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| RE 46 | **TITLE REPORT** | C/R/S | FAI-SR37-6.10 |
| Rev. June 2019 | PARCEL | 002-SH1/SH2 |
|  | PID | 110412 |
|  |  |  |

[x]  42 YEAR REPORT [ ]  ABBREVIATED REPORT [ ]  UPDATE

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| INSTRUCTION: |
| (1)(2) | 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.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. |

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| (1) |  | **FEE OR OTHER PRIMARY OWNERS** |
| Name | Marital Status (Spouse’s Name) | Interest |
| WAGNER RENTALS, LLC  | N/A | 100% |
| Mailing Address: | 7496 Ruffner RoadBaltimore, OH 43105 |
|  |       |
| Phone Number |       |
| Property Address:Registered Agent: | 835 Baltimore-Somerset Rd NEBaltimore OH 43105 |
|  | Douglas J. Shockman175 S. Third StreetSuite 700Columbus, OH 43215Phone: 614-255-7562 |
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| (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) |
| Situated in the State of Ohio, County of Fairfield, Walnut Township, and being more particularly described as follows:Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows:Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (3); thence North 85 1/2° West 28 chains and 84 links to a stone in the road; thence south 4 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36° East 27 chains and 80 links to the beginning , containing 80 and eleven one-hundredth acres.EXCEPTING THEREFROM the following two tracts:Tract One:2.62 acresTract Two:10.011 acresLeaving in said parcel herein to be conveyed 67.48 acres.**APN: 049-02634-00** Current Deed Reference: OR BK 1434, Pages 2871-2873, Instrument# 200600016635, recorded in Fairfield County Recorded date: 07/05/2006 at 3:23 pmSituated in the State of Ohio, County of Fairfield, Walnut Township, Township 16, Range 19, Section 30.Being part of the 80.11 acre tract described in a deed to George Sakas as recorded in volume 498, page 873, and being more fully described as follows: Beginning in the intersection of Baltimore-Somerset Road (State Route 256) and Lancaster- Newark Road (State Route 37), and the northeast corner of Section 30, said point being North 44°46’37” East a distance of 42.46 feet from a 5/8 in rebar set…., containing 10.011 acres.**APN: 049-02634-20**Current Deed Reference: OR BK 1434, Pages 2868-2870, Instrument# 200600016424, recorded in Fairfield County Recorded date: 07/05/2006 at 3:23 pm |
| (3-A) |  | **MORTGAGES, LIENS AND ENCUMBRANCES** |
| Name & Address & Phone Number | Date Filed | Amount & Type of Lien |
| NO MORTGAGE FOUND, all mortgages released as of 2017 |  |  |
|  (3-B) |  | **LEASES** |
|  Name & Address | Commercial/Residential | Term |
| All leases have been released and recorded. |  |  |
|  (3-C) |  | **EASEMENTS** |
|  Name & Address | Type |
| OR BK 1722 Pgs 2770-2778GRANTOR: WAGNER RENTALS LLCGRANTEE: State of Ohio (ODOT) OR BK 1641 Pgs 2499-2505 (Exhibit B)GRANTOR: WAGNER RENTALS LLCGRANTEE: E. DARLENE WAGNER AND PAUL M. WAGNER, husband and wifeOR BK 1641 Pgs 2499-2505 (Exhibit C)GRANTOR: WAGNER RENTALS LLCGRANTEE: E. DARLENE WAGNER AND PAUL M. WAGNER, husband and wifeOR BK 1628 Pgs 3143-3147GRANTOR: PAUL M. WAGNER AND E. DARLENE WAGNER dba WAGNER RENTALS LLCGRANTEE: VILLAGE OF BALTIMORE, OHIO, an Ohio municipal corporationOR BK 1628 Pgs 3154-3156AGREEMENT BETWEEN VILLAGE OF BALTIMORE, OHIO WITH WAGNER RENTALS LLC | Highway EasementRec: 10/24/16Driveway EasementRec: 08/12/13Utility EasementRec: 08/12/13Permanent Easement for Water and Sewer linesRec: 04/03/13Agreement for Extraterritorial Water and/or Sewer Services and Consent to AnnexationRec: 04/03/13 |
|  (4) |  | **DEFECTS IN TITLE-IRREGULARITIES-COMMENTS** (Record or Off Record) |
| Defect in the legal description in words description states “..of Section Thirty” but in parentheses the legal description indicates (3) rather than (30).CONDITIONS, RESTRICTIONS, AND PROTECTIVE COVENANTS included in OR BK 1641, Pgs 2499-2505 concerning development and uses for property which has frontage on SR256 or SR37. Recorded 08/12/13 |

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|  (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 |

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|  AUD. PAR. NO(S) | Land 35% |  | Building |  | Total 35% |  | Taxes |
| 049-02634-00049-02634-20 | $120,070.00$ 19,480.00 |  | $ 00.00$ 00.00 |  | $120,700.00$ 19,480.00 |  | $1,514.20 YRLY/ $757.10 PER HALF$ 135.00 YRLY/$67.50 PER HALF |

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| (6) |  | **CAUV (Current Agricultural Use Value)** |
|  |  | Is the property under the CAUV Program: Yes: **X**  No: [ ] Comments: |
|  |  | TAXABLE AMOUNT PER CAUV: $35,440.00 |

This Title Report covers the time period from 1/1/1976 to 8/7/2020. 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) 002 - SH1/SH2 and presently standing in the name of WAGNER RENTALS LLC as the same are entered upon the several public records of Fairfield County.

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| --- | --- | --- |
| Date & Time | 08/07/2020 4:00 PM | (am/pm) |
| Signed |  |
| Print Name | KIMBER L. HEIM |

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| **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) - and presently standing in the name of as the same are entered upon the several public records of Choose an item. County. |
| Date & Time |       | (am/pm) |
|  |  |  |
|  |  | Signed |  |
|  |  | Print Name |       |
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| Comments from the agent who prepared the Title Update |
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