

**As Introduced**

**131st General Assembly  
Regular Session  
2015-2016**

**H. B. No. 619**

**Representative Rezabek**

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**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 east line to the point of beginning.

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

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

Prior Deed Reference: Vol. 452 Pg. 645

Auditor's Parcel Number: 30507000090001024

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 deed.

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

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

(3) Subsequent to the conveyance, any restrictions, exceptions, reservations, reversionary interests, or other terms and conditions contained in the deed may be released by the state or the Ohio Adjutant General's Department without the

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 State of Ohio:	132 133
And being the East Ten (10) acres of the South One-half (1/2) of Lot Number Twenty-One (21) in Section Number Two (2) of said Township. Containing Ten acres, more or less.	134 135 136
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 Book 373, Page 264	140 141
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 deed.	142 143 144
(B) (1) The conveyance includes any improvements and chattels situated on the real estate, and is subject to all easements, covenants, conditions, and restrictions of record: all legal highways and public rights-of-way; zoning, building, and other laws, ordinances, restrictions, and regulations; and real estate taxes and assessments not yet due and payable. The real estate shall be conveyed in an "as-is, where-is, with all faults" condition.	145 146 147 148 149 150 151 152
(2) The deed for the conveyance of the real estate may contain restrictions, exceptions, reservations, reversionary interests, or other terms and conditions the Director of Administrative Services determines to be in the best interest of the state.	153 154 155 156 157

(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 for the benefit of Bowling Green State 190  
University. 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 for the benefit of Bowling Green State 349  
University. 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  $10^{\circ} 58' 24''$ , a 476  
radius of 300.00', a chord distance of 57.37, and a chord 477  
bearing of North  $05^{\circ} 04' 10''$  East, also being station 41+78.86 478  
on the centerline of R/W of King Road Relocated; 479

Thence, North  $87^{\circ} 20' 24''$  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  $87^{\circ} 20' 24''$  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  $04^{\circ} 40' 12''$  East, a distance of 11.00 feet to 488  
a set bar, 59.19 feet left of station 41+81.27; 489

Thence North  $15^{\circ} 51' 22''$  east, a distance of 22.42 feet to 490  
a set bar 58.00 feet left of station 42+00.00; 491

Thence North  $28^{\circ} 51' 31''$  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  $11^{\circ} 07' 43''$  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  $00^{\circ} 00' 25''$  East, a distance of 32.70 feet 498  
back to the POINT OF BEGINNING. 499

Said described tract containing 0.021 acre (917 square 500  
feet), more or less. 501

Part of Auditors Parcel No. 65-55257.	502
Prior Deed Reference; 20040304-00160055.	503
This description was prepared by Dennis Pritscher, P.S.	504
#7190, of the Lucas County Engineers Office, in December 2012,	505
based plans prepared in this office.	506
The basis of bearings is grid North, state plane	507
coordinate system, Ohio, north zone (3401), NAD83(2007).	508
All "set bars" are 5/8" diameter x 30" long rebar with a	509
2" diameter aluminum cap, stamped "Lucas County Engineer	510
Office".	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	515
recorded in Vol. 5, Pg. 31 of Plats and also located in	516
fractional Section 32, Town 9 South, Range 6 East, Springfield	517
Township, Lucas County, Ohio. Being bounded and described as	518
follows:	519
Commencing at the Southeast corner of Lot 1 of said	520
Thayer's Addition to Garden Land, also being the Southeast	521
corner of fractional Section 32, Town 9 South, Range 6 East,	522
being ½ inch bar in a found monument box at the intersection of	523
Dorr Street with King Road (to the north), and being station	524
102+43.51, 0.58' Rt. On the Dorr Street baseline and station	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  $00^{\circ} 25' 03''$  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  $10^{\circ} 58' 24''$ , a 540  
radius of 300.00', a chord distance of 57.37, and a chord 541  
bearing of North  $05^{\circ} 04' 10''$  East, also being station 41+78.86 542  
on the centerline of R/W of King Road Relocated; 543

Thence, North  $87^{\circ} 20' 24''$  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  $87^{\circ} 20' 24''$  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  $00^{\circ} 54' 58''$  East, a distance of 9.37 feet to 552  
a point 111.92 feet left of station 41+74.44; 553

Thence South  $89^{\circ} 05' 02''$  East, a distance of 53.45 feet to 554  
a set bar 59.19 feet left of station 41+81.27; 555

Thence South  $04^{\circ} 40' 12''$  West, a distance of 11.00 feet 556  
back to the POINT OF BEGINNING. 557

Said described tract containing 0.012 acre (540 square feet), more or less. 558  
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 671  
real estate to the Gallia County Board of Commissioners, or 672  
other grantee, through a real estate purchase agreement. If the 673  
Board of County Commissioners of Gallia County, Ohio, or other 674



grantee, does not complete the purchase of the real estate 675  
within the time period provided in the real estate purchase 676  
agreement, the Director of Administrative Services may use any 677  
reasonable method of sale considered acceptable by the 678  
Department of Developmental Disabilities to determine an 679  
alternate grantee or grantees willing to complete the purchase 680  
not later than three years after the effective date of this 681  
section. In that case, consideration for the conveyance of the 682  
real estate shall be at a price acceptable to the Director of 683  
Administrative Services and the Director of Developmental 684  
Disabilities. The Department of Developmental Disabilities shall 685  
pay all advertising costs, additional fees, and other costs 686  
incident to the sale of the real estate to an alternate grantee 687  
or grantees. 688

(D) The real estate described in division (A) of this 689  
section shall be sold as an entire tract and not in parcels. 690

(E) Except as otherwise specified in this section, grantee 691  
shall pay all costs associated with the purchase, closing, and 692  
conveyance of the real estate, including surveys, title 693  
evidence, title insurance, transfer costs and fees, recording 694  
costs and fees, taxes, and any other fees, assessments, and 695  
costs that may be imposed. 696

The net proceeds of the sale shall be deposited into the 697  
state treasury to the credit of the Mental Health Facilities 698  
Improvement Fund (Fund 7033) or another fund designated by the 699  
Director of Budget and Management. 700

(F) (1) Upon payment of the purchase price, the Auditor of 701  
State, with the assistance of the Attorney General, shall 702  
prepare a deed to the real estate described in division (A) of 703  
this section. The deed shall state the consideration and shall 704

be executed by the Governor in the name of the state, 705  
countersigned by the Secretary of State, sealed with the Great 706  
Seal of the State, presented in the Office of the Auditor of 707  
State for recording, and delivered to the grantee. The grantee 708  
shall present the deed for recording in the Office of the Gallia 709  
County Recorder. 710

(2) The intent of this conveyance is for the grantee to 711  
use the real estate for mental health and addiction treatment; 712  
therefore, the deed shall contain a restriction stating that if 713  
the real estate described in division (A) of this section is no 714  
longer being used for mental health and addiction purposes, the 715  
real estate described in division (A) of this section shall 716  
revert back to the State of Ohio at the sole discretion of the 717  
Director of Administrative Services and the Department of 718  
Developmental Disabilities, at the purchase price of the real 719  
estate described in division (A) of this section. 720

(G) This section expires three years after its effective 721  
date. 722

**Section 6.** (A) The Governor may execute a deed in the name 723  
of the state conveying to a purchaser or purchasers, and to 724  
their heirs, successors, and assigns, all of the state's right, 725  
title, and interest in the following described real estate: 726

Situated in the State of Ohio, County of Mahoning and 727  
Township of Austintown and being Lot Number 6 (six) in 728  
Countryside Development Plat No. 1, a part of the original 729  
Austintown Township, Tract 10, as shown and delineated upon the 730  
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	760
Services shall advertise the sealed bid auction by publication	761
in a newspaper of general circulation in Mahoning County once a	762

week for three consecutive weeks before the date on which the 763  
sealed bids are to be opened. The Director of Administrative 764  
Services shall notify the successful bidder in writing. The 765  
Director of Administrative Services may reject any or all bids. 766

The purchaser shall pay ten percent of the purchase price 767  
to the Director of Administrative Services not later than five 768  
business days after receiving notice that the bid has been 769  
accepted, and pay the balance of the purchase price to the 770  
Director not later than sixty days after receiving notice that 771  
the bid has been accepted. The Director and purchaser shall 772  
enter into a real estate purchase agreement, in the form 773  
prescribed by the Department of Administrative Services. Payment 774  
may be made in cash or certified bank check made payable to the 775  
Treasurer of State. A purchaser who does not complete the 776  
conditions of the sale as prescribed in this division shall 777  
forfeit as liquidated damages the ten percent of the purchase 778  
price paid to the state. If a purchaser fails to complete the 779  
purchase of the real estate, the Director of Administrative 780  
Services may accept the next highest bid, subject to the 781  
foregoing conditions. If the Director of Administrative Services 782  
rejects all bids, the Director may repeat the sealed bid 783  
auction, or may use an alternative sale process that is 784  
acceptable to the Department of Rehabilitation and Correction. 785

The Department of Rehabilitation and Correction shall pay 786  
all advertising costs incident to the sale of the real estate. 787

(D) The real estate described in division (A) of this 788  
section shall be sold as an entire tract and not in parcels. 789

(E) Purchaser shall pay all costs associated with the 790  
purchase, closing, and conveyance of the real estate, including 791  
surveys, title evidence, title insurance, transfer costs and 792

fees, recording costs and fees, taxes, and any other fees, 793  
assessments, and costs that may be imposed but excluding the 794  
costs set forth in division (C) of this section. 795

The net proceeds of the sale shall be deposited into the 796  
state treasury to the credit of the Property Receipts Fund 797  
created under division (B) of section 5120.22 of the Revised 798  
Code. 799

(F) Upon payment of the purchase price, the Auditor of 800  
State, with the assistance of the Attorney General, shall 801  
prepare a deed conveying the real estate described in division 802  
(A) of this section to the purchaser. The deed shall state the 803  
consideration and shall be executed by the Governor in the name 804  
of the state, countersigned by the Secretary of State, sealed 805  
with the Great Seal of the State, presented in the Office of the 806  
Auditor of State for recording, and delivered to the purchaser. 807  
The purchaser shall present the deed for recording in the Office 808  
of the Mahoning County Recorder. 809

(G) This section expires three years after its effective 810  
date. 811

**Section 7.** (A) The Governor may execute a deed in the name 812  
of the state conveying to Ohio Power Company or its affiliates 813  
("Grantee"), and to its successors and assigns, all of the 814  
state's right, title, and interest in the following described 815  
real estate: 816

Situated in the State of Ohio, County of Ross, Township of 817  
Union, containing a portion of the lands conveyed to The State 818  
of Ohio for the benefit of the Department of Rehabilitation and 819  
Correction, as recorded in Official Record 228, Page 2578, 820  
(Parcel No. 37-0915151.600), all references contained herein are 821

to Ross County Recorder's records, Ross County, Ohio and being 822  
more particularly bounded and described as follows: 823

Beginning at a 5/8 inch Iron Pin and Cap found at the 824  
northerly corner of a 0.498 Acre tract and on the westerly line 825  
of a 22.976 Acre tract, both parcels conveyed to The Ohio 826  
Department of Transportation as recorded in Official Record 365, 827  
Page 1308, said point also being intersection of the northerly 828  
Right of Way line of Moundsville Road and the westerly Right of 829  
Way line of State Route 104; 830

thence, S 63°05'41"W, 446.04' with the northerly line of 831  
Moundsville Road to a 5/8 inch Iron Pin and Cap found at the 832  
southwesterly corner of said 0.498 Acre tract, said point also 833  
being on the north line of a 4.349 Acre tract conveyed to The 834  
Ross County Board of County Commissioners, as recorded in 835  
Official Record 229, Page 2300; 836

thence, S 76°00'42"W, 563.66', running with the northerly 837  
line of Moundsville Road to a 5/8 inch Iron Pin and Cap found on 838  
the north line of said 4.349 acre tract; 839

thence, leaving the northerly Right of Way line of said 840  
Moundsville Road and running within said State of Ohio lands the 841  
following two consecutive courses; 842

1) N 14°07'03"W, 372.36 to an Iron Pin and Cap set; 843

2) N 76°09'36"E, 995.77' to an Iron Pin and Cap set on the 844  
west Right of Way line of said State Route 104 845

thence, S 14°43'37"E, 270.09' to the Point of Beginning 846  
containing 8.000 acres of land acres, more or less, subject to 847  
all streets, highways, right-of-ways, alleys, easements, 848  
agreements and/or conditions of record, if any. 849

Bearings are based on the Ohio State Plane Coordinate System, N.A.D. 83, Ohio South Zone. 850  
851

This description is based on an actual field survey performed on the eighteenth day of October, 2016. 852  
853

All iron pins set are 5/8 inch diameter x 30 inch rebar with a yellow plastic cap stamped "Central Surv Co., Ltd." 854  
855

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 deed. 856  
857  
858

(B) (1) The conveyance includes improvements and chattels situated on the real estate, and is subject to all easements, covenants, conditions, and restrictions of record: all legal highways and public rights-of-way; zoning, building, and other laws, ordinances, restrictions, and regulations; and real estate taxes and assessments not yet due and payable. The real estate shall be conveyed in an "as-is, where-is, with all faults" condition. 859  
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(2) The deed for the conveyance of the real estate may contain restrictions, exceptions, reservations, reversionary interests, or other terms and conditions the Director of Administrative Services determines to be in the best interest of the state. 867  
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(3) Before the conveyance, any restrictions, exceptions, reservations, reversionary interests, or other terms and conditions contained in the deed may be released by the state or the Department of Rehabilitation and Correction without the necessity of further legislation. 872  
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(C) The Director of Administrative Services shall offer the real estate to Ohio Power Company through a real estate 877  
878

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

(D) The real estate shall be sold as an entire tract and 891  
not in parcels. 892

(E) The grantee shall pay all costs associated with the 893  
purchase, closing, and conveyance of the real estate, including 894  
surveys, appraisals, title evidence, title insurance, transfer 895  
costs and fees, recording costs and fees, taxes, and any other 896  
fees, assessments, and costs that may be imposed. 897

The net proceeds of the sale or sales shall be deposited 898  
into the state treasury to the credit of the Adult and Juvenile 899  
Correctional Facilities Bond Retirement Fund in accordance with 900  
section 5120.092 of the Revised Code. 901

(F) Upon payment of the purchase price, the Auditor of 902  
State, with the assistance of the Attorney General, shall 903  
prepare a deed to the real estate. The deed shall state the 904  
consideration and shall be executed by the Governor in the name 905  
of the state, countersigned by the Secretary of State, sealed 906  
with the Great Seal of the State, presented in the Office of the 907  
Auditor of State for recording, and delivered to the grantee. 908



The grantee shall present the deed for recording in the Office 909  
of the Ross County Recorder. 910

(G) This section expires three years after its effective 911  
date. 912

**Section 8.** (A) The Governor may execute one or more deeds 913  
in the name of the state conveying to a purchaser or purchasers, 914  
their heirs, successors, and assigns, to be determined in the 915  
manner provided in division (C) of this section, all of the 916  
state's right, title, and interest in the following described 917  
real estate: 918

Allen County, Lima 919

All of Allen County Parcel Number 37-0700-03-002.000 920

All of Allen County Parcel Number 37-0700-04-004.000 921

A split of approximately 4.5 Acres out of the northeast 922  
corner of Allen County Parcel Number 37-1800-02-001.000 and 923  
being described as follows: 924

Begin at the intersection of Bluelick Road and Berryhill 925  
Road, thence eastward, along the centerline of Bluelick Road and 926  
the north line of said Parcel No. 37-1800-02-001.000, 300 feet 927  
+/- to the northeast corner of said parcel, thence southerly, 928  
along the east line of said parcel, 520 feet +/- to a point, 929  
thence northwesterly, crossing said parcel, 270 feet +/- to a 930  
point, thence continue crossing said parcel, eastward, 210 feet 931  
+/- to a point, thence continue crossing said parcel, northward, 932  
360 feet +/- to the centerline of Bluelick Road and the north 933  
line of said parcel, thence along the said centerline and north 934  
line 240 feet +/- to the beginning. 935

Fairfield County, Lancaster 936

Being that portion of Fairfield County Parcel number 0180812000 NORTH of U.S. Route 33. 937  
938

Being all of Fairfield County Parcel number 0180812010 and that portion of Fairfield County Parcel number 0180812000 SOUTH of U.S. Route 33. 939  
940  
941

Lorain County, Grafton 942

Begin at the intersection of Capel Road and Island Road, 943  
thence, westerly, along the center of Capel Road, 5055 feet +/-, 944  
to the east line of the railroad, thence northeasterly, along 945  
the railroad, 4625 feet +/- to the southeast corner of Lorain 946  
County Parcel # 1100037000004, thence, easterly, along the south 947  
line said Lorain County Parcel # 1100037000004, 1295 feet +/-, 948  
to the center of Island Road, thence southerly along the center 949  
of Island Road, 2430 feet +/- to the beginning containing 950  
approximately 188 acres. Being Lorain County Parcels: All of 951  
1100043000004, All of 1100043000003, All of 1100043000005, All 952  
of 1100044000003, All of 1100037000002, All of 1100037000003, 953  
Part of 1100038000004 and Part of 1100038000000. 954

Begin at the intersection of Avon-Belden Road (SR 83) and 955  
Capel Road, thence, northeasterly, along the center of Capel 956  
Road, 385 feet +/- to an angle point in said road, thence, 957  
westerly, along said center of Capel Road, 3210 feet +/- to a 958  
point 20 feet west of a gravel drive, thence, southerly, and 959  
remaining 20 feet west of the gravel drive, 2635 feet +/- to a 960  
point, thence, westerly, and parallel to the centerline of Capel 961  
Road, 3545 feet +/- to the center of Avon-Belden Road (SR83), 962  
thence, northerly, along the center of Avon-Belden Road (SR83), 963  
2325 feet +/- to the beginning containing approximately 198 964  
acres. Being Lorain County Parcels: Part of 1100038000001, Part 965  
of 1100039000001, Part of 1100039000002, Part of 1100042000001, 966

All of 1100043000007 and All of 1100043000006. 967

Begin at the intersection of Capel Road and Island Road, 968  
thence, southerly, along the center of Island Road, 4340 feet 969  
+/- to the northeast corner of Lorain County Parcel # 970  
1100039000005, thence, westerly, along the north line of said 971  
Lorain County Parcel # 1100039000005, 264 feet +/- to the north 972  
west corner of said parcel, thence, southerly along the west 973  
line of said parcel, 82.5 feet +/- to the southwest corner of 974  
said parcel and on the north line of Lorain County Parcel # 975  
1100040000003, thence along the north line of said Lorain County 976  
Parcel # 1100040000003 and extending into State of Ohio lands, 977  
1540 feet +/- to a point, thence, northerly and running 20 feet 978  
west of a gravel drive, 4425 feet +/- to the center of Capel 979  
Road, thence, easterly, along the center of Capel Road, 350 feet 980  
+/- to the northwest corner of Lorain County Parcel # 981  
1100038000003, thence southerly along the west line of said 982  
Parcel # 1100038000003, 522 feet +/-, to its southwest corner, 983  
thence westerly along the south line of said Parcel # 984  
1100038000003, 245 feet +/- to its southeast corner, thence 985  
northerly, along the east line of said Parcel # 1100038000003, 986  
522 feet to the center of Capel Road, thence, easterly, along 987  
the center of Capel Road, 1210 feet +/- to the beginning 988  
containing approximately 180 acres. Being Lorain County Parcels: 989  
Part of 1100038000004, Part of 1100039000001, Part of 990  
1100039000002, Part of 1100039000003 and Part of 1100039000004. 991

Begin at the northwest corner of Lorain County Parcel # 992  
1100041000003, said corner being in the centerline of Avon- 993  
Belden Road (SR 83), thence, northerly, along the center of said 994  
Avon-Belden Road (SR 83), 235 feet +/- to a point, said point 995  
also being on the extension of a fence line projected from the 996  
east, thence, easterly, on the extension of said fence line 997

projected from the east, 4110 feet +/- to a point on the east 998  
line of Lorain County Parcel # 1100040000001, thence, southerly, 999  
along the said east line of Lorain County Parcel # 1100040000001 1000  
and the east line of Lorain County Parcel # 1100040000002 to the 1001  
southeast corner of said Lorain County Parcel # 1100040000002, 1002  
thence, westerly, along the south line of said Lorain County 1003  
Parcel # 1100040000002, Lorain County Parcel # 1100041000003 and 1004  
Lorain County Parcel # 1100060000003, 4245 feet +/- to the 1005  
center of Avon-Belden Road (SR 83), thence, northerly, along the 1006  
center of said Avon-Belden Road (SR 83), 280 feet +/- to an 1007  
angle point, thence continuing along the centerline said Avon- 1008  
Belden Road (SR 83), 1005 feet +/- to the beginning containing 1009  
approximately 142 acres. Being Lorain County Parcels: All of 1010  
1100060000003, All of 1100041000003, All of 1100040000002, Part 1011  
of 1100040000001 and Part of 1100041000002. 1012

Madison County, London 1013

Begin at the westerly intersection of Roberts Mill Road 1014  
and Old Springfield Road, thence northerly along the centerline 1015  
of Robert Mill Road to the south line of lands now or formerly 1016  
owned by Mabel Marie Nibert (Madison County Parcel Number 29- 1017  
00453.000), thence, easterly, with the south line(s) of said 1018  
Nibert parcel to the southeast corner of said Nibert parcel, 1019  
thence, northerly, with the east line of said Nibert parcel and 1020  
the west line of lands now or formerly owned by the State of 1021  
Ohio (Madison County Parcel Number 29-00789.000) to the south 1022  
line of lands now or formerly owned by Bruce A. Roberts, Trustee 1023  
(Madison County Parcel Number 29-00363.000), thence, easterly 1024  
along the south line of said Roberts parcel to an angle point in 1025  
said south line, thence, northerly, continuing along the said 1026  
south line of said Roberts parcel to an angle point in said 1027  
south line, thence northeasterly, continuing along the said 1028

south line of said Roberts parcel 1090 +/- feet to a fence 1029  
corner, thence, southeasterly, through the said State of Ohio 1030  
lands and along a fence line, 1730 +/- feet to the west side of 1031  
a farm drive that runs along a drainage ditch, thence 1032  
southwesterly along said farm drive 2370 +/- feet to a point, 1033  
thence southerly on a line that is parallel to the east line of 1034  
the above referenced Nibert parcel and 2920 feet distant from 1035  
the westerly intersection of Roberts Mill Road and Old 1036  
Springfield Road 2935 +/- feet to the center of Old Springfield 1037  
Road, thence westerly, along the centerline of Old Springfield 1038  
Road 2920 feet to the beginning containing approximately 368 1039  
acres out of Madison County Parcel Number 29-00363.000. 1040

Begin at the easterly intersection of Roberts Mill Road 1041  
and Old Springfield Road, thence easterly along the center of 1042  
Old Springfield Road 8320 +/- feet to the east line of lands now 1043  
or formerly owned by the State of Ohio (Madison County Parcel 1044  
Number 29-00789.000) and the west line of lands now or formerly 1045  
owned by Gilbert F. Goodheil (Madison County Parcel Number 30- 1046  
00054.000), thence southerly along the said east line of said 1047  
State of Ohio parcel 2465 +/- feet to the north line of the 1048  
Pennsylvania Lines LLC, railroad right of way, thence westerly, 1049  
along the north line of the Pennsylvania Lines LLC, railroad 1050  
right of way 7610 +/- feet to the center of Roberts Mill Road, 1051  
thence with the center of Roberts Mill Road to the beginning 1052  
containing approximately 455 acres. 1053

Begin at the intersection of the Pennsylvania Lines LLC, 1054  
south right of way line and the centerline of Roberts Mill Road, 1055  
thence easterly with the Pennsylvania Lines LLC south right of 1056  
way line, 7285 +/- feet to the northwest corner of land now or 1057  
formerly owned by John R. Dunkle (Madison County Parcel Number 1058  
31-03570.000), thence southerly along said Dunkle parcel 430 +/- 1059

feet to a corner, thence westerly along other parcels now or 1060  
formerly owned by John R. Dunkle 1125 +/- feet to a corner, 1061  
thence southerly along the west line of said Dunkle parcel 1062  
1500+/- feet to an angle point in said line, thence easterly 1063  
along said Dunkle lands 210 +/- feet to an angle point, thence 1064  
southerly along said Dunkle lands 1150 +/- feet to the northeast 1065  
corner of State of Ohio Highway Garage lands (Madison County 1066  
Parcel Number 29-00777.000), thence westerly along said Highway 1067  
Garage lands and lands now or formerly owned by Tyrone J. Leach 1068  
(Madison County Parcel Number 29-00569.000) and Kirkwood 1069  
Cemetery (Madison County Parcel Numbers 29-00776.000 and 29- 1070  
00816.000), 2000 +/- feet to a point on the east line of the 1071  
State of Ohio Firearms Range (Madison County Parcel Number 29- 1072  
000816.000), thence northerly along the said east line of the 1073  
State of Ohio Firearms Range 1390 +/- feet to a fence line 1074  
projected from the east, thence easterly along said fence line 1075  
690 +/- feet to the west side of a farm drive, thence 1076  
northwesterly following along the west side of the farm drive 1077  
280 +/- feet, 200 +/- feet and 280 +/- feet to a fence line 1078  
projected from the west, said fence line being the north line of 1079  
the State of Ohio Firearms Range, thence westerly along the said 1080  
fence line and the north line of the State of Ohio Firearms 1081  
Range 2115 +/- feet to the northwest corner of said State of 1082  
Ohio Firearms Range thence, southerly along the west line of the 1083  
State of Ohio Firearms Range, 860 +/- feet to a fence line, 1084  
thence westerly along the fence line 955 +/- feet to the 1085  
centerline of Roberts Mill Road, thence with the center of 1086  
Roberts Mill Road to the beginning containing approximately 330 1087  
acres. 1088

Begin at the southeast corner of lands now or formerly 1089  
owned by Tom Farms, Inc. (Madison County Parcel Number 05- 1090

00066.000) said corner also being the northwest corner of State 1091  
of Ohio lands (Madison County Parcel Number 05-00542.000) and 1092  
also being in the center of Marysville-London Road (SR 38), 1093  
thence southerly along the center of Marysville-London Road (SR 1094  
38) 2145 +/- feet to an angle point in said road thence 1095  
continuing with said road southerly 290 +/- feet to the 1096  
southeast corner of State of Ohio lands (Madison County Parcel 1097  
Number 05-00199.000) and the northeast corner of lands now or 1098  
formerly owned by the City of London (Madison County Parcel 1099  
Number 31-03614.000), thence southwesterly along the south line 1100  
of said State of Ohio lands, the north line of said City of 1101  
London and the lands now or formerly owned by the London City 1102  
School District (Madison County Parcel Number 31-03614.001) 1886 1103  
+/- feet to the north west corner of said London City School 1104  
district parcel and the northeast corner of lands now or 1105  
formerly owned by GCSquared LLC (Madison County Parcel Number 1106  
31-01156.000), thence westerly along the north line of said 1107  
GCSquared parcel 145 +/- feet to a fence corner, thence 1108  
northwesterly, crossing said State of Ohio parcels and following 1109  
said fence line 2000 +/- feet to a point where the east edge of 1110  
a farm drive projected intersects, thence continuing 1111  
northwesterly and along the east edge of the farm drive 338 +/- 1112  
feet, 280 +/- feet, 130 +/- feet, 305 +/- feet and 1025 +/- feet 1113  
to a point where a projected south line of a parcel now or 1114  
formerly owned by Tom Farms, Inc. (Madison County Parcel Number 1115  
30-00030.000) and the north line of State of Ohio lands (Madison 1116  
County Parcel Number 30-00199.000) intersect, thence westerly 1117  
along lands now or formerly owned by Tom Farms, Inc. (Madison 1118  
County Parcel Numbers 30-00030.000, 24-00340.000, 05-00066.001 1119  
and 05-00066.000) and the north line of State of Ohio lands 1120  
(Madison County Parcel Number 30-00199.000, 24-06140.000 and 05- 1121  
00542.000) 2850 +/- feet to the beginning containing 1122

approximately 150 acres. 1123

Marion County, Marion 1124

Begin at the intersection of Likens Road (CR 167-B) and 1125  
the easterly right of way of the Norfolk & Western Railroad, 1126  
thence northwesterly along the said east right of way of the 1127  
Norfolk & Western Railroad 6760 +/- feet to the south line of 1128  
lands now or formerly owned by National Lime & Stone Company 1129  
(Marion County parcel Number 0903300023000), thence easterly 1130  
with the south line of said National Lime & Stone Company parcel 1131  
1380 +/- feet to the west limited access right-of-way of U.S. 1132  
33, thence southerly along the said limited access right-of-way 1133  
to the centerline of Likens Road (CR 167-B), thence westerly 1134  
with the centerline of said Likens Road 5960 +/- feet to the 1135  
beginning containing approximately 480 acres. 1136

Begin at the intersection of Likens Road (CR 167-B) and 1137  
the easterly right of way of the Norfolk & Western Railroad, 1138  
thence easterly with the centerline of Likens Road (CR 167-B) 1139  
3220 +/- feet to the center of Scioto Drive, thence southerly 1140  
along the center of Scioto Drive 1350 +/- feet to a cultivation 1141  
line, thence westerly along a cultivation line and the north 1142  
line of a stand of trees 3890 +/- feet to a fence line, thence 1143  
northerly along a fence line 385 +/- feet to the easterly right 1144  
of way of the Norfolk & Western Railroad, thence northwesterly 1145  
along the said east right of way of the Norfolk & Western 1146  
Railroad 1160 +/- feet to the beginning containing approximately 1147  
110 acres. 1148

Pickaway County, Orient 1149

All of Pickaway County Parcel Number B0600010051700 1150  
excepting that portion known as "Snake Island" and containing 1151



approximately 381 acres.	1152
Richland County, Mansfield	1153
All of Richland County Parcel: 0289003702006 (90.601 acres per Richland County Auditor)	1154 1155
All of Richland County Parcel: 0512050002000 (53.767 acres per Richland County Auditor)	1156 1157
All of Richland County Parcel: 0289050012000 (114.504 acres per Richland County Auditor)	1158 1159
A portion (approximately 40 acres) split out of Richland County Parcel: 0289050013000	1160 1161
Begin at the southwest corner of Richland County Parcel Number 0250901904000, said corner also being on the right of way of the CIC of Ashland Railroad, thence southeasterly along the south line of said Richland County Parcel Number 0250901904000, Richland County Parcel Numbers 0250900410000, 0250900708000, 0250901009000 and 0250901013000, 1880 feet +/-, to a corner, thence southerly along the west line of said parcel number 0250901013000, Richland County Parcel Numbers 0250901012000, 0250931861000 and 0250903512000, 840 feet +/-, to the center of Mansfield-Savannah Road (SR 545), thence southwesterly along the centerline of Mansfield-Savannah Road (SR 545), 160 +/- feet to a point 25 feet northeast of the centerline of a gravel drive to the west, thence, northwesterly, crossing through Richland County Parcel number 0289050013000, to a point being on the right of way of the CIC of Ashland Railroad and 960 linear feet southerly from the beginning, thence northerly, along the right of way of the CIC of Ashland Railroad 960 feet to the beginning containing approximately 40 acres.	1162 1163 1164 1165 1166 1167 1168 1169 1170 1171 1172 1173 1174 1175 1176 1177 1178 1179
A portion (approximately 24 acres) split out of Richland	1180

County Parcel: 0289050013000 1181

Begin at the northeast corner of Richland County Parcel 1182  
Number 0289001703009, said corner also being in the centerline 1183  
of Piper Road, thence, easterly, along the centerline of Piper 1184  
Road, 990 feet +/- to the westerly right of way of the CIC of 1185  
Ashland Railroad, thence, southerly, along the westerly right of 1186  
way of the CIC of Ashland Railroad, 985 feet +/- to the top of 1187  
bank of a stream, thence, southwesterly, along the top of bank 1188  
of said stream, and the meanderings thereof, to the southeast 1189  
corner of Richland County Parcel Number 0289001703000, thence, 1190  
northerly, along the east line of Richland County Parcel Number 1191  
0289001703000 and Richland County Parcel Number 0289001703009, 1192  
680 +/- feet, to the beginning containing approximately 24 1193  
acres. Together with all of Richland County Parcel Number 1194  
0289001703009 (2.037 Acres) and Richland County Parcel Number 1195  
0289001703000 (1.865 Acres) totaling approximately 28 acres. 1196

Ross County, Chillicothe 1197

All of Ross County Parcel Number 370914026000 (136.867 1198  
acres per County Auditor) 1199

Begin at the northwest corner of lands now or formerly 1200  
owned by Larry R. & Betty S. Oyer (Ross County parcel number 1201  
261603438000), thence southwesterly along the west line of said 1202  
Oyer lands and the west line of lands now or formerly owned by 1203  
Kenowa MHP, LLC (Ross County parcel number 261603440000) 1330 1204  
+/- feet to the north right-of-way limits of U.S. Route 35 (US 1205  
35), thence with the said north right-of-way limits the 1206  
following nine (9) courses and distances: (1) northwesterly 1475 1207  
+/- feet, (2) northwesterly 995 +/- feet, (3) northwesterly 475 1208  
+/- feet, (4) northwesterly 375 +/- feet, (5) northerly 405 +/- 1209  
feet, (6) northeasterly 125 +/- feet, (7) northeasterly 145 +/- 1210

feet, (8) southeasterly 35 +/- feet, (9) northeasterly 55 +/- 1211  
feet to the south right-of-way limits of Pleasant Valley Road, 1212  
thence with the said south right-of-way limits of Pleasant 1213  
Valley Road the following three (3) courses and distances: (1) 1214  
southeasterly 710 +/- feet, (2) southwesterly 150 +/- feet, (3) 1215  
southeasterly 2785 +/- feet to the beginning and containing 1216  
approximately 90 acres. 1217

Begin at the southwest corner of lands now or formerly 1218  
owned by The Union-Scioto School District (Ross County parcel 1219  
number 261603481000), said corner also being on the northerly 1220  
right-of-way limits of Pleasant Valley Road, thence 1221  
northeasterly along the south line of said School District lands 1222  
345 +/- feet to the southeast corner of said School District 1223  
lands, thence northwesterly along the east line of said School 1224  
District lands 1675 +/- feet to the south right-of-way limits of 1225  
Moundsville Road, thence northeasterly along the south right-of- 1226  
way limits of Moundsville Road 1545 +/- feet to the west line of 1227  
an American Electric Power (AEP) Substation, thence 1228  
northwesterly 8 +/- feet to the northwest corner of said AEP 1229  
Substation, thence northeasterly 100 +/- feet to the northeast 1230  
corner of said AEP Substation said corner also being on the 1231  
westerly right-of-way limits of State Route 104 (SR 104), thence 1232  
southeasterly along the said westerly right-of-way limits of 1233  
State Route 104 (SR 104) 3170 +/- feet to an angle point in said 1234  
right-of-way limits, thence southwesterly 90 +/- feet to the 1235  
northerly right-of-way limits of Pleasant Valley Road, thence 1236  
along the northerly right-of way limits of Pleasant Valley Road, 1237  
and the meanderings thereof, to the beginning and containing 1238  
approximately 86 acres. 1239

Begin at the southwest corner of lands now or formerly 1240  
owned by The United States of America - Department of Interior 1241

(Ross County parcel number 261603481000) (Mound City Group 1242  
National Monument) said corner also being in the centerline of 1243  
State Route 104 (SR 104), thence northeasterly along the south 1244  
line of said Mound City Group lands 2500 +/- feet to the low 1245  
water mark on the west bank of the Scioto River, thence 1246  
downstream with the westerly low water of the Scioto River, and 1247  
the meanderings thereof to a point where the north fence line of 1248  
a wastewater treatment facility projected intersects, thence 1249  
westerly along the north fence line of the wastewater treatment 1250  
facility to a point 30 feet east of the centerline of a north 1251  
and south running drive, thence northerly along a line 30 feet 1252  
distant and parallel to the centerline of the north and south 1253  
running drive, and the meanderings thereof, to a point 30 feet 1254  
south of the center of an east and west running drive, thence 1255  
easterly along a line 30 feet distant and parallel to the 1256  
centerline of the east and west running drive, and the 1257  
meanderings thereof, to a point 200 feet north of a another 1258  
north and south running drive, thence northerly along a line 200 1259  
feet north of and parallel to the second mentioned drive, 1260  
extended 3450 +/- feet to a point 60 feet distant from the south 1261  
line of the above referenced south line of said Mound City Group 1262  
lands, thence southwesterly along a line 60 feet distant and 1263  
parallel to the south line of said Mound City Group lands 2140 1264  
+/- feet to the center of State Route 401 (SR 104), thence 1265  
northwesterly along the center of State Route 104 (SR 104) 60 1266  
feet to the beginning and containing approximately 400 acres. 1267

Begin at the northeast corner of lands now or formerly 1268  
owned by Thomas M. & Susan D. Notestone (Ross County parcel 1269  
number 370915077000) said corner also being on the south line of 1270  
lands now or formerly owned by Veterans Administration Hospital 1271  
(Ross County parcel number 370915088600), thence along the south 1272

line of said Hospital lands the following three (3) courses and 1273  
distances: (1) northeasterly 450 +/- feet, (2) southeasterly 80 1274  
+/- feet, (3) northeasterly 360 +/- feet to a corner of State of 1275  
Ohio lands (Ross County parcel number 370915088600), thence 1276  
southeasterly along the common line of the said Hospital land 1277  
and the State of Ohio lands extended into said State of Ohio 1278  
lands 1200 feet to a point, thence southwesterly through said 1279  
state of Ohio lands 780 +/- feet to a pole line, thence 1280  
southeasterly along said pole line 2370 +/- feet to a point, 1281  
thence southeasterly on a line 65 feet distant from and parallel 1282  
to the edge of a paved drive 860 +/- feet to a line 70 feet 1283  
distant and parallel to the south edge of a large barn, thence 1284  
northeasterly with a line 70 feet distant and parallel to the 1285  
south edge of said large barn 460 +/- feet to a point, thence 1286  
northwesterly along a line 70 feet distant and parallel to the 1287  
east edge of said large barn 155 +/- feet to a line parallel to 1288  
the centerline of Moundsville Road, thence northeasterly on a 1289  
line parallel to Moundsville Road 835 +/- feet to the westerly 1290  
right-of-way limits of State Route 104 (SR 104), thence 1291  
southeasterly along the westerly limits of State Route 104 (SR 1292  
104) 420 +/- feet to a point, thence southwesterly along a line 1293  
parallel to Moundsville Road 995 +/- feet to a point, thence 1294  
southeasterly on a line parallel to the west right-of-way of 1295  
State Route 104 (SR 104) 370 +/- feet to the north right-of-way 1296  
limits of Moundsville Road, thence southwesterly along the north 1297  
right-of-way of Moundsville Road 610 +/- feet to the southwest 1298  
corner of lands now or formerly owned by The Union-Scioto School 1299  
District (Ross County parcel number 370915086600), thence along 1300  
the boundaries of the Union-Scioto School District lands 1301  
District (Ross County parcel numbers 370915086600, 370915001600 1302  
and 370915373000) the following four (4) courses and distances: 1303  
(1) northwesterly 565 +/- feet, (2) southwesterly 745 +/- feet, 1304

(3) northwesterly 1105 +/- feet, (4) southwesterly 725 +/- feet 1305  
to the east right-of-way limits of Sandusky Boulevard, thence 1306  
northerly along the east right-of-way of Sandusky Boulevard and 1307  
the meanderings thereof to a point where a fence line 1308  
surrounding a water tower projects from the east, thence 1309  
northeasterly along the fence surrounding the water tower to a 1310  
corner in said fence, thence northwesterly along the fence to a 1311  
point on the south line of lands now or formerly owned by Thomas 1312  
& June Haynes (Ross County parcel number 370915158000), thence 1313  
along the boundaries of said Haynes lands the following three 1314  
(3) courses and distances: (1) northeasterly 410 +/- feet, (2) 1315  
northwesterly 570 +/- feet, (3) southwesterly 420 +/- feet to 1316  
the east right-of-way limits of Sandusky Boulevard, thence 1317  
northerly along the east right-of-way of Sandusky Boulevard to 1318  
the south line of the above referenced Notestone lands (Ross 1319  
County parcel number 370915077000), thence along the boundaries 1320  
of the said Notestone lands the following two (2) courses and 1321  
distances: (1) northeasterly 240 +/- feet, (2) northwesterly 570 1322  
+/- feet to the beginning and containing approximately 116 1323  
acres. 1324

Begin at USA Monument No. 241, thence N 80° 05' 17" E, 1325  
239.00 feet to USA Monument No. 242, thence N 81° 05' 45" E, 1326  
461.65 feet to a point at a concrete fence post, thence S 07° 1327  
11" 50" E, 668.82 feet to an iron pin, thence N 80° 27' 02" E, 1328  
1086.14 feet to an iron pin, thence S 09° 36' 34" E, 433.1 feet 1329  
to the low water mark on the west bank of the Scioto River, 1330  
thence downstream with the westerly low water of the Scioto 1331  
River, S 21° 00' 01" W, 820.0 feet and S 07° 41' 33" W, 1012.0 1332  
feet to a corner of the Mound City Group National Monument, 1333  
thence N 79° 29' 40" W, 194.0 feet to a point passing iron pins 1334  
at 40.0 feet and 179.0 feet, thence N 24° 57' 37" W, 1057.32 1335

feet to an iron pin on the easterly line of a large ditch, 1336  
thence S 81° 30' 41" W, 153.71 feet to an iron pin, thence S 24° 1337  
43' 16" W, 116.66 to an iron pin, thence S 39° 30' 44" W, 125.11 1338  
feet to an iron pin, thence S 86° 32' 09" W, 350.18 feet to an 1339  
iron pin in the center of State Route 104 (SR 104), thence with 1340  
the center of SR 104, N 13° 16' 45 ' W, 210.83 feet to a point, 1341  
thence continuing with the centerline of SR 104, N 06° 51' 13" 1342  
W, 1583.77 feet to a point, thence N 80° 55' 15" E, 16.34 feet 1343  
to the beginning and containing approximately 65.0 acres. This 1344  
description was taken from a survey by Thomas Stark, Ohio 1345  
Professional Surveyor Number 6450, dated November 1980. 1346

Scioto County, Lucasville 1347

Begin at the southeast corner of lands now or formerly 1348  
owned by Breeze Scioto, LLC (Scioto County parcel number 24- 1349  
0069.000) said corner also being on the westerly right-of-way of 1350  
U. S. Route 23, thence, southerly along the said westerly right- 1351  
of-way 3440 +/- feet to the northwest corner of lands owned by 1352  
the State of Ohio - Department of Transportation (Scioto County 1353  
parcel number 24-1646.001), thence westerly with the north line 1354  
of said Department of Transportation lands 685 +/- feet to the 1355  
northwest corner of said Department of Transportation lands, 1356  
thence southerly along said Department of Transportation lands 1357  
945 +/- feet to the southwest corner of said Department of 1358  
Transportation lands, thence easterly along said Department of 1359  
Transportation lands and lands now or formerly owned by PGA 1360  
Holdings, LLC (Scioto County parcel number 24-0395.000) to a 1361  
point on the westerly right-of-way of U. S. 23, thence, 1362  
southerly along the said westerly right-of-way to the northeast 1363  
corner of lands now or formerly owned by Jeannine Shelpman (L\E) 1364  
Amanda Eileen Kovernman (Scioto County parcel numbers 24- 1365  
0507.000 & 24-0506.000), thence westerly along the northerly 1366

line of said Shelpman parcel 185 +/- feet to an angle point in 1367  
said parcel line thence southwesterly along said Shelpman parcel 1368  
850 +/- feet to the east bank of the Scioto River, thence 1369  
northerly along the east bank of the Scioto River, and the 1370  
meanderings thereof, to the southwest corner of lands now or 1371  
formerly owned by Jack & Faye Turner (Scioto County parcel 1372  
number 34-0047.000), thence westerly along the south line of 1373  
said Turner parcel 1870 +/- feet to the southeast corner of said 1374  
Turner parcel, thence northerly 505 +/- feet to the southwest 1375  
corner of Landsdown Subdivision, thence easterly along the south 1376  
line of said Subdivision 1415 +/- feet to the northwest corner 1377  
of the above referenced Breeze Scioto LLC lands, thence 1378  
southerly along the west line of said Breeze Scioto lands 500 1379  
+/- feet to the southwest corner of said Breeze Scioto lands, 1380  
thence easterly along the south line of said Breeze Scioto lands 1381  
670 +/- feet to the beginning containing approximately 720 1382  
acres. 1383

Begin at the southwest corner of Moulton Addition said 1384  
corner also being on the east right-of-way of the railroad and 1385  
also being on the north line of State of Ohio lands (Scioto 1386  
County parcel number 24-1657.000), thence easterly with the said 1387  
south line of Moulton Addition and the north line of said State 1388  
of Ohio lands 310 +/- feet to the southwest corner of an 1389  
unimproved alley in said addition thence northerly along the 1390  
west side of said unimproved alley 120 +/- feet to the south 1391  
line of Broad Street, thence easterly along the south line of 1392  
Broad Street 15 +/- feet to the east line of the unimproved 1393  
alley, thence southerly along the east side of said unimproved 1394  
alley 120 +/- feet to a point on the south line of said Moulton 1395  
Addition and the north line of said State of Ohio lands, thence 1396  
easterly 2075 +/- feet to a corner common with the said State of 1397



Ohio parcel and a parcel now or formerly owned by Patty Kline 1398  
Shuster, etal. (Scioto County parcel number 24-0273.000), thence 1399  
northerly with the common line of the State of Ohio parcel and 1400  
the Shuster parcel 250 +/- feet to another common corner of 1401  
Shuster and the State of Ohio, thence easterly along the north 1402  
line of said State of Ohio parcel and the south line of said 1403  
Shuster parcel 965 +/- feet to an angle point in said north line 1404  
and the southwest corner of another parcel now or formerly owned 1405  
by Patty Kline Shuster, etal. (Scioto County parcel number 24- 1406  
0274.000), thence continuing easterly along the north line of 1407  
said State of Ohio parcel and the south line of said Shuster 1408  
1680 +/- feet to the southeast corner of said Shuster parcel and 1409  
the northeast corner of said State of Ohio parcel, thence 1410  
southerly along the east line of said State of Ohio parcel and 1411  
another State of Ohio parcel (Scioto County parcel number 24- 1412  
1660.000) 1240 +/- feet to the southeast corner of the said 1413  
State of Ohio parcel and the northeast corner of a parcel now or 1414  
formerly owned by Michael L. & Mary M. Kidd (Scioto County 1415  
parcel number 24-0260.000), thence with the north line of said 1416  
Kidd parcel and the north line of a parcels now or formerly 1417  
owned by Judy A. Newman (24-0368.000), Ronald E. & Melinda J. 1418  
Arrick (24-1809.000) and Lake Mary Margaret, Inc. (24-0277.000) 1419  
2230 +/- feet to the northwest corner of the said Lake Mary 1420  
Margaret, Inc. parcel, thence southerly along the west line of 1421  
the said Lake Mary Margaret, Inc. parcel 875 +/- feet to the 1422  
northeast corner of another Lake Mary Margaret, Inc. parcel, 1423  
thence westerly along the north line of said Lake Mary Margaret, 1424  
Inc. parcel 430 +/- feet to the northwest corner of said Lake 1425  
Mary Margaret, Inc. parcel, thence southeasterly along said Lake 1426  
Mary Margaret, Inc. parcel 400 +/- feet to its southwest corner 1427  
thence continuing southeasterly along said Lake Mary Margaret, 1428  
Inc. parcel 295 +/- feet to its southeast corner, thence 1429

southerly along the west line of Lake Mary Margaret, Inc. parcel 1430  
680 +/- feet to a point in the center of Cook Road (CR 30), 1431  
thence southwesterly with the center of said Cook Road, and the 1432  
meanderings thereof, to its intersection of the easterly right- 1433  
of-way of the railroad, thence northwesterly along the easterly 1434  
right-of-way of the railroad 4360 +/- feet to the beginning, 1435  
excepting therefrom a 4.029 acre parcel now or formerly owned by 1436  
Ohio Power (Scioto County parcel number 24-1846.000) and 1437  
containing approximately 240 acres. 1438

Begin at the intersection of the centerline of Cook Road 1439  
(CR 30) and the easterly right-of-way of the railroad, thence 1440  
northeasterly along the center of said Cook Road, and the 1441  
meanderings thereof, to the southwest corner of lands now or 1442  
formerly owned by Anthony T. Arthurs (Scioto County parcel 1443  
number 24-0317.000), thence southeasterly with said Arthurs land 1444  
255 +/- feet to a corner of said Arthurs land, thence 1445  
northeasterly with said Arthurs land 165 +/- feet to another 1446  
corner of said Arthurs land, thence north westerly with said 1447  
Arthurs land 195 +/- feet to a point on the south line of lands 1448  
now or formerly owned by Christopher D. & Brittany E. Spencer 1449  
(Scioto County parcel number 24-0428.000), thence northeasterly 1450  
with said Spencer lands 95 +/- feet to a corner of said Spencer 1451  
lands, thence northerly with said Spencer lands 145 +/- feet to 1452  
another corner of said Spencer lands, thence northwesterly with 1453  
said Spencer lands 50 +/- feet to another corner of said spencer 1454  
lands, thence northerly along said Spencer lands 240 +/- feet to 1455  
a point in the center of Cook Road (CR 30), thence northeasterly 1456  
along the center of said Cook Road, and the meanderings thereof 1457  
to the northwest corner of lands now or formerly owned by David 1458  
A. & Lanette E. Wagner (Scioto County parcel number 24- 1459  
0237.000), thence southerly with the west line of said Wagner 1460

lands 360 +/- feet to the southwest corner of said Wagner lands, 1461  
thence westerly along the south line of said Wagner lands and a 1462  
south line of lands now or formerly owned by Garlen D. & 1463  
Patricia A. Shoemaker (Scioto County parcel number 24-0322.000) 1464  
140 +/- feet to a corner of said Shoemaker lands, thence with 1465  
the boundaries of said Shoemaker lands the following six (6) 1466  
courses and distances: (1) southeasterly 245 +/- feet, (2) 1467  
southeasterly 190 +/- feet, (3) southeasterly 145 +/- feet, (4) 1468  
southeasterly 145 +/- feet, (5) northeasterly 145 +/- feet, (6) 1469  
northeasterly 345 +/- feet to the southeast corner of another 1470  
parcel of land now or formerly owned by Garlen D. & Patricia A. 1471  
Shoemaker (Scioto County parcel number 24-0321.000), thence 1472  
easterly along the south line of said Shoemaker lands and the 1473  
south line of lands now or formerly owned by John R & Patricia 1474  
A. Foit (Scioto County parcel number 24-0145.000) 685 +/- feet 1475  
to the southeast corner of lands now or formerly owned by James 1476  
A. & Sandra S. Riggs (Scioto County parcel number 24-0024.000), 1477  
thence northeasterly along the south line of said Riggs land and 1478  
the south line of lands now or formerly owned by Sheila 1479  
Stevenson (Scioto County parcel numbers 24-0023.000 & 24- 1480  
0022.000) 1080 +/- feet to the southeast corner of said 1481  
Stevenson lands, thence northerly along the east line of said 1482  
Stevenson lands 360 +/- feet to a point on the south line of 1483  
lands now or formerly owned Melinda J. Arrick (Scioto County 1484  
parcel number 24-0522.000), thence easterly along the south line 1485  
of said Arrick lands and the south line of Violet Homesites 1486  
Subdivision 1060 +/- feet to the northwest corner of lands now 1487  
or formerly owned by Mark A. & Deborah D. Barnett (Scioto County 1488  
parcel number 24-0157.000), thence with the boundaries of said 1489  
Barnett lands (Scioto County parcel numbers 24-0157.000, 24- 1490  
0156.000, 08-0319.000 & 08-0320.000) the following five (5) 1491  
courses and distances: (1) southerly 465 +/- feet, (2) easterly 1492

700 +/- feet, (3) northeasterly 430 +/- feet, (4) northeasterly 1493  
265 +/- feet, (5) easterly 220 +/- feet to the centerline of 1494  
Lintz Hollow Road (TR 179), thence southerly with the center of 1495  
said Lintz Hollow Road 145 +/- feet to the northeast corner of 1496  
lands now or formerly owned by Ronald & Leslie Buckle (Scioto 1497  
County parcel number 08-0878.000), thence with the boundaries of 1498  
said Buckle lands (Scioto County parcel numbers 08-0878.000 & 1499  
24-0877.000) the following ten (10) courses and distances: (1) 1500  
southwesterly 350 +/- feet, (2) southwesterly 120 +/- feet, (3) 1501  
southwesterly 370 +/- feet, (4) northerly 95 +/- feet, (5) 1502  
northwesterly 210 +/- feet, (6) southwesterly 120 +/- feet, (7) 1503  
southeasterly 255 +/- feet, (8) northeasterly 220 +/- feet, (9) 1504  
southeasterly 150 +/- feet, (10) northeasterly 415 +/- feet to 1505  
the northwest corner of lands now or formerly owned by Bonnie G. 1506  
Davis (Scioto County parcel number 08-0393.000), thence 1507  
southerly along the west line of said Davis lands and lands now 1508  
or formerly owned by Lane & Debby Raiser (Scioto County parcel 1509  
number 08-1539.001) and now or formerly owned by Leona Mullins 1510  
(Scioto County parcel number 08-1539.000) 555 +/- feet to a 1511  
point on the north line of lands now or formerly owned by 1512  
Charles M. Lute (Scioto County parcel number 08-0541.000), 1513  
thence westerly along the north line of said Lute lands 640 +/- 1514  
feet to the northwest corner of said Lute lands, thence 1515  
southerly along the west line of said Lute lands 1545 +/- feet to 1516  
the southwest corner of said Lute lands, thence easterly along 1517  
the south line of said Lute lands 1135 +/- feet to the northwest 1518  
corner of lands now or formerly owned by Joseph Q. Johnson 1519  
(Scioto County parcel number 08-0668.000), thence southerly 1520  
along the west line of said Johnson lands (Scioto County parcel 1521  
numbers 08-0668.000, 08-0463.000 & 08-0464.000) 2595 +/- feet to 1522  
the northwest corner of lands now or formerly owned by Roger & 1523  
Peggy King (Scioto County parcel number 08-0624.000), thence 1524

southwesterly along the west line of said King parcel and the 1525  
west line of lands now or formerly owned by Bruce & Anita 1526  
Mannien (Scioto County parcel number 08-0624.001) 1370 +/- feet 1527  
to the northeast corner of lands now or formerly owned by 1528  
Christopher D. & Tammay L. Bailey (Scioto County parcel number 1529  
08-0530.000), thence with the north line of said Bailey lands 1530  
and the north line of now or formerly owned by Patrick J. 1531  
Phillips (Scioto County parcel number 08-530.003), Christopher 1532  
A. Eldridge (Scioto County parcel number 08-530.001) and Andy R. 1533  
& Carey L. Johnson (Scioto County parcel number 08-530.004), 1534  
1035 +/- feet to the northeast corner of lands now or formerly 1535  
owned by Ronald L. Sheets (Scioto County parcel number 24- 1536  
0053.000), thence easterly along the north line of said Sheets 1537  
lands 1225 +/- feet to the easterly right-of-way of Vern Riffe 1538  
Drive (CR 505), thence northwesterly along the said easterly 1539  
right-of-way, and the meanderings thereof, to the south line of 1540  
lands now or formerly owned by Scioto County Joint Vocational 1541  
School (Scioto County parcel numbers 24-1671.000 and 24- 1542  
1672.000), thence with the boundaries of said school lands the 1543  
following five (5) courses and distances: (1) easterly 440 +/- 1544  
feet, (2) northerly 2100 +/- feet, (3) westerly 2100 +/- feet, 1545  
(4) southerly 2100 +/- feet, (5) 1565 +/- feet to the westerly 1546  
right-of-way of said Vern Riffe Drive, thence southeasterly 1547  
along the said westerly right-of-way, and the meanderings 1548  
thereof, to the north line of the above referenced Sheets lands 1549  
(Scioto County parcel number 24-0053.000), thence westerly along 1550  
the north line of said Sheets lands 1380 +/- feet to the east 1551  
line of lands now or formerly owned by George L. Davis (Scioto 1552  
County parcel number 24-0123.000), thence northerly along the 1553  
east line of said Davis lands 1325 +/- feet to the northeast 1554  
corner of said Davis lands, thence westerly along the north line 1555  
of said Davis lands 2195 +/- feet to the easterly right-of-way 1556

of the railroad, thence northerly along the said easterly right- 1557  
of-way, 1425 +/- feet to the southwest corner of lands now or 1558  
formerly owned by Marietta & Darrell E. York (Scioto County 1559  
parcel number 24-0255.000), thence with the boundaries of the 1560  
said York lands the following three (3) courses and distances: 1561  
(1) easterly 85 +/- feet, northerly 205 +/- feet, westerly 125 1562  
+/- feet to the easterly right-of-way of the railroad, thence 1563  
northerly along the said easterly right-of-way to lands known as 1564  
Lucasville Sewer Plant (Scioto County parcel number 24- 1565  
1643.000), thence with the boundaries of the Sewer Plant lands 1566  
the following three (3) courses and distances: (1) northeasterly 1567  
500 +/- feet, (2) northwesterly 360 +/- feet, (3) southwesterly 1568  
500 +/- feet to the easterly right-of-way of the railroad, 1569  
thence along the said easterly right-of-way of the railroad 890 1570  
+/- feet to the beginning and containing approximately 667 1571  
acres. 1572

Warren County, Lebanon 1573

Begin at the northwest corner of Warren County parcel 1574  
number 11052000120, said corner also being on the south right- 1575  
of-way line of State Route 63 (SR63) and the east line of 1576  
Norfolk Southern Railroad lands (Warren County parcel number 1577  
11055020030), thence westerly along the south right-of-way line 1578  
of State Route 63 (SR63) 465 +/- feet to a fence line projected 1579  
from the south, thence southerly along the fence line 650 +/- 1580  
feet to the east line of the said Norfolk Southern Railroad 1581  
lands, thence northwesterly along the said east line of the said 1582  
Norfolk Southern Railroad lands 320 +/- feet to an angle point 1583  
in the east line of the said Norfolk Southern Railroad lands, 1584  
thence westerly along the said east line of the said Norfolk 1585  
Southern Railroad lands 140 +/- feet to an angle point in the 1586  
east line of the said Norfolk Southern Railroad lands, thence 1587

northwesterly along the said east line of the said Norfolk  
Southern Railroad lands 570 +/- feet to the beginning and  
containing approximately 3.2 acres.

Begin at the southeast corner of lands now or formerly  
owned by Warren General Property (Warren County parcel number  
11064000201) said corner also being on the north right-of-way  
line of State Route 63 (SR 63), thence northerly along the east  
line of said Warren General Property lands 2035 +/- feet to the  
northeast corner of said Warren General Property lands, thence  
westerly along the north line of said Warren General Property  
lands 2635 +/- feet to the easterly right-of-way of North Union  
Road, thence along the easterly right-of-way of North Union Road  
3475 +/- feet to the southwest corner of lands now or formerly  
owned by Warren County Commissioners (Warren County parcel  
number 08313000040), thence easterly along the south line of  
said Commissioners lands and lands now or formerly owned by FRL  
Real Estate LLC (Warren County parcel number 08313000082) 2420  
+/- feet to a point on the south line of said FRL Real Estate  
lands and the northwest corner of lands now or formerly owned by  
Grand Communities LTD. (Warren County parcel number  
12362000190), thence southerly along the west line of said Grand  
Communities LTD. lands 1400 +/- feet to a corner of Grand  
Communities LTD. lands, thence westerly along said Grand  
Communities LTD. lands 585 +/- feet to a corner of said Grand  
Communities LTD. lands, thence southerly along said Grand  
Communities LTD. lands extended 3685 +/- feet extended to a  
fence line that surrounds a wastewater treatment facility,  
thence westerly along the fence line 195 +/- feet to the  
southerly top of bank of Shaker Creek, thence southwesterly  
along the top of bank 270 +/- feet to a point, thence southerly  
125 +/- feet to the north right-of-way line of State Route 63

(SR 63), thence westerly along the north right-of-way line of 1619  
State Route 63 (SR 63) 750 +/- feet to the beginning and 1620  
containing 292 acres. 1621

Begin at the southwest corner of lands now or formerly 1622  
owned by Warren County Commissioners (Warren County parcel 1623  
number 12364000010), said corner also being in the centerline of 1624  
State Route 63 (SR 63), thence westerly with the center of State 1625  
Route 63 (SR 63) 1255 +/- feet to the extension of a fence line 1626  
from the north that surrounds a wastewater treatment facility, 1627  
thence northerly along the fence line 280 +/- feet to a fence 1628  
corner, thence westerly along the fence line 205 +/- feet to a 1629  
point where the extension of the west line of lands now or 1630  
formerly owned by Grand Communities LTD. (Warren County parcel 1631  
number 12362000190), thence northerly along said extended line 1632  
1870 +/- feet to a southwest corner of said Grand Communities 1633  
LTD. lands, thence easterly along the south line of said Grand 1634  
Communities, LTD. lands and the south line of lands now or 1635  
formerly owned by Shaker Run Capital Funding (Warren County 1636  
parcel number 12301000040), 6030 feet to a point on the west 1637  
line of lands now or formerly owned by Otterbein Lebanon LLC 1638  
(Warren County parcel number 12302000031), thence southerly 1639  
along the west line of said Otterbein Lebanon LLC lands 1700 +/- 1640  
feet to the extension of a fence line from the west that 1641  
surrounds a Department of Transportation Outpost facility, 1642  
thence westerly along the fence line 310 +/- feet to a fence 1643  
corner, thence southerly along the fence line 435 +/- feet to 1644  
the centerline of State Route 63 (SR 63), thence westerly along 1645  
the centerline of State route 63 (SR 63) 455 +/- feet to the 1646  
southeast corner of lands now or formerly owned by Cincinnati 1647  
Gas & Electric (Warren County parcel number 12303000020), thence 1648  
with the boundaries of the said Cincinnati Gas & Electric lands 1649



the following three (3) courses and distances: (1) northerly 330 +/- feet, (2) northwesterly 405 +/- feet, (3) southerly 560 +/- feet to the centerline of State Route 63 (SR 63), thence westerly along the centerline of State Route 63 (SR 63) 2155 +/- feet to the extension of a fence line projected from the northeast, thence northeasterly along the fence line 675 +/- feet to an angle point in the fence, thence northerly along the fence line 200 +/- feet to a fence corner, thence southwesterly along the fence line 320 +/- feet to a point on the north line of the above referenced Warren County Commissioners lands (Warren County parcel number 12364000010), thence with the boundaries of said County Commissioners lands the following two (2) courses and distances: (1) westerly 550 +/- feet, (2) southerly 435 +/- feet to the place of beginning containing approximately 273 acres.

Begin at the northeast corner of lands now or formerly owned by Leah Margaret White (Warren County parcel number 12294000010), said corner also being in the centerline of State Route 741 (SR 741), thence westerly along the north line of said White lands 2655 +/- feet to the northeast corner of said White lands, thence northerly along the projected west line of said White lands 3850 +/- feet to the southerly right-of-way line of State Route 63 (SR 63), thence with the said southerly right-of-way the following eleven (11) courses and distances: (1) easterly 1815 +/- feet, (2) southeasterly 52.09 feet, (3) southeasterly 201.00 feet, (4) southeasterly 253.18 feet, (5) southeasterly 50.25 feet, (6) southeasterly 33.54 feet, (7) northeasterly 276.16 feet, (8) easterly 100.04 feet, (9) easterly 150.01 feet, (10) easterly 250.20 feet, (11) southeasterly 32.74 feet to the westerly right-of-way of State Route 741 (SR 741), thence along the westerly right-of-way of

State Route 741 (SR 741) the following eight (8) courses and 1681  
distances: (1) southwesterly 388.87 feet, (2) southwesterly 1682  
186.75 feet, (3) southwesterly 187.79 feet, (4) southwesterly 1683  
300.37 feet, (5) southwesterly 201.00 feet, (6) southwesterly 1684  
654.38 feet, (7) southerly 52.04 feet, (8) southwesterly 240 +/- 1685  
feet to the northeast corner of lands owned by The State of Ohio 1686  
- Department of Transportation (Warren County parcel number 1687  
12294000020), thence with the boundaries of said Department of 1688  
Transportation lands the following three (3) courses and 1689  
distances: (1) westerly 1645 +/- feet, (2) southerly 700 +/- 1690  
feet, (3) easterly 1600 +/- feet to the centerline of State 1691  
Route 741 (SR 741), thence southerly along the centerline of 1692  
State Route 741 (SR 741) 880 +/- feet to the beginning and 1693  
containing approximately 216 acres. 1694

All of Warren County parcel number 12281000030 1695

The foregoing legal descriptions may be corrected or 1696  
modified by the Department of Administrative Services as 1697  
necessary in order to facilitate the recording of the deed or 1698  
deeds to define the description of the real estate identified as 1699  
no longer obligatory by the state. 1700

(B) (1) The conveyance or conveyances include improvements 1701  
and chattels situated on the real estate, and is or are subject 1702  
to all easements, covenants, conditions, and restrictions of 1703  
record; all legal highways and public rights-of-way; zoning, 1704  
building, and other laws, ordinances, restrictions, and 1705  
regulations; and real estate taxes and assessments not yet due 1706  
and payable. The real estate shall be conveyed in "as-is, where- 1707  
is, with all faults" condition. 1708

(2) The deed or deeds for the conveyance of the real 1709  
estate may contain restrictions, covenants, exceptions, 1710

reservations, reversionary interests, and other terms and 1711  
conditions the Director of Administrative Services determines to 1712  
be in the best interest of the state. 1713

(3) Subsequent to the conveyance or conveyances, any 1714  
restrictions, exceptions, reservations, reversionary interests, 1715  
or other terms and conditions contained in the deed or deeds may 1716  
be released by the state or the Department of Rehabilitation and 1717  
Correction without the necessity of further legislation. 1718

(4) The deed or deeds shall contain restrictions 1719  
prohibiting the purchaser or purchasers from occupying, using, 1720  
developing, or selling the real estate if the occupation, use, 1721  
development, or sale will interfere with the quiet enjoyment of 1722  
neighboring state-owned land. 1723

(5) The real estate described in division (A) of this 1724  
section shall be conveyed only if the Director of Administrative 1725  
Services and the Director of Rehabilitation and Correction first 1726  
have determined that the real estate is surplus real property no 1727  
longer needed by the state and that the conveyance or 1728  
conveyances are in the best interest of the state. 1729

(C) (1) The Director of Administrative Services and the 1730  
Director of Rehabilitation and Correction shall offer the sale 1731  
of the real estate in the manner described in divisions (C) (2) 1732  
or (C) (3) of this section. 1733

(2) The Director of Administrative Services may offer the 1734  
sale of the real estate to a purchaser or purchasers to be 1735  
determined, through a negotiated real estate purchase agreement 1736  
or agreements. 1737

Consideration for the conveyance of the real estate shall 1738  
be at a price and at terms and conditions acceptable to the 1739

Director of Administrative Services and the Director of 1740  
Rehabilitation and Correction. The consideration shall be paid 1741  
at closing. 1742

(3) The Director of Administrative Services shall conduct 1743  
a sale of the real estate by sealed bid auction or public 1744  
auction, and the real estate shall be sold to the highest bidder 1745  
at a price acceptable to the Director of Administrative Services 1746  
and the Director of Rehabilitation and Correction. The Director 1747  
of Administrative Services shall advertise the sealed bid 1748  
auction or public auction by publication in a newspaper of 1749  
general circulation in the county in which the real estate to be 1750  
conveyed is located, once a week for three consecutive weeks 1751  
before the date on which the sealed bids are to be opened or the 1752  
public auction is to be held. The Director of Administrative 1753  
Services shall notify the successful bidder in writing. The 1754  
Director of Administrative Services may reject any or all bids. 1755

The purchaser or purchasers shall pay ten percent of the 1756  
purchase price to the Director of Administrative Services not 1757  
later than five business days after receiving the notice the bid 1758  
has been accepted, and shall enter into a real estate purchase 1759  
agreement, in the form prescribed by the Department of 1760  
Administrative Services. Payment may be made by bank draft or 1761  
certified check made payable to the Treasurer of State. The 1762  
purchaser or purchasers shall submit the balance of the purchase 1763  
price to the Director of Administrative Services not later than 1764  
sixty days after receiving notice the bid has been accepted. A 1765  
purchaser who does not complete the conditions of the sale as 1766  
prescribed in this division shall forfeit as liquidated damages 1767  
the ten percent of the purchase price paid to the state. If a 1768  
purchaser fails to complete the purchase of the real estate, the 1769  
Director of Administrative Services may accept the next highest 1770

bid, subject to the foregoing conditions. If the Director of 1771  
Administrative Services rejects all bids, the Director may 1772  
repeat the sealed bid auction or public auction, or may use an 1773  
alternative sale process that is acceptable to the Director of 1774  
Administrative Services and the Director of Rehabilitation and 1775  
Correction. 1776

The Department of Rehabilitation and Correction shall pay 1777  
advertising costs incident to the sale of the real estate. 1778

(D) The real estate described in division (A) of this 1779  
section may be conveyed as an entire tract or as multiple 1780  
parcels as determined by the Director of Administrative Services 1781  
and the Director of Rehabilitation and Correction. The real 1782  
estate described in division (A) of this section may be conveyed 1783  
to a single purchaser or multiple purchasers as determined by 1784  
the Director of Administrative Services and the Director of 1785  
Rehabilitation and Correction. 1786

(E) Except as otherwise specified in this section, the 1787  
purchaser or purchasers shall pay all costs associated with the 1788  
purchase, closing, and conveyance of the real estate, including 1789  
surveys, appraisals, title evidence, title insurance, transfer 1790  
costs and fees, recording costs and fees, taxes, and any other 1791  
fees, assessments, and costs that may be imposed. 1792

(F) The proceeds of the conveyance of facilities and 1793  
interest in real estate sale or sales shall be deposited into 1794  
the state treasury to the credit of the Adult and Juvenile 1795  
Correctional Facilities Bond Retirement Fund in accordance with 1796  
section 5120.092 of the Revised Code. 1797

(G) Upon payment of the purchase price, the Auditor of 1798  
State, with the assistance of the Attorney General, shall 1799

prepare a deed or deeds to the real estate described in division 1800  
(A) of this section. The deed or deeds shall state the 1801  
consideration and shall be executed by the Governor in the name 1802  
of the state, countersigned by the Secretary of State, sealed 1803  
with the Great Seal of the State, presented in the Office of the 1804  
Auditor of State for recording, and delivered to the purchaser 1805  
or purchasers. The purchaser or purchasers shall present the 1806  
deed or deeds for recording in the office of the county recorder 1807  
of the county in which the real estate is located. 1808

(H) This section expires three years after its effective 1809  
date. 1810

**Section 9.** (A) The Governor may execute a deed in the name 1811  
of the state conveying to the selected Grantee or Grantees, 1812  
their heirs, successors, and assigns to be determined in the 1813  
manner provided in division (C) of this section, all of the 1814  
state's right, title, and interest in the following described 1815  
real estate: 1816

Situated in the City of East Liverpool, County of 1817  
Columbiana and State of Ohio: 1818

TRACT NO. 1: 1819

Known as and being the East part of that certain Lot 1820  
Numbered Five Hundred Forty-two (542), as said Lot is numbered 1821  
and distinguished on the recorded plat of Josiah Thompson's 1822  
First Addition to said City of East Liverpool, Ohio, and more 1823  
particularly bounded and described by beginning at the Northwest 1824  
corner of the intersection of Robinson (now East Fourth Street) 1825  
and College Streets, and running thence on the West line of 1826  
College Street Northward One Hundred Nine (109) feet to Pleasant 1827  
Lane; thence on the South line of Pleasant Lane Westward thirty- 1828

six (36) feet; thence on a line parallel with said College Street southward One Hundred Nine (109) feet to a point on the North line of Robinson (now East Fourth) Street; thence on the North line of Robinson (now East Fourth) Street Eastward Thirty-six (36) feet to the place of beginning. Plat Book 1, Page 12.

Tax Parcel No. 37-08296.000 1834

TRACT NO. 2: 1835

Known as and being the southeast rectangular corner of Lot Number Five Hundred Forty-one (541), as said Lot is numbered and distinguished on the recorded plat of Josiah Thompson's First Addition to said City of East Liverpool, Ohio. Said part of said Lot herein described and hereby conveyed is bounded and more specifically described as follows, to wit: Beginning at the southeast corner of said Lot No. 541, which said place of 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  $54 \frac{1}{2}$  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  $54 \frac{1}{2}$  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  $54 \frac{1}{2}$  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  $54 \frac{1}{2}$  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 1859  
of Pleasant Lane. For purposes of describing said premises, said 1860  
College Street is considered to extend north and south, and said 1861  
Pleasant Lane is considered to extend east and west. Plat Book 1862  
1, Page 12. 1863

AND BEING the same property conveyed to Kent State 1864  
University from the American National Red Cross by Warranty Deed 1865  
dated April 28, 2009 and recorded May 14, 2009 in Book 1681, 1866  
Page 470. (TRACTS 1 and 2) 1867

Tax Parcel No. 37-05974.000 1868

TRACT NO. 3: 1869

Known as and being that part of Lot Number Five Hundred 1870  
Forty-two (542) as said Lot is numbered and distinguished on the 1871  
recorded plat of Josiah Thompson's First Addition, Plat Book 1, 1872  
Page 12, which is bounded and described as follows: 1873

Commencing at a point on the north side of Robinson 1874  
Street, now known as East Fourth Street, thirty-six (36) feet 1875  
eastward of the south west corner of said Lot, and running 1876  
thence northward, in line parallel with Grove Alley, one hundred 1877  
nine (109) feet to Pleasant Lane; thence with the south side of 1878  
Pleasant Lane eastward thirty-seven (37) feet; thence in line 1879  
parallel with College Street, southward one hundred nine (109) 1880  
feet to the north side of Robinson Street, now known as East 1881  
Fourth Street; thence with the north side of Robinson Street, 1882  
now known as East Fourth Street, westward thirty-seven (37) feet 1883  
to the place of beginning. 1884

Subject to all legal highways and easements of record. 1885

AND BEING the same property conveyed to Kent State 1886  
University Board of Trustees from Kathleen P. Treasure, htta 1887



Kathleen P. Altdoerffer, married, by Warranty Deed dated April	1888
26, 2008 and recorded May 9, 2008 in Book 1626, Page 450.	1889
Tax Parcel No. 37-05208.000	1890
The foregoing legal description may be corrected or	1891
modified by the Department of Administrative Services as	1892
necessary in order to facilitate the recording of the deed.	1893
(B) (1) The conveyance shall include the improvements and	1894
chattels situated on the real estate, and is subject to all	1895
easements, covenants, conditions, and restrictions of record;	1896
all legal highways and public rights-of-way; zoning, building,	1897
and other laws, ordinances, restrictions, and regulations; and	1898
real estate taxes and assessments not yet due and payable. The	1899
real estate shall be conveyed in an "as-is, where-is, with all	1900
faults" condition.	1901
(2) The deed may contain restrictions, exceptions,	1902
reservations, reversionary interests, and other terms and	1903
conditions the Director of Administrative Services determines to	1904
be in the best interest of the state.	1905
(3) Subsequent to the conveyance, any restrictions,	1906
exceptions, reservations, reversionary interests, or other terms	1907
and conditions contained in the deed may be released by the	1908
state or Kent State University without the necessity of further	1909
legislation.	1910
The deed or deeds may contain restrictions prohibiting the	1911
grantee or grantees from occupying, using, developing, or	1912
selling the real estate if the occupation, use, development, or	1913
sale will interfere with the quiet enjoyment of neighboring	1914
state-owned land.	1915
(C) The Director of Administrative Services shall conduct	1916

a sale of the real estate by sealed bid auction or public 1917  
auction, and the real estate shall be sold to the highest bidder 1918  
at a price acceptable to the Director of Administrative Services 1919  
and Kent State University. The Director of Administrative 1920  
Services shall advertise the sealed bid auction or public 1921  
auction by publication in a newspaper of general circulation in 1922  
Columbiana County, once a week for three consecutive weeks 1923  
before the date on which the sealed bids are to be opened or the 1924  
public auction held. The Director of Administrative Services 1925  
shall notify the successful bidder in writing. The Director of 1926  
Administrative Services may reject any or all bids. 1927

The purchaser shall pay ten percent of the purchase price 1928  
to the Director of Administrative Services not later than five 1929  
business days after receiving the notice the bid has been 1930  
accepted and shall enter into a real estate purchase agreement, 1931  
in the form prescribed by the Department of Administrative 1932  
Services. Payment shall be made by certified check made payable 1933  
to the Treasurer of State. The purchaser shall submit the 1934  
balance of the purchase price to the Director of Administrative 1935  
Services at closing. A purchaser who does not complete the 1936  
conditions of the sale as prescribed in this division shall 1937  
forfeit as liquidated damages the ten percent of the purchase 1938  
price paid to the state. If a purchaser fails to complete the 1939  
purchase, the Director of Administrative Services may accept the 1940  
next highest bid, subject to the foregoing conditions. If the 1941  
Director of Administrative Services rejects all bids, the 1942  
Director may repeat the sealed bid auction or public auction, or 1943  
may use an alternative sale process that is acceptable to Kent 1944  
State University. Any subsequent costs attributed to the 1945  
marketing of a secondary sale shall be the responsibility of 1946  
Kent State University. 1947

(D) The real estate described in division (A) of this section shall be sold as an entire tract and not in parcels. 1948  
1949

(E) Purchaser shall pay all costs associated with the purchase, closing, and conveyance, 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. 1950  
1951  
1952  
1953  
1954

(F) The net proceeds of the sale of the real estate shall be paid to Kent State University and deposited in the appropriate university accounts for the benefit of Kent State University. 1955  
1956  
1957  
1958

(G) 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 Grantee. The purchaser shall present the deed for recording in the Office of the Columbiana County Recorder. 1959  
1960  
1961  
1962  
1963  
1964  
1965  
1966  
1967  
1968

(H) This section expires three years after its effective date. 1969  
1970

**Section 10.** (A) The Governor may execute a deed in the name of the state conveying to the Board of Education of East Clinton Local School District ("Grantee"), its successors and assigns, all of the state's right, title, and interest in the following described real estate: 1971  
1972  
1973  
1974  
1975

Situated in the State of Ohio, County of Clinton, Village 1976

of New Vienna, Green Township and VMS#1078, and being a 15.00 1977  
acres tract of land out of an original 100.72 acres tract (with 1978  
exceptions) as conveyed to Leone H. Wolfe in Deed Book 252, Page 1979  
540 (Parcel 2) at the Clinton County Recorder's Office, Clinton 1980  
County, Ohio, said 15.000 acres being more particularly 1981  
described as follows: 1982

Beginning at a PK nail found in the centerline of State 1983  
Route 28, and in the southern boundary of said 100.72 tract; 1984

Thence, along said centerline of State Route 28 S 81 deg 1985  
42' 35" W, a distance of 70.42 feet to a railroad spike set in 1986  
said centerline of State Route 28; 1987

Thence, crossing said State Route 28, and crossing said 1988  
100.72 acres tract N 08 deg 25' 32" W a distance of 172.73 feet 1989  
to an iron pin set; 1990

Thence, crossing said 100.72 acres tract, S 81 deg 34' 28" 1991  
W a distance of 305.70 feet to an iron pin set in the eastern 1992  
boundary of Lot 6M of Wilbur Huffman Subdivision of record with 1993  
said Recorder's Office as an extension of the Village of New 1994  
Vienna; 1995

Thence, along the western boundary of said 100.72 acres 1996  
tract and the eastern boundary of said Wilbur Huffman 1997  
Subdivision, N 43 deg 30' 03" W, a distance of 346.10 feet to an 1998  
iron pin set at the northeastern corner of Lot 1M of said Wilbur 1999  
Huffman Subdivision, at a northwestern corner of said 100.72 2000  
acres tract, and in the southern boundary of a 0.36 acres tract 2001  
as conveyed to Thomas J. Hicks of record in Deed Book 82, Page 2002  
96 at said Recorder's Office; 2003

Thence, along a northern boundary of said 100.72 acres 2004  
tract and the southern boundaries of the following tracts: 2005

0.46 acres to L. & D. Barley in Deed Book 117, Page 201;	2006
0.61 acres to Charles & Maxine M. Clark in Deed Book 273, Page 264,	2007 2008
0.64 acres to Robert & Ann M. Norman in Deed Book 95, Page 521,	2009 2010
0.48 acres to Wilma J. Crossham in Deed Book 175, Page 99,	2011
0.34 acres to Kristopher R. Cochran in deed Book 120, Page 789,	2012 2013
N45 deg 30' 00" E a distance of 516.12 feet to an iron pin set at the southeastern corner of said 0.34 acres tract;	2014 2015
Thence, along the eastern boundary of said 0.34 acres tract and a western boundary of said 100.72 acres tract, N 45 deg 01' 35" W a distance of 22.44 feet to an iron pin set in the eastern boundary of said 0.34 acres tract, in a western boundary of said 100.72 acres tract, and at the southwestern corner of a 0.500 acres tract as conveyed to Virginia Hilderbrant as recorded in Deed Book 230, Page 131 at said Recorder's Office;	2016 2017 2018 2019 2020 2021 2022
Thence along a northern boundary of said 100.72 acres tract and the southern boundaries of said 0.500 acres Hilderbrant tract and a 0.439 acres tract as conveyed to G. L. P. and Brewer J. Brewer of record in Deed Book 286, Page 876 at said Recorder's Office, N 46 deg 22' 32" E (passing an iron pin found at the southwestern corner of said 0.439 acres tract at a distance of 223.44 feet) a total distance of 319.44 feet to an iron pin set; at the southeastern corner of said 0.439 acres tract and in the northern boundary of said 100.72 acres tract;	2023 2024 2025 2026 2027 2028 2029 2030 2031
Thence crossing said 100.72 acres tract the following two courses:	2032 2033

1) S 44 deg 02' 41" E a distance of 400.00 feet to an iron pin set; 2034  
2035

2) S 35 deg 54' 34" E a distance of 740.37 feet to a railroad spike set in the southern boundary of said 100.72 acres tract and in the centerline of said State Route 28; 2036  
2037  
2038

Thence along the centerline of said State Route 28 and the southern boundary of said 100.72 acres tract S 83 deg 16' 45" W a distance of 664.73 feet to the point of beginning containing 15.000 acres more or less, and being subject to all easements, restrictions and right-of-ways (if any) or previous record. 2039  
2040  
2041  
2042  
2043

This description was prepared by Civil Engineering Associates, Inc., Columbus, Ohio from an actual field survey of the premises in September of 1995. The basis of bearings is N 45 deg 30' 00" E for a northern boundary of said 100.72 acres tract as conveyed in Deed Book 252, Page 540. 2044  
2045  
2046  
2047  
2048

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 deed. 2049  
2050  
2051

(B) The real estate was originally conveyed to the state as collateral for school construction facility bonds. Once the construction project was completed, the intention was for the state to convey title of this real estate to the East Clinton Local School District. The purpose of this legislation is to fulfill this intention. 2052  
2053  
2054  
2055  
2056  
2057

(C) The real estate described in division (A) of this section shall be conveyed as an entire tract and not in parcels. 2058  
2059

(D) Consideration for the conveyance of the real estate described in division (A) of this section is \$1. 2060  
2061

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

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

(G) 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. The deed shall state the consideration and the terms and conditions of the conveyance. The deed 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 Clinton County Recorder.

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

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

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

Being in range fourteen (14), township three (3) and quarter township number one (1), of the United States Military Tract and being a part of lot number four (4) in the plat survey of Bushnell, the County Surveyor, lying in the west half of

Quarter Township or section number one (1) and being in the same 2091  
real estate conveyed to Ralph L. Parrill and Donna J. Parrill 2092  
and Donald Parrill and C. Katharine Parrill by Alfred M. Kass 2093  
and Frank Kass, Trustees of the Joseph F. Kass Trust, by deed 2094  
dated September 22, 1977 and recorded in deed record volume 767, 2095  
page 544, and being more particularly described as follows: 2096

Beginning at a point in the centerline of U. S. Highway 2097  
Route (62) and the intersection of the west boundary of said lot 2098  
number four (4); 2099

Thence, continuing southward along the west boundary of 2100  
lot number (4) a distance of 2,303 feet to a point which marks 2101  
the southern boundary of lot number four (4) and the northern 2102  
boundary of lot number seven (7); 2103

Thence, eastward along the common boundary of lot number 2104  
(4) and lot number seven (7) a distance of 560 feet to a point, 2105  
which is also 786.4 feet from the eastern boundary of lot number 2106  
four (4); 2107

Thence, northward on a line parallel to the western 2108  
boundary of lot number four (4) a distance of 2,643 feet to a 2109  
point in the centerline of U. S. Highway Route 62; 2110

Thence southwestwardly along the centerline of U. S. 2111  
Highway Route 62 to the point at the intersection of U. S. 2112  
Highway Route 62 to the point at the intersection of U. S. 2113  
Highway Route 62 and the western boundary of lot number four (4) 2114  
which is the point of beginning and containing 31.792 acres more 2115  
or less subject to all rights of way, easements and 2116  
restrictions, if any, of previous record. 2117

EXCEPTING THEREFROM THE FOLLOWING: 2118

Situate in the State of Ohio, the County of Licking, the 2119



Township of Liberty, being part of Lot No. 4 in the First 2120  
Quarter of Township No. 3, Range No. 14, U. S. M. Lands, also 2121  
being part of a 31.792 Acre Tract conveyed to Ralph L. and Donna 2122  
J. Parrill, as the same is shown of record in Official Record 2123  
Book No. 14, Page No. 772 in the records of the Recorder's 2124  
Office, Licking County, Ohio and being more particularly 2125  
described as follows. 2126

Beginning at a point in U. S. Route No. 62 (Johnstown- 2127  
Utica Road), said point being North 60°31'00" East, a distance 2128  
of 371.98 feet from a point where the Westerly line of Lot No. 4 2129  
intersects the centerline of U. S. Route No. 62 (Johnstown-Utica 2130  
Road); 2131

Thence, from said point of beginning, North 60°31'00" East 2132  
and along the centerline of U. S. Route No. 62 (Johnstown-Utica 2133  
Road) and along the Northerly line of the above mentioned 31.792 2134  
Acre Tract, a distance of 299.98 feet to a point; 2135

Thence, South 04°04'07" West and along the Easterly line 2136  
of said 31.792 Acre Tract and along the Westerly line of a 2137  
certain 51.508 Acre Tract conveyed to Donald and C. Katherine 2138  
Parrill, as shown of record in Official Record Book No. 14, Page 2139  
768 and passing an Iron Pin on line at 54.00 feet, a distance of 2140  
431.80 feet to an Iron Pin; 2141

Thence, North 85°55'53" West, a distance of 250.00 feet to 2142  
an Iron Pin; 2143

Thence, North 04°04'07" East and parallel to the Easterly 2144  
line of said 31.792 Acre Tract and passing an Iron Pin on line 2145  
at 212.00 feet, a distance of 266.00 feet to the place of 2146  
beginning and containing 2.002 Acres, subject to all easements 2147  
and/or restrictions shown of record, also subject to all legal 2148

right-of-way. Leaving after said exception 29.790 acres, more or  
less. 2149  
2150

Prior Instrument Reference: Official Record 915 Page 925 2151  
PPN: 39-114834-01.000 2152

The foregoing legal description may be corrected or 2153  
modified by the Department of Administrative Services as 2154  
necessary in order to facilitate the recording of the deed. 2155

(B) Consideration for the conveyance of the real estate is 2156  
\$1. 2157

(C) The real estate shall be sold as an entire tract and 2158  
not in parcels. 2159

(D) The Auditor of State, with the assistance of the 2160  
Attorney General, shall prepare a deed to the real estate. The 2161  
deed shall state the consideration and shall be executed by the 2162  
Governor in the name of the state, countersigned by the 2163  
Secretary of State, sealed with the Great Seal of the State, 2164  
presented in the Office of the Auditor of State for recording, 2165  
and delivered to the grantee. The grantee shall present the deed 2166  
for recording in the Office of the Licking County Recorder. 2167

(E) The grantee shall pay the costs of the conveyance of 2168  
the real estate, including recordation costs of the deed. 2169

(F) The net proceeds of the conveyance shall be deposited 2170  
into the state treasury to the credit of the General Revenue 2171  
Fund. 2172

(G) This section expires three years after its effective 2173  
date. 2174

**Section 12.** (A) Notwithstanding division (A) (5) of section 2175  
123.01 of the Revised Code, the Director of Administrative 2176

Services may execute a perpetual easement in the name of the 2177  
state granting to the City of Piqua and to its successors and 2178  
assigns, a perpetual water line easement located at the Johnston 2179  
Farm and Indian Agency Historic Site and legally described as 2180  
follows: 2181

Situated in Section 6, Town 6, Range 6 East, City of 2182  
Piqua, Miami County, Ohio being Lot 8138 as conveyed to the 2183  
State of Ohio in D.B. 426 Page 70 of the Miami County Recorder's 2184  
Office and being more particularly described as follows: 2185

Commencing at the southeast corner of the above referenced 2186  
Lot 8138, being the southwest corner of a tract of land conveyed 2187  
to the Ohio Historical Society; 2188

Thence along a southerly line of Lot 8138, N72°45'13"W a 2189  
distance of 161.22 feet; 2190

Thence continuing along a southerly line of Lot 8138, 2191  
N34°47'23"W a distance of 200.22 feet to the True Point of 2192  
Beginning; 2193

Thence continuing along said southerly line, N34°47'23"W a 2194  
distance of 25.87 feet; 2195

Thence along lines through said Lot 8138, S85°25'01"E a 2196  
distance of 277.88 feet to a point in the east line of said Lot 2197  
8138; 2198

Thence along the east line of said lot, S29°19'07"W a 2199  
distance of 22.02 feet; 2200

Thence along a line through said Lot 8138, N85°25'01"W a 2201  
distance of 252.26 to the Point of Beginning. 2202

The above described parcel containing 5,301 square feet 2203  
more or less. 2204

The foregoing legal description may be corrected or 2205  
modified by the Department of Administrative Services as 2206  
necessary in order to facilitate the recording of the easement. 2207

(B) The perpetual easement shall state the obligations of, 2208  
and the duties to be observed and performed by, the City of 2209  
Piqua, Ohio, with regard to the perpetual easement, and shall 2210  
require the City of Piqua, Ohio, to assume perpetual 2211  
responsibility for operating, maintaining, repairing, 2212  
reconstructing, and replacing an existing water supply line on 2213  
the real estate. 2214

(C) The consideration for the granting of this easement is 2215  
\$426. 2216

(D) The Director of Administrative Services, with the 2217  
assistance of the Attorney General, shall prepare and execute 2218  
the perpetual easement document. The perpetual easement shall 2219  
state the consideration and the terms and conditions for the 2220  
granting of the perpetual easement. The perpetual easement shall 2221  
be executed by the Director of Administrative Services in the 2222  
name of the state, presented in the Office of the Auditor of 2223  
State for recording, and delivered to the City of Piqua, Ohio. 2224  
The City of Piqua, Ohio, shall present the perpetual easement 2225  
for recording in the Office of the Miami County Recorder. The 2226  
City of Piqua, Ohio, shall pay the recording costs and fees. 2227

(E) This section expires three years after its effective 2228  
date. 2229

**Section 13.** (A) The Governor may execute a deed in the 2230  
name of the state conveying to the Board of Trustees of the 2231  
Columbus Metropolitan Library, a county library district, (body 2232  
politic and corporate pursuant to section 3375.33 of the Revised 2233

Code) ("Grantee") its successors and assigns, all of the state's 2234  
right, title, and interest in the following described real 2235  
estate: 2236

Tract One 2237

0.278 ACRE TRACT 2238

Situated in the State of Ohio, County of Franklin, City of 2239  
Columbus, being all of Lot 28 and part of Lot 29 of the Eastwood 2240  
Heights Addition Plat Book 4, Page 109 as conveyed to The Ohio 2241  
State University by deed of record in Instrument No. 2242  
199904090088853 as recorded in the Franklin County Recorder's 2243  
Office and being further described as follows: 2244

Beginning at a mag nail set in the northerly line of Lot 2245  
29 at the intersection of the extension of the southerly 2246  
existing right of way line of Eastwood Avenue (50' Wide) and the 2247  
westerly line of a 0.016 acre tract located in Lot 29 and 2248  
conveyed as right of way to the City of Columbus in Official 2249  
Record 7778, Page C07; 2250

Thence South 03°52'26" West, a distance of 139.95 feet 2251  
leaving said southerly existing right of way line and passing 2252  
through said Lot 29 to a ¾" iron pipe found in the southerly 2253  
line of Lot 29 at the intersection of the extension of the 2254  
northerly existing right of way line of Elmwood Alley (20' 2255  
Wide); 2256

Thence North 87°37'31" West, a distance of 86.67 feet in 2257  
the southerly line of Lots 29 and 28 along said northerly 2258  
existing right of way line to a ¾" iron pipe at the 2259  
southeasterly corner of Lot 27 and a parcel of land conveyed to 2260  
Surreal Estate, LLC by deed of record in Instrument No. 2261  
201510090143918; 2262

Thence North 03°52'26" East, a distance of 139.95 feet 2263  
leaving said northerly existing right of way line and along the 2264  
easterly line of Lot 27 and said Surreal Estate parcel to a ¾" 2265  
iron pipe found on the southerly existing right of way line of 2266  
Eastwood Avenue and being the northeasterly corner of Lot 27 and 2267  
said Surreal Estate parcel; 2268

Thence South 87°37'31" East, a distance of 86.67 feet in 2269  
the northerly line of Lots 28 and 29 along the southerly 2270  
existing right of way line of Eastwood Avenue to the TRUE POINT 2271  
OF BEGINNING and containing 0.278 acres, more or less, of which 2272  
0.016 acres as conveyed to the City of Columbus in Official 2273  
Record 7778, Page B19 are within the present road occupied. 2274

Of the above described tract, 0.147 acres, more or less, 2275  
are located within Auditor's Parcel No. 010-051904 and 0.131 2276  
acres (PRO 0.016 acres), more or less, are located within 2277  
Auditor's Parcel No. 010-018902. 2278

The basis of bearing of South 85°58'02" East on the 2279  
southerly existing right of way line of Long Street is 2280  
referenced to the State Plane Coordinate System South Zone NAD 2281  
83 (NSRS 2011). 2282

This description was prepared by Tony W. Meacham, Ohio 2283  
Professional Surveyor No. 7799 from an actual field survey 2284  
performed in 2016 by Korda/Nemeth Engineering, Inc. 2285

Iron pins set are 5/8" x 30" rebar topped by an orange cap 2286  
stamped "KNE PS NO. 7799." 2287

Tract Two 2288

0.299 ACRE TRACT 2289

Situated in the State of Ohio, County of Franklin, City of 2290

Columbus, being all of Lots 30-31 of the Eastwood Heights 2291  
Addition Plat Book 4, Page 109 as conveyed to The Ohio State 2292  
University by deed of record in Instrument No. 199904090088853 2293  
as recorded in the Franklin County Recorder's Office and being 2294  
further described as follows: 2295

Beginning at a mag nail set at the intersection of the 2296  
northerly existing right of way line of Eastwood Avenue (50' 2297  
Wide) and the westerly existing right of way line of Taylor 2298  
Avenue (Width Varies), said intersection also being the 2299  
southeasterly corner of Lot 30 of the Eastwood Heights Addition; 2300

Thence North 87°37'31" West, a distance of 89.37 feet 2301  
along said northerly existing right of way line to a ¾" iron 2302  
pipe found at the southeasterly corner of Lot 32 and a parcel of 2303  
land conveyed to Kenneth A. Fischer by deed of record in 2304  
Instrument No. 199903290076857; 2305

Thence North 03°52'26" East, a distance of 146.85 feet 2306  
leaving said northerly existing right of way line and along the 2307  
easterly line of Lot 32 and said Fischer parcel to an iron pin 2308  
set on the southerly existing right of way line of Maplewood 2309  
Alley (20' Wide) and being the northeasterly corner of Lot 32 2310  
and said Fischer parcel; 2311

Thence South 85°58'02" East, a distance of 89.34 feet 2312  
leaving the easterly line of Lot 32 and said Fischer parcel 2313  
along said southerly existing right of way line to a mag nail 2314  
set at the intersection of said southerly existing right of way 2315  
line and the westerly existing right of way line of Taylor 2316  
Avenue (Width Varies); 2317

Thence South 03°52'26" West, a distance of 144.26 feet 2318  
leaving said southerly existing right of way line and along said 2319

westerly existing right of way line to the TRUE POINT OF 2320  
BEGINNING and containing 0.299 acres, more or less, of which 2321  
0.000 acres are within the present road occupied. 2322

Of the above described tract, 0.149 acres, more or less, 2323  
are located within Auditor's Parcel No. 010-009288, and 0.150 2324  
acres, more or less, are located within Auditor's Parcel No. 2325  
010-034261. 2326

The basis of bearing of South 85°58'02" East on the 2327  
southerly existing right of way line of Long Street is 2328  
referenced to the State Plane Coordinate System South Zone NAD 2329  
83 (NSRS 2011). 2330

This description was prepared by Tony W. Meacham, Ohio 2331  
Professional Surveyor No. 7799 from an actual field survey 2332  
performed in 2016 by Korda/Nemeth Engineering, Inc. 2333

Iron pins set are 5/8" x 30" rebar topped by an orange cap 2334  
stamped "KNE PS NO. 7799." 2335

Tract Three 2336

0.723 ACRE TRACT 2337

Situated in the State of Ohio, County of Franklin, City of 2338  
Columbus, being part of Lot 71 and all of Lots 72-75 of the 2339  
Eastwood Heights Addition Plat Book 4, Page 109 as conveyed to 2340  
The Ohio State University by deed of record in Instrument No. 2341  
199904090088853 as recorded in the Franklin County Recorder's 2342  
Office and being further described as follows: 2343

Beginning at a mag nail set at the intersection of the 2344  
southerly existing right of way line of Long Street (70' Wide) 2345  
and the westerly existing right of way line of Taylor Avenue 2346  
(Width Varies), said intersection also being the northeasterly 2347



corner of Lot 75 of the Eastwood Heights Addition; 2348

Thence South 03°52'26" West, a distance of 149.59 feet 2349  
along said westerly existing right of way line and the easterly 2350  
line of Lot 75 to a mag nail set at the intersection of said 2351  
westerly existing right of way line and the northerly existing 2352  
right of way line of Maplewood Alley (20' Wide); 2353

Thence North 85°58'02" West, a distance of 210.42 feet 2354  
leaving said westerly existing right of way line and the 2355  
southeasterly corner of Lot 75, in the southerly line of Lots 75 2356  
through 71 and along said northerly existing right of way line 2357  
to an iron pin set at the southeasterly corner of a parcel of 2358  
land conveyed to Daniel E. Laprade by deed of record in 2359  
Instrument No. 199903290076857; 2360

Thence North 03°52'26" East, a distance of 149.59 feet 2361  
along the easterly line of said Daniel E. Laprade parcel and 2362  
through Lot 71 of the Eastwood Heights Addition to a ¾" iron 2363  
pipe found at the southerly existing right of way line of Long 2364  
Street; 2365

Thence South 85°58'02" East, a distance of 210.42 feet 2366  
leaving the easterly line of said Daniel E. Laprade parcel and 2367  
in the northerly line of Lots 71 through 75 and along said 2368  
southerly existing right of way line to the TRUE POINT OF 2369  
BEGINNING and containing 0.723 acres, more or less, of which 2370  
0.000 acres are within the present road occupied. 2371

Of the above described tract, 0.109 acres, more or less, 2372  
are located within Auditor's Parcel No. 010-008037, 0.153 acres, 2373  
more or less, are located within Auditor's Parcel No. 010- 2374  
018858, 0.077 acres, more or less, are located within Auditor's 2375  
Parcel No. 010-015832, 0.077 acres, more or less, are located 2376

within Auditor's Parcel No. 010-003205, 0.077 acres, more or  
less, are located within Auditor's Parcel No. 010-023435 and  
0.230 acres, more or less, are located within Auditor's Parcel  
No. 010-028592.

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

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

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

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 deed.

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

(2) The deed for the conveyance of the subject real estate  
may contain restrictions, exceptions, reservations, reversionary  
interests, and other terms and conditions specified in the real  
estate purchase agreement entered into by the parties, and/or  
the resolution adopted by the Board of Trustees of The Ohio

State University approving the sale. 2406

(3) Subsequent to the conveyance, any restrictions, 2407  
exceptions, reservations, reversionary interests, or other terms 2408  
and conditions contained in the deed may be released by the 2409  
Board of Trustees of The Ohio State University without the 2410  
necessity of further legislation. 2411

(C) Consideration for the conveyance of the real estate 2412  
described in division (A) of this section is \$187,000. 2413

(D) Each of the tracts described in division (A) of this 2414  
section shall be conveyed in its entirety and may not be 2415  
conveyed as a portion of any tract. 2416

(E) All costs associated with the purchase, closing, and 2417  
conveyance of the real estate described in division (A) of this 2418  
section shall be paid by the grantee and The Ohio State 2419  
University in the manner provided for in the real estate 2420  
purchase agreement. 2421

The net proceeds of the sale shall be deposited into 2422  
university accounts for purposes to be determined by the Board 2423  
of Trustees of The Ohio State University. 2424

(F) Subsequent to the effective date of this act, the 2425  
Department of Administrative Services shall request the Auditor 2426  
of State, with the assistance of the Attorney General, to 2427  
prepare a deed for the conveyance of the real estate described 2428  
in division (A) of this section. The deed shall state the 2429  
consideration and shall be executed by the Governor in the name 2430  
of the state, countersigned by the Secretary of State, sealed 2431  
with the Great Seal of the State, presented in the Office of the 2432  
Auditor of State for recording, and delivered to the Grantee. 2433  
The Grantee shall present the deed for recording in the Office 2434

of the Franklin County Recorder. 2435

(G) This section expires three years after its effective 2436  
date. 2437

**Section 14.** (A) The Governor may execute a deed in the 2438  
name of the state conveying to GZD Investments LLC, an Ohio 2439  
limited liability company ("Grantee"), and to its successors and 2440  
assigns, or to an alternate grantee as set forth below in 2441  
division (C) of this section, all of the state's right, title, 2442  
and interest in the following described real estate: 2443

PARCEL 1 2444

Situate in the State of Ohio, County of Franklin, City of 2445  
Gahanna, being located in Quarter Township 1, Township 1, Range 2446  
17, United States Military Lands and being part of the 22.950 2447  
acre tract conveyed to The Vista at Rocky Fork, Limited 2448  
Partnership, by deed of record in Official Record 15946B20, all 2449  
references being to records in the Recorder's Office, Franklin 2450  
County, Ohio and bounded and described as follows: 2451

Beginning at a point in the westerly right-of-way line of 2452  
Hamilton Road at the southwesterly corner of a 1.152 acre tract 2453  
conveyed to The City of Gahanna, by deed of record in Official 2454  
Record 15946B09, said point also being in the southerly line of 2455  
said The Vista at Rocky Fork L.P. 22.950 acre tract, the 2456  
northerly line of the 57.265 acre tract conveyed to Academy 2457  
Development Limited Partnership, by deed of record in Official 2458  
Record 15030C06; 2459

thence North 85° 51' 10" West, along said northerly line 2460  
of the Academy Development L.P. 57.265 acre tract, a distance of 2461  
485.00 feet to a point; 2462

thence North 15° 23' 12" East, a distance of 74.20 feet to 2463

a point; 2464

thence North 67° 00' 00" East, a distance of 215.00 feet 2465  
to a point; 2466

thence North 89° 00' 00" East, a distance of 180.00 feet 2467  
to a point; 2468

thence South 85° 50' 13" East, a distance of 100.00 feet 2469  
to a point in the westerly right-of-way line of Hamilton Road, 2470  
the westerly line of the City of Gahanna 1.152 acre tract; 2471

thence South 4° 09' 47" West, along said right-of-way line 2472  
of Hamilton Road, being 50 feet westerly, as measured at right 2473  
angles and parallel with the centerline of Hamilton Road, a 2474  
distance of 187.00 feet to the place of beginning, containing 2475  
1.713 acres, more or less. 2476

Franklin County Parcel No. 025-009951-00 2477

Prior Instrument Reference: 199803200064415 2478

PARCEL 2 2479

Being situated in the City of Gahanna, Franklin County, 2480  
Ohio and being more particularly described as follows: 2481

Being Lot 1 of Lion Academy Village as the same is 2482  
numbered and delineated upon the recorded plat thereof, of 2483  
record in Plat Book 75, Page 99, Recorder's Office, Franklin 2484  
County, Ohio. 2485

Franklin County Parcel No. 025-009952-00 2486

Prior Instrument Reference: 199803200064417 2487

The foregoing legal description may be corrected or 2488  
modified by the Department of Administrative Services as 2489  
necessary in order to facilitate the recording of the deed. 2490

(B) (1) The conveyance shall include the improvements and 2491  
chattels situated on the real estate, and is subject to all 2492  
easements, covenants, conditions, and restrictions of record; 2493  
all legal highways and public rights-of-way; zoning, building, 2494  
and other laws, ordinances, restrictions, and regulations; and 2495  
real estate taxes and assessments not yet due and payable. The 2496  
real estate shall be conveyed in an "as-is, where-is, with all 2497  
faults" condition. 2498

(2) The deed or deeds for the conveyance of the real 2499  
estate may contain restrictions, exceptions, reservations, 2500  
reversionary interests, or other terms and conditions specified 2501  
in the real estate purchase agreement and/or the resolution 2502  
adopted by the Board of Trustees of The Ohio State University. 2503

(3) Subsequent to the conveyance, any restrictions, 2504  
exceptions, reservations, reversionary interests, or other terms 2505  
and conditions contained in the deed may be released by the 2506  
state or the Board of Trustees of The Ohio State University 2507  
without the necessity of further legislation. 2508

(C) Consideration for the conveyance of the real estate 2509  
described in division (A) of this section is \$1,100,000, and 2510  
such conveyance shall be pursuant to a real estate purchase 2511  
agreement containing any terms and conditions acceptable to the 2512  
Board of Trustees of The Ohio State University. 2513

If GZD Investments LLC does not complete the purchase of 2514  
the real estate within the time period provided in the real 2515  
estate purchase agreement, The Ohio State University may use any 2516  
reasonable method of sale considered acceptable to the Board of 2517  
Trustees of The Ohio State University to select an alternate 2518  
grantee or grantees to complete the purchase not later than 2519  
three years after the effective date of this act. All 2520

advertising costs, additional fees, and other costs incidental 2521  
to the sale of the real estate to an alternate grantee or 2522  
grantees, shall be negotiated by The Ohio State University as 2523  
specified in a real estate purchase agreement with the alternate 2524  
grantee or grantees. 2525

(D) The real estate described in division (A) of this 2526  
section may be conveyed as an entire tract or as multiple 2527  
parcels. 2528

(E) All costs associated with the purchase, the closing, 2529  
and the conveyance of the real property shall be paid by the 2530  
grantee and The Ohio State University in the manner stated in 2531  
the real estate purchase agreement. 2532

The net proceeds of the sale shall be deposited into 2533  
university accounts for purposes to be determined by the Board 2534  
of Trustees of The Ohio State University. 2535

(F) Upon adoption of a resolution by the Board of Trustees 2536  
of The Ohio State University, the Auditor of State, with the 2537  
assistance of the Attorney General, shall prepare a deed to the 2538  
real estate described in division (A) of this section. The deed 2539  
shall state the consideration and shall be executed by the 2540  
Governor in the name of the state, countersigned by the 2541  
Secretary of State, sealed with the Great Seal of the State, 2542  
presented in the Office of the Auditor of State for recording, 2543  
and delivered to the grantee. The grantee shall present the deed 2544  
for recording in the Office of the Franklin County Recorder. 2545

(G) This section expires three years after its effective 2546  
date. 2547

**Section 15.** (A) The Governor may execute a deed in the 2548  
name of the state conveying to Lennox Station Holdings LLC, an 2549

Ohio limited liability company, and to its successors and 2550  
assigns, all of the state's right, title, and interest in the 2551  
following described real estate: 2552

The East Half of the 2553

Alley west of Olentangy River Road and north of King Avenue 2554

(0.055 Acre) 2555

Situated in the State of Ohio, County of Franklin, 2556  
Township of Clinton, and being the easterly half of a 20 foot 2557  
wide alley of Joseph Berger's Subdivision, as the same is shown 2558  
and delineated upon the recorded plat thereof, of record in Plat 2559  
Book 4, Page 221, Recorder's Office, Franklin County, Ohio, as 2560  
vacated by the Franklin County Commissioners by Resolution No. 2561  
787-00 and on file in Road Record 28, Page 82 in the Offices of 2562  
the Franklin County Engineer, said alley being more particularly 2563  
described as follows: 2564

Being a 20 foot wide alley bounded on the south by the 2565  
northerly right-of-way line of a 10 foot wide alley of said 2566  
subdivision, bounded on the west by the easterly lines of Lots 2567  
No. 2 through No. 7 of said subdivision, bounded on the north by 2568  
the northerly boundary line of said subdivision, and bounded on 2569  
the east by the westerly line of Lot No.1 of said subdivision, 2570  
containing 0.110 acres, more or less. 2571

Said easterly half of the alley contains 0.055 acres, more 2572  
or less. 2573

The foregoing legal description may be corrected or 2574  
modified by the Department of Administrative Services as 2575  
necessary in order to facilitate the recording of the deed. 2576

(B) (1) The conveyance includes improvements situated on 2577



the real estate, and is subject to all easements, covenants, 2578  
conditions, and restrictions of record; all legal highways and 2579  
public rights-of-way; zoning, building, and other laws, 2580  
ordinances, restrictions, and regulations; and real estate taxes 2581  
and assessments not yet due and payable. The real estate shall 2582  
be conveyed in an "as-is, where-is, with all faults" condition. 2583

(2) The deed for the conveyance of the real estate may 2584  
contain restrictions, exceptions, reservations, reversionary 2585  
interests, and other terms and conditions specified in the real 2586  
estate purchase agreement entered into by the parties, and/or 2587  
the resolution adopted by the Board of Trustees of The Ohio 2588  
State University approving the sale. 2589

(3) Subsequent to the conveyance, any restrictions, 2590  
exceptions, reservations, reversionary interests, or other terms 2591  
and conditions contained in the deed may be released by the 2592  
state or The Ohio State University without the necessity of 2593  
further legislation. 2594

(C) Consideration for the conveyance of the real estate 2595  
described in division (A) of this section is \$95,000. 2596

The Ohio State University shall offer the real estate to 2597  
the Lennox Station Holdings LLC through a real estate purchase 2598  
agreement. If Lennox Station Holdings LLC does not complete the 2599  
purchase of the real estate within the time period provided in 2600  
the real estate purchase agreement, the Director of 2601  
Administrative Services may use any reasonable method of sale 2602  
considered acceptable by The Ohio State University to determine 2603  
an alternate grantee willing to complete the purchase not later 2604  
than three years after the effective date of this section. The 2605  
Ohio State University shall pay all advertising costs, 2606  
additional fees, and other costs incident to the subsequent sale 2607

of the real estate. 2608

(D) The real estate described in division (A) of this 2609  
section shall be sold as an entire tract and not in parcels. 2610

(E) All costs associated with the purchase, the closing, 2611  
and the conveyance of the real estate described in division (A) 2612  
of this section shall be paid by the grantee and The Ohio State 2613  
University, in the manner stated in the real estate purchase 2614  
agreement. 2615

The net proceeds of the sale shall be deposited into 2616  
university accounts for purposes to be determined by the Board 2617  
of Trustees of The Ohio State University. 2618

(F) Upon the effective date of this act, the Department of 2619  
Administrative Services shall request the Auditor of State, with 2620  
the assistance of the Attorney General, to prepare a deed for 2621  
the conveyance of the real estate described in division (A) of 2622  
this section. The deed shall state the consideration and shall 2623  
be executed by the Governor in the name of the state, 2624  
countersigned by the Secretary of State, sealed with the Great 2625  
Seal of the State, presented in the Office of the Auditor of 2626  
State for recording, and delivered to the grantee. The grantee 2627  
shall present the deed for recording in the Office of the 2628  
Franklin County Recorder. 2629

(G) This section expires three years after its effective 2630  
date. 2631

**Section 16.** (A) The Governor may execute a deed in the 2632  
name of the state conveying to Carnegie Management and 2633  
Development Corporation, an Ohio corporation, and to its 2634  
successors and assigns, all of the state's right, title, and 2635  
interest in the following described real estate: 2636

Parcel 1 2637

Situated in the Township of Springfield, City of 2638  
Mansfield, County of Richland, State of Ohio and being part of 2639  
the southwest quarter of Section 12, Township 21 North, Range 19 2640  
West, and being a portion of the property conveyed to State of 2641  
Ohio (The Ohio State University) by Deed Volume 562, Page 211 of 2642  
the Richland County Recorder's records, and being more 2643  
particularly described as follows: 2644

Beginning for the same at an iron pin set in the northeast 2645  
corner of said southwest quarter; 2646

Thence, the following FOUR courses: 2647

1. South 00 degrees 18 minutes 06 seconds West, 520.08 2648  
feet along the east line of said quarter to an iron pin set; 2649

2. South 88 degrees 47 minutes 12 seconds west, 925.90 2650  
feet to an iron pin found in the southeast corner of a parcel 2651  
conveyed to 55 Lex-Springmill Inv. Ltd. by Official Record 2652  
Volume 1107, Page 878; 2653

3. North 00 degrees 19 minutes 03 seconds east, 520.08 2654  
feet along the east line of said 55 Lex-Springmill Inv. Ltd. 2655  
Parcel to an iron pin set on the north line of said southwest 2656  
quarter; 2657

4. North 88 degrees 47 minutes 12 seconds east, 925.75 2658  
feet along said north line of said quarter to the Place of 2659  
Beginning and containing 11.050 acres, more or less, and subject 2660  
to all legal highways, easements, leases, reservations, and use 2661  
restrictions of record. 2662

According to survey by K.E. McCartney & Associates, Inc. 2663  
made August, 2016. 2664

Richland County Parcel No. 039-91-500-02-000 2665

Parcel 2 2666

Situated in the Township of Springfield, City of Ontario, 2667  
County of Richland, State of Ohio and being part of the 2668  
southwest quarter of Section 12, Township 21 North, Range 19 2669  
West, and being a portion of the property conveyed to State of 2670  
Ohio (The Ohio State University) by Deed Volume 562, Page 211 of 2671  
the Richland County Recorder's records, and being more 2672  
particularly described as follows: 2673

Commencing at an iron pin set in the northeast corner of 2674  
said southwest quarter; thence, South 00 degrees 18 minutes 06 2675  
seconds West, 520.08 feet along the east line of said quarter to 2676  
an iron pin set, the Place of Beginning of the parcel herein 2677  
described: 2678

Thence, the following FOUR courses: 2679

1. South 00 degrees 18 minutes 06 seconds West, 887.04 2680  
feet along the east line of said quarter to an iron pin set on 2681  
the former centerline of Walker Lake Road-(C.H. 164); 2682

2. South 89 degrees 14 minutes 50 seconds West, 925.97 2683  
feet along the centerline of Walker Lake Road to a point in the 2684  
southeast corner of a parcel conveyed to Charles L. Gilbert, 2685  
Trustee U/A/W Charles L. Gilbert Living Revocable Trust dated 2686  
6/7/10 by Official Record Volume 2033, Page 476 and Marilyn A. 2687  
Gilbert, Trustee U/A/W/ Marilyn A. Gilbert Living Revocable 2688  
Trust dated 6/7/10 by Official Record Volume 2033, Page 472; 2689

3. North 00 degrees 19 minutes 03 seconds East, 879.61 2690  
feet along the east line of said Gilbert Trust parcel to an iron 2691  
pin found in the northeast corner thereof, and passing through 2692  
an iron pin found for reference at 42.75 feet; 2693

4. North 88 degrees 47 minutes 12 seconds East, 925.90 2694  
feet to the Place of Beginning and containing 18.772 acres, more 2695  
or less, and subject to all legal highways, easements, leases, 2696  
reservations, and use restrictions of record. 2697

According to survey by K.E. McCartney & Associates, Inc. 2698  
made August, 2016. 2699

Richland County Parcel No. 038-60-500-61-000 2700

The foregoing legal description may be corrected or 2701  
modified by the Department of Administrative Services as 2702  
necessary in order to facilitate the recording of the deed. 2703

(B) (1) The conveyance includes the improvements and 2704  
chattels situated on the real estate, and is subject to all 2705  
easements, covenants, conditions, and restrictions of record; 2706  
all legal highways and public rights-of-way; zoning, building, 2707  
and other laws, ordinances, restrictions, and regulations; and 2708  
real estate taxes and assessments not yet due and payable. The 2709  
real estate shall be conveyed in an "as-is, where-is, with all 2710  
faults" condition. 2711

(2) The deed or deeds may contain restrictions, 2712  
exceptions, reservations, reversionary interests, or other terms 2713  
and conditions specified in the real estate purchase agreement 2714  
and/or the resolution adopted by the Board of Trustees of The 2715  
Ohio State University. 2716

(3) Subsequent to the conveyance, any restrictions, 2717  
exceptions, reservations, reversionary interests, or other terms 2718  
and conditions contained in the deed or deeds may be released by 2719  
the state or the Board of Trustees of The Ohio State University 2720  
without the necessity of further legislation. 2721

(C) Consideration for the conveyance of the real estate 2722

described in division (A) of this section is \$417,508, and such 2723  
conveyance shall be pursuant to a real estate purchase agreement 2724  
containing any terms and conditions acceptable to the Board of 2725  
Trustees of The Ohio State University. 2726

If Carnegie Management and Development Corporation does 2727  
not complete the purchase of the real estate within the time 2728  
period provided in the real estate purchase agreement, The Ohio 2729  
State University may use any reasonable method of sale 2730  
considered acceptable to the Board of Trustees of The Ohio State 2731  
University to select an alternate grantee or grantees to 2732  
complete the purchase not later than three years after the 2733  
effective date of this section. All advertising costs, 2734  
additional fees, and other costs incidental to the sale of the 2735  
real estate to an alternate grantee or grantees shall be 2736  
negotiated by The Ohio State University and specified in a real 2737  
estate purchase agreement with the alternate grantee or 2738  
grantees. 2739

(D) The real estate described in division (A) of this 2740  
section may be conveyed as an entire tract or as multiple 2741  
parcels. 2742

(E) All costs associated with the purchase, closing, and 2743  
conveyance of the real estate shall be paid by the grantee or 2744  
grantees and The Ohio State University in the manner stated in 2745  
the real estate purchase agreement. 2746

The net proceeds of the sale shall be deposited into 2747  
university accounts for purposes to be determined by the Board 2748  
of Trustees of The Ohio State University. 2749

(F) Upon adoption of a resolution by the Board of Trustees 2750  
of The Ohio State University, the Auditor of State, with the 2751

assistance of the Attorney General, shall prepare a deed or 2752  
deeds to the real estate described in division (A) of this 2753  
section. The deed or deeds shall state the consideration and 2754  
shall be executed by the Governor in the name of the state, 2755  
countersigned by the Secretary of State, sealed with the Great 2756  
Seal of the State, presented in the Office of the Auditor of 2757  
State for recording, and delivered to the grantee or grantees. 2758  
The grantee or grantees shall present the deed or deeds for 2759  
recording in the Office of the Richland County Recorder. 2760

(G) This section expires three years after its effective 2761  
date. 2762

**Section 17.**(A) Notwithstanding division (A)(5) of section 2763  
123.01 of the Revised Code, the Director of Administrative 2764  
Services may execute a perpetual easement in the name of the 2765  
state granting to the City of Columbus, Ohio, and to its 2766  
successors and assigns, a perpetual easement for sanitary sewer 2767  
purposes burdening the following described real estate: 2768

Situated in the State of Ohio, County of Franklin, City of 2769  
Columbus, lying in Quarter Township 3, Township 1, Range 18, 2770  
United States Military Lands, being on, over, and across that 2771  
193 acre and 62 pole tract conveyed to State of Ohio (Ohio State 2772  
University) by deed of record in Deed Book 103, Page 547 and 2773  
that 32.093 acre tract of land conveyed to State of Ohio (Ohio 2774  
State University) by deed of record Deed Book 602, Page 561, 2775  
respectively, (all references are to the records of the 2776  
Recorder's Office, Franklin County, Ohio) and being more 2777  
particularly described as follows: 2778

Beginning, for reference, at a 3/4" solid iron pin in a 2779  
monument box found in the centerline of right-of-way of King 2780  
Avenue, located at King Avenue centerline station 20+00.00 as 2781

shown on Cannon Drive Centerline Plat of record in Plat Book __,	2782
Page _____;	2783
thence North 86° 57' 16" West, with said centerline, a	2784
distance of 6.78 feet, to the centerline intersection of King	2785
Avenue with Street A (a private right-of-way) as shown on said	2786
Cannon Drive Centerline Plat, located at King Avenue centerline	2787
station 19+93.22 and Street A centerline station 10+00.00 as	2788
shown on said Cannon Drive Centerline Plat;	2789
thence North 03° 10' 49" East, with the centerline of	2790
Street A, a distance of 30.00 feet, to the northerly right-of-	2791
way line of King Avenue;	2792
thence North 86° 57' 16" West, with said northerly right-	2793
of-way line, a distance of 31.87 feet, to the True Point of	2794
Beginning;	2795
thence North 86° 57' 16" West, continuing with said	2796
northerly right-of-way line, a distance of 75.43 feet, to a	2797
point;	2798
thence crossing said State of Ohio (Ohio State University)	2799
tracts, the following courses and distances;	2800
North 65° 48' 57" West, a distance of 113.10 feet to a	2801
point;	2802
North 87° 09' 14" West, a distance of 191.16 feet to a	2803
point;	2804
North 01° 10' 50" West, a distance of 360.52 feet to a	2805
point;	2806
North 02° 58' 17" East, a distance of 197.58 feet to a	2807
point;	2808



North 03° 14' 49" East, a distance of 258.02 feet to a	2809
point;	2810
North 03° 06' 18" East, a distance of 334.05 feet to a	2811
point;	2812
North 03° 36' 49" East, a distance of 282.00 feet to a	2813
point;	2814
North 03° 07' 04" East, a distance of 308.57 feet to a	2815
point;	2816
North 68° 33' 20" East, a distance of 108.14 feet to a	2817
point;	2818
North 17° 58' 13" West, a distance of 77.82 feet to a	2819
point;	2820
North 19° 07' 27" West, a distance of 229.82 feet to a	2821
point;	2822
North 18° 52' 44" West, a distance of 230.37 feet to a	2823
point;	2824
North 51° 13' 14" East, a distance of 61.96 feet to a	2825
point;	2826
South 88° 00' 53" East, a distance of 320.39 feet to a	2827
point;	2828
South 85° 15' 52" East, a distance of 133.54 feet to a	2829
point;	2830
North 85° 26' 41" East, a distance of 176.73 feet to a	2831
point;	2832
North 48° 13' 13" East, a distance of 63.47 feet to a	2833
point;	2834

South 41° 46' 47" East, a distance of 30.00 feet to a point;	2835
	2836
South 48° 13' 13" West, a distance of 73.57 feet to a point;	2837
	2838
South 85° 26' 41" West, a distance of 189.27 feet to a point;	2839
	2840
North 85° 15' 52" West, a distance of 135.26 feet to a point;	2841
	2842
North 88° 00' 53" West, a distance of 308.52 feet to a point;	2843
	2844
South 51° 13' 14" West, a distance of 29.77 feet to a point;	2845
	2846
South 18° 52' 44" East, a distance of 209.26 feet to a point;	2847
	2848
South 19° 07' 27" East, a distance of 230.06 feet to a point;	2849
	2850
South 17° 58' 13" East, a distance of 106.35 feet to a point;	2851
	2852
South 68° 33' 20" West, a distance of 117.10 feet to a point;	2853
	2854
South 03° 07' 04" West, a distance of 289.43 feet to a point;	2855
	2856
South 03° 36' 49" West, a distance of 282.00 feet to a point;	2857
	2858
South 03° 06' 18" West, a distance of 333.95 feet to a point;	2859
	2860

South 03° 14' 49" West, a distance of 257.98 feet to a point; 2861  
2862

South 02° 58' 17" West, a distance of 196.42 feet to a point; 2863  
2864

South 01° 10' 50" East, a distance of 331.48 feet to a point; 2865  
2866

South 87° 09' 14" East, a distance of 168.84 feet to a point; 2867  
2868

South 65° 48' 57" East, a distance of 123.09 feet to a point; 2869  
2870

South 78° 59' 39" East, a distance of 61.14 feet to a point; 2871  
2872

South 03° 02' 44" West, a distance of 17.95 feet to the True Point of Beginning, containing 2.387 acres, more or less. 2873  
2874

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. 2875  
2876  
2877  
2878  
2879  
2880  
2881

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. 2882  
2883  
2884  
2885

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. 2886  
2887  
2888

The foregoing legal description may be corrected or 2889  
modified by the Department of Administrative Services as 2890  
necessary in order to facilitate the recording of the perpetual 2891  
easement. 2892

(B) The perpetual easement shall state the obligations of, 2893  
and the duties to be observed and performed by, the City of 2894  
Columbus, Ohio, with regard to the perpetual easement, and shall 2895  
require the City of Columbus, Ohio, to assume perpetual 2896  
responsibility for constructing, operating, maintaining, 2897  
repairing, reconstructing, and replacing the sanitary sewer 2898  
pipeline that will be located on the real estate. 2899

(C) Consideration for granting the perpetual easement is 2900  
\$1. 2901

(D) The Director of Administrative Services, with the 2902  
assistance of the Attorney General, shall prepare the perpetual 2903  
easement document. The perpetual easement shall state the 2904  
consideration and the terms and conditions for the granting of 2905  
the perpetual easement. The perpetual easement shall be executed 2906  
by the Director of Administrative Services in the name of the 2907  
state, presented in the Office of the Auditor of State for 2908  
recording, and delivered to the City of Columbus, Ohio. The City 2909  
of Columbus, Ohio, shall present the perpetual easement for 2910  
recording in the Office of the Franklin County Recorder. The 2911  
City of Columbus, Ohio, shall pay the recording costs and fees. 2912

(E) This section expires three years after its effective 2913  
date. 2914

**Section 18.** (A) The Governor may execute a deed in the 2915  
name of the state conveying to a selected Grantee or Grantees, 2916  
their heirs, successors, and assigns, to be determined in the 2917

manner provided in division (C) of this section, all of the 2918  
state's right, title, and interest in the following described 2919  
real estate: 2920

Situated in City of Athens, Athens Township, Athens 2921  
County, State of Ohio 2922

Being a 0.561 acre parcel of land located in Farm Lot 45, 2923  
Section 10, Township 09 North, Range 14 West, Ohio Company 2924  
Purchase, City of Athens, Athens Township, Athens County, State 2925  
of Ohio and being inclusive of a residual 0.55 acre parcel as 2926  
conveyed to Dwight H. Mutchler by a deed recorded in Volume 90 2927  
Page 139 of said county Deed Records and being more fully 2928  
bounded and described as follows: 2929

Beginning at an iron pin set in the easterly line of 2930  
Columbia Avenue, a variable width right of way, and the 2931  
southwesterly corner of aforesaid 0.561 acre parcel, from which 2932  
for reference, the southwesterly corner of Farm Lot No. 45 bears 2933  
the following three courses; S 30° 28' 35" W, 79.47 feet to a 2934  
point; thence S 05° 27' 35" W, 189.50 feet to an iron pin found 2935  
(5/8" rebar); thence N 84° 32' 25" W, 347.00 feet to a point 2936  
being the southwesterly corner of said Farm Lot 45; 2937

Course No. 1: Thence, N 30° 28' 35" E, being the basis of 2938  
bearings of this description, with the westerly line of 2939  
aforesaid 0.561 acre parcel and easterly line of said Columbia 2940  
Avenue, 95.74 feet to an iron pin found (5/8" rebar), being the 2941  
southwesterly corner of a 0.55 acre parcel as conveyed to Terry 2942  
Conry and Joy Lynn John as recorded in Volume 41 Page 799 of 2943  
said county Deed Records; 2944

Course No. 2: Thence, S 50° 17' 25" E, with the southerly 2945  
line of aforesaid 0.55 acre parcel, passing an iron pin found 2946

(5/8" rebar), at 176.60 feet for reference, a total distance of 2947  
276.60 feet to an iron pin found (5/8" rebar), being the 2948  
southerly corner of a 0.49 acre parcel as conveyed to Peter 2949  
Kramer & Barbara Fisher as recorded in Official Records Book 379 2950  
Page 359 of said county Deed Records; 2951

Course No. 3: Thence, S 03° 34' 35" W, along the westerly 2952  
line of a 1.140 acre parcel as conveyed to Emily Gurhans & Marc 2953  
Singer as recorded in Official Record Book 409 Page 1982 of said 2954  
county Deed Records, 85.19 feet to an iron pin set, being the 2955  
northeasterly corner of a 1.39 acre parcel as conveyed to 2956  
Michael & Helen Keyes as recorded in Official Record Book 284 2957  
Page 1568 of said county Deed Records; 2958

Course No. 4: Thence, N 55° 00' 25" W, with the northerly 2959  
line of aforesaid 1.39 acre parcel, 312.53 feet to an iron pin 2960  
set, being the Point of Beginning, containing 0.561 acres, more 2961  
or less, and being subject to all legal rights of way and 2962  
easements of record. 2963

All iron pins set being 5/8" x 30" rebar with plastic cap 2964  
stamped "Buckley Group 04153". 2965

Description prepared by Ryan D. Buckley from a field 2966  
survey in April 2014, under the direct supervision of Thomas E. 2967  
Snyder, Professional Surveyor No. PS 6651. 2968

The foregoing legal description may be corrected or 2969  
modified by the Department of Administrative Services as 2970  
necessary in order to facilitate the recording of the deed. 2971

(B) (1) The conveyance shall include the improvements and 2972  
chattels situated on the real estate, and is subject to all 2973  
easements, covenants, conditions, and restrictions of record; 2974  
all legal highways and public rights-of-way; zoning, building, 2975

and other laws, ordinances, restrictions, and regulations; and 2976  
real estate taxes and assessments not yet due and payable. The 2977  
real estate shall be conveyed in an "as-is, where-is, with all 2978  
faults" condition. 2979

(2) The deed for the conveyance of the real estate may 2980  
contain restrictions, exceptions, reservations, reversionary 2981  
interests, and other terms and conditions the Director of 2982  
Administrative Services determines to be in the best interest of 2983  
the state. 2984

(3) Subsequent to the conveyance, any restrictions, 2985  
exceptions, reservations, reversionary interests, or other terms 2986  
and conditions contained in the deed may be released by the 2987  
state or Ohio University without the necessity of further 2988  
legislation. 2989

(C) The Director of Administrative Services shall conduct 2990  
a sale of the real estate by sealed bid auction or public 2991  
auction, and the real estate shall be sold to the highest bidder 2992  
at a price acceptable to the Director of Administrative Services 2993  
and Ohio University. The Director of Administrative Services 2994  
shall advertise the sealed bid auction or public auction by 2995  
publication in a newspaper of general circulation in Athens 2996  
County, once a week for three consecutive weeks before the date 2997  
on which the sealed bids are to be opened or the public auction 2998  
occurs. The Director of Administrative Services may reject any 2999  
or all bids. The Director of Administrative Services shall 3000  
notify the successful bidder in writing. 3001

The purchaser shall pay ten percent of the purchase price 3002  
to the Director of Administrative Services not later than five 3003  
business days after receiving the notice the bid has been 3004  
accepted and shall enter into a real estate purchase agreement, 3005

in the form prescribed by the Department of Administrative 3006  
Services. Payment may be made in cash or certified check made 3007  
payable to the Treasurer of State. The purchaser shall pay the 3008  
balance of the purchase price to the Director at closing. A 3009  
purchaser who does not complete the conditions of the sale as 3010  
prescribed in this division shall forfeit the ten percent of the 3011  
purchase price paid to the state as liquidated damages. If a 3012  
purchaser fails to complete the purchase, the Director of 3013  
Administrative Services may accept the next highest bid, subject 3014  
to the foregoing conditions. If the Director of Administrative 3015  
Services rejects all bids, the Director of Administrative 3016  
Services may repeat the sealed bid auction or public auction, or 3017  
may use an alternative sale process that is acceptable to Ohio 3018  
University. Any subsequent costs attributed to the marketing of 3019  
a secondary sale process shall be the responsibility of Ohio 3020  
University. 3021

(D) The real estate described in division (A) of this 3022  
section shall be sold as an entire tract and not in parcels. 3023

(E) Except as otherwise specified in this section, the 3024  
purchaser shall pay all costs associated with the purchase, 3025  
closing, and conveyance, including surveys, title evidence, 3026  
title insurance, transfer costs and fees, recording costs and 3027  
fees, taxes, and any other fees, assessments, and costs that may 3028  
be imposed. 3029

The net proceeds of the sale of the real estate shall be 3030  
paid to Ohio University and deposited into the Ohio University 3031  
Endowment Fund. 3032

(F) Upon notice received from the Director of 3033  
Administrative Services, the Auditor of State, with the 3034  
assistance of the Attorney General, shall prepare a deed to the 3035



real estate described in division (A) of this section. The deed 3036  
shall state the consideration and shall be executed by the 3037  
Governor in the name of the state, countersigned by the 3038  
Secretary of State, sealed with the Great Seal of the State, 3039  
presented in the Office of the Auditor of State for recording, 3040  
and delivered to the grantee. The grantee shall present the deed 3041  
for recording in the Office of the Athens County Recorder. 3042

(G) This section expires three years after its effective 3043  
date. 3044

**Section 19.** (A) The Governor may execute a deed in the 3045  
name of the state conveying to Children's Hospital Medical 3046  
Center, an Ohio nonprofit corporation ("Grantee"), and to its 3047  
successors and assigns, or to an alternate grantee or grantees 3048  
as set forth below in division (C) of this section, all of the 3049  
state's right, title, and interest in the following described 3050  
real estate: 3051

Situated in Section 14, Town 3, Fractional Range 2, BTM, 3052  
City of Cincinnati, Hamilton County, Ohio and being part of an 3053  
18.008 acre tract of land as depicted on P.B. 453, Pg. 78 and 3054  
recorded in O.R. 13231, Pg. 206 of the Hamilton County, Ohio 3055  
Recorder's Office, the boundary of which being more particularly 3056  
described as follows: 3057

Beginning at a magnail found at the southeast corner of 3058  
Lot 167 of Mt. Auburn and Avondale Syndicate Subdivision as 3059  
recorded in P.B. 8, Volume 1, Page 44; 3060

Thence along the east line of said Lot 167, N06°11'54"E a 3061  
distance of 150.26 feet to a cross notch found in the south 3062  
right of way line of Erkenbrecher Avenue; 3063

Thence along said south right of way line, S84°17'10"E a 3064

distance of 50.00 feet to a pipe found at the northwest corner 3065  
of Lot 165 of the aforementioned Mt. Auburn and Avondale 3066  
Syndicate Subdivision; 3067

Thence along the west line of said Lot 165, S06°11'54"W a 3068  
distance of 150.22 feet to the southwest corner of said Lot 165, 3069  
witness a pipe found lying 0.7 feet north; 3070

Thence along the south line of said subdivision, 3071  
S84°19'38"E a distance of 190.82 feet to a 5/8" iron pin found 3072  
at the northwest corner of a 6.259 acre (deed) tract of land 3073  
conveyed to Children's Hospital Medical Center in D.B. 3922, Pg. 3074  
86; 3075

Thence along the east line of said 6.259 acre (deed) tract 3076  
of land, S06°11'02"W a distance of 290.59 feet to a 5/8" iron 3077  
pin set; 3078

Thence along new division lines the following three (3) 3079  
courses: 3080

1. N82°32'20"W a distance of 154.29 feet to a magnail set; 3081

2. N33°29'17"W a distance of 160.84 feet to a magnail set; 3082

3. N84°21'04"W a distance of 113.14 feet to a magnail set 3083  
in the east terminus of Louis Avenue; 3084

Thence in part along said east terminus and along the east 3085  
line of Lot 7 of the Subdivision of Andrew McMillan's 80 Acre 3086  
Tract as recorded in P.B. 14, Pg. 29, N06°05'45"E a distance of 3087  
161.10 feet to a pipe found in the south line of the 3088  
aforementioned Mt. Auburn and Avondale Syndicate Subdivision; 3089

Thence along said south line, S84°19'38"E a distance of 3090  
129.52 feet to the Point of Beginning. 3091

Containing 2.138 acres of land more or less and being 3092  
subject to easements, restrictions and rights of way of record. 3093

Bearings are based on the Ohio State Plane Coordinates- 3094  
South Zone as shown on a topographic survey performed by Clifton 3095  
Engineering- "UC Kettering North Wing" dated June 1, 2010 with a 3096  
project # of 10002. 3097

The above description is based on a field survey performed 3098  
by The Kleingers Group under the direct supervision of Matthew 3099  
D. Habedank, Ohio Professional Surveyor No. 8611. 3100

The foregoing legal description may be corrected or 3101  
modified by the Department of Administrative Services as 3102  
necessary in order to facilitate the recording of the deed. 3103

(B) (1) The conveyance includes the improvements and 3104  
chattels situated on the real estate, and is subject to all 3105  
easements, covenants, conditions, and restrictions of record; 3106  
all legal highways and public rights-of-way; zoning, building, 3107  
and other laws, ordinances, restrictions, and regulations; and 3108  
real estate taxes and assessments not yet due and payable. The 3109  
real estate shall be conveyed in an "as-is, where-is, with all 3110  
faults" condition. 3111

(2) The deed or deeds may contain restrictions, 3112  
exceptions, reservations, reversionary interests, or other terms 3113  
and conditions the Director of Administrative Services and the 3114  
Board of Trustees of the University of Cincinnati determine to 3115  
be in the best interest of the state. 3116

(3) Subsequent to the conveyance, any restrictions, 3117  
exceptions, reservations, reversionary interests, or other terms 3118  
and conditions contained in the deed may be released by the 3119  
state or the Board of Trustees of the University of Cincinnati 3120

without the necessity of further legislation. 3121

(C) Consideration for the conveyance of the real estate 3122  
described in division (A) of this section is \$1,900,000. 3123

If Children's Hospital Medical Center does not complete 3124  
the purchase of the real estate within the time period provided 3125  
in the real estate purchase agreement, the Director of 3126  
Administrative Services and the Board of Trustees of the 3127  
University of Cincinnati may use any reasonable method of sale 3128  
considered acceptable by the Board of Trustees of the University 3129  
of Cincinnati to select an alternate grantee or grantees to 3130  
complete the purchase not later than three years after the 3131  
effective date of this section. All advertising costs, 3132  
additional fees, and other costs incidental to the sale of the 3133  
real estate to an alternate grantee or grantees, shall be 3134  
negotiated by the University of Cincinnati as specified in a 3135  
real estate purchase agreement with the alternate grantee or 3136  
grantees. 3137

(D) The real estate described in division (A) of this 3138  
section shall be sold as an entire tract and not in parcels. 3139

(E) The grantee shall pay all costs associated with the 3140  
purchase, closing, and conveyance, including surveys, title 3141  
evidence, title insurance, transfer costs and fees, recording 3142  
costs and fees, taxes, and any other fees, assessments, and 3143  
costs that may be imposed. 3144

The net proceeds of the sale shall be deposited into 3145  
university accounts for purposes to be determined by the Board 3146  
of Trustees of the University of Cincinnati. 3147

(F) Upon payment of the purchase price, the Auditor of 3148  
State, with the assistance of the Attorney General, shall 3149

prepare a deed to the real estate described in division (A) of 3150  
this section. The deed shall state the consideration and shall 3151  
be executed by the Governor in the name of the state, 3152  
countersigned by the Secretary of State, sealed with the Great 3153  
Seal of the State, presented in the Office of the Auditor of 3154  
State for recording, and delivered to the Grantee. The grantee 3155  
shall present the deed for recording in the Office of the 3156  
Hamilton County Recorder. 3157

(G) This section expires three years after its effective 3158  
date. 3159

**Section 20.** (A) The Governor may execute a deed in the 3160  
name of the state conveying to UC Health, LLC, an Ohio nonprofit 3161  
corporation ("Grantee"), and to its successors and assigns, or 3162  
to an alternate grantee or grantees as set forth below in 3163  
division (C) of this section, all of the state's right, title, 3164  
and interest in the following described real estate: 3165

Situated in Section 14, Town 3, Fractional Range 2, BTM, 3166  
City of Cincinnati, Hamilton County, Ohio, being all of the land 3167  
depicted on P.B. 453, Pg. 77 and recorded in O.R. 13231, Pg. 205 3168  
of the Hamilton County, Ohio Recorder's Office, the boundary of 3169  
which being more particularly as follows: 3170

Beginning at a cross notch set at the intersection of the 3171  
east right of way line of Bellevue Avenue with the south right 3172  
of way line of Piedmont Avenue; 3173

Thence along said south right of way line, S83°59'01"E a 3174  
distance of 348.94 feet to the intersection of said south right 3175  
of way line with the west right of way line of Highland Avenue, 3176  
said point being witnessed by a cross notch lying North 7.0 feet 3177  
and West 0.1 feet and a cross notch lying North 0.1 feet and 3178

West 7.1 feet; 3179

Thence along said west right of way line S05°54'55"W a 3180  
distance of 175.36 feet to a cross notch set at the intersection 3181  
of said west right of way line with the north right of way line 3182  
of Martin Luther King Jr. Drive; 3183

Thence along said north right of way line, N83°58'40"W a 3184  
distance of 349.68 feet to a cross notch set at the intersection 3185  
of said north right of way line with the aforementioned east 3186  
right of way line of Bellevue Avenue; 3187

Thence along said east right of way line, N06°09'20"E a 3188  
distance of 175.32 feet to the point of beginning. 3189

Containing 1.406 acres, more or less and being subject to 3190  
easements, restrictions and rights of way of record. 3191

Bearings are based on Ohio State Plane Coordinates-South 3192  
Zone. 3193

The above description is based on a field survey performed 3194  
by the Kleingers Group under the direct supervision of Matthew 3195  
D. Habedank, Ohio Professional Surveyor No. 8611. 3196

The foregoing legal description may be corrected or 3197  
modified by the Department of Administrative Services as 3198  
necessary in order to facilitate the recording of the deed. 3199

(B) (1) The conveyance includes the improvements and 3200  
chattels situated on the real estate, and is subject to all 3201  
easements, covenants, conditions, and restrictions of record; 3202  
all legal highways and public rights-of-way; zoning, building, 3203  
and other laws, ordinances, restrictions, and regulations; and 3204  
real estate taxes and assessments not yet due and payable. The 3205  
real estate shall be conveyed in an "as-is, where-is, with all 3206

faults" condition. 3207

(2) The deed or deeds may contain restrictions, 3208  
exceptions, reservations, reversionary interests, or other terms 3209  
and conditions the Director of Administrative Services and the 3210  
Board of Trustees of the University of Cincinnati determine to 3211  
be in the best interest of the state. 3212

(3) Subsequent to the conveyance, any restrictions, 3213  
exceptions, reservations, reversionary interests, or other terms 3214  
and conditions contained in the deed may be released by the 3215  
state or the Board of Trustees of the University of Cincinnati 3216  
without the necessity of further legislation. 3217

(C) Consideration for the conveyance of the real estate is 3218  
\$1,800,000. 3219

If UC Health, LLC does not complete the purchase of the 3220  
real estate within the time period provided in the real estate 3221  
purchase agreement, the Director of Administrative Services and 3222  
the Board of Trustees of the University of Cincinnati may use 3223  
any reasonable method of sale considered acceptable by the Board 3224  
of Trustees of the University of Cincinnati to select an 3225  
alternate grantee or grantees to complete the purchase not later 3226  
than three years after the effective date of this section. All 3227  
advertising costs, additional fees, and other costs incidental 3228  
to the sale of the real estate to an alternate grantee or 3229  
grantees shall be negotiated by the University of Cincinnati as 3230  
specified in a real estate purchase agreement with the alternate 3231  
grantee or grantees. 3232

(D) The real estate shall be sold as an entire tract and 3233  
not in parcels. 3234

(E) Except as otherwise specified in this section, the 3235

grantee shall pay all costs associated with the purchase, 3236  
closing, and conveyance, including surveys, title evidence, 3237  
title insurance, transfer costs and fees, recording costs and 3238  
fees, taxes, and any other fees, assessments, and costs that may 3239  
be imposed. 3240

The net proceeds of the sale shall be deposited into 3241  
university accounts for purposes to be determined by the Board 3242  
of Trustees of the University of Cincinnati. 3243

(F) Upon payment of the purchase price, the Auditor of 3244  
State, with the assistance of the Attorney General, shall 3245  
prepare a deed to the real estate. The deed shall state the 3246  
consideration and shall be executed by the Governor in the name 3247  
of the state, countersigned by the Secretary of State, sealed 3248  
with the Great Seal of the State, presented in the Office of the 3249  
Auditor of State for recording, and delivered to the grantee. 3250  
The grantee shall present the deed for recording in the Office 3251  
of the Hamilton County Recorder. 3252

(G) This section expires three years after its effective 3253  
date. 3254

**Section 21.** (A) The Governor may execute a deed in the 3255  
name of the state conveying to Charles H. Staples and Margaret 3256  
A. Staples, husband and wife, and to their heirs and assigns, 3257  
all of the state's right, title, and interest in the following 3258  
described real estate: 3259

Parcel No. 1 3260

Situated in the City of Youngstown, County of Mahoning and 3261  
State of Ohio and known as being the west Twenty-Five (25) feet 3262  
of City Lot Six Hundred Fifty-Five (655) as lots are now 3263  
numbered in said City, as shown by a Plat recorded in Volume 1 3264



of Plats, Page 91, Mahoning County Records. 3265

Said west part of said lot Six Hundred Fifty-Five (655) 3266  
has a frontage of Twenty-Five (25) feet on the north line of 3267  
West Rayen Avenue and extends back of even width, One Hundred 3268  
Fifty (150) feet and is Twenty-Five (25) feet wide in the rear. 3269

Permanent Parcel No.: 53-003-0-090.00 3270

Parcel No. 2 3271

Situated in the City of Youngstown, County of Mahoning and 3272  
State of Ohio and known as Youngstown City Lot Number One 3273  
Thousand Four Hundred Ninety-Three (1493) according to the 3274  
latest enumeration of lots in said City as recorded in Volume 1 3275  
of Plats, Page 91, Mahoning County Records. 3276

Said lot has a frontage of Twenty-Five (25) feet on the 3277  
north line of West Rayen Avenue and extends of even width One 3278  
Hundred Fifty (150) feet and is Twenty-Five feet wide in the 3279  
rear. 3280

Permanent Parcel No.: 53-003-0-089.00 3281

Parcel No. 3 3282

Situated in the City of Youngstown, County of Mahoning and 3283  
State of Ohio, and known as being a part of Youngstown City Lot 3284  
No. 1849 according to the latest enumeration of lots in said 3285  
City, as recorded in Volume 4 of Plats, Page 14, Mahoning County 3286  
Records, and more particularly bounded and described as follows: 3287

Beginning at the southwest corner of Youngstown City Lot 3288  
No. 1849, said point also being the southeast corner of 3289  
Youngstown City Lot No. 1916; thence northerly along the west 3290  
line of said Lot No. 1849 a distance of 50 feet to a point; 3291  
thence easterly and parallel to the southerly line of Lincoln 3292

Avenue a distance of 25 feet to a point; thence southerly along 3293  
a line parallel to the west line of said Lot No. 1849 a distance 3294  
of 50 feet to a point on the southerly line of said Lot No. 3295  
1849, thence westerly along the southerly line of said Lot No. 3296  
1849 a distance of 25 feet to the point of beginning, be the 3297  
same more or less, but subject to all legal highways. 3298

Permanent Parcel No.: 53-003-0-199.00 3299

The foregoing legal descriptions may be corrected or 3300  
modified by the Department of Administrative Services as 3301  
necessary in order to facilitate the recording of the deed. 3302

(B) (1) The conveyance from the state to the Grantee 3303  
includes all improvements currently situated on the real estate, 3304  
and is subject to all easements, covenants, conditions, and 3305  
restrictions of record: all legal highways and public rights-of- 3306  
way; zoning, building, and other laws, ordinances, restrictions, 3307  
and regulations; and real estate taxes and assessments not yet 3308  
due and payable. The real estate shall be conveyed in an "as-is, 3309  
where-is, with all faults" condition. 3310

(2) The deed may contain restrictions, exceptions, 3311  
reservations, reversionary interests, or other terms and 3312  
conditions the Director of Administrative Services determines to 3313  
be in the best interest of the state. 3314

(3) Subsequent to the conveyance, any restrictions, 3315  
exceptions, reservations, reversionary interests, or other terms 3316  
and conditions contained in the deed may be released by the 3317  
state or Youngstown State University without the necessity of 3318  
further legislation. 3319

(C) As consideration for the conveyance of the state real 3320  
estate, Charles H. Staples and Margaret A. Staples shall convey 3321

to the State of Ohio, for the use and benefit of Youngstown 3322  
State University, the following described real estate: 3323

Situated in the City of Youngstown, County of Mahoning and 3324  
State of Ohio and known as being Youngstown City Lot 3263 3325  
according to the latest enumeration of lots in said city 3326  
recorded in Plat Volume 3, Page 7, be the same more or less. 3327

Parcel Number 53-005-0-416.00-0 3328

The foregoing legal description may be corrected or 3329  
modified by the Department of Administrative Services as 3330  
necessary in order to facilitate the recording of the deed. 3331

The Director of Administrative Services and Charles H. 3332  
Staples and Margaret A. Staples, shall execute a real estate 3333  
purchase agreement in a form prescribed by the Department of 3334  
Administrative Services setting forth the terms and conditions 3335  
of the subject land exchange. If Charles H. Staples and Margaret 3336  
A. Staples do not complete the purchase of the real estate 3337  
within the time period provided in the real estate purchase 3338  
agreement, the Director of Administrative Services may use any 3339  
reasonable method of sale considered acceptable by the President 3340  
of Youngstown State University to convey the state-owned real 3341  
estate to an alternate grantee not later than three years after 3342  
the effective date of this section. 3343

(D) The real estate described in division (A) of this 3344  
section may be conveyed as multiple parcels. 3345

(E) Grantee shall pay all costs associated with the 3346  
purchase, closing, and conveyance of the subject real estate, 3347  
including surveys, title evidence, title insurance, transfer 3348  
costs and fees, recording costs and fees, taxes, and any other 3349  
fees, assessments, and costs that may be imposed. 3350

(F) The Auditor of State, with the assistance of the 3351  
Attorney General, shall prepare a deed conveying the real estate 3352  
described in division (A) of this section to the grantee. The 3353  
deed shall state the consideration and shall be executed by the 3354  
Governor in the name of the state, countersigned by the 3355  
Secretary of State, sealed with the Great Seal of the State, 3356  
presented in the Office of the Auditor of State for recording, 3357  
and delivered to the grantee. The grantee shall present the deed 3358  
for recording in the Office of the Mahoning County Recorder. 3359

(G) This section expires three years after its effective 3360  
date. 3361