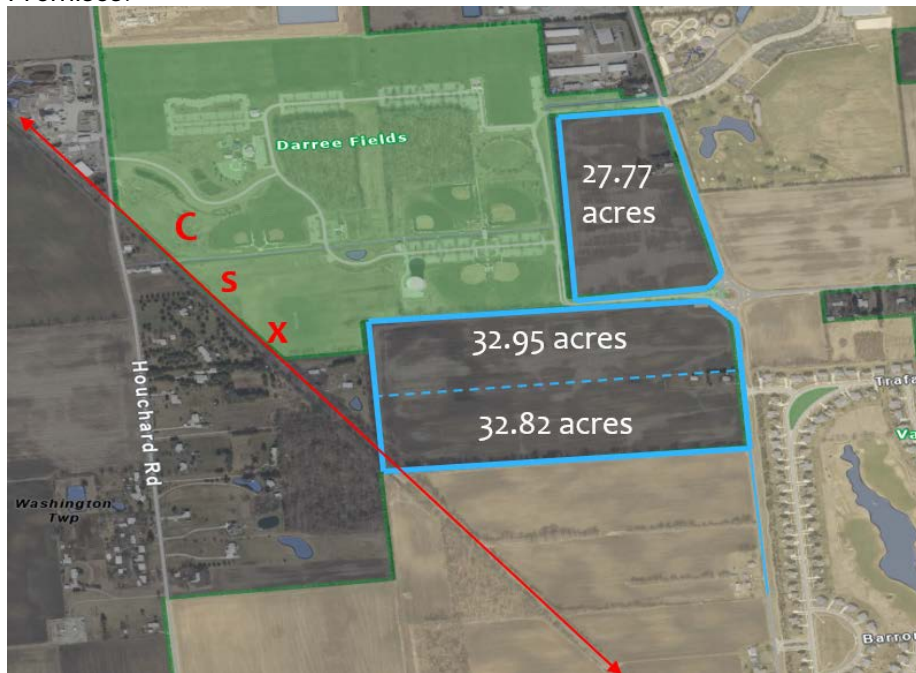


**To:** Members of Dublin City Council  
**From:** Dana L. McDaniel, City Manager  
**Date:** June 8, 2021  
**Re:** Ordinance 25-21 - AUTHORIZING THE CITY MANAGER TO ENTER INTO A REAL ESTATE PURCHASE AGREEMENT FOR CERTAIN PROPERTY OWNED BY DENISE M. JEWETT LOCATED IN FRANKLIN COUNTY, OHIO, AUTHORIZING THE EXECUTION OF RELATED AGREEMENTS AND DOCUMENTS, AND APPROPRIATING FUNDS THEREFOR.

## Summary

The City has engaged in discussions with Denise M. Jewett to purchase property owned by her that is comprised of approximately 93.54 acres, located in Franklin County, Ohio (Parcel No. 272-000085 – Cosgray Road – 27.77 acres) (Parcel No. 272-000195 – 6047 Cosgray Road – 32.95 acres)(Parcel No. 272-000086 – 5987 Cosgray Road – 32.82 acres) together with all improvements constructed thereon, and all rights, appurtenances and hereditaments appertaining thereto. Below is a depiction of the Premises.



## Background

City Council has discussed the need to have additional acreage in the City's possession. Such purchases of land enable the City to control the ultimate use of the property. Additionally, as the City continues to grow and/or build out, opportunities to purchase property, such as this, will diminish. The City has experienced much success over the years through such purchases be they for economic development, transportation and/or recreational use.

After negotiations between the Sellers and Staff, the purchase price of the Premises has been determined to be \$85,000 per acre for the 65.77 acres immediately south of Darree Fields Park and \$100,000 per acre for the 27.77 acres immediately east of Daree Fields Park. The prices for these properties are consistent with purchases made by the City in the nearly immediate area in recent years. The total price for the properties will be \$8,387,000.

The Real Estate Purchase Agreement, if authorized by City Council, explains all terms, conditions and Closing requirements of both parties.

### **Recommendation**

Staff recommends Council approve Ordinance 25-21 at the public hearing on June 28, 2021, to allow the purchase of these properties.

RECORD OF ORDINANCES

Ordinance No. 25-21
Passed
, 20

AUTHORIZING THE CITY MANAGER TO ENTER INTO A REAL ESTATE PURCHASE AGREEMENT FOR CERTAIN PROPERTY OWNED BY DENISE M. JEWETT LOCATED IN FRANKLIN COUNTY, OHIO, AUTHORIZING THE EXECUTION OF RELATED AGREEMENTS AND DOCUMENTS, AND APPROPRIATING FUNDS THEREFOR.

WHEREAS, the City, over the years has entered into Real Estate Transfer Agreements, Real Estate Purchase Agreements and Development Agreements within the City that advance the goals of the City and enhance the public services provided by the City; and

WHEREAS, the City has engaged in discussions with Denise M. Jewett (the "Seller") to purchase property owned by her that is comprised of approximately 93.54 acres, located in Franklin County, Ohio (Parcel No. 272-000085 – Cosgray Road – 27.77 acres)(Parcel No. 272-000195 – 6047 Cosgray Road – 32.95 acres)(Parcel No. 272-000086 – 5987 Cosgray Road – 32.82 acres) (the "Property") (said real property, together with all improvements constructed thereon, and all rights, appurtenances and hereditaments appertaining thereto, shall hereinafter be referred to as the "Premises"); and

WHEREAS, City Council has determined that it is in the best interest of the City to purchase the land as described above.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, State of Ohio, \_\_\_\_ of the elected members concurring, that:

Section 1. Authorization of Agreements. The City Manager is hereby authorized to execute the Real Estate Purchase Agreement in substantially the same form as that set forth in the attached agreement. This City Council further authorizes the City Manager, for and in the name of the City, to execute any amendments to the foregoing agreement, which amendments are not inconsistent with this Ordinance and not substantially adverse to this City.

Section 2. Real Estate Transfers. The City Manager is hereby authorized to execute any and all agreements and other instruments necessary to implement the real estate transactions contemplated in the Real Estate Purchase Agreement.

Section 3. Appropriations. There be appropriated from the unappropriated balance in the General Fund the total amount of \$8,387,000.00 allocated to Account No. 10180190-735001. Any proceeds from any future sale of the Property shall be deposited back into the General Fund.

Section 4. Further Authorizations. This City Council further hereby authorizes and directs the City Manager, the Director of Finance, the Director of Law, the Clerk of Council or other appropriate officers of the City to prepare and sign all documents and instruments and to take any other actions as may be appropriate to implement this Ordinance.

Section 5. Open Meetings. This City Council finds and determines that all formal actions of this City Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Council or any of its committees, and that all deliberations of this City Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Ohio Revised Code Section 121.22.

RECORD OF ORDINANCES

Ordinance No. 25-21

Page 2

Passed \_\_\_\_\_, 20\_\_\_\_

Section 6. Effective Date. This Ordinance shall take effect and be in force from and after the earliest date permitted by law.

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
Mayor -- Presiding Officer

Attest:

\_\_\_\_\_  
Clerk of Council



## **REAL ESTATE PURCHASE AGREEMENT**

THIS REAL ESTATE PURCHASE AGREEMENT (hereinafter the "Agreement") is made and entered into on the \_\_\_\_ day of \_\_\_\_\_, 2021 (the "Effective Date") by and between the CITY OF DUBLIN, Ohio, an Ohio municipal corporation (the "City"), having an office at 5555 Perimeter Drive, Dublin, Ohio 43017, and DENISE M. JEWETT ("Seller"), having a tax mailing address of 5987 Cosgray Road, Dublin, Ohio 43016. The City and Seller may hereinafter be referred to individually as a "Party", or collectively as the "Parties".

### **BACKGROUND INFORMATION**

WHEREAS, Seller is the owner of approximately 93.54 acres along the west side of Cosgray Road in the City of Dublin, County of Franklin and State of Ohio, consisting of parcel nos. 272-000085, 272-000195, and 272-000086 which 3 parcels are more fully described in the attached Exhibit "A" (said real property, together with all improvements constructed thereon, and all rights, appurtenances and hereditaments appertaining thereto, shall hereinafter be referred to as the "Premises"); and

WHEREAS, the City has determined that the purchase of the Premises furthers the community plan for this area; and

WHEREAS, on May 25<sup>th</sup>, 2021, Dublin's City Manager and Seller entered into a Letter of Intent ("LOI") outlining the terms for the purchase of the Premises by the City; and

WHEREAS, it is the desire of the Parties to memorialize the terms of the transfer in this Agreement.

### **STATEMENT OF AGREEMENT**

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Seller covenant, agree and obligate themselves to the foregoing Background Information and as follows:

#### **ARTICLE I**

#### **SALE AND PURCHASE OF THE PREMISES**

1. **Sale.** Seller hereby agrees to sell and convey to the City, and the City hereby agrees to purchase and obtain from Seller the Premises. The Parties acknowledge and represent that this conveyance of the Premises is a voluntary transfer.
2. **Purchase Price.** The total Purchase Price for the Premises shall be Eight Million Three Hundred Eighty-Seven Thousand Dollars (**\$8,387,000.00**) (the "Purchase Price") which sum shall constitute the entire amount of the compensation due to Seller for the Premises described and depicted in the attached Exhibit "A".

## **ARTICLE II** **CONTINGENCIES**

3. **Contingent Agreement.** The Closing in this Agreement shall be completely contingent upon the City's satisfaction or waiver of the contingencies set forth in Article II, Paragraph 4 below (individually, a "Contingency" and collectively the "Contingencies"), The Parties shall close no later than September 1, 2021 satisfaction or waiver of the Contingencies set forth in Article II, Paragraph 4 below. The date upon which the last of the Contingencies set forth in Article II, Paragraph 4 below are either satisfied or waived by the City in accordance with Section 5 or Article VII, shall be referred to as the "Contingency Date".
4. **Contingencies. Contingencies.** The Contingencies are as follows:
- a. Dublin City Council approving an Ordinance to authorize the purchase of the Premises at the Purchase Price and appropriation of sufficient funds for the same; and
  - b. The City shall determine that the Premises shall have soil conditions, as determined by engineering tests or studies satisfactory to the City, which without substantial corrective measures, permit construction thereon of additional improvements within and upon the Premises; and
  - c. The City shall determine that the Premises shall have drainage conditions acceptable to the City, in its sole discretion; and
  - d. The City shall receive a report, prepared by a certified environmental engineer selected by the City, indicating that the Premises (including improvements located thereon) is free of all hazardous wastes, asbestos and substances and materials which may require remediation or which may result in penalties under applicable laws, rules or regulations; and
  - e. The City shall determine that the Premises is free of asbestos or determine the cost to remediate the same is acceptable to the City, in its sole discretion; and
  - f. The City shall have determined, in its sole judgment, that the use and further development of the Premises for the City's intended use is economically and physically feasible.

The City shall pay all expenses relating to or arising out of the Contingencies

The City shall have the obligation to satisfy the Contingency under this Paragraph 4 by August 1<sup>st</sup>, 2021 ("Contingency Period").

5. **Notice of Satisfaction or Waiver.** The Contingencies above in Paragraph 4 shall be deemed to have been satisfied or waived, unless on or before the expiration of the Contingency Period, the City gives to Seller written notice of the City's failure to satisfy the Contingencies. Upon

delivery of such written notice, this Agreement shall terminate, and thereafter both Parties shall be fully released from all further liability and obligations hereunder.

### **ARTICLE III** **SUBMISSION MATERIALS**

6. **Seller's Cooperation.** Seller shall, within five (5) business days after the Effective Date of this Agreement, submit to the City the following information and/or materials not already provided by Seller, to the extent the same is in the possession of Seller, for use by the City in preparation for the purchase of the Premises (hereinafter, the "Property Information"):

- a. Surveys, site plans, topographical studies, plat maps, property descriptions and all engineering drawings for the utilities and public services servicing the Premises, including, by way of example, but not of limitation, the sanitary sewers, water lines and street improvements for the Premises; and
- b. Soils reports for the Premises; and
- c. Environmental studies of the Premises; and
- d. Asbestos studies of the Premises; and
- e. Copies of the title insurance policies issued upon Seller's acquisition of the Premises.

All materials provided to the City pursuant to this Article III shall be deemed conditional. If this transaction is not closed in accordance with the terms hereof, such materials shall be returned to Seller upon demand. No representation or warranty, express or implied, is or will be made with respect to the accuracy or completeness of any of the Property Information or any other information provided by Seller to the City in connection with the sale of the Premises. Any use of or reliance upon the Property Information by the City is made at the City's sole risk and Seller shall have no liability in connection therewith. Seller hereby agrees to reasonably cooperate with the City in all respects during the term of this Agreement, including Seller joining in the execution of any and all reasonable notices, addendums, applications, instruments, licenses and documents contemplated pursuant hereto.

### **ARTICLE IV** **EVIDENCE OF TITLE**

7. **Title Commitment.** The City may obtain a commitment (a "Title Commitment") from a title insurance company licensed to do business in the State of Ohio (the "Title Company") to issue an ALTA Owner's Title Insurance Policy (Form 6/17/06) in the full amount of the Purchase Price of the Premises (the "Title Policy"). The cost of the Title Policy shall be paid by the City. The Title Commitment will be certified to the Effective Date and will include copies of all recorded documents evidencing title exceptions raised in Schedule B of the Title Commitment. On or before the date of Closing, the Title Commitment must show in Seller good and insurable title to the Premises, free and clear, except for the standard printed

exceptions contained in the final form of Schedule B of the Title Policy, and free and clear of all liens, charges, encumbrances and clouds of title, whatsoever, except the following (collectively, the "Permitted Encumbrances"):

- a. Those created or assumed by the City; and
- b. Zoning ordinances, legal highways and public rights-of-way which do not interfere with the practical use of the Premises; and
- c. Real estate taxes which are a lien on the Premises but which are not yet due and payable; and
- d. Easements and restrictions of record acceptable to the City which do not interfere with the City's anticipated use of the Premises, which shall be reflected in the final form of Schedule B to the Title Policy.

The Title Commitment shall fully and completely disclose all easements, negative or affirmative, rights-of-way, ingress or egress or any other appurtenances to the Premises, and shall provide insurance coverage in respect to all of such appurtenant rights. The Title Commitment shall include the results of a special tax search and examination for any financing statements filed of record which may affect the Premises. As used herein, Title Company means Stewart Title Company, 259 Schrock Road, Westerville, Ohio 43081.

8. **Endorsement at Closing.** At the Closing, the Title Company shall provide the City with endorsements to the Title Commitment updating the commitment to the Closing Date and showing no change in the state of the title to the Premises (other than mortgages which shall be released by Seller at the Closing). After the Closing, the Title Company shall issue a final owner's title insurance policy in the amount of the Purchase Price.
9. **Survey.** The City may, at its own expense, obtain a current survey of the Premises. The survey shall include a legal description of the Premises and shall be certified by the surveyor to the City and the Title Company. Subject to the approval of the Title Company, the legal description set forth on the survey shall be used in the Title Commitment and policy and in all documents of transfer contemplated hereby. The survey shall be sufficient to waive or insure over any and all questions or survey.
10. **Status of Title; Permitted Encumbrances; Objections.** Up and until thirty (30) days prior to the Closing Date (the "Deadline for Objections"), the City may provide Seller with written objections to the extent that the Title Commitment reveals matters other than the Permitted Encumbrances (the "Objections") which constitute a monetary lien or which interfere with the City's use of the Premises for its intended purpose. The City's failure to make written Objections by the Deadline for Objections will constitute a waiver of the City's right to make Objections. Upon the City giving Seller written notice of Objections, Seller may either agree in writing to satisfy the Objections, or in the absence of Seller's written agreement to satisfy, the City shall either waive the Objections, five (5) days prior to the Closing or terminate this Agreement. In the event the Objections are not cured or removed, or in the event Seller cannot



provide satisfactory evidence that the Objections will be cured on or before the Closing Date or that satisfactory endorsements to the Title Policy will be issued in order to satisfy the Objections, the City shall make its election at closing, by written notice to Seller, to either:

- a. Accept title to the Premises, at which point such uncured Objections shall be Permitted Encumbrances hereunder; or
- b. Terminate this Agreement.

The City's failure to make its election five (5) days prior to Closing shall constitute the City's election to accept title to the Premises, at which point such uncured Objections shall be Permitted Encumbrances hereunder.

#### **ARTICLE V** **DEED AND OTHER DOCUMENTS**

11. **Deed of Conveyance.** Seller, as grantor, shall convey to the City, at the Closing, good and insurable title in fee simple to the Premises by transferable and recordable limited warranty deed under O.R.C. 5302.07, signed by all parties necessary, free and clear of all defects, mortgages, easements, restrictions, reservations, conditions, agreements, liens and encumbrances, except the Permitted Encumbrances.
12. **Supplemental Instruments.** Seller agrees to execute any and all reasonable supplemental instruments or documents necessary to vest the City with the rights, titles, and interests described and depicted in Exhibit "A".

#### **ARTICLE VI** **INSPECTION**

13. **Tests and Engineering Studies.** During the Contingency Period, the City shall, at its sole cost, have the right through the City's associates, employees and/or contractors and agents, upon not less than 24 hours prior notice to Seller, which for purposes of meeting the requirements of this Section, notice may be given solely by email to Seller and Seller's counsel, to enter upon the Premises for the purpose of surveying, inspecting, making contour surveys, temporary excavations, test borings and other purposes required by the City to enable the City to ascertain whether it is feasible to complete the proposed development of the Premises. Buyer shall pay for any crop damages having been caused by its inspections at an amount of \$150/acre.

#### **ARTICLE VII** **CLOSING**

14. **Closing.** The Parties agree that the purchase and sale of the Premises shall be closed (the "Closing") no later than September 1, 2021, (the "Closing Date"), unless otherwise agreed to in writing by the Parties. Said Closing shall be held at a time and place in Franklin County, Ohio as shall be selected by the City, and agreed to by Seller.

- 15. Possession.** At Closing, Seller shall deliver exclusive possession of the Premises, except as provided in Article X herein.
- 16. Seller's Closing Documents.** In addition to the deed described in Article V, at the Closing, Seller shall deliver to the City: (i) a closing statement showing the Purchase Price and all charges, prorations and/or credits to the City or Seller provided for herein, (ii) all consents, affidavits or other documents reasonably and customarily required by the Title Company to issue the Title Policy, (iii) such evidence of authority as the City or the Title Company reasonably may deem necessary to evidence the authority of the Seller signatory to enter into this Agreement and to consummate the transactions contemplated hereby, and (iv) an affidavit that Seller is not non-resident "aliens", "foreign corporation", "foreign partnership", "foreign trust", or "foreign estate" within the meaning of the Internal Revenue Code and Regulations thereunder.
- 17. The City's Closing Documents.** At the Closing, the City shall deliver to Seller: (i) the Purchase Price, (ii) a closing statement showing the Purchase Price and all charges, prorations and/or credits to the City or Seller provided for herein, (iii) such evidence of authority as Seller or the Title Company reasonably may deem necessary to evidence the authority of the City's signatory to enter into this Agreement and to consummate the transactions contemplated hereby, and (iv) any other documents reasonably requested by the Title Company.
- 18. Adjustments at Closing.** At Closing, the Parties shall apportion, adjust, prorate and pay the following items in the manner hereinafter set forth:
- a. Real Estate Taxes and Assessments. Seller shall pay or credit against the Purchase Price all delinquent real estate taxes, together with penalties and interest thereon, all assessments which are a lien against the Premises as of the Closing Date (based on the current tax valuation), all unpaid real estate taxes for years prior to Closing, and real estate taxes for the year of Closing, prorated through the Closing Date. The proration of undetermined taxes shall be based upon a three hundred sixty-five (365) day year and on the last available tax rate and valuation, giving due regard to applicable exemptions, recently voted millage, change in tax rate or valuation (as a result of this transaction or otherwise), etc., whether or not the same have been certified. Tax prorations shall be final at closing.
  - b. CAUV. Seller acknowledges that the Premises is currently valued as "Current Agriculture Use Value" ("CAUV") property on the books of the Franklin County Auditor and Treasurer and there is real estate tax recoupment owed on the Premises for removing it from CAUV classification. It is the intention of the Parties in making this tax proration to give the City a credit in an amount as close as possible to fifty percent (50%) of the amount the City will be required to remit to the County Auditor for the period of time preceding the Closing Date hereof .
  - c. The prorations provided in 18(a) and (b) above shall be final at Closing. Seller warrants and represents that, to its actual knowledge, (1) all assessments presently constituting

a lien are shown on the County Treasurer's records and (2) no improvement, site or area, has been installed by any public authority, the cost of which is to be assessed against the Premises in the future. Seller further warrants and represents that neither Seller nor any of its agents, employees or representatives have received written notice, or have actual knowledge of any proposed improvement, any part of the cost of which would or might be assessed against the Premises in the future. The covenants and agreements set forth in this Agreement shall not be cancelled by performance under this Agreement, but shall survive the Closing and the delivery of the deed of conveyance hereunder for a period of one (1) year.

- d. *Seller's Expenses.* Seller shall, at the Closing (unless previously paid) pay by credit against the Purchase Price the following:
  - i. The cost of all municipal services and public utility charges due for the Premises (if any) through the Closing Date; and
  - ii. One-half (1/2) the fee, if any, charged by the Title Company for closing the transaction contemplated herein.
- e. *The City's Expenses.* The City shall at the Closing (unless previously paid) pay the following:
  - i. The cost of the Title Commitment and Owner's Title Policy; and
  - ii. The recording fees required for recording the general warranty deed; and
  - iii. The cost of the survey referred to in Article IV paragraph 10; and
  - iv. One-half (1/2) the fee, if any, charged by the Title Company for closing the transaction contemplated herein.
- f. *Brokers.* City represents and warrants that they have not dealt with any real estate broker or realtor in connection with the sale of the Premises, and that no realtor's or finder's fees, brokerage commissions, or other forms of compensation are due to any realtor or broker in connection with this transaction. Seller represents that it has dealt with a broker, The Robert Weiler Company, and that such commissions at 2.5% of the purchase price to be paid to such broker shall be handled as part of the Closing. Seller shall indemnify and hold harmless the City in relation to any such claims made by any realtor and/or broker claiming a right to commissions and/or fees by, through or under Seller.

#### **ARTICLE IX**

#### **WARRANTIES AND REPRESENTATIONS OF THE PARTIES**

**19. Warranties and Representations of Seller.** In addition to any other representation or warranty contained in this Agreement, Seller hereby represents and warrants, to the best of her knowledge, as follows:

- a. The Seller or any agent, employee or representative of Seller has not received any written notice or notices, from any municipal, county, state or any other governmental

agency or body, of any zoning, fire, health, environmental or building violation, or violation of any laws, ordinances, statutes or regulations relating to pollution or environmental standards, which have not heretofore been corrected; and

- b. The execution, delivery and performance of this Agreement, and the consummation of the transaction contemplated hereby, will not result in any breach of, or constitute any default under, or result in the imposition of any lien or encumbrance against, the Premises, under any agreement or other instrument to which Seller is a party or by which Seller or the Premises might be bound; and
- c. The Seller or any agent, employee or representative of Seller has not received any written notice, of any change contemplated in any applicable laws, ordinances or restrictions, or any judicial or administrative action, or any action by adjacent landowners, which would prevent, limit or in any manner interfere with the City's proposed use of the Premises; and
- d. Through and until the Closing Date, Seller shall not enter into any easement, new lease or other contract pertaining to the Premises, unless otherwise approved herein or in writing by the City; and
- e. To the best of Seller's knowledge, there are no hazardous wastes, hazardous substances, or hazardous materials located in, on or about or generated from the Premises which may require remediation or which may result in penalties under any applicable law; and
- f. Seller is not a "Foreign Person" as that term is defined in the Foreign Investment in Property Tax Act.

Notwithstanding anything to the contrary contained herein, no such representation and/or warranty is made in relation to any notice received from or delivered by the City, as the same pertain to the underlying substance of those warranties and representations made in subsections 20 a. or 20 c. above.

**20. Breach of Warranties by Seller Prior to Closing.** If, during the pendency of this Agreement, the City determines that any warranty or representation given by Seller to the City under this Agreement was untrue, incorrect, or misleading, in whole or in part, in any material respect, the same shall constitute a default by Seller hereunder. In such event, the City may give written notice thereof and shall thereafter have the right to terminate this Agreement or the right to pursue in a court of competent jurisdiction a claim for specific performance hereunder.

**21. "As Is" Condition.** The City acknowledges and agrees that, except as otherwise expressly stated in this Agreement and/or in any documents provided to the City by Seller (i.e., the Deed) at Closing, (a) Seller has not made any warranty, guaranty or representation relating to the Premises, (b) The City is relying solely on its own investigation of the Premises and not on any information provided or to be provided by Seller, and (c) The City agrees to accept the Premises and acknowledges that the sale thereof as provided for in this Agreement is made by

Seller on an “As Is, Where Is and with all faults” basis, except as otherwise expressly stated in this Agreement and/or in any documents provided to the City by Seller (i.e., the Deed) at Closing. For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the City, saving and excepting as otherwise expressly stated in this Agreement and/or in any documents provided to the City by Seller (i.e., the Deed) at Closing, the City hereby remises, releases and forever discharges Seller and its members, managers, agents and employees from any and all obligations, claims, liabilities, suits, costs, expenses, damages, actions and/or causes of action, matured or contingent, known or unknown, which may arise out of, or are in any way or in any manner connected with or related to, in whole or in part, the condition of the Premises, including, but not limited to any claims under applicable Environmental Laws, or otherwise. The term “Environmental Laws” shall mean all present and future federal, state and local laws, regulations and ordinances and principles of common law relating to the protection of the environment, public health or public safety, including, but not limited to, the Comprehensive Environmental Response, Compensation, and Liability Act, (42 U.S.C. § 9601, et seq., as amended), the Resource Conservation and Recovery Act (42 U.S.C. § 6901, et seq., as amended), the Clean Water Act (33 U.S.C. § 7401, et seq. as amended), the Safe Drinking Water Act (42 U.S.C. § 300f, et seq., as amended) the Toxic Substances Control Act (15 U.S.C. § 2601, et seq. as amended), any state and local counterparts of such statutes or regulations and any state voluntary cleanup programs, each as amended from time-to-time. The substance of this Section 22 is intended to survive the Closing or earlier termination of this Agreement.

**22. Warranties and Representations of the City.** In addition to any other representation or warranty contained in this Agreement, the City hereby represents and warrants as follows:

a. N/A

**23. Warranties and Representations Survive Closing.** The warranties, representations, covenants and agreements set forth in this Agreement shall not be cancelled by performance under this Agreement, but shall survive the Closing and the delivery of the deed of conveyance hereunder for a period of one (1) year after the Closing Date. All representations and warranties set forth in this Article IX shall be true and correct as of the date hereof and as of the Closing Date, and at Closing, if requested by the City, Seller shall so certify, in writing, in form reasonably requested by the City. Seller hereby agrees to indemnify and hold the City harmless from and against any and all claims, demands, liabilities, costs and expenses of every nature and kind (including attorneys' fees) which the City may sustain at any time by reason of the material untruth, breach, misrepresentation or nonfulfillment of any of the covenants, representations, warranties or agreements made by Seller in this Agreement or in any documents or agreements delivered in connection with this Agreement or with the closing of the transaction contemplated hereby.

## **ARTICLE X** **LEASE BACK**

**24. Physical Possession of Land and Improvements.** Seller or Seller's tenant may occupy a portion of the Premises after closing until December 31<sup>st</sup>, 2021 rent free. Seller shall pay only



utility costs. The Parties shall enter into a separate lease agreement reflecting all the terms and conditions for the period of occupancy.

**ARTICLE XII**  
**REMOVAL OF FIXTURES**

25. **Fixtures.** Prior to closing the Parties shall meet at the Premises and inspect the improvements to create a mutually and reasonably agreed upon list of fixtures the Seller may remove and take prior to closing. Please note that any fixture deemed by the City, in its sole discretion, to have historical value will remain as part of the Premises so long as the single-family house is not demolished. If the house is demolished, then Seller shall be permitted to remove anything from the property including but not limited to wood trim.

**ARTICLE XIII**  
**CROPS INCOME**

26. **2021 Crops.** The Parties agree that the Seller shall retain all proceeds as a result of the farmed crops on the Premises for 2021 pursuant the attached Exhibit B "Farmer's Lease."

**ARTICLE XIV**  
**NOTICES**

27. **Notices.** Whenever in this Agreement it shall be required or permitted that notice be given or served by either Party hereto on the other, such notice shall be in writing and shall be deemed served when either delivered in person to the following designated agents for that purpose, or deposited in the United States Mail, by certified or registered mail, postage prepaid, return receipt requested, or with a national courier service (e.g., Federal Express) addressed to the other Party as follows:

If to Seller: Denise M. Jewett  
5987 Cosgray Road  
Dublin, Ohio 43016  
Stacyholman79@gmail.com

With copy to: Skip Weiler, President  
The Robert Weiler Company  
10 N. High Street, Suite 104  
Columbus, OH 43215  
[skip@rweiler.com](mailto:skip@rweiler.com)

or to such other address as Seller may hereinafter designate by written notice to City. Any notice to be served on City shall be addressed as follows:

If to the City: Dana McDaniel

City Manager  
City of Dublin  
5555 Perimeter Drive  
Dublin, Ohio 43017  
[dmcdaniel@dublin.oh.us](mailto:dmcdaniel@dublin.oh.us)

with copy to: Jennifer D. Readler, Esq.  
Frost Brown Todd LLC  
One Columbus, 10 West Broad Street  
Columbus, Ohio 43215  
[jreadler@fbtlaw.com](mailto:jreadler@fbtlaw.com)

or to such other address as City may hereinafter designate by written notice to Seller.

#### **ARTICLE XV** **GENERAL PROVISIONS**

28. **Governing Law.** This Agreement is being executed and delivered in the State of Ohio and shall be construed and enforced in accordance with the laws of the State of Ohio. For all litigation, disputes and controversies which may arise out of or in connection with this Agreement, the undersigned hereby waive the right to trial by jury and consent to the jurisdiction of the courts in the State of Ohio.
29. **Entire Agreement.** This Agreement constitutes the entire contract between the Parties hereto, and may not be modified except by an instrument in writing signed by the Parties hereto, and supersedes all previous agreements, written or oral, if any, of the Parties.
30. **Time of Essence.** Time is of the essence of this Agreement in all respects.
31. **Assignment.** This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their respective heirs, legal representatives, successors and assigns.
32. **Waiver.** No waiver of any of the provisions of this Agreement shall be deemed, nor shall the same constitute a waiver of any other provision, whether or not similar, nor shall any such waiver constitute a continuing waiver. No waiver shall be binding, unless executed, in writing, by the Party making the waiver.
33. **Headings.** The section headings contained in this Agreement are for convenience only and shall not be considered for any purpose in construing this Agreement.
34. **Survival.** The terms and provisions of this Agreement shall survive the delivery of the deed of conveyance hereunder.

35. **Counterparts.** This Agreement may be executed in one or more counterparts all of which will be considered one and the same agreement, binding on all Parties, notwithstanding that all Parties are not signatories to the same counterpart.
36. **Day for Performance.** Wherever herein there is a day or time period established for performance and such day or the expiration of such time period is a Saturday, Sunday or legal holiday, then such time for performance shall be automatically extended to the next business day.
37. **Severability.** If any provision of this Agreement, or any covenant, obligation or agreement contained herein is determined by a court to be invalid or unenforceable, that determination shall not affect any other provision, covenant, obligation or agreement, each of which shall be construed and enforced as if the invalid or unenforceable portion were not contained herein. That invalidity or unenforceability shall not affect any valid and enforceable application thereof, and each such provision, covenant, obligation or agreement shall be deemed to be effective, operative, made, entered into or taken in the manner and to the full extent permitted by law.

**SELLER:**  
DENISE M. JEWETT

**CITY:**  
THE CITY OF DUBLIN, OHIO  
An Ohio Municipal Corporation

~~Denise M. Jewett~~  
DENISE M. JEWETT (19:50 EDT)

\_\_\_\_\_  
Denise M. Jewett

\_\_\_\_\_  
Dana L. McDaniel, City Manager

Approved as to Form:

\_\_\_\_\_  
Jennifer D. Readler, Law Director

CERTIFICATE OF AVAILABILITY OF FUNDS

I certify that the money required to meet the obligations of the City of Dublin hereunder has hereby been lawfully appropriated for such purpose and is in the treasury or in the process of collection to the credit of this fund, free from any previous obligation or certification as required by Ohio Revised Code §5705.01 to §5705.47.

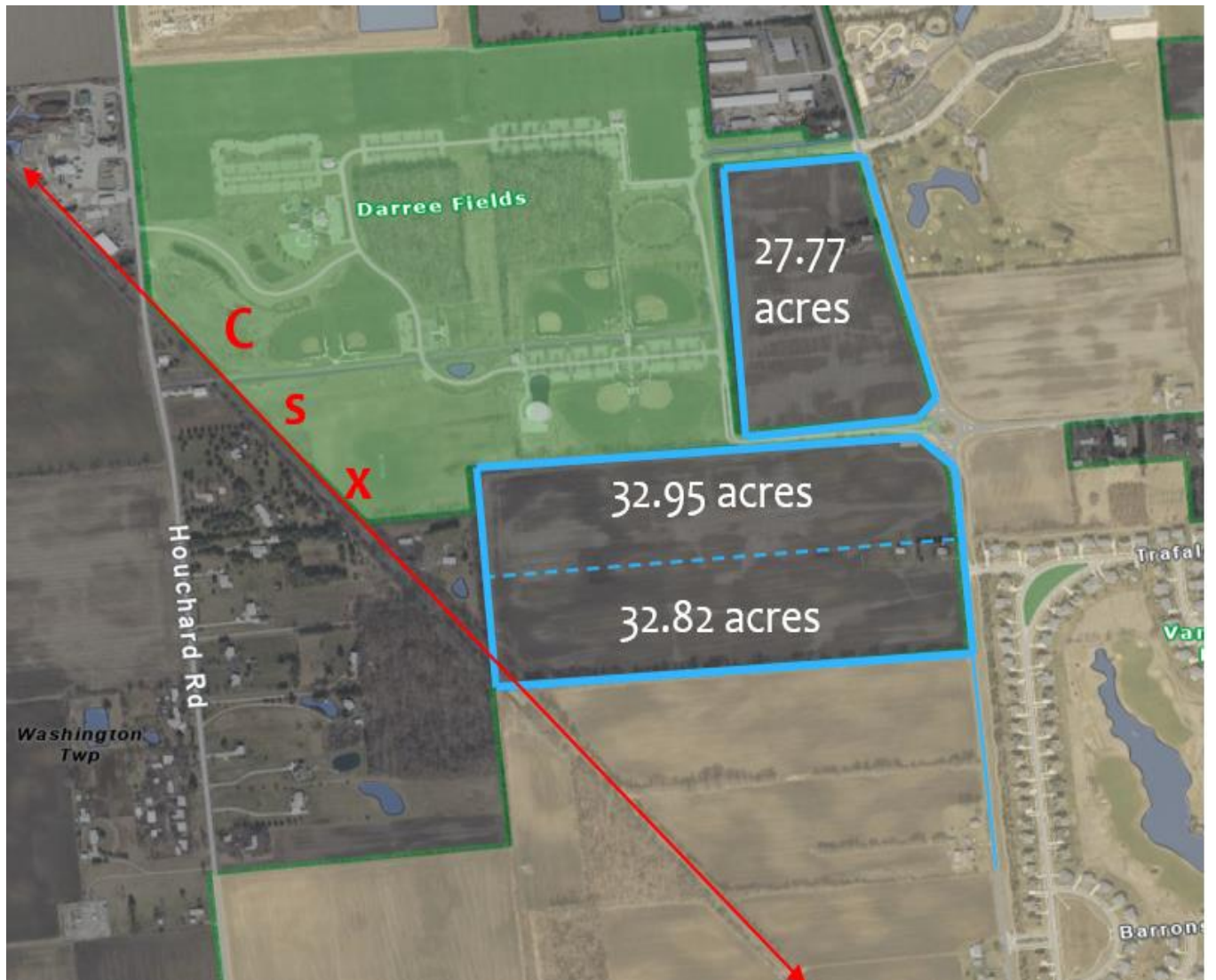
\_\_\_\_\_  
Date

\_\_\_\_\_  
Matthew Stiffler, Dublin Finance Director

## **EXHIBIT A**



# EXHIBIT A



**EXHIBIT A**

Parcel number: 272-000085-00

Street address of property: 6191 Cosgray Road, Dublin, OH 43016

**LEGAL DESCRIPTION OF 28.900 ACRE TRACT**

Situated in the State of Ohio, County of Franklin, Township of Washington, located in Virginia Military Survey No. 6748, being the remainder of an original 34 acre tract (Parcel C) conveyed to Subsidiary Development Corp. in Official Record 3677, Page 667, and being more particularly described as follows:

Beginning, for reference, at a monument found in Franklin County monument box No. 5534 (FCGS 5534) marking the intersection of the centerlines of Cosgray Road and Shire Rings Road, also marking the southeast corner of said original 34 acre tract and now being the southeast corner of a 1.931 acre tract conveyed to City of Dublin in Instrument Number 199904140093283;

thence North 16° 15' 16" West 84.45 feet, in the centerline of Cosgray Road, to a PK nail found marking the northeast corner of said 1.931 acre tract and being the PRINCIPAL PLACE OF BEGINNING of the herein described tract;

thence South 84° 25' 12" West 1005.14 feet, in the north line of said 1.981 acre tract, to an iron pin found in the west line of said original 34.0 acre tract and in the east line of a 42.672 acre tract conveyed to the City of Dublin in Instrument Number 199904140093283 (passing an iron pipe found at 31.67");

thence North 04° 35' 08" West 1521.50 feet, in the west line of said original 34.0 acre tract and in the east line of a 42.672 acre tract, to an iron pipe found marking the southwest corner of a 2.357 acre tract conveyed to City of Dublin in Official Record 17936, Page J13;

thence North 84° 09' 19" East 719.79 feet, in the south line of said 2.357 acre tract, to a PK nail set in the centerline of Cosgray Road, (passing an iron pipe found at 31.67");

thence South 14° 06' 01" East 393.03 feet, in the centerline of Cosgray Road, to a PK nail set marking the northeast corner of a 1.00 acre tract conveyed to Mitchell E. and Kimberly Haaf in Instrument Number 199801090006685;

thence South 84° 31' 55" West 275.37 feet, in the north line of said 1.000 acre tract, to an iron pin set (5/8 inch) marking the northwest corner of said 1.000 acre tract (passing an iron pipe found at 30.34 feet);

thence South 14° 06' 01" East 160.00 feet, in the west line of said 1.000 acre tract, to an iron pin set (5/8 inch) marking the southwest corner of said 1.000 acre tract;

thence North 84° 31' 55" East 275.37 feet, in the south line of said 1.000 acre tract, to an PK nail set in the centerline of Cosgray Road marking the southeast corner of said 1.000 acre tract (passing an iron pipe found at 245.03 feet);

thence South 14° 06' 01" East 190.00 feet, in the centerline of Cosgray Road, to a PK nail found at an angle point;

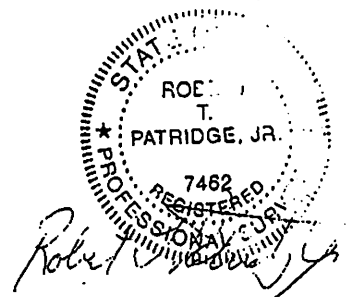
thence **South 16°15'16" East 803.67 feet**, continuing along the centerline of Cosgray Road, to the principal place of beginning, containing an area of 28.900 acres.

All iron pipes found are 1" diameter.

All iron pins set are 5/8" x 30" long rebar with 1 1/4" yellow cap, "Patridge Surveying".

*Basis of bearings based on the Ohio State Plan Coordinate System (South Zone), with the west line of the original 34.0 acres being North 04° 35' 08" West.*

*All referenced documents are on file at the Franklin County Recorder's Office, Columbus, Ohio.*



Less and excepting the attached 0.786 AC. And 0.271 AC tracts as conveyed to the City of Dublin for right of way purposes in instrument number 201206280092879. More particularly described as follows:

EXHIBIT "A" - 272-000195

Parcel 2: Situated in the County of Franklin, In the State of Ohio and in the Township of Washington and bounded and described as follows:

Being a part of Survey No. 6953, Virginia Military Land and a part of the original 98-1/4 acre tract (8-1/2 acres of it) and the balance from the original 36 acres, and said 98-1/4 acres of land deeded by Wm. L. Casey et al, to said Joseph Cosgray, by deed dated June 10<sup>th</sup> A.D. 1837 and the 36 acres, same deeded to Joseph Cosgray by S. Hager and his wife June 3<sup>rd</sup>, 1843, beginning at a limestone South east corner to Lot No. 3 of the subdivision of the said original tracts made by the heirs of said Joseph Cosgray, and in the center of the Dublin and Union County Free Turnpike; thence with said pike N. 6 deg. 30 min. W. 37.20 poles to a stone in the center of said pike to a point 17 feet S. 6-1/2 deg. E. from the limestone in said pike, the original corner to said 36 acre tract; thence S. 82 deg. 30 min. W. and parallel with the N. line of said 62.80 poles to a stake; thence N. 6 deg. 30 min. W. 17 feet to a stake in the N. line of said lands; thence with said N. line S. 82 deg. 30 min. W. 78.40 poles to a limestone, the original Northwest corner to said lands; thence with the W. line of said lands S. 6 deg. 40 min. E. 38.44 poles to a stake in the Northwest corner of Lot No. 3 aforesaid; thence with the N. line of Lot No. 3, N. 82 deg. 37 min. E. 120.25 poles to a stone; thence N. 6 deg. 45 min. W. .48 poles to a stone; thence N. 82 deg. 37 min. E. 21 poles to the place of beginning, containing Thirty-three and six-tenths acres (33.6), being the same 33.6 acres tract conveyed by deed dated May 9, 1888, from Barnet J. Cosgray et al., to Sarah C. Hoskinson of Record in Deed Book 194, page 428, in the Recorder's Office, Franklin County, Ohio.

Being that parcel conveyed by Sarah C. Hoskinson to Georgia Wiefel and recorded in Vol. 631, page 459.



0110A  
All of  
(272)  
195

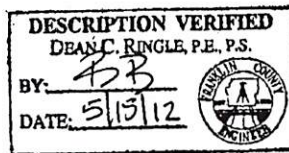
EXHIBIT "A" - 272-000086

Parcel 3: Situated in the County of Franklin, in the State of Ohio and in the Township of Washington, and bounded and described as follows:

Being part of Survey No. 6953, Virginia Military Lands and part of the original tract in 98-1/2 acres deeded by William L. Casey, et al., June 10, 1837, and of 2-1/2 acres of the 31 acres tract, same deeded to said Joseph Cosgray by S. Hager and wife, by deed dated June 3, 1843.

Beginning at a limestone North-East corner of Lot No. 2 of the Subdivision of the old homestead of the said Joseph Cosgray made in amicable partition by his heirs at law, and in the center of the Dublin and Union County Free Turnpike; thence with said Pike North 6 deg. 45 min. West 38.52 poles to a limestone in the center of said pike; thence South 82 deg. 37 min. West, 21 poles to a limestone; thence South 6 deg. 45 min. East 12 links to a limestone; thence South 82 deg. 37 min. West 120.25 poles to a stake in the West line of said land, being the Southwest corner of Lot No. 4 of said Subdivision; thence with the West line of said land, South 6 deg. 40 min. East 38 poles to a stake, Northwest corner of Lot No. 2; thence with the North line of Lot No. 2 North 82 deg. 37 min. East, 141.32 poles to the place of beginning, containing 33.6 acres, being the same 33.6 acres tract conveyed by deed dated January 2, 1906, from Barnet J. Cosgray to Sarah C. Hoskinson of record in Deed Book 419, page 81, in the Recorder's Office, Franklin County, Ohio.

Being that parcel conveyed by Frank A. Wiefel to Georgia Wiefel and recorded in Vol. 1300, page 180.



0110A  
All of  
(272)  
86



## **EXHIBIT B**

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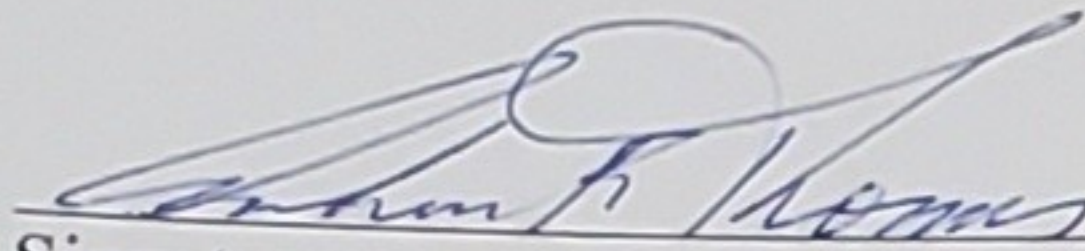


**RENTAL AGREEMENT**  
**FOR**  
**USE OF FARM LAND FOR GRAIN CROP PRODUCTION**

Renter agrees to use of 88 acres of farmland for grain crop production during the 2021 crop year (Franklin Co. FSA #3247), known as Subsidiary Development Corporation, located on Cosgray Road, Franklin County, OH. All government payments due to this property will be 100% payable to the renter.

**RENTER**

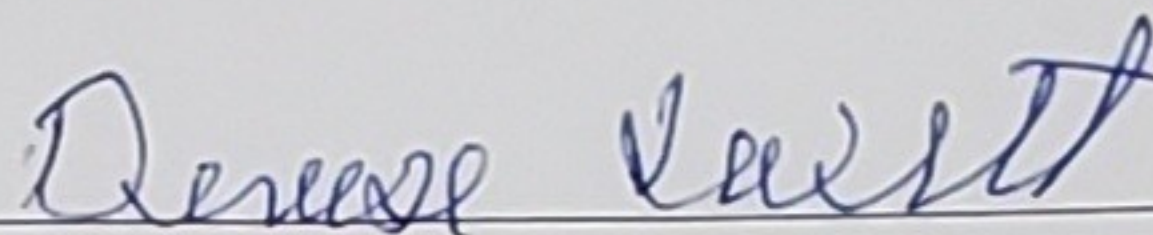
Andrew F. Thomas  
10070 Warner Road  
Plain City OH 43064

  
\_\_\_\_\_  
Signature

2/15/2021  
\_\_\_\_\_  
Date

**LANDLORD**

Denise Jewett  
5987 Cosgray Road  
Dublin OH 43017

  
\_\_\_\_\_  
Signature

2-15-21  
\_\_\_\_\_  
Date