

**CONDITIONS OF SALE OF CERTAIN REAL PROPERTY BY THE BOARD OF
EDUCATION OF THE WINTON WOODS CITY SCHOOL DISTRICT**

The Board of Education of the Winton Woods City School District (the "Board") has published notice that certain real property as further identified below (the "Real Property") will be offered for sale at public auction at 825 Waycross Road, Cincinnati, Ohio 45240 on Thursday, August 25, 2022 at NOON Local Time. The Conditions of Sale, in accordance with which all bids shall be made are:

1. The Real Property to be offered for sale is identified as follows:

**TRACT ONE: 1501 Kingsbury Drive
 Cincinnati, Ohio 45240**

Hamilton County Auditor Parcel ID Number: 591-0020-0035-90

(approximately 28.772 total acres)

Subject to all legal highways, conditions, easements and restrictions of record.

**TRACT TWO: 9211 Halesworth Drive
 Cincinnati, Ohio 45240**

Hamilton County Auditor Parcel ID Number: 591-0A07-0039-90

(approximately 11.869 total acres)

Subject to all legal highways, conditions, easements and restrictions of record.

**TRACT THREE: 924 Waycross Road,
 Cincinnati, Ohio 45240**

Hamilton County Auditor Parcel ID Number: 591-0009-0335-90

(approximately 14.790 total acres)

Subject to all legal highways, conditions, easements and restrictions of record.

2. The Tracts are being sold "as is" and the Board makes no representations whatsoever regarding the Real Property including, without limitation, the zoning applicable thereto, the propriety of any proposed uses thereof or the continuation of uses thereof, former or present, for the title or physical condition thereof.

3. Interested bidders may bid on one or both parcels. The highest bidder must deposit with the Treasurer of the Board, immediately following the conclusion of the bidding, or within two business days thereafter, cash or certified cashier's check to the Board, in the amount of ten percent (10%) of the total amount of the bid as a deposit and security that the payment of the purchase price for the Real Property will be made in accordance with the bid, if the bid is accepted. Should the Board not accept the bid, the deposit shall be returned to the highest bidder within 30 days of such rejection. Subject to the terms of the purchase agreement between the parties, the bid deposit shall be forfeited as agreed upon liquidated damages upon failure of the highest bidder to enter into said agreement; otherwise, that deposit shall be applied as partial payment of the purchase price for the Real Property. Upon acceptance of the bid by the Board of Education, the bid security required herein shall be converted to the earnest money as required by the purchase agreement. No interest shall be paid to the purchaser on the bid deposit.

4. All bids shall be unconditional. Immediately upon completion of the bidding, the highest bid shall be reduced to writing on an offer form provided by the Board, and delivered to the Treasurer of the Board. The highest bidder must state on that form the full name of each individual and corporation, partnership, or other association interested in the bid. The Board is under no obligation to accept the highest bid at auction. The Board reserves the right to reject any and all bids and waive any and all informalities. A copy of the offer form is available for inspection at the Board of Education offices located at 825 Waycross Road, Suite A, Cincinnati, OH 45240.

5. The highest bidder may not withdraw such bid for a period of sixty (60) days following the date of the public auction during which period the Board shall have the right to accept or reject such bid by written resolution. The Board shall not be obligated to sell the Real Property until a resolution accepting the highest bid is adopted by the Board and the successful bidder is notified of such action in writing. If the highest bid is accepted by the Board, the Board and the purchaser shall negotiate and execute a purchase agreement to govern the remaining terms and conditions of the sale.

6. The purchaser may request that the purchase and sale transaction be completed using the services of a reputable corporate escrow agent doing business in Hamilton County, Ohio and acceptable to the Superintendent of the School District, provided such request is made in writing to the Board not less than thirty (30) days prior to the closing date and provided further that all costs and escrow fees associated with any such escrow are paid by the purchaser.

The purchaser shall also be responsible for payment of the cost to record the deed(s) and any conveyance or transfer fees associated therewith.

7. Any updated title evidence that a potential bidder or purchaser desires must be secured without expense to the Board.

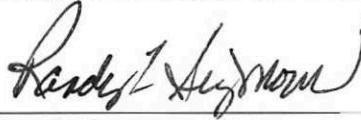
8. The Board will pay utility charges relating to the Real Property to, but not including, the date of closing. Inasmuch as the Real Property is presently exempted from taxation, there will be no proration of real estate taxes. Installments and special assessments, if any, which are a lien against the Real Property on the date of closing shall be prorated as of that date on the basis of a 365-day year in the amounts shown on the then-latest available county tax duplicate.

9. All inquiries should be directed to Steve Denny, Executive Director of Business Affairs, at 513-619-2400. Any notice to the Board shall be delivered in person or mailed; postage prepaid, to

the Board at 825 Waycross Road, Suite A, Cincinnati, OH 45240, Attention: Randy Seymour, Treasurer. Notice to the Board shall be deemed to have been given upon receipt.

10. The Board reserves the right to amend and supplement these conditions of sale at any time prior to the public auction referenced above.

**BOARD OF EDUCATION OF THE WINTON
WOODS CITY SCHOOL DISTRICT**

By: 
Randy Seymour, Treasurer