



## **Sealed Bid Auction**

Ohio Adjutant General's Department

39 Weaver Street  
Xenia, Ohio 45385  
Greene County

### Bid Package Table of Contents:

- Notice of Sale by Sealed Bid Auction
- Description of Property
- Instructions to Bidder
- Sealed Bid Form
- Deposit Slip
- Real Estate Purchase Agreement

# Notice of Sale by Sealed Bid Auction

## **NOTICE OF SALE BY SEALED BID AUCTION**

The Ohio Department of Administrative Services, General Services Division, Office of Real Estate and Planning, 4200 Surface Road, Columbus, Ohio 43228-1395 will be holding a sealed bid auction for the following sale of real estate:

**Property to be Auctioned:**

39 Weaver Street  
Xenia, Ohio 45385  
Greene County

**Property Description:**

Approximately 11,352 square foot Armory,  
on Approximately 1.25 Acres

**Auction Date:**

Wednesday, April 1, 2026, 3:00 P.M. (EST)

**Auction Location:**

4200 Surface Road  
Columbus, Ohio 43228

**Property Viewing Dates:**

Thursday, March 12, 2026  
Wednesday, March 18, 2026  
Wednesday, March 25, 2026

**Property Viewing Time:**

11:00 A.M. to 1:00 P.M.

Auction details are in the bidder's package, which may be obtained by calling (614) 387-6049, or by email to [realestateandplanning@das.ohio.gov](mailto:realestateandplanning@das.ohio.gov).

## Description of Property

## DESCRIPTION OF PROPERTY

Owner: State of Ohio, Ohio Adjutant General's Department

Parcel Number(s): M40000200040012600, M40000200040012700, M40000200040012800, M40000200040012900, M40000200040013000, M40000200040013100, M40000200040013200, M40000200040013300, M40000200040013400, M40000200040013500, M40000200040013600, M40000200040013700

Location: 39 Weaver Street  
Xenia, Ohio 45385  
Greene County

Acreage: Approximately 1.25 Acres

Improvements: Armory - Approximately 11,352 Square Feet

Zoning: P-1, Public and Institutional District

Utilities: Electric: AES Ohio  
Natural Gas: Center Point Energy  
Sanitary Sewer: City of Xenia  
Water: City of Xenia

Taxes: The property is presently tax exempt due to public use. Private ownership will be subject to real estate tax and other applicable taxes.

Environmental Survey: An Environmental Survey discovered hazardous material on site, including, but not limited to asbestos containing materials and lead based paint. A copy of the Environmental Survey is available upon request.

# Instructions to Bidder

## INSTRUCTIONS TO BIDDER

### SALE BY SEALED BID

#### Article 1 **Real Estate Offered for Sale by Sealed Bid**

The State of Ohio, through its Department of Administrative Services (“DAS”), is offering for sale the building and land located at 39 Weaver Street, Xenia, Ohio 45385, Greene County (the “real estate”). The sale will be by sealed bid. DAS has provided a description of the above-referenced real estate in the attached material.

The Director of DAS shall advertise the sale in a newspaper of general circulation within Greene County, once a week for three consecutive weeks before the date on which the sealed bids are to be opened. The real estate is offered for sale in “AS IS, WHERE-IS, WITH ALL FAULTS” condition. It shall be the responsibility of each bidder to inspect and examine the condition of the building and land. The descriptions listed in the attached materials are to be used for identification purposes only and are not to be construed as a warranty of any kind. The State provides no warranties representations, or guaranties regarding the condition or suitability of the real estate, implied or otherwise, and none attach to the real estate or the sale.

#### Article 2 **Delivery of Bid**

##### 2.1 **Complete Sealed Bid With Authorized Signature**

All bids must be submitted on a complete, signed “Sealed Bid Form” provided by DAS. The Sealed Bid Form must be signed by the bidder or an authorized representative of bidder. The Sealed Bid Form must be submitted in a sealed envelope as described in Article 2.4.

##### 2.2 **Bid Due Date**

All sealed bids must be received by DAS by Wednesday, April 1, 2026, 3:00 P.M. EST. Any sealed bids received by DAS after the date and time indicated will not be opened or considered for evaluation.

##### 2.3 **Where Bid Must Be Delivered**

The bidder must deliver a completed Sealed Bid Form by or before the date and time indicated to the following address:

Ohio Department of Administrative Services  
Attn: Office of Real Estate and Planning  
4200 Surface Road  
Columbus, OH 43228-1395

##### 2.4 **How Bids May Be Delivered**

A completed Sealed Bid Form may be submitted to DAS in person, by U.S. mail, by an overnight delivery service, or courier service. The Sealed Bid Form must be in a sealed envelope clearly marked on the outside with the following information:

**Real Estate Bid Enclosed  
39 Weaver Street  
Xenia, Ohio 45385  
Greene County  
Open Only As Scheduled**

An envelope containing a Sealed Bid Form that is not clearly marked and is opened inadvertently before the scheduled bid opening time may not be evaluated.

Article 3      **Bid Opening**

The public and any interested bidders may be present at the bid opening at the date, time and location indicated above. Attendance of bidder is not required.

DAS's Office of Real Estate and Planning will open and tabulate each properly submitted sealed bid for the aforementioned real estate. After the envelopes are opened, the Sealed Bid Forms are considered public record, as defined by Section 149.43 of the Ohio Revised Code and will be made available for public inspection by interested parties. DAS shall treat requests for copies of any form as a public records request and provide the requestor with responsive records within a reasonable period of time, as allowed by Section 149.43 of the Ohio Revised Code.

Article 4      **Withdrawal of Bid**

A bidder may withdraw its bid, by written request, any time after DAS receives the bid and before bid opening.

Article 5      **Bid Evaluation**

Once the information on the Sealed Bid Form has been tabulated, the Forms will be evaluated by DAS and the Ohio Adjutant General's Department (ADJ). The final acceptance of the bid is not binding upon the State of Ohio until the successful bidder is notified by DAS of the acceptance of its bid and a Real Estate Purchase Agreement has been executed by the State. The Director of DAS may conduct any investigation as the Director deems necessary in order to assist in the evaluation of any bid.

Once the successful bidder receives notification of the acceptance of its bid, the bidder has five (5) business days to submit to DAS a deposit "Bidder's Deposit" in the amount of ten percent (10%) of the accepted bid amount and a signed Real Estate Purchase Agreement, as provided in the attached material. The Buyer's Deposit may be in the form of a bank draft or a certified check made payable to "Treasurer, State of Ohio" (no personal check will be accepted). If the successful Bidder does not complete the conditions of sale, Bidder acknowledges the Bidder's Deposit shall be forfeited to the State as liquidated damages. If the successful Bidder fails to complete the purchase, the Director of DAS may accept the next highest bid.

The Sealed Bid Form and these Instructions to Bidders shall be incorporated in and made part of the final contract between the State and the successful bidder.

The successful bidder will have sixty (60) calendar days after receiving notice that the bid has been accepted to remit the balance of the purchase price. Title will be conveyed by Governor's Deed, pursuant to Section 5301.13 of the Ohio Revised Code. Within five (5) days of the notification of acceptance of its bid, bidder must notify the Ohio Department of Administrative Services in writing

of the name of the person or entity taking title to the real estate. It is anticipated the Governor's Deed will be available for delivery to the successful bidder within sixty (60) days from the date of the execution of the Real Estate Purchase Contract or as soon thereafter as possible.

The successful bidder shall be responsible for the payment of all costs associated with the purchase and conveyance, including surveys, title evidence, title insurance, transfer cost and fees, recording costs and fees, taxes, and any other fees, assessments, and costs that may be imposed.

Article 6      **Tie Bids**

If two or more bidders offer the same price, DAS may break the tie with the flip of a coin. DAS may assign "heads" and "tails" to the bidders. The coin flip may be conducted in the presence of the bidders, if they elect to be present, and is the final determination of the highest bid.

Article 7      **Rejected Bids**

The State reserves the right to reject any or all bids for any reason whatsoever. If all bids are rejected, the Director may repeat the sealed bid auction, or may use an alternative sale process that is acceptable to the Director of DAS and the Brigadier General of the Ohio Adjutant General's Department.

Article 8      **Inspection Dates**

DAS has scheduled the following times for public viewing of the real estate located at 39 Weaver Street, Xenia, Ohio 45385.

March 12, 2026 between 11:00 A.M. – 1:00 P.M. EST  
March 18, 2026 between 11:00 A.M. – 1:00 P.M. EST  
March 25, 2026 between 11:00 A.M. – 1:00 P.M. EST

The information in this packet has been obtained from various sources and is believed to be reliable; however, no guarantee, warranty or representation is being made.

If there are any questions, please contact the Department of Administrative Services, Office of Real Estate and Planning, at (614) 387-6049.

# Sealed Bid Form

**State of Ohio**

**SEALED BID FORM**

**BID DEADLINE: Wednesday, April 1, 2026, 3:00 P.M. (EST)**

**Ohio Adjutant General's Department**

**39 Weaver Street, Xenia, Ohio 45385**

**In accordance with Section 1 of Substitute Senate Bill 217, 136<sup>th</sup> General Assembly**

**CONDITIONS OF SALE:**

1. \_\_\_\_\_ offers to purchase the above-referenced real estate  
Bidder (Print Name)  
for \$\_\_\_\_\_.
2. Bidder acknowledges it has had an opportunity to examine the property involved and is relying solely upon its own examination of the building and land in the submission of its bid. Bidder acknowledges the property is being offered for sale "AS IS, WHERE IS, AND WITH ALL FAULTS" and the State of Ohio makes no warranties, representations, or guaranties as to the condition or suitability of the real estate, implied or otherwise.
3. Bidder acknowledges if its bid is accepted by State, Bidder will execute a Real Estate Purchase Contract in the form prescribed by the Ohio Department of Administrative Services ("DAS").
4. Bidder will submit to the DAS, within five (5) business days of receipt of notice of acceptance, deposit ("Bidder's Deposit") in the amount of 10% of the accepted bid amount. The Bidder's Deposit shall be in the form of bank draft or certified check made payable to "Treasurer, State of Ohio" (no personal checks accepted).
5. If Bidder's bid is accepted and the Bidder's Deposit is received by DAS, but Bidder does not complete the conditions of sale, Bidder acknowledges the Bidder's Deposit shall be forfeited to the State as liquidated damages. If Bidder fails to complete the purchase, the Director of DAS may accept the next highest bid.
6. Bidder acknowledges the Sealed Bid Form, Instructions to Bidder, and the Notice of Sale by Sealed Bid shall be incorporated in and made part of the final contract between the State and the successful bidder.
7. Bidder acknowledges Director of DAS may reject any or all bids for any reason whatsoever. If all bids are rejected, the Director may repeat the sealed bid auction, or may use an alternative sale process that is acceptable to the Director of DAS and the Brigadier General of Ohio Adjutant General's Department.

8. The successful bidder will have sixty (60) calendar days after receiving notice the bid has been accepted to remit the balance of the purchase price. Bidder acknowledges title to the real estate will be conveyed by Governor's Deed, pursuant to Section 5301.13 of the Ohio Revised Code. Within five (5) days of receipt of notice of acceptance, Bidder must notify the Ohio Department of Administrative Services in writing of the name of the person or entity taking title to the real estate. It is anticipated the Governor's Deed will be available for delivery within sixty (60) days from the effective date of the Real Estate Purchase Contract or as soon thereafter as possible.
9. Bidder acknowledges if its bid is successful, it agrees to pay all costs associated with the purchase and conveyance, including surveys, title evidence, title insurance, transfer cost and fees, recording costs and fees, taxes, and any other fees, assessments, and costs that may be imposed.
10. Any bidder executing this Sealed Bid Form in a representative capacity hereby states that he/she has been duly authorized by his/her director, board or authorizing authority to execute this Sealed Bid Form on such director's, board's or authorizing authority's behalf.

---

Bidder's Signature

---

Print Name

---

Telephone

---

Bidder's Email Address

---

Bidder's Current Address

City

State

Zip

Deposit Slip

**State of Ohio**

**Ohio Adjutant General's Department**

**Deposit Slip**

Re: Sale of 39 Weaver Street, Xenia, Ohio 45385, Greene County

The State of Ohio, through its authorized agent the Department of Administrative Services, acknowledges receipt of \$ \_\_\_\_\_ in deposit, 10% of the total bid of \$ \_\_\_\_\_ from the purchaser, \_\_\_\_\_.

Deposit Received By:

\_\_\_\_\_  
Signature

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_

Delivered to the Ohio Adjutant General's Department

Accepted by: \_\_\_\_\_

\_\_\_\_\_  
Date

# Purchase Agreement

## REAL ESTATE PURCHASE AGREEMENT

This Real Estate Purchase Agreement (hereinafter referred to as “Agreement”) is made by and between the State of Ohio, acting by and through its Department of Administrative Services, 4200 Surface Road, Columbus, Ohio 43228-1395 (hereinafter referred to as “State”), acting on behalf of the Ohio Adjutant General’s Department (hereinafter referred to as “Agency”), and <Purchaser>, an <type of entity>, having an address of <address> (hereinafter referred to as “Purchaser”).

**WHEREAS**, the State owns certain real estate located at 39 Weaver Street, Xenia, Greene County, Ohio, which real estate consists of approximately 1.25 acres, being all of Parcel No(s). M40000200040012600, M40000200040012700, M40000200040012800, M40000200040012900, M40000200040013000, M40000200040013100, M40000200040013200, M40000200040013300, M40000200040013400, M40000200040013500, M40000200040013600, and M40000200040013700, more fully described in Exhibit “A” attached hereto and incorporated herein by reference, and as depicted in Exhibit “B” attached hereto and incorporated herein by reference together with all buildings, improvements and chattels situated upon said land (which land, buildings, improvements and chattels are collectively, (herein referred to as the “Property”); and

**WHEREAS**, Section 1 of Substitute Senate Bill 217 (136<sup>th</sup> General Assembly) that authorizes the sale of the above-referenced Property and to document such consideration for the conveyance of the real estate in a real estate purchase agreement; and

**NOW, THEREFORE**, in consideration of the foregoing, the mutual covenants and the agreement herein stated and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

### **I. CONSIDERATION.**

The purchase price for the Property shall be <> and 00/100 and shall be paid at Closing payable to the “Treasurer, State of Ohio.”

### **II. GOVERNOR’S DEED.**

At Closing, State shall deliver to Purchaser an executed, transferable and recordable Governor’s Deed (the “Governor’s Deed”) conveying title to the Property to Purchaser, subject to the following restrictions:

- (a) The conveyance of the Property shall be subject to all leases, licenses, easements, covenants, conditions, reservations, permits, memoranda of understanding, agreements, and restrictions of record, and encroachments whether of record or not; all legal highways and public rights-of-way; zoning, building and other laws, ordinances, restrictions, and regulations; and real estate taxes and assessments not yet due and payable.

### **III. INSPECTION OF PROPERTY.**

As noted in Article VII below, Purchaser is purchasing the Property and its improvements and chattels in “as-is, where-is, with all faults” condition. However, prior to the Closing, and with prior notice to and written consent of State, Purchaser or its agents may enter the Property at reasonable

times for the purpose of conducting surveys, tests and inspections as Purchaser may desire, including, without limitation, property inspections, and engineering studies. Purchaser agrees to return or restore the Property to substantially its original state within a reasonable time after the tests are conducted, not to exceed thirty (30) days after completion of the tests.

**IV. POSSESSION.**

The Purchaser shall take possession of the Property at Closing.

**V. TITLE.**

Any title evidence desired by the Purchaser for the Property shall be at Purchaser's sole cost and expense. All costs and fees associated with the transfer, closing and conveyance of the Property, including but not limited to the costs of surveys, title examination, title certificates, recording fees, and any other assessments shall be paid by Purchaser.

**VI. RISK OF LOSS.**

The risk of loss or damage to the Property shall remain with and is expressly assumed by the State until title passes at the time of the delivery of the Governor's Deed at Closing, unless such loss or damage results from acts or omissions caused by Purchaser or its assigns, agents, servants, employees, contractors, subcontractors, invitees or any other person acting under, on behalf of, or through Purchaser.

**VII. PROPERTY CONVEYED "AS-IS, WHERE-IS, WITH ALL FAULTS".**

Purchaser agrees and understands the Property is being conveyed to Purchaser in an "as-is, where-is, with all faults" condition based upon Purchaser's own independent inspection thereof and Purchaser has been given ample opportunity and access to conduct such inspection. State has made no warranties, representations or guaranties, including but not limited to, any implied warranty or fitness for any use or purpose concerning the Property. State has made no warranties, representations or guaranties regarding any governmental restriction or limitation regarding the Property or the physical condition thereof, including latent defects or environmental conditions. Should the Property prove defective in any manner, Purchaser assumes the entire cost of any and all necessary repairs or remediation. State makes no covenant, representation or warranty as to the suitability of the Property or as to the physical condition thereof for any purpose whatsoever.

Purchaser acknowledges that it has inspected the Property, observed its physical characteristics and existing conditions, and has been afforded the opportunity to conduct such investigation and study on and of the Property as it deems necessary for the purpose of acquiring the Property for Purchaser's intended use, and Purchaser hereby waives any and all objections to or claims with respect to any and all physical characteristics and existing conditions of the Property, including, without limitation, any hazardous materials in, at, on, under or related to the Property. Purchaser further acknowledges and agrees that the Property is to be conveyed to, and accepted by, Purchaser in its present condition, "as-is, where-is and with all faults", and Purchaser hereby assumes the risk that adverse past, present and future physical characteristics and conditions may not have been revealed by its inspection or investigation.

**VIII. CLOSING.**

The closing (the "Closing") shall occur at a date mutually agreed upon by the parties (the "Closing Date"). The Closing shall take place approximately sixty (60) calendar days from the effective date of this Real Estate Purchase Agreement, or as soon as possible following the receipt of the executed Governor's Deed by State. Purchaser and State shall comply with the following at or before the Closing:

- (a) State shall execute, acknowledge and deliver to Purchaser a transferable and recordable Governor's Deed conveying fee simple title of the Property to Purchaser using the same legal description as set forth in Exhibit "A", subject to all exceptions, reservations, and restrictions set forth in Article II above or otherwise included in this Agreement.
- (b) Any and all contingencies, including financing, shall be waived by the Purchaser in anticipation of the Closing Date. Should Purchaser be unable to waive contingencies, Purchaser's deposit shall be forfeited to the State as liquidated damages.

**IX. NOTICES.**

All notices required or permitted hereunder shall be given in writing addressed to the parties as follows:

- (a) with respect to State, addressed to:  
Ohio Department of Administrative Services  
General Services Division  
Office of Real Estate and Planning  
4200 Surface Road  
Columbus, Ohio 43228-1395  
Attention: Administrator
  - (b) with respect to Agency, addressed to:  
Ohio Adjutant General's Department  
2825 West Dublin-Granville Road  
Columbus, Ohio 43235  
Attention: Realty Program Manager
- and,
- (c) with respect to Purchaser, addressed to:  
<Purchaser's address>

Unless otherwise provided herein, any notice shall be given by personal delivery; certified mail, postage prepaid; or by nationally recognized overnight courier and shall be effective on the date it is personally delivered or on the date it is deposited with the postal service or courier, as the case may be. Either party may give the other written notice of change of address pursuant to this Article.

**X. SURVIVAL.**

The representations, warranties, covenants and agreements of the parties under this Agreement shall

survive the Closing.

**XI. PRIOR AGREEMENT.**

This Agreement represents the entire and sole agreement between the parties and the parties hereby mutually withdraw, cancel, waive, terminate and exclude any and all oral or written representations, discussions or agreements made prior to or contemporaneously with the execution of this Agreement.

Furthermore, the terms of this Agreement shall not be waived or modified without the express written consent of both parties.

**XII. BROKER'S COMMISSIONS.**

It is understood that State has not engaged the services of a real estate broker to represent State's interest. State will neither pay nor be liable for any broker's commissions or fees that may be due in connection with the conveyance of the Property. Purchaser shall indemnify and hold the State and Agency harmless from any claim by a broker or real estate agent for such commission or fee.

**XIII. MISCELLANEOUS.**

- a) The conveyance of the Property is governed by and shall be pursuant to Section 1 of Substitute Senate Bill 217 of the 136<sup>th</sup> General Assembly.
- b) In no event will the State be responsible for, or pay any taxes and assessments due, if any, on the Property before or after the Closing.
- c) This Agreement shall be governed by the laws of the State of Ohio. Time is of the essence. No amendments, modifications or variations of the terms and conditions of this Agreement shall be valid unless the same are in writing and signed by all parties hereto. Wherever used in this Agreement, the singular shall be deemed to include the plural, and vice versa, and the use of any gender shall be deemed to include all others. Purchaser consents to the jurisdiction of a court of proper jurisdiction.
- d) This Agreement sets forth the entire understanding of the parties with respect to the conveyance of the Property. It may not be modified, rescinded, changed or amended without the specific written consent of both of the parties hereto. This Agreement shall be binding upon the parties hereto and their respective administrators, successors and assigns.

**Intentionally Left Blank**

The terms of the within Real Estate Purchase Agreement are accepted and agreed to by the Ohio Adjutant General's Department.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Thomas P. Caldwell  
COL, USA Retired  
Assistant Quartermaster General

**IN WITNESS WHEREOF**, the parties hereto have caused this Real Estate Purchase Agreement to be executed by their duly authorized representatives effective the date first written above.

<Purchaser>

By: \_\_\_\_\_

By: \_\_\_\_\_

ACKNOWLEDGMENT

State of Ohio, <> County, ss:

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me personally appeared \_\_\_\_\_, who acknowledged that they executed the foregoing Agreement, that the same is their free and voluntary act and deed, and that they are duly authorized to enter into this Agreement.

\_\_\_\_\_  
Notary Public, State of Ohio  
My Commission Expires \_\_\_\_\_

STATE  
State of Ohio, acting by and  
through the Ohio Department of  
Administrative Services

By: \_\_\_\_\_  
By: \_\_\_\_\_  
Director of Administrative Services or  
Signatory Designee

ACKNOWLEDGMENT

State of Ohio, Franklin County, ss:

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me personally appeared \_\_\_\_\_, who acknowledged that the foregoing document is being executed for and on behalf of the Department of Administrative Services, acting on behalf of the State of Ohio, that the same is his/her own and the Department of Administrative Services' voluntary act and deed and that he/she is duly authorized to enter into said document for and on behalf of the Department of Administrative Services.

\_\_\_\_\_  
Notary Public, State of Ohio  
My Commission Expires \_\_\_\_\_

**EXHIBIT "A"**

LEGAL DESCRIPTION

Situate in the State of Ohio, County of Greene, in the City of Xenia, in Virginia Military Survey 548.

Beginning at the North West corner of lot No. 12 of Block 7 of Frank W. Dodds 2<sup>nd</sup> Addition to the City of Xenia;

Thence with the W line of said Lot No. 12 and the east line of Detroit Boulevard, South, 20 feet to a point in the west line of said lot;

Thence at right angles to the West line of said lot, 16 feet to the point of beginning of the following Description:

Thence, Southwardly, parallel and 16 feet East of the West line of Lots No. 12 and Lot No. 1, 289 feet to a point 35 feet North of the North line of Park Drive;

Thence, in a Northeasterly direction, parallel with the North line of Park Drive and 30 feet from the same, 444 feet to a point;

Thence, in a Northwesterly direction 29 feet to a point 20 feet South of the South line of Weaver Street;

Thence in a Westerly direction, parallel with the South line of said Weaver Street and 20 feet South of same, 340 feet to the beginning of this description, containing 54,444 sq. ft. (1.25 acres) The above described tract is parts of Lots Nos. 1 - 2 - 3 - 4 - 5 - 6 - 7 - 8 - 9 - 10 - 11 - 12 of Block No. 7 of Frank W. Dodds 2<sup>nd</sup> Addition to Xenia as recorded in Plat Book No. 2, Page 102 - 103 (now known as Plat Cabinet 31, Pages 267B-268A) of Greene County Plat Records.

Parcel Number(s): M40000200040012600, M40000200040012700, M40000200040012800,  
M40000200040012900, M40000200040013000, M40000200040013100, M40000200040013200,  
M40000200040013300, M40000200040013400, M40000200040013500, M40000200040013600,  
M40000200040013700

Prior Instrument: Deed Book 145, Page 118 - Greene County Recorder

Description Check

Greene County Engineer's Tax Map Dept.

- Legally Sufficient As Described
- Legally Sufficient With Corrections Noted
- Legally INSUFFICIENT, New Survey Required

Date: 04.10.24 By: JS

PAR ID Dist \_\_\_\_\_ BK \_\_\_\_\_ PG \_\_\_\_\_ PAR \_\_\_\_\_

**EXHIBIT "B"**

DRAWING OF PROPERTY TRANSFERRING TO PURCHASER

