

As Reported by the Senate Judiciary--Civil Justice Committee

124th General Assembly

Regular Session

2001-2002

Sub. S. B. No. 164

SENATOR Jacobson

A B I L L

To authorize, in accordance with the act, the 1
conveyance of specified state-owned real estate 2
located in the counties of Cuyahoga, Franklin, 3
Hamilton, Lorain, Madison, Medina, and Ross, and to 4
declare an emergency. 5

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

Section 1. (A) The Governor is hereby authorized to execute a 6
deed in the name of the state conveying to the Village of Grafton 7
(the "grantee"), and its successors and assigns or heirs and 8
assigns, all of the state's right, title, and interest in the 9
following described real estate: 10

Situated in the Village of Grafton, County of Lorain, State 11
of Ohio and known as being a part of Original Grafton Township Lot 12
5, also known as being a portion of a parcel of land conveyed to 13
State of Ohio and being further bounded and described as follows: 14

Commencing at the intersection of the centerline of Wooster 15
Avon Lake Road (S.R. 83) and the southeast corner of said Lot 5, 16
thence along the said centerline of Wooster Avon Lake Road (S.R. 17
83) and the east line of said Lot 5, N 1° 11' 22" E for a distance 18
of 1969.35 feet to a point, said point being the True Place of 19
Beginning of the parcel of land hereinafter described, thence 20
clockwise along the following four (4) courses and distances: 21

1) Thence N 88° 48' 38" W for a distance of 230.00 feet to a 22
5/8 inch rebar with cap GPD set, passing over a 5/8 inch rebar 23
with cap GPD set at a distance of 30.00 feet; 24

2) Thence N 1° 11' 22" E for a distance of 190.00 feet to a 25
5/8 inch rebar with cap GPD set; 26

3) Thence S 88° 48' 38" E for a distance of 230.00 feet to a 27
point on the east line of said Lot 5, passing over a 5/8-inch 28
rebar with cap GPD set at a distance of 200.00 feet; 29

4) Thence S 1° 11' 22" W for a distance of 190.00 feet to the 30
True Place of Beginning and containing 1.0032 acres (43,700 square 31
feet) of land, more or less, and subject to all easements, 32
restrictions and covenants of record as surveyed under the 33
supervision of James E. Karing, P.S. Number 7539, for GPD 34
Associates, in September of 2000. 35

The Basis of Bearing is to an assumed meridian and is used to 36
delineate angles only. 37

(B) Consideration for the conveyance of the real estate 38
described in division (A) of this section shall be \$4,500.00 (the 39
appraised value) and shall be paid to the state at closing and 40
transfer of title in accordance with this section. 41

(C) The real estate described in division (A) of this section 42
shall be sold as an entire tract and not in parcels. 43

(D) The grantee shall pay all costs associated with the 44
purchase and conveyance of the real estate described, in division 45
(A) of this section, including, but not limited to, recordation 46
costs of the Governor's Deed. 47

(E) Within ninety days of the effective date of this section, 48
the Auditor of State, with the assistance of the Attorney General, 49
shall prepare a deed to the real estate described in division (A) 50
of this section. The deed shall state the consideration. The deed 51

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 at closing. The
grantee shall present the deed for recording in the Office of the
Lorain County Recorder.

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(F) The net proceeds of the sale of the real estate described
in division (A) of this section shall be deposited in the state
treasury to the credit of the General Revenue Fund.

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(G) This section expires one year after its effective date.

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Section 2. (A) The Governor is hereby authorized to execute a
deed in the name of the state conveying to the Village of Grafton
(the "grantee"), and its successors and assigns or heirs and
assigns, all of the state's right, title, and interest in the
following described real estate:

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Situated in the Village of Grafton, County of Lorain, State
of Ohio and known as being a part of the Original Eaton Township
Lot 58, also known as being a portion of a parcel of land conveyed
to State of Ohio as recorded in Deed Book 186, Page 369 of said
County's records, and being further bounded and described as
follows:

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Commencing at the intersection of the centerline of Wooster
Avon Lake Road (S.R. 83, Variable Width) and the south right of
way line of C.C.C. and ST. L. Railroad (100 feet wide), said
intersection is also the northeast corner of a parcel of land
conveyed to the Ohio Edison Company as recorded in Deed Book 865,
Page 66, thence along said centerline and the east line of said
Ohio Edison Company, S 0° 46' 17" W for a distance of 360.30 feet
to a southeast corner of said Ohio Edison, said corner being the
True Place of Beginning of the parcel of land hereinafter
described, thence clockwise along the following six (6) courses

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and distances: 83

1) Thence continuing along said centerline, S 0° 46' 17" W 84
for a distance of 208.47 feet to a point; 85

2) Thence N 89° 10' 43" W for a distance of 373.54 feet to a 86
5/8 inch rebar with cap "GPD" set, passing over a 5/8 inch rebar 87
with cap "GPD" set, passing over a 5/8 inch rebar with cap "GPD" 88
set at a distance of 40.44 feet; 89

3) Thence N 0° 57' 22" E for a distance of 200.00 feet to a 90
5/8 inch rebar with cap "GPD" set; 91

4) Thence N 55° 33' 29" E for a distance of 150.00 feet to a 92
5/8 inch rebar with cap "GPD" set on the west line of said Ohio 93
Edison; 94

5) Thence along said west line, S 0° 57' 22" W for a distance 95
of 78.13 feet to a 1 inch pipe found at the southwest corner of 96
said Ohio Edison; 97

6) Thence along the south line of said Ohio Edison, S 89° 10' 98
43" E for a distance of 250.60 feet, passing over a 1 inch pipe 99
found at a distance of 210.60 feet, to the True Place of Beginning 100
and containing 1.8839 acres (872,062 sq. ft.) of land, more or 101
less, and subject to all easements, restrictions and covenants of 102
record as surveyed under the supervision of James E. Karing, P.S. 103
Number 7539 for GPD Associates in August of 2000. 104

The Basis of Bearing is to an assumed meridian and is used to 105
delineate angles only. 106

(B) Consideration for the conveyance of the real estate 107
described in division (A) of this section shall be \$13,100.00 (the 108
appraised value) and shall be paid to the state at closing and 109
transfer of title in accordance with this section. 110

(C) The real estate described in division (A) of this section 111
shall be sold as an entire tract and not in parcels. 112

(D) Possession of the premises prior to transfer shall be 113
governed by an existing lease between the state and the grantee. 114

(E) The grantee shall pay all costs associated with the 115
purchase and conveyance of the real estate described in division 116
(A) of this section, including, but not limited to, recordation 117
costs of the Governor's Deed. 118

(F) Within ninety days of the effective date of this section, 119
the Auditor of State, with the assistance of the Attorney General, 120
shall prepare a deed to the real estate described in division (A) 121
of this section. The deed shall state the consideration. The deed 122
shall be executed by the Governor in the name of the state, 123
countersigned by the Secretary of State, sealed with the Great 124
Seal of the State, presented in the Office of the Auditor of State 125
for recording, and delivered to the grantee at closing. The 126
grantee shall present the deed for recording in the Office of the 127
Lorain County Recorder. 128

(G) The net proceeds of the sale of the real estate described 129
in division (A) of this section shall be deposited in the state 130
treasury to the credit of the General Revenue Fund. 131

(H) This section expires one year after its effective date. 132

Section 3. (A) The Governor is hereby authorized to execute a 133
deed in the name of the state conveying to the City of Columbus, 134
and its successors and assigns or heirs and assigns, all of the 135
state's right, title, and interest in the following described real 136
estate: 137

Situated in the State of Ohio, County of Franklin, City of 138
Columbus, Quarter Township 4, Township 1, Range 18, United States 139
Military Lands and being 5.334 acres out of those tracts as 140
conveyed to the State of Ohio (Ohio Expositions Commission) of 141
record in Instrument Number 200004250079990, Official Record 142

3205B12 and Deed Book 1751, Page 119 and being 0.491 acre out of
the right-of-way and limited access right-of-way of I-71, (all
references refer to the records of the Recorder's Office, Franklin
County, Ohio) and described as follows:

Beginning at concrete monument found marking the intersection
of the southerly right-of-way line of Hudson Street, as shown in
the deed to the City of Columbus of record in Deed Book 2237, Page
270, with the westerly right-of-way line of I-71, as shown in
Franklin County Common Pleas Court Entry 20381, Parcel No. 11,
witness a concrete monument found North 86° 23' 18" West, with
said southerly right-of-way line, a distance of 104.92 feet;

thence South 35° 01' 51" East, with said westerly
right-of-way line, a distance of 469.79 feet to an iron pin set;

thence across said State of Ohio tract (Instrument Number
200004250079990), the following courses:

South 67° 08' 17" West, a distance of 42.70 feet to an iron
pin set at a point of curvature;

with a curve to the left, having a central angle of 47° 02'
26" and a radius of 25.00 feet, a chord bearing and distance of
South 43° 37' 04" West, 19.95 feet to an iron pin set at a point
of tangency;

South 20° 05' 51" West, a distance of 32.60 feet to an iron
pin set at a point of curvature;

with a curve to the left, having a central angle of 80' 17'
27" and a radius of 57.00 feet, a chord bearing and distance South
20° 02' 51" East, 73.68 feet to an iron pin set at a point of
reverse curvature;

with a curve to the right, having a central angle of 09° 54'
01" and a radius of 1042.86 feet, a chord bearing and distance of
South 55° 14' 34" East, 179.97 feet to a railroad spike found in

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the westerly limited access right-of-way of said I-71; 173

thence with said westerly limited access right-of-way line of 174
said I-71, the following courses: 175

South 41° 15' 29" East, a distance of 466.29 feet to a point 176
0.09 feet north and 0.23 feet east of the center of a concrete 177
monument found; 178

South 49° 35' 24" East, a distance of 354.24 feet to an iron 179
pin set on a curve; 180

thence leaving said westerly limited access right-of-way line 181
and across said I-71, the following courses: 182

with a curve to the left, having a central angle of 05° 43' 183
52" and a radius of 976.00 feet, a chord bearing and distance of 184
South 52° 29' 24" East, 97.59 feet to an iron pin set; 185

South 55° 21' 20" East, a distance of 302.07 feet to an iron 186
pin set in said westerly limited access right-of-way line; 187

thence with said westerly limited access right-of-way line, 188
the following courses: 189

South 86° 24' 12" East, a distance of 33.07 feet to an iron 190
pin set; 191

South 66° 04' 07" East, a distance of 144.40 feet to an iron 192
pin set; 193

South 03° 23' 18" West, a distance of 56.62 feet to an iron 194
pin set; 195

thence across said I-71, the following courses: 196

South 55° 21' 20" East, a distance of 80.81 feet to an iron 197
pin set on a curve; 198

with a curve to the right, having a central angle of 09° 42' 199
09" and a radius of 520.50 feet, a chord bearing and distance of 200
South 50° 26' 07" East, 88.04 feet to an iron pin set in said 201

westerly limited access right-of-way line; 202

thence South 86° 24' 12" East, with said westerly limited 203
access right-of-way line, a distance of 22.95 feet to an iron pin 204
set on a curve; 205

thence partly across the right-of-way of said I-71 and partly 206
across said State of Ohio tract (Deed Book 1751, Page 119) with a 207
curve to the right, having a central angle of 29° 49' 20" and a 208
radius of 535.79 feet, a chord bearing and distance of South 29 209
48' 54" East, 257.62 feet to an iron pin set; 210

thence across said State of Ohio tract (Deed Book 1751, Page 211
119), the following courses: 212

South 15° 54' 14" East, a distance of 72.16 feet to an iron 213
pin set at a point of curvature; 214

with a curve to the left, having a central angle of 96° 59' 215
48" and a radius of 33.04 feet, a chord bearing and distance of 216
South 64° 24' 08" East, 49.49 feet to an iron pin set at a point 217
of compound curvature; 218

with a curve to the left, having a central angle of 27° 56' 219
32" and a radius of 200.61 feet, a chord bearing and distance of 220
North 53° 07' 42" East, 96.87 feet to an iron pin set at a point 221
of tangency; 222

North 39° 09' 26" East, a distance of 36.90 feet to an iron 223
pin set in the westerly limited access right-of-way of said I-71; 224

thence with said westerly limited access right-of-way line, 225
the following courses: 226

North 03° 23' 18" East, a distance of 60.00 feet to an iron 227
pin set; 228

South 43° 40' 38" East, a distance of 137.65 feet to an iron 229
pin set; thence across said State of Ohio tracts, (Deed Book 1751, 230
Page 199 and Official Record 32051B12) the following courses: 231

South 38° 57' 54" West, a distance of 397.43 feet to an iron pin set;	232
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South 89° 04' 45" West, a distance of 69.68 feet to an iron pin set;	234
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North 00° 55' 15" West, a distance of 74.38 feet to an iron pin set;	236
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North 03° 12' 38" East, a distance of 107.34 feet to an iron pin set on a curve;	238
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with a curve to the left, having a central angle of 58° 25' 41" and a radius of 465.00 feet, a chord bearing and distance of North 26° 04' 22" West, 453.91 feet to an iron pin set at a point of tangency;	240
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North 55° 21' 20" West, a distance of 582.40 feet to an iron pin set on a curve;	244
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with a curve to the right, having a central angle of 05° 43' 53" and a radius of 1036.00 feet, a chord bearing and distance of North 52° 29' 24" West, 103.59 feet to an iron pin set at a point of tangency;	246
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thence North 49° 37' 28" West, partly across said State of Ohio tract partly with an easterly line of that tract as conveyed to Lowe's Home Centers, Inc. of record in Instrument Number 200103280062954, a distance of 343.68 feet to an iron pin set at a point of curvature in an easterly line of said Lowe's Home Centers tract;	250
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thence partly with an easterly line of said Lowe's Home Centers tract and partly with an easterly line of the remainder of that tract as conveyed to Crewville, Ltd. of record in Instrument Number 199906070144361, being a curve to the right, having a central angle of 07° 52' 17" and a radius of 536.00 feet, a chord bearing and distance of North 45° 41' 20" West, 73.58 feet to an	256
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iron pin set at a point of tangency; 262

thence with the easterly perimeter of said Crewville tract, 263
the following courses: 264

North 41° 45' 11" West, a distance of 256.72 feet to an iron 265
pin set at a point of curvature in an easterly line of said 266
Crewville tract; 267

with a curve to the left, having a central angle of 18° 26' 268
24" and a radius of 964.00 feet, a chord bearing and distance of 269
North 50° 58' 23" West, 308.92 feet to an iron pin set at a point 270
of reverse curvature; 271

with a curve to the right, having a central angle of 80° 17' 272
27" and a radius of 136.00 feet, a chord bearing and distance of 273
North 20° 02' 52" West, 175.37 feet to an iron pin set at a point 274
of tangency; 275

North 20° 05' 51" East, a distance of 71.16 feet to an iron 276
pin set at a point of curvature; 277

with a curve to the left, having a central angle of 75° 00' 278
00" and a radius of 57.00 feet, a chord bearing and distance of 279
North 17° 24' 09" West, 69.40 feet to an iron pin set at a point 280
of tangency; 281

North 54° 54' 09" West, a distance of 132.43 feet to an iron 282
pin set at a point of curvature; 283

with a curve to the right, having a central angle of 52° 14' 284
44" and a radius of 228.00 feet, a chord bearing and distance of 285
North 28° 46' 48" West, 200.78 feet to an iron pin set at a point 286
of tangency; 287

North 02° 39' 34" West, a distance of 38.64 feet to an iron 288
pin set in said southerly right-of-way line of Hudson Street; 289

thence South 86° 23' 18" East, with said southerly 290
right-of-way line, a distance of 71.95 feet to the Point of 291

Beginning and containing 5.825 acres, more or less, excepting 292
therefrom those lands now owned by the City of Columbus. 293

Subject, however, to all legal rights-of-ways and/or 294
easements, if any, of previous record. Iron pins set, where 295
indicated, are iron pipes, thirteen-sixteenth (13/16) inch inside 296
diameter, thirty (30) inches long with a plastic plug placed in 297
the top bearing the initials EMH&T, INC. 298

Bearings herein are based on North 03° 58' 15" West, as 299
determined between monuments FRANK 62 and FRANK 62AZ. 300

(B) Consideration for the conveyance of the real estate 301
described in division (A) of this section shall be the mutual 302
benefit and exchange of services provided under a Real Estate 303
Purchase Agreement executed by Crewville, Ltd., on November 24, 304
1999, by the City of Columbus on December 1, 1999, and by the 305
State of Ohio through its Director of Administrative Services on 306
December 30, 1999, with the concurrence of the General Manager of 307
the Ohio Expositions Commission and the Director of the Ohio 308
Historical Society. Such terms and conditions expressly provided 309
for Crewville, Ltd., upon conveyance of approximately 32.5 acres 310
of land to the state of Ohio, to construct a three-lane roadway 311
connecting Velma Avenue and Silver Drive in Columbus. Once the 312
roadway is completed, the state of Ohio will seek to transfer said 313
roadway to the City of Columbus and dedicate the roadway to the 314
public's use. The City of Columbus, as provided in the Real Estate 315
Purchase Agreement, agrees to accept the Governor's Deed and 316
assume responsibility for all maintenance and upkeep of the 317
roadway, following transfer from the state. 318

(C) The General Assembly finds that the mutual benefit and 319
exchange of services accruing to the State of Ohio from the 320
conveyance of the real estate under this section is in the best 321
interests of the State of Ohio and specifically beneficial to the 322
Ohio Expositions Commission and the Ohio Historical Society. 323

(D) Within one year of the date the roadway described in 324
division (A) of this section has been completed to the sole 325
satisfaction of the Director of Administrative Services, the 326
Auditor of State, with the assistance of the Attorney General, 327
shall prepare a deed to the real estate described in division (A) 328
of this section. The deed shall state the consideration as mutual 329
benefit and exchange of services. The deed shall be executed by 330
the Governor in the name of the state, countersigned by the 331
Secretary of State, sealed with the Great Seal of the State, 332
presented in the office of the Auditor of State for recording, and 333
delivered to the City of Columbus. The City of Columbus shall 334
present the deed for recording in the Office of the Franklin 335
County Recorder. 336

(E) The City of Columbus shall pay the costs of the 337
conveyance of the real estate described in division (A) of this 338
section. 339

(F) This section expires two years after its effective date. 340

Section 4. (A) The Adjutant General has determined that the 341
following described property is no longer needed by the Ohio 342
National Guard for armory or military purposes and has requested 343
the Department of Administrative Services to assist in 344
transferring this parcel. The reversionary language contained in 345
the deed whereby the Adjutant General acquired this property 346
requires that the property revert back to the Medina County Joint 347
Vocational School if the property ceases to be used for military 348
purposes. The Director of Administrative Services is hereby 349
authorized to give proper effect to the reversionary language in 350
the original deed. A Governor's Deed shall be prepared by the 351
Auditor of State with the assistance of the Attorney General, to 352
be executed by the Governor, countersigned by the Secretary of 353
State, sealed with the Great Seal of the State, and presented for 354

recording in the Office of the Auditor of State. The deed shall be 355
delivered to the original grantor of the property for recording in 356
the Office of the Medina County Recorder. The Governor is hereby 357
authorized to execute the deed in the name of the state, granting 358
all of the state's right, title, and interest in the parcel 359
described as follows: 360

Situated in the City of Medina, County of Medina and State of 361
Ohio: and known as being a part of City Lot 3553, bounded and 362
described as follows: 363

Beginning at a point in the Southeast corner of Lot 3553, the 364
centerline of Norwalk Road (State Route 18 & 57) and the Southwest 365
corner of lands now or formerly owned by Jack R. & Patricia Ruby 366
as recorded in Deed Vol. 493, Pg. 573 of the Medina County 367
Records; 368

Thence North 45° 25' 36" West along the Centerline of Norwalk 369
Road and the South line of Lot 3553 a distance of 71.77 feet to a 370
break point; 371

Thence North 44° 27' 36" West along the centerline of Norwalk 372
Road and the South line of Lot 3553 a distance of 213.69 feet to a 373
point at the TRUE PLACE OF BEGINNING of the parcel herein 374
described; 375

Thence continuing North 44° 27' 36" West along the centerline 376
of Norwalk Road and the South line of Lot 3553 a distance of 377
511.67 feet to a point; 378

Thence North 15° 49' 20" East a distance of 1104.66 feet to 379
an iron pin set, said line passing through an iron pin set 73.61 380
feet from the centerline of Norwalk Road; 381

Thence North 24° 39' 38" East a distance of 163.56 feet to an 382
iron pin set; 383

Thence South 59° 51' 11" East a distance of 212.58 feet to an 384

iron pin set in the West line of lands now or formerly owned by 385
L.J. & M.H. Bosak as recorded in Deed Vol. 396, Pg. 346 of the 386
Medina County Records, the West line of Lot 22, Tract 2, of York 387
Township; 388

Thence South 00° 30' 32" West along the West line of Lot 22, 389
Tract 2, York Township and along the West line of said Bosak 390
property a distance of 49.52 feet to an iron pin found in the 391
Southwest corner of Lot 22, and the Northwest corner of Lot 3, now 392
or formerly owned by Signey H. & Esther W. Lance as recorded in 393
Deed Vol. 423, Pg. 444 and Vol. 192, Pg. 476 of the Medina County 394
Records; 395

Thence South 00° 13' 28" East along the West line of Lot 3, 396
Tract 2, York Township and along the West line of said Lance 397
property a distance of 823.27 feet to an iron pin set; 398

Thence South 89° 46' 32" West a distance of 200.00 feet to an 399
iron pin set; 400

Thence South 00° 13' 28" East a distance of 596.33 feet to 401
the TRUE PLACE OF BEGINNING, said line passing through an iron pin 402
set 121.82 feet from the centerline of Norwalk Road, and 403
containing within said bounds 10.8154 Acres of Land, more or less, 404
but subject to all legal highways as surveyed by JAMES R. BOCK, 405
Registered Surveyor No. 6051 and CARL M. CLARK, Registered 406
Surveyor No. 6358 of BOCK & CLARK, INC., in August, 1981. 407

The above described parcel being known as new City Lot 4903. 408

(B) The grantee shall pay all costs associated with the 409
transfer and conveyance of the real estate described in division 410
(A) of this section, including, but not limited to, recordation 411
costs of the Governor's Deed. 412

(C) This section expires one year after its effective date. 413

Section 5. (A) The Governor is hereby authorized to execute a 414

deed in the name of the state conveying to the Hamilton County 415
Alcohol and Drug Addiction Services Board (the "grantee"), and its 416
successors and assigns or heirs and assigns, all of the state's 417
right, title, and interest in the following described real estate: 418

Situate in the State of Ohio, Hamilton County and City of 419
Cincinnati, being parcel out of those lands conveyed to the State 420
of Ohio by Deed of Record in Deed Book 2553, Page 10, Recorder's 421
Office, Hamilton County, Ohio and being more particularly 422
described as follows: 423

Bound by Martin Luther King Jr. Drive (formerly Melish 424
Avenue) on the North; Donahue Avenue on the South; Burnet Avenue 425
on the East; and Highland Avenue on the West, to include the 426
grounds and buildings. 427

The description for the aforescribed parcel was taken from 428
the Description appearing in the Deed of Record to the State of 429
Ohio, and recorded in Deed Book 2553, Page 10, Hamilton County 430
Recorder's Office, Hamilton County, Ohio. 431

Further reference is made to Plat 1, Pages 4 through 6, 432
Burnet and Reeders Subdivision, Hamilton County Recorder's Office 433
and to File No. 5838, File No. 4912, File No. 1304, and to File 434
No. 4495 on file in the offices of the Ohio Department of 435
Administrative Services, General Services Division, Office of 436
Properties and Facilities, 4200 Surface Road, Columbus, Ohio 437
43228-1395. 438

(B) Consideration for the conveyance of the real estate 439
described in division (A) of this section shall be \$600,000.00 and 440
shall be paid to the state according to the following schedule as 441
derived by mutual agreement reached between the state and the 442
grantee through an executed Offer to Purchase: 443

(1) \$60,000.00 deposit upon full execution of the Offer to 444
Purchase. 445

(2) \$135,000.00 at closing and transfer of title in accordance with this act.	446 447
(3) \$135,000.00 upon the first anniversary of the closing date.	448 449
(4) \$135,000.00 upon the second anniversary of the closing date.	450 451
(5) \$135,000.00 upon the third anniversary of the closing date.	452 453
(C) The real estate described in division (A) of this section shall be sold as an entire tract and not in parcels.	454 455
(D) The state stipulates that the Offer to Purchase has been made pursuant to Section 21.01 of Am. Sub. H.B. 640 of the 123rd General Assembly. Possession of the premises prior to transfer shall be governed by an existing lease between the state and the grantee.	456 457 458 459 460
(E) The grantee shall pay all costs associated with the purchase and conveyance of the real estate described in division (A) of this section, including, but not limited to, recordation costs of the Governor's Deed.	461 462 463 464
(F) Within ninety days of the effective date of this section, the Auditor of State, with the assistance of the Attorney General, shall prepare a deed to the real estate described in division (A) of this section. The deed shall state the consideration. 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 at closing. The grantee shall present the deed for recording in the Office of the Hamilton County Recorder.	465 466 467 468 469 470 471 472 473 474
(G) The net proceeds of the sale of the real estate described	475

in division (A) of this section shall be deposited in the state treasury to the credit of the General Revenue Fund. 476
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(H) This section expires one year after its effective date. 478

Section 6. (A) The Governor is hereby authorized to execute a deed in the name of the state conveying to Forest City Enterprises, Inc. (the "grantee"), and its successors and assigns or heirs and assigns, the State's Lessor's remainder interest pursuant to a certain lease dated March 16, 2001, between the state and grantee affecting the following described real estate: 479
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Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being all of Blocks 9, 22, 23, and 24 in Burton Adams Halle and West's Subdivision of a part of Original 100 Acre Lots Nos. 354, 358, and 359 as shown by the recorded plat in Volume 8, Page 32 of Cuyahoga County Map Records. Being all of Sublots Nos. 61 to 86, both inclusive, 136 to 173, both inclusive, 183 to 285, both inclusive, in H.C. McDowell, Brayton et al. Subdivision, of part of Original 100 Acre Lot No. 354 as shown by the recorded plat in Volume 10, Page 23 of Cuyahoga County Map Records, together with that portion of East 136th Street, Maxwell Avenue, N.E., East 137th Place as shown by the vacation plat in Volume 207, Page 14 of Cuyahoga County Map Records, together with that portion of East 136th Street, East 137th Place, East 138th Place, East 139th Street and East 140th Place, as shown by the vacation plat in Volume 181, Page 33 of Cuyahoga County Records Map Records, together with that portion of East 137th Street and Topeka Avenue, N.E. as shown by the vacation plat in Volume 182, Page 42 of Cuyahoga County Map Records, together with that portion of East 136th Street, East 137th Place, East 137th Street, East 138th Place, East 139th Street, East 140th Place, Appleton Avenue, N.E., and Topeka Avenue, N.E., as recorded by the Council of the City of Cleveland by Ordinance No. 50967, together with other land 485
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As Reported by the Senate Judiciary--Civil Justice Committee

in Original 100 Acre Lot. No. 354, collectively forming a parcel
of land bounded and described as follows: Beginning in the center
line of Coit Road, N.E., 60 feet in width at its intersection with
the center line of East 140th Street, 60 feet in width; Course No.
1: Thence North 64 degrees 10 minutes 17 seconds West along the
center line of said Coit Road, N.E., 1519.71 feet to a point in
the Southwesterly corner of Block 9 in Burton, Adams, Halle and
West's Subdivision as aforementioned; Course No. 2: Thence North
62 degrees 26 minutes 50 seconds West along the center line of
said Coit Road, N.E., 178.98 feet to its intersection with the
Easterly line of Consolidated Rail Corporation right-of-way, being
also the Easterly line of "Parcel I" of land so conveyed to the
Cleveland Short Line Railway Company by deed dated March 6, 1907,
and recorded in Volume 1053, Page 47 of Cuyahoga County Records;
Course No. 3: Thence North 0 degrees 45 minutes 10 seconds East
along the Easterly line of said Consolidated Rail Corporation
right-of-way 207.32 feet to a point of curvature therein; Course
No. 4: Thence Northeasterly along the Easterly line of said
Consolidated Rail Corporation right-of-way being also the Easterly
line of land conveyed to the Cleveland Short Line Railway Company
by deed dated March 4, 1907, and recorded in Volume 1050, Page 322
of Cuyahoga County Records, being along the arc of a curve
deflecting to the right, 1,170.74 feet to its intersection with
the Southerly line of land conveyed to the City of Cleveland by
deed dated September 19, 1932, and recorded in Volume 4312, Page
688 of Cuyahoga County Records, being also the Southerly line of
the Cleveland Painesville and Eastern Railroad Company, said
curved line having a radius of 1,835.08 feet and chord which bears
North 19 degrees 16 minutes 17 seconds East a distance of 1,150.96
feet; Course No. 5: Thence Easterly along the Southerly line of
land so conveyed to the City of Cleveland, and along the arc of a
curve deflecting to the left 36.70 feet to its intersection with
the Westerly line of H.C. McDowell, Brayton et al. Subdivision as

As Reported by the Senate Judiciary--Civil Justice Committee

aforementioned, said curved line having a radius of 440 feet and a chord which bears North 78 degrees 24 minutes 36 seconds East a distance of 36.70 feet; Course No. 6: Thence due South along the Westerly line of said subdivision, 37.00 feet to its intersection with the Southerly line of Aspinwall Avenue, N.E., 60 feet in width; Course No. 7: Thence North 59 degrees 55 minutes 10 seconds East along the Southerly line of said Aspinwall Avenue, N.E., 525.11 feet to its intersection with the Westerly line of East 137th Street, 50 feet in width; Course No. 8: Thence South 0 degrees 14 minutes 25 seconds West along the Westerly line of said East 137th Street 364.09 feet to a point in the Southerly line of Maxwell Avenue, N.E., 50 feet in width; Course No. 9: Thence South 89 degrees 43 minutes 00 seconds East along the Southerly line of said Maxwell Avenue N.E., 179.91 feet to a point in the Westerly line of East 138th Place, 12 feet in width; Course No. 10: Thence South 0 degrees 14 minutes 38 seconds West along the Westerly line of said East 138th Place 530.20 feet to a point in the Southerly line of Topeka Avenue, N.E., 50 feet in width; Course No. 11: Thence South 89 degrees 44 minutes 22 seconds East along the Southerly line of Topeka Avenue N.E., 479.00 feet to a point in the Westerly line of East 140th Street as aforementioned; Course No. 12: Thence South 0 degrees 14 minutes 38 seconds West along the Westerly line of said East 140th Street, 240.00 feet to the Southeasterly corner of Sublot No. 66 in H.C. McDowell, Brayton et al. Subdivision, as aforementioned; Course No. 13: Thence South 89 degrees 45 minutes 22 seconds East at right angles to last described course, 30.00 feet to a point in the center line of said East 140th Street; Course No. 14: Thence South 0 degrees 14 minutes 38 seconds West along the center line of said East 140th Street, 492.59 feet to an angle therein; Course No. 15: Thence South 2 degrees 31 minutes 43 seconds West along the center line of East 140th Street, 642.82 feet to the place of beginning, including the Northerly one-half of Coit Road, N.E. and the

Westerly one-half of East 140th Street, according to a survey by
Garrett and Associates, Inc., Registered Engineers and Surveyors,
made in December, 1983, be the same more or less, but subject to
all legal highways.

Further Reference is made to a Deed dated November 26, 1985
of Record in Official Record, Volume 85-6659, Pages 28 through 33,
Cuyahoga County Recorder's Office, Cuyahoga County, Ohio, and to a
Plat of Survey, Map No. 2088-D, dated December 1983, on file in
the Offices of said Garrett and Associates, Inc., 2030 West 19th
Street, Cleveland, Ohio.

(B) Consideration for the conveyance of the real estate
described in division (A) of this section shall be \$630,000.00 and
shall be paid to the state at closing and transfer of title in
accordance with this section.

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

(D) The deed shall state that upon transfer at closing, the
Lessor's interest to the premises, pursuant to a lease between the
state and grantee dated March 16, 2001, (as provided in Section 68
of Am. Sub. S.B. 230 of the 122nd General Assembly) shall merge
with the Lessee's interest. The deed shall further state the
restrictions regarding maintenance of an existing water tower as
provided in said lease shall be forthwith removed.

(E) The obligation of the Department of Administrative
Services to convey the premises to grantee is also subject to and
contingent upon (1) the grantee obtaining a binding unconditional
executed contract with the United States Department of Labor (the
"Job Corps Contract") for the construction of a Federal Job Corps
Center thereon on or before the closing of the premises and (2)
occurrence of simultaneous closings of this conveyance and the
closing of the Job Corps Contract. Possession of the premises

prior to transfer shall be governed by an existing lease between
the state and the grantee.

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(F) The grantee shall pay all costs associated with the
purchase and conveyance of the real estate described in division
(A) of this section, including, but not limited to, recordation
costs of the Governor's Deed.

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(G) Within ninety days of the effective date of this section,
the Auditor of State, with the assistance of the Attorney General,
shall prepare a deed to the real estate described in division (A)
of this section. The deed shall state the consideration. 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 at closing. The
grantee shall present the deed for recording in the Office of the
Cuyahoga County Recorder.

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(H) The net proceeds of the sale of the real estate described
in division (A) of this section shall be deposited in the state
treasury to the credit of the General Revenue Fund.

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(I) This section expires one year after its effective date.

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Section 7. (A) The Governor is hereby authorized to execute a
deed in the name of the state conveying to the Board of Ross
County Commissioners (the "grantee"), and its successors and
assigns or heirs and assigns, all of the state's right, title, and
interest in the following described real estate:

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Situated in the Township of Union, County of Ross, State of
Ohio, and being a part of the premises (Par. 9-15-151) conveyed to
The Ohio Building Authority by Quit Claim Deed dated September 3,
1982 and recorded in Volume 456, Page 451 of the Ross County Deed
Records, and being more precisely described as follows:

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Beginning at a point in the centerline of S.R. 104, said 634
point bears S 14° 06' 27" E, 30.00 feet from the existing 635
centerline intersection of S.R. 104 and Transformer Road (Pvt.); 636

Thence, with a new division line through the tract of which 637
this is a part S 75° 41' 47" W, 66.55 feet to a point in the east 638
line of AEP Substation Facility (Vol. 344, Pg. 673); 639

Thence, along three (3) lines of the said AEP Substation 640
Facility: 641

N 13° 55' 07" W, 7.20 feet to a point, 642

S 76° 14' 53" W, 99.96 feet to a point, 643

S 13° 47' 08" E, 8.17 feet to a point; 644

Thence, with (2) new division lines through the tract of 645
which this is a part: 646

S 75° 41' 47" W, 1546.61 feet to a point, 647

S 14° 18' 13" E, 1.13 feet to an iron pin (found) at the 648
northeast corner of Union-Scioto Schools (Vol. 371, Pg. 325); 649

Thence, along the north line of said Union-Scioto Schools 650
with the following three (3) courses: 651

S 70° 09' 53" W, 791.23 feet to an iron pin (found), 652

S 69° 55' 36" W, 244.87 feet to an iron pin (found), 653

S 48° 22' 52" W, 341.00 feet to a point in the centerline of 654
Egypt Pike C-127; 655

Thence, along the centerline of Egypt Pike N 51° 18' 52" W, 656
66.44 feet to a point; 657

Thence, along the south line of Union-Scioto Schools (Vol. 658
290, Pg. 50) with the following three (3) courses: 659

N 47° 10' 37" E, 25.52 feet to an iron pin (found), 660

N 49° 20' 16" E, 338.55 feet to a point, 661

N 70° 01' 15" E, 254.99 feet to an iron pin (found); 662

Thence, along the south line of Union Scioto Schools (Vol. 663
346, Pg. 645) N 69° 55' 57" E, 100.37 feet to an iron pin (found); 664

Thence, along the south line of Union Scioto Schools (Vol. 665
371, Pg. 324) N 69° 42' 23" E, 699.69 feet to an iron pin (found); 666

Thence, with two (2) new division lines through the tract of 667
which this is a part; 668

S 14° 18' 13" E, 5.36 feet to a point, 669

N 75° 41' 47" E, 1712.24 feet to a point in the centerline of 670
S.R. 104; 671

Thence, along the centerline of S.R. 104 S 14° 06' 27" E, 672
60.00 feet to the point of beginning. Containing 4.349 acres. 673
Bearings are based upon magnetic north. All iron pins found are 674
5/8" dia. Re-bar. 675

Being part of Auditor's Parcel Numbered 37-0915151.600 676

New Auditor's Parcel Number _____ 677

Subject to the existing road right-of-way of Egypt Pike C-127 678
and S.R. 104. Also being subject to all existing rights of way and 679
easements, recorded or unrecorded. 680

The foregoing description was based upon a survey made April 681
6, 1998 by Ernest L. Pritchard, Ohio Registered Professional 682
surveyor #6837. 683

Further reference is made to File No. 5764-B on file in the 684
offices of the Ohio Department of Administrative Services, General 685
Services Division, Office of Properties and Facilities, Real 686
Estate Services Section, 4200 Surface Road, Columbus, Ohio 687
43228-1395. 688

(B) Consideration for the conveyance of the real estate 689
described in division (A) of this section shall be \$1.00 and other 690

valuable consideration including improvements to the roadway 691
previously completed by the Ross County Board of County 692
Commissioners. 693

(C) The real estate described in division (A) of this section 694
shall be sold as an entire tract and not in parcels. 695

(D) The grantee shall pay all costs associated with the 696
purchase and conveyance of the real estate described in division 697
(A) of this section, including, but not limited to, recordation 698
costs of the Governor's Deed. 699

(E) Within ninety days of the effective date of this section, 700
the Auditor of State, with the assistance of the Attorney General, 701
shall prepare a deed to the real estate described in division (A) 702
of this section. The deed shall state the consideration. The deed 703
shall be executed by the Governor in the name of the state, 704
countersigned by the Secretary of State, sealed with the Great 705
Seal of the State, presented in the Office of the Auditor of State 706
for recording, and delivered to the grantee at closing. The 707
grantee shall present the deed for recording in the Office of the 708
Ross County Recorder. 709

(F) The net proceeds of the sale of the real estate described 710
in division (A) of this section shall be deposited in the state 711
treasury to the credit of the General Revenue Fund. 712

(G) This section expires one year after its effective date. 713

Section 8. (A) The Governor is hereby authorized to execute a 714
deed in the name of the state conveying to the Union Scioto School 715
District (the "grantee"), and its successors and assigns or heirs 716
and assigns, all of the state's right, title, and interest in the 717
following described real estate as shown in Parcel A and Parcel B: 718

Parcel A 719

14.409 Acres Tract 720

Situated in the Townships of Union and Scioto, County of Ross, State of Ohio, being a part of V.M.S. No. 1418, and being further bounded and described as follows:

Beginning at a 5/8" iron pin (found) in the southerly right-of-way line of Moundsville Road, said iron pin being the northeasterly corner of a 27.88 acres tract as conveyed to the Board of Education of the Union-Scioto Local School District (D.B. 371, Page 325);

thence with the southerly right-of-way line of Moundsville Road N 75 deg. 58 min. 43 sec. E, a distance of 358.02 ft. to a 5/8" iron pin (set);

thence with a new division line S 13 deg. 51 min. 32 sec. E, a distance of 1673.91 ft. to a 5/8" iron pin (set);

thence with another new division line S 45 deg. 02 min. 17 sec. W, a distance of 343.49 ft. to a 5/8" iron pin (set) in the northeasterly right-of-way line of Egypt Pike;

thence with the northeasterly right-of-way line of Egypt Pike N 53 deg. 57 min. 27 sec. W, a distance of 139.50 ft. to a 5/8" iron pin (found), said iron pin being a corner to the aforementioned 27.88 acres tract as conveyed to the Board of Education of the Union-Scioto Local School District (D.B. 371, Page 325);

thence with the line of the Board of Education of the Union-Scioto Local School District N 40 deg. 44 min. 33 sec. E, a distance of 41.95 ft. to a 5/8" iron pin (found);

thence continuing with the line of the Board of Education of the Union-Scioto Local School District N 14 deg. 08 min. 01 sec. W, a distance of 1719.35 ft. to the beginning, containing 14.409 acres of land of which 12.822 acres are contained in Scioto Township and 1.587 acres are contained in Union Township.

Subject to all legal easements and rights-of-way of record. 751

Bearings are based upon the record bearing (S 04 deg. 40 min. 17 sec. W) of the easterly line of the 10.636 acres tract as found in Deed Book 451, Page 207. 752
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The above description is a part of the 1288.60 acres tract as conveyed to Ohio Building Authority and recorded in Deed Book 456, Page 541 of the Ross County Recorder's Office and being Parcel No. 9-15-151. 755
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Land surveyed in August 2001, under the direction of Eric N. Lutz, Registered Professional Surveyor No. 7232, the survey plat of which is referred to as Drawing No. S00-127A on file in the office of McCarty Associates, Hillsboro, Ohio. 759
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Parcel B 763

5.046 Acres Tract 764

Situated in the Township of Union, County of Ross, State of Ohio, being a part of V.M.S. No. 542, and being further bounded and described as follows: 765
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Beginning at a point in the easterly right-of-way line of Sandusky Boulevard, said point being a corner to a 20.50 acres tract as conveyed to the Board of Education of the Union-Scioto Local School District (D.B. 346, Page 645) from which a 1/2" pin (found) and a 1" iron pipe (found) bears N 78 deg. 55 min. 03 sec. E, a distance of 0.60 ft.; 768
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thence with a new division line S 78 deg. 55 min. 03 sec. W, a distance of 51.95 ft. to a 5/8" iron pin (set) in the westerly right-of-way line of Sandusky Boulevard, said iron pin being in the line of a 10.636 acres tract as conveyed to Phoebe H. McKell and David R. McMillen (D.B. 541, page 207); 774
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thence with McKell's line and the right-of-way line of Sandusky Boulevard for the next three calls: 779
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As Reported by the Senate Judiciary--Civil Justice Committee

(1) N 04 deg. 40 min. 17 sec. E, a distance of 33.86 ft. to a concrete monument (found); 781
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(2) N 15 deg. 13 min. 17 sec. E, a distance of 252.92 ft. to a concrete monument (found); 783
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(3) N 03 deg. 07 min. 44 sec. W, a distance of 41.07 ft. to a 5/8" iron pin (set); 785
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thence with a new division line N 78 deg. 55 min. 03 sec. E, passing a 5/8" iron pin (set) at 46.40 ft., a total distance of 649.51 ft. to a 5/8" iron pin (set); 787
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thence with another new division line S 19 deg. 45 min. 59 sec. E, a distance of 303.48 ft. to a 5/8" iron pin (set), said iron pin being the northerly most corner of the aforementioned 20.50 acres tract conveyed to the Board of Education of the Union-Scioto Local School District (D.B. 346, page 645); 790
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thence with the northwesterly line of the Board of Education of the Union-Scioto Local School District S 78 deg. 55 min. 03 sec. W, a distance of 770.33 ft. to the beginning, containing 5.046 acres of land. 795
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Subject to all legal easements and rights-of-way of record. 799

Bearings are based upon the record bearing (S 04 deg. 40 min. 17 sec. W) of the easterly line of the 10.636 acres tract as found in Deed Book 541, Page 207. 800
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The above description is a part of the 1288.60 acres tract as conveyed to Ohio Building Authority and recorded in Deed Book 456, Page 451 of the Ross County Recorder's Office and being Parcel No. 9-15-151. 803
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Land surveyed in August 2001, under the direction of Eric N. Lutz, Registered Professional Surveyor No. 7232, the survey plat of with is referred to as Drawing No. S00-127A on file in the office of McCarty Associates, Hillsboro, Ohio. 807
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(B) Consideration for the conveyance of the real estate 811
described in division (A) of this section shall be \$16,536.75. 812

(C) The real estate described in division (A) of this section 813
shall be sold as an entire tract and not in parcels. 814

(D) The grantee shall pay all costs associated with the 815
purchase and conveyance of the real estate described in division 816
(A) of this section, including, but not limited to, recordation 817
costs of the Governor's Deed. 818

(E) Within ninety days of the effective date of this section, 819
the Auditor of State, with the assistance of the Attorney General, 820
shall prepare a deed to the real estate described in division (A) 821
of this section. The deed shall state the consideration. The deed 822
shall be executed by the Governor in the name of the state, 823
countersigned by the Secretary of State, sealed with the Great 824
Seal of the State, presented in the Office of the Auditor of State 825
for recording, and delivered to the grantee at closing. The 826
grantee shall present the deed for recording in the Office of the 827
Ross County Recorder. 828

(F) The net proceeds of the sale of the real estate described 829
in division (A) of this section shall be deposited in the state 830
treasury to the credit of the General Revenue Fund. 831

(G) This section expires one year after its effective date. 832

Section 9. (A) The Governor is hereby authorized to execute a 833
deed in the name of the state conveying to the City of London (the 834
"grantee"), and its successors and assigns or heirs and assigns, 835
all of the state's right, title, and interest in the following 836
described real estate: 837

The following described 50.0000 acre tract is situated in the 838
State of Ohio, Madison County, Union Township, V.M.S. 8371, 5670, 839
6169, 8886, 6246, and 8881, and being part of a 90.00 acre tract 840

conveyed to the State of Ohio Prison Farm by Deed Book 134 Page 841
349 also being part of 489.77 acre tract also conveyed to the 842
State of Ohio Prison Farm by Deed Book 134 Page 347 and being more 843
particularly described as follows: 844

Beginning at a point in the centerline of State Route 38 (Elm 845
Street) (60 foot right-of-way) said point being the northeast 846
corner of a 0.7739 acre tract conveyed to Joan M. Brill by 847
Official Record 97 Page 1151 also being corner to said 90.00 acre 848
tract and corner to the corporation line 849

Thence, with said corporation line, the north line of said 850
0.7739 and a 5.0196 acre tract conveyed to Maurice E. and Nancy D. 851
Beathard by Official Record 23 Page 169 South 61 deg. 45 min. 26 852
sec. West passing a 1/2" diameter iron pin at 30.00 feet also 853
passing a 5/8" rebar and yellow plastic cap stamped "Cottrill 854
6858" previously set at the northern corner common to said 0.7739 855
and 5.0196 acre tracts at 260.05 feet a total distance of 732.70 856
feet to a 5/8" diameter rebar and yellow plastic cap stamped 857
"Cottrill 6858" previously set corner to a 16.1140 acre tract 858
conveyed to London First Presbyterian Church by Volume 161 Page 91 859

Thence, with the northwest line of said 16.1140 acre tract 860
and said corporation line South 57 deg. 06 min. 31 sec. West 861
distance of 452.96 feet to a 5/8" diameter rebar and yellow 862
plastic cap stamped "Cottrill 6858" previously set corner to a 863
67.4838 acre tract conveyed to D.C. Engineering and Development by 864
Official Record 105 Page 1518 865

Thence, with said northeast line of said 67.4838 acre tract 866
and continuing with said corporation line North 39 deg. 58 min. 29 867
sec. West a distance of 1123.48 feet to a 5/8" diameter rebar and 868
yellow plastic cap stamped "Cottrill 6858" previously set at the 869
northern most corner of said 67.4838 acre tract 870

Thence, across said 90.00 and 489.77 acre tract North 25 deg. 871

58 min. 05 sec. East passing the line between said tracts at 872
1194.27 feet also passing an iron pin and cap set at 1845.65 feet 873
a total distance of 1886.41 feet to a mag nail set in the 874
centerline of State Route 38 875

Thence, with said centerline the following two courses: 876

1.) South 21 deg. 25 min. 52 sec. East passing the eastern 877
corner common to said 90.00 and 489.77 acre tracts at 672.77 feet 878
a total distance of 809.94 feet to an angle point in said 879
centerline 880

2.) South 27 deg. 20 min. 15 sec. East a distance of 1.362.43 881
feet returning to the point of beginning containing 50.0000 more 882
or less acres of which 3.9343 acres is part of said 489.77 acre 883
tract and 46.0657 acres is part of said 90.00 acre tract 884
885

Bearings are based on the northeast line of D.C. Engineering 886
and Development's 67.4838 acre tract as described in Official 887
Record 105 Page 1518 (South 39 deg. 58 min. 29 sec. East). 888

This deed is subject to and with the benefit of all legal 889
highways, restrictions, easements, limitations, and reservations, 890
of record, if any and to zoning restrictions which have been 891
imposed thereon, if any. All iron pins set are 5/8 inch diameter 892
rebar with yellow plastic caps stamped "Cottrill 6858." This 893
description is based on a field survey performed May 17, 2000 by 894
James R. Cottrill registration #6858. 895

(B) Consideration for the conveyance described in division 896
(A) of this section shall be the conveyance by the grantee to the 897
state of the following described real estate: 898

The following described 63.9355 +/- acre tract is situated in 899
the State of Ohio, Madison County, Union Township VMS 8864 & 13567 900
being part of a 86.41 original acre tract (First Tract) conveyed 901
to Kennison A. Sims by Official Record 10 Page 1084 and being more 902

particularly described as follows: 903

Beginning at a point in the centerline of State Route 56 (60 904
foot right-of-way) said point being the southeastern corner of a 905
1.619 acre tract conveyed to Roger D. & Vicky Windland by Deed 906
Book 281 Page 229. 907

Thence with said centerline South 34 deg. 34 min. 00 sec. 908
East a distance of 739.34 feet to the northern most corner of a 909
0.586 acre tract conveyed to Amanda V. Murray by Volume 286 Page 910
558. 911

Thence with the northwest line of said 0.586 acre tract, also 912
the northwest line of 22.255 acre tract conveyed to Lamar Gossard 913
by Volume 234 Page 506, South 44 deg. 09 min. 04 sec. West passing 914
the northern corner common to said tracts at 191.00 feet a total 915
distance of 2039.59 feet to an iron pin and cap set in the east 916
line of a 1411.721 acre tract conveyed to the State of Ohio 917
(Prison Farm) by Deed Book 88 Page 554 said pin is also in the 918
line between VMS 13567 and VMS 5429/8744. 919

Thence with said line North 39 deg. 00 min. 14 sec. West a 920
distance of 908.49 feet to an iron pin and cap set. 921

Thence with the east line of said 1411.721 acre tract North 922
04 deg. 33 min. 31 sec. West a distance of 1787.63 feet to a 6" 923
railroad rail used as a fence post corner to a 30.466 acre tract 924
conveyed to the State of Ohio, Prison Farm-Ohio Peace Officer 925
Training Council by Deed Book 88 Page 554. 926

Thence with the southeast line of said 30.466 acre tract 927
North 54 deg. 13 min. 35 sec. East a distance of 274.41 feet to a 928
5/8" rebar & yellow plastic cap stamped "Elliott PS-7759" found at 929
the northwest corner of 4.8679 acre tract conveyed to Philip B. & 930
Nancy C. Wall by Official Record 44 Page 408. 931

Thence with the southwest line of said 4.8679 acre tract 932
South 35 deg. 45 min. 54 sec. East passing a 5/8" rebar & yellow 933

As Reported by the Senate Judiciary--Civil Justice Committee

plastic cap stamped "Elliott PS-7759" found at the northwest 934
corner of 4.8281 +/- acre tract conveyed the Consolidated 935
Construction Products by Official 106 Page 2105, also passing a 936
iron pin and cap previously set at 469.70 feet found at the 937
northwest corner of 4.8016 +/- acre tract conveyed to Madison 938
County Tire Realty Co. by Official Record 100 Page 2611, a total 939
distance of 704.70 feet to an iron and cap set at the southern 940
most corner of said 4.8016 +/- acre tract. 941

Thence across said 86.41 acre tract the following two new 942
courses: 943

1) South 35 deg. 45 min. 54 sec. East a distance of 633.74 944
feet to an iron pin and cap set 945

2) North 53 deg. 50 min. 45 sec. East a distance of 672.62 946
feet to a iron pipe & aluminum cap stamped "5969 NCB" found at the 947
southern most corner of said Windland's 1.619 acre tract. 948

Thence with the southeast line of said 1.619 acre tract North 949
55 deg. 54 min. 20 sec. East passing an iron pipe & aluminum cap 950
stamped "5969 NCB" found at 171.51 feet a total distance of 201.73 951
feet returning to the point of beginning containing 63.9355 +/- 952
acres. 953

Bearings are based on the centerline of State Route 56 (South 954
34 deg. 34 min. East) as described in Official Record 10 Page 955
1085. 956

This deed is subject to and with the benefit of all legal 957
highways, restrictions, easements, limitations, and reservations, 958
of record, if any and to zoning restrictions which have been 959
imposed thereon, if any. 960

All iron pins set are 5/8 inch diameter rebar with yellow 961
plastic caps stamped "Cottrill 6858." 962

This description is based on a field survey performed May 3, 963
2001 by James R. Cottrill registration #6858. (S010417 A) 964

(C) The real estate described in divisions (A) and (B) of this section shall be transferred as entire tracts and not in parcels. 965
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(D) The grantee shall pay all costs associated with the transfer and conveyance of the real estate described in division (A) of this section, including, but not limited to, recordation costs of the Governor's Deed. 968
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(E) Within ninety days of the effective date of this section, the Auditor of State, with the assistance of the Attorney General, shall prepare a deed to the real estate described in division (A) of this section. The deed shall state the consideration. 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 at closing. The grantee shall present the deed for recording in the Office of the Madison County Recorder. 972
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(F) This section expires one year after its effective date. 982

Section 10. (A) The Governor is hereby authorized to execute a deed in the name of the state conveying to a purchaser and the purchaser's successors and assigns, or the purchaser's heirs and assigns, all of the state's right, title, and interest in the following described real estate: 983
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The subject is known as being Sublot No. 27 in The Van Sweringen Company's Subdivision No. 14 or part of Original Warrensville Township Lots Nos. 34 and 35, as shown by the recorded Plat in Volume 50 of Maps Page 219 of Cuyahoga County Records, and being 129.91 feet front on the Southerly side of Shaker Boulevard, 31.57 feet on the turnout between the Southerly line of Shaker Boulevard, and the Westerly line of Torrington Road, 184.55 feet on the Westerly line, and 150 feet wide in the 988
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rear, as appears by said Plat, be the same more or less, but 996
subject to all legal highways. 997

(B) Consideration for the real estate described in division 998
(A) of this section, which was purchased for \$380,000 in 1993, 999
shall be a purchase price acceptable to the Board of Trustees of 1000
Cleveland State University. 1001

(C) Upon payment of the purchase price by the purchaser, the 1002
Auditor of State, with the assistance of the Attorney General, 1003
shall prepare a deed to the real estate. The deed shall state the 1004
consideration and shall be executed by the Governor in the name of 1005
the state. The deed shall be countersigned by the Secretary of 1006
State, sealed with the Great Seal of the State, presented in the 1007
Office of the Auditor of State for recording, and delivered to the 1008
grantee. The purchaser shall present the deed for recording in the 1009
Office of the Cuyahoga County Recorder. 1010

(D) The net proceeds of the sale of the real estate described 1011
in division (A) of this section shall be held in a restricted 1012
reserve fund of Cleveland State University and shall be used only 1013
for housing and housing allowances of future Presidents of 1014
Cleveland State University. 1015

(E) This section shall expire one year after its effective 1016
date. 1017

Section 11. Sections 1, 2, 4, 5, 7, 8, 9, and 10 of this act 1018
take effect on the ninety-first day after the effective date of 1019
this act. 1020

Section 12. This act is hereby declared to be an emergency 1021
measure necessary for the immediate preservation of the public 1022
peace, health, and safety. The reason for such necessity is that 1023
immediate action is necessary to ensure the continued preservation 1024
of the real estate specified in this act and to ensure the 1025

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continued beneficial public use of the real estate in furtherance	1026
of economic redevelopment in Ohio. Therefore, this act shall go	1027
into immediate effect.	1028