

As Reported by the Senate Government Oversight and Reform Committee

131st General Assembly

Regular Session

2015-2016

Sub. S. B. No. 364

Senator Peterson

Cosponsor: Senator Coley

A BILL

To authorize the conveyance of, and the granting of 1
perpetual easements to, state-owned real 2
property. 3

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

Section 1. (A) The Governor may execute a deed in the name 4
of the state conveying to the Board of County Commissioners of 5
Clark County, Ohio, and to its successors and assigns, all of 6
the state's right, title, and interest in the following 7
described real estate: 8

Description of 2.82 Acres 9

Situated in the State of Ohio, County of Clark, Township 10
of Springfield, and described as follows: 11

Being part of the northwest quarter of Section 3, Township 12
5, Range 9, and part of the northeast quarter of Section 9, 13
Township 5, Range 9, between the Miami Rivers Survey. 14

Beginning at a point in the centerline of the Laybourne 15
Road, North 85° 27' West, 370.0 feet from the intersection of 16
said centerline with the centerline of State Route 70 17

(Springfield and Washington C.H. Road); 18

Thence, with the centerline of Laybourne Road, North 85° 19
57' West, 650.0 feet; 20

Thence, North 29° 46' East, 248.63 feet to a pipe; 21

Thence, North 54° 27' East, 180.0 feet to a pipe; 22

Thence, South 80° 33' East, 134.22 feet to a pipe; 23

Thence, South 35° 33' East, 423.24 feet to the place of 24
beginning, containing 3.20 Acres. 25

Excepting therefrom: 26

Situated in the Township of Springfield, County of Clark, 27
State of Ohio, and in Sections 3 and 9, Town 5 East, Range 9 28
North, and bounded and described as follows: 29

PARCEL NO. 12 WL 30

Being part of the northwest quarter of Section 3 and part 31
of the northeast quarter of Section 9 and a triangular shaped 32
piece off the southeast corner of the Grantor's tract in Section 33
3 and more completely described as follows: 34

Beginning at the Grantor's southeast corner, said point 35
being on the half section line and 185.90 feet left of Station 36
959+57.98 on the centerline of U.S. 40 and bearing N. 84° 15' 37
10" W., 223.76 feet from the intersection of the half section 38
line with the centerline of U.S. 40 at Station 960+82.52; 39

Thence, N. 84° 15' 10" W., 189.30 feet along the Grantor's 40
south line and half section line to a point 342.77 feet radially 41
left of Station 958+48.47 and passing 245.84 feet left of P.T. 42
Station 959+17.82; 43

Thence, N. 4° 53' 59" E., 233.11 feet to a point on the 44

Grantor's east line 475.76 feet left of Station 960+44.34; 45

Thence S. 33° 50' 30" E., 302.45 feet along the Grantor's 46
east line to the point of beginning. 47

Contains 0.38 acres, more or less, excluding 0.12 acres of 48
right-of-way previously occupied by Laybourne Road. 49

Said stations being station number as stipulated in the 50
hereinbefore mentioned survey and as shown by plans on file in 51
the Department of Highways, Columbus, Ohio. 52

Prior Deed Reference: Vol. 452 Pg. 645 53

Auditor's Parcel Number: 30507000090001024 54

The foregoing legal description may be corrected or 55
modified by the Department of Administrative Services as 56
necessary in order to facilitate the recording of the deed. 57

(B) (1) The conveyance from the state to the grantee 58
includes all improvements and chattels currently situated on the 59
real estate, and is subject to all easements, covenants, 60
conditions, and restrictions of record; all legal highways and 61
public rights-of-way; zoning, building, and other laws, 62
ordinances, restrictions, and regulations; and real estate taxes 63
and assessments not yet due and payable. The real estate shall 64
be conveyed in an "as-is, where-is, with all faults" condition. 65

(2) The deed may contain restrictions, exceptions, 66
reservations, reversionary interests, or other terms and 67
conditions the Director of Administrative Services determines to 68
be in the best interest of the state. 69

(3) Subsequent to the conveyance, any restrictions, 70
exceptions, reservations, reversionary interests, or other terms 71
and conditions contained in the deed may be released by the 72

state or the Ohio Adjutant General's Department without the 73
necessity of further legislation. 74

(C) Consideration for the conveyance of the real estate 75
described in division (A) of this section is \$125,000. 76

The Director of Administrative Services and the Board of 77
County Commissioners of Clark County, Ohio, shall execute a real 78
estate purchase agreement in a form prescribed by the Department 79
of Administrative Services setting forth the terms and 80
conditions of the subject conveyance. If the Board of County 81
Commissioners of Clark County, Ohio, does not complete the 82
purchase of the real estate within the time period provided in 83
the real estate purchase agreement, the Director of 84
Administrative Services may use any reasonable method of sale 85
considered acceptable by the Ohio Adjutant General's Department 86
to convey the real estate to an alternate grantee not later than 87
three years after the effective date of this section. 88

(D) The real estate described in division (A) of this 89
section shall be sold as an entire tract and not in parcels. 90

(E) Grantee shall pay all costs associated with the 91
purchase, closing, and conveyance of the real estate, including 92
surveys, title evidence, title insurance, transfer costs and 93
fees, recording costs and fees, taxes, and any other fees, 94
assessments, and costs that may be imposed in connection with 95
this conveyance. 96

The net proceeds of the sale shall be deposited into the 97
state treasury to the credit of the Armory Improvements Fund in 98
accordance with section 5911.10 of the Revised Code. 99

(F) Upon receipt of written notice from the Director of 100
Administrative Services, the Auditor of State, with the 101

assistance of the Attorney General, shall prepare a deed 102
conveying title to the real estate described in division (A) of 103
this section to the grantee. The deed shall state the 104
consideration and shall be executed by the Governor in the name 105
of the state, countersigned by the Secretary of State, sealed 106
with the Great Seal of the State, presented in the Office of the 107
Auditor of State for recording, and delivered to the grantee. 108
The grantee shall present the deed for recording in the Office 109
of the Clark County Recorder. 110

(G) This section expires three years after its effective 111
date. 112

Section 2. (A) The Governor may execute a deed in the name 113
of the state conveying to Mucci Farms, Ltd. or its affiliates 114
("Grantee") and its heirs, successors, and assigns, all of the 115
state's right, title, and interest in the following described 116
real estate: 117

Situated in the Township of Huron, County of Erie, State 118
of Ohio, and is described as follows: 119

Parcel 1 120

Situated in the County of Erie in the State of Ohio, and 121
in the Township of Huron and bounded and described as follows: 122

Being the North 1/2 of Lot Number Twenty-one (21) in 123
Section Number 2, containing 55.55 acres, more or less. 124

Parcel 2 125

Situated in the Township of Huron, County of Erie and 126
State of Ohio: 127

The West Thirty (30) acres of the East Forty (40) acres 128
the South One-half (1/2) of original Lot Number Twenty-one (21), 129

in Section Number Two (2), in Huron Township, Erie County, Ohio.	130
Parcel 3	131
Situated in the Township of Huron, County of Erie and	132
State of Ohio:	133
And being the East Ten (10) acres of the South One-half	134
(1/2) of Lot Number Twenty-One (21) in Section Number Two (2) of	135
said Township. Containing Ten acres, more or less.	136
Property Address: Rye Beach Road, Huron, OH 44839	137
Parcel No.: 39-67001.000 and 39-67002.000 and 39-67003.000	138
Prior Instrument References:	139
Deed Book 373, Page 269, Deed Book 373, Page 275, Deed	140
Book 373, Page 264	141
The foregoing legal description may be corrected or	142
modified by the Department of Administrative Services as	143
necessary in order to facilitate the recording of the deed.	144
(B) (1) The conveyance includes any improvements and	145
chattels situated on the real estate, and is subject to all	146
easements, covenants, conditions, and restrictions of record:	147
all legal highways and public rights-of-way; zoning, building,	148
and other laws, ordinances, restrictions, and regulations; and	149
real estate taxes and assessments not yet due and payable. The	150
real estate shall be conveyed in an "as-is, where-is, with all	151
faults" condition.	152
(2) The deed for the conveyance of the real estate may	153
contain restrictions, exceptions, reservations, reversionary	154
interests, or other terms and conditions the Director of	155
Administrative Services determines to be in the best interest of	156

the state.	157
(3) Subsequent to the conveyance, any restrictions,	158
exceptions, reservations, reversionary interests, or other terms	159
and conditions contained in the deed may be released by the	160
state or Bowling Green State University without the necessity of	161
further legislation.	162
(C) Consideration for the conveyance of the real estate	163
described in division (A) of this section is \$730,957.50 or	164
\$7,650.00 per acre.	165
The Director of Administrative Services shall offer the	166
real estate to Mucci Farms, Ltd. through a real estate purchase	167
agreement. If Mucci Farms, Ltd. does not complete the purchase	168
of the real estate within the time period provided in the real	169
estate purchase agreement, the Director of Administrative	170
Services may use any reasonable method of sale considered	171
acceptable by Bowling Green State University to determine an	172
alternate grantee willing to complete the purchase not later	173
than three years after the effective date of this section. In	174
that case, consideration for the conveyance of the real estate	175
shall be at a price acceptable to the Director of Administrative	176
Services and Bowling Green State University. Bowling Green State	177
University shall pay all advertising costs, additional fees, and	178
other costs incident to the sale of the real estate to an	179
alternate grantee or grantees.	180
(D) The real estate described in division (A) of this	181
section may be sold as an entire tract or in separate or	182
multiple parcels.	183
(E) All costs associated with the purchase, the closing,	184
and the conveyance of the subject real property shall be paid by	185

the grantee and Bowling Green State University in the manner 186
stated in the real estate purchase agreement. 187

The net proceeds of the sale shall be paid to Bowling 188
Green State University and deposited in the appropriate 189
university account, and shall be used by Bowling Green State 190
University for debt retirement only. 191

(F) Upon payment of the purchase price, the Auditor of 192
State, with the assistance of the Attorney General, shall 193
prepare a deed to the real estate described in division (A) of 194
this section. The deed shall state the consideration and shall 195
be executed by the Governor in the name of the state, 196
countersigned by the Secretary of State, sealed with the Great 197
Seal of the State, presented in the Office of the Auditor of 198
State for recording, and delivered to the grantee. The grantee 199
shall present the deed for recording in the Office of the Erie 200
County Recorder. 201

(G) This section expires three years after its effective 202
date. 203

(H) Before the execution of the deed described in division 204
(F) of this section, possession of the real estate may be 205
governed by an existing interim lease between the Ohio 206
Department of Administrative Services and the grantee. 207

Section 3. (A) The Governor may execute a deed in the name 208
of the state conveying to Wooster Street Apartments, LLC 209
("Grantee"), and its heirs, successors, and assigns, all of the 210
state's right, title, and interest in the following described 211
real estate: 212

Being Inlot 212, less the north 10 feet; Inlot 213; the 213
north 39 feet of the west 48 feet of the south 114 feet of the 214

east 150 feet of Inlot 266; and the south 114 feet of the west 215
48 feet of Inlot 266, all in the City of Bowling Green, Wood 216
County, Ohio, which is more particularly described as follows: 217

Commencing at found hollow pipe on the easterly right-of- 218
way line of S. Prospect Street (60' Wide) marking the northwest 219
corner of said Inlot 212; 220

Thence South 00 degrees 41 minutes 00 seconds West along 221
the west line said Inlot 212 and the easterly right-of-way line 222
of S. Prospect Street (60' Wide), a distance of 10.00 feet to 223
found hollow pipe at the northwest corner of a parcel of land 224
owned by State of Ohio-Bowling Green State University, as 225
described in Deed Volume 503, Page 165 of Wood County Records, 226
said point being the "True Point of Beginning"; 227

Thence South 89 degrees 29 minutes 47 seconds East along a 228
line being 10.00 feet south of and parallel with the north line 229
of said Inlot 212 and on the southerly line of a parcel of land 230
owned by ECC Bowling Green Ohio LLC as described in O.R. 3381, 231
Page 753 of Wood County Records, a distance of 214.63 feet 232
(214.50 feet Recorded) to the westerly line of a parcel of land 233
owned by Kuhlman as described in O.R. 3434, Page 962 of Wood 234
County Records being the east line of the west 48.00 feet of the 235
south 114.00 feet of the east 150.00 feet of said Inlot 266 to a 236
found iron pin; 237

Thence South 00 degrees 41 minutes 00 seconds West along 238
the westerly line of said parcel of land owned by Kuhlman as 239
described in O.R. 3434, Page 962 of Wood County Records and 240
being the easterly line of north 39.00 feet of the west 48.00 241
feet of the south 114.00 feet of the east 150.00 feet of said 242
Inlot 266, a distance of 39.00 feet to the southeast corner of 243
the north 39.00 feet of the west 48.00 feet of the south 114.00 244

feet of the east 150.00 feet of said Inlot 266 to a found iron 245
pin; 246

Thence North 89 degrees 29 minutes 47 seconds West along 247
the southerly line of the north 39.00 feet of the west 48.00 248
feet of the south 114.00 feet of the east 150.00 feet of said 249
Inlot 266, a distance of 48.23 feet (48.00 feet Recorded) to the 250
southwest corner of the north 39.00 feet of the west 48.00 feet 251
of the south 114.00 feet of the east 150.00 feet of said Inlot 252
266 to a set iron pin; 253

Thence South 00 degrees 41 minutes 51 seconds West along 254
the east line of the west 48.00 feet of said Inlot 266 and being 255
the westerly line a parcel of land owned by Walston as described 256
in Deed Volume 623, Page 334 and a parcel of land owned by 257
Snyder as described in Deed Volume 628, Page 781 a distance of 258
76.91 feet to a set pk nail at a point on the south line of said 259
Inlot 266; 260

Thence North 87 degrees 21 minutes 01 seconds West along 261
the northerly line of a parcel of land owned by G Rem Family 262
Investors LLC as described in O.R. 3115, Page 201 and being the 263
southerly line of Inlot 266, a distance of 48.00 feet to found 264
hollow pipe marking the southwest corner of said Inlot 266, 265
point also being on the easterly line of said Inlot 213; 266

Thence South 00 degrees 03 minutes 36 seconds West along 267
the easterly line of said Inlot 213 and being the westerly line 268
of a parcel of land owned by G Rem Family Investors LLC as 269
described in O.R. 3115, Page 201 of Wood County Records and 270
being the westerly line of Inlot 184, a distance of 7.89 feet to 271
a set iron pin at the southeast corner of said Inlot 213; 272

Thence North 89 degrees 29 minutes 47 seconds West along 273

the southerly line of said Inlot 213 and being the northerly 274
line of a parcel of land owned by Snyder as described in Deed 275
Volume 2478, Page 237 of Wood County Records and being the 276
northerly line of Inlot 214, a distance of 118.49 feet to a set 277
iron pin at the southwest corner of said Inlot 213; 278

Thence North 00 degrees 41 minutes 00 seconds East along 279
the west lines of said Inlots 212 and 213 and the easterly 280
right-of-way line of S. Prospect Street (60' Wide), a distance 281
of 122.00 feet to the "True Point of Beginning"; 282

The area herein described contains 21,846 square feet, 283
0.502 acres of land, more or less, 0.152 acres within parcel 284
B07-511-190317015000, 0.180 acres within parcel B07-511- 285
190317016000, 0.127 acres within parcel B07-511-190317017000, 286
and 0.043 acres within parcel B07-511-190317018000. Subject to 287
all legal highways, leases, easements, restrictions and 288
agreements of record. 289

Prior Deed Reference: Parcel IV Described in Deed Volume 290
503, Page 165 291

NOTES: 292

1. Coordinates shown and basis of bearings were determined 293
by the Ohio State Plane coordinate system North zone (3401) and 294
83 (2011) 2002.0 epoch, units in U.S. survey feet, obtained 295
using gps equipment and the Ohio Department of Transportation 296
VRS/RTK network. Grid coordinates were used. 297

2. All Iron Pins set are 5/8" diameter rebar x 30" long 298
with cap stamped "ESA LLC". 299

3. The above description is based upon a field survey 300
performed in April, 2016. 301

The foregoing legal description may be corrected or 302
modified by the Department of Administrative Services as 303
necessary in order to facilitate the recording of the deed. 304

(B) (1) The conveyance includes improvements and chattels 305
situated on the real estate, and is subject to all easements, 306
covenants, conditions, and restrictions of record; all legal 307
highways and public rights-of-way; zoning, building, and other 308
laws, ordinances, restrictions, and regulations; and real estate 309
taxes and assessments not yet due and payable. The real estate 310
shall be conveyed in an "as-is, where-is, with all faults" 311
condition. 312

(2) The deed for the conveyance of the real estate may 313
contain restrictions, exceptions, reservations, reversionary 314
interests, or other terms and conditions the Director of 315
Administrative Services determines to be in the best interest of 316
the state. 317

(3) Subsequent to the conveyance, any restrictions, 318
exceptions, reservations, reversionary interests, or other terms 319
and conditions contained in the deed may be released by the 320
state or Bowling Green State University without the necessity of 321
further legislation. 322

(C) Consideration for the conveyance of the real estate 323
described in division (A) of this section is \$180,000. 324

The Director of Administrative Services shall offer the 325
real estate to Wooster Street Apartments, LLC through a real 326
estate purchase agreement. If Wooster Street Apartments, LLC 327
does not complete the purchase of the real estate within the 328
time period provided in the real estate purchase agreement, the 329
Director of Administrative Services may use any reasonable 330

method of sale considered acceptable by Bowling Green State 331
University to determine an alternate grantee or grantees willing 332
to complete the purchase not later than three years after the 333
effective date of this section. In that case, consideration for 334
the conveyance of the real estate shall be at a price acceptable 335
to the Director of Administrative Services and Bowling Green 336
State University. Bowling Green State University shall pay all 337
advertising costs, additional fees, and other costs incident to 338
the sale of the real estate to an alternate grantee or grantees. 339

(D) The real estate described in division (A) of this 340
section shall be sold as an entire tract and not in parcels. 341

(E) Grantee shall pay all costs associated with the 342
purchase, closing, and conveyance of the real estate, including 343
surveys, title evidence, title insurance, transfer costs and 344
fees, recording costs and fees, taxes, and any other fees, 345
assessments, and costs that may be imposed. 346

The net proceeds of the sale shall be paid to Bowling 347
Green State University and deposited in the appropriate 348
university account, and shall be used by Bowling Green State 349
University for debt retirement only. 350

(F) Upon payment of the purchase price, the Auditor of 351
State, with the assistance of the Attorney General, shall 352
prepare a deed to the real estate described in division (A) of 353
this section. The deed shall state the consideration and shall 354
be executed by the Governor in the name of the state, 355
countersigned by the Secretary of State, sealed with the Great 356
Seal of the State, presented in the Office of the Auditor of 357
State for recording, and delivered to the grantee. The grantee 358
shall present the deed for recording in the Office of the Wood 359
County Recorder. 360

(G) This section expires three years after its effective 361
date. 362

Section 4. (A) The Governor may execute a deed in the name 363
of the state conveying to Oak Openings Region Conservancy, Inc., 364
an Ohio not-for-profit corporation, and to its successors and 365
assigns, all of the state's right, title, and interest in the 366
following described real estate: 367

Description of 17.096 Acres 368

Being part of Lots 1, 2, 3 and 4 in Thayer's Addition to 369
Garden Land, a subdivision in Springfield Township, Lucas 370
County, Ohio which is bounded and described as follows: 371

Commencing at a set nail on the south line of Lot 4 at the 372
southwest corner of Lot 4 in said Thayer's Addition to garden 373
Land also being the centerline of Dorr Street and the south line 374
of Fractional Section 32 a distance of 1323.96 feet west of a 375
found bolt located at the southeast corner of Lot 1 also being 376
the southeast corner of Fractional Section 32, 377

Thence North 01° 00' 45" East along the west line of said 378
lot 4 a distance of 276.00 feet to a set 5/8 inch dia. iron rod 379
passing a set 5/8 in dia. iron rod at 30.01 feet to the Point of 380
Beginning; 381

Thence North 01° 00' 45" East continuing along the west 382
line of said Lot 4 a distance of 749.66 feet to a set 5/8 inch 383
dia. iron rod on the north line of the south ½ of said Lots 1, 384
2, 3 and 4; 385

Thence South 89° 58' 57" East along the north line of the 386
south ½ of said Lots 1, 2, 3 and 4 a distance of 1324.80 feet to 387
a set nail on the east line said Lot 1 also being the centerline 388
of King Road and the east line of Fractional Section 32 passing 389

a 5/8 inch dia. iron rod at 1294.80 feet;	390
Thence South 01° 03' 40" West along the east line of said	391
Lot 1 a distance of 30.00 feet to a set nail;	392
Thence North 89° 58' 57" West parallel to the north line	393
of the south ½ of said Lots 1, 2, 3 and 4 a distance of 485.08	394
feet to a set 5/8 inch dia. iron rod passing a set 5/8 inch dia.	395
iron rod at 30.00 feet;	396
Thence South 01° 03' 40" West a distance of 228.31 feet to	397
a set 5/8 inch dia. iron rod;	398
Thence South 88° 56' 20" East a distance of 268.57 feet to	399
a set 5/8 inch dia. iron rod;	400
Thence South 28° 33' 50" East a distance of 73.04 feet to	401
a set 5/8 inch dia. iron rod;	402
Thence South 08° 57' 37" West a distance of 390.92 feet to	403
a set 5/8 inch dia. iron rod;	404
Thence South 11° 07' 18" East a distance of 100.90 feet to	405
a set 5/8 inch dia. iron rod;	406
Thence South 00° 00' 00" West a distance of 32.70 feet to	407
a set 5/8 inch dia. iron rod on the north top of bank of Heldman	408
Ditch;	409
Thence North 87° 19' 59" West along the north top of bank	410
of Heldman Ditch a distance of 288.56 feet to a set 5/8 inch	411
dia. iron rod;	412
Thence north 30° 47' 15" West a distance of 46.51 feet to	413
a set 5/8 inch dia. iron rod;	414
Thence North 01° 45' 38" west a distance of 45.34 feet to	415
a set 5/8 inch dia. iron rod;	416

Thence South 82° 09' 33" West a distance of 40.89 feet to	417
a set 5/8 inch dia. iron rod;	418
Thence South 52° 17' 43" West a distance of 70.84 feet to	419
a set 5/8 inch dia. iron rod;	420
Thence North 88° 54' 49" West a distance of 68.93 feet to	421
a set 5/8 inch dia. iron rod;	422
Thence North 01° 02' 13" East a distance of 72.90 feet to	423
a set 5/8 inch dia. iron rod;	424
Thence North 88° 57' 47" West a distance of 33.00 feet to	425
a set 5/8 inch dia. iron rod;	426
Thence North 58° 29' 58" West a distance of 241.20 feet to	427
a set 5/8 inch dia. iron rod;	428
Thence North 01° 02' 13" East a distance of 94.00 feet to	429
a set 5/8 inch dia. iron rod;	430
Thence North 88° 57' 47" West a distance of 177.00 feet to	431
a set 5/8 inch dia. iron rod;	432
Thence South 01° 02' 13" West a distance of 164.00 feet to	433
a set 5/8 inch dia. iron rod;	434
Thence North 88° 57' 47" West a distance of 78.00 feet to	435
a set 5/8 inch dia. iron rod;	436
Thence South 21° 02' 24" East a distance of 111.78 feet to	437
a set 5/8 inch dia. iron rod;	438
Thence South 01° 02' 13" West a distance of 37.47 feet to	439
a set 5/8 inch dia. iron rod;	440
Thence North 87° 19' 59" West a distance of 32.08 feet to	441
a set 5/8 inch dia. iron rod;	442

Thence North 70° 38' 09" West a distance of 153.82 feet to 443
the point of beginning. 444

Containing 17.129 Acres of land more or less of which 445
0.021 Acres is within the Right of Way of King Road. 446

Excepting therefrom the following two (2) parcels: 447

EXCEPTION #1 448

PARCEL 2-WD 449

LUCAS COUNTY ~ KING RD (RELOCATION) AT DORR ST 450

Part of Lot 1 in Thayer's Addition to Garden Land as 451
recorded in Vol. 5, Pg. 31 of Plats and also located in 452
fractional Section 32, Town 9 South, Range 6 East, Springfield 453
Township, Lucas County, Ohio. Being bounded and described as 454
follows: 455

Commencing at the Southeast corner of Lot 1 of said 456
Thayer's Addition to Garden Land, also being the Southeast 457
corner of fractional Section 32, Town 9 South, Range 6 East, 458
being ½ inch bar in a found monument box at the intersection of 459
Dorr Street with King Road (to the north), and being station 460
102+43.51, 0.58' Rt. On the Dorr Street baseline and station 461
20+00.00 on the king road baseline; 462

Thence, South 89° 34' 56" West along the north line of 463
Section 4, town 2, United States Reserve, a distance of 178.98 464
feet to a set county monument in a monument boxset at the 465
intersection of the centerline of R/W of King Road Relocated, 466
also being 0.16 feet right of station 100+64.53 on the Dorr 467
Street baseline; 468

Thence, North 00° 25' 03" West, along the centerline of 469
R/W of King Road Relocated, a distance of 121.40 feet to a set 470

county monument in a monument box set, at a point curvature of a 471
tangent curve, also being station 41+21.40; 472

Thence, northeasterly along a curve to the right, a 473
distance of 57.46 feet to the intersection of an existing 474
property line and the extension of the grantors southerly 475
property line, said curve having a delta angle of 10° 58' 24", a 476
radius of 300.00', a chord distance of 57.37, and a chord 477
bearing of North 05° 04' 10" East, also being station 41+78.86 478
on the centerline of R/W of King Road Relocated; 479

Thence, North 87° 20' 24" West, along the extension of the 480
grantors southerly property line a distance of 34.14 feet to the 481
southeast corner of the grantors property, being the POINT OF 482
BEGINNING, also being 33.85 feet left of station 41+74.64 on the 483
centerline of R/W of King Road Relocated; 484

Thence, continuing North 87° 20' 24" West, along the 485
grantors southerly property line, a distance of 24.047 feet to a 486
set bar 58.15 feet left of station 41+72.11; 487

Thence North 04° 40' 12" East, a distance of 11.00 feet to 488
a set bar, 59.19 feet left of station 41+81.27; 489

Thence North 15° 51' 22" east, a distance of 22.42 feet to 490
a set bar 58.00 feet left of station 42+00.00; 491

Thence North 28° 51' 31" East, a distance of 26.30 feet to 492
the intersection of the grantors easterly property line, and a 493
set bar, 52.44 feet left of station 42+21.72; 494

Thence South 11° 07' 43" East, along the grantors easterly 495
property line a distance of 24.46 feet to a point 40.92 feet 496
left of station 42+03.04; 497

Thence South 00° 00' 25" East, a distance of 32.70 feet 498

back to the POINT OF BEGINNING.	499
Said described tract containing 0.021 acre (917 square feet), more or less.	500 501
Part of Auditors Parcel No. 65-55257.	502
Prior Deed Reference; 20040304-00160055.	503
This description was prepared by Dennis Pritscher, P.S. #7190, of the Lucas County Engineers Office, in December 2012, based plans prepared in this office.	504 505 506
The basis of bearings is grid North, state plane coordinate system, Ohio, north zone (3401), NAD83(2007).	507 508
All "set bars" are 5/8" diameter x 30" long rebar with a 2" diameter aluminum cap, stamped "Lucas County Engineer Office".	509 510 511
EXCEPTION #2	512
PARCEL 2-CH	513
LUCAS COUNTY ~ KING RD (RELOCATION) AT DORR ST	514
Part of Lot 1 in Thayer's Addition to Garden Land as recorded in Vol. 5, Pg. 31 of Plats and also located in fractional Section 32, Town 9 South, Range 6 East, Springfield Township, Lucas County, Ohio. Being bounded and described as follows:	515 516 517 518 519
Commencing at the Southeast corner of Lot 1 of said Thayer's Addition to Garden Land, also being the Southeast corner of fractional Section 32, Town 9 South, Range 6 East, being ½ inch bar in a found monument box at the intersection of Dorr Street with King Road (to the north), and being station 102+43.51, 0.58' Rt. On the Dorr Street baseline and station	520 521 522 523 524 525

20+00.00 on the king road baseline; 526

Thence, South 89° 34' 56" West along the north line of 527
Section 4, town 2, United States Reserve, a distance of 178.98 528
feet to a set county monument in a monument boxset at the 529
intersection of the centerline of R/W of King Road Relocated, 530
also being 0.16 feet right of station 100+64.53 on the Dorr 531
Street baseline; 532

Thence, North 00° 25' 03" West, along the centerline of 533
R/W of King Road Relocated, a distance of 121.40 feet to a set 534
county monument in a monument box set, at a point curvature of a 535
tangent curve, also being station 41+21.40; 536

Thence, northeasterly along a curve to the right, a 537
distance of 57.46 feet to the intersection of an existing 538
property line and the extension of the grantors southerly 539
property line, said curve having a delta angle of 10° 58' 24", a 540
radius of 300.00', a chord distance of 57.37, and a chord 541
bearing of North 05° 04' 10" East, also being station 41+78.86 542
on the centerline of R/W of King Road Relocated; 543

Thence, North 87° 20' 24" West, along the extension of the 544
grantors southerly property line and then the southerly property 545
line a distance of 58.61 feet to a set bar and the POINT OF 546
BEGINNING, also being 58.15 feet left of station 41+72.11 on the 547
centerline of R/W of King road Relocated; 548

Thence, continuing North 87° 20' 24" West, along the 549
grantors southerly property line a distance of 52.75 feet to a 550
point 110.59 feet left of station 41+67.68; 551

Thence North 00° 54' 58" East, a distance of 9.37 feet to 552
a point 111.92 feet left of station 41+74.44; 553

Thence South 89° 05' 02" East, a distance of 53.45 feet to 554

a set bar 59.19 feet left of station 41+81.27; 555

Thence South 04° 40' 12" West, a distance of 11.00 feet 556
back to the POINT OF BEGINNING. 557

Said described tract containing 0.012 acre (540 square 558
feet), more or less. 559

Part of Auditors Parcel No. 65-55257. 560

Prior Deed Reference; 20040304-00160055. 561

This description was prepared by Dennis Pritscher, P.S. 562
#7190, of the Lucas County Engineers Office, in December 2012, 563
based plans prepared in this office. 564

The basis of bearings is grid North, state plane 565
coordinate system, Ohio, north zone (3401), NAD83(2007). 566

All "set bars" are 5/8" diameter x 30" long rebar with a 567
2" diameter aluminum cap, stamped "Lucas County Engineer 568
Office". 569

Parent Parcel (17.129 Ac) less exceptions (0.021 Ac & 570
0.012 Ac) = 17.096 Acres 571

Auditors Parcel No. 65-55257. 572

Prior Deed Reference; 20130114-0002069. 573

The foregoing legal description may be corrected or 574
modified by the Department of Administrative Services as 575
necessary in order to facilitate the recording of the deed. 576

(B) The real estate described in division (A) of this 577
section shall be conveyed to Oak Openings Region Conservancy, 578
Inc. at a consideration of \$1 in accordance with, and subject 579
to, the terms of the July 23, 2012, Consent Order entered in the 580
case of *State of Ohio, ex rel. Michael DeWine, Attorney General* 581

of Ohio v. Kings Crossing North LLC, et al., Case No. G-4801-CI- 582
200904585-000 (Ct. of Common Pleas, Lucas County, Ohio). 583
Additionally, such real estate shall be conveyed subject to all 584
easements, covenants, conditions, and restrictions of record; 585
all legal highways; zoning, building, and other laws, 586
ordinances, restrictions and regulations; and real estate taxes 587
and assessments not yet due and payable. 588

(C) The deed to the real estate shall contain any 589
restrictions, covenants, terms and conditions required by the 590
Consent Order noted in division (B) of this section and as may 591
be determined by the Director of Administrative Services and the 592
Director of Environmental Protection to be in the best interest 593
of the state, including holding grantee responsible for all 594
ongoing maintenance of the real estate described in division (A) 595
of this section as well as the cost and labor of upkeep of the 596
fence as required in the Consent Order noted in division (B) of 597
this section. 598

(D) Before the execution of the deed described in division 599
(E) of this section, possession of the real estate described in 600
division (A) of this section shall remain with the Department of 601
Administrative Services on behalf of the Environmental 602
Protection Agency. 603

(E) The Auditor of State, with the assistance of the 604
Attorney General, shall prepare a deed to the real estate. The 605
deed shall state the consideration and shall be executed by the 606
Governor in the name of the state, countersigned by the 607
Secretary of State, sealed with the Great Seal of the State, 608
presented in the Office of the Auditor of State for recording, 609
and delivered to the grantee. The grantee shall present the deed 610
for recording in the Office of the Lucas County Recorder. 611

(F) The grantee shall pay all closing costs including the 612
costs of the conveyance of the real estate described in division 613
(A) of this section, and the recording costs of the deed. 614

(G) This section expires three years after its effective 615
date. 616

Section 5. (A) The Governor may execute a deed in the name 617
of the state conveying to the Gallia County Board of 618
Commissioners or another grantee to be determined ("Grantee"), 619
and its heirs, and to its successors and assigns, all of the 620
state's right, title, and interest in the following described 621
real estate: 622

Begin at an angle point in the right-of-way of Ohio Ave, 623
said point being 27.23 feet distant from and on an extension of 624
the northeast line of Lot 1 of Colonial Subdivision Number 2 625
(P.B. 3, Pg. 24), and being 0.50 feet from the edge of pavement 626
as referenced in Deed Volume 384, Page 477, thence, 627
northwesterly, along the northeast line of said Colonial 628
Subdivision Number 2, 480 feet+/- to an angle point in a 30 feet 629
wide street, thence, northerly, along said 30 feet wide street, 630
80 +/- feet to a point about 1 foot north of a line of large 631
trees, thence, northeasterly, running about 1 foot north of a 632
line of large trees, 595 feet +/-, to a point where a line 0.50 633
feet distant from, and parallel to the east edge of sidewalk 634
line of West Avenue intersects, thence, southeasterly along a 635
line 0.50 feet distant from, and parallel to the east edge of 636
sidewalk line of West Avenue, 330 feet +/- to a point of 637
curvature in said parallel line, thence with a curve to the 638
left, along a line 0.50 feet distant from, and parallel to the 639
east edge of pavement line of West Avenue to a point 0.50 feet 640
west of the edge of the pavement on the west side of Buckeye 641

Avenue thence, southerly on a line 0.50 feet distant from and 642
parallel to the west edge of pavement of Buckeye Avenue to a 643
point on the north side of Ohio Avenue as referenced in Deed 644
Volume 384, Page 477, thence along the north side of Ohio Avenue 645
to the beginning and containing approximately 7.7 acres. All 646
references are to records found in the offices of the Gallia 647
County Recorder. 648

The foregoing legal description may be corrected or 649
modified by the Department of Administrative Services as 650
necessary in order to facilitate the recording of the deed. 651

(B) (1) The conveyance includes improvements and chattels 652
situated on the real estate, and is subject to all easements, 653
covenants, conditions, and restrictions of record: all legal 654
highways and public rights-of-way; zoning, building, and other 655
laws, ordinances, restrictions, and regulations; and real estate 656
taxes and assessments not yet due and payable. The real estate 657
shall be conveyed in an "as-is, where-is, with all faults" 658
condition. 659

(2) The deed may contain restrictions, exceptions, 660
reservations, reversionary interests, or other terms and 661
conditions the Director of Administrative Services determines to 662
be in the best interest of the state. 663

(3) Subsequent to the conveyance, any restrictions, 664
exceptions, reservations, reversionary interests, or other terms 665
and conditions contained in the deed may be released by the 666
state or the Department of Developmental Disabilities without 667
the necessity of further legislation. 668

(C) Consideration for the conveyance of the real estate 669
described in division (A) of this section is \$1. 670

The Director of Administrative Services shall offer the real estate to the Gallia County Board of Commissioners, or other grantee, through a real estate purchase agreement. If the Board of County Commissioners of Gallia County, Ohio, or other grantee, does not complete the purchase of the real estate within the time period provided in the real estate purchase agreement, the Director of Administrative Services may use any reasonable method of sale considered acceptable by the Department of Developmental Disabilities to determine an alternate grantee or grantees willing to complete the purchase not later than three years after the effective date of this section. In that case, consideration for the conveyance of the real estate shall be at a price acceptable to the Director of Administrative Services and the Director of Developmental Disabilities. The Department of Developmental Disabilities shall pay all advertising costs, additional fees, and other costs incident to the sale of the real estate to an alternate grantee or grantees.

(D) The real estate described in division (A) of this section shall be sold as an entire tract and not in parcels.

(E) Except as otherwise specified in this section, grantee shall pay all costs associated with the purchase, closing, and conveyance of the real estate, 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.

The net proceeds of the sale shall be deposited into the state treasury to the credit of the Mental Health Facilities Improvement Fund (Fund 7033) or another fund designated by the Director of Budget and Management.

(F) (1) Upon payment of the purchase price, the Auditor of State, with the assistance of the Attorney General, shall prepare a deed to the real estate described in division (A) of this section. 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 Gallia County Recorder. 701
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(2) The intent of this conveyance is for the grantee to use the real estate for mental health and addiction treatment; therefore, the deed shall contain a restriction stating that if the real estate described in division (A) of this section is no longer being used for mental health and addiction purposes, the real estate described in division (A) of this section shall revert back to the State of Ohio at the sole discretion of the Director of Administrative Services and the Department of Developmental Disabilities, at the purchase price of the real estate described in division (A) of this section. 711
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(G) This section expires three years after its effective date. 721
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Section 6. (A) The Governor may execute a deed in the name of the state conveying to a purchaser or purchasers, and to their heirs, successors, and assigns, all of the state's right, title, and interest in the following described real estate: 723
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Situated in the State of Ohio, County of Mahoning and Township of Austintown and being Lot Number 6 (six) in Countryside Development Plat No. 1, a part of the original Austintown Township, Tract 10, as shown and delineated upon the 727
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recorded Plat thereof in Volume 80, Page 95, Recorder's Office	731
Mahoning County, Ohio.	732
Mahoning County Parcel #: 48-132-0-043.00-0	733
Prior Instrument: OR Vol. 3478 Pg. 113-114	734
The foregoing legal description may be corrected or	735
modified by the Department of Administrative Services as	736
necessary in order to facilitate the recording of the deed.	737
(B) (1) The conveyance includes improvements and chattels	738
situated on the real estate, and is subject to all easements,	739
covenants, conditions, and restrictions of record; all legal	740
highways and public rights-of-way; zoning, building, and other	741
laws, ordinances, restrictions, and regulations; and real estate	742
taxes and assessments not yet due and payable. The real estate	743
shall be conveyed in "as-is, where-is, with all faults"	744
condition.	745
(2) The deed for the conveyance of the real estate may	746
contain restrictions, exceptions, reservations, reversionary	747
interests, or other terms and conditions the Director of	748
Administrative Services and the Director of Rehabilitation and	749
Correction determine to be in the best interest of the state.	750
(3) Subsequent to the conveyance, any restrictions,	751
exceptions, reservations, reversionary interests, or other terms	752
and conditions contained in the deed may be released by the	753
state or the Department of Rehabilitation and Correction without	754
the necessity of further legislation.	755
(C) The Director of Administrative Services shall conduct	756
a sale of the real estate by sealed bid auction, and the real	757
estate shall be sold to the highest bidder at a price acceptable	758
to the Director of Administrative Services and the Director of	759

Rehabilitation and Correction. The Director of Administrative Services shall advertise the sealed bid auction by publication in a newspaper of general circulation in Mahoning County once a week for three consecutive weeks before the date on which the sealed bids are to be opened. The Director of Administrative Services shall notify the successful bidder in writing. The Director of Administrative Services may reject any or all bids.

The purchaser shall pay ten percent of the purchase price to the Director of Administrative Services not later than five business days after receiving notice that the bid has been accepted, and pay the balance of the purchase price to the Director not later than sixty days after receiving notice that the bid has been accepted. The Director and purchaser shall enter into a real estate purchase agreement, in the form prescribed by the Department of Administrative Services. Payment may be made in cash or certified bank check made payable to the Treasurer of State. A purchaser who does not complete the conditions of the sale as prescribed in this division shall forfeit as liquidated damages the ten percent of the purchase price paid to the state. If a purchaser fails to complete the purchase of the real estate, the Director of Administrative Services may accept the next highest bid, subject to the foregoing conditions. If the Director of Administrative Services rejects all bids, the Director may repeat the sealed bid auction, or may use an alternative sale process that is acceptable to the Department of Rehabilitation and Correction.

The Department of Rehabilitation and Correction shall pay all advertising costs incident to the sale of the real estate.

(D) The real estate described in division (A) of this section shall be sold as an entire tract and not in parcels.

(E) Purchaser shall pay all costs associated with the purchase, closing, and conveyance of the real estate, 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 but excluding the costs set forth in division (C) of this section.

The net proceeds of the sale shall be deposited into the state treasury to the credit of the Adult and Juvenile Correctional Facilities Bond Retirement Fund created under section 5120.092 of the Revised Code and shall be used for debt retirement only.

(F) Upon payment of the purchase price, the Auditor of State, with the assistance of the Attorney General, shall prepare a deed conveying the real estate described in division (A) of this section to the purchaser. 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 purchaser. The purchaser shall present the deed for recording in the Office of the Mahoning County Recorder.

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

Section 7. (A) The Governor may execute a deed in the name of the state conveying to Ohio Power Company or its affiliates ("Grantee"), and to its successors and assigns, all of the state's right, title, and interest in the following described real estate:

Situated in the State of Ohio, County of Ross, Township of

Union, containing a portion of the lands conveyed to The State 819
of Ohio for the benefit of the Department of Rehabilitation and 820
Correction, as recorded in Official Record 228, Page 2578, 821
(Parcel No. 37-0915151.600), all references contained herein are 822
to Ross County Recorder's records, Ross County, Ohio and being 823
more particularly bounded and described as follows: 824

Beginning at a 5/8 inch Iron Pin and Cap found at the 825
northerly corner of a 0.498 Acre tract and on the westerly line 826
of a 22.976 Acre tract, both parcels conveyed to The Ohio 827
Department of Transportation as recorded in Official Record 365, 828
Page 1308, said point also being intersection of the northerly 829
Right of Way line of Moundsville Road and the westerly Right of 830
Way line of State Route 104; 831

thence, S 63°05'41"W, 446.04' with the northerly line of 832
Moundsville Road to a 5/8 inch Iron Pin and Cap found at the 833
southwesterly corner of said 0.498 Acre tract, said point also 834
being on the north line of a 4.349 Acre tract conveyed to The 835
Ross County Board of County Commissioners, as recorded in 836
Official Record 229, Page 2300; 837

thence, S 76°00'42"W, 563.66', running with the northerly 838
line of Moundsville Road to a 5/8 inch Iron Pin and Cap found on 839
the north line of said 4.349 acre tract; 840

thence, leaving the northerly Right of Way line of said 841
Moundsville Road and running within said State of Ohio lands the 842
following two consecutive courses; 843

1) N 14°07'03"W, 372.36 to an Iron Pin and Cap set; 844

2) N 76°09'36"E, 995.77' to an Iron Pin and Cap set on the 845
west Right of Way line of said State Route 104 846

thence, S 14°43'37"E, 270.09' to the Point of Beginning 847

containing 8.000 acres of land acres, more or less, subject to 848
all streets, highways, right-of-ways, alleys, easements, 849
agreements and/or conditions of record, if any. 850

Bearings are based on the Ohio State Plane Coordinate 851
System, N.A.D. 83, Ohio South Zone. 852

This description is based on an actual field survey 853
performed on the eighteenth day of October, 2016. 854

All iron pins set are 5/8 inch diameter x 30 inch rebar 855
with a yellow plastic cap stamped "Central Surv Co., Ltd." 856

The foregoing legal description may be corrected or 857
modified by the Department of Administrative Services as 858
necessary in order to facilitate the recording of the deed. 859

(B) (1) The conveyance includes improvements and chattels 860
situated on the real estate, and is subject to all easements, 861
covenants, conditions, and restrictions of record: all legal 862
highways and public rights-of-way; zoning, building, and other 863
laws, ordinances, restrictions, and regulations; and real estate 864
taxes and assessments not yet due and payable. The real estate 865
shall be conveyed in an "as-is, where-is, with all faults" 866
condition. 867

(2) The deed for the conveyance of the real estate may 868
contain restrictions, exceptions, reservations, reversionary 869
interests, or other terms and conditions the Director of 870
Administrative Services determines to be in the best interest of 871
the state. 872

(3) Before the conveyance, any restrictions, exceptions, 873
reservations, reversionary interests, or other terms and 874
conditions contained in the deed may be released by the state or 875
the Department of Rehabilitation and Correction without the 876

necessity of further legislation. 877

(C) The Director of Administrative Services shall offer 878
the real estate to Ohio Power Company through a real estate 879
purchase agreement, in the form prescribed by the Department of 880
Administrative Services. Consideration for the conveyance of the 881
real estate shall be at a price acceptable to the Director of 882
Administrative Services and the Director of Rehabilitation and 883
Correction. If Ohio Power Company does not complete the purchase 884
of the real estate within the time period provided in the real 885
estate purchase agreement, the Director of Administrative 886
Services may use any reasonable method of sale considered 887
acceptable by the Department of Rehabilitation and Correction to 888
determine an alternate grantee willing to complete the purchase 889
not later than three years after the effective date of this 890
section. 891

(D) The real estate shall be sold as an entire tract and 892
not in parcels. 893

(E) The grantee shall pay all costs associated with the 894
purchase, closing, and conveyance of the real estate, including 895
surveys, appraisals, title evidence, title insurance, transfer 896
costs and fees, recording costs and fees, taxes, and any other 897
fees, assessments, and costs that may be imposed. 898

The net proceeds of the sale or sales shall be deposited 899
into the state treasury to the credit of the Adult and Juvenile 900
Correctional Facilities Bond Retirement Fund in accordance with 901
section 5120.092 of the Revised Code and shall be used for debt 902
retirement only. 903

(F) Upon payment of the purchase price, the Auditor of 904
State, with the assistance of the Attorney General, shall 905

prepare a deed to the real estate. The deed shall state the 906
consideration and shall be executed by the Governor in the name 907
of the state, countersigned by the Secretary of State, sealed 908
with the Great Seal of the State, presented in the Office of the 909
Auditor of State for recording, and delivered to the grantee. 910
The grantee shall present the deed for recording in the Office 911
of the Ross County Recorder. 912

(G) This section expires three years after its effective 913
date. 914

Section 8. Notwithstanding division (A)(5) of section 915
123.01 of the Revised Code, the Director of Administrative 916
Services with the Director of Rehabilitation and Correction 917
shall enter into an environmental covenant easement with an 918
appropriate party to protect a 100 foot corridor on the western 919
banks of the Big Darby Creek on the Pickaway County Orient 920
Prison site. The easement shall not preclude future outdoor 921
recreational activities including fishing, canoeing, kayaking, 922
or hiking. 923

The Director of Administrative Services, with the 924
assistance of the Attorney General, shall prepare the 925
environmental covenant easement document. The easement shall be 926
executed by the Director of Administrative Services in the name 927
of the state, presented in the Office of the Auditor of State 928
for recording, and delivered to the party. The party shall 929
present the easement for recording in the Office of the Pickaway 930
County Recorder. The party shall pay the recording costs and 931
fees. 932

Section 9. (A) The Governor may execute a deed in the name 933
of the state conveying to the selected Grantee or Grantees, 934
their heirs, successors, and assigns to be determined in the 935

manner provided in division (C) of this section, all of the 936
state's right, title, and interest in the following described 937
real estate: 938

Situated in the City of East Liverpool, County of 939
Columbiana and State of Ohio: 940

TRACT NO. 1: 941

Known as and being the East part of that certain Lot 942
Numbered Five Hundred Forty-two (542), as said Lot is numbered 943
and distinguished on the recorded plat of Josiah Thompson's 944
First Addition to said City of East Liverpool, Ohio, and more 945
particularly bounded and described by beginning at the Northwest 946
corner of the intersection of Robinson (now East Fourth Street) 947
and College Streets, and running thence on the West line of 948
College Street Northward One Hundred Nine (109) feet to Pleasant 949
Lane; thence on the South line of Pleasant Lane Westward thirty- 950
six (36) feet; thence on a line parallel with said College 951
Street southward One Hundred Nine (109) feet to a point on the 952
North line of Robinson (now East Fourth) Street; thence on the 953
North line of Robinson (now East Fourth) Street Eastward Thirty- 954
six (36) feet to the place of beginning. Plat Book 1, Page 12. 955

Tax Parcel No. 37-08296.000 956

TRACT NO. 2: 957

Known as and being the southeast rectangular corner of Lot 958
Number Five Hundred Forty-one (541), as said Lot is numbered and 959
distinguished on the recorded plat of Josiah Thompson's First 960
Addition to said City of East Liverpool, Ohio. Said part of said 961
Lot herein described and hereby conveyed is bounded and more 962
specifically described as follows, to wit: Beginning at the 963
southeast corner of said Lot No. 541, which said place of 964

beginning is the northwest corner of the intersection of College Street and Pleasant Lane; thence extending from said place of beginning North 33 feet with the east line of said Lot 541, to the northeast corner of the premises hereby conveyed; thence extending west 54 ½ feet, with a line parallel to and 33 feet distant north from the south line of said Lot No. 541, to the northwest corner of the premises hereby conveyed; thence extending south 33 feet, with a line parallel to and 54 ½ feet distant west from the east line of said Lot No. 541, to a point in the south line of said Lot No. 541; thence extending east 54 ½ feet, with the south line of said Lot No. 541, to said place of beginning. Said premises are otherwise described as follows: Bounded on the east by the west line of College Street; bounded on the south by the north line of Pleasant Lane; bounded on the West by a line parallel to and 54 ½ feet distant west from the west line of said College Street; and bounded on the north by a line parallel to and 33 feet distant north from the north line of Pleasant Lane. For purposes of describing said premises, said College Street is considered to extend north and south, and said Pleasant Lane is considered to extend east and west. Plat Book 1, Page 12.

AND BEING the same property conveyed to Kent State University from the American National Red Cross by Warranty Deed dated April 28, 2009 and recorded May 14, 2009 in Book 1681, Page 470. (TRACTS 1 and 2)

Tax Parcel No. 37-05974.000

TRACT NO. 3:

Known as and being that part of Lot Number Five Hundred Forty-two (542) as said Lot is numbered and distinguished on the recorded plat of Josiah Thompson's First Addition, Plat Book 1,

Page 12, which is bounded and described as follows: 995

Commencing at a point on the north side of Robinson 996
Street, now known as East Fourth Street, thirty-six (36) feet 997
eastward of the south west corner of said Lot, and running 998
thence northward, in line parallel with Grove Alley, one hundred 999
nine (109) feet to Pleasant Lane; thence with the south side of 1000
Pleasant Lane eastward thirty-seven (37) feet; thence in line 1001
parallel with College Street, southward one hundred nine (109) 1002
feet to the north side of Robinson Street, now known as East 1003
Fourth Street; thence with the north side of Robinson Street, 1004
now known as East Fourth Street, westward thirty-seven (37) feet 1005
to the place of beginning. 1006

Subject to all legal highways and easements of record. 1007

AND BEING the same property conveyed to Kent State 1008
University Board of Trustees from Kathleen P. Treasure, htta 1009
Kathleen P. Altdoerffer, married, by Warranty Deed dated April 1010
26, 2008 and recorded May 9, 2008 in Book 1626, Page 450. 1011

Tax Parcel No. 37-05208.000 1012

The foregoing legal description may be corrected or 1013
modified by the Department of Administrative Services as 1014
necessary in order to facilitate the recording of the deed. 1015

(B) (1) The conveyance shall include the improvements and 1016
chattels situated on the real estate, and is subject to all 1017
easements, covenants, conditions, and restrictions of record; 1018
all legal highways and public rights-of-way; zoning, building, 1019
and other laws, ordinances, restrictions, and regulations; and 1020
real estate taxes and assessments not yet due and payable. The 1021
real estate shall be conveyed in an "as-is, where-is, with all 1022
faults" condition. 1023

(2) The deed may contain restrictions, exceptions, 1024
reservations, reversionary interests, and other terms and 1025
conditions the Director of Administrative Services determines to 1026
be in the best interest of the state. 1027

(3) Subsequent to the conveyance, any restrictions, 1028
exceptions, reservations, reversionary interests, or other terms 1029
and conditions contained in the deed may be released by the 1030
state or Kent State University without the necessity of further 1031
legislation. 1032

The deed or deeds may contain restrictions prohibiting the 1033
grantee or grantees from occupying, using, developing, or 1034
selling the real estate if the occupation, use, development, or 1035
sale will interfere with the quiet enjoyment of neighboring 1036
state-owned land. 1037

(C) The Director of Administrative Services shall conduct 1038
a sale of the real estate by sealed bid auction or public 1039
auction, and the real estate shall be sold to the highest bidder 1040
at a price acceptable to the Director of Administrative Services 1041
and Kent State University. The Director of Administrative 1042
Services shall advertise the sealed bid auction or public 1043
auction by publication in a newspaper of general circulation in 1044
Columbiana County, once a week for three consecutive weeks 1045
before the date on which the sealed bids are to be opened or the 1046
public auction held. The Director of Administrative Services 1047
shall notify the successful bidder in writing. The Director of 1048
Administrative Services may reject any or all bids. 1049

The purchaser shall pay ten percent of the purchase price 1050
to the Director of Administrative Services not later than five 1051
business days after receiving the notice the bid has been 1052
accepted and shall enter into a real estate purchase agreement, 1053

in the form prescribed by the Department of Administrative 1054
Services. Payment shall be made by certified check made payable 1055
to the Treasurer of State. The purchaser shall submit the 1056
balance of the purchase price to the Director of Administrative 1057
Services at closing. A purchaser who does not complete the 1058
conditions of the sale as prescribed in this division shall 1059
forfeit as liquidated damages the ten percent of the purchase 1060
price paid to the state. If a purchaser fails to complete the 1061
purchase, the Director of Administrative Services may accept the 1062
next highest bid, subject to the foregoing conditions. If the 1063
Director of Administrative Services rejects all bids, the 1064
Director may repeat the sealed bid auction or public auction, or 1065
may use an alternative sale process that is acceptable to Kent 1066
State University. Any subsequent costs attributed to the 1067
marketing of a secondary sale shall be the responsibility of 1068
Kent State University. 1069

(D) The real estate described in division (A) of this 1070
section shall be sold as an entire tract and not in parcels. 1071

(E) Purchaser shall pay all costs associated with the 1072
purchase, closing, and conveyance, including surveys, title 1073
evidence, title insurance, transfer costs and fees, recording 1074
costs and fees, taxes, and any other fees, assessments, and 1075
costs that may be imposed. 1076

(F) The net proceeds of the sale of the real estate shall 1077
be paid to Kent State University and deposited in the 1078
appropriate university accounts, and shall be used by Kent State 1079
University for debt retirement only. 1080

(G) Upon payment of the purchase price, the Auditor of 1081
State, with the assistance of the Attorney General, shall 1082
prepare a deed conveying the real estate described in division 1083

(A) of this section to the purchaser. The deed shall state the 1084
consideration and shall be executed by the Governor in the name 1085
of the state, countersigned by the Secretary of State, sealed 1086
with the Great Seal of the State, presented in the Office of the 1087
Auditor of State for recording, and delivered to the Grantee. 1088
The purchaser shall present the deed for recording in the Office 1089
of the Columbiana County Recorder. 1090

(H) This section expires three years after its effective 1091
date. 1092

Section 10. (A) The Governor may execute a deed in the 1093
name of the state conveying to the Board of Education of East 1094
Clinton Local School District ("Grantee"), its successors and 1095
assigns, all of the state's right, title, and interest in the 1096
following described real estate: 1097

Situated in the State of Ohio, County of Clinton, Village 1098
of New Vienna, Green Township and VMS#1078, and being a 15.00 1099
acres tract of land out of an original 100.72 acres tract (with 1100
exceptions) as conveyed to Leone H. Wolfe in Deed Book 252, Page 1101
540 (Parcel 2) at the Clinton County Recorder's Office, Clinton 1102
County, Ohio, said 15.000 acres being more particularly 1103
described as follows: 1104

Beginning at a PK nail found in the centerline of State 1105
Route 28, and in the southern boundary of said 100.72 tract; 1106

Thence, along said centerline of State Route 28 S 81 deg 1107
42' 35" W, a distance of 70.42 feet to a railroad spike set in 1108
said centerline of State Route 28; 1109

Thence, crossing said State Route 28, and crossing said 1110
100.72 acres tract N 08 deg 25' 32" W a distance of 172.73 feet 1111
to an iron pin set; 1112

Thence, crossing said 100.72 acres tract, S 81 deg 34' 28" 1113
W a distance of 305.70 feet to an iron pin set in the eastern 1114
boundary of Lot 6M of Wilbur Huffman Subdivision of record with 1115
said Recorder's Office as an extension of the Village of New 1116
Vienna; 1117

Thence, along the western boundary of said 100.72 acres 1118
tract and the eastern boundary of said Wilbur Huffman 1119
Subdivision, N 43 deg 30' 03" W, a distance of 346.10 feet to an 1120
iron pin set at the northeastern corner of Lot 1M of said Wilbur 1121
Huffman Subdivision, at a northwestern corner of said 100.72 1122
acres tract, and in the southern boundary of a 0.36 acres tract 1123
as conveyed to Thomas J. Hicks of record in Deed Book 82, Page 1124
96 at said Recorder's Office; 1125

Thence, along a northern boundary of said 100.72 acres 1126
tract and the southern boundaries of the following tracts: 1127

0.46 acres to L. & D. Barley in Deed Book 117, Page 201; 1128

0.61 acres to Charles & Maxine M. Clark in Deed Book 273, 1129
Page 264, 1130

0.64 acres to Robert & Ann M. Norman in Deed Book 95, Page 1131
521, 1132

0.48 acres to Wilma J. Crossham in Deed Book 175, Page 99, 1133

0.34 acres to Kristopher R. Cochran in deed Book 120, Page 1134
789, 1135

N 45 deg 30' 00" E a distance of 516.12 feet to an iron 1136
pin set at the southeastern corner of said 0.34 acres tract; 1137

Thence, along the eastern boundary of said 0.34 acres 1138
tract and a western boundary of said 100.72 acres tract, N 45 1139
deg 01' 35" W a distance of 22.44 feet to an iron pin set in the 1140

eastern boundary of said 0.34 acres tract, in a western boundary 1141
of said 100.72 acres tract, and at the southwestern corner of a 1142
0.500 acres tract as conveyed to Virginia Hilderbrant as 1143
recorded in Deed Book 230, Page 131 at said Recorder's Office; 1144

Thence along a northern boundary of said 100.72 acres 1145
tract and the southern boundaries of said 0.500 acres 1146
Hilderbrant tract and a 0.439 acres tract as conveyed to G. L. 1147
P. and Brewer J. Brewer of record in Deed Book 286, Page 876 at 1148
said Recorder's Office, N 46 deg 22' 32" E (passing an iron pin 1149
found at the southwestern corner of said 0.439 acres tract at a 1150
distance of 223.44 feet) a total distance of 319.44 feet to an 1151
iron pin set; at the southeastern corner of said 0.439 acres 1152
tract and in the northern boundary of said 100.72 acres tract; 1153

Thence crossing said 100.72 acres tract the following two 1154
courses: 1155

1) S 44 deg 02' 41" E a distance of 400.00 feet to an iron 1156
pin set; 1157

2) S 35 deg 54' 34" E a distance of 740.37 feet to a 1158
railroad spike set in the southern boundary of said 100.72 acres 1159
tract and in the centerline of said State Route 28; 1160

Thence along the centerline of said State Route 28 and the 1161
southern boundary of said 100.72 acres tract S 83 deg 16' 45" W 1162
a distance of 664.73 feet to the point of beginning containing 1163
15.000 acres more or less, and being subject to all easements, 1164
restrictions and right-of-ways (if any) or previous record. 1165

This description was prepared by Civil Engineering 1166
Associates, Inc., Columbus, Ohio from an actual field survey of 1167
the premises in September of 1995. The basis of bearings is N 45 1168
deg 30' 00" E for a northern boundary of said 100.72 acres tract 1169

as conveyed in Deed Book 252, Page 540. 1170

The foregoing legal description may be corrected or 1171
modified by the Department of Administrative Services as 1172
necessary in order to facilitate the recording of the deed. 1173

(B) The real estate was originally conveyed to the state 1174
as collateral for school construction facility bonds. Once the 1175
construction project was completed, the intention was for the 1176
state to convey title of this real estate to the East Clinton 1177
Local School District. The purpose of this legislation is to 1178
fulfill this intention. 1179

(C) The real estate described in division (A) of this 1180
section shall be conveyed as an entire tract and not in parcels. 1181

(D) Consideration for the conveyance of the real estate 1182
described in division (A) of this section is \$1. 1183

(E) The grantee shall pay all costs associated with the 1184
purchase and conveyance of the real estate including recording 1185
costs and fees. 1186

(F) The net proceeds of the conveyance shall be deposited 1187
into the state treasury to the credit of the General Revenue 1188
Fund. 1189

(G) Upon payment of the purchase price, the Auditor of 1190
State, with the assistance of the Attorney General, shall 1191
prepare a deed to the real estate. The deed shall state the 1192
consideration and the terms and conditions of the conveyance. 1193
The deed shall be executed by the Governor in the name of the 1194
state, countersigned by the Secretary of State, sealed with the 1195
Great Seal of the State, presented in the Office of the Auditor 1196
of State for recording, and delivered to the grantee. The 1197
grantee shall present the deed for recording in the Office of 1198

the Clinton County Recorder. 1199

(H) This section shall expire three years after its 1200
effective date. 1201

Section 11. (A) The Governor may execute a deed in the 1202
name of the state conveying to the Board of Education of the 1203
Northridge Local School District, and to its successors and 1204
assigns, all of the state's right, title, and interest in the 1205
following described real estate: 1206

Situated in the Township of Liberty, County of Licking and 1207
State of Ohio, and bounded as described as follows: 1208

Being in range fourteen (14), township three (3) and 1209
quarter township number one (1), of the United States Military 1210
Tract and being a part of lot number four (4) in the plat survey 1211
of Bushnell, the County Surveyor, lying in the west half of 1212
Quarter Township or section number one (1) and being in the same 1213
real estate conveyed to Ralph L. Parrill and Donna J. Parrill 1214
and Donald Parrill and C. Katharine Parrill by Alfred M. Kass 1215
and Frank Kass, Trustees of the Joseph F. Kass Trust, by deed 1216
dated September 22, 1977 and recorded in deed record volume 767, 1217
page 544, and being more particularly described as follows: 1218

Beginning at a point in the centerline of U. S. Highway 1219
Route (62) and the intersection of the west boundary of said lot 1220
number four (4); 1221

Thence, continuing southward along the west boundary of 1222
lot number (4) a distance of 2,303 feet to a point which marks 1223
the southern boundary of lot number four (4) and the northern 1224
boundary of lot number seven (7); 1225

Thence, eastward along the common boundary of lot number 1226
(4) and lot number seven (7) a distance of 560 feet to a point, 1227

which is also 786.4 feet from the eastern boundary of lot number 1228
four (4); 1229

Thence, northward on a line parallel to the western 1230
boundary of lot number four (4) a distance of 2,643 feet to a 1231
point in the centerline of U. S. Highway Route 62; 1232

Thence southwestwardly along the centerline of U. S. 1233
Highway Route 62 to the point at the intersection of U. S. 1234
Highway Route 62 to the point at the intersection of U. S. 1235
Highway Route 62 and the western boundary of lot number four (4) 1236
which is the point of beginning and containing 31.792 acres more 1237
or less subject to all rights of way, easements and 1238
restrictions, if any, of previous record. 1239

EXCEPTING THEREFROM THE FOLLOWING: 1240

Situate in the State of Ohio, the County of Licking, the 1241
Township of Liberty, being part of Lot No. 4 in the First 1242
Quarter of Township No. 3, Range No. 14, U. S. M. Lands, also 1243
being part of a 31.792 Acre Tract conveyed to Ralph L. and Donna 1244
J. Parrill, as the same is shown of record in Official Record 1245
Book No. 14, Page No. 772 in the records of the Recorder's 1246
Office, Licking County, Ohio and being more particularly 1247
described as follows. 1248

Beginning at a point in U. S. Route No. 62 (Johnstown- 1249
Utica Road), said point being North 60°31'00" East, a distance 1250
of 371.98 feet from a point where the Westerly line of Lot No. 4 1251
intersects the centerline of U. S. Route No. 62 (Johnstown-Utica 1252
Road); 1253

Thence, from said point of beginning, North 60°31'00" East 1254
and along the centerline of U. S. Route No. 62 (Johnstown-Utica 1255
Road) and along the Northerly line of the above mentioned 31.792 1256

Acre Tract, a distance of 299.98 feet to a point; 1257

Thence, South 04°04'07" West and along the Easterly line 1258
of said 31.792 Acre Tract and along the Westerly line of a 1259
certain 51.508 Acre Tract conveyed to Donald and C. Katherine 1260
Parrill, as shown of record in Official Record Book No. 14, Page 1261
768 and passing an Iron Pin on line at 54.00 feet, a distance of 1262
431.80 feet to an Iron Pin; 1263

Thence, North 85°55'53" West, a distance of 250.00 feet to 1264
an Iron Pin; 1265

Thence, North 04°04'07" East and parallel to the Easterly 1266
line of said 31.792 Acre Tract and passing an Iron Pin on line 1267
at 212.00 feet, a distance of 266.00 feet to the place of 1268
beginning and containing 2.002 Acres, subject to all easements 1269
and/or restrictions shown of record, also subject to all legal 1270
right-of-way. Leaving after said exception 29.790 acres, more or 1271
less. 1272

Prior Instrument Reference: Official Record 915 Page 925 1273
PPN: 39-114834-01.000 1274

The foregoing legal description may be corrected or 1275
modified by the Department of Administrative Services as 1276
necessary in order to facilitate the recording of the deed. 1277

(B) Consideration for the conveyance of the real estate is 1278
\$1. 1279

(C) The real estate shall be sold as an entire tract and 1280
not in parcels. 1281

(D) The Auditor of State, with the assistance of the 1282
Attorney General, shall prepare a deed to the real estate. The 1283
deed shall state the consideration and shall be executed by the 1284

Governor in the name of the state, countersigned by the 1285
Secretary of State, sealed with the Great Seal of the State, 1286
presented in the Office of the Auditor of State for recording, 1287
and delivered to the grantee. The grantee shall present the deed 1288
for recording in the Office of the Licking County Recorder. 1289

(E) The grantee shall pay the costs of the conveyance of 1290
the real estate, including recordation costs of the deed. 1291

(F) The net proceeds of the conveyance shall be deposited 1292
into the state treasury to the credit of the General Revenue 1293
Fund. 1294

(G) This section expires three years after its effective 1295
date. 1296

Section 12. (A) Notwithstanding division (A) (5) of section 1297
123.01 of the Revised Code, the Director of Administrative 1298
Services may execute a perpetual easement in the name of the 1299
state granting to the City of Piqua and to its successors and 1300
assigns, a perpetual water line easement located at the Johnston 1301
Farm and Indian Agency Historic Site and legally described as 1302
follows: 1303

Situated in Section 6, Town 6, Range 6 East, City of 1304
Piqua, Miami County, Ohio being Lot 8138 as conveyed to the 1305
State of Ohio in D.B. 426 Page 70 of the Miami County Recorder's 1306
Office and being more particularly described as follows: 1307

Commencing at the southeast corner of the above referenced 1308
Lot 8138, being the southwest corner of a tract of land conveyed 1309
to the Ohio Historical Society; 1310

Thence along a southerly line of Lot 8138, N72°45'13"W a 1311
distance of 161.22 feet; 1312

Thence continuing along a southerly line of Lot 8138, 1313
N34°47'23"W a distance of 200.22 feet to the True Point of 1314
Beginning; 1315

Thence continuing along said southerly line, N34°47'23"W a 1316
distance of 25.87 feet; 1317

Thence along lines through said Lot 8138, S85°25'01"E a 1318
distance of 277.88 feet to a point in the east line of said Lot 1319
8138; 1320

Thence along the east line of said lot, S29°19'07"W a 1321
distance of 22.02 feet; 1322

Thence along a line through said Lot 8138, N85°25'01"W a 1323
distance of 252.26 to the Point of Beginning. 1324

The above described parcel containing 5,301 square feet 1325
more or less. 1326

The foregoing legal description may be corrected or 1327
modified by the Department of Administrative Services as 1328
necessary in order to facilitate the recording of the easement. 1329

(B) The perpetual easement shall state the obligations of, 1330
and the duties to be observed and performed by, the City of 1331
Piqua, Ohio, with regard to the perpetual easement, and shall 1332
require the City of Piqua, Ohio, to assume perpetual 1333
responsibility for operating, maintaining, repairing, 1334
reconstructing, and replacing an existing water supply line on 1335
the real estate. 1336

(C) The consideration for the granting of this easement is 1337
\$426. 1338

(D) The Director of Administrative Services, with the 1339
assistance of the Attorney General, shall prepare and execute 1340

the perpetual easement document. The perpetual easement shall 1341
state the consideration and the terms and conditions for the 1342
granting of the perpetual easement. The perpetual easement shall 1343
be executed by the Director of Administrative Services in the 1344
name of the state, presented in the Office of the Auditor of 1345
State for recording, and delivered to the City of Piqua, Ohio. 1346
The City of Piqua, Ohio, shall present the perpetual easement 1347
for recording in the Office of the Miami County Recorder. The 1348
City of Piqua, Ohio, shall pay the recording costs and fees. 1349

(E) This section expires three years after its effective 1350
date. 1351

Section 13. (A) The Governor may execute a deed in the 1352
name of the state conveying to the Board of Trustees of the 1353
Columbus Metropolitan Library, a county library district, (body 1354
politic and corporate pursuant to section 3375.33 of the Revised 1355
Code) ("Grantee") its successors and assigns, all of the state's 1356
right, title, and interest in the following described real 1357
estate: 1358

Tract One 1359

0.278 ACRE TRACT 1360

Situated in the State of Ohio, County of Franklin, City of 1361
Columbus, being all of Lot 28 and part of Lot 29 of the Eastwood 1362
Heights Addition Plat Book 4, Page 109 as conveyed to The Ohio 1363
State University by deed of record in Instrument No. 1364
199904090088853 as recorded in the Franklin County Recorder's 1365
Office and being further described as follows: 1366

Beginning at a mag nail set in the northerly line of Lot 1367
29 at the intersection of the extension of the southerly 1368
existing right of way line of Eastwood Avenue (50' Wide) and the 1369

westerly line of a 0.016 acre tract located in Lot 29 and 1370
conveyed as right of way to the City of Columbus in Official 1371
Record 7778, Page C07; 1372

Thence South 03°52'26" West, a distance of 139.95 feet 1373
leaving said southerly existing right of way line and passing 1374
through said Lot 29 to a ¾" iron pipe found in the southerly 1375
line of Lot 29 at the intersection of the extension of the 1376
northerly existing right of way line of Elmwood Alley (20' 1377
Wide); 1378

Thence North 87°37'31" West, a distance of 86.67 feet in 1379
the southerly line of Lots 29 and 28 along said northerly 1380
existing right of way line to a ¾" iron pipe at the 1381
southeasterly corner of Lot 27 and a parcel of land conveyed to 1382
Surreal Estate, LLC by deed of record in Instrument No. 1383
201510090143918; 1384

Thence North 03°52'26" East, a distance of 139.95 feet 1385
leaving said northerly existing right of way line and along the 1386
easterly line of Lot 27 and said Surreal Estate parcel to a ¾" 1387
iron pipe found on the southerly existing right of way line of 1388
Eastwood Avenue and being the northeasterly corner of Lot 27 and 1389
said Surreal Estate parcel; 1390

Thence South 87°37'31" East, a distance of 86.67 feet in 1391
the northerly line of Lots 28 and 29 along the southerly 1392
existing right of way line of Eastwood Avenue to the TRUE POINT 1393
OF BEGINNING and containing 0.278 acres, more or less, of which 1394
0.016 acres as conveyed to the City of Columbus in Official 1395
Record 7778, Page B19 are within the present road occupied. 1396

Of the above described tract, 0.147 acres, more or less, 1397
are located within Auditor's Parcel No. 010-051904 and 0.131 1398

acres (PRO 0.016 acres), more or less, are located within 1399
Auditor's Parcel No. 010-018902. 1400

The basis of bearing of South 85°58'02" East on the 1401
southerly existing right of way line of Long Street is 1402
referenced to the State Plane Coordinate System South Zone NAD 1403
83 (NSRS 2011). 1404

This description was prepared by Tony W. Meacham, Ohio 1405
Professional Surveyor No. 7799 from an actual field survey 1406
performed in 2016 by Korda/Nemeth Engineering, Inc. 1407

Iron pins set are 5/8" x 30" rebar topped by an orange cap 1408
stamped "KNE PS NO. 7799." 1409

Tract Two 1410

0.299 ACRE TRACT 1411

Situated in the State of Ohio, County of Franklin, City of 1412
Columbus, being all of Lots 30-31 of the Eastwood Heights 1413
Addition Plat Book 4, Page 109 as conveyed to The Ohio State 1414
University by deed of record in Instrument No. 199904090088853 1415
as recorded in the Franklin County Recorder's Office and being 1416
further described as follows: 1417

Beginning at a mag nail set at the intersection of the 1418
northerly existing right of way line of Eastwood Avenue (50' 1419
Wide) and the westerly existing right of way line of Taylor 1420
Avenue (Width Varies), said intersection also being the 1421
southeasterly corner of Lot 30 of the Eastwood Heights Addition; 1422

Thence North 87°37'31" West, a distance of 89.37 feet 1423
along said northerly existing right of way line to a ¾" iron 1424
pipe found at the southeasterly corner of Lot 32 and a parcel of 1425
land conveyed to Kenneth A. Fischer by deed of record in 1426

Instrument No. 199903290076857; 1427

Thence North 03°52'26" East, a distance of 146.85 feet 1428
leaving said northerly existing right of way line and along the 1429
easterly line of Lot 32 and said Fischer parcel to an iron pin 1430
set on the southerly existing right of way line of Maplewood 1431
Alley (20' Wide) and being the northeasterly corner of Lot 32 1432
and said Fischer parcel; 1433

Thence South 85°58'02" East, a distance of 89.34 feet 1434
leaving the easterly line of Lot 32 and said Fischer parcel 1435
along said southerly existing right of way line to a mag nail 1436
set at the intersection of said southerly existing right of way 1437
line and the westerly existing right of way line of Taylor 1438
Avenue (Width Varies); 1439

Thence South 03°52'26" West, a distance of 144.26 feet 1440
leaving said southerly existing right of way line and along said 1441
westerly existing right of way line to the TRUE POINT OF 1442
BEGINNING and containing 0.299 acres, more or less, of which 1443
0.000 acres are within the present road occupied. 1444

Of the above described tract, 0.149 acres, more or less, 1445
are located within Auditor's Parcel No. 010-009288, and 0.150 1446
acres, more or less, are located within Auditor's Parcel No. 1447
010-034261. 1448

The basis of bearing of South 85°58'02" East on the 1449
southerly existing right of way line of Long Street is 1450
referenced to the State Plane Coordinate System South Zone NAD 1451
83 (NSRS 2011). 1452

This description was prepared by Tony W. Meacham, Ohio 1453
Professional Surveyor No. 7799 from an actual field survey 1454
performed in 2016 by Korda/Nemeth Engineering, Inc. 1455

Iron pins set are 5/8" x 30" rebar topped by an orange cap 1456
stamped "KNE PS NO. 7799." 1457

Tract Three 1458

0.723 ACRE TRACT 1459

Situated in the State of Ohio, County of Franklin, City of 1460
Columbus, being part of Lot 71 and all of Lots 72-75 of the 1461
Eastwood Heights Addition Plat Book 4, Page 109 as conveyed to 1462
The Ohio State University by deed of record in Instrument No. 1463
199904090088853 as recorded in the Franklin County Recorder's 1464
Office and being further described as follows: 1465

Beginning at a mag nail set at the intersection of the 1466
southerly existing right of way line of Long Street (70' Wide) 1467
and the westerly existing right of way line of Taylor Avenue 1468
(Width Varies), said intersection also being the northeasterly 1469
corner of Lot 75 of the Eastwood Heights Addition; 1470

Thence South 03°52'26" West, a distance of 149.59 feet 1471
along said westerly existing right of way line and the easterly 1472
line of Lot 75 to a mag nail set at the intersection of said 1473
westerly existing right of way line and the northerly existing 1474
right of way line of Maplewood Alley (20' Wide); 1475

Thence North 85°58'02" West, a distance of 210.42 feet 1476
leaving said westerly existing right of way line and the 1477
southeasterly corner of Lot 75, in the southerly line of Lots 75 1478
through 71 and along said northerly existing right of way line 1479
to an iron pin set at the southeasterly corner of a parcel of 1480
land conveyed to Daniel E. Laprade by deed of record in 1481
Instrument No. 199903290076857; 1482

Thence North 03°52'26" East, a distance of 149.59 feet 1483
along the easterly line of said Daniel E. Laprade parcel and 1484

through Lot 71 of the Eastwood Heights Addition to a $\frac{3}{4}$ " iron 1485
pipe found at the southerly existing right of way line of Long 1486
Street; 1487

Thence South $85^{\circ}58'02''$ East, a distance of 210.42 feet 1488
leaving the easterly line of said Daniel E. Laprade parcel and 1489
in the northerly line of Lots 71 through 75 and along said 1490
southerly existing right of way line to the TRUE POINT OF 1491
BEGINNING and containing 0.723 acres, more or less, of which 1492
0.000 acres are within the present road occupied. 1493

Of the above described tract, 0.109 acres, more or less, 1494
are located within Auditor's Parcel No. 010-008037, 0.153 acres, 1495
more or less, are located within Auditor's Parcel No. 010- 1496
018858, 0.077 acres, more or less, are located within Auditor's 1497
Parcel No. 010-015832, 0.077 acres, more or less, are located 1498
within Auditor's Parcel No. 010-003205, 0.077 acres, more or 1499
less, are located within Auditor's Parcel No. 010-023435 and 1500
0.230 acres, more or less, are located within Auditor's Parcel 1501
No. 010-028592. 1502

The basis of bearing of South $85^{\circ}58'02''$ East on the 1503
southerly existing right of way line of Long Street is 1504
referenced to the State Plane Coordinate System South Zone NAD 1505
83 (NSRS 2011). 1506

This description was prepared by Tony W. Meacham, Ohio 1507
Professional Surveyor No. 7799 from an actual field survey 1508
performed in 2016 by Korda/Nemeth Engineering, Inc. 1509

Iron pins set are $\frac{5}{8}$ " x 30" rebar topped by an orange cap 1510
stamped "KNE PS NO. 7799." 1511

The foregoing legal description may be corrected or 1512
modified by the Department of Administrative Services as 1513

necessary in order to facilitate the recording of the deed. 1514

(B) (1) The conveyance shall include the improvements 1515
situated on the real estate, and is subject to all easements, 1516
covenants, conditions, and restrictions of record; all legal 1517
highways and public rights-of-way; zoning, building, and other 1518
laws, ordinances, restrictions, and regulations; and real estate 1519
taxes and assessments not yet due and payable. The real estate 1520
shall be conveyed in an "as-is, where-is, with all faults" 1521
condition. 1522

(2) The deed for the conveyance of the subject real estate 1523
may contain restrictions, exceptions, reservations, reversionary 1524
interests, and other terms and conditions specified in the real 1525
estate purchase agreement entered into by the parties, and/or 1526
the resolution adopted by the Board of Trustees of The Ohio 1527
State University approving the sale. 1528

(3) Subsequent to the conveyance, any restrictions, 1529
exceptions, reservations, reversionary interests, or other terms 1530
and conditions contained in the deed may be released by the 1531
Board of Trustees of The Ohio State University without the 1532
necessity of further legislation. 1533

(C) Consideration for the conveyance of the real estate 1534
described in division (A) of this section is \$187,000. 1535

(D) Each of the tracts described in division (A) of this 1536
section shall be conveyed in its entirety and may not be 1537
conveyed as a portion of any tract. 1538

(E) All costs associated with the purchase, closing, and 1539
conveyance of the real estate described in division (A) of this 1540
section shall be paid by the grantee and The Ohio State 1541
University in the manner provided for in the real estate 1542

purchase agreement. 1543

The net proceeds of the sale shall be deposited into 1544
university accounts for purposes to be determined by the Board 1545
of Trustees of The Ohio State University. 1546

(F) Subsequent to the effective date of this act, the 1547
Department of Administrative Services shall request the Auditor 1548
of State, with the assistance of the Attorney General, to 1549
prepare a deed for the conveyance of the real estate described 1550
in division (A) of this section. The deed shall state the 1551
consideration and shall be executed by the Governor in the name 1552
of the state, countersigned by the Secretary of State, sealed 1553
with the Great Seal of the State, presented in the Office of the 1554
Auditor of State for recording, and delivered to the Grantee. 1555
The Grantee shall present the deed for recording in the Office 1556
of the Franklin County Recorder. 1557

(G) This section expires three years after its effective 1558
date. 1559

Section 14. (A) The Governor may execute a deed in the 1560
name of the state conveying to GZD Investments LLC, an Ohio 1561
limited liability company ("Grantee"), and to its successors and 1562
assigns, or to an alternate grantee as set forth below in 1563
division (C) of this section, all of the state's right, title, 1564
and interest in the following described real estate: 1565

PARCEL 1 1566

Situate in the State of Ohio, County of Franklin, City of 1567
Gahanna, being located in Quarter Township 1, Township 1, Range 1568
17, United States Military Lands and being part of the 22.950 1569
acre tract conveyed to The Vista at Rocky Fork, Limited 1570
Partnership, by deed of record in Official Record 15946B20, all 1571

references being to records in the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at a point in the westerly right-of-way line of Hamilton Road at the southwesterly corner of a 1.152 acre tract conveyed to The City of Gahanna, by deed of record in Official Record 15946B09, said point also being in the southerly line of said The Vista at Rocky Fork L.P. 22.950 acre tract, the northerly line of the 57.265 acre tract conveyed to Academy Development Limited Partnership, by deed of record in Official Record 15030C06;

thence North 85° 51' 10" West, along said northerly line of the Academy Development L.P. 57.265 acre tract, a distance of 485.00 feet to a point;

thence North 15° 23' 12" East, a distance of 74.20 feet to a point;

thence North 67° 00' 00" East, a distance of 215.00 feet to a point;

thence North 89° 00' 00" East, a distance of 180.00 feet to a point;

thence South 85° 50' 13" East, a distance of 100.00 feet to a point in the westerly right-of-way line of Hamilton Road, the westerly line of the City of Gahanna 1.152 acre tract;

thence South 4° 09' 47" West, along said right-of-way line of Hamilton Road, being 50 feet westerly, as measured at right angles and parallel with the centerline of Hamilton Road, a distance of 187.00 feet to the place of beginning, containing 1.713 acres, more or less.

Franklin County Parcel No. 025-009951-00

Prior Instrument Reference: 199803200064415	1600
PARCEL 2	1601
Being situated in the City of Gahanna, Franklin County,	1602
Ohio and being more particularly described as follows:	1603
Being Lot 1 of Lion Academy Village as the same is	1604
numbered and delineated upon the recorded plat thereof, of	1605
record in Plat Book 75, Page 99, Recorder's Office, Franklin	1606
County, Ohio.	1607
Franklin County Parcel No. 025-009952-00	1608
Prior Instrument Reference: 199803200064417	1609
The foregoing legal description may be corrected or	1610
modified by the Department of Administrative Services as	1611
necessary in order to facilitate the recording of the deed.	1612
(B) (1) The conveyance shall include the improvements and	1613
chattels situated on the real estate, and is subject to all	1614
easements, covenants, conditions, and restrictions of record;	1615
all legal highways and public rights-of-way; zoning, building,	1616
and other laws, ordinances, restrictions, and regulations; and	1617
real estate taxes and assessments not yet due and payable. The	1618
real estate shall be conveyed in an "as-is, where-is, with all	1619
faults" condition.	1620
(2) The deed or deeds for the conveyance of the real	1621
estate may contain restrictions, exceptions, reservations,	1622
reversionary interests, or other terms and conditions specified	1623
in the real estate purchase agreement and/or the resolution	1624
adopted by the Board of Trustees of The Ohio State University.	1625
(3) Subsequent to the conveyance, any restrictions,	1626
exceptions, reservations, reversionary interests, or other terms	1627

and conditions contained in the deed may be released by the 1628
state or the Board of Trustees of The Ohio State University 1629
without the necessity of further legislation. 1630

(C) Consideration for the conveyance of the real estate 1631
described in division (A) of this section is \$1,100,000, and 1632
such conveyance shall be pursuant to a real estate purchase 1633
agreement containing any terms and conditions acceptable to the 1634
Board of Trustees of The Ohio State University. 1635

If GZD Investments LLC does not complete the purchase of 1636
the real estate within the time period provided in the real 1637
estate purchase agreement, The Ohio State University may use any 1638
reasonable method of sale considered acceptable to the Board of 1639
Trustees of The Ohio State University to select an alternate 1640
grantee or grantees to complete the purchase not later than 1641
three years after the effective date of this act. All 1642
advertising costs, additional fees, and other costs incidental 1643
to the sale of the real estate to an alternate grantee or 1644
grantees, shall be negotiated by The Ohio State University as 1645
specified in a real estate purchase agreement with the alternate 1646
grantee or grantees. 1647

(D) The real estate described in division (A) of this 1648
section may be conveyed as an entire tract or as multiple 1649
parcels. 1650

(E) All costs associated with the purchase, the closing, 1651
and the conveyance of the real property shall be paid by the 1652
grantee and The Ohio State University in the manner stated in 1653
the real estate purchase agreement. 1654

The net proceeds of the sale shall be deposited into 1655
university accounts for purposes to be determined by the Board 1656

of Trustees of The Ohio State University. 1657

(F) Upon adoption of a resolution by the Board of Trustees 1658
of The Ohio State University, the Auditor of State, with the 1659
assistance of the Attorney General, shall prepare a deed to the 1660
real estate described in division (A) of this section. The deed 1661
shall state the consideration and shall be executed by the 1662
Governor in the name of the state, countersigned by the 1663
Secretary of State, sealed with the Great Seal of the State, 1664
presented in the Office of the Auditor of State for recording, 1665
and delivered to the grantee. The grantee shall present the deed 1666
for recording in the Office of the Franklin County Recorder. 1667

(G) This section expires three years after its effective 1668
date. 1669

Section 15. (A) The Governor may execute a deed in the 1670
name of the state conveying to Lennox Station Holdings LLC, an 1671
Ohio limited liability company, and to its successors and 1672
assigns, all of the state's right, title, and interest in the 1673
following described real estate: 1674

The East Half of the 1675

Alley west of Olentangy River Road and north of King Avenue 1676

(0.055 Acre) 1677

Situated in the State of Ohio, County of Franklin, 1678
Township of Clinton, and being the easterly half of a 20 foot 1679
wide alley of Joseph Berger's Subdivision, as the same is shown 1680
and delineated upon the recorded plat thereof, of record in Plat 1681
Book 4, Page 221, Recorder's Office, Franklin County, Ohio, as 1682
vacated by the Franklin County Commissioners by Resolution No. 1683
787-00 and on file in Road Record 28, Page 82 in the Offices of 1684
the Franklin County Engineer, said alley being more particularly 1685

described as follows: 1686

Being a 20 foot wide alley bounded on the south by the 1687
northerly right-of-way line of a 10 foot wide alley of said 1688
subdivision, bounded on the west by the easterly lines of Lots 1689
No. 2 through No. 7 of said subdivision, bounded on the north by 1690
the northerly boundary line of said subdivision, and bounded on 1691
the east by the westerly line of Lot No.1 of said subdivision, 1692
containing 0.110 acres, more or less. 1693

Said easterly half of the alley contains 0.055 acres, more 1694
or less. 1695

The foregoing legal description may be corrected or 1696
modified by the Department of Administrative Services as 1697
necessary in order to facilitate the recording of the deed. 1698

(B) (1) The conveyance includes improvements situated on 1699
the real estate, and is subject to all easements, covenants, 1700
conditions, and restrictions of record; all legal highways and 1701
public rights-of-way; zoning, building, and other laws, 1702
ordinances, restrictions, and regulations; and real estate taxes 1703
and assessments not yet due and payable. The real estate shall 1704
be conveyed in an "as-is, where-is, with all faults" condition. 1705

(2) The deed for the conveyance of the real estate may 1706
contain restrictions, exceptions, reservations, reversionary 1707
interests, and other terms and conditions specified in the real 1708
estate purchase agreement entered into by the parties, and/or 1709
the resolution adopted by the Board of Trustees of The Ohio 1710
State University approving the sale. 1711

(3) Subsequent to the conveyance, any restrictions, 1712
exceptions, reservations, reversionary interests, or other terms 1713
and conditions contained in the deed may be released by the 1714

state or The Ohio State University without the necessity of 1715
further legislation. 1716

(C) Consideration for the conveyance of the real estate 1717
described in division (A) of this section is \$95,000. 1718

The Ohio State University shall offer the real estate to 1719
the Lennox Station Holdings LLC through a real estate purchase 1720
agreement. If Lennox Station Holdings LLC does not complete the 1721
purchase of the real estate within the time period provided in 1722
the real estate purchase agreement, the Director of 1723
Administrative Services may use any reasonable method of sale 1724
considered acceptable by The Ohio State University to determine 1725
an alternate grantee willing to complete the purchase not later 1726
than three years after the effective date of this section. The 1727
Ohio State University shall pay all advertising costs, 1728
additional fees, and other costs incident to the subsequent sale 1729
of the real estate. 1730

(D) The real estate described in division (A) of this 1731
section shall be sold as an entire tract and not in parcels. 1732

(E) All costs associated with the purchase, the closing, 1733
and the conveyance of the real estate described in division (A) 1734
of this section shall be paid by the grantee and The Ohio State 1735
University, in the manner stated in the real estate purchase 1736
agreement. 1737

The net proceeds of the sale shall be deposited into 1738
university accounts and used by the Board of Trustees of The 1739
Ohio State University for debt retirement only. 1740

(F) Upon the effective date of this act, the Department of 1741
Administrative Services shall request the Auditor of State, with 1742
the assistance of the Attorney General, to prepare a deed for 1743

the conveyance of the real estate described in division (A) of 1744
this section. The deed shall state the consideration and shall 1745
be executed by the Governor in the name of the state, 1746
countersigned by the Secretary of State, sealed with the Great 1747
Seal of the State, presented in the Office of the Auditor of 1748
State for recording, and delivered to the grantee. The grantee 1749
shall present the deed for recording in the Office of the 1750
Franklin County Recorder. 1751

(G) This section expires three years after its effective 1752
date. 1753

Section 16. (A) The Governor may execute a deed in the 1754
name of the state conveying to Carnegie Management and 1755
Development Corporation, an Ohio corporation, and to its 1756
successors and assigns, all of the state's right, title, and 1757
interest in the following described real estate: 1758

Parcel 1 1759

Situated in the Township of Springfield, City of 1760
Mansfield, County of Richland, State of Ohio and being part of 1761
the southwest quarter of Section 12, Township 21 North, Range 19 1762
West, and being a portion of the property conveyed to State of 1763
Ohio (The Ohio State University) by Deed Volume 562, Page 211 of 1764
the Richland County Recorder's records, and being more 1765
particularly described as follows: 1766

Beginning for the same at an iron pin set in the northeast 1767
corner of said southwest quarter; 1768

Thence, the following FOUR courses: 1769

1. South 00 degrees 18 minutes 06 seconds West, 520.08 1770
feet along the east line of said quarter to an iron pin set; 1771

2. South 88 degrees 47 minutes 12 seconds west, 925.90 1772
feet to an iron pin found in the southeast corner of a parcel 1773
conveyed to 55 Lex-Springmill Inv. Ltd. by Official Record 1774
Volume 1107, Page 878; 1775

3. North 00 degrees 19 minutes 03 seconds east, 520.08 1776
feet along the east line of said 55 Lex-Springmill Inv. Ltd. 1777
Parcel to an iron pin set on the north line of said southwest 1778
quarter; 1779

4. North 88 degrees 47 minutes 12 seconds east, 925.75 1780
feet along said north line of said quarter to the Place of 1781
Beginning and containing 11.050 acres, more or less, and subject 1782
to all legal highways, easements, leases, reservations, and use 1783
restrictions of record. 1784

According to survey by K.E. McCartney & Associates, Inc. 1785
made August, 2016. 1786

Richland County Parcel No. 039-91-500-02-000 1787

Parcel 2 1788

Situated in the Township of Springfield, City of Ontario, 1789
County of Richland, State of Ohio and being part of the 1790
southwest quarter of Section 12, Township 21 North, Range 19 1791
West, and being a portion of the property conveyed to State of 1792
Ohio (The Ohio State University) by Deed Volume 562, Page 211 of 1793
the Richland County Recorder's records, and being more 1794
particularly described as follows: 1795

Commencing at an iron pin set in the northeast corner of 1796
said southwest quarter; thence, South 00 degrees 18 minutes 06 1797
seconds West, 520.08 feet along the east line of said quarter to 1798
an iron pin set, the Place of Beginning of the parcel herein 1799
described: 1800

Thence, the following FOUR courses: 1801

1. South 00 degrees 18 minutes 06 seconds West, 887.04 1802
feet along the east line of said quarter to an iron pin set on 1803
the former centerline of Walker Lake Road-(C.H. 164); 1804

2. South 89 degrees 14 minutes 50 seconds West, 925.97 1805
feet along the centerline of Walker Lake Road to a point in the 1806
southeast corner of a parcel conveyed to Charles L. Gilbert, 1807
Trustee U/A/W Charles L. Gilbert Living Revocable Trust dated 1808
6/7/10 by Official Record Volume 2033, Page 476 and Marilyn A. 1809
Gilbert, Trustee U/A/W/ Marilyn A. Gilbert Living Revocable 1810
Trust dated 6/7/10 by Official Record Volume 2033, Page 472; 1811

3. North 00 degrees 19 minutes 03 seconds East, 879.61 1812
feet along the east line of said Gilbert Trust parcel to an iron 1813
pin found in the northeast corner thereof, and passing through 1814
an iron pin found for reference at 42.75 feet; 1815

4. North 88 degrees 47 minutes 12 seconds East, 925.90 1816
feet to the Place of Beginning and containing 18.772 acres, more 1817
or less, and subject to all legal highways, easements, leases, 1818
reservations, and use restrictions of record. 1819

According to survey by K.E. McCartney & Associates, Inc. 1820
made August, 2016. 1821

Richland County Parcel No. 038-60-500-61-000 1822

The foregoing legal description may be corrected or 1823
modified by the Department of Administrative Services as 1824
necessary in order to facilitate the recording of the deed. 1825

(B) (1) The conveyance includes the improvements and 1826
chattels situated on the real estate, and is subject to all 1827
easements, covenants, conditions, and restrictions of record; 1828

all legal highways and public rights-of-way; zoning, building, 1829
and other laws, ordinances, restrictions, and regulations; and 1830
real estate taxes and assessments not yet due and payable. The 1831
real estate shall be conveyed in an "as-is, where-is, with all 1832
faults" condition. 1833

(2) The deed or deeds may contain restrictions, 1834
exceptions, reservations, reversionary interests, or other terms 1835
and conditions specified in the real estate purchase agreement 1836
and/or the resolution adopted by the Board of Trustees of The 1837
Ohio State University. 1838

(3) Subsequent to the conveyance, any restrictions, 1839
exceptions, reservations, reversionary interests, or other terms 1840
and conditions contained in the deed or deeds may be released by 1841
the state or the Board of Trustees of The Ohio State University 1842
without the necessity of further legislation. 1843

(C) Consideration for the conveyance of the real estate 1844
described in division (A) of this section is \$417,508, and such 1845
conveyance shall be pursuant to a real estate purchase agreement 1846
containing any terms and conditions acceptable to the Board of 1847
Trustees of The Ohio State University. 1848

If Carnegie Management and Development Corporation does 1849
not complete the purchase of the real estate within the time 1850
period provided in the real estate purchase agreement, The Ohio 1851
State University may use any reasonable method of sale 1852
considered acceptable to the Board of Trustees of The Ohio State 1853
University to select an alternate grantee or grantees to 1854
complete the purchase not later than three years after the 1855
effective date of this section. All advertising costs, 1856
additional fees, and other costs incidental to the sale of the 1857
real estate to an alternate grantee or grantees shall be 1858

negotiated by The Ohio State University and specified in a real 1859
estate purchase agreement with the alternate grantee or 1860
grantees. 1861

(D) The real estate described in division (A) of this 1862
section may be conveyed as an entire tract or as multiple 1863
parcels. 1864

(E) All costs associated with the purchase, closing, and 1865
conveyance of the real estate shall be paid by the grantee or 1866
grantees and The Ohio State University in the manner stated in 1867
the real estate purchase agreement. 1868

The net proceeds of the sale shall be deposited into 1869
university accounts for purposes to be determined by the Board 1870
of Trustees of The Ohio State University. 1871

(F) Upon adoption of a resolution by the Board of Trustees 1872
of The Ohio State University, the Auditor of State, with the 1873
assistance of the Attorney General, shall prepare a deed or 1874
deeds to the real estate described in division (A) of this 1875
section. The deed or deeds shall state the consideration and 1876
shall be executed by the Governor in the name of the state, 1877
countersigned by the Secretary of State, sealed with the Great 1878
Seal of the State, presented in the Office of the Auditor of 1879
State for recording, and delivered to the grantee or grantees. 1880
The grantee or grantees shall present the deed or deeds for 1881
recording in the Office of the Richland County Recorder. 1882

(G) This section expires three years after its effective 1883
date. 1884

Section 17. (A) Notwithstanding division (A) (5) of section 1885
123.01 of the Revised Code, the Director of Administrative 1886
Services may execute a perpetual easement in the name of the 1887

state granting to the City of Columbus, Ohio, and to its 1888
successors and assigns, a perpetual easement for sanitary sewer 1889
purposes burdening the following described real estate: 1890

Situated in the State of Ohio, County of Franklin, City of 1891
Columbus, lying in Quarter Township 3, Township 1, Range 18, 1892
United States Military Lands, being on, over, and across that 1893
193 acre and 62 pole tract conveyed to State of Ohio (Ohio State 1894
University) by deed of record in Deed Book 103, Page 547 and 1895
that 32.093 acre tract of land conveyed to State of Ohio (Ohio 1896
State University) by deed of record Deed Book 602, Page 561, 1897
respectively, (all references are to the records of the 1898
Recorder's Office, Franklin County, Ohio) and being more 1899
particularly described as follows: 1900

Beginning, for reference, at a 3/4" solid iron pin in a 1901
monument box found in the centerline of right-of-way of King 1902
Avenue, located at King Avenue centerline station 20+00.00 as 1903
shown on Cannon Drive Centerline Plat of record in Plat Book __, 1904
Page _____; 1905

thence North 86° 57' 16" West, with said centerline, a 1906
distance of 6.78 feet, to the centerline intersection of King 1907
Avenue with Street A (a private right-of-way) as shown on said 1908
Cannon Drive Centerline Plat, located at King Avenue centerline 1909
station 19+93.22 and Street A centerline station 10+00.00 as 1910
shown on said Cannon Drive Centerline Plat; 1911

thence North 03° 10' 49" East, with the centerline of 1912
Street A, a distance of 30.00 feet, to the northerly right-of- 1913
way line of King Avenue; 1914

thence North 86° 57' 16" West, with said northerly right- 1915
of-way line, a distance of 31.87 feet, to the True Point of 1916

Beginning;	1917
thence North 86° 57' 16" West, continuing with said	1918
northerly right-of-way line, a distance of 75.43 feet, to a	1919
point;	1920
thence crossing said State of Ohio (Ohio State University)	1921
tracts, the following courses and distances;	1922
North 65° 48' 57" West, a distance of 113.10 feet to a	1923
point;	1924
North 87° 09' 14" West, a distance of 191.16 feet to a	1925
point;	1926
North 01° 10' 50" West, a distance of 360.52 feet to a	1927
point;	1928
North 02° 58' 17" East, a distance of 197.58 feet to a	1929
point;	1930
North 03° 14' 49" East, a distance of 258.02 feet to a	1931
point;	1932
North 03° 06' 18" East, a distance of 334.05 feet to a	1933
point;	1934
North 03° 36' 49" East, a distance of 282.00 feet to a	1935
point;	1936
North 03° 07' 04" East, a distance of 308.57 feet to a	1937
point;	1938
North 68° 33' 20" East, a distance of 108.14 feet to a	1939
point;	1940
North 17° 58' 13" West, a distance of 77.82 feet to a	1941
point;	1942

North 19° 07' 27" West, a distance of 229.82 feet to a point;	1943
	1944
North 18° 52' 44" West, a distance of 230.37 feet to a point;	1945
	1946
North 51° 13' 14" East, a distance of 61.96 feet to a point;	1947
	1948
South 88° 00' 53" East, a distance of 320.39 feet to a point;	1949
	1950
South 85° 15' 52" East, a distance of 133.54 feet to a point;	1951
	1952
North 85° 26' 41" East, a distance of 176.73 feet to a point;	1953
	1954
North 48° 13' 13" East, a distance of 63.47 feet to a point;	1955
	1956
South 41° 46' 47" East, a distance of 30.00 feet to a point;	1957
	1958
South 48° 13' 13" West, a distance of 73.57 feet to a point;	1959
	1960
South 85° 26' 41" West, a distance of 189.27 feet to a point;	1961
	1962
North 85° 15' 52" West, a distance of 135.26 feet to a point;	1963
	1964
North 88° 00' 53" West, a distance of 308.52 feet to a point;	1965
	1966
South 51° 13' 14" West, a distance of 29.77 feet to a point;	1967
	1968

South 18° 52' 44" East, a distance of 209.26 feet to a point;	1969 1970
South 19° 07' 27" East, a distance of 230.06 feet to a point;	1971 1972
South 17° 58' 13" East, a distance of 106.35 feet to a point;	1973 1974
South 68° 33' 20" West, a distance of 117.10 feet to a point;	1975 1976
South 03° 07' 04" West, a distance of 289.43 feet to a point;	1977 1978
South 03° 36' 49" West, a distance of 282.00 feet to a point;	1979 1980
South 03° 06' 18" West, a distance of 333.95 feet to a point;	1981 1982
South 03° 14' 49" West, a distance of 257.98 feet to a point;	1983 1984
South 02° 58' 17" West, a distance of 196.42 feet to a point;	1985 1986
South 01° 10' 50" East, a distance of 331.48 feet to a point;	1987 1988
South 87° 09' 14" East, a distance of 168.84 feet to a point;	1989 1990
South 65° 48' 57" East, a distance of 123.09 feet to a point;	1991 1992
South 78° 59' 39" East, a distance of 61.14 feet to a point;	1993 1994

South 03° 02' 44" West, a distance of 17.95 feet to the True Point of Beginning, containing 2.387 acres, more or less. 1995
1996

The bearings shown on these plans were transferred from a field traverse originating from and tying to Franklin County Survey Control Monuments, including MORLAN and TACKETT, and is based on the Ohio State Plane Coordinate System, South Zone as per NAD 83. The portion of the centerline of King Avenue, having a bearing of South 86° 57' 16" East, is designated the "basis of bearing" for this plat. 1997
1998
1999
2000
2001
2002
2003

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC. 2004
2005
2006
2007

This description is based on an actual field survey performed by or under the direct supervision of John C. Dodgion, Registered Surveyor Number 8069 in March 2016. 2008
2009
2010

The foregoing legal description may be corrected or modified by the Department of Administrative Services as necessary in order to facilitate the recording of the perpetual easement. 2011
2012
2013
2014

(B) The perpetual easement shall state the obligations of, and the duties to be observed and performed by, the City of Columbus, Ohio, with regard to the perpetual easement, and shall require the City of Columbus, Ohio, to assume perpetual responsibility for constructing, operating, maintaining, repairing, reconstructing, and replacing the sanitary sewer pipeline that will be located on the real estate. 2015
2016
2017
2018
2019
2020
2021

(C) Consideration for granting the perpetual easement is \$1. 2022
2023

(D) The Director of Administrative Services, with the assistance of the Attorney General, shall prepare the perpetual easement document. The perpetual easement shall state the consideration and the terms and conditions for the granting of the perpetual easement. The perpetual easement shall be executed by the Director of Administrative Services in the name of the state, presented in the Office of the Auditor of State for recording, and delivered to the City of Columbus, Ohio. The City of Columbus, Ohio, shall present the perpetual easement for recording in the Office of the Franklin County Recorder. The City of Columbus, Ohio, shall pay the recording costs and fees.

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

Section 18. (A) The Governor may execute a deed in the name of the state conveying to a selected Grantee or Grantees, their heirs, successors, and assigns, to be determined in the manner provided in division (C) of this section, all of the state's right, title, and interest in the following described real estate:

Situated in City of Athens, Athens Township, Athens County, State of Ohio

Being a 0.561 acre parcel of land located in Farm Lot 45, Section 10, Township 09 North, Range 14 West, Ohio Company Purchase, City of Athens, Athens Township, Athens County, State of Ohio and being inclusive of a residual 0.55 acre parcel as conveyed to Dwight H. Mutchler by a deed recorded in Volume 90 Page 139 of said county Deed Records and being more fully bounded and described as follows:

Beginning at an iron pin set in the easterly line of

Columbia Avenue, a variable width right of way, and the 2053
southwesterly corner of aforesaid 0.561 acre parcel, from which 2054
for reference, the southwesterly corner of Farm Lot No. 45 bears 2055
the following three courses; S 30° 28' 35" W, 79.47 feet to a 2056
point; thence S 05° 27' 35" W, 189.50 feet to an iron pin found 2057
(5/8" rebar); thence N 84° 32' 25" W, 347.00 feet to a point 2058
being the southwesterly corner of said Farm Lot 45; 2059

Course No. 1: Thence, N 30° 28' 35" E, being the basis of 2060
bearings of this description, with the westerly line of 2061
aforesaid 0.561 acre parcel and easterly line of said Columbia 2062
Avenue, 95.74 feet to an iron pin found (5/8" rebar), being the 2063
southwesterly corner of a 0.55 acre parcel as conveyed to Terry 2064
Conry and Joy Lynn John as recorded in Volume 41 Page 799 of 2065
said county Deed Records; 2066

Course No. 2: Thence, S 50° 17' 25" E, with the southerly 2067
line of aforesaid 0.55 acre parcel, passing an iron pin found 2068
(5/8" rebar), at 176.60 feet for reference, a total distance of 2069
276.60 feet to an iron pin found (5/8" rebar), being the 2070
southerly corner of a 0.49 acre parcel as conveyed to Peter 2071
Kramer & Barbara Fisher as recorded in Official Records Book 379 2072
Page 359 of said county Deed Records; 2073

Course No. 3: Thence, S 03° 34' 35" W, along the westerly 2074
line of a 1.140 acre parcel as conveyed to Emily Gurhans & Marc 2075
Singer as recorded in Official Record Book 409 Page 1982 of said 2076
county Deed Records, 85.19 feet to an iron pin set, being the 2077
northeasterly corner of a 1.39 acre parcel as conveyed to 2078
Michael & Helen Keyes as recorded in Official Record Book 284 2079
Page 1568 of said county Deed Records; 2080

Course No. 4: Thence, N 55° 00' 25" W, with the northerly 2081
line of aforesaid 1.39 acre parcel, 312.53 feet to an iron pin 2082

set, being the Point of Beginning, containing 0.561 acres, more 2083
or less, and being subject to all legal rights of way and 2084
easements of record. 2085

All iron pins set being 5/8" x 30" rebar with plastic cap 2086
stamped "Buckley Group 04153". 2087

Description prepared by Ryan D. Buckley from a field 2088
survey in April 2014, under the direct supervision of Thomas E. 2089
Snyder, Professional Surveyor No. PS 6651. 2090

The foregoing legal description may be corrected or 2091
modified by the Department of Administrative Services as 2092
necessary in order to facilitate the recording of the deed. 2093

(B) (1) The conveyance shall include the improvements and 2094
chattels situated on the real estate, and is subject to all 2095
easements, covenants, conditions, and restrictions of record; 2096
all legal highways and public rights-of-way; zoning, building, 2097
and other laws, ordinances, restrictions, and regulations; and 2098
real estate taxes and assessments not yet due and payable. The 2099
real estate shall be conveyed in an "as-is, where-is, with all 2100
faults" condition. 2101

(2) The deed for the conveyance of the real estate may 2102
contain restrictions, exceptions, reservations, reversionary 2103
interests, and other terms and conditions the Director of 2104
Administrative Services determines to be in the best interest of 2105
the state. 2106

(3) Subsequent to the conveyance, any restrictions, 2107
exceptions, reservations, reversionary interests, or other terms 2108
and conditions contained in the deed may be released by the 2109
state or Ohio University without the necessity of further 2110
legislation. 2111

(C) The Director of Administrative Services shall conduct 2112
a sale of the real estate by sealed bid auction or public 2113
auction, and the real estate shall be sold to the highest bidder 2114
at a price acceptable to the Director of Administrative Services 2115
and Ohio University. The Director of Administrative Services 2116
shall advertise the sealed bid auction or public auction by 2117
publication in a newspaper of general circulation in Athens 2118
County, once a week for three consecutive weeks before the date 2119
on which the sealed bids are to be opened or the public auction 2120
occurs. The Director of Administrative Services may reject any 2121
or all bids. The Director of Administrative Services shall 2122
notify the successful bidder in writing. 2123

The purchaser shall pay ten percent of the purchase price 2124
to the Director of Administrative Services not later than five 2125
business days after receiving the notice the bid has been 2126
accepted and shall enter into a real estate purchase agreement, 2127
in the form prescribed by the Department of Administrative 2128
Services. Payment may be made in cash or certified check made 2129
payable to the Treasurer of State. The purchaser shall pay the 2130
balance of the purchase price to the Director at closing. A 2131
purchaser who does not complete the conditions of the sale as 2132
prescribed in this division shall forfeit the ten percent of the 2133
purchase price paid to the state as liquidated damages. If a 2134
purchaser fails to complete the purchase, the Director of 2135
Administrative Services may accept the next highest bid, subject 2136
to the foregoing conditions. If the Director of Administrative 2137
Services rejects all bids, the Director of Administrative 2138
Services may repeat the sealed bid auction or public auction, or 2139
may use an alternative sale process that is acceptable to Ohio 2140
University. Any subsequent costs attributed to the marketing of 2141
a secondary sale process shall be the responsibility of Ohio 2142

University. 2143

(D) The real estate described in division (A) of this 2144
section shall be sold as an entire tract and not in parcels. 2145

(E) Except as otherwise specified in this section, the 2146
purchaser shall pay all costs associated with the purchase, 2147
closing, and conveyance, including surveys, title evidence, 2148
title insurance, transfer costs and fees, recording costs and 2149
fees, taxes, and any other fees, assessments, and costs that may 2150
be imposed. 2151

The net proceeds of the sale of the real estate shall be 2152
paid to Ohio University and deposited into the Ohio University 2153
Endowment Fund. 2154

(F) Upon notice received from the Director of 2155
Administrative Services, the Auditor of State, with the 2156
assistance of the Attorney General, shall prepare a deed to the 2157
real estate described in division (A) of this section. The deed 2158
shall state the consideration and shall be executed by the 2159
Governor in the name of the state, countersigned by the 2160
Secretary of State, sealed with the Great Seal of the State, 2161
presented in the Office of the Auditor of State for recording, 2162
and delivered to the grantee. The grantee shall present the deed 2163
for recording in the Office of the Athens County Recorder. 2164

(G) This section expires three years after its effective 2165
date. 2166

Section 19. (A) The Governor may execute a deed in the 2167
name of the state conveying to Children's Hospital Medical 2168
Center, an Ohio nonprofit corporation ("Grantee"), and to its 2169
successors and assigns, or to an alternate grantee or grantees 2170
as set forth below in division (C) of this section, all of the 2171

state's right, title, and interest in the following described 2172
real estate: 2173

Situated in Section 14, Town 3, Fractional Range 2, BTM, 2174
City of Cincinnati, Hamilton County, Ohio and being part of an 2175
18.008 acre tract of land as depicted on P.B. 453, Pg. 78 and 2176
recorded in O.R. 13231, Pg. 206 of the Hamilton County, Ohio 2177
Recorder's Office, the boundary of which being more particularly 2178
described as follows: 2179

Beginning at a magnail found at the southeast corner of 2180
Lot 167 of Mt. Auburn and Avondale Syndicate Subdivision as 2181
recorded in P.B. 8, Volume 1, Page 44; 2182

Thence along the east line of said Lot 167, N06°11'54"E a 2183
distance of 150.26 feet to a cross notch found in the south 2184
right of way line of Erkenbrecher Avenue; 2185

Thence along said south right of way line, S84°17'10"E a 2186
distance of 50.00 feet to a pipe found at the northwest corner 2187
of Lot 165 of the aforementioned Mt. Auburn and Avondale 2188
Syndicate Subdivision; 2189

Thence along the west line of said Lot 165, S06°11'54"W a 2190
distance of 150.22 feet to the southwest corner of said Lot 165, 2191
witness a pipe found lying 0.7 feet north; 2192

Thence along the south line of said subdivision, 2193
S84°19'38"E a distance of 190.82 feet to a 5/8" iron pin found 2194
at the northwest corner of a 6.259 acre (deed) tract of land 2195
conveyed to Children's Hospital Medical Center in D.B. 3922, Pg. 2196
86; 2197

Thence along the east line of said 6.259 acre (deed) tract 2198
of land, S06°11'02"W a distance of 290.59 feet to a 5/8" iron 2199
pin set; 2200

Thence along new division lines the following three (3) 2201
courses: 2202

1. N82°32'20"W a distance of 154.29 feet to a magnail set; 2203
2. N33°29'17"W a distance of 160.84 feet to a magnail set; 2204
3. N84°21'04"W a distance of 113.14 feet to a magnail set 2205
in the east terminus of Louis Avenue; 2206

Thence in part along said east terminus and along the east 2207
line of Lot 7 of the Subdivision of Andrew McMillan's 80 Acre 2208
Tract as recorded in P.B. 14, Pg. 29, N06°05'45"E a distance of 2209
161.10 feet to a pipe found in the south line of the 2210
aforementioned Mt. Auburn and Avondale Syndicate Subdivision; 2211

Thence along said south line, S84°19'38"E a distance of 2212
129.52 feet to the Point of Beginning. 2213

Containing 2.138 acres of land more or less and being 2214
subject to easements, restrictions and rights of way of record. 2215

Bearings are based on the Ohio State Plane Coordinates- 2216
South Zone as shown on a topographic survey performed by Clifton 2217
Engineering- "UC Kettering North Wing" dated June 1, 2010 with a 2218
project # of 10002. 2219

The above description is based on a field survey performed 2220
by The Kleingers Group under the direct supervision of Matthew 2221
D. Habedank, Ohio Professional Surveyor No. 8611. 2222

The foregoing legal description may be corrected or 2223
modified by the Department of Administrative Services as 2224
necessary in order to facilitate the recording of the deed. 2225

(B) (1) The conveyance includes the improvements and 2226
chattels situated on the real estate, and is subject to all 2227

easements, covenants, conditions, and restrictions of record; 2228
all legal highways and public rights-of-way; zoning, building, 2229
and other laws, ordinances, restrictions, and regulations; and 2230
real estate taxes and assessments not yet due and payable. The 2231
real estate shall be conveyed in an "as-is, where-is, with all 2232
faults" condition. 2233

(2) The deed or deeds may contain restrictions, 2234
exceptions, reservations, reversionary interests, or other terms 2235
and conditions the Director of Administrative Services and the 2236
Board of Trustees of the University of Cincinnati determine to 2237
be in the best interest of the state. 2238

(3) Subsequent to the conveyance, any restrictions, 2239
exceptions, reservations, reversionary interests, or other terms 2240
and conditions contained in the deed may be released by the 2241
state or the Board of Trustees of the University of Cincinnati 2242
without the necessity of further legislation. 2243

(C) Consideration for the conveyance of the real estate 2244
described in division (A) of this section is \$1,900,000. 2245

If Children's Hospital Medical Center does not complete 2246
the purchase of the real estate within the time period provided 2247
in the real estate purchase agreement, the Director of 2248
Administrative Services and the Board of Trustees of the 2249
University of Cincinnati may use any reasonable method of sale 2250
considered acceptable by the Board of Trustees of the University 2251
of Cincinnati to select an alternate grantee or grantees to 2252
complete the purchase not later than three years after the 2253
effective date of this section. All advertising costs, 2254
additional fees, and other costs incidental to the sale of the 2255
real estate to an alternate grantee or grantees, shall be 2256
negotiated by the University of Cincinnati as specified in a 2257

real estate purchase agreement with the alternate grantee or 2258
grantees. 2259

(D) The real estate described in division (A) of this 2260
section shall be sold as an entire tract and not in parcels. 2261

(E) The grantee shall pay all costs associated with the 2262
purchase, closing, and conveyance, including surveys, title 2263
evidence, title insurance, transfer costs and fees, recording 2264
costs and fees, taxes, and any other fees, assessments, and 2265
costs that may be imposed. 2266

The net proceeds of the sale shall be deposited into 2267
university accounts for purposes to be determined by the Board 2268
of Trustees of the University of Cincinnati. 2269

(F) Upon payment of the purchase price, the Auditor of 2270
State, with the assistance of the Attorney General, shall 2271
prepare a deed to the real estate described in division (A) of 2272
this section. The deed shall state the consideration and shall 2273
be executed by the Governor in the name of the state, 2274
countersigned by the Secretary of State, sealed with the Great 2275
Seal of the State, presented in the Office of the Auditor of 2276
State for recording, and delivered to the Grantee. The grantee 2277
shall present the deed for recording in the Office of the 2278
Hamilton County Recorder. 2279

(G) This section expires three years after its effective 2280
date. 2281

Section 20. (A) The Governor may execute a deed in the 2282
name of the state conveying to UC Health, LLC, an Ohio nonprofit 2283
corporation ("Grantee"), and to its successors and assigns, or 2284
to an alternate grantee or grantees as set forth below in 2285
division (C) of this section, all of the state's right, title, 2286

and interest in the following described real estate: 2287

Situated in Section 14, Town 3, Fractional Range 2, BTM, 2288
City of Cincinnati, Hamilton County, Ohio, being all of the land 2289
depicted on P.B. 453, Pg. 77 and recorded in O.R. 13231, Pg. 205 2290
of the Hamilton County, Ohio Recorder's Office, the boundary of 2291
which being more particularly as follows: 2292

Beginning at a cross notch set at the intersection of the 2293
east right of way line of Bellevue Avenue with the south right 2294
of way line of Piedmont Avenue; 2295

Thence along said south right of way line, S83°59'01"E a 2296
distance of 348.94 feet to the intersection of said south right 2297
of way line with the west right of way line of Highland Avenue, 2298
said point being witnessed by a cross notch lying North 7.0 feet 2299
and West 0.1 feet and a cross notch lying North 0.1 feet and 2300
West 7.1 feet; 2301

Thence along said west right of way line S05°54'55"W a 2302
distance of 175.36 feet to a cross notch set at the intersection 2303
of said west right of way line with the north right of way line 2304
of Martin Luther King Jr. Drive; 2305

Thence along said north right of way line, N83°58'40"W a 2306
distance of 349.68 feet to a cross notch set at the intersection 2307
of said north right of way line with the aforementioned east 2308
right of way line of Bellevue Avenue; 2309

Thence along said east right of way line, N06°09'20"E a 2310
distance of 175.32 feet to the point of beginning. 2311

Containing 1.406 acres, more or less and being subject to 2312
easements, restrictions and rights of way of record. 2313

Bearings are based on Ohio State Plane Coordinates-South 2314

Zone.	2315
The above description is based on a field survey performed	2316
by the Kleingers Group under the direct supervision of Matthew	2317
D. Habedank, Ohio Professional Surveyor No. 8611.	2318
The foregoing legal description may be corrected or	2319
modified by the Department of Administrative Services as	2320
necessary in order to facilitate the recording of the deed.	2321
(B) (1) The conveyance includes the improvements and	2322
chattels situated on the real estate, and is subject to all	2323
easements, covenants, conditions, and restrictions of record;	2324
all legal highways and public rights-of-way; zoning, building,	2325
and other laws, ordinances, restrictions, and regulations; and	2326
real estate taxes and assessments not yet due and payable. The	2327
real estate shall be conveyed in an "as-is, where-is, with all	2328
faults" condition.	2329
(2) The deed or deeds may contain restrictions,	2330
exceptions, reservations, reversionary interests, or other terms	2331
and conditions the Director of Administrative Services and the	2332
Board of Trustees of the University of Cincinnati determine to	2333
be in the 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 Board of Trustees of the University of Cincinnati	2338
without the necessity of further legislation.	2339
(C) Consideration for the conveyance of the real estate is	2340
\$1,800,000.	2341
If UC Health, LLC does not complete the purchase of the	2342
real estate within the time period provided in the real estate	2343

purchase agreement, the Director of Administrative Services and 2344
the Board of Trustees of the University of Cincinnati may use 2345
any reasonable method of sale considered acceptable by the Board 2346
of Trustees of the University of Cincinnati to select an 2347
alternate grantee or grantees to complete the purchase not later 2348
than three years after the effective date of this section. All 2349
advertising costs, additional fees, and other costs incidental 2350
to the sale of the real estate to an alternate grantee or 2351
grantees shall be negotiated by the University of Cincinnati as 2352
specified in a real estate purchase agreement with the alternate 2353
grantee or grantees. 2354

(D) The real estate shall be sold as an entire tract and 2355
not in parcels. 2356

(E) Except as otherwise specified in this section, the 2357
grantee shall pay all costs associated with the purchase, 2358
closing, and conveyance, including surveys, title evidence, 2359
title insurance, transfer costs and fees, recording costs and 2360
fees, taxes, and any other fees, assessments, and costs that may 2361
be imposed. 2362

The net proceeds of the sale shall be deposited into 2363
university accounts for purposes to be determined by the Board 2364
of Trustees of the University of Cincinnati. 2365

(F) Upon payment of the purchase price, the Auditor of 2366
State, with the assistance of the Attorney General, shall 2367
prepare a deed to the real estate. The deed shall state the 2368
consideration and shall be executed by the Governor in the name 2369
of the state, countersigned by the Secretary of State, sealed 2370
with the Great Seal of the State, presented in the Office of the 2371
Auditor of State for recording, and delivered to the grantee. 2372
The grantee shall present the deed for recording in the Office 2373

of the Hamilton County Recorder.	2374
(G) This section expires three years after its effective date.	2375 2376
Section 21. (A) The Governor may execute a deed in the name of the state conveying to Charles H. Staples and Margaret A. Staples, husband and wife, and to their heirs and assigns, all of the state's right, title, and interest in the following described real estate:	2377 2378 2379 2380 2381
Parcel No. 1	2382
Situated in the City of Youngstown, County of Mahoning and State of Ohio and known as being the west Twenty-Five (25) feet of City Lot Six Hundred Fifty-Five (655) as lots are now numbered in said City, as shown by a Plat recorded in Volume 1 of Plats, Page 91, Mahoning County Records.	2383 2384 2385 2386 2387
Said west part of said lot Six Hundred Fifty-Five (655) has a frontage of Twenty-Five (25) feet on the north line of West Rayen Avenue and extends back of even width, One Hundred Fifty (150) feet and is Twenty-Five (25) feet wide in the rear.	2388 2389 2390 2391
Permanent Parcel No.: 53-003-0-090.00	2392
Parcel No. 2	2393
Situated in the City of Youngstown, County of Mahoning and State of Ohio and known as Youngstown City Lot Number One Thousand Four Hundred Ninety-Three (1493) according to the latest enumeration of lots in said City as recorded in Volume 1 of Plats, Page 91, Mahoning County Records.	2394 2395 2396 2397 2398
Said lot has a frontage of Twenty-Five (25) feet on the north line of West Rayen Avenue and extends of even width One Hundred Fifty (150) feet and is Twenty-Five feet wide in the	2399 2400 2401

rear. 2402

Permanent Parcel No.: 53-003-0-089.00 2403

Parcel No. 3 2404

Situated in the City of Youngstown, County of Mahoning and 2405
State of Ohio, and known as being a part of Youngstown City Lot 2406
No. 1849 according to the latest enumeration of lots in said 2407
City, as recorded in Volume 4 of Plats, Page 14, Mahoning County 2408
Records, and more particularly bounded and described as follows: 2409

Beginning at the southwest corner of Youngstown City Lot 2410
No. 1849, said point also being the southeast corner of 2411
Youngstown City Lot No. 1916; thence northerly along the west 2412
line of said Lot No. 1849 a distance of 50 feet to a point; 2413
thence easterly and parallel to the southerly line of Lincoln 2414
Avenue a distance of 25 feet to a point; thence southerly along 2415
a line parallel to the west line of said Lot No. 1849 a distance 2416
of 50 feet to a point on the southerly line of said Lot No. 2417
1849, thence westerly along the southerly line of said Lot No. 2418
1849 a distance of 25 feet to the point of beginning, be the 2419
same more or less, but subject to all legal highways. 2420

Permanent Parcel No.: 53-003-0-199.00 2421

The foregoing legal descriptions may be corrected or 2422
modified by the Department of Administrative Services as 2423
necessary in order to facilitate the recording of the deed. 2424

(B) (1) The conveyance from the state to the Grantee 2425
includes all improvements currently situated on the real estate, 2426
and is subject to all easements, covenants, conditions, and 2427
restrictions of record: all legal highways and public rights-of- 2428
way; zoning, building, and other laws, ordinances, restrictions, 2429
and regulations; and real estate taxes and assessments not yet 2430

due and payable. The real estate shall be conveyed in an "as-is, 2431
where-is, with all faults" condition. 2432

(2) The deed may contain restrictions, exceptions, 2433
reservations, reversionary interests, or other terms and 2434
conditions the Director of Administrative Services determines to 2435
be in the best interest of the state. 2436

(3) Subsequent to the conveyance, any restrictions, 2437
exceptions, reservations, reversionary interests, or other terms 2438
and conditions contained in the deed may be released by the 2439
state or Youngstown State University without the necessity of 2440
further legislation. 2441

(C) As consideration for the conveyance of the state real 2442
estate, Charles H. Staples and Margaret A. Staples shall convey 2443
to the State of Ohio, for the use and benefit of Youngstown 2444
State University, the following described real estate: 2445

Situated in the City of Youngstown, County of Mahoning and 2446
State of Ohio and known as being Youngstown City Lot 3263 2447
according to the latest enumeration of lots in said city 2448
recorded in Plat Volume 3, Page 7, be the same more or less. 2449

Parcel Number 53-005-0-416.00-0 2450

The foregoing legal description may be corrected or 2451
modified by the Department of Administrative Services as 2452
necessary in order to facilitate the recording of the deed. 2453

The Director of Administrative Services and Charles H. 2454
Staples and Margaret A. Staples, shall execute a real estate 2455
purchase agreement in a form prescribed by the Department of 2456
Administrative Services setting forth the terms and conditions 2457
of the subject land exchange. If Charles H. Staples and Margaret 2458
A. Staples do not complete the purchase of the real estate 2459

within the time period provided in the real estate purchase 2460
agreement, the Director of Administrative Services may use any 2461
reasonable method of sale considered acceptable by the President 2462
of Youngstown State University to convey the state-owned real 2463
estate to an alternate grantee not later than three years after 2464
the effective date of this section. 2465

(D) The real estate described in division (A) of this 2466
section may be conveyed as multiple parcels. 2467

(E) Grantee shall pay all costs associated with the 2468
purchase, closing, and conveyance of the subject real estate, 2469
including surveys, title evidence, title insurance, transfer 2470
costs and fees, recording costs and fees, taxes, and any other 2471
fees, assessments, and costs that may be imposed. 2472

(F) The Auditor of State, with the assistance of the 2473
Attorney General, shall prepare a deed conveying the real estate 2474
described in division (A) of this section to the grantee. The 2475
deed shall state the consideration and shall be executed by the 2476
Governor in the name of the state, countersigned by the 2477
Secretary of State, sealed with the Great Seal of the State, 2478
presented in the Office of the Auditor of State for recording, 2479
and delivered to the grantee. The grantee shall present the deed 2480
for recording in the Office of the Mahoning County Recorder. 2481

(G) This section expires three years after its effective 2482
date. 2483