

**As Passed by the House**

**131st General Assembly**

**Regular Session**

**2015-2016**

**Sub. H. B. No. 238**

**Representatives Sears, McColley**

**Cosponsors: Representatives Brown, Blessing, Green, Buchy, Derickson, Fedor,  
Huffman, Schuring, Sheehy**

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**A BILL**

To authorize the conveyance of state-owned real 1  
property. 2

**BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF OHIO:**

**Section 1.** (A) The Governor may execute a deed in the name 3  
of the state conveying to a grantee, and to the grantee's heirs 4  
and assigns or successors and assigns, all of the state's right, 5  
title, and interest in the following described parcels of real 6  
estate: 7

TRACT ONE 8

Situate in the State of Ohio, Section 9, Town 9, Range 14, 9  
Athens Township, Athens County, Ohio and being more particularly 10  
described as follows: 11

Beginning at an iron pin found on the southwest corner of 12  
Farm Lot 42 in said Section; 13

thence along the west line of said Farm Lot North 2 14  
degrees 02 minutes 38 seconds East 230.96 feet to an iron pin 15  
found; 16

thence leaving the Farm Lot line South 86 degrees 30	17
minutes 20 seconds East 341.90 feet to an iron pin set;	18
thence North 03 degrees 38 minutes 03 seconds East 217.40	19
feet to an iron pin found;	20
thence North 74 degrees 08 minutes 46 seconds West 349.70	21
feet to an iron pin found;	22
thence North 03 degrees 45 minutes 02 seconds East 151.45	23
feet to an iron pin set on the Limited Access Right of Way of	24
State Route 682, 250 feet right of 682 Station 7 + 34.82;	25
thence along the Limited Access Right of Way South 57	26
degrees 19 minutes 42 seconds East 715.05 feet to an iron pin	27
set, said iron pin being 320 feet right of 682 Station 14 +	28
31.14;	29
thence continuing along the Limited Access Right of Way	30
South 66 degrees 34 minutes 15 seconds East 529.43 feet to an	31
iron pin set, said iron pin being 186.77 feet of the State Route	32
682 tangent station 21+00;	33
thence continuing along said right of way South 43 degrees	34
41 minutes 40 seconds East 212.54 feet to an iron pin set, said	35
iron pin being 120 feet right of 682 tangent Station 23+01.78;	36
thence continuing along said right of way South 15 degrees	37
08 minutes 08 seconds West 147.80 feet to an iron pin set which	38
is 492.73 feet left of U.S. Route 50 Station 667+13.54;	39
thence continuing along said right of way South 63 degrees	40
17 minutes 45 seconds West 465.92 feet to an iron pin set;	41
thence South 36 degrees 51 minutes 49 seconds West 250.59	42
feet to an iron pin set;	43

thence South 42 degrees 31 minutes 42 seconds West 113.84 feet to an iron pin found on the southeast corner of Lot No. 91 in G. W. Hooper Addition in Mechanicsville;

thence along the east line of said Lot North 47 degrees 03 minutes 50 seconds West 119.70 feet to an iron pin found on the northeast corner of said lot;

thence along the North line of Hooper Addition, South 42 degrees 31 minutes 42 seconds West 187.90 feet to an iron pin found on the northwest corner of Lot 88 in said addition;

thence North 11 degrees 43 minutes 11 seconds West 101.15 feet to an iron pin set;

thence north 20 degrees 25 minutes 52 seconds West 161.79 feet to an iron pin set on the east line of an alley,

thence South 80 degrees 41 minutes 16 seconds West 146.16 feet to an iron pin set on the southeast corner of Lot 19 in Mary Rice Addition in City of Athens,

thence North 20 degrees 25 minutes 51 seconds West 55.15 feet to an iron pin;

thence North 24 degrees 09 minutes 00 seconds West 65.93 to an iron pin set;

thence North 44 degrees 11 minutes 33 seconds West 172.46 feet to an iron pin found on the west line of Farm Lot 40;

thence along the west line of Farm Lot 40 North 02 degrees 26 minutes 29 seconds East 307.73 feet to the point of beginning, also being the northwest corner of Farm Lot 40 and containing 12.872 Acres in Farm Lot 40 and 8.11 Acres in Farm Lot 42.

PARCEL NOS. A029060008600 (12.872 ± AC) and A029030001001 71  
(8.11 ± AC) 72

This description was prepared from a survey by Gregory K. 73  
Wright, Registered Surveyor No. 6538. 74

EXCEPTING and RESERVING unto the State of Ohio (Ohio 75  
University), a permanent easement for ingress and egress off 76  
Hooper Street in the City of Athens, Ohio, to the real estate 77  
described in Section 2 of said Act. This permanent easement 78  
shall be at least fifty feet in width (50 feet) and shall be 79  
more accurately described by mutual agreement of the parties, 80  
pending future development of the land described in Section 1 of 81  
this Act by the Ohio University Fund, Inc., an Ohio non-profit 82  
corporation. 83

PRIOR REFERENCE: Volume 369, Page 33, Athens County Deed 84  
Records 85

TRACT TWO 86

Situated in the City of Athens, County of Athens, State of 87  
Ohio, and bounded and described as follows: 88

Being Lots #72, #73, and #74 in the G. W. Hooper addition 89  
to Mechanicsburg, recorded in Plat Book 5, Page 58, in the 90  
Office of the Recorder of Athens County, Ohio. 91

PARCEL NOS. A029060008000, A029060008100, A029060008200 92

EXCEPTING the following described premises: 93

Situated in the City of Athens, County of Athens, State of 94  
Ohio, and Lease Lot 40, Town 9N, Range 14W, and bounded and 95  
described as follows: 96

PARCEL NO. 414WD 97

Being a parcel of land lying on the left side of the 98  
centerline of a survey made by the Department of Highways and 99  
being located within the following described points in the 100  
boundary thereof: 101

Beginning at a point in the existing northerly right-of- 102  
way line of Hooper Street in the northeast corner of the 103  
grantor's property and in the northeast corner of Lot No. 74 in 104  
G. W. Hooper's addition to the City of Athens, as the same is 105  
numbered and delineated upon the plat thereof, recorded in Plat 106  
Book 5, Page 58, of the records of Athens County, Ohio, said 107  
point also being 363.80 feet left of Station 661+80.70 in the 108  
centerline of a survey made in the 1969 for U.S.R. 33, Section 109  
16.30 in the City of Athens, and in the Township of Athens, 110  
Athens County, Ohio; 111

Thence along the grantor's northeasterly property line, 112  
the northerly right-of-way line of Hooper Street, the 113  
northeasterly line of said Lots No. 74, 73, and 72, South 38 114  
degrees 26 minutes 05 seconds West a distance of 149.72 feet to 115  
a point in the grantor's southwest property corner, the 116  
southwest corner of Lot 72 and the northeasterly line of a 117  
dedicated alley, said point being 312.04 feet left of U.S.R. 33 118  
and U.S.R. 50 Station 660+40.21; 119

Thence along the southwesterly lines of the grantor's 120  
property and Lot 72 and the northeasterly line of a dedicated 121  
alley, North 48 degrees 10 minutes 04 seconds West a distance of 122  
39.66 feet to a point in the proposed westerly right-of-way line 123  
of relocated Hooper Street, said point being 350.00 feet left of 124  
U.S.R. 33 and U.S.R. 50 Station 660+28.73; 125

Thence along said proposed northerly right-of-way line 126  
North 35 degrees 14 minutes 33 seconds East a distance of 146.02 127

feet to a point in the grantor's northerly property line and in 128  
the northerly line of Lot 74, being 408.03 feet left of U.S.R. 129  
33 and U.S.R 50 Station 661+62.73; 130

Thence along the northerly line of the grantor's property 131  
and the northerly line of Lot 74, South 53 degrees 27 minutes 23 132  
seconds East a distance of 47.75 feet to the place of beginning, 133  
containing 6,449 square feet, more or less. 134

Description for this parcel is based on a survey made 135  
under the direction and supervision of Harold E. Miles, 136  
Registered Surveyor No. 5392. 137

PRIOR REFERENCE: Volume 90, Page 137, Official Records of 138  
Athens County, Ohio. 139

LAST REF. FOR TRACTS ONE AND TWO ABOVE: Vol. 238, Page 399 140  
Athens County Official Records (Tracts 2 and 3 therein) 141

TRACT THREE 142

Situated in Lots 1 through 4, inclusive of Coates 143  
Subdivision, Lease Lot 59, Section 9, Athens Township, Athens 144  
City, Town 9, Range 14, Athens County, Ohio and described as 145  
follows: 146

Commencing at a found pin at the northeast corner of Lot 147  
91 of G. W. Hooper's Addition to the City of Athens; 148

thence on an assumed bearing North 34 Degrees 15 Minutes 149  
56 Seconds West a distance of 884.71 feet to a set iron pin at 150  
the grantor's southeast corner, said set iron pin is witnessed 151  
by a found pin which bears South 5 Degrees 47 Minutes 09 Seconds 152  
West a distance of 4.20 feet and a found pin which bears North 153  
67 Degrees 01 Minutes 49 Seconds East a distance of 3.18 feet, 154  
and said set iron pin is THE TRUE POINT OF BEGINNING; 155

thence along the grantor's south line and along the north line of aforesaid tract described in Volume 373 Page 75 of the Athens County Deed Records South 67 Degrees 01 Minutes 49 Seconds West, passing set iron pins at 67.31 feet, and 202.66 feet, and the right of way of Richland Avenue 322.31 feet, and a found iron pin at 323.50 feet for a total distance of 340.11 feet to a point, the grantor's southwest property corner and the northwest property corner of said tract described in Volume 373 Page 75 of the Athens County Deed Records;

thence along the grantor's west line North 25 Degrees 59 Minutes 06 Seconds West a distance of 60.08 feet to a point;

thence along a new line the following three bearings and distances;

1) North 67 Degrees 01 Minutes 49 Seconds East, passing a set iron pin at 19.77 feet, and the right-of-way of Richland Avenue at 21.55 feet, for a total distance of 144.02 feet to a set iron pin;

thence 2) North 11 Degrees 34 Minutes 52 Seconds West a distance of 57.64 feet to a set iron pin;

thence 3) North 26 Degrees 39 Minutes 16 Seconds West a distance of 24.83 feet to a set iron pin on the grantor's north line, the south line of an 11.3757 acre tract described in Volume 369 Page 33 of the Athens County Deed Records;

thence along the grantor's north line and the south line of said 11.3757 acre tract North 66 Degrees 58 Minutes 22 Seconds East a distance of 256.29 feet a found iron pin at the grantor's northeast property corner, said found iron pin is witnessed by a found iron pin which bears 66 Degrees 18 Minutes 56 Seconds East a distance of 4.51 feet;

thence along the grantor's east line and along the south line of said 11.3757 acre tract South 03 Degrees 33 Minutes 38 Seconds West a distance of 25.87 feet a found iron pin at the northwest corner of aforesaid 20.982 acre tract;

thence along the grantor's east line and the west line of said 20.982 acre tract South 02 Degrees 03 Minutes 11 Seconds West a distance of 130.66 feet to THE POINT OF BEGINNING and containing 0.937 acres and being part of Tracts Two and Three of the tracts of land described in Volume 252 Page 217 of the Athens County Official Deed Records. Said 0.937 acre tract consists of all 0.26 acre in Tract Three and 0.677 acre in Tract Two. The above described 0.937 acre tract may further be described as 0.28 acre of Lot 1 0.17 acre of Lot 2, 0.227 acre of Lot 3 and all 0.26 acre of Lot 4 of Coates Subdivision. The above described 0.937 acre tract is to be continuous and contiguous with the adjoining 20.982 acre tract described in Volume 238 Page 399 of the Athens County Official Deed Records and 11.3757 acre tract described in Volume 369 Page 33 of the Athens County Deed Records.

Note: Unless otherwise noted, all set iron pins are 5/8 inch diameter rebar and 30 inches in length and capped with a plastic identification marker inscribed "L.F. Swoyer PS 6765."

The above description was prepared under the supervision of Leonard F. Swoyer Registered Professional Land Surveyor No. 6765 and based on a survey performed by Southeastern Land Surveys dated June 22, 2000, and revised on August 9, 2000.

Subject to all easements and right of ways of record.

PRIOR REFERENCE: Volume 302, Page 826 Official Deed Records of Athens County, OH.



PARCEL NOS. A029060001603 and A029060001700 214

TRACT FOUR 215

Situated in Lots 5, 6, and 7 of Coates Subdivision, 216  
Section 9, Athens Township, Athens City, Town 9, Range 14, 217  
Athens County, Ohio and described as follows: 218

Commencing at a found iron pin at the northeast corner of 219  
Lot 91 of G. W. Hooper's Addition to the City of Athens; 220

thence on an assumed bearing North 38 Degrees 26 Minutes 221  
37 Seconds West a distance of 806.88 feet to a set iron pin on 222  
the grantor's east line, the west line of 20.982 acre tract 223  
described in Volume 238, Page 399 of the Athens County Official 224  
Records, said set iron pin is witnessed by a found ½ inch rebar 225  
which bears South 02 Degrees 03 Minutes 11 Seconds West a 226  
distance of 1.00 foot, and said set iron pin is THE TRUE POINT 227  
OF BEGINNING; 228

thence along a new line the following two bearings and 229  
distances: 230

1) North 86 Degrees 34 Minutes 00 Seconds West a distance 231  
of 28.67 feet to a set iron pin; 232

thence 2) North 22 Degrees 42 Minutes 42 Seconds West a 233  
distance of 77.19 feet to a set iron pin on the grantor's north 234  
line and the south line of Tract Three of the tracts described 235  
in Volume 252, Page 217 of the Athens County Official Records; 236

thence along the grantor's north line and along the south 237  
line of said Tract Three, North 67 Degrees 01 Minutes 49 Seconds 238  
East a distance of 67.31 feet to a set iron pin at the grantor's 239  
northeast corner, the southeast corner of said Tract Three on 240  
the west line of aforesaid 20.982 acre tract, said set iron pin 241

being witnessed by a found iron pin (1" pipe) which bears South 242  
05 Degrees 47 Minutes 09 Seconds West a distance of 4.20 feet a 243  
found iron pin (capped 5/8" rebar with identification number 244  
6916 inscription) which bears North 67 Degrees 01 Minutes 49 245  
Seconds East a distance of 3.18 feet; 246

thence along the grantor's east line and the west line of 247  
said 20.982 acre tract South 02 Degrees 03 Minutes 11 Seconds 248  
West a distance of 99.25 feet to the POINT OF BEGINNING and 249  
containing 0.092 acre and being a part of tract described in 250  
Volume 373, Page 75 of the Athens County Deed Records. Said 251  
0.092 acre tract consists of 0.050 acre in Lot 5, 0.034 acre in 252  
Lot 6, and 0.008 in Lot 7 of the Coates Subdivision. 253

NOTE: THE ABOVE DESCRIBED 0.092 ACRE TRACT IS TO BE 254  
CONTINUOUS AND CONTIGUOUS WITH AN ADJOINING 20.982 ACRE TRACT 255  
DESCRIBED IN VOLUME 238, PAGE 399 OF THE ATHENS COUNTY OFFICIAL 256  
RECORDS. 257

Note: Unless otherwise noted, all set iron pins are 5/8 258  
inch diameter rebar and 30 inches in length and capped with a 259  
plastic identification marker inscribed "L.F.SWOYER PS 6765." 260

The above description was prepared under the supervision 261  
of Leonard F. Swoyer Registered Professional Land Surveyor No. 262  
6765 and based on a survey performed by Southeastern Land 263  
Surveys dated August 9, 2000. 264

Subject to all easements and rights of way of record. 265

PRIOR REFERENCE: Official Volume 302, Page 831, Athens 266  
County Deed Records. 267

PARCEL NOS.: A029060001801, A029060001901 and 268  
A029060002001. 269

TRACT FIVE	270
Situated in Lot 71 of G. W. Hooper's Addition, Lease Lot	271
40, Section 8, Athens Township, Town 9, Range 14, Athens City,	272
Athens County, Ohio and described as follows:	273
Commencing at a found 1 inch pipe at the northwest corner	274
of Lot 71 of G. W. Hooper's Addition, the northwest corner of a	275
tract described in Volume 298 Page 1553 of the Athens County	276
Official Deed Records at the northeast corner of Lot 70 of said	277
Hooper's Addition, the northeast corner of a tract described in	278
Volume 330 Page 257 of the Athens County Deed Records on the	279
south line of a 12 foot wide alley, THE TRUE POINT OF BEGINNING;	280
thence along the north line of said Lot 71 and said tract	281
described in Volume 298 Page 1553 of the Athens County Official	282
Deed Records and the south line of said alley North 42 Degrees	283
41 Minutes 52 Seconds East a distance of 49.93 feet to a found 1	284
inch pipe at the northeast corner of said Lot 71, the northeast	285
corner of another 12 foot wide alley;	286
thence along the east line of said Lot 71 and said tract	287
described in Volume 298 Page 1553 of the Athens County Official	288
Deed Records and the west line of said second alley South 49	289
Degrees 23 Minutes 10 Seconds East a distance of 78.53 feet to a	290
point, the southeast corner of said tract described in Volume	291
298 Page 1553 of the Athens County Official Deed Records on the	292
north right of way line of Hooper Street (Relocated) and	293
witnessed by a found one-half inch rebar which bears South 49	294
Degrees 23 Minutes 10 Seconds East a distance of 0.05 feet;	295
thence along the south line of said tract described in	296
Volume 298 page 1553 of the Athens County Official Deed Records	297
and the north right of way line of Hooper Street South 19	298

Degrees 20 Minutes 13 Seconds West a distance of 53.49 feet to a 299  
found one-half inch rebar at the southwest corner of said tract 300  
described in Volume 298 Page 1553 of the Athens County Official 301  
Deed Records, and the southeast corner of a tract described in 302  
Volume 330 Page 257 of the Athens County Deed Records, 303

thence leaving said north right of way line and along the 304  
west line of said tract described in Volume 298 Page 1553 of the 305  
Athens County Official Deed Records; and the east line of said 306  
tract described in Volume 330 Page 257 of the Athens County Deed 307  
Records North 49 Degrees 24 Minutes 54 Seconds West a distance 308  
of 99.75 feet to the POINT OF BEGINNING and containing 0.102 309  
acres (4,443 square feet), and being a more accurate description 310  
of a tract described in Volume 298 Page 1553 of the Athens 311  
County Official Deed Records. 312

Note: Unless otherwise noted, all set iron pins are 5/8 313  
inch diameter rebar and 30 inches in length and capped with a 314  
plastic identification marker inscribed "L.F. SWOYER PS 6765." 315  
(All corners of subject tract were found or witnessed by a 316  
monument and no monuments were set in this survey). 317

The above description was prepared under the supervision 318  
of Leonard F. Swoyer Registered Professional Land Surveyor No. 319  
6765 and based on a survey performed by Southeastern Land 320  
Surveys dated August 12, 2000. 321

Subject to all easements and right of ways of record. 322

PRIOR REFERENCE: Official Volume 302, Page 825, Athens 323  
County Deed Records. 324

PARCEL NO: A029060007900 325

LAST REF. FOR TRACTS THREE, FOUR AND FIVE ABOVE: Vol. 336, 326  
Page 470 Athens County Official Records 327

The foregoing descriptions may be adjusted by the Director 328  
of Administrative Services to accommodate any corrections 329  
necessary to facilitate recordation of the deed. 330

The real estate shall be sold as an entire tract and not 331  
in parcels. 332

(B) (1) The conveyance includes improvements and chattels 333  
situated on the real estate, and is subject to all leases, 334  
easements, covenants, conditions, encumbrances, and restrictions 335  
of record; all legal highways and public rights-of-way; zoning, 336  
building, and other laws, ordinances, restrictions, and 337  
regulations; and real estate taxes and assessments not yet due 338  
and payable. The real estate shall be conveyed in an "as-is, 339  
where-is, with all faults" condition. 340

(2) The deed may contain restrictions, exceptions, 341  
reservations, reversionary interests, and other terms and 342  
conditions the Director of Administrative Services determines to 343  
be in the best interest of the state. 344

(3) Subsequent to the conveyance, any restrictions, 345  
exceptions, reservations, reversionary interests, or other terms 346  
and conditions contained in the deed may be released by the 347  
state or Ohio University without the necessity of further 348  
legislation. 349

(C) The Director of Administrative Services shall conduct 350  
a sale of the real estate by sealed bid auction or public 351  
auction, and the real estate shall be sold to the highest bidder 352  
at a price acceptable to the Director and Ohio University. The 353  
Director shall advertise the sealed bid auction or public 354  
auction by publication in a newspaper of general circulation in 355  
Athens County, once a week for three consecutive weeks before 356

the date on which the sealed bids are to be opened. The Director 357  
shall notify the successful bidder in writing. The Director may 358  
reject any or all bids. 359

The purchaser shall pay a deposit of ten per cent of the 360  
purchase price to the Director of Administrative Services not 361  
later than five business days after receiving a notice that the 362  
purchaser's bid has been accepted, and shall enter into a real 363  
estate purchase agreement in the form prescribed by the 364  
Department of Administrative Services. The purchaser shall pay 365  
the balance of the purchase price at closing, which shall occur 366  
not later than sixty days after execution of the purchase 367  
agreement. Payment shall be made in cash or by certified check 368  
made payable to the Treasurer of State. A purchaser who does not 369  
satisfy the conditions of the sale as prescribed in this section 370  
or the terms and conditions of the purchase agreement shall 371  
forfeit as liquidated damages the ten per cent deposit paid to 372  
the state. If a purchaser fails to complete the purchase, the 373  
Director may accept the next highest bid, subject to the 374  
foregoing conditions. If the Director rejects all bids, the 375  
Director may repeat the sealed bid auction or public auction, or 376  
may use an alternative sale process that is acceptable to Ohio 377  
University. 378

Ohio University shall pay advertising and other costs 379  
incident to the sale of the real estate. 380

(D) The grantee shall pay all costs associated with the 381  
purchase, closing, and conveyance of the real property, 382  
including surveys, title evidence, title insurance, transfer 383  
costs and fees, recording costs and fees, taxes, and any other 384  
fees, assessments, and costs that may be imposed. 385

(E) The net proceeds of the sale of the real estate shall 386

be paid to Ohio University and deposited into the appropriate 387  
university accounts for the benefit of Ohio University. 388

(F) Upon payment of the purchase price, the Auditor of 389  
State, with the assistance of the Attorney General, shall 390  
prepare a deed to the real estate. The deed shall state the 391  
consideration and all the terms and conditions. The deed shall 392  
be executed by the Governor in the name of the state, 393  
countersigned by the Secretary of State, sealed with the Great 394  
Seal of the State, presented in the Office of the Auditor of 395  
State for recording, and delivered to the grantee. The grantee 396  
shall present the deed for recording in the office of the Athens 397  
County Recorder. 398

(G) This section expires three years after its effective 399  
date. 400

**Section 2.** (A) The Governor may execute a deed in the name 401  
of the state conveying to a grantee, and to the grantee's heirs 402  
and assigns or successors and assigns, all of the state's right, 403  
title, and interest in the following described real estate: 404

The following described real estate situated in the City 405  
of Athens, County of Athens, State of Ohio and being more 406  
particularly described as follows: 407

Being part of Section 4, Township 9 North, Range 14 West 408  
being a part of the Ohio University parcels as recorded in deed 409  
volume 181 at page 115 and deed volume 181 at page 67 and 410  
beginning at a 5/8" rebar with identification cap set (PS6067) 411  
marking a point in the north line of the Ohio University parcel 412  
as recorded in Official Record 109 at page 215, said point 413  
bearing SOUTH 03°34'59" WEST, passing the south right of way 414  
line of East State Street at 2052.43 feet at total distance of 415

2628.44 feet from a point marking the northwest corner of said section 34 and SOUTH 87°11'05" WEST, 882.14 feet;

thence with the north line of said Ohio University's parcel as recorded in official record 109 at page 215, NORTH 87°11'05" WEST, passing a pinched iron pipe at 662.16 feet a total distance 663.63 feet to a point marking the beginning of a tangential curve concave to the south having a radius of 5776.72 feet;

thence west 370.08 feet along said curve through a central angle of 3°40'14", (whose chord bears NORTH 89°01'12" WEST, 370.01 feet) to a 5/8" rebar with identification cap set (PS6067) marking the southeast corner of the City of Athens parcel as recorded in deed volume 297 at page 438;

thence with the east line of the said City of Athens parcel, NORTH 03°13'32" EAST 668.27 feet to a 5/8" rebar with identification cap set (PS6067) marking a point in the south right of way line of East State Street as surveyed by URS Greiner Woodward Clyde company and on file in the City of Athens Engineers office;

thence with the said south right of way line of East State Street, NORTH 41°57'00" EAST 17.66 feet to 5/8" rebar with identification cap set (PS6067);

thence continuing with the said south right of way line of East State Street, SOUTH 83°57'45" EAST 247.42 feet to a PK (Parker Kalon Nail) set;

thence continuing with the said south right of way line of East State Street, SOUTH 38°58'32" EAST 31.19 feet to a PK (Parker Kalon Nail) set;

thence continuing with the said south right of way line of



East State Street, S 83°57'45" EAST 71.86 feet to a 5/8" rebar 445  
with identification cap set (PS6067); 446

thence continuing with the said south right of way line of 447  
East State Street, NORTH 51°03'49" EAST 31.20 feet to a PK 448  
(Parker Kalon Nail) set; 449

thence continuing with the said south right of way line of 450  
East State Street, SOUTH 83°57'45" EAST 199.55 feet to a PK 451  
(Parker Kalon Nail) set marking the beginning of a tangential 452  
curve concave to the north having a radius of 11502.66 feet; 453

thence easterly 302.88 feet along said curve through a 454  
central angle of 1°30'31", (whose chord bears SOUTH 84°43'00" 455  
EAST, 302.87 feet) to a 5/8" rebar with identification cap set 456  
(PS6067); 457

thence continuing with the said south right of way line of 458  
East State Street, SOUTH 85°28'16" EAST 75.81 feet to a 5/8" 459  
rebar with identification cap set (PS6067); 460

thence continuing with the said south right of way line of 461  
East State Street, SOUTH 45°29'45" EAST 19.46 feet to a PK 462  
(Parker Kalon Nail) set; 463

thence continuing with the said south right of way line of 464  
East State Street, SOUTH 85°28'16" EAST 66.51 feet to a 5/8" 465  
rebar with identification cap set (PS6067); 466

thence continuing with the said south right of way line of 467  
East State Street, NORTH 44°30'19" EAST 3.88 feet to a 5/8" 468  
rebar with identification cap set (PS6067); 469

thence leaving the said south right of way line of East 470  
State Street, SOUTH 03°25'30" WEST 611.15 feet to the point of 471  
beginning. Containing 15.2305 acres. 472

The foregoing description may be adjusted by the 473  
Department of Administrative Services to accommodate any 474  
corrections necessary to facilitate recordation of the deed. 475

The real estate shall be sold as an entire tract and not 476  
in parcels. 477

(B) (1) The conveyance includes improvements and chattels 478  
situated on the real estate, and is subject to all leases, 479  
easements, covenants, conditions, and restrictions of record; 480  
all legal highways and public rights-of-way; zoning, building, 481  
and other laws, ordinances, restrictions, and regulations; and 482  
real estate taxes and assessments not yet due and payable. The 483  
real estate shall be conveyed in an "as-is, where-is, with all 484  
faults" condition. 485

(2) The deed may contain restrictions, exceptions, 486  
reservations, reversionary interests, and other terms and 487  
conditions the Director of Administrative Services determines to 488  
be in the best interest of the state. 489

(3) Subsequent to the conveyance, any restrictions, 490  
exceptions, reservations, reversionary interests, or other terms 491  
and conditions contained in the deed may be released by the 492  
state or Ohio University without the necessity of further 493  
legislation. 494

(C) The Director of Administrative Services shall conduct 495  
a sale of the real estate by sealed bid auction or public 496  
auction, and the real estate shall be sold to the highest bidder 497  
at a price acceptable to the Director and Ohio University. The 498  
Director shall advertise the sealed bid auction or public 499  
auction by publication in a newspaper of general circulation in 500  
Athens County, once a week for three consecutive weeks before 501

the date on which the sealed bids are to be opened. The Director 502  
shall notify the successful bidder in writing. The Director may 503  
reject any or all bids. 504

The purchaser shall pay a deposit of ten per cent of the 505  
purchase price to the Director of Administrative Services not 506  
later than five business days after receiving a notice that the 507  
purchaser's bid has been accepted, and shall enter into a real 508  
estate purchase agreement in the form prescribed by the 509  
Department of Administrative Services. The purchaser shall pay 510  
the balance of the purchase price at closing, which shall occur 511  
not later than sixty days after execution of the purchase 512  
agreement. Payment shall be made in cash or by certified check 513  
made payable to the Treasurer of State. A purchaser who does not 514  
satisfy the conditions of the sale as prescribed in this section 515  
or the terms and conditions of the purchase agreement shall 516  
forfeit as liquidated damages the ten per cent deposit paid to 517  
the state. If a purchaser fails to complete the purchase, the 518  
Director may accept the next highest bid, subject to the 519  
foregoing conditions. If the Director rejects all bids, the 520  
Director may repeat the sealed bid auction or public auction, or 521  
may use an alternative sale process that is acceptable to Ohio 522  
University. 523

Ohio University shall pay advertising and other costs 524  
incident to the sale of the real estate. 525

(D) The grantee shall pay all costs associated with the 526  
purchase, closing, and conveyance of the subject real property, 527  
including surveys, title evidence, title insurance, transfer 528  
costs and fees, recording costs and fees, taxes, and any other 529  
fees, assessments, and costs that may be imposed. 530

(E) The net proceeds of the sale of the real estate shall 531

be paid to Ohio University and deposited into the appropriate 532  
university accounts for the benefit of Ohio University. 533

(F) Upon payment of the purchase price, the Auditor of 534  
State, with the assistance of the Attorney General, shall 535  
prepare a deed to the subject real estate. The deed shall state 536  
the consideration and shall be executed by the Governor in the 537  
name of the state, countersigned by the Secretary of State, 538  
sealed with the Great Seal of the State, presented in the Office 539  
of the Auditor of State for recording, and delivered to the 540  
grantee. The grantee shall present the deed for recording in the 541  
office of the Athens County Recorder. 542

(G) This section expires three years after its effective 543  
date. 544

**Section 3.** (A) The Governor may execute a deed in the name 545  
of the state conveying to a grantee, and to the grantee's heirs 546  
and assigns or successors and assigns, all of the state's right, 547  
title, and interest in the following described real estate: 548

The following described real estate situated in the City 549  
of Athens, County of Athens, State of Ohio and being more 550  
particularly described as follows: 551

Being part of Section 4, Township 9 North, Range 14 West 552  
being a part of the Ohio University parcel as recorded in deed 553  
volume 181 at page 115 and beginning at an iron pipe found in 554  
the north line of the Ohio University parcel as recorded in 555  
official recorded 109 at page 215, said point bearing SOUTH S 556  
03°34'59" WEST, passing the south right of way line of East 557  
State Street at 2052.43 feet at total distance of 2628.44 feet 558  
from a point marking the northwest corner of said section 34 and 559  
SOUTH 87°11'05" WEST, 354.60 feet; 560

thence with the north line of said Ohio University's 561  
parcel as recorded in official record 109 at page 215, NORTH 562  
87°11'05" WEST, 527.54 feet to 5/8" rebar with cap set (PS6067) 563  
set; 564

thence leaving the said north line of said Ohio 565  
University's parcel, NORTH 03°25'30" EAST, 611.15 feet to a 5/8" 566  
rebar with cap set (PS6067) set marking a point in the south 567  
right of way line of East State Street as surveyed by URS 568  
Greiner Woodward Clyde company and on file in the City of Athens 569  
Engineers office; 570

thence with the south right of way line of said East State 571  
Street, NORTH 44°30'19" EAST 12.43 feet to a 5/8" rebar with cap 572  
set (PS6067) set; 573

thence continuing with the said south line of East State 574  
Street, SOUTH 85°28'16" EAST 33.67 feet to a 5/8" rebar with cap 575  
set (PS6067) set to a point marking the beginning of a 576  
tangential curve concave to the south having a radius of 577  
11,415.66 feet, 578

thence southeast 197.55 feet along said curve through a 579  
central angle of 0°59'29", (whose chord bears SOUTH 84°58'31" 580  
EAST, 197.54 feet) to a 5/8" rebar with cap set (PS6067) set; 581

thence continuing with the said south line of East State 582  
Street, SOUTH 39°24'13" EAST, 31.30 feet to a 5/8" rebar with 583  
cap set (PS6067) set; 584

thence continuing with the said south line of East State 585  
Street, SOUTH 84°10'59" EAST, 73.70 feet to a 5/8" rebar with 586  
cap set (PS6067) set; 587

thence continuing with the said south line of East State 588  
Street, NORTH 51°01'55" EAST, 31.31 feet to a 5/8" rebar with 589

cap set (PS6067) set; 590

thence continuing with the said south line of East State 591  
Street, SOUTH 83°57'34" EAST, 120.77 feet to a 5/8" rebar with 592  
cap set (PS6067) set; 593

thence continuing with the said south line of East State 594  
Street, SOUTH 42°36'09" EAST, 18.92 feet to a 5/8" rebar with 595  
cap set (PS6067) set; 596

thence continuing with the said south line of East State 597  
Street, SOUTH 83°57'34" EAST, 60.33 feet to a 5/8" rebar with 598  
cap set (PS6067) set; 599

thence continuing with the said south line of East State 600  
Street, NORTH 47°23'18" EAST, 3.93 feet to a 5/8" rebar with cap 601  
set (PS6067) set; 602

thence leaving the said south line of East State Street, 603  
SOUTH 06°04'28" WEST, 585.88 feet to the point of beginning. 604  
Containing 7.5031 acres 605

Subject to all legal easements. 606

Bearings oriented to the Ohio State Plane (South Zone) NAD 607  
83 as observed from a static GPS solution onsite and utilizing 608  
RTK GPS. 609

Being more particularly described and delineated on a plat 610  
attached hereto and made a part hereof and on file in the County 611  
Map Office. 612

Aforesaid references recorded among the land records of 613  
Athens County, Ohio. 614

The foregoing description may be adjusted by the 615  
Department of Administrative Services to accommodate any 616

corrections necessary to facilitate recordation of the deed. 617

The real estate shall be sold as an entire tract and not 618  
in parcels. 619

(B) (1) The conveyance includes improvements and chattels 620  
situated on the real estate, and is subject to all leases, 621  
easements, covenants, conditions, and restrictions of record; 622  
all legal highways and public rights-of-way; zoning, building, 623  
and other laws, ordinances, restrictions, and regulations; and 624  
real estate taxes and assessments not yet due and payable. The 625  
real estate shall be conveyed in an "as-is, where-is, with all 626  
faults" condition. 627

(2) The deed may contain restrictions, exceptions, 628  
reservations, reversionary interests, and other terms and 629  
conditions the Director of Administrative Services determines to 630  
be in the best interest of the state. 631

(3) Subsequent to the conveyance, any restrictions, 632  
exceptions, reservations, reversionary interests, or other terms 633  
and conditions contained in the deed may be released by the 634  
state or Ohio University without the necessity of further 635  
legislation. 636

(C) The Director of Administrative Services shall conduct 637  
a sale of the real estate by sealed bid auction or public 638  
auction, and the real estate shall be sold to the highest bidder 639  
at a price acceptable to the Director and Ohio University. The 640  
Director shall advertise the sealed bid auction or public 641  
auction by publication in a newspaper of general circulation in 642  
Athens County, once a week for three consecutive weeks before 643  
the date on which the sealed bids are to be opened. The Director 644  
shall notify the successful bidder in writing. The Director may 645

reject any or all bids. 646

The purchaser shall pay a deposit of ten per cent of the 647  
purchase price to the Director of Administrative Services not 648  
later than five business days after receiving a notice that the 649  
purchaser's bid has been accepted, and shall enter into a real 650  
estate purchase agreement in the form prescribed by the 651  
Department of Administrative Services. The purchaser shall pay 652  
the balance of the purchase price at closing, which shall occur 653  
not later than sixty days after execution of the purchase 654  
agreement. Payment shall be made in cash or by certified check 655  
made payable to the Treasurer of State. A purchaser who does not 656  
satisfy the conditions of the sale as prescribed in this section 657  
or the terms and conditions of the purchase agreement shall 658  
forfeit as liquidated damages the ten per cent deposit paid to 659  
the state. If a purchaser fails to complete the purchase, the 660  
Director may accept the next highest bid, subject to the 661  
foregoing conditions. If the Director rejects all bids, the 662  
Director may repeat the sealed bid auction or public auction, or 663  
may use an alternative sale process that is acceptable to Ohio 664  
University. 665

Ohio University shall pay advertising and other costs 666  
incident to the sale of the real estate. 667

(D) The grantee shall pay all costs associated with the 668  
purchase, closing, and conveyance of the subject real property, 669  
including surveys, title evidence, title insurance, transfer 670  
costs and fees, recording costs and fees, taxes, and any other 671  
fees, assessments, and costs that may be imposed. 672

(E) The net proceeds of the sale of the real estate shall 673  
be paid to Ohio University and deposited into the appropriate 674  
university accounts for the benefit of Ohio University. 675



(F) Upon payment of the purchase price, the Auditor of State, with the assistance of the Attorney General, shall prepare a deed to the subject real estate. The deed shall state the consideration and shall be executed by the Governor in the name of the state, countersigned by the Secretary of State, sealed with the Great Seal of the State, presented in the Office of the Auditor of State for recording, and delivered to the grantee. The grantee shall present the deed for recording in the office of the Athens County Recorder.

(G) This section expires three years after its effective date.

**Section 4.** (A) The Governor may execute a deed in the name of the state conveying to a grantee, and to the grantee's heirs and assigns or successors and assigns, all of the state's right, title, and interest in the following described real estate:

The following described real estate situated in the City of Athens, County of Athens, State of Ohio and being more particularly described as follows:

Being part of Section 4, Township 9 North, Range 14 West and Section 34, Township 5 North, Range 13 West being the remainder of the Ohio University parcels as recorded in deed volume 223 at page 42, deed volume 181 at page 116, deed volume 223 at page 40 (First Tract), deed volume 253 at page 37 (First and Second Tract) and deed volume 253 at page 33, further being a part of Ohio University parcels as recorded in volume 181 at page 115, official record 109 at page 215 and official record 337 at page 109 and beginning at a 5/8" rebar with identification cap set marking a point in the south right of way line of East State Street as surveyed by URS Greiner Woodward Clyde company and on file in the City of Athens Engineers office

and the line common to the said section 4 and section 34, said 706  
point bearing SOUTH S 03°34'59" WEST, 2052.43 feet from a point 707  
marking the northwest corner of said section 34; 708

thence with the south right of way line of said East State 709  
Street the following courses and distance: 710

SOUTH 83°57'34" EAST, 1403.48 feet to a 5/8" rebar with 711  
identification cap set (PS 6067) marking the beginning point of 712  
a tangential curve concave to the south having a radius of 713  
11,419.68 feet, 714

thence southeast 877.77 feet along said curve through a 715  
central angle of 4°24'14", (whose chord bears, SOUTH 81°45'25" 716  
EAST, 877.55 feet) to a 1" iron pipe found with identification 717  
cap (EMHT); 718

thence SOUTH 10°26'46" WEST, 1.50 feet to a 1" iron pipe 719  
found with identification cap (EMHT) and the beginning of a non- 720  
tangential curve concave to the south having a radius of 721  
11400.25 feet, 722

thence southeast 442.54 feet along said curve through a 723  
central angle of 2°13'27", (whose chord bears SOUTH 78°26'38" 724  
EAST, 442.51 feet) to an iron pin found marking a point in the 725  
westerly line of Cartee Land Development, Inc. as recorded in 726  
official record 323 at page 1932; 727

thence leaving the said south right of way line of East 728  
State Street and with the west line of said Cartee Land 729  
Development, Inc., SOUTH 04°27'09" WEST, passing the northwest 730  
corner of Cartee Land Development, Inc. parcel as recorded in 731  
official record 336 at page 1250 a distance of 345.39 feet for a 732  
total distance of 435.44 feet to a 1" iron pipe found with 733  
identification cap (EMHT) marking a point (at right angle) 10 734

feet north of the center line of the former CSX railroad; 735

thence leaving the west line of said Cartee Land 736  
Development, Inc. and with a line parallel and 10 feet (at right 737  
angle) north of the said center line of the CSX Railroad and 738  
through Ohio University parcel as recorded in official record 739  
337 at page 109, NORTH 87°11'05" WEST, passing a 1" iron pipe 740  
found with identification cap (EMHT) at 302.37 feet in the east 741  
line of Ohio University parcel as recorded in official record 742  
109 at page 215 and continuing through said Ohio University 743  
parcel a total distance of 3067.05 feet to a 5/8" rebar with 744  
identification cap set (PS 6067) marking a point 10 feet north 745  
(at right angle) from the said center line of the CSX railroad; 746

thence continuing with a line through the said Ohio 747  
University parcel, NORTH 06°04'28" EAST, passing an iron pin 748  
found marking a point in the north line of the said Ohio 749  
University parcel and in the south line of Ohio University 750  
parcel as recorded in deed volume 118 at page 115 at 90.15 feet 751  
and continuing through said Ohio University parcel a total 752  
distance of 676.03 feet to a 5/8" rebar with identification cap 753  
set (PS 6067) marking a point in the said south right of way of 754  
East State Street; 755

thence with the said south right of way of East State 756  
Street, NORTH 47°23'18" EAST, 12.72 feet to a 5/8" rebar with 757  
identification cap set (PS 6067); 758

thence continuing with the said south right of way of East 759  
State Street, SOUTH 83°57'34" EAST, 320.59 feet to the point of 760  
beginning. Containing 41.2611 acres. 761

Subject to all legal easements. 762

Bearings oriented to the Ohio State Plane (South Zone) NAD 763

83 as observed from a static GPS solution onsite and utilizing 764  
RTK GPS. 765

The foregoing description may be adjusted by the 766  
Department of Administrative Services to accommodate any 767  
corrections necessary to facilitate recordation of the deed. 768

The real estate shall be sold as an entire tract and not 769  
in parcels. 770

(B) (1) The conveyance includes improvements and chattels 771  
situated on the real estate, and is subject to all leases, 772  
easements, covenants, conditions, and restrictions of record; 773  
all legal highways and public rights-of-way; zoning, building, 774  
and other laws, ordinances, restrictions, and regulations; and 775  
real estate taxes and assessments not yet due and payable. The 776  
real estate shall be conveyed in an "as-is, where-is, with all 777  
faults" condition. 778

(2) The deed may contain restrictions, exceptions, 779  
reservations, reversionary interests, and other terms and 780  
conditions the Director of Administrative Services determines to 781  
be in the best interest of the state. 782

(3) Subsequent to the conveyance, any restrictions, 783  
exceptions, reservations, reversionary interests, or other terms 784  
and conditions contained in the deed may be released by the 785  
state or Ohio University without the necessity of further 786  
legislation. 787

(C) The Director of Administrative Services shall conduct 788  
a sale of the real estate by sealed bid auction or public 789  
auction, and the real estate shall be sold to the highest bidder 790  
at a price acceptable to the Director and Ohio University. The 791  
Director shall advertise the sealed bid auction or public 792

793 auction by publication in a newspaper of general circulation in  
794 Athens County, once a week for three consecutive weeks before  
795 the date on which the sealed bids are to be opened. The Director  
796 shall notify the successful bidder in writing. The Director may  
797 reject any or all bids.

798 The purchaser shall pay a deposit of ten per cent of the  
799 purchase price to the Director of Administrative Services not  
800 later than five business days after receiving a notice that the  
801 purchaser's bid has been accepted, and shall enter into a real  
802 estate purchase agreement in the form prescribed by the  
803 Department of Administrative Services. The purchaser shall pay  
804 the balance of the purchase price at closing, which shall occur  
805 not later than sixty days after execution of the purchase  
806 agreement. Payment shall be made in cash or certified check made  
807 payable to the Treasurer of State. A purchaser who does not  
808 satisfy the conditions of the sale as prescribed in this section  
809 or the terms and conditions of the purchase agreement shall  
810 forfeit as liquidated damages the ten per cent deposit paid to  
811 the state. If a purchaser fails to complete the purchase, the  
812 Director may accept the next highest bid, subject to the  
813 foregoing conditions. If the Director rejects all bids, the  
814 Director may repeat the sealed bid auction or public auction, or  
815 may use an alternative sale process that is acceptable to Ohio  
816 University.

817 Ohio University shall pay advertising and other costs  
818 incident to the sale of the real estate.

819 (D) The grantee shall pay all costs associated with the  
820 purchase, closing, and conveyance of the subject real property,  
821 including surveys, title evidence, title insurance, transfer  
822 costs and fees, recording costs and fees, taxes, and any other

fees, assessments, and costs that may be imposed. 823

(E) The net proceeds of the sale of the real estate shall 824  
be paid to Ohio University and deposited into the appropriate 825  
university accounts for the benefit of Ohio University. 826

(F) Upon payment of the purchase price, the Auditor of 827  
State, with the assistance of the Attorney General, shall 828  
prepare a deed to the subject real estate. The deed shall state 829  
the consideration and shall be executed by the Governor in the 830  
name of the state, countersigned by the Secretary of State, 831  
sealed with the Great Seal of the State, presented in the Office 832  
of the Auditor of State for recording, and delivered to the 833  
grantee. The grantee shall present the deed for recording in the 834  
office of the Athens County Recorder. 835

(G) This section expires three years after its effective 836  
date. 837

**Section 5.** (A) The Governor may execute a deed in the name 838  
of the state conveying to a grantee and to the grantee's heirs 839  
and assigns or successors and assigns, all of the state's right, 840  
title, and interest in the following described real estate: 841

Situated in the State of Ohio, County of Franklin, 842  
Montgomery Township, City of Columbus and being part of Lots 843  
111, 112, and 113 of the Inlots to City of Columbus as platted 844  
and delineated in Plat Book 14, Page 27 and as recorded in Deed 845  
Book "F", Page 332 and being part of Vacated Ordinances 331-31 846  
(Sept. 14, 1931) and 548-30 (Oct. 27, 1930). Said Inlots to City 847  
of Columbus being further described by the following Deed Books, 848  
Pages: 946-652 and 910-427. Said plat and deed references are on 849  
file at the Recorder's Office, Franklin County, Ohio. Said Tract 850  
2, further shown, delineated and being more particularly 851

described as follows: 852

Commencing at a drill hole set being one foot east and one 853  
foot south of a northeasterly existing planter corner and being 854  
North 08 degrees 09 minutes 46 seconds West a distance of 829.79 855  
feet from a drill hole set that is one foot east and one foot 856  
north of a southeasterly existing planter corner, said drill 857  
hole set also being North 55 degrees 36 minutes 08 seconds West, 858  
as distance of 110.95 feet from a drill hole found; 859

Thence South 08 degrees 09 minutes 46 seconds West, a 860  
distance of 829.79 feet to a drill hole set that is one foot 861  
east and one foot north of a southeasterly existing planter 862  
corner; 863

Thence South 36 degrees 50 minutes 14 seconds West, a 864  
distance of 1.41 feet to a southeasterly existing planter 865  
corner, said point also being on the westerly existing right of 866  
way line of Front Street (82.50 feet in width) and the True 867  
Point of Beginning of the parcel herein described; 868

Thence South 08 degrees 09 minutes 46 seconds East, with 869  
the westerly existing right of way line of said Front Street, 870  
for a distance of 161.79 feet to a point on the northerly 871  
existing right of way line of Town Street (82.50 feet in width); 872

Thence South 81 degrees 50 minutes 31 seconds West, with 873  
the northerly existing right of way line of said Town Street, 874  
for a distance of 265.78 feet to a point on the easterly 875  
existing right of way line of Civic Center Drive (80.00 feet in 876  
width); 877

Thence with the easterly existing right of way line of 878  
said Civic Center Drive, with a curve to the left having a 879  
radius of 1,262.44 feet, an arc length of 364.57 feet and a 880

delta of 16 degrees 32 minutes 46 seconds, said curve having a 881  
chord bearing of North 10 degrees 33 minutes 40 seconds East and 882  
a chord length of 363.31 feet to a point; 883

Thence leaving the said easterly existing right of way 884  
line of Civic Center Drive and with the face of an existing 885  
retaining wall (+/- one foot) for the following six (6) courses: 886

1.) Thence South 77 degrees 28 minutes 21 seconds East for 887  
a distance of 14.08 feet to a point; 888

2.) Thence with a curve to the right having a radius of 889  
58.00 feet, an arc length of 70.29 feet and a delta of 69 890  
degrees 25 minutes 59 seconds, said curve having a chord bearing 891  
of South 42 degrees 45 minutes 21 seconds East and a chord 892  
length of 66.06 feet to a point; 893

3.) Thence South 08 degrees 02 minutes 22 seconds East for 894  
a distance of 49.81 feet to a point; 895

4.) Thence with a curve to the left having a radius of 896  
14.00 feet, an arc length of 22.06 feet and a delta of 90 897  
degrees 17 minutes 22 seconds, said curve having a chord bearing 898  
of South 53 degrees 11 minutes 03 seconds East and a chord 899  
length of 19.85 feet to a point; 900

5.) Thence South 08 degrees 09 minutes 46 seconds East for 901  
a distance of 47.47 feet to a point; 902

6.) Thence North 81 degrees 50 minutes 14 seconds East for 903  
a distance of 2.83 feet to a point; 904

Thence South 08 degrees 09 minutes 46 seconds East, with 905  
the face of an existing building, for a distance of 4.44 feet to 906  
a point; 907

Thence North 81 degrees 53 minutes 15 seconds East, with 908



the face of an existing building, for a distance of 24.65 feet 909  
to a point; 910

Thence North 05 degrees 22 minutes 21 seconds West, with 911  
the top step, for a distance of 0.53 feet to a point; 912

Thence North 81 degrees 57 minutes 20 seconds East, with 913  
the top step, for a distance of 44.42 feet to a point; 914

Thence South 08 degrees 09 minutes 46 seconds East, with a 915  
planter, for a distance of 7.62 feet to a point; 916

Thence North 81 degrees 50 minutes 31 seconds East, with a 917  
planter, for a distance of 12.61 feet to the True Point of 918  
Beginning. 919

Containing 1.168 acres, more or less, all of which is out 920  
of Auditor's Parcel Number 010-002659-00, Franklin County, Ohio. 921

Subject to all applicable easements, conditions, 922  
restrictions and rights-of-way of record. 923

Bearings are based on the Ohio State Plane Coordinate 924  
System, Ohio South Zone, NAD 83 (1986 adjustment) and on the 925  
easterly existing right of way line of Front Street, being North 926  
08 degrees 09 minutes 46 seconds West. 927

This description is based upon a field survey performed by 928  
Columbus Engineering Consultants, Inc. in October 2003 and is 929  
based upon recorded deed descriptions, Inlots to City of 930  
Columbus (Plat Book 14, Page 27) plat, and on 60 scale plots 931  
pages I-3 and I-6, (on file at the City of Columbus Engineers 932  
Office). This description was prepared under the direct 933  
supervision of Steven L. Lamphear, Professional Registered 934  
Surveyor Number 7876. 935

The foregoing description may be adjusted by the 936

Department of Administrative Services to accommodate any 937  
corrections necessary to facilitate recordation of the deed. 938

The real estate shall be sold as an entire tract and not 939  
in parcels. 940

(B) (1) The conveyance shall include improvements and 941  
chattels situated on the real estate, and is subject to all 942  
leases, easements, covenants, conditions, and restrictions of 943  
record; all legal highways and public rights-of-way; zoning, 944  
building, and other laws, ordinances, restrictions, and 945  
regulations; and real estate taxes and assessments not yet due 946  
and payable. The real estate shall be conveyed in an "as-is, 947  
where-is, with all faults" condition. 948

(2) The deed may contain restrictions, exceptions, 949  
reservations, reversionary interests, and other terms and 950  
conditions the Director of Administrative Services determines to 951  
be in the best interest of the state. 952

(3) Subsequent to the conveyance, any restrictions, 953  
exceptions, reservations, reversionary interests, or other terms 954  
and conditions contained in the deed may be released by the 955  
state or the Department of Job and Family Services without the 956  
necessity of further legislation. 957

(4) The deed may contain restrictions prohibiting the 958  
grantee or grantees from occupying, using, or developing, or 959  
from selling, the real estate such that the use or alienation 960  
will interfere with the quiet enjoyment of neighboring state- 961  
owned land. 962

(C) (1) The Director of Administrative Services is 963  
authorized to offer for sale the real estate through either a 964  
sealed bid auction or public auction, as described in division 965

(C) (2) of this section. The method of sale and disposition of 966  
the real estate shall be determined by the Director of 967  
Administrative Services and the Director of Job and Family 968  
Services. 969

(2) The Director of Administrative Services may conduct a 970  
sale of the real estate by sealed bid auction or public auction, 971  
and the real estate shall be sold to the highest bidder at a 972  
price acceptable to the Director of Administrative Services and 973  
the Director of Job and Family Services. The Director of 974  
Administrative Services shall advertise the sealed bid auction 975  
or public auction by publication in a newspaper of general 976  
circulation in Franklin County, once a week for three 977  
consecutive weeks before the date on which the sealed bids are 978  
to be opened. The Director of Administrative Services shall 979  
notify the successful bidder in writing. The Director of 980  
Administrative Services may reject any or all bids, and shall 981  
not accept an offer that is lower than an amount that is fifteen 982  
per cent below the value determined by an external appraisal. 983

The purchaser shall pay a deposit of ten per cent of the 984  
purchase price to the Director of Administrative Services not 985  
later than five business days after receiving a notice that the 986  
purchaser's bid has been accepted, and shall enter into a real 987  
estate purchase agreement in the form prescribed by the 988  
Department of Administrative Services. The purchaser shall pay 989  
the balance of the purchase price at closing, which shall occur 990  
not later than sixty days after execution of the purchase 991  
agreement. Payment shall be made in cash or by certified check 992  
made payable to the Treasurer of State. A purchaser who does not 993  
satisfy the conditions of the sale as prescribed in this section 994  
or the terms and conditions of the purchase agreement shall 995  
forfeit as liquidated damages the ten per cent deposit paid to 996

the state. If a purchaser fails to complete the purchase, the 997  
Director may accept the next highest bid, subject to the 998  
foregoing conditions. If the Director rejects all bids, the 999  
Director may repeat the sealed bid auction or public auction, or 1000  
may use the sale process described in division (C) (2) of this 1001  
section. 1002

The Department of Job and Family Services shall pay 1003  
advertising and other costs incident to the sale of the real 1004  
estate. 1005

(D) The purchaser shall pay all costs associated with the 1006  
purchase, closing, and conveyance of the subject real property, 1007  
including surveys, title evidence, title insurance, transfer 1008  
costs and fees, recording costs and fees, taxes, and any other 1009  
fees, assessments, and costs that may be imposed. 1010

(E) The net proceeds of the sale shall be deposited into 1011  
the state treasury to the credit of the Unemployment 1012  
Compensation Special Administrative Fund under section 4141.11 1013  
of the Revised Code. 1014

(F) Upon payment of the purchase price, the Auditor of 1015  
State, with the assistance of the Attorney General, shall 1016  
prepare a deed to the subject real estate. The deed shall state 1017  
the consideration and shall be executed by the Governor in the 1018  
name of the state, countersigned by the Secretary of State, 1019  
sealed with the Great Seal of the State, presented in the Office 1020  
of the Auditor of State for recording, and delivered to the 1021  
grantee. The grantee shall present the deed for recording in the 1022  
office of the Franklin County Recorder. 1023

(G) This section expires three years after its effective 1024  
date. 1025

**Section 6.** (A) The Governor may execute a deed in the name 1026  
of the state conveying to a grantee, and to the grantee's heirs 1027  
and assigns or successors and assigns all of the state's right, 1028  
title, and interest in the following described real estate: 1029

Situate in the State of Ohio, Athens County, Farm Lot No. 1030  
27, Auditors Section 4, T9N R14W, Ohio Company Purchase and 1031  
being part of the same parcel conveyed to the Ohio University as 1032  
described in Deed Book 229, Page 319, and Lessee: Putnam Square 1033  
INC., in the Athens County Recorder's Office recorded in 1034  
Official Record 228, Page 884, being more particularly described 1035  
as follows: 1036

Commencing at the northwest corner of Farm Lot No. 27, 1037  
thence S 02° 29' 23" W 3207.33 feet to the southwest corner of 1038  
subject 4.498 acre parcel and referencing an iron pin found cap 1039  
stamped "SWOYER" at S 03° 02' 36" W 50.00 feet, said point being 1040  
the Point of Beginning for the parcel herein described; 1041

Thence from the Point of Beginning along the east right of 1042  
way of Home Street N 03° 02' 35" E 308.61 feet to an iron pin 1043  
set at the southwest corner of a 3.259 acre lease parcel 1044  
conveyed to Athens Investors INC., in Official Record 406, Page 1045  
1110 (reference and iron pin found S 63° 43' 09" W 0.37 feet); 1046

Thence N 89° 23' 27" E 532.99 feet along the south line of 1047  
said 3.259 acre lease parcel conveyed to Athens Investors INC., 1048  
in Official Record 406, Page 1110 to iron pin cap set at the 1049  
southeast corner of said 3.259 acre parcel conveyed to Athens 1050  
Investors INC., in Official Record 406, Page 1110 said point 1051  
also being on the west right of way limits of US 33; 1052

Thence S 00° 03' 14" E 395.25 feet along the west right of 1053  
way of US 33 to an iron pin cap set at the northeast corner of 1054

lessee parcel of Nelsonville Public Library, in Official Record 1055  
129, Page 854, (passing the north line of a 0.6335 acre 1056  
Ingress/Egress easement, in Official Record 129, Page 01, at 1057  
345.33 feet); 1058

Thence N 86° 44' 18" W 382.52 feet along the north line 1059  
of lease parcel Nelsonville Public Library, in Official Record 1060  
129, Page 854, to an iron pin found cap stamped "CANTER 7226" at 1061  
a southerly corner of subject 4.498 acre parcel; 1062

Thence leaving said north line of Nelsonville Public 1063  
Library lease parcel N 03° 02' 35" E 50.00 feet along a westerly 1064  
line of subject 4.498 acre lease parcel, to an iron pin set on a 1065  
southern line of subject 4.498 acre lease parcel; 1066

Thence N 86° 44' 17" W 170.74 feet along a southerly line 1067  
of subject 4.498 acre lease parcel to the Point Of Beginning. 1068

The above described contains 4.498 acres more or less and 1069  
is contained in Auditors Parcel A027380002202, which presently 1070  
shows 4.50 acres. 1071

Subject to all legal easements and rights of way. 1072  
Including an easement of Ingress and Egress to Nelsonville 1073  
Public Library ending May 31, 2017 as described in O.R. 129, Pg. 1074  
01 1075

All pins set are 3/4" x 30" rebar with aluminum cap 1076  
stamped "Canter 7226". 1077

All bearings, coordinates and distances are expressed as 1078  
NAD 83(2011), Ohio State Plane South Zone Grid. 1079

This description was prepared under the direction and 1080  
supervision of Robert C. Canter, Registered Surveyor No. 7226 1081  
and is based on a field survey made by Canter Surveying/GPS 1082

Services, Inc., completed February 2015. 1083

The foregoing description may be adjusted by the 1084  
Department of Administrative Services to accommodate any 1085  
corrections necessary to facilitate recordation of the deed. 1086

The real estate shall be sold as an entire tract and not 1087  
in parcels. 1088

(B) (1) The conveyance shall include improvements and 1089  
chattels situated on the real estate, and is subject to all 1090  
leases, easements, covenants, conditions, and restrictions of 1091  
record; all legal highways and public rights-of-way; zoning, 1092  
building, and other laws, ordinances, restrictions, and 1093  
regulations; and real estate taxes and assessments not yet due 1094  
and payable. The real estate shall be conveyed in an "as-is, 1095  
where-is, with all faults" condition. 1096

(2) The deed may contain restrictions, exceptions, 1097  
reservations, reversionary interests, and other terms and 1098  
conditions the Director of Administrative Services determines to 1099  
be in the best interest of the state. 1100

(3) Subsequent to the conveyance, any restrictions, 1101  
exceptions, reservations, reversionary interests, or other terms 1102  
and conditions contained in the deed may be released by the 1103  
state or Ohio University without the necessity of further 1104  
legislation. 1105

(C) The Director of Administrative Services shall conduct 1106  
a sale of the real estate by sealed bid auction or public 1107  
auction, and the real estate shall be sold to the highest bidder 1108  
at a price acceptable to the Director of Administrative Services 1109  
and Ohio University. The Director shall advertise the sealed bid 1110  
auction or public auction by publication in a newspaper of 1111

general circulation in Athens County, once a week for three 1112  
consecutive weeks before the date on which the sealed bids are 1113  
to be opened. The Director shall notify the successful bidder in 1114  
writing. The Director may reject any or all bids. 1115

The purchaser shall pay a deposit of ten per cent of the 1116  
purchase price to the Director of Administrative Services not 1117  
later than five business days after receiving a notice that the 1118  
purchaser's bid has been accepted, and shall enter into a real 1119  
estate purchase agreement in the form prescribed by the 1120  
Department of Administrative Services. The purchaser shall pay 1121  
the balance of the purchase price at closing, which shall occur 1122  
not later than sixty days after execution of the purchase 1123  
agreement. Payment shall be made in cash or by certified check 1124  
made payable to the Treasurer of State. A purchaser who does not 1125  
satisfy the conditions of the sale as prescribed in this section 1126  
or the terms and conditions of the purchase agreement shall 1127  
forfeit as liquidated damages the ten per cent deposit paid to 1128  
the state. If a purchaser fails to complete the purchase, the 1129  
Director may accept the next highest bid, subject to the 1130  
foregoing conditions. If the Director rejects all bids, the 1131  
Director may repeat the sealed bid auction or public auction, or 1132  
may use an alternative sale process that is acceptable to Ohio 1133  
University. 1134

Ohio University shall pay advertising and other costs 1135  
incident to the sale of the real estate. 1136

(D) The grantee shall pay all costs associated with the 1137  
purchase, closing, and conveyance of the subject real property, 1138  
including surveys, title evidence, title insurance, transfer 1139  
costs and fees, recording costs and fees, taxes, and any other 1140  
fees, assessments, and costs that may be imposed. 1141



(E) The net proceeds of the sale of the real estate shall 1142  
be paid to Ohio University and deposited into the appropriate 1143  
university accounts for the benefit of Ohio University. 1144

(F) Upon payment of the purchase price, the Auditor of 1145  
State, with the assistance of the Attorney General, shall 1146  
prepare a deed to the subject real estate. The deed shall state 1147  
the consideration and shall be executed by the Governor in the 1148  
name of the state, countersigned by the Secretary of State, 1149  
sealed with the Great Seal of the State, presented in the Office 1150  
of the Auditor of State for recording, and delivered to the 1151  
grantee. The grantee shall present the deed for recording in the 1152  
office of the Athens County Recorder. 1153

(G) This section expires three years after its effective 1154  
date. 1155

**Section 7.** (A) The Governor may execute a deed in the name 1156  
of the state conveying to the Board of County Commissioners of 1157  
Ottawa County, Ohio, and its successors and assigns, all of the 1158  
state's right, title, and interest in the following described 1159  
real estate: 1160

Known as and being a strip of land lying in the Southeast 1161  
Quarter of Section 28, T7N R16E, Erie Township, Ottawa County 1162  
Ohio, said strip of land being 35.00 feet in width and lying 1163  
easterly of and adjacent to the west line of the east half of 1164  
the Southeast Quarter and being more particularly described as 1165  
follows: 1166

Beginning at a found 3/4" diameter iron pin marking the 1167  
Northwest Corner of the east half of the Southeast Quarter of 1168  
said Section 28; 1169

Thence South 89° 29' 30" East, in the north line of the 1170

Southeast Quarter of said Section 28, 35.00 feet to a point; 1171

Thence South 01° 31' 59" West, on a line parallel to and 1172  
35.00' distant from the west line of the east half of the 1173  
Southeast Quarter of said Section 28, said line becomes the west 1174  
line of a parcel of land now or formerly owned by Jerome E. & 1175  
Judith Oleska, as evidenced in Volume 972 Pages 61 & 66, Ottawa 1176  
County Official Records, which then becomes the west line of a 1177  
parcel of land now or formerly owned by Arlene S. Bohling, 1178  
Trustee, as evidenced in Volume 1293 Page 830, Ottawa County 1179  
Official Records, 2,243.84 feet to a point on the north line of 1180  
a parcel of land now or formerly owned by the State of Ohio, as 1181  
evidenced in Volume 87 Page 365, Ottawa County Deed Records; 1182

Thence North 89° 31' 56" West, in the north line of said 1183  
State of Ohio parcel, 35.00 feet to a point marking the 1184  
intersection of the north line of said State of Ohio parcel with 1185  
the west line of the east half of the Southeast Quarter of said 1186  
Section 28; 1187

Thence North 01° 31' 59" East, in the west line of the 1188  
east half of the Southeast Quarter of said Section 28, said line 1189  
lying within the right-of-way of Camp Perry East Road, C.R. 1190  
#171, (60 foot right-of-way), 2,243.87 feet to the point and 1191  
place of beginning. 1192

The above described parcel contains 1.803 acres of land of 1193  
which 1.082 acres of land lie within the existing right-of-way 1194  
limits of Camp Perry East Road, C.R. #171, (net area of 0.721 1195  
acres) and is subject to all legal rights-of-way and easements 1196  
of record. 1197

The above legal description was prepared by the office of 1198  
the Ottawa County Engineer in April 2014, by Michael J. Wittman, 1199

Ohio Registered Professional Surveyor #7828 and is based upon a 1200  
combination of survey data collected in November 2013 and other 1201  
pertinent data of record in Ottawa County, Ohio. This 1202  
description is also based on the assumption that the west line 1203  
of the east half of the Southeast Quarter of Section 28, T7N 1204  
R16E, Erie Township, Ottawa County, Ohio, bears North 01° 31' 1205  
59" East. 1206

Prior Deed Record: Volume 87 Page 365, Ottawa County Deed 1207  
Records 1208

The foregoing description may be adjusted by the 1209  
Department of Administrative Services to accommodate any 1210  
corrections necessary to facilitate recordation of the deed. 1211

The real estate shall be sold as an entire tract and not 1212  
in parcels. 1213

(B) (1) The conveyance includes improvements and chattels 1214  
situated on the real estate, and is subject to all easements, 1215  
covenants, conditions, and restrictions of record; all legal 1216  
highways and public rights-of-way; zoning, building, and other 1217  
laws, ordinances, restrictions, and regulations; and real estate 1218  
taxes and assessments not yet due and payable. The real estate 1219  
shall be conveyed in "as-is, where-is, with all faults" 1220  
condition. 1221

(2) The deed may contain restrictions, exceptions, 1222  
reservations, reversionary interests, and other terms and 1223  
conditions the Director of Administrative Services determines to 1224  
be in the best interest of the state. 1225

(3) Subsequent to the conveyance, any restrictions, 1226  
exceptions, reservations, reversionary interests, or other terms 1227  
and conditions contained in the deed may be released by the 1228

state or the Ohio Adjutant General's Department without the 1229  
necessity of further legislation. 1230

(C) Consideration for the conveyance of the real estate is 1231  
\$1.00 under a real estate purchase contract executed by the 1232  
Board of County Commissioners of Ottawa County, Ohio, and the 1233  
Director of Administrative Services. 1234

(D) The grantee shall pay all costs associated with the 1235  
purchase, closing, and conveyance, including surveys, title 1236  
evidence, title insurance, transfer costs and fees, recording 1237  
costs and fees, taxes, and any other fees, assessments, and 1238  
costs that may be imposed. 1239

(E) The net proceeds of the sale shall be deposited into 1240  
the state treasury to the credit of the Armory Improvements Fund 1241  
under section 5911.10 of the Revised Code. 1242

(F) Upon notice from the Director of Administrative 1243  
Services, the Auditor of State, with the assistance of the 1244  
Attorney General, shall prepare a deed to the subject real 1245  
estate. The deed shall state the consideration and shall be 1246  
executed by the Governor in the name of the state, countersigned 1247  
by the Secretary of State, sealed with the Great Seal of the 1248  
State, presented in the Office of the Auditor of State for 1249  
recording, and delivered to the grantee. The grantee shall 1250  
present the deed for recording in the office of the Ottawa 1251  
County Recorder. 1252

(G) This section expires three years after its effective 1253  
date. 1254

**Section 8.** (A) The Governor may execute a deed in the name 1255  
of the state conveying to the City of Columbus, Ohio, and its 1256  
successors and assigns, all of the state's right, title, and 1257

interest in the following described real estate: 1258

Situated in the state of Ohio, County of Franklin, City of 1259  
Columbus and being bounded and described as follows: 1260

Being all of Inlots 139, 140 and 141 of the City of 1261  
Columbus, as the same are numbered and delineated upon the 1262  
recorded plat thereof, of record in Deed Book "F", Page 332, in 1263  
the Recorder's Office, Franklin County, Ohio. 1264

Franklin County Auditor's Parcel Numbers: 010-037037, 010- 1265  
037038, 010-057660 & 010-013089 1266

The foregoing description may be adjusted by the 1267  
Department of Administrative Services to accommodate any 1268  
corrections necessary to facilitate recordation of the deed. 1269

The real estate shall be sold as an entire tract and not 1270  
in parcels. 1271

(B) (1) The conveyance shall include improvements and 1272  
chattels situated on the real estate, and is subject to all 1273  
easements, covenants, conditions, and restrictions of record; 1274  
all legal highways and public rights-of-way; zoning, building, 1275  
and other laws, ordinances, restrictions, and regulations; and 1276  
real estate taxes and assessments not yet due and payable. The 1277  
real estate shall be conveyed in "as-is, where-is, with all 1278  
faults" condition. 1279

(2) The deed may contain restrictions, exceptions, 1280  
reservations, reversionary interests, and other terms and 1281  
conditions the Director of Administrative Services determines to 1282  
be in the best interest of the state. 1283

(3) Subsequent to the conveyance, any restrictions, 1284  
exceptions, reservations, reversionary interests, or other terms 1285

and conditions contained in the deed may be released by the 1286  
state or the Bureau of Workers' Compensation without the 1287  
necessity of further legislation. 1288

(C) Consideration for the conveyance of the subject real 1289  
estate is in-kind benefit of one hundred thirty exclusive 1290  
parking spaces within a parking garage to be constructed by the 1291  
grantee on the site being conveyed, and further described in the 1292  
real estate purchase contract executed between the Director of 1293  
the Department of Administrative Services and the grantee. 1294

(D) The grantee shall pay all costs associated with the 1295  
purchase, closing, and conveyance, including closing costs, 1296  
surveys, title evidence, title insurance, transfer costs and 1297  
fees, recording costs and fees, taxes, and any other fees, 1298  
assessments, and costs that may be imposed on this conveyance. 1299

(E) Not later than sixty days after the effective date of 1300  
this section, the Auditor of State, with the assistance of the 1301  
Attorney General, shall prepare a deed to the real estate 1302  
described in division (A) of this section. The deed shall state 1303  
the consideration and shall be executed by the Governor in the 1304  
name of the state, countersigned by the Secretary of State, 1305  
sealed with the Great Seal of the State, presented in the Office 1306  
of the Auditor of State for recording, and delivered to the 1307  
grantee. The grantee shall present the deed for recording in the 1308  
office of the Franklin County Recorder. 1309

(F) This section expires three years after its effective 1310  
date. 1311

**Section 9.** (A) The Governor may execute a deed in the name 1312  
of the state conveying to the City of Massillon, Ohio, and to 1313  
its successors and assigns, all of the state's right, title, and 1314

interest in the following described real estate: 1315

    Description of a 0.809 Acre Tract 1316

    Situated in the City of Massillon, Township of Perry, 1317  
County of Stark, State of Ohio and known as being part of the 1318  
Northeast and Southeast Quarter of Section 20, (T-10, R-9). Also 1319  
being part of Out Lot 710 (parcel 681115) as conveyed to Ohio 1320  
State by deed recorded in Volume 403, Page 367, and part of Out 1321  
Lot 560 (parcel 681113) as conveyed to the State of Ohio by deed 1322  
recorded in Volume 293, Page 81, of the Stark County Records, 1323  
and further described as follows: 1324

    Beginning at an Standard Stark County Monument (PER 096) 1325  
at the southeast corner of said Northeast Quarter; thence N 1326  
01°37'35" E along said quarter section line, a distance of 1327  
200.00 feet to an iron pin found, and being the southeast corner 1328  
of Out Lot 550 and being a parcel conveyed to Massillon Cemetery 1329  
Association by Deed Volume 4216, Page 477 of the Stark County 1330  
Records; thence N 87°50'09" W, along the southerly line of Out 1331  
Lot 550, and said Massillon Cemetery tract, a distance of 1332  
1150.22 feet to an iron pin set and further known as being the 1333  
True place of beginning of the of the tract herein described; 1334  
thence continuing the following courses; 1335

    1) Thence S 01°43'23" W, a distance of 69.89 feet to an 1336  
iron pin set; 1337

    2) Thence S 01°43'23" W, a distance of 278.59 feet to an 1338  
iron pin set; 1339

    3) Thence S 87°47'50" W, a distance of 100.23 feet to an 1340  
Railroad Spike found, also being the northeast corner of a 1341  
parcel conveyed to RDJK Holdings, LLC by Instrument No. 1342  
201210180047908 of the Stark County Records, and also being on 1343

the southerly line of Vista Avenue SE (72 foot width); 1344

4) Thence N 01°43'23" E along the easterly line of a 1345  
parcel conveyed to PCS Development, LTD. by Instrument No. 1346  
200708300047885 of the Stark County Records, a distance of 1347  
356.12 feet passing over an iron pin found at a distance of 1348  
72.17 feet also being on the north right of way line of said 1349  
Vista Avenue to an iron pin set being on the southerly line of 1350  
Out Lot 550, and said Massillon Cemetery Association tract; 1351

5) Thence S 87°50'09" E, along the southerly line of Out 1352  
Lot 550, and said Massillon Cemetery Association tract, a 1353  
distance of 100.00 feet to an iron pin set to the True Point of 1354  
beginning. 1355

The above described tract contains 0.809 acres from with 1356  
which 0.648 acres is from part of Out Lot 560 (parcel no. 1357  
681113), and 0.161 acres is from part of Out Lot 710 (parcel no. 1358  
681115) as surveyed by CIVPRO Engineering, LLC under the 1359  
supervision of Keith A. Dylewski, Ohio Professional Surveyor 1360  
#8488 in December, 2014. All rebar set are 5/8" diameter with 1361  
caps inscribed "CIVPRO PS 8488". 1362

The basis of bearings is Ohio State Plane Coordinate 1363  
System, North Zone (3401) NAD 83 (1986). The Stark County 1364  
Geodetic Reference System (SCGRS) used as reference stations to 1365  
establish the datum are designated as PER 096 and being the 1366  
westerly line of Section 21. 1367

Subject to any and all easements, reservations, 1368  
restrictions, and conveyances of record. 1369

The foregoing description may be adjusted by the 1370  
Department of Administrative Services to accommodate any 1371  
corrections necessary to facilitate recordation of the deed. 1372



The real estate shall be sold as an entire tract and not 1373  
in parcels. 1374

(B) (1) The conveyance shall include improvements and 1375  
chattels situated on the real estate, and is subject to all 1376  
easements, covenants, conditions, and restrictions of record; 1377  
all legal highways and public rights-of-way; zoning, building, 1378  
and other laws, ordinances, restrictions, and regulations; and 1379  
real estate taxes and assessments not yet due and payable. The 1380  
real estate shall be conveyed in an "as-is, where-is, with all 1381  
faults" condition. 1382

(2) The deed may contain restrictions, exceptions, 1383  
reservations, reversionary interests, and other terms and 1384  
conditions the Director of Administrative Services determines to 1385  
be in the best interest of the state. 1386

(3) Subsequent to the conveyance, any restrictions, 1387  
exceptions, reservations, reversionary interests, or other terms 1388  
and conditions contained in the deed may be released by the 1389  
state or the Department of Mental Health and Addiction Services 1390  
without the necessity of further legislation. 1391

(C) Consideration for conveyance of the real estate shall 1392  
be at a price acceptable to the Director of Administrative 1393  
Services and the Director of Mental Health and Addiction 1394  
Services, and pursuant to a real estate purchase agreement as 1395  
prepared by the Department of Administrative Services. 1396

(D) The grantee shall pay all costs associated with the 1397  
purchase, closing, and conveyance of the subject real property, 1398  
including the appraisal, surveys, title evidence, title 1399  
insurance, transfer costs and fees, recording costs and fees, 1400  
taxes, and any other fees, assessments, and costs that may be 1401

imposed. 1402

(E) The net proceeds of the sale shall be deposited into 1403  
the state treasury to the credit of the Department of Mental 1404  
Health and Addiction Services Trust Fund under section 5119.46 1405  
of the Revised Code. 1406

(F) Upon payment of the purchase price, the Auditor of 1407  
State, with the assistance of the Attorney General, shall 1408  
prepare a deed to the subject real estate. The deed shall state 1409  
the consideration and shall be executed by the Governor in the 1410  
name of the state, countersigned by the Secretary of State, 1411  
sealed with the Great Seal of the State, presented in the Office 1412  
of the Auditor of State for recording, and delivered to the 1413  
grantee. The grantee shall present the deed for recording in the 1414  
office of the Stark County Recorder. 1415

(G) Prior to the closing and sale of the subject real 1416  
estate, the grantee's possession and use of the real estate 1417  
shall be governed by an interim lease between the Department of 1418  
Administrative Services and the grantee. 1419

(H) This section expires three years after its effective 1420  
date. 1421

**Section 10.** (A) The Governor may execute a deed in the 1422  
name of the state conveying to the City of Dublin, Ohio, and to 1423  
its successors and assigns, all of the state's right, title, and 1424  
interest in the following described real estate: 1425

PARCEL 2-WD1 1426

Situated in the State of Ohio, County of Union, City of 1427  
Dublin, Township of Washington (of Franklin County), Virginia 1428  
Military Survey Number 6748, being a part of a 14.004 acre tract 1429  
in the name of Ohio University, an Instrumentality of the State 1430

of Ohio (the grantor), as recorded in Official Record 973, Page 1431  
13, all references being to those of record in the Recorder's 1432  
Office, Union County, Ohio, and being more particular described 1433  
as follows: 1434

Commencing, for reference, at a railroad spike (found) 1435  
where the centerline of Eiterman Road intersects the 1436  
Franklin/Union County Line; 1437

Thence, leaving said centerline along the Franklin/Union 1438  
County Line, North 88 degrees 04 minutes 58 seconds West, a 1439  
distance of 1506.25 feet to an iron pin (set), and being The 1440  
Point of Beginning of the parcel herein described: 1441

Thence, continuing along the Franklin/Union County Line, 1442  
North 88 degrees 04 minutes 58 seconds West, a distance of 1443  
100.66 feet, to an iron pin (set) on the grantor's westerly 1444  
property line and the easterly property line of a 4.563 acre 1445  
tract in the name of Pewamo, Ltd., a Limited Liability Company, 1446  
as recorded in Official Record 579, Page 727; 1447

Thence, leaving the Franklin/Union County Line, along said 1448  
property line, North 04 degrees 37 minutes 50 seconds West, a 1449  
distance of 373.81 feet, to a magnail (set) on the southerly 1450  
existing right of way line of State Route 161, and the 1451  
southwesterly corner of a 0.609 acre tract in the name of the 1452  
City of Dublin, Ohio, an Ohio Municipal Corporation, as recorded 1453  
in Official Record 769, Page 599; 1454

Thence, along said right of way line and the grantor's 1455  
northerly property line, North 85 degrees 10 minutes 46 seconds 1456  
East, a distance of 27.48 feet, to an iron pin (set); 1457

Thence, leaving said right of way line and said property 1458  
line, through the grantor's tract, for the following four (4) 1459

calls: 1460

1. South 00 degrees 51 minutes 39 seconds West, a distance 1461  
of 21.49 feet to an iron pin (set); 1462

2. South 30 degrees 58 minutes 08 seconds East, a distance 1463  
of 60.45 feet, to an iron pin (set); 1464

3. Southeasterly, an arc distance of 211.46 feet, along 1465  
the arc of a curve deflecting to the right, having a central 1466  
angle of 26 degrees 20 minutes 18 seconds, a radius of 460.00 1467  
feet, and a chord that bears South 17 degrees 47 minutes 59 1468  
seconds East, a distance of 209.60 feet, to an iron pin (set); 1469

4. South 04 degrees 37 minutes 50 seconds East, a distance 1470  
of 105.73 feet, to The Point of Beginning and containing 0.686 1471  
acres, more or less 1472

The bearings in the above description are based on grid 1473  
north, on the state plane coordinate system, NAD83, CORS96, Ohio 1474  
South Zone, established by using the Ohio Department of 1475  
Transportation's Virtual Reference System(VRS) of a global 1476  
positioning system (GPS) survey. 1477

All iron pins set are 5/8"x30" rebar, capped with a yellow 1478  
id stamped "Mullaney P.S. 7900". 1479

All references being to those of record in the Recorder's 1480  
Office, Union County, Ohio. 1481

Subject to any and all easements, rights of way, 1482  
conditions and restrictions of record, all legal highways, 1483  
zoning ordinances, rules, and regulations. 1484

This description was prepared based on an actual field 1485  
survey by GPD Group dba Glaus, Pyle, Schomer, Burns, & DeHaven, 1486  
Inc. performed under the direct supervision of Steven L. 1487

Mullaney, Registered Surveyor #7900, in March, 2014.	1488
PARCEL 2-WD2	1489
Situated in the State of Ohio, County of Franklin, City of	1490
Dublin, Virginia Military Survey Number 6748, being a part of a	1491
32.172 acre tract in the name of Ohio University, an	1492
Instrumentality of the State of Ohio (the grantor), as recorded	1493
in Instrument Number 201207030095114, all references being to	1494
those of record in the Recorder's Office, Franklin County, Ohio,	1495
and being more particular described as follows:	1496
Commencing, for reference, at a railroad spike (found)	1497
where the centerline of Eiterman Road intersects the	1498
Franklin/Union County Line;	1499
Thence, leaving said centerline along the Franklin/Union	1500
County Line, North 88 degrees 04 minutes 58 seconds West, a	1501
distance of 1506.25 feet to an iron pin (set), and being The	1502
Point of Beginning of the parcel herein described:	1503
Thence, leaving the Franklin/Union County Line, through	1504
the grantor's tract, for the following four (4) calls:	1505
1. South 04 degrees 37 minutes 50 seconds East, distance	1506
of 313.92 feet to an iron pin (set);	1507
2. Southeasterly, an arc distance of 678.32 feet, along	1508
the arc of a curve deflecting to the left, having a central	1509
angle of 33 degrees 47 minutes 43 seconds, a radius of 1150.00	1510
feet, and a chord that bears South 21 degrees 31 minutes 41	1511
seconds East, a distance of 668.53 feet to an iron pin (set);	1512
3. South 51 degrees 34 minutes 27 seconds West, a distance	1513
of 100.00 feet to an iron pin (set);	1514
4. Northwesterly, an arc distance of 737.30 feet, along	1515

the arc of a curve deflecting to the right, having a central 1516  
angle of 33 degrees 47 minutes 43 seconds, a radius of 1250.00 1517  
feet, and a chord that bears North 21 degrees 31 minutes 41 1518  
seconds West, a distance of 726.66 feet to an iron pin (set) on 1519  
the grantor's westerly property line and the easterly property 1520  
line of a 54.247 acre tract in the name of Pewamo, Ltd., a 1521  
Limited Liability Company, as recorded in instrument Number 1522  
20041020236071; 1523

Thence, along said property line, North 04 degrees 37 1524  
minutes 50 seconds West, a distance of 325.40 feet to an iron 1525  
pin (set) on the Franklin/Union County Line; 1526

Thence, leaving said property line along the 1527  
Franklin/Union County Line, South 88 degrees 04 minutes 58 1528  
seconds East, a distance of 100.66 feet, to The Point of 1529  
Beginning and containing 2.359 acres, more or less. 1530

The bearings in the above description are based the 1531  
bearing between Franklin County Monuments "WE130" & "FRANK72" 1532  
being South 84 degrees 36 minutes 52 seconds East, as measured 1533  
on the state plane coordinate system, NAD83, CORS96, Ohio South 1534  
Zone, established by using the Ohio Department of 1535  
Transportation's Virtual Reference System (VRS) of a global 1536  
positioning system (GPS) survey. 1537

All iron pins set are 5/8"x30" rebar, capped with a yellow 1538  
id stamped "Mullaney P.S. 7900". 1539

All references being to those of record in the Recorder's 1540  
Office, Union County, Ohio. 1541

Subject to any and all easements, rights of way, 1542  
conditions and restrictions of record, all legal highways, 1543  
zoning ordinances, rules, and regulations. 1544

This description was prepared based on an actual field 1545  
survey by GPD Group dba Glaus, Pyle, Schomer, Burns, & DeHaven, 1546  
Inc. performed under the direct supervision of Steven L. 1547  
Mullaney, Registered Surveyor #7900, in March, 2014. 1548

The foregoing legal description may be adjusted by the 1549  
Department of Administrative Services to accommodate any 1550  
corrections necessary to facilitate recordation of the deed. 1551

The real estate shall be sold as an entire tract and not 1552  
in parcels. 1553

(B) (1) The conveyance shall include any improvements and 1554  
chattels situated on the real estate, and is subject to all 1555  
leases, easements, covenants, conditions, and restrictions of 1556  
record; all legal highways and public rights-of-way; zoning, 1557  
building, and other laws, ordinances, restrictions, and 1558  
regulations; and real estate taxes and assessments not yet due 1559  
and payable. The real estate shall be conveyed in an "as-is, 1560  
where-is, with all faults" condition. 1561

(2) The deed may contain restrictions, exceptions, 1562  
reservations, reversionary interests, and other terms and 1563  
conditions the Director of Administrative Services determines to 1564  
be in the best interest of the state. 1565

(3) Subsequent to the conveyance, any restrictions, 1566  
exceptions, reservations, reversionary interests, or other terms 1567  
and conditions contained in the deed may be released by the 1568  
state or Ohio University without the necessity of further 1569  
legislation. 1570

(C) Consideration for the conveyance of the subject real 1571  
estate is \$1.00 under a real estate purchase agreement as 1572  
prepared and approved by the Director of Administrative 1573

Services. 1574

(D) The grantee shall pay all costs associated with the 1575  
purchase, closing, and conveyance, including the cost of 1576  
surveys, title examination, title insurance, transfer fees, and 1577  
recording fees. 1578

(E) The net proceeds of the sale shall be deposited into 1579  
the state treasury to the credit of the General Revenue Fund 1580  
under section 113.09 of the Revised Code. 1581

(F) Upon payment of the purchase price, the Auditor of 1582  
State, with the assistance of the Attorney General, shall 1583  
prepare a deed to the subject real estate. The deed shall state 1584  
the consideration and shall be executed by the Governor in the 1585  
name of the state, countersigned by the Secretary of State, 1586  
sealed with the Great Seal of the State, presented in the Office 1587  
of the Auditor of State for recording, and delivered to the 1588  
grantee. The grantee shall present the deed for recording in the 1589  
offices of the Franklin and Union County Recorders. 1590

(G) This section expires three years after its effective 1591  
date. 1592

**Section 11.** (A) The Governor may execute a deed in the 1593  
name of the state ("grantor") conveying to the Board of Trustees 1594  
of The Ohio State University, and to its successors and assigns 1595  
("grantee"), all of the state's right, title, and interest in 1596  
the following described real estate: 1597

Situate in the State of Ohio, County of Franklin, City of 1598  
Columbus lying in Quarter Township 4, Township 2 North, Range 19 1599  
West, United States Military District, being part of the 49.198 1600  
acre tract conveyed to The State of Ohio for the use and benefit 1601  
of The Ohio State University of record in Instrument Number 1602



200907280110625, (all records herein are from the Recorder's Office, Franklin County, Ohio) and being bounded and more particularly described as follows:

Begin for reference at the intersection of the centerline of Federated Boulevard (100 feet in width) and the centerline of Dublin-Granville Road (State Route 161) (varies in width) of record in Plat Book 64, Pages 19 and 20;

Thence the following two (2) courses and distances along the centerline of said Dublin-Granville Road;

1. South 76°02'22" East, a distance of 862.52 feet, to an angle point;

2. South 79°49'22" East, a distance of 195.69 feet, to a point being at northwesterly corner of an original 76.063 acre tract conveyed to The Board of Trustees of The Ohio State University by deed of record in Deed Book 2881, Page 455;

Thence South 03°44'43" West, a distance of 1832.48 feet, along the westerly line of said 76.063 acre tract, a line common to a 27.026 acre tract (Tract II) conveyed to the Board of Trustees of the Ohio State University by deed of record in Official Record 8726 B03 and said original 30.539 acre tract passing a 3/4 inch iron pipe found at 30.26 feet on the southerly right-of-way line of said Dublin-Granville Road, to a 3/4 inch iron pipe found on the northwesterly line of said 49.198 acre tract;

Thence the following three (3) courses and distances along the said 49.198 acre tract:

1. North 46°40'09" East, a distance of 236.55 feet, along a westerly line of said 49.198 acre tract to a 3/4 inch iron pipe found;

2. South 34°42'36" East, a distance of 188.90 feet, to a 1632  
3/4 inch iron pipe found; 1633

3. North 04°04'31" East, a distance of 145.41 feet, to a 1634  
3/4 inch iron pipe set at the Point of True Beginning for the 1635  
herein described tract: 1636

Thence the following three (3) courses and distances 1637  
continuing along the said 49.198 acre tract: 1638

1. North 04°04'31" East, a distance of 377.62 feet, to a 1639  
3/4 inch iron pipe found; 1640

2. South 86°01'05" East, a distance of 1031.25 feet, to a 1641  
3/4 inch iron pipe found; 1642

3. South 03°28'31" West, a distance of 381.99 feet, to a 1643  
3/4 inch iron pipe set; 1644

Thence North 85°46'36" West, a distance of 1035.25 feet, 1645  
across the said 49.198 acre tract to the Point of True 1646  
Beginning, containing 9.009 acres more or less, which lies in 1647  
Auditor's Tax Parcel 610-288199 and being subject to all 1648  
easements, restrictions and rights-of-way of record. 1649

The bearings shown herein are based on the Grid Bearing of 1650  
North 79°49'22" West for the centerline of Dublin-Granville 1651  
Road, as established by a GPS network of field observations 1652  
performed in August 2003, (State Plane Coordinate System, South 1653  
Zone, 1986 adjustment, NAD 83). 1654

This description was based on an actual field survey 1655  
performed in January 2011 under my direct supervision. 1656

All 3/4 inch iron pipes set are 30 inches in length, with 1657  
a yellow cap bearing the name "STANTEC". Robert J. Sands, 1658  
Professional Surveyor No. S-8053. 1659

The foregoing legal description may be adjusted by the 1660  
Department of Administrative Services to accommodate corrections 1661  
necessary to facilitate recordation of the deed. 1662

The real estate shall be transferred as an entire tract 1663  
and not in parcels. 1664

(B) The subject real estate shall be conveyed subject to 1665  
all easements, covenants, conditions, and restrictions of 1666  
record; all legal highways and public rights-of-way; zoning, 1667  
building, and other laws, ordinances, restrictions, and 1668  
regulations; and real estate taxes and assessments not yet due 1669  
and payable and the following reservations and restrictions: 1670

(1) There is hereby reserved to grantor, its successors 1671  
and assigns, for the use and benefit of the public, a right of 1672  
flight for the passage of aircraft in the airspace above the 1673  
surface of the subject real estate. This public right of flight 1674  
shall include the right to cause in said airspace any noise 1675  
inherent in the operation of any aircraft used for navigation or 1676  
flight through the said airspace or landing at, taking off from, 1677  
or operation on the Ohio State University Airport. 1678

(2) Grantor reserves unto itself, its successors and 1679  
assigns, for the use and benefit of the public, a right of entry 1680  
onto the subject real estate to cut, remove or lower any 1681  
building, structure, poles, trees, or other object whether 1682  
natural or otherwise, of a height in excess of Federal Aviation 1683  
Regulation (FAR) Part 77 surfaces relating to the Ohio State 1684  
University Airport. This public right shall include the right to 1685  
mark or light as obstructions to air navigation, any and all 1686  
buildings, structures, poles, trees, or other objects that may 1687  
at any time project or extend above said surfaces. 1688

(3) Grantee expressly agrees for itself, its successors and assigns, to restrict the height of structures, objects of natural growth, and other requirements set forth in Part 77 of the Federal Aviation Administration (FAA) Regulations, as amended, or any similar regulations which may hereinafter be enacted relating to the Ohio State University Airport. 1689  
1690  
1691  
1692  
1693  
1694

(4) Grantee expressly agrees for itself, its successors and assigns, to file a notice consistent with requirements of FAR Part 77 (FAA Form 7460-1) prior to constructing any facility, structure, or other item on the subject real estate. 1695  
1696  
1697  
1698

(5) Grantee expressly agrees for itself, its successors and assigns, to not hereafter use, nor permit, nor suffer use of the subject real estate in such a manner as to create electrical interference with radio communication between the installation upon the Ohio State University Airport and aircraft or as to make it difficult for fliers to distinguish between airport lights and others, or as to impair visibility in the vicinity of the airport, or as otherwise to endanger the landing, taking off, or maneuvering of aircraft. 1699  
1700  
1701  
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1703  
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1705  
1706  
1707

(6) Grantee expressly agrees for itself, its successors and assigns, to not hereafter use, permit, nor suffer use of the subject real estate in such a manner as to create a potential for attracting birds and other wildlife which may pose a hazard to aircraft. 1708  
1709  
1710  
1711  
1712

The aforesaid covenants and agreements shall run with the land, as hereinabove described, for the benefit of Grantor and its successors and assigns in the ownership and operation of the Ohio State University Airport. 1713  
1714  
1715  
1716

(C) As consideration for the conveyance of 9.009 acres of 1717

the subject real estate, grantee shall simultaneously convey at 1718  
closing to grantor fee simple title by fiduciary deed to three 1719  
parcels of land with an aggregate total of 9.009 acres, the 1720  
legal descriptions for which are to be agreed upon by grantor 1721  
and grantee. 1722

(D) To accommodate the simultaneous transfers of title, 1723  
the Auditor of State, with the assistance of the Attorney 1724  
General, shall prepare a deed to convey the subject real estate 1725  
to grantee. The deed shall be executed by the Governor in the 1726  
name of the state, countersigned by the Secretary of State, 1727  
sealed with the Great Seal of the State, presented in the Office 1728  
of the Auditor of State for recording, and delivered to the 1729  
grantee at closing. The grantee shall present the deed for 1730  
recording in the office of the Franklin County Recorder. 1731

(E) The grantee shall pay all fees and costs associated 1732  
with the exchange and conveyance of the subject real estate 1733  
described in division (A) of this section, as well as all costs 1734  
associated with the exchange and conveyance of the real estate 1735  
described in division (C) of this section, including: surveying 1736  
costs; title costs; preparation of metes and bounds property 1737  
descriptions; appraisals; environmental studies, assessments, 1738  
and remediation; and recordation costs of the deeds. 1739

(F) This section expires three years after its effective 1740  
date. 1741

**Section 12.** (A) The Governor may execute a deed in the 1742  
name of the state conveying to the City of Toledo, Lucas County, 1743  
Ohio, and to its successors and assigns, all of the state's 1744  
right, title, and interest in the following described real 1745  
estate: 1746

Being a parcel of land situated in the City of Toledo, 1747  
County of Lucas, State of Ohio, lying northerly of a property 1748  
owned by an existing railroad, and being a part of the southeast 1749  
quarter of the southeast quarter (SE $\frac{1}{4}$  of SE $\frac{1}{4}$ ) of section four 1750  
(4), town three (3) of the United States Twelve Miles Square 1751  
Reserve at the foot of the Rapids of the Miami of Lake Erie to 1752  
wit: 1753

Commencing at a found stone monument, with a capped 1754  
(D.G.L. LTD. #6783) iron pin at 0.17 feet south & 0.18 feet 1755  
east, marking the southwest corner of the said southeast  $\frac{1}{4}$  of 1756  
the southeast  $\frac{1}{4}$  (SE $\frac{1}{4}$  of SE $\frac{1}{4}$ ) of Section four (4), thence NORTH 1757  
00°-44'-36" EAST on the west line of the said southeast  $\frac{1}{4}$  of the 1758  
southeast  $\frac{1}{4}$  (SE $\frac{1}{4}$  of SE $\frac{1}{4}$ ) of Section four (4), said west line 1759  
also being the centerline of Vacated Faraday Street per City of 1760  
Toledo Ord. 1931, a distance of 42.58 feet to a set 5/8" 1761  
diameter iron rod with plastic cap (B.D.F.#8524), marking the 1762  
intersection of the said west line of the said southeast  $\frac{1}{4}$  of 1763  
the southeast  $\frac{1}{4}$  (SE $\frac{1}{4}$  of SE $\frac{1}{4}$ ) of Section four (4) with the 1764  
centerline of Vacated Hill Avenue per City of Toledo Ord. 6-33, 1765  
said point also being the Point of Beginning for this 1766  
description; 1767

1. Thence continuing NORTH 00°-44'-36" EAST on said west 1768  
line of the southeast  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$  (SE $\frac{1}{4}$  of SE $\frac{1}{4}$ ) of 1769  
Section four (4) a distance of 219.98 feet to a set MAG Nail 1770  
with a shiner, marking the intersection of said west line of the 1771  
said southeast  $\frac{1}{4}$  of the southeast  $\frac{1}{4}$  (SE $\frac{1}{4}$  of SE $\frac{1}{4}$ ) of Section four 1772  
(4) with the southerly right-of-way of Hill Avenue as it now 1773  
exists; 1774

2. Thence SOUTH 85°-55'-34" EAST on said southerly right- 1775  
of-way of Hill Avenue, as it now exists, a distance of 169.07 1776

feet to a set 5/8" diameter iron rod with plastic cap 1777  
(B.D.F.#8524), marking the intersection of said southerly right- 1778  
of-way of Hill Avenue, as it now exists, with the westerly 1779  
right-of-way of Fearing Boulevard, as it now exists; 1780

3. Thence SOUTH 04°-32'-19" EAST on said westerly right- 1781  
of-way of Fearing Boulevard, as it now exists, a distance of 1782  
128.18 feet to a set 5/8" diameter iron rod with plastic cap 1783  
(B.D.F.#8524), marking the intersection of said westerly right- 1784  
of-way for Fearing Boulevard, as it now exists, with said 1785  
centerline of Vacated Hill Avenue per City of Toledo Ord. 6-33; 1786

4. Thence SOUTH 66°-11'- 07" WEST on said centerline of 1787  
Vacated Hill Avenue per City of Toledo Ord. 6-33, a distance of 1788  
198.55 feet to the Point of Beginning of this description; 1789

Containing an Area of 30,575.63 Square Feet or 0.702 Acre 1790  
of land, more or less, and being subject to all easements, 1791  
leases and restrictions of record. All 5/8 inch diameter iron 1792  
rods are set with a plastic cap stating "B.D.F.#8524". 1793

The above described area is contained within Lucas County 1794  
Auditors Permanent Parcel Number 18-04802 listed as Parcel VI 1795  
within Lucas County Deed Volume 1959 on pages 113 & 114 having a 1796  
total area of 65,779.29 Square Feet (meas.) or 1.510 (meas.) 1797  
Acres of land more or less which has an existing PRO of 1798  
35,202.69 (meas.) Square Feet or 0.808 (meas.) Acre, more or 1799  
less and having a residue parcel total area of 30,575.63 (meas.) 1800  
Square Feet or 0.702 (meas.) Acre of Land. 1801

This legal description has been prepared on August 21st, 1802  
2014 by Bradly D. Fish, Registered Surveyor Number 8524 from an 1803  
actual field survey and documents of record, recorded within the 1804  
City of Toledo Engineering Services Division and the Lucas 1805

County Recorder's Office. Prior legals used are the following 1806  
deeds recorded in the Lucas County Recorder's Office: Book 1807  
Volume 1959, page 113 (Parcel VI), Book Volume 416, page 38. 1808

Grantor claims title by instrument(s) of record in name 1809  
"The University of Toledo", recorded in Lucas County Recorders 1810  
Deed Volume 1959 on pages 113 & 114 listed within as Parcel VI. 1811

The bearings for this survey are based on the State Plane 1812  
Coordinate System of OHIO NORTH ZONE 3401, NAD 83 (2011). All 1813  
bearings are relative thereto for the purpose of indicating 1814  
angular measurement. 1815

Prepared August 21, 2014 by Bradly D. Fish, P.S., 1816  
Registered Surveyor #8524. 1817

The foregoing legal description may be adjusted by the 1818  
Department of Administrative Services to accommodate any 1819  
corrections necessary to facilitate recordation of the deed. 1820

The real estate shall be sold as an entire tract and not 1821  
in parcels. 1822

(B) (1) The conveyance includes improvements and chattels 1823  
situated on the real estate, and is subject to all easements, 1824  
covenants, conditions, and restrictions of record; all legal 1825  
highways and public rights-of-way; zoning, building, and other 1826  
laws, ordinances, restrictions, and regulations; and real estate 1827  
taxes and assessments not yet due and payable. The real estate 1828  
shall be conveyed in "as-is, where-is, with all faults" 1829  
condition. 1830

(2) The deed may contain restrictions, exceptions, 1831  
reservations, reversionary interests, and other terms and 1832  
conditions the Director of Administrative Services determines to 1833  
be in the best interest of the state. 1834



(3) Subsequent to the conveyance, any restrictions, 1835  
exceptions, reservations, reversionary interests, or other terms 1836  
and conditions contained in the deed may be released by the 1837  
state or the University of Toledo without the necessity of 1838  
further legislation. 1839

(C) Consideration for conveyance of the subject real 1840  
estate is \$34,500.00. 1841

(D) The grantee shall pay all costs associated with the 1842  
purchase, closing, and conveyance, including surveys, title 1843  
evidence, title insurance, transfer costs and fees, recording 1844  
costs and fees, taxes, and any other fees, assessments, and 1845  
costs that may be imposed. 1846

(E) The net proceeds of the sale shall be deposited into 1847  
the state treasury to the credit of the General Revenue Fund. 1848

(F) Upon notice from the Director of Administrative 1849  
Services, the Auditor of State, with the assistance of the 1850  
Attorney General, shall prepare a deed to the real estate. The 1851  
deed shall state the consideration and shall be executed by the 1852  
Governor in the name of the state, countersigned by the 1853  
Secretary of State, sealed with the Great Seal of the State, 1854  
presented in the Office of the Auditor of State for recording, 1855  
and delivered to the grantee. The grantee shall present the deed 1856  
for recording in the office of the Lucas County Recorder. 1857

**Section 13.** (A) The Governor may execute a deed in the 1858  
name of the state conveying to the GT Technologies, Inc., a 1859  
Delaware corporation, and to its successors and assigns, all of 1860  
the state's right, title, and interest in the following 1861  
described real estate: 1862

Situated in the State of Ohio, County of Lucas, City of 1863

Toledo, and being part of Lucas County Parcel No. 18-04802 in 1864  
the West one-half of the Southeast quarter of Section 4, Town 1865  
Three, United States Twelve Mile Square Reservation bounded and 1866  
described as follows: 1867

Commencing for the parcel herein described at a brass 1868  
plate in a monument box found marking the southwest corner of 1869  
the Southeast quarter of said Section 4; 1870

Thence South 89 degrees 55 minutes 28 seconds East along 1871  
the South line of the Southeast quarter of said Section 4, a 1872  
record distance of 1342.18 feet to an  $\frac{3}{4}$  inch iron pin set on the 1873  
East line of the West one-half of the Southeast quarter of 1874  
Section 4; 1875

Thence North 00 degrees 07 minutes 31 seconds East along 1876  
the East line of the West one-half of the Southeast quarter of 1877  
said Section 4, passing the existing centerline of right of way 1878  
of Hill Avenue at a record distance of 322.56 feet, a record 1879  
distance of 363.56 feet to a MAG nail found on the Northerly 1880  
existing right of way of Hill Ave., said point being the 1881  
southwesterly property corner of the Grantor and the TRUE POINT 1882  
OF BEGINNING; 1883

Thence North 89 degrees 55 minutes 28 seconds West along 1884  
the Southerly property line of the Grantor, same being the 1885  
Northerly existing right of way line of Hill Ave., a distance of 1886  
124.79 feet to a mag nail found; 1887

Thence North 00 degrees 17 minutes 20 seconds East along 1888  
the said Westerly face of a fence line and its extension 1889  
thereof, a distance of 281.69 feet to a point in the center of a 1890  
fence post; 1891

Thence South 89 degrees 42 minutes 21 seconds East along 1892

the said Northerly face of a fence line, a distance of 123.99 1893  
feet to a point in the center of a fence post at the 1894  
intersection with the East line of the West one-half of the 1895  
Southeast quarter of Said Section 4; 1896

Thence South 00 degrees 07 minutes 31 seconds West, along 1897  
the East line of the West one-half of the Southeast quarter of 1898  
said Section 4, same being the Easterly property line of the 1899  
Grantor, a distance of 281.21 feet to the TRUE POINT OF 1900  
BEGINNING, containing 0.804 acres of land more or less, subject 1901  
however to all legal highways and prior easements of record. 1902

This description was prepared and reviewed on October 14, 1903  
2014 by DGL Consulting Engineers, LLC, R.J. Lumbrezer, 1904  
Professional Surveyor Number 8029. 1905

This description is based on a field survey made in 1906  
September of 2003 by DANSARD GROHNKE LONG LIMITED, LLC under the 1907  
direction and supervision of Kenneth E. Ducat, Registered 1908  
Surveyor No, 6783. 1909

The bearings used in the description are based on an 1910  
assumed meridian and are used only for the purpose of describing 1911  
angular measurements. 1912

The foregoing legal description may be adjusted by the 1913  
Department of Administrative Services to accommodate any 1914  
corrections necessary to facilitate recordation of the deed. 1915

The real estate shall be sold as an entire tract and not 1916  
in parcels. 1917

(B) (1) The conveyance includes improvements and chattels 1918  
situated on the real estate, and is subject to all easements, 1919  
covenants, conditions, and restrictions of record; all legal 1920  
highways and public rights-of-way; zoning, building, and other 1921

laws, ordinances, restrictions, and regulations; and real estate 1922  
taxes and assessments not yet due and payable. The real estate 1923  
shall be conveyed in "as-is, where-is, with all faults" 1924  
condition. 1925

(2) The deed may contain restrictions, exceptions, 1926  
reservations, reversionary interests, and other terms and 1927  
conditions the Director of Administrative Services determines to 1928  
be in the best interest of the state. 1929

(3) Subsequent to the conveyance, any restrictions, 1930  
exceptions, reservations, reversionary interests, or other terms 1931  
and conditions contained in the deed may be released by the 1932  
state or the University of Toledo without the necessity of 1933  
further legislation. 1934

(C) Consideration for conveyance of the subject real 1935  
estate is \$42,000.00 under a real estate purchase contract 1936  
executed by the grantee and the Director of Administrative 1937  
Services. 1938

(D) The grantee shall pay all costs associated with the 1939  
purchase, closing, and conveyance, including surveys, title 1940  
evidence, title insurance, transfer costs and fees, recording 1941  
costs and fees, taxes, and any other fees, assessments, and 1942  
costs that may be imposed. 1943

(E) The net proceeds of the sale shall be deposited into 1944  
the state treasury to the credit of the General Revenue Fund. 1945

(F) Upon notice from the Director of Administrative 1946  
Services, the Auditor of State, with the assistance of the 1947  
Attorney General, shall prepare a deed to the subject real 1948  
estate. The deed shall state the consideration and shall be 1949  
executed by the Governor in the name of the state, countersigned 1950

by the Secretary of State, sealed with the Great Seal of the State, presented in the Office of the Auditor of State for recording, and delivered to the grantee. The grantee shall present the deed for recording in the office of the Lucas County Recorder.

(G) This section expires three years after its effective date.

**Section 14.** (A) The Governor may execute a deed in the name of the state conveying to a grantee, and to the grantee's heirs and assigns or successors and assigns, all of the state's right, title, and interest in the following described real estate:

Situate in the State of Ohio, County of Athens, City of Athens, being located in Lease (Farm0 Lot 27 of township 9, Range 14, Ohio Company Purchase and being part of land conveyed to Ohio University, by deed of record in Deed Book 229, Page 319, all references being to records in the Recorder's Office, Athens County, Ohio and being more particularly described as follows:

Beginning at an iron pin in the easterly right-of-way line of Home Street (60 feet wide) at the southwesterly corner of a 0.46 acre tract leased to Conrath-Bean D.A.V. House Co., by lease of record in Lease Record 32, Page 384;

thence, North 89° 22' 19" East, along the southerly line of said 0.46 acre tract, a distance of 100.00 feet to an iron pin at the southeasterly corner of said tract;

thence, North 03° 00' 40" East, along the easterly line of said 0.46 acre tract, a distance of 176.85 feet to an iron pin in the southerly limited access right-of-way line of East State

Street; 1980

thence, South 70° 58' 28" East, along said southerly 1981  
limited access right-of-way line, 6.39 feet to an iron pin in 1982  
said line; 1983

thence, South 83° 30' 11" East, continuing along said 1984  
limited access right-of-way line, a distance of 201.56 feet to 1985  
an iron pin at an angle point in said line; 1986

thence, North 89° 22' 19" East, continuing along said 1987  
limited access right-of-way line, a distance of 200.00 feet to 1988  
an iron pin at the intersection of said line with the westerly 1989  
limited access line of U.S. Route 33; 1990

thence, South 0° 04' 24" East, along said limited access 1991  
right-of-way line of U.S. Route 33, a distance of 199.66 feet to 1992  
an iron pin; 1993

thence, South 89° 22' 19" West, crossing the Ohio 1994  
University tract, a distance of 518.51 feet to an iron pin in 1995  
the easterly right-of-way line of Home Street; 1996

thence, North 03° 00' 40" East, along said easterly right- 1997  
of-way line of Home Street, a distance of 50.41 feet to the 1998  
place of beginning, containing 2.070 acres (90,161 square feet), 1999  
more or less. 2000

Subject however, to all legal rights-of-way and/or 2001  
easements of record. 2002

The foregoing description may be adjusted by the 2003  
Department of Administrative Services to accommodate any 2004  
corrections necessary to facilitate recordation of the deed. 2005

The real estate shall be sold as an entire tract and not 2006  
in parcels. 2007

(B) (1) The conveyance includes improvements and chattels 2008  
situated on the real estate, and is subject to all leases, 2009  
easements, covenants, conditions, and restrictions of record; 2010  
all legal highways and public rights-of-way; zoning, building, 2011  
and other laws, ordinances, restrictions, and regulations; and 2012  
real estate taxes and assessments not yet due and payable. The 2013  
real estate shall be conveyed in an "as-is, where-is, with all 2014  
faults" condition. 2015

(2) The deed may contain restrictions, exceptions, 2016  
reservations, reversionary interests, and other terms and 2017  
conditions the Director of Administrative Services determines to 2018  
be in the best interest of the state. 2019

(3) Subsequent to the conveyance, any restrictions, 2020  
exceptions, reservations, reversionary interests, or other terms 2021  
and conditions contained in the deed may be released by the 2022  
state or Ohio University without the necessity of further 2023  
legislation. 2024

(C) The Director of Administrative Services shall conduct 2025  
a sale of the real estate by sealed bid auction or public 2026  
auction, and the real estate shall be sold to the highest bidder 2027  
at a price acceptable to the Director and Ohio University. The 2028  
Director shall advertise the sealed bid auction or public 2029  
auction by publication in a newspaper of general circulation in 2030  
Athens County, once a week for three consecutive weeks before 2031  
the date on which the sealed bids are to be opened. The Director 2032  
shall notify the successful bidder in writing. The Director may 2033  
reject any or all bids. 2034

The purchaser shall pay a deposit of ten per cent of the 2035  
purchase price to the Director of Administrative Services not 2036  
later than five business days after receiving a notice that the 2037

purchaser's bid has been accepted, and shall enter into a real estate purchase agreement in the form prescribed by the Department of Administrative Services. The purchaser shall pay the balance of the purchase price at closing, which shall occur not later than sixty days after execution of the purchase agreement. Payment shall be made in cash or by certified check made payable to the Treasurer of State. A purchaser who does not satisfy the conditions of the sale as prescribed in this section or the terms and conditions of the purchase agreement shall forfeit as liquidated damages the ten per cent deposit paid to the state. If a purchaser fails to complete the purchase, the Director may accept the next highest bid, subject to the foregoing conditions. If the Director rejects all bids, the Director may repeat the sealed bid auction or public auction, or may use an alternative sale process that is acceptable to Ohio University.

Ohio University shall pay advertising and other costs incident to the sale of the real estate.

(D) The grantee shall pay all costs associated with the purchase, closing, and conveyance of the subject real property, including surveys, title evidence, title insurance, transfer costs and fees, recording costs and fees, taxes, and any other fees, assessments, and costs that may be imposed.

(E) The net proceeds of the sale of the real estate shall be paid to Ohio University and deposited into the appropriate university accounts for the benefit of Ohio University.

(F) Upon payment of the purchase price, the Auditor of State, with the assistance of the Attorney General, shall prepare a deed to the subject real estate. The deed shall state the consideration and shall be executed by the Governor in the



name of the state, countersigned by the Secretary of State, 2068  
sealed with the Great Seal of the State, presented in the Office 2069  
of the Auditor of State for recording, and delivered to the 2070  
grantee. The grantee shall present the deed for recording in the 2071  
office of the Athens County Recorder. 2072

(G) This section expires three years after its effective 2073  
date. 2074

**Section 15.** (A) The Governor may execute a deed in the 2075  
name of the state conveying to a grantee, and to the grantee's 2076  
heirs and assigns or successors and assigns, all of the state's 2077  
right, title, and interest in the following described real 2078  
estate: 2079

Situate in the State of Ohio, County of Athens, City of 2080  
Athens, being located in Lease (Farm0 Lot 27 of township 9, 2081  
Range 14, Ohio Company Purchase and being part of land conveyed 2082  
to Ohio University, by deed of record in Deed Book 229, Page 2083  
319, all references being to records in the Recorder's Office, 2084  
Athens County, Ohio and being more particularly described as 2085  
follows: 2086

Commencing at an iron pin in the easterly right-of-way 2087  
line of Home Street (60 feet wide) at the southwesterly corner 2088  
of a 0.46 acre tract leased to Conrath-Bean D.A.V. House Co., by 2089  
lease of record in Lease Record 32, Page 384; 2090

thence, South 03° 00' 40" West, along said easterly right- 2091  
of-way line of Home Street, a distance of 50.41 feet to an iron 2092  
pin in said line and the Point of Beginning of the tract herein 2093  
described; 2094

thence, North 89° 22' 19" East, crossing the Ohio 2095  
University tract, a distance of 518.51 feet to an iron pin in 2096

the westerly limited access line of U.S. Route 33; 2097

thence, South 0° 04' 24" East, along said limited access 2098  
right-of-way line of U.S. Route 33, a distance of 270.01 feet to 2099  
an iron pin; 2100

thence, South 89° 22' 19" West, crossing the Ohio 2101  
University tract, a distance of 533.07 feet to an iron pin in 2102  
the easterly right-of-way line of Home Street; 2103

thence, North 03° 00' 40" East, along said easterly right- 2104  
of-way line of Home Street, a distance of 270.55 feet to the 2105  
Point of Beginning containing 3.2590 acres (141,962 square 2106  
feet), more or less. 2107

Subject however, to all legal rights-of-way and/or 2108  
easements of record. 2109

The foregoing description may be adjusted by the 2110  
Department of Administrative Services to accommodate any 2111  
corrections necessary to facilitate recordation of the deed. 2112

The real estate shall be sold as an entire tract and not 2113  
in parcels. 2114

(B) (1) The conveyance includes improvements and chattels 2115  
situated on the real estate, and is subject to all leases, 2116  
easements, covenants, conditions, and restrictions of record; 2117  
all legal highways and public rights-of-way; zoning, building, 2118  
and other laws, ordinances, restrictions, and regulations; and 2119  
real estate taxes and assessments not yet due and payable. The 2120  
real estate shall be conveyed in an "as-is, where-is, with all 2121  
faults" condition. 2122

(2) The deed may contain restrictions, exceptions, 2123  
reservations, reversionary interests, and other terms and 2124

conditions the Director of Administrative Services determines to 2125  
be in the best interest of the state. 2126

(3) Subsequent to the conveyance, any restrictions, 2127  
exceptions, reservations, reversionary interests, or other terms 2128  
and conditions contained in the deed may be released by the 2129  
state or Ohio University without the necessity of further 2130  
legislation. 2131

(C) The Director of Administrative Services shall conduct 2132  
a sale of the real estate by sealed bid auction or public 2133  
auction, and the real estate shall be sold to the highest bidder 2134  
at a price acceptable to the Director of Administrative Services 2135  
and Ohio University. The Director shall advertise the sealed bid 2136  
auction or public auction by publication in a newspaper of 2137  
general circulation in Athens County, once a week for three 2138  
consecutive weeks before the date on which the sealed bids are 2139  
to be opened. The Director shall notify the successful bidder in 2140  
writing. The Director may reject any or all bids. 2141

The purchaser shall pay a deposit of ten per cent of the 2142  
purchase price to the Director of Administrative Services not 2143  
later than five business days after receiving a notice that the 2144  
purchaser's bid has been accepted, and shall enter into a real 2145  
estate purchase agreement in the form prescribed by the 2146  
Department of Administrative Services. The purchaser shall pay 2147  
the balance of the purchase price at closing, which shall occur 2148  
not later than sixty days after execution of the purchase 2149  
agreement. Payment shall be made in cash or by certified check 2150  
made payable to the Treasurer of State. A purchaser who does not 2151  
satisfy the conditions of the sale as prescribed in this section 2152  
or the terms and conditions of the purchase agreement shall 2153  
forfeit as liquidated damages the ten per cent deposit paid to 2154

the state. If a purchaser fails to complete the purchase, the 2155  
Director may accept the next highest bid, subject to the 2156  
foregoing conditions. If the Director rejects all bids, the 2157  
Director may repeat the sealed bid auction or public auction, or 2158  
may use an alternative sale process that is acceptable to Ohio 2159  
University. 2160

Ohio University shall pay advertising and other costs 2161  
incident to the sale of the real estate. 2162

(D) The grantee shall pay all costs associated with the 2163  
purchase, closing, and conveyance, including surveys, title 2164  
evidence, title insurance, transfer costs and fees, recording 2165  
costs and fees, taxes, and any other fees, assessments, and 2166  
costs that may be imposed. 2167

(E) The net proceeds of the sale shall be paid to Ohio 2168  
University and deposited into the appropriate university 2169  
accounts for the benefit of Ohio University. 2170

(F) Upon payment of the purchase price, the Auditor of 2171  
State, with the assistance of the Attorney General, shall 2172  
prepare a deed to the subject real estate. The deed shall state 2173  
the consideration and shall be executed by the Governor in the 2174  
name of the state, countersigned by the Secretary of State, 2175  
sealed with the Great Seal of the State, presented in the Office 2176  
of the Auditor of State for recording, and delivered to the 2177  
grantee. The grantee shall present the deed for recording in the 2178  
office of the Athens County Recorder. 2179

(G) This section expires three years after its effective 2180  
date. 2181

**Section 16.** (A) The Director of Administrative Services 2182  
may execute a water line easement in the name of the state, 2183

granting to the City of Piqua, Miami County, Ohio, and its successors and assigns, a perpetual easement in the following described real estate:

Situated in section 6, Town 6, Range 6 East, City of Piqua, Miami County, Ohio being Lot 8138 as conveyed to the State of Ohio in D. B. 426, Page 70 of the Miami County Recorder's Office and being more particularly described as follows:

Commencing at the southeast corner of the above referenced Lot 8138, being the southwest corner of a tract of land conveyed to the Ohio Historical Society;

Thence along a southerly line of Lot 8138, N72°45'13"W a distance of 161.22 feet;

Thence continuing along a southerly line of Lot 8138, N34°47'23"W a distance of 130.92 feet to the True Point of Beginning;

Thence continuing along said southerly line, N34°47'23"W a distance of 46.31 feet;

Thence along lines through said Lot 8138, the following four (4) courses:

1. N75°24'41"E a distance of 28.10 feet;

2. S87°56'01"E a distance of 55.74 feet;

3. S84°09'33"E a distance of 123.94 feet;

4. S85°41'06"E a distance of 27.53 feet to a point in the east line of said Lot 8138;

Thence along the east line of said lot, S29°19'07"W a distance of 37.00 feet;

Thence along lines through said Lot 8138, the following 2211  
four (4) courses: 2212

1. N84°02'28"W a distance of 99.24 feet; 2213

2. N86°57'26"W a distance of 18.87 feet; 2214

3. N89°29'04"W a distance of 33.93 feet; 2215

4. S78°45'56"W a distance of 38.36 feet to the Point of 2216  
Beginning. 2217

The above described parcel containing 7,553 square feet 2218  
more or less. 2219

The foregoing description may be adjusted by the 2220  
Department of Administrative Services to accommodate any 2221  
corrections necessary to facilitate recordation of the easement 2222  
document. 2223

(B) The Director of Administrative Services, under 2224  
division (A) (8) of section 123.01 of the Revised Code, exercises 2225  
general custodial care of all real property of the state and has 2226  
determined that the granting of a perpetual easement affecting 2227  
an existing water supply line on property near the Johnston Farm 2228  
and Indian Reservation to the City of Piqua, would be in the 2229  
best interest of the State of Ohio. 2230

(C) The Director of Administrative Services shall prepare 2231  
and execute the perpetual water line easement document affecting 2232  
the subject real estate. 2233

(D) The consideration for granting this easement is 2234  
\$610.00. 2235

(E) The City of Piqua shall, at its sole expense, present 2236  
the fully executed easement document for recording in the office 2237

of the Miami County Recorder. 2238

(F) This section expires three years after its effective 2239  
date. 2240

**Section 17.** (A) The Governor may execute a deed in the 2241  
name of the state conveying to Quest Recovery and Prevention 2242  
Services, Inc., its successors and assigns, all of the state's 2243  
right, title, and interest in the following described real 2244  
estate: 2245

Situated in the City of Massillon, County of Stark, State 2246  
of Ohio, formerly part of the Southwest Quarter of Section 21, 2247  
Perry Township and being part of Out Lot 560 of said City, and 2248  
being part of a parcel as conveyed to the State of Ohio by Deed 2249  
Volume 293, Page 81 of the Stark County Records described as 2250  
follows: 2251

Beginning at a Stark County Monument disk (PER 113) found 2252  
at the southwest corner of said Southwest Quarter; 2253

Thence N 1°48'00" E, with the west line of said Quarter 2254  
Section and through the bounds of a 19.201 acre parcel as 2255  
conveyed to the City of Massillon by Official Record Imaging 2256  
Number 200605150029143 of the Stark County Records, a distance 2257  
of 1,388.75 feet to a nail found in concrete on a northwest line 2258  
of said City of Massillon parcel and a southeast line of said 2259  
State of Ohio parcel; 2260

Thence N 51°31'15" E, with said northwest line of the City 2261  
of Massillon parcel and southeast line of the State of Ohio 2262  
parcel 16.00 feet to a nail in concrete found at the northwest 2263  
corner of said City of Massillon parcel and the True Point of 2264  
Beginning; 2265

With new division lines through said State of Ohio parcel 2266

the following five courses: 2267

1. Thence with a non-tangent curve turning to the left 2268  
with an arc length of 492.47 feet, a radius of 493.27 feet, a 2269  
delta angle of  $57^{\circ}12'10''$ , a chord bearing of  $N 15^{\circ}35'38'' E$ , and 2270  
a chord length of 472.27 feet to a MAG nail set; 2271

2. Thence  $N 76^{\circ}45'38'' E$ , a distance of 203.26 feet to a 2272  
rebar set at a point of curvature; 2273

3. Thence with a curve turning to the right with an arc 2274  
length of 50.49 feet, a radius of 59.00 feet, a delta angle of 2275  
 $49^{\circ}02'19''$ , a chord bearing of  $S 78^{\circ}43'12'' E$ , and with a chord 2276  
length of 48.97 feet, to a rebar set at a point of tangency; 2277

4. Thence  $S 54^{\circ}12'21'' E$ , a distance of 269.66 feet to a 2278  
rebar set; 2279

5. Thence  $S 47^{\circ}55' 12'' E$ , a distance of 110.42 feet to a 2280  
rebar set on the east line of said State of Ohio parcel; 2281

With the bounds of said State of Ohio parcel the following 2282  
five courses: 2283

6. Thence  $S 11^{\circ}45'28'' W$ , with the west line of Out Lot 2284  
1031 and an 18.322 acre parcel as conveyed to the City of 2285  
Massillon by Official Records Imaging Number 200605150029143, a 2286  
distance of 47.41 feet to a 5/8 inch rebar with cap inscribed 2287  
"HINTON" found; 2288

7. Thence  $S 03^{\circ}11'52'' W$ , continuing with the west line of 2289  
said Out Lot 1031 and said 18.322 acre parcel so conveyed to the 2290  
City of Massillon a distance of 529.90 feet to a 5/8 inch rebar 2291  
found at the northeast corner of said 19.201 acre City of 2292  
Massillon parcel and the southeast corner of said State of Ohio 2293  
parcel. 2294



8. Thence N 73°17'55" W, with the north line of said 2295  
19.201 acre City of Massillon parcel a distance of 201.68 feet 2296  
to a MAG nail found; 2297

9. Thence N 53°11'29" W, with the north line of said 2298  
19.201 acre City of Massillon parcel a distance of 265.96 feet 2299  
to a 5/8 inch rebar with cap inscribed "HINTON" found; 2300

10. Thence N 66°44'59" W, with the north line of said 2301  
19.201 acre City of Massillon parcel a distance of 248.35 feet 2302  
to the point of beginning. 2303

The above described parcel contains an area of 7.956 2304  
acres, which is 346,556 square feet, none of which is in the 2305  
public right of way, as surveyed under the direction of Joseph 2306  
A. Corall, Ohio P.S. 6911 of Hammontree & Associates, Limited, 2307  
Engineers, Planners and Surveyors of North Canton, Ohio in 2308  
October 2014. 2309

The basis of bearings is The Ohio State Plane Coordinate 2310  
System, North Zone (3401), NAD 83(1986). This tract is subject 2311  
to all easements of record. All "rebar set" are 5/8 inch 2312  
reinforcing bars with caps inscribed "H&A LTD". 2313

The foregoing description may be adjusted by the 2314  
Department of Administrative Services to accommodate any 2315  
corrections necessary to facilitate recordation of the deed. 2316

The real estate shall be sold as an entire tract and not 2317  
in parcels. 2318

(B) (1) The conveyance shall include improvements and 2319  
chattels situated on the real estate, and is subject to all 2320  
easements, covenants, conditions, and restrictions of record; 2321  
all legal highways and public rights-of-way; zoning, building, 2322  
and other laws, ordinances, restrictions, and regulations; and 2323

real estate taxes and assessments not yet due and payable. The 2324  
real estate shall be conveyed in an "as-is, where-is, with all 2325  
faults" condition. 2326

(2) The deed shall contain a use restriction limiting use 2327  
of the real estate for behavioral health or addiction services 2328  
purposes only, and prohibiting the use of the subject real 2329  
estate as a locked incarcerate facility, and the deed may 2330  
contain additional restrictions, exceptions, reservations, 2331  
reversionary interests, and other terms and conditions the 2332  
Director of Administrative Services may determine to be in the 2333  
best interest of the state. 2334

(3) Subsequent to the conveyance, any restrictions, 2335  
exceptions, reservations, reversionary interests, or other terms 2336  
and conditions contained in the deed may be released by the 2337  
state or the Department of Mental Health and Addiction Services 2338  
without the necessity of further legislation. 2339

(C) Consideration for the conveyance of the real estate is 2340  
\$150,000.00, under a real estate purchase agreement as prepared 2341  
by the Department of Administrative Services. 2342

If Quest Recovery and Prevention Services, Inc., does not 2343  
complete the purchase of the real estate and close within the 2344  
time period provided in the real estate purchase agreement, the 2345  
Director of Administrative Services may use any reasonable 2346  
method of sale considered acceptable by the Department of Mental 2347  
Health and Addiction Services to locate an alternate grantee 2348  
willing to purchase the real estate. In that event, the 2349  
Department of Mental Health and Addiction Services shall pay all 2350  
advertising costs, additional fees, and other costs incident to 2351  
the sale of the real estate. 2352

(D) The grantee shall pay all costs associated with the purchase, closing, and conveyance of the subject real property, including the appraisal, surveys, title evidence, title insurance, transfer costs and fees, recording costs and fees, taxes, and any other fees, assessments, and costs that may be imposed.

(E) The net proceeds of the sale shall be deposited into the state treasury to the credit of the Department of Mental Health and Addiction Services Trust Fund under section 5119.46 of the Revised Code.

(F) Upon payment of the purchase price, the Auditor of State, with the assistance of the Attorney General, shall prepare a deed to the subject real estate. The deed shall state the consideration and shall be executed by the Governor in the name of the state, countersigned by the Secretary of State, sealed with the Great Seal of the State, presented in the Office of the Auditor of State for recording, and delivered to the grantee. The grantee shall present the deed for recording in the office of the Stark County Recorder.

(G) Prior to the closing and sale of the subject real estate, the grantee's use and possession of the subject real estate shall be governed by an existing interim lease between the Department of Administrative Services and the grantee.

(H) This section expires three years after its effective date.