

**As Reported by the Senate Local Government, Public Safety and  
Veterans Affairs Committee**

**133rd General Assembly**

**Regular Session**

**2019-2020**

**S. B. No. 259**

**Senator Sykes**

**Cosponsors: Senators Maharath, Manning**

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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 Governor's Deed 3  
in the name of the state conveying to the City of Akron, Ohio, 4  
or an alternate grantee or grantees, and its successors and 5  
assigns, all of the state's right, title, and interest in the 6  
following described real estate: 7

Situated in the City of Akron, County of Summit and State 8  
of Ohio and known as being a part of Lots 4 and 5, Tract 4, 9  
formerly Springfield Township and more fully described as 10  
follows: 11

Beginning at a drill hole found at the centerline 12  
intersection of Triplett Boulevard with Hilbish Avenue and being 13  
the northeast corner of Lot 4; Thence southwesterly along the 14  
centerline of Hilbish Avenue and the easterly line of said Lot 15  
4, S 0° 21' 00" W (bearings referenced to the Ohio Coordinate 16  
System, North Zone), 1814.38 feet to the southeast corner of Lot 17

4; Thence northwesterly along the southerly line of Lot 4 and 18  
northerly line of Lot 5, N 89° 43' 24" W, 305.44 feet to a 19  
tangent line of the centerline of George Washington Boulevard 20  
(100' R/W); Thence southwesterly along said tangent line, S 33° 21  
39' 10" W, 221.77 feet to a lead center monument formed at a 22  
point of curve on the centerline of George Washington Boulevard 23  
(N 501, 243.54/E 2,288,089.60 Ohio Coordinate System, North 24  
Zone); Thence northeasterly along the centerline of George 25  
Washington Boulevard and along the arc of a circle curving to 26  
the left (central angle = 3° 36' 18", radius = 1199.76', chord = 27  
75.48', chord bearing = N 31° 51' 02" E) 75.49 feet to a point; 28  
Thence radial to said centerline curve, N 59° 57' 08" W, 50.00 29  
feet to the southeast corner of land owned by the State of Ohio 30  
(Deed Volume 5163, Page 45) and being the True Place of 31  
Beginning for the land hereinafter described; 32

Thence N 56° 39' 49" W, 263.45 feet to a point; Thence N 33  
64° 33' 36" W, 97.32 feet to a number six rebar found; Thence N 34  
6° 31' 53" E, 42.38 feet to a number six rebar found; Thence N 35  
41°16' 00" W, 47.38 feet to a number six rebar found; Thence N 36  
35° 31' 10" W, 51.26 feet to a number six rebar found; Thence S 37  
4° 33' 59" W, 87.75 feet to a number five rebar set; Thence S 38  
18°15' 14" W, 329.06 feet to a number five rebar set; Thence S 39  
52° 38' 41" E, 345.69 feet to a number five rebar set on the 40  
westerly line of George Washington Boulevard; Thence 41  
northeasterly along said westerly line N 33° 39' 10" E, 291.04 42  
feet to a number five rebar set at a point of curve; Thence 43  
northeasterly along the arc of a circle curving to the left 44  
(central angle = 3° 36' 18", radius = 1149.76', chord = 72.33', 45  
chord bearing = N 31° 51' 02" E) 72.34 feet to the True Place of 46  
Beginning for the land hereinbefore described and containing 47  
3.1960 acres of land as surveyed by the Bureau of Engineering, 48

City of Akron, Ohio, in May, 1988, and subject to all legal	49
highways, easements and restrictions of record.	50
Summit County Parcel Nos. 6757940 and 6755127	51
Prior Instrument Reference No.: O.R. Volume 196, Pages 279	52
- 282	53
The foregoing legal description may be corrected or	54
modified by the Department of Administrative Services to a final	55
form if such corrections or modifications are needed to	56
facilitate recordation of the deed.	57
(B) (1) The conveyance shall include the improvements and	58
chattels situated on the real estate, and is subject to all	59
easements, covenants, conditions, and restrictions of record;	60
all legal highways and public rights-of-way; zoning, building,	61
and other laws, ordinances, restrictions, and regulations; and	62
real estate taxes and assessments not yet due and payable. The	63
real estate shall be conveyed in an "as-is, where-is, with all	64
faults" condition.	65
(2) The deed for the conveyance of the real estate may	66
contain restrictions, exceptions, reservations, reversionary	67
interests, or other terms and conditions the Director of	68
Administrative Services and the Board of Trustees of the	69
University of Akron determine to be in the best interest of the	70
state.	71
(3) Subsequent to the conveyance, any restrictions,	72
exceptions, reservations, reversionary interests, or other terms	73
and conditions contained in the deed may be released by the	74
state or the Board of Trustees of the University of Akron	75
without the necessity of further legislation.	76
(C) Consideration for the conveyance of the real estate	77

described in division (A) of this section shall be \$1. 78

The Director of Administrative Services shall offer the 79  
real estate to the City of Akron, Ohio, through a real estate 80  
purchase agreement. If the City of Akron, Ohio, does not 81  
complete the purchase of the real estate within the time period 82  
provided in the real estate purchase agreement, the Director of 83  
Administrative Services may use any reasonable method of sale 84  
considered acceptable by the Board of Trustees of the University 85  
of Akron to determine an alternate grantee or grantees to 86  
complete the purchase within three years after the effective 87  
date of this section. In that case, consideration for the 88  
conveyance of the real estate to an alternate grantee or 89  
grantees shall be at a price and any terms and conditions 90  
acceptable to the Director of Administrative Services and the 91  
University of Akron. The Board of Trustees of the University of 92  
Akron shall pay all advertising costs, additional fees, and 93  
other costs incident to the sale of the real estate to an 94  
alternate grantee or grantees. 95

(D) The real estate described in division (A) of this 96  
section may be conveyed as an entire tract or as multiple 97  
parcels. 98

(E) Grantee shall pay all costs associated with the 99  
purchase, closing, and conveyance of the real estate described 100  
in division (A) of this section, including surveys, title 101  
evidence, title insurance and any other fees, assessments, and 102  
costs that may be imposed, but not transfer costs and fees, 103  
recording costs and fees, which shall be paid by the Board of 104  
Trustees of the University of Akron. 105

The net proceeds of the sale shall be deposited into 106  
university accounts for purposes to be determined by the Board 107

of Trustees of the University of Akron. 108

(F) Upon execution of the real estate purchase agreement, 109  
the Auditor of State, with the assistance of the Attorney 110  
General, shall prepare a Governor's Deed to the real estate 111  
described in division (A) of this section. The Governor's Deed 112  
shall state the consideration and shall be executed by the 113  
Governor in the name of the state, countersigned by the 114  
Secretary of State, sealed with the Great Seal of the State, 115  
presented in the Office of the Auditor of State for recording, 116  
and delivered to the grantee. The grantee shall present the 117  
Governor's Deed for recording in the Office of the Summit County 118  
Recorder. 119

(G) This section expires three years after its effective 120  
date. 121