

TITLE REPORT

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

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 AKA EICHHORN LIMITED PARTNERSHIP AKA EICHHORN LIMITED PARTNERSHIP, AN OHIO LIMITED LIABILITY PARTNERSHIP	N/A	100%

Mailing Address: 1410 Pleasantville Road NE
Pleasantville, OH 43148

Phone Number 614-864-9254
7640 Lancaster Road
Property Address: Baltimore, OH 43105

REGISTERED CPM Statutory Agent Corp.
AGENT: 366 East Broad Street
Columbus, OH 43215

(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, Township of Walnut, Township 16, Range 18, Section 29.

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
The Vinton County National Bank 521 East Main Street, Lancaster, Oh 43105 OR Book 1736, Page 33-39	4/7/2017	\$585,000.00
Indebtedness: Eichhorn Limited Partnership, Phillip E Eichhorn, Stephen H Eichhorn and Diana L Eichhorn		

LEASES

(3-B)

Name & Address	Commercial/Residential	Term
Unrecorded lease with Davis H. Elliott contractor for AEP	Commercial	Yrly No term noted
OR 1708, Page 371 Lessor: Eichorn Limited Partnership aka Eichhorn Limited Partnership Lessee: Dually Farms, L.L.C. 4510 Westfall Rd., Lancaster, Ohio 43130	Farm Lease	Filed: 04/01/2016 End: 03/31/2026
OR 1559, Page 2141 Assignor: Anschutz Exploration, et al Assignee: Chesapeake AEC Acquisition, LLC, an Oklahoma limited liability company 6100 North Water Avenue Oklahoma City, Oklahoma 73118	Commercial Assignment	Filed: 12/17/2010
OR 1559, Page 2084 Assignor: Anschutz 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: Anschutz Exploration Corporation Assignee: Anschutz 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: Anschutz Exploration Corporation 555 Seventeenth Street Suite 2400 Denver, CO 80202	Commercial Assignment of Oil and Gas Lease	No term noted Filed: 05/03/2010
OR 1502, Page 0046 Lessor: Eichhorn Limited Partnership, an Ohio limited partnership Lessee: T.S. Dudley Land Company, Inc 5925 North Robinson Avenue Oklahoma City, OK 73118-0000	Oil and Gas Lease	Effective Date 06/25/08 5 year term

(3-C) **EASEMENTS**

Name & Address	Type
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 545, PGS 943-944 GRANTOR: Milton M. Watson aka Milton McKinley Watson, married GRANTEE: Eileen M. Ackley	10' wide sewage disposal drain
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 and assigns	Electric Easement
RELEASE of EASEMENT for all lands within the highway right of way limits between station 16 + 55 and Station 48 + 33 GRANTOR: The Ohio Fuel Gas Company, a corporation of the State of Ohio GRANTEE: State of Ohio, State Route No. 256, Sections 15.88-16.50	
Easement Book H2, Pages 626-627, recorded 12/17/1951 at 3:00 pm GRANTOR: Frank C. Miller GRANTEE: STATE OF OHIO	HIGHWAY EASEMENT PCL 1
Deed Book 250, Page 12, recorded 02/19/1953 at 11:43 am GRANTOR: Esther I Watson Guardian of McKinley M. Watson GRANTEE: SOUTH-CENTRAL RURAL ELECTRIC COOPERATIVE, INC	Electric Transmission and /or Distribution Lines Easement

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

SR 37 had 60' right of way notated on early deed and SR 256 had 60' right of way notated on early deed. The Farm Lease list Lessor as Eichhorn Limited Partnership aka Eichhorn Limited Partnership.

(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		\$282,900.00	\$4,293.52/YRLY
	\$240,690.00	\$41,400.00	\$282,090.00	\$2,146.76/HALF
				\$4,131.56/YRLY
				\$2,065.78/HALF

(6) **CAUV LAND VALUE \$167,740.00**

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) 001 SH1, SH2, T1 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 @ 1:15pm (am/pm)

Signed Signed

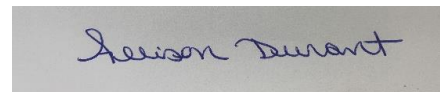
Print Name Kimber L. Heim

UPDATE TITLE BLOCK

This Title Report covers the time period from 8/15/2020 to 4/21/2021. 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) 001 SH1, SH2, T1 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 April 21, 2021 @ 1:02pm (am/pm)

Signed



Print Name

Allison Durant

Comments from the agent who prepared the Title Update

Taxes were updated, recorded farm lease added