

C/R/S FAI-SR 37-06.10
 PARCEL 001-SH1/SH2/T
 PID 110412

TITLE REPORT

42 YEAR REPORT ABBREVIATED REPORT UPDATE

INSTRUCTION:

(1) R.C. 163.01 (E) defines "owner" as "any individual, partnership, association, or corporation having any estate, title, or interest in any real property sought to be appropriated." ODOT expands this definition to include, but is not limited to, all fee owners, life tenants, remaindermen, mortgagees, tenants and subtenants (whether or not a lease is recorded), occupants, possessors, lienholders, easement owners, judgment creditors, etc.

(2) ODOT procedures require that pertinent attachments be part of the Title Report/Title Chain in compliance with Section 5102.04 (E) of its Real Estate Procedures Manual.

(1) **FEE OR OTHER PRIMARY OWNERS**

Name	Marital Status (Spouse's Name)	Interest
EICHHORN LIMITED PARTNERSHIP	N/A	100%
Mailing Address: 1410 Pleasantville Road Pleasantville, OH 43148		
Phone Number 614-864-9254		
Property Address: 7640 Lancaster Road Baltimore, OH 43105		
REGISTERED AGENT: CPM Statutory Agent Corp. 950 Goodale Boulevard Suite 200 Columbus, OH 43212		

(2) **BRIEF DESCRIPTION OF SUBJECT PREMISES**

(From deed to present owner or other instruments containing a valid description. Give deeds of record, include the size of each parcel)

Being a 113.854 acre parcel in Walnut Township, Fairfield County, Ohio as more particularly described in "Exhibit A" attached hereto and made a part hereof by reference.

EXCEPTING AND RESERVING TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS MORE PARTICULARLY DESCRIBED IN "EXHIBIT B" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

Access to this parcel shall be by a shared drive located on the property conveyed herein. The center line of said shared drive shall be at least 495 south of the drive serving Fairfield County Parcel No: 049-02637-13, which is currently owned by Joshua and Stephanie Freisner.

Fairfield County APN: 049-02612-30
 Instrument: OR 1477, Pages 2270-2277

(3-A) **MORTGAGES, LIENS AND ENCUMBRANCES**

Name & Address & Phone Number	Date Filed	Amount & Type of Lien
No recorded mortgages, liens or encumbrances.		
Click or tap to enter a date.		

LEASES

(3-B)

<u>Name & Address</u>	<u>Commercial/Residential</u>	<u>Term</u>
Unrecorded lease with Davis H. Elliott contractor for AEP	Commercial	Yrly
OR 1559, Page 2141 Assignor: Anshutz Exploration, et al Assignee: Chesapeake AEC Acquisition, LLC, an Oklahoma limited liability company 6100 North Water Avenue Oklahoma City, Oklahoma 73118	Commercial Assignment	No term noted Filed: 12/17/2010
OR 1559, Page 2084 Assignor: Anshutz Exploration Corporation, a Delaware Corporation Assignee: Chesapeake AEC Acquisition, LLC, an Oklahoma limited liability company 6100 North Water Avenue Oklahoma City, Oklahoma 73118	Commercial Assignment, Bill of Sale and Conveyance	No term noted Filed: 12/17/2010
OR 1549, Page 0616 Assignor: Anshutz Exploration Corporation Assignee: Anshutz Exploration Corporation on behalf of Ansbro Petroleum Company LLC Royalty Pool, et al.	Commercial Assignment of Overriding Royalty	No term noted Filed: 08/26/2010
OR 1540, Page 2973 Assignor: T.S. Dudley Land Company, Inc. Assignee: Anshutz Exploration Corporation 555 Seventeenth Street Suite 2400 Denver, CO 80202	Commercial Assignment of Oil and Gas Lease	No term noted Filed: 05/03/2010

(3-C) **EASEMENTS**

<u>Name & Address</u>	<u>Type</u>
OR 1719 PGS 3666-3670 Grantor: Eichhorn Limited Partnership, an Ohio limited partnership Grantee: State of Ohio Department of Transportation 9600 Jacksontown Road Jacksontown, OH 43030	ROW SH Easement
OR 1517 PGS 0869-0872 Grantor: Eichhorn Limited Partnership Grantee: Northeast Ohio Natural Gas Corp. 5640 Lancaster Newark Rd. Pleasantville, OH 43148, a natural gas public utility	Temporary for Install Perpetual for access to pipeline
OR 1477 PGS 2270-2277 Deed References Ingress and Egress Easement between 113.854 acre tract and 25.002 acre tract which is not in the take area. Between APN 049-02612-30 and APN 049-02637-13	Ingress and Egress
DEED BK 474 PGS 550 Grantor: M.M. Watson and Esther Watson Grantee: South Central Power Company, an Ohio corporation P. O. Box 250 Lancaster, Ohio, and to its successors	Electric Easement

(4) **DEFECTS IN TITLE-IRREGULARITIES-COMMENTS** (Record or Off Record)

(5) **TAXES AND SPECIAL ASSESSMENTS** (List by auditor's tax parcel number, description, amount, etc.)

County: FAIRFIELD Township: WALNUT School District: Liberty Union-Thurston LSD

AUD. PAR. NO(S)	Land 35%	Building 35%	Total 35%	Taxes
049-02612-30	\$240,960.00	\$41,400.00	\$282,900.00	\$4,293.52/YRLY \$2,146.76/HALF

CAUV LAND VALUE \$167,740.00

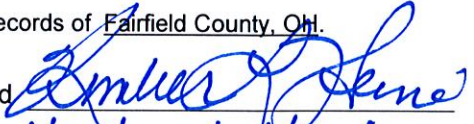
(6) **CAUV (Current Agricultural Use Value)**

Is the property under the CAUV Program: Yes: No:
Comments:

CAUV LAND VALUE \$167,740.00

This Title Report covers the time period from 11/14/1892 to 8/15/2020. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally known by the undersigned pertaining to Parcel(s) 001SH1, SH2 and presently standing in the name of EICHHORN LIMITED PARTNERSHIP as the same are entered upon the several public records of Fairfield County, Oh.

Date & Time August 19, 2020 (am/pm)

Signed 
Print Name Kimber L Keni

UPDATE TITLE BLOCK

This Title Report covers the time period from Click or tap to enter a date. to Click or tap to enter a date.. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally know by the undersigned pertaining to Parcel(s) 001 and presently standing in the name of _____ as the same are entered upon the several public records of _____.

Date & Time _____ (am/pm)

Signed _____

Print Name _____

Comments from the agent who prepared the Title Update