

**EXHIBIT A**

RX 270 SH

Page 1 of 4

Rev. 06/09

Ver. Date 09/11/20

PID 110412

**PARCEL 1-SH1**

**FAI-37-06.10**

**PERPETUAL EASEMENT FOR HIGHWAY PURPOSES  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the State of Ohio, Department of Transportation, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Fairfield, Township of Walnut, and being a part of Section 29, Township 16, Range 18, being part of a 113.854 acre parcel conveyed to **EICHHORN LIMITED PARTNERSHIP**, by Official Record Volume 1477, Page 2270, and being more particularly described below:

Being a parcel of land lying right of the Centerline of Right of Way of FAI-37-06.10 made by Mead & Hunt for the Ohio Department of Transportation as recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_ in the records of Fairfield County, and being located within the following described boundary points in the boundary thereof:

**Beginning** from a monument box set at the intersection of the Centerline of Right of Way of State Route 37 and the Centerline of Right of Way of State Route 256, said point being the southeast corner of Section 19, said point also being the southwest corner of Section 20, said point also being the northwest corner of Section 29, said point also being the northeast corner of Section 30, said point also being the northwest corner of the Grantor, said point also being the southwest corner of a 3.12 acre parcel conveyed to Chaos, LLC by Official Record Volume 1729, Page 1874, said point also being the northeast corner of a 6.91 acre parcel conveyed to Wagner Rentals, LLC, by Original Record Volume 1434, Page 2868, said point also being the southeast corner of a 6.94 acre parcel conveyed to MAC'S CONVENIENCE STORES LLC, by Original Record Volume 1734, Page 4486, said point also being at PI Station 18+34.80 of the Centerline of Right of Way of State Route 37 and at PI Station 26+23.94 of the Centerline of Right of Way of State Route 256, said point marking the **Principle Point of Beginning** for the

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parcel described herein;

1. **Thence South 87 Degrees 18 Minutes 17 Seconds East** along the Centerline of Right of Way of State Route 256, said line also being the northerly section line of Section 29 and southerly line of Section 20, said line also being the northerly line of the Grantor, said line also being the southerly line of said parcel conveyed to Chaos, LLC a distance of **231.67 feet** to Station 28+55.61 of the Centerline of Right of Way of State Route 256, said point being a northeastern corner of the Grantor, said point also being the northwest corner of a 0.086 acre parcel conveyed to the Village of Thurston, by Deed Volume 449, Page 565;
2. **Thence South 02 Degrees 41 Minutes 43 Seconds West** along an easterly line of the Grantor and the westerly line of said parcel conveyed to the Village of Thurston, passing through an iron pin found at a distance of 20.34 feet, a total distance of **55.00 feet** to an iron pin set 55.00 feet right of Station 28+55.61 of the Centerline of Right of Way of State Route 256;
3. **Thence North 87 Degrees 18 Minutes 17 Seconds West** parallel to the Centerline of Right of Way of State Route 256, a distance of **125.61 feet** to an iron pin set 55.00 feet right of Station 27+30.00 of the Centerline of Right of Way of State Route 256, said point also being 106.70 feet right of Station 17+81.06 of the Centerline of Right of Way of State Route 37;
4. **Thence South 54 Degrees 37 Minutes 36 Seconds West**, a distance of **49.63 feet** to an iron pin set 68.00 feet right of Station 17+50.00 of the Centerline of Right of Way of State Route 37;
5. **Thence South 03 Degrees 22 Minutes 29 Seconds West** parallel to the Centerline of Right of Way of State Route 37, a distance of **100.00 feet** to an iron pin set 68.00 feet right of Station 16+50.00 of the Centerline of Right of Way of State Route 37;
6. **Thence South 05 Degrees 05 Minutes 35 Seconds West**, a distance of **100.04 feet** to an iron pin set 65.00 feet right of Station 15+50.00 of the Centerline of Right of Way of State Route 37;
7. **Thence South 03 Degrees 22 Minutes 29 Seconds West** parallel to the Centerline of Right of Way of State Route 37, a distance of **400.00 feet** to an iron pin set 65.00 feet right of Station 11+50.00 of the Centerline of Right of Way of State Route 37;
8. **Thence South 06 Degrees 14 Minutes 13 Seconds West**, a distance of **100.12 feet** to an iron pin set 60.00 feet right of Station 10+50.00 of the Centerline of Right of Way of State Route 37;
9. **Thence South 03 Degrees 22 Minutes 29 Seconds West** parallel to the Centerline of Right of Way of State Route 37, a distance of **450.00 feet** to an iron pin set 60.00 feet right of Station 6+00.00 of the Centerline of Right of Way of State Route 37;

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10. **Thence South 07 Degrees 39 Minutes 50 Seconds West**, a distance of **401.12 feet** to an iron pin set on the existing easterly Right of Way line of State Route 37, said point being 30.00 feet right of Station 2+00.00 of the Centerline of Right of Way of State Route 37;

11. **Thence North 86 Degrees 37 Minutes 31 Seconds West** perpendicular to the Centerline of Right of Way of State Route 37, a distance of **30.00 feet** to the Centerline of Right of Way of State Route 37, said line also being the westerly line of Section 29 and the easterly line of Section 30, said line also being the westerly line of the Grantor, said line also being the easterly line of a 62.33 acre parcel conveyed to Wagner Rentals, LLC, by Original Record Volume 1434, Page 2871, to Station 2+00.00 of the Centerline of Right of Way of State Route 37;

12. **Thence North 03 Degrees 22 Minutes 29 Seconds East** along the Centerline of Right of Way of State Route 37, said line also being the westerly line of Section 29 and the easterly line of Section 30, said line also being the westerly property line of the Grantor, a portion of said line being the easterly line of said 6.91 acre and 62.33 acre parcels conveyed to Wagner Rentals, LLC, a portion of said line also being the easterly line of a 5.145 acre parcel conveyed to FARM CREDIT MID-AMERICA, FLCA by Original Record Volume 1633, Page 3038, a portion of said line also being the easterly line of a 3.099 acre parcel conveyed to Heather Mae Warner by Original Record Volume 1667, Page 3239, a distance of **1634.80 feet** to the **Principle Point of Beginning** and enclosing 2.436 acres, more or less of which the present road occupies 1.271 acres, resulting in a net take of 1.165 acres;

The above described area is all within Fairfield County Permanent Parcel Number 0490261230;

The iron pins set are 3/4 inch diameter x 30 inch long rebar with a 2 inch diameter aluminum cap marked ODOT R/W Mead & Hunt, Inc. 8294. Mag nails set are 1/2 inch diameter x 2 inch long steel nail. Monument Boxes Set are 1 inch steel rods with a 3 inch aluminum cap set encased in a monument box assembly. Concrete Monuments Set are 3/4 inch iron pins encased in an 8 inch diameter concrete cylinder with a 3 inch diameter aluminum cap. Both the Monument Box Set and Concrete Monuments Set (Reference Monument) are detailed by ODOT standard construction drawing RM-1.1, dated 7-18-14. These monument boxes and concrete monuments are set by the highway contractor under the direction of a Professional Surveyor.

Bearings are relative to Grid North of the Ohio State Plane, South Zone. The Values were based on control set in January, 2019 using the Ohio VRS projection set: Ohio South NAD 83(2011) Datum. Bearings are for the purpose of indicating angular measurement only.

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The Stations referred to herein are from the Centerline of Right of Way of State Route 37 or the Centerline of Right of Way of State Route 256, as found on Right of Way Plan FAI-37-06.10.

This description was prepared and reviewed under the supervision of Steven J., Scheid, Jr., P.S., 8294 of Mead & Hunt on September 11, 2020 from a survey made in January, 2019.



Steven J., Scheid, Jr., P.S.  
Professional Surveyor 8294  
September 11, 2020



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Ver. Date 09/11/20

PID 110412

**PARCEL 1-SH2**

**FAI-37-06.10**

**PERPETUAL EASEMENT FOR HIGHWAY PURPOSES  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the State of Ohio, Department of Transportation, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

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**[Surveyor's description of the premises follows]**

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Situated in the State of Ohio, County of Fairfield, Township of Walnut, and being a part of Section 29, Township 16, Range 18, being part of a 113.854 acre parcel conveyed to **EICHHORN LIMITED PARTNERSHIP**, by Official Record Volume 1477, Page 2270, and being more particularly described below:

Being a parcel of land lying right of the Centerline of Right of Way of FAI-37-06.10 made by Mead & Hunt for the Ohio Department of Transportation as recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_ in the records of Fairfield County, and being located within the following described boundary points in the boundary thereof:

**Commencing** from a monument box set at the intersection of the Centerline of Right of Way of State Route 37 and the Centerline of Right of Way of State Route 256, said point being the southeast corner of Section 19, said point also being the southwest corner of Section 20, said point also being the northwest corner of Section 29, said point also being the northeast corner of Section 30, said point also being the northwest corner of the Grantor, said point also being the southwest corner of a 3.12 acre parcel conveyed to Chaos, LLC by Official Record Volume 1729, Page 1874, said point also being the northeast corner of a 6.91 acre parcel conveyed to Wagner Rentals, LLC, by Original Record Volume 1434, Page 2868, said point also being the southeast corner of a 6.94 acre parcel conveyed to MAC'S CONVENIENCE STORES LLC, by Original Record Volume 1734, Page 4486, said point also being at PI Station 18+34.80 of the Centerline of Right of Way of State Route 37 and at PI Station 26+23.94 of the Centerline of Right of Way of State Route 256;

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**Thence South 87 Degrees 18 Minutes 17 Seconds East**, along the Centerline of Right of Way of State Route 256, said line also being the northerly line of Section 29 and the southerly line of Section 20, part of said line also being the northerly line of the Grantor, said line also being the southerly line of said parcel conveyed to Chaos, LLC, part of said line also being the northerly line of a 0.086 acre parcel conveyed to the Village of Thurston, by Deed Volume 449, Page 565, a distance of **281.67 feet** to Station 29+05.61 of the Centerline of Right of Way of State Route 256, said point being a northwest corner of the grantor, said point also being the northeast corner of said parcel conveyed to the Village of Thurston, said point also marking the **Principle Point of Beginning** for the parcel described herein;

- 1. Thence South 87 Degrees 18 Minutes 17 Seconds East** along the Centerline of Right of Way of State Route 256, said line also being the northerly line of Section 29 and the southerly line of Section 20, said line also being the northerly line of the Grantor, said line also being the southerly line of said parcel conveyed to Chaos, LLC, a distance of **60.14 feet** to Station 29+65.75 of the Centerline of Right of Way of State Route 256, said point being the northeast corner of the Grantor, said point also being the northwest corner of a 1.00 acre parcel conveyed to ALEXIS A. HOWARD, by Official Record Volume 1566, Page 3299;
  - 2. Thence South 03 Degrees 22 Minutes 29 Seconds West** along an easterly line of the Grantor and the westerly line of said parcel conveyed to ALEXIS A. HOWARD, passing thru a mag nail found at 20.62 feet for a total distance of **55.00 feet** to an iron pin set 55.00 feet right of Station 29+65.10 of the Centerline of Right of Way of State Route 256;
  - 3. Thence North 87 Degrees 18 Minutes 17 Seconds West** parallel to the Centerline of Right of Way of State Route 256, a distance of **25.10 feet** to an iron pin set 55.00 feet right of Station 29+40.00 of the Centerline of Right of Way of State Route 256;
  - 4. Thence South 02 Degrees 41 Minutes 43 Seconds West** perpendicular to the Centerline of Right of Way of State Route 256, a distance of **10.00 feet** to an iron pin set 65.00 feet right of Station 29+40.00 of the Centerline of Right of Way of State Route 256;
  - 5. Thence North 87 Degrees 18 Minutes 17 Seconds West** parallel to the Centerline of Right of Way of State Route 256, a distance of **20.00 feet** to an iron pin set 65.00 feet right of Station 29+20.00 of the Centerline of Right of Way of State Route 256;
  - 6. Thence North 02 Degrees 41 Minutes 43 Seconds East** perpendicular to the Centerline of Right of Way of State Route 256, a distance of **10.00 feet** to an iron pin set 55.00 feet right of Station 29+20.00 of the Centerline of Right of Way of State Route 256;
  - 7. Thence North 87 Degrees 18 Minutes 17 Seconds West** parallel to the Centerline of Right of
-

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Way of State Route 256, a distance of 14.39 feet to an iron pin set on a westerly line of the Grantor, said line also being the easterly line of said parcel conveyed to the Village of Thurston, said pin being 55.00 feet right of Station 29+05.61 of the Centerline of Right of Way of State Route 256;

8. Thence North 02 Degrees 41 Minutes 43 Seconds East along a westerly line of the grantor and easterly line of said parcel conveyed to the Village of Thurston, a distance of 55.00 feet to the Principle Point of Beginning and enclosing 0.080 acres, more or less of which the present road occupies 0.041 acres, resulting in a net take of 0.039 acres;

The above described area is all within Fairfield County Permanent Parcel Number 0490261230;

The iron pins set are 3/4 inch diameter x 30 inch long rebar with a 2 inch diameter aluminum cap marked ODOT R/W Mead & Hunt, Inc. 8294. Mag nails set are 1/2 inch diameter x 2 inch long steel nail. Monument Boxes Set are 1 inch steel rods with a 3 inch aluminum cap set encased in a monument box assembly. Concrete Monuments Set are 3/4 inch iron pins encased in an 8 inch diameter concrete cylinder with a 3 inch diameter aluminum cap. Both the Monument Box Set and Concrete Monuments Set (Reference Monument) are detailed by ODOT standard construction drawing RM-1.1, dated 7-18-14. These monument boxes and concrete monuments are set by the highway contractor under the direction of a Professional Surveyor.

Bearings are relative to Grid North of the Ohio State Plane, South Zone. The Values were based on control set in January, 2019 using the Ohio VRS projection set: Ohio South NAD 83(2011) Datum. Bearings are for the purpose of indicating angular measurement only.

The Stations referred to herein are from the Centerline of Right of Way of State Route 256, as found on Right of Way Plan FAI-37-06.10.

This description was prepared and reviewed under the supervision of Steven J., Scheid, Jr., P.S., 8294 of Mead & Hunt on September 11, 2020 from a survey made in January, 2019.



Steven J., Scheid, Jr., P.S.  
Professional Surveyor 8294  
September 11, 2020



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Ver. Date 09/11/20

PID 110412

**PARCEL 1-T  
FAI-37-06.10  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
RECONSTRUCT DRIVE, REMOVE STRUCTURE, AND PERFORM GRADING  
FOR 18 MONTHS FROM DATE OF ENTRY BY THE  
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Fairfield, Township of Walnut, and being a part of Section 29, Township 16, Range 18, being part of a 113.854 acre parcel conveyed to **EICHHORN LIMITED PARTNERSHIP**, by Official Record Volume 1477, Page 2270, and being more particularly described below:

Being a parcel of land lying right of the Centerline of Right of Way of FAI-37-06.10 made by Mead & Hunt for the Ohio Department of Transportation as recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_ in the records of Fairfield County, and being located within the following described boundary points in the boundary thereof:

**Commencing** from a monument box set at the intersection of the Centerline of Right of Way of State Route 37 and the Centerline of Right of Way of State Route 256, said point being the southeast corner of Section 19, said point also being the southwest corner of Section 20, said point also being the northwest corner of Section 29, said point also being the northeast corner of Section 30, said point also being the northwest corner of the Grantor, said point also being the southwest corner of a 3.12 acre parcel conveyed to Chaos, LLC by Official Record Volume 1729, Page 1874, said point also being the northeast corner of a 6.91 acre parcel conveyed to Wagner Rentals, LLC, by Original Record Volume 1434, Page 2868, said point also being the southeast corner of a 6.94 acre parcel conveyed to MAC'S CONVENIENCE STORES LLC, by Original Record Volume 1734, Page 4486, said point also being at PI Station 18+34.80 of the Centerline of Right of Way of State Route 37 and at PI Station 26+23.94 of the Centerline of Right of Way of State Route 256;

**Thence South 87 Degrees 18 Minutes 17 Seconds East**, along the Centerline of Right of Way of State Route 256, said line also being the northerly line of Section 29 and the southerly line of Section 20, part of said line also being the northerly line of the Grantor, said line also being the southerly line of said parcel conveyed to Chaos, LLC, a distance of **151.06** feet to Station 27+75.00 of the Centerline of Right of Way of State Route 256;



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**Thence South 02 Degrees 41 Minutes 43 Seconds West** perpendicular to the Centerline of Right of Way of State Route 256, a distance of **55.00 feet** to the proposed southerly Right of Way line of State Route 256 to 55.00 feet right of Station 27+75.00 of the SR256, said point marking the **Principle Point of Beginning** for the parcel described herein;

1. **Thence South 02 Degrees 41 Minutes 43 Seconds West** perpendicular to the Centerline of Right of Way of State Route 256, a distance of **60.00 feet** to 115.00 feet right of Station 27+75.00 of the Centerline of Right of Way of State Route 256, said point being 152.41 feet right of Station 17+21.60 of the Centerline of Right of Way of State Route 37;
2. **Thence South 37 Degrees 50 Minutes 12 Seconds West**, a distance of **62.58 feet** to 117.00 feet right of Station 16+70.00 of the Centerline of Right of Way of State Route 37;
3. **Thence South 51 Degrees 14 Minutes 41 Seconds West**, a distance of **67.08 feet** to the proposed easterly Right of Way line of State Route 37, said point being 67.25 feet right of Station 16+25.00 of the Centerline of Right of Way of State Route 37;
4. **Thence North 05 Degrees 05 Minutes 35 Seconds East** along the proposed easterly Right of Way line of State Route 37, a distance of **25.01 feet** to an iron pin set 68.00 feet right of Station 16+50.00 of the Centerline of Right of Way of State Route 37;
5. **Thence North 03 Degrees 22 Minutes 29 Seconds East** along the proposed easterly Right of Way line of State Route 37, a distance of **100.00 feet** to an iron pin set 68.00 feet right of Station 17+50.00 of the Centerline of Right of Way of State Route 37;
6. **Thence North 54 Degrees 37 Minutes 36 Seconds East** along the proposed easterly Right of Way line of State Route 37, also along the proposed southerly Right of Way line of State Route 256 a distance of **49.63 feet** to an iron pin set 106.70 feet right of Station 17+81.06 of the Centerline of Right of Way of State Route 37, said point also being 55.00 feet right of Station 27+30.00 of the Centerline of Right of Way of State Route 256;
7. **Thence South 87 Degrees 18 Minutes 17 Seconds East** along the proposed southerly Right of Way line of State Route 256, a distance of **45.00 feet** to the **Principle Point of Beginning** and enclosing 0.205 acres, more or less of which the present road occupies 0.000 acres, resulting in a net take of 0.205 acres;

The above described area is all within Fairfield County Permanent Parcel Number 0490261230;

The iron pins set are 3/4 inch diameter x 30 inch long rebar with a 2 inch diameter aluminum cap marked ODOT R/W Mead & Hunt, Inc. 8294. Mag nails set are 1/2 inch diameter x 2 inch long

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steel nail. Monument Boxes Set are 1 inch steel rods with a 3 inch aluminum cap set encased in a monument box assembly. Concrete Monuments Set are 3/4 inch iron pins encased in an 8 inch diameter concrete cylinder with a 3 inch diameter aluminum cap. Both the Monument Box Set and Concrete Monuments Set (Reference Monument) are detailed by ODOT standard construction drawing RM-1.1, dated 7-18-14. These monument boxes and concrete monuments are set by the highway contractor under the direction of a Professional Surveyor.

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This description was prepared and reviewed under the supervision of Steven J., Scheid, Jr., P.S., 8294 of Mead & Hunt on September 11, 2020 from a survey made in January, 2019.



Steven J., Scheid, Jr., P.S.  
Professional Surveyor 8294  
September 11, 2020



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	N/A	100%

Mailing Address:

1410 Pleasantville Road NE  
Pleasantville, OH 43148

Phone Number

614-864-9254  
7640 Lancaster Road  
Baltimore, OH 43105

Property Address:

Baltimore, OH 43105

REGISTERED AGENT:

CPM Statutory Agent Corp.  
~~950 Goodale Boulevard~~ 344 East Broad Street  
~~Suite 200~~ 43215  
Columbus, OH ~~43242~~

(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.

Field County APN:

049-02612-30

Document:

OR 1477, Pages 2270-2277

MORTGAGES, LIENS AND ENCUMBRANCES

Address & Phone Number	Date Filed	Amount & Type of Lien
Mortgages, liens or encumbrances.	Click or tap to enter a date	

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LEASES

(3-B)

Name & Address	Commercial/Residential	Term
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

No papers

(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: <del>Milton M. Ackley</del> aka Milton McKinley Watson GRANTEE: Eileen M. Ackley (Does wife need listed-?)	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 land s 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  
Gas Pipeline Easement and/or  
Distribution Lines*

(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

(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	

(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) 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 *Kimberly L. Hein*  
Print Name Kimberly L. Hein

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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) 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

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DIST 05 CRS FAI-SR16-06.10 PARCEL 001-SH1/SH2/T PID 110412

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Watson Farm, Ltd., an Ohio Limited liability company	Eichhorn Limited Partnership, an Ohio limited partnership	Brief Land Description & Remarks				
		10/04/2007	10/10/2007 @ 1:17pm	OR BK 1477 Pgs 2270-2277	\$3,780.00	General Warranty Deed
		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. (This exception if South of the take area.)  Access to this parcel shall be 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. (This access is South of the Take Area.)  Prior Deed Instrument: Deed 663, Pages 140-143				
Donna M. Shumaker and Waylon R. Shumaker, her husband; Brenda D. Kincaid, fka Brenda D. Watson and James L. Kincaid, her husband; David D. Watson, aka David A. Watson and Angela R. Watson, his wife; and Jill V. Watson, a single person	Watson Farm, Ltd.	07/25/1997	08/07/1997 @ 3:00pm	OR BK 663, Pgs 140-143	EXEMPT	Warranty Deed
		Situating in the State of Ohio, County of Fairfield, Township of Walnut:  PARCEL ONE  .....and known and distinguished by being a part of the West half of Section No. 29 in Township No. 16 of Range No. 18. Bounded by beginning at the Quarter Section corner of 30 to the West boundary of said Section No 29...  TRACT ONE: containing 50 acres of land, more or less  TRACT TWO: containing 4.0 acres. (Tract One and Two verified in Deed BK 73, Page 40)  TRACT THREE: containing One Hundred and Fifty Acres (150). (continued on next page)				



DIST 05 CRS FAI-SR16-06.10 PARCEL 001-SH1/SH2/T PID 110412

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Cont'd: Donna M. Shumaker and Waylon R. Shumaker, her husband; Brenda D. Kincaid, fka Brenda D. Watson and James L. Kincaid, her husband; David D. Watson, aka David A. Watson and Angela R. Watson, his wife; and Jill V. Watson, a single person	Cont'd: Watson Farm, Ltd.	TRACT THREE: has exceptions of 30 acres, 59.5 acres and 9.5 acres which the whole number of acres of land hereby intended to be conveyed being 104 acres, more or <del>later</del> <b>less</b> .  PARCEL TWO  Situated in the County of Fairfield, in the State of Ohio and in the Township of Walnut and bounded and described as follows:  Known and distinguished as being a part of the N.W. quarter of Section 29, Township 16, Range 18, bounded and described as ...., containing 32.55 acres more or less. Excepting 0.086 acres, 1.0 acres, 1.0 acres and allowing an easement approximately 10 feet wide for drainage along adjacent property line.  Restriction on being used as separate building site without approval of the existing planning agency with platting authority over the area.  PARCEL THREE  Situated in the County of Fairfield, in the Township of Walnut and State of Ohio and known and described by being a part of the North West quarter, section No.29, Township No. 16, Range No. 18 containing 2.85 acres of land more or less.  PRIOR DEED REFERENCE: Deed Book 641, Page 178-182				
Donna M. Shumaker, affiant		10/05/1995	10/13/1995 @ 3:21pm	Deed BK 641 Pgs 178-182	Exempt	Affidavit to Extinguish Life Estate Interest
		Grandchild of Esther I. Watson who died on August 10, 1995. Certified Death Certificate provided.  March 18, 1991 Esther I. Watson conveyed the real estate to Donna M. Shumaker, Brenda D. Watson, David A. Watson, and Jill V. Watson reserving a life estate interest to herself. Exhibit B land includes 50 ac, 4 ac, 50 ac, 30.464 ac and 2.85 acres. This affidavit is to show Donna M. Shumaker, Brenda D. Watson, David A. Watson, aka David D. Watson, and Jill V. Watson to be the sole owners of said property and for the purpose of obtaining a transfer by the Auditor of this county on the tax duplicate as provided by Section 319.20 of the Ohio Revised Code.  PRIOR DEED REFERENCE: Deed Volume 590, Pages 813-816				



Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Esther I. Watson, a widow and not remarried	Donna M. Shumaker, Brenda D. Watson, David A. Watson and Jill V. Watson	03/18/1991	04/13/1991 @ 3:45pm	Deed BK 590, Pgs 813-816	EXEMPT	Survivorship Deed
		Situating in the State of Ohio, County of Fairfield, Township of Walnut: PARCEL ONE .....and known and distinguished by being a part of the West half of Section No. 29 in Township No. 16 of Range No. 18. Bounded by beginning at the Quarter Section corner of 30 to the West boundary of said Section No 29... TRACT ONE: containing 50 acres of land, more or less - ? <i>Can't read</i> TRACT TWO: containing 4.0 acres. (Tract One and Two verified in Deed BK 73, Page 40) TRACT THREE: containing One Hundred and Fifty Acres (150). TRACT THREE: has exceptions of 30 acres, 59.5 acres and 9.5 acres which the whole number of acres of land hereby intended to be conveyed being 104 acres, more or later <i>less.</i> PARCEL TWO Situating in the County of Fairfield, in the State of Ohio and in the Township of Walnut and bounded and described as follows: Known and distinguished as being a part of the N.W. quarter of Section 29, Township 16, Range 18, bounded and described as ...., containing 32.55 acres more or less. Excepting 0.086 acres, 1.0 acres, 1.0 acres and allowing an easement approximately 10 feet wide for drainage along adjacent property line. Restriction on being used as separate building site without approval of the existing planning agency with platting authority over the area. PARCEL THREE Situating in the County of Fairfield, in the Township of Walnut and State of Ohio and known and described by being a part of the North West quarter, section No.29, Township No. 16, Range No. 18 containing 2.85 acres of land more or less. Reserving a Life Estate Interest to Esther I. Watson, Grantor Herein. PRIOR DEED REFERENCE: Deed Book <del>644</del> <i>582</i> , Page <del>178-182</del> <i>559</i>				

DIST 05 CRS FAI-SR16-06.10 PARCEL 001-SH1/SH2/T PID 110412

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Esther I. Watson, a widow and not remarried	Esther I. Watson and Douglas M. Watson	05/11/1990	05/24/1990 @ 3:34pm	Deed Vol 582 Pgs 559-562	EXEMPT	Survivorship Deed
		Situating in the State of Ohio, County of Fairfield, Township of Walnut: PARCEL ONE .....and known and distinguished by being a part of the West half of Section No. 29 in Township No. 16 of Range No. 18. Bounded by beginning at the Quarter Section corner of 30 to the West boundary of said Section No 29... TRACT ONE: containing 50 acres of land, more or less TRACT TWO: containing 4.0 acres. (Tract One and Two verified in Deed BK 73, Page 40) TRACT THREE: containing One Hundred and Fifty Acres (150). TRACT THREE: has exceptions of 30 acres, 59.5 acres and 9.5 acres which the whole number of acres of land hereby intended to be conveyed being 104 acres, more or <del>later</del> <u>less</u> . PARCEL TWO Situating in the County of Fairfield, in the State of Ohio and in the Township of Walnut and bounded and described as follows: Known and distinguished as being a part of the N.W. quarter of Section 29, Township 16, Range 18, bounded and described as ..... containing 32.55 acres more or less. Excepting 0.086 acres, 1.0 acres, 1.0 acres and allowing an easement approximately 10 feet wide for drainage along adjacent property line. Restriction on being used as separate building site without approval of the existing planning agency with platting authority over the area. PARCEL THREE Situating in the County of Fairfield, in the Township of Walnut and State of Ohio and known and described by being a part of the North West quarter, section No.29, Township No. 16, Range No. 18 containing 2.85 acres of land more or less.  PRIOR DEED REFERENCE: Deed Book 576, Page 696-700				

DIST 05 CRS FAI-SR16-06.10 PARCEL 001-SH1/SH2/T PID 110412

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Certificate of Transfer No 1, M. McKinley Watson aka Milton McKinley Watson, deceased, Probate Case 50347	Esther I. Watson	11/14/1989	11/16/1989 @ 3:35pm	Deed Vol 576 Pgs 696-700	EXEMPT	Probate Certificate of Transfer
		Entire interest in the following real estate:  Situatd in the State of Ohio, County of Fairfield, Township of Walnut:  PARCEL ONE  .....and known and distinguished by being a part of the West half of Section No. 29 in Township No. 16 of Range No. 18. Bounded by beginning at the Quarter Section corner of 30 to the West boundary of said Section No 29...  TRACT ONE: containing 50 acres of land, more or less  TRACT TWO: containing 4.0 acres. (Tract One and Two verified in Deed BK 73, Page 40)  TRACT THREE: containing One Hundred and Fifty Acres (150).  TRACT THREE: has exceptions of 30 acres, 59.5 acres and 9.5 acres which the whole number of acres of land hereby intended to be conveyed being 104 acres, more or <del>less</del> <u>less</u> .  PARCEL TWO  Situatd in the County of Fairfield, in the State of Ohio and in the Township of Walnut and bounded and described as follows:  Known and distinguished as being a part of the N. W. quarter of Section 29, Township 16, Range 18, bounded and described as ...., containing 32.55 acres more or less. Excepting 0.086 acres, 1.0 acres, 1.0 acres and allowing an easement approximately 10 feet wide for drainage along adjacent property line.  Restriction on being used as separate building site without approval of the existing planning agency with platting authority over the area.  PARCEL THREE  Situatd in the County of Fairfield, in the Township of Walnut and State of Ohio and known and described by being a part of the North West quarter, section No.29, Township No. 16, Range No. 18 containing 2.85 acres of land more or less.  PRIOR DEED REFERENCE: Deed Book 165, Page 214-215				

DIST 05 CRS FAI-SR16-06.10 PARCEL 001-SH1/SH2/T PID 110412

Grantor	Grantee	Date Signed	Date & Time Recorded	Volume/Page	Conveyance Fee	Type Instrument
Milton M. Watson and Isillina V. Watson, husband and wife <i>aka Isillina V. Watson</i>	Milton McKinley Watson	12/24/1926	09/08/1927 @ 9:50am	Deed Bk 165 Pgs 214-215	\$1.25	Warranty Deed
		Situating in the County of Fairfield and State of Ohio, and known and distinguished by being a part of the West Half of Section No. 29 in Township No. 16 of Range No 18, bounded by the beginning at the Quarter Section corner 30 to the West boundary of said Section No 29, thence North 11.48 chains to a stone...., containing 50 acres; Second Tract – Situated in the County of Fairfield in the State of Ohio distinguished by being a part of the North West Quarter of Section No. 29 in Township No 16 of Range No 18 commencing at the northwest corner of the above described land at a stone, containing 4 acres; Third Tract – Situated in the Township of Walnut, in the State of Ohio, and in the County of Fairfield, and known and designated as being a part of the Northwest Quarter and part of the Southwest Quarter of Section 29, beginning at the half section corner of the East boundary of said Section..., containing One Hundred and Fifty Acres (150), Excepting therefrom Thirty (30) acres...; and also excepting Nine and one half (9 1/2) acres; Excepting land containing Fifty (50) acres, more or less....The Whole Number of Acres of land hereby intended to be conveyed being 104 acres, more or less.				
		PRIOR DEED REFERENCE: Deed Book 135, Page 364-366				

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	N/A	100%

Mailing Address: 1410 Pleasantville Road  
Pleasantville, OH 43148

Phone Number 614-864-9254  
7640 Lancaster Road

Property Address: Baltimore, OH 43105

REGISTERED AGENT:

CPM Statutory Agent Corp.  
950 Goodale Boulevard  
Suite 200  
Columbus, OH 43212

Printed again  
added easement

(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 Click or tap to enter a date	Amount & Type of Lien
No recorded mortgages, liens or encumbrances.		

**LEASES**

(3-B)

Name & Address	Commercial/Residential	Term
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**

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 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

RELEASE of EASEMENT for all land s 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  
Gas Pipeline 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

(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		

(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) 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 \_\_\_\_\_

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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) 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

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Exhibit  
Village of Thurston  
Alvin Howard

DV 234  
Pg 233

File No. 8820

WARRANTY DEED

Fee \$.85

Stanley H. Watson and  
Irene Watson, his wife,  
TO  
Milton McKinley Watson  
Baltimore, Ohio

KNOW ALL MEN BY THESE PRESENTS:

That Stanley H. Watson of the County of Ramsey, and State of Minnesota, in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations to him paid by Milton McKinley Watson, Baltimore, Ohio the receipt whereof is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY to the said Milton McKinley Watson, his heirs and assigns forever, the following described Real Estate, situate in the County of Fairfield in the State of Ohio and in the Township of Walnut, and bounded and described as follows, viz:

Known and distinguished as being a part of the N. W. quarter of Section 29, Township 16, Range 18, bounded and described as follows: Beginning at the northwest corner of said section 29; thence with the section line east 9.71 chains to a point; thence with a fence line south 11.11 chains to an iron pin; thence east 9.00 chains to an iron pin; thence south 11.63 chains to a stone; thence west 18.73 chains to a point on the section line; thence with the section line north 22.72 chains to the place of beginning. Containing 32.55 acres more or less. Being a part of the premises conveyed by Deed dated July 23rd, 1945, from William Darlington Hempy to Stanley H. Watson, recorded in Vol 211 page 417, Deed Records, Fairfield County, Ohio.

and all the Estate, Title, and Interest of the said grantor Stanley H. Watson either in law or in Equity, of, in and to the said premises, together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; to have and to hold the same to the only proper use of the said grantee Milton McKinley Watson, his heirs and assigns forever, and the said Stanley H. Watson, for himself and for his heirs, executors and administrators, does hereby covenant with the said grantee, Milton McKinley Watson, his heirs and assigns, that he is the true and lawful owner of the said premises, and has full power to convey the same, that the title, so conveyed, is clear, free and unencumbered; and further, that he will warrant and defend the same against all claim or claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Stanley H. Watson and Irene Watson, his wife, who hereby releases all her right and expectancy of dower in said premises, have hereunto set their hands this 26th day of December, in the year of our Lord, one thousand nine hundred and forty-six.

Signed and acknowledged in presence of us:

Robert U. Hastings  
Robert U. Hastings

Stanley H. Watson  
Stanley H. Watson

Helene Rohrer  
Helene Rohrer

Irene Watson  
Irene Watson

THE STATE OF OHIO, COUNTY OF FAIRFIELD, SS.

BE IT REMEMBERED, That on the 26th day of December, in the year of our Lord one thousand nine hundred and forty-six, before me, the subscriber, a Notary Public in and for said County, personally came Stanley H. Watson and Irene Watson the grantors in the foregoing Deed, and acknowledge the signing thereof to be their voluntary act and deed, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my Notarial seal on the day and year last aforesaid:

\$7.15 Rev. Stamps Cancelled.

(N. P. SEAL)

Helene Rohrer  
Helene Rohrer, Notary Public in  
and for Fairfield County, Ohio

RECEIVED FOR RECORD: June 6, 1949

AT: 10:30 O'clock A. M.

RECORDED: June 7, 1949

TRANSFERRED BY AUDITOR: June 6, 1949

ATTEST: R. F. C. R. F. C.

26603

Fee \$2.00~

Mary J. Neal, et al )

To )

Warranty Deed With Release of Dower.

Milton M. Watson )

Know All Men By These Presents: That We, Mary J. Neal, widow, Clem V. Alspach and Elizabeth Alspach, his wife, Daniel H. Alspach and Jeanette Alspach, his wife, Murray Alspach and Minnie Alspach, his wife, Rufus F. Alspach and Mary Alspach, his wife, William R. Alspach and Mayme Alspach, his wife and Alice M. Alexander and Arthur Alexander, her husband in consideration of Forty One Hundred Dollars (\$4,100.00) to us paid by Milton M. Watson the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey to the said Milton M. Watson his heirs and assigns forever the following described real estate:

Situated in the Township of Walnut, in the State of Ohio and in the County of Fairfield, and known and designated as being a part of the northwest quarter and part of the southwest quarter of section twenty-nine (29) bounded and described as follows: Beginning at the half section corner of the east boundary of said section; thence south with the half section line to the half section corner on south boundary of said section; thence west with the said section line to the southwest corner of said section; thence north with the section line a stone twelve chains south of the northwest corner of said southwest quarter; thence north 89 1/4 east eighteen chains and thirteen links (18.13) to a stone; thence north eighteen chains and thirty-two links (18.32) to a stone; thence east thirteen chains and nineteen links (13.19) to a stone on the half section line; thence east eight chains and fifty-eight links (8.58) to the beginning containing one hundred and fifty acres (150) Excepting therefrom thirty (30) acres out of said southwest quarter, leaving in the above described tract one hundred and twenty (120) acres, and also excepting fifty-nine and one half (59 1/2) acres conveyed out of the above described real estate by John Watson and wife, by deed recorded in Book No. 60, page 608 of the Deed records of said county, and also excepting nine and one half (9 1/2) acres conveyed by said John Watson and wife out of said above described tract to Henry Musser, by deed recorded in Book No. 64, page 280 of said deed records. Containing Fifty (50) acres more or less.

Being the same land conveyed to Jeremiah Alspach by Augusta Lyman et al by deed dated November 11, 1902 recorded in Volume 97 page 175 records of deeds of Fairfield County, Ohio, and willed to the grantors herein by the last will and testament of said Jeremiah Alspach, duly recorded in the probate court of Fairfield County, Ohio, to which deed and will reference is given.

To have and to hold said premises; together with all the privileges and appurtenances thereto belonging unto the said Milton M. Watson his heirs and assigns forever. And the said Mary J. Neal, Clem V. Alspach, Elizabeth Alspach, Daniel H. Alspach, Jeanette Alspach, Murray Alspach, Minnie Alspach, Rufus F. Alspach, Mary Alspach, William R. Alspach, Mayme Alspach, Alice M. Alexander and Arthur Alexander, for themselves and for their heirs, executors and administrators, do hereby covenant with the said Milton M. Watson his heirs and assigns, that they are the true and lawful owners of said premises, and have full power to convey the same; that the title, so conveyed is Clear, Free and Unincumbered; And further that they will warrant and will defend the same against all claim, or claims of all persons whomsoever;

In witness whereof, the said Mary J. Neal, Clem V. Alspach, Daniel H. Alspach, Murray Alspach, Rufus F. Alspach, William R. Alspach and Alice M. Alexander, and Elizabeth Alspach, Jeanette Alspach, Minnie Alspach, Mary Alspach, Mayme Alspach and Arthur Alexander, who hereby release their right and expectancy of dower in said premises, have hereunto set their hands, this 14th day of November, in the year of our Lord one thousand nine hundred and sixteen (1916)

Signed and acknowledged in presence of us:

Edith Smith

J. A. Flory



S. S. Weist  
 J. F. Kanuth  
 J. A. Fries  
 H. L. Bean  
 Helen A. McNutt } as to Wm. R. Alspach &  
 Andrew W. Camengina } Mayme Alspach

Mary J. Neel  
 Clem V. Alspach  
 Elizabeth Alspach  
 Murry Alspach  
 Minnie Alspach  
 Daniel H. Alspach  
 Jeannette Alspach  
 Mrs Alice M. Alexander  
 Arthur Alexander  
 R. F. Alspach  
 Mary C. Alspach  
 William R. Alspach  
 Mayme Alspach.

The State of Ohio County of Licking SS.

Be It Remembered, That on the 14th day of November, in the year of our Lord one thousand nine hundred and sixteen, before me, the subscriber, a Notary Public in and for said county personally came Mary J. Neel, Clem V. Alspach, Elizabeth Alspach, Daniel H. Alspach, Jeanette Alspach, Murry Alspach, Minnie Alspach of the grantors, in the foregoing deed and acknowledged the signing thereof to be their voluntary act, for the uses and purposes therein mentioned.

In Testimony whereof, I have hereunto subscribed my name, and affixed my notarial seal, on the day and year last aforesaid.

J. A. Flory,  
 Notary Public in and for Licking  
 County, Ohio.

N. Seal.

State of Ohio Fairfield County, SS.

Be it Remembered that on this 14 day of November, 1916, before the undersigned, a notary public in and for said county, personally appeared Alice M. Alexander and Arthur Alexander, of the grantors in the foregoing deed and acknowledged the signing of the same to be their voluntary act and deed for the uses and purposes therein mentioned.

In Witness whereof I have hereto set my hand and notarial seal the day and year above written.

S. S. Weist.  
 Notary Public Fairfield County, Ohio

N. Seal.

State of Ohio Lucas County, SS.

Be it remembered that on this 13th day of December 1916, personally appeared before the undersigned, a notary public in and for said county, William R. Alspach and Mayme Alspach, of the grantors in the foregoing deed, and acknowledged the signing of the foregoing deed to be their voluntary act and deed for the uses and purposes therein mentioned.

In Witness whereof I have hereto set my hand and notarial seal the day and year above written.

Andrew W. Camenzind  
 Notary Public in and for Lucas County, Ohio

N. Seal.

State of Ohio Franklin County SS.

Be it Remembered that on this 15th day of November 1916, personally appeared before the undersigned a notary public in and for said county, Rufus F. Alspach and Mary Alspach, of the grantors in the foregoing deed, and acknowledged the signing of the same to be their voluntary act and deed for the uses and purposes therein mentioned.

In witness whereof I hereto set my hand and notarial seal the day and year above written.

N. Seal.

Received June 2, 1917 at 1:00 P.M.

Recorded June 6, 1917

Harry L. Bean

Notary Public in and for Franklin County,  
Ohio.

Attest- *L. O. Benton*

R.F.C.

\*\*\*\*\*

86604

John W. Coffitts and Orde M. Coffitts

to

H. Milnor Paskins Jr and Dora Paskins

Fee 90¢

Know All Men By These Presents, That John W. Coffitts and Orde M. Coffitts husband and wife, the grantors for the consideration of One Dollar and other considerations (\$1.00) received to our full satisfaction of H. Milnor Paskins Jr and Dora Paskins husband and wife the Grantors, do give, grant, bargain, sell and convey unto the said Grantees, their heirs and assigns, the following described premises, situated in the village of Basil County of Fairfield and State of Ohio, to-wit: Being Lot Number seven (7) in Highland Addition to the Town of Basil, as the same is designated and delineated on the recorded plat thereof, to which reference is hereby made.

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantees, their heirs and assigns forever. And they the said Grantors, do for themselves and their heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that at and until the ensconing of these presents, they are well seized of the above described premises, as a good and indefeasible estate in fee simple, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever and that they will warrant and defend said premises, with the appurtenances thereunto belonging, to the said grantees, their heirs and assigns, against all lawful claims and demands whatsoever. And John W. Coffitts and Orde M. Coffitts do hereby remise, release and forever quit-claim unto the said Grantees, their heirs and assigns, all their right and expectancy of dower in the above described premises.

In witness whereof, we have hereunto set our hands the 6th day of February in the year of our Lord one thousand nine hundred and seventeen.

Signed and acknowledged in the presence of

Vinnie C. Lines

U. D. Lines

State of Ohio Fairfield County SS.

John W. Coffitts

Orde M. Coffitts

Before me, a Notary Public in and for said County and State, personally appeared the above named John W. Coffitts and Orde M. Coffitts who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony whereof, I have hereunto set my hand and official seal, at Baltimore Ohio, this 6th day of February A. D. 1917.

U. D. Lines,

Notary Public in and for Fairfield  
County, Ohio.

N. Seal.

Received June 2, 1917 at 1:15 P.M.

Recorded June 6, 1917.

Attest- *L. O. Benton* R.F.C.

\*\*\*\*\*



signed and acknowledged:  
 - by the persons of  
 John M. Schaffer  
 John M. Schaffer  
 John M. Schaffer

"The State of Ohio, County of Springfield, ss.  
 We, the undersigned, do hereby certify that on the 24th day of Feb, 1902,  
 the said John M. Schaffer, one, thousand eight hundred and  
 twenty two, before me, the undersigned, a Justice  
 of the Peace, in and said County, personally  
 appeared, John M. Schaffer, and John M. Schaffer, the parties  
 in the foregoing deed, and acknowledged the  
 foregoing deed to be their voluntary act, for  
 the said purposes therein mentioned.  
 In testimony whereof, I have hereunto subscribed  
 my name and the day and year last aforesaid  
 John M. Schaffer  
 Justice of the Peace

Received, Oct, 1<sup>st</sup> 1892, at 10.30 o'clock, A. M.  
 Received, Nov-14<sup>th</sup> 1892.  
 Attest R. A. Bell  
 Notary

Parceled Wagner known all along by these presents:  
 and also, that the said Wagner and  
 John M. Schaffer, one, thousand eight hundred and  
 twenty two, before me, the undersigned, a Justice  
 of the Peace, in and said County, personally  
 appeared, John M. Schaffer, and John M. Schaffer, the parties  
 in the foregoing deed, and acknowledged the  
 foregoing deed to be their voluntary act, for  
 the said purposes therein mentioned.  
 In testimony whereof, I have hereunto subscribed  
 my name and the day and year last aforesaid  
 John M. Schaffer  
 Justice of the Peace







I have also written and signed the papers his wife the  
 proprietor in the foregoing signed, and acknowledged the  
 validity thereof to his then voluntary act, for the  
 value and purpose therein mentioned.  
 In testimony whereof, I have hereunto subscribed my  
 name and affixed my official seal, on the day and  
 year last aforesaid.

Jefferson, Democratic  
Justice of the Peace

Received Oct. 6/1992, pt 11:40 O'clock, A.M.  
Received Nov 14/1992

Attest. *W. L. Kane*

~~Elisabeth Burger  
Jacob Burger  
Batharine Burger~~

~~I now sell hereby by these Presents:  
That Elisabeth Burger (widow),  
of The Township of Mosking,  
County of Fairfield and State of  
Ohio in consideration of One Dollar  
and no more, do hereby give, grant, convey  
and confirm unto the said Jacob Burger and  
Batharine Burger of the same township and  
state the receipted interest in certain  
premises situate in Fairfield County,  
Ohio, to-wit: That part of the North East  
Quarter of Section number fourteen (14) of  
Range number seven (7) and bounded as follows: Beginning  
at the North East corner of said quarter section;  
thence South Forty (40) Chains and Eighty eight (88)  
links to post; thence West nine (9) Chains and  
Eighty (80) links to a post; thence South Forty (40)  
Chains and Eighty eight (88) links to a post on the  
North boundary of said quarter section; thence  
East nine (9) Chains and Eighty (80) links to the  
corner of beginning containing &c acres more or  
less and all the Estate, Title and Interest of the  
said Elisabeth Burger either in Law or Equity, in  
and to the said premises; together with all the  
rights and appurtenances to the same belonging.  
To have and hold the same to the only proper  
uses of said Jacob Burger and Batharine Burger  
their heirs and assigns forever. And the said Elisabeth  
Burger do hereby bind her heirs, executors and ad-  
ministrators, jointly and severally with the said Jacob  
Burger and Batharine Burger their heirs and~~

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	N/A	100%

Mailing Address:

1410 Pleasantville Road  
Pleasantville, OH 43148

Phone Number

614-864-9254  
7640 Lancaster Road

Property Address:

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)

Name & Address	Commercial/Residential	Term
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**

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 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

(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, Ohl.

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

Signed 

Print Name Kimber L Heni

**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

Deborra Jane Kistler, et al.  
TO  
Milton McKinley Watson

## KNOW ALL MEN BY THESE PRESENTS

THAT Deborra Jane Kistler and Judson C. Kistler, her husband; Henry Leitnaker and Esther Leitnaker, his wife; Ellen Z. Leitnaker, unmarried, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration to them paid by Milton McKinley Watson Baltimore, Ohio the receipt whereof is hereby acknowledged, do hereby REMISE, RELEASE AND FOREVER QUIT CLAIM to the said Milton McKinley Watson his heirs and assigns forever;

all their right, title and interest of in and to the following described real estate situated in the County of Fairfield, in the State of Ohio and known and described by being a part of the North West quarter, section No. 29, Township No. 16, Range No. 18, and bounded and described as follows:

Beginning at a point on the Southern boundary line of the Maggie Hempy 42 acre tract at the North-east corner of the lands of Milton Watson which point is approximately 18.13 chains East of a point on State Route 37, which said point on State Route 37 is approximately 17.80 chains North of the South-West corner of the North-west quarter of Section No. 29; thence South along the Eastern boundary of the Grantees land herein approximately 18.19 chains to a point, which point marks the South West corner of the Grantor's land; thence East approximately 21.93 chains to a point on the center section line which point is approximately .51 of a chain South of the center of the section; thence north approximately 50 feet; thence westwardly parallel with the Southern boundary of the tract herein conveyed to a point which is 45 feet East from the Western boundary of the tract herein conveyed and 50 feet North of the Southern boundary of the tract herein conveyed; thence North to a point on the Southern boundary of the Maggie Hempy 42 acre tract which point is 45 feet east of the place of beginning; thence West to the place of beginning containing in all approximately 2.85 acres of land more or less.

This deed being given to straighten the boundary line and fence rows between the lands of the Grantors and Grantees, herein,

and all the ESTATE, TITLE AND INTEREST of the said Deborra Jane Kistler, and Judson C. Kistler, her husband; Henry Leitnaker and Esther Leitnaker, his wife; Ellen Z. Leitnaker, unmarried, either in Law or in Equity, of, in and to the said premises; TOGETHER with all the privileges and appurtenances to the same belonging, and all the rents, issues, and profits thereof; TO HAVE AND TO HOLD the same to the only proper use of the said Milton McKinley Watson his heirs and assigns forever;

IN WITNESS WHEREOF, The said Deborra Jane Kistler and Judson C. Kistler, her husband; Henry Leitnaker and Esther Leitnaker, his wife; Ellen Z. Leitnaker, unmarried, who hereby release all their right and expectancy of DOWER in the said premises, have hereunto set their hands this Eleventh day of June in the year of our Lord one thousand nine hundred forty six

## SIGNED AND ACKNOWLEDGED IN PRESENCE OF

as to (L. C. Goodman  
1,2,3, ( F. Amelia Goodman  
and 4

1. Deborra Jane Kistler
2. Judson C. Kistler
3. Henry Leitnaker
4. Esther Leitnaker
5. Ellen Z. Leitnaker

as to 5 (Phil Leitnaker  
(Rosemary Irwin

STATE OF Ohio, COUNTY OF Fairfield, ss.

BE IT REMEMBERED, That on this eleventh day of June, in the year of our Lord one thousand nine hundred forty-six, before me, the subscriber, a Notary Public in and for said State, personally came Deborra Jane Kistler, Henry Leitnaker and Esther Leitnaker, three of the grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my Notarial seal on the day and year last aforesaid.

(N. P. SEAL)  
Judson C. Kistler

Judson C. Kistler  
Notary Public, State of Ohio

State of Ohio, County of Fairfield, ss.

BE IT REMEMBERED, that on this 11th day of June, in the year of our Lord one thousand nine hundred forty six, before me, the subscriber, a Notary Public in and for said county, personally came Judson C. Kistler, one of the grantors in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my Notarial Seal on the day and year last aforesaid.

(N. P. SEAL)  
Jane Kistler  
State of Ohio, ss.

Jane Kistler  
Notary Public, Fairfield County, Ohio

BE IT REMEMBERED, that on this 13th. day of June, in the year of our Lord one thousand nine hundred forty six, before me, the subscriber, a Notary Public in and for said state, personally came Ellen Z. Leitnaker, one of the grantors in the foregoing Deed, and acknowledged the signing thereof to be her voluntary act and deed; I have hereunto subscribed my name and affixed my Notarial Seal on this 13th day of June, 1946.

Judson C. Kistler Notary Public, State of Ohio  
ATTEST: *Paul R. King* R. F. C.

RECORDED FOR RECORD: June 6, 1946 at 10:31 A. M.  
RECORDED: June 7, 1946 - TRANSFERRED: June 8, 1946

DB 234

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PCL #100



Be it Remembered, That on the 30th day of August in the year of our Lord one Thousand Nine Hundred and Twenty seven before me, the subscriber a Notary Public with and for said County, personally came George W. Erick the grantor in the above conveyance, and acknowledged the signing thereof to be his voluntary act and deed, for the purposes therein mentioned. In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.

Edward Pindenwecht  
Notary Public, Lucas County Ohio.

Received Sept 7, 1927

At 3.15 O'clock A.M.

Recorded Sept 8, 1927

Record Vol 105 Page 213

Transferred Sept 7, 1927

J.E. King County Auditor

EC Maty Recorder

5251-

Fee \$1.25

Milton M. Watson and Isilina V. Watson, husband and wife  
To  
Milton McKinley Watson

KNOW ALL MEN BY THESE PRESENTS:  
That we, Milton M. Watson, and Isilina V. Watson, husband and wife, of the Township of Walnut, County of Fairfield and State of Ohio, -in consideration of the sum of Five Thousand (\$5000) Dollars- to us paid by Milton McKinley Watson, of the Township of Walnut, County of Fairfield and State of Ohio, -the receipt whereof is hereby acknowledged, do hereby Grant Bargain, Sell and convey to the said Milton McKinley Watson- his heirs and assigns forever: The following Premises of Real Estate, situated in the County of Fairfield and State of Ohio, and known and distinguished by being a part of the West half of Section No. 29 in Township No. 16 of Range No 18, Bounded by beginning at the Quarter Section corner on Va 30 to the West boundary of said Section No 29; thence North 11.48 chains to a stone (Shaner S.W. corner); thence N. 89 1/4° East va 30 W. 6.32 1/2 chains to a stone; thence North 6.32 1/2 Chains to a stone (Shaner N.E. corner); thence N, 89 1/4° E. 11.81 chains to a stone; thence South 29.76 Chains to a stone; thence S. 89 1/4° West 18.13 Chains to a stone on the Section line; thence North 12.00 Chains to the place of beginning, containing 50 Acres of land, more or less. Second Tract- Described as follows:- Situated in the County of Fairfield in the State of Ohio:- Distinguished by being a part of the North West Quarter of Section No. 29 in Township No 16 of Range No 18- commencing at the North west corner of the above described land at a stone; thence East on the line between the former owners, Thomas M. Watson and John Hite's Lands Six Chains and Thirty-two and one-half links (6.32 1/2) to a stone; thence South Six Chains and Thirty-two and one-half Links (6.32 1/2); thence West Six Chains and Thirty two and one half Links (6.32 1/2) to a stone; thence North Six Chains and Thirty-two and one-half Links (6.32 1/2) to the place of beginning, containing 4 acres For verification of the above 2 Tracts see Deed Book No. 73, Page 40. Third Tract:- The following described real estate:- Situated in the Township of Walnut, in the State of Ohio, and in the County of Fairfield, and known and designated as being a part of the Northwest Quarter and part of the Southwest Quarter of Section 29, bounded and described as follows:- Beginning at the half section corner of the East boundary of said Section; thence South with the Half Section line to the Half Section corner on South Boundary of said Section; thence West with the said Section line to the Southwest corner of said section; thence North with the Section line a stone 12 Chains South of the Northwest corner of said Southwest Quarter; thence North 89 1/4° East Eighteen Chains and thirteen Links (18.13 1/2) to a stone; thence North Eighteen Chains and thirty-two Links (18.32) to a stone; thence East Thirteen Chains and Nineteen Links (13.19) to a stone on the half Section line; thence East Eight Chains and Fifty-eight Links (8.58) to the beginning, containing One Hundred and Fifty Acres



(150), Excepting therefrom Thirty(30) Acres out of said Southwest Quarter, leaving in the above described Tract one Hundred and Twenty(120) Acres; and also excepting Fifty-nine and one half (59½) Acres conveyed out of the above described real estate by John Watson and wife by Deed recorded in Book No 60, Page 608, of the Deed Records of said County; and also excepting Nine and one-half (9½) Acres conveyed by said John Watson and wife out of said above described Tract to Henry Nusser, - by Deed recorded in Book No. 64, Page 280 of said Deed Records. Containing Fifty(50) Acres, more or less. Being the same land conveyed to Jeremiah Alspach by Augusta Eyeman, et.al, by Deed dated November 11th 1902, recorded in Volume 97, Page 175. Records of Deeds of Fairfield County, Ohio, and Willed to the Grantors herein by the Last will and Testament of said Jeremiah Alspach, duly recorded in the Probate Court of Fairfield County Ohio, to which Deed and Will reference is given. For Verification of the last and being the Third Tract herein just above described- See Deed Book No. 135, Page 304 of the Records of Deeds in said County of Fairfield and State of Ohio-to which reference is also hereby had for greater certainty of description. The whole Number of Acres of land hereby intended to be conveyed being 104 Acres, more or less.--- and all the Estate, Title and interest of the said Milton M. Watson and Isiline V. Watson either in Law or Equity of, in and to the said premises; Together with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; To have and to hold the same to the only proper use of the said Milton McKinley Watson his heirs and assigns forever. And the said Milton M. Watson for himself and for his heirs, executors and administrators, do hereby Covenant with the said Milton McKinley Watson his heirs and assigns, that he is the true and lawful owner of the said premises and has full power to convey the same; and that the title so conveyed is Clear, Free and Unincumbered; And further, That he does Warrant and Will Defend the same against all claim or claims of all persons whomsoever Except- The June-1927- Installment of Taxes thereon which the said Grantee herein hereby assumes and agrees to pay as part Consideration herein.

In Witness Whereof The said Milton M. Watson, and Isiline V. Watson, his wife who hereby releases all her right and expectancy of Power in the said premises, have hereunto set their hands, this Twenty-fourth(24th) day of December, in the year of our Lord one thousand nine hundred and Twenty-six(A.D. 1926)

Signed and Acknowledged in presence of-

W.J. Fritz

his  
Milton M x Watson  
mark

Celia Watson

Isilina V. Watson

State of Ohio County of Fairfield . SS

Be it Remembered, That on this Twenty-fourth (24th) day of December, in the year of our Lord one thousand nine hundred and Twenty-six(A.D. 1926) before me, the subscriber, a Notary Public, in and for said County, personally came Milton M. Watson, and Isilina V. Watson, - the grantors in the foregoing Deed and acknowledged the signing thereof to be their Voluntary act and deed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

W.J. Fritz  
Notary Public in and for  
Fairfield County Ohio.

Received Sept 8. 1927

at 9.50 A.M.

Recorded Sept 8. 1927

Record Vol 165 Page 214

Transferred Jan 3 1926  
T.L. Hewatson Dep Aud

DC. May Recorder

Watson 7 EICHORN 1472/2370-  
 Group - Watson Farm LTD  
 603/140-143 8/7/99 rec  
 7040 Lancaster Newark Rd NE  
 049 02017200 / AG  
 printed  
 easements - ~~MS Kintley~~  
 need  
 Watson  
 Shumaker

EICHORN  
 614 - 864 - 9254  
 113.85 2.722  
 PRO  
 SH1 2.386 PRO 110.004  
 SH2 0.080 1.271 1.085  
 0.041 0.039  
 T 0.273 / Lm 8/5 10am

Fairfield - fax  
 (740) 687-7104  
 Tuesday at 9:00



**Know all Men by These Presents**

**That** Watson Farm, Ltd., an Ohio limited liability company, of Fairfield County, State of Ohio, for valuable consideration paid, grants with general warranty covenants, to Eichhorn Limited Partnership, an Ohio limited partnership, whose tax mailing address is 5345 Bixby Road, Canal Winchester, Ohio 43110, the following real property:

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 feet south of the drive serving Fairfield County Parcel No. 049-02637-13, which is currently owned by Joshua and Stephanie Freisner.**

Subject to taxes and assessments which are now or may hereafter become liens on said premises, all of which the Grantee hereby assumes and except easements, rights of way, leases, conditions, restrictions and legal highways, if any, contained in former deeds of record for said premises, subject to all of which this conveyance is made.

Prior Instrument Reference: Volume 663, Page 140, Deed Records, Fairfield County, Ohio.

Executed this 4<sup>th</sup> day of October, 2007.

Watson Farm, Ltd.,  
an Ohio limited liability company

By: Donna M. Shumaker  
Donna M. Shumaker, Managing Member

**State of Ohio**  
**County of Fairfield**

ss. Before me, a **Notary Public** in and for said County and State, personally appeared the above named Donna M. Shumaker, Managing Member of Watson Farm, Ltd., an Ohio limited liability company, who acknowledged that she did sign the foregoing instrument and that the same is her free act and deed and the free act and deed of said company.

**In Testimony Whereof**, I have hereunto set my hand and at Lancaster, Ohio this 4<sup>th</sup> day of October, A.D. 2007.

**TRANSFERRED**

OCT 10 2007

Barbara Curtiss  
County Auditor, Fairfield County, Ohio

Brian D. Shonk  
Notary Public - State of Ohio



**BRIAN D. SHONK**  
ATTORNEY AT LAW  
Notary Public, State of Ohio  
LIFETIME COMMISSION

REAL ESTATE CONVEYANCE

FEE \$ 3780.00

EXEMPT # \_\_\_\_\_

Barbara Curtiss  
AUDITOR, FAIRFIELD COUNTY, OHIO

200700021842  
Filed for Record in  
FAIRFIELD COUNTY, OH  
GENE WOOD  
10-10-2007 At 01:17 PM.  
DEED 76.00  
OR Book 177 Page 2270 - 2277

Executed this 4th day of October, 2007

Eichhorn Limited Partnership,  
an Ohio limited partnership

By: [Signature]  
Phillip E. Eichhorn, General Partner

By: [Signature]  
Stephen H. Eichhorn, General Partner

**State of Ohio**  
**County of Fairfield**

ss. Before me, a **Notary Public** in and for said County and State,  
personally appeared the above named Phillip E. Eichhorn and  
Stephen H. Eichhorn, General Partners of Eichhorn Limited  
Partnership, an Ohio limited partnership, who acknowledged that  
they did sign the foregoing instrument and that the same is their  
free act and deed and the free act and deed of said partnership.

**In Testimony Whereof**, I have hereunto set my hand and  
official seal, at Lancaster, Ohio this 4th day of October, A.D. 2007.

[Signature]  
Notary Public - State of Ohio



**BRIAN D. SHONK**  
**ATTORNEY AT LAW**  
Notary Public, State of Ohio  
LIFETIME COMMISSION

This instrument prepared by: Carrie S. Snoke, Attorney at Law  
Dagger, Johnston, Miller, Ogilvie & Hampson, LLP  
144 East Main Street, Lancaster, Ohio 43130





## TOBIN-McFARLAND SURVEYING, INC.

Professional Land Surveyors

111 West Wheeling Street  
Lancaster, Ohio 43130  
Phone (740) 687-1710  
Fax (740) 687-0877

*Description of 113.854 Acres*

Situated in the State of Ohio, County of Fairfield, Township of Walnut, Township 16, Range 18, Section 29.

Being 30.342 acres of the 32.55 acre tract described as Parcel Two, 49.766 acres of the 50 acre tract described as Parcel One, Tract One, all of the 2.85 acre tract described as Parcel Three, all of the 4 acre tract described as Parcel One, Tract Two, and 26.896 acres of the 150 acre tract described as Parcel One, Tract Three as recorded in deed volume 663, page 140, to Watson Farm, Ltd., and being more fully described as follows:

Beginning at a point in the centerline intersection of Lancaster-Newark Road (State Route 37) and Baltimore-Somerset Road (State Route 256) and at the northwest corner of Section 29, said point being North 44 degrees 46'37" East a distance of 42.46 feet from a 5/8 inch rebar previously set;

thence with the north line of said section and the centerline of Baltimore-Somerset Road North 89 degrees 08'31" East a distance of 231.29 feet to a point at the northwest corner of a 0.086 acre tract recorded in deed volume 449, page 565;

thence South 00 degrees 35'53" East, passing a 5/8 inch rebar found at 20.53 feet, a total distance of 75.00 feet to a 5/8 inch rebar set to the southwest corner of said 0.086 acre tract;

thence North 89 degrees 08'31" East a distance of 50.00 feet to a 5/8 inch rebar set at the southeast corner of said 0.086 acre tract;

thence North 00 degrees 35'53" West, passing a 5/8 inch rebar found at 53.85 feet, a total distance of 75.00 feet to a point at the northeast corner of said 0.086 acre tract;

thence with the centerline of Baltimore-Somerset Road North 89 degrees 08'31" East a distance of 60.07 feet to a point at the northwest corner of a 1.00 acre tract described in official record 1343, page 1894;

thence South 00 degrees 11'03" East, passing a 5/8 inch iron pipe found at 20.82 feet, a total distance of 290.60 feet to a 5/8 inch iron pipe found at the southwest corner of said 1.00 acre tract;

thence North 89 degrees 16'16" East a distance of 299.81 feet to a 5/8 inch rebar set at the southeast corner of a one acre tract;

thence South 00 degrees 10'48" East a distance of 442.78 feet to a 5/8 inch rebar set at the southwest corner of a 3.367 acre tract recorded in official record 1350, page 2457;

thence North 89 degrees 17'55" East, passing a 3/4 inch iron pipe found at 200.00 feet, a total distance of 595.15 feet to a 5/8 inch rebar set at the southeast corner of a 10 acre tract described in deed volume 367, page 372;

thence South 00 degrees 12'08" East a distance of 1918.06 feet to a 5/8 inch rebar set;

thence North 89 degrees 24'28" East a distance of 1398.58 feet to a 5/8 inch rebar set;

thence South 01 degrees 07'08" East a distance of 464.52 feet to a 5/8 inch rebar set, passing a post at the northeast corner of the southwest quarter of Section 29 at 16.50 feet;

thence South 89 degrees 25'16" West, passing a 5/8 inch rebar set at 13.69 feet, a total distance of 302.00 feet to a 5/8 inch rebar set;

thence South 40 degrees 29'10" West a distance of 392.70 feet to a 5/8 inch rebar set;

thence South 89 degrees 25'16" West a distance of 893.30 feet to a 5/8 inch rebar set;

thence South 00 degrees 11'34" East a distance of 276.95 feet to a 5/8 inch rebar set;

thence South 89 degrees 25'16" West, passing a 5/8 inch rebar set at 1161.18 feet, a total distance of 1191.18 feet to a point in the centerline of Lancaster-Newark Road (State Route 37) and on the west line of Section 29;

thence with the centerline of Lancaster-Newark Road North 00 degrees 12'32" West a distance of 1850.24 feet to a point on the section line, said point being North 89 degrees 44'00" East a distance of 30.00 feet from a one inch iron pipe found;

thence continuing with the centerline of Lancaster-Newark Road North 00 degrees 10'46" West a distance of 1834.72 feet to the point of beginning, containing 113.854 Acres.

Bearings are based on a previous survey of 10.011 Acres filed in Survey Book 62, Page 15368. Rebars set are 5/8 inch by 30 inches and have a yellow plastic identification cap stamped "Tobin-McFarland". For additional information see plat of survey made in conjunction with and considered an integral part of this description.

This description is based on a survey made in July of 2007 by Tobin-McFarland Surveying, Inc., and was prepared by Rodney McFarland, Registered Professional Surveyor No. 6416.



*Rodney McFarland* 8/27/07  
Rodney McFarland, P.S. Date  
July 20, 2007 originals are signed in blue ink

DESCRIPTION REVIEWED AND APPROVED  
FOR TRANSFER ONLY, FAIRFIELD COUNTY  
AUDITOR/REGISTERED TAX MAPS  
BY *AB* DATE 9/28/07  
79/17689

THIS PARCEL IS LOCATED IN AN  
IDENTIFIED FEMA FLOOD HAZARD AREA  
IN COMPLIANCE WITH THE FAIRFIELD COUNTY  
FLOOD DAMAGE PREVENTION REGULATION  
IS REQUIRED.

07-217E  
Exempted from Fairfield County Subdivision  
Regulations. This exemption does not infer that the  
parcel in question is consistent with zoning and/or  
health department regulations.  
*R. Binkley Davis*

**EXCEPTING AND RESERVING** to grantor, its successors and assigns, a perpetual, non-exclusive easement for ingress and egress over and across the herein described property to a 25.002 acre tract more particularly described in Exhibit C, attached hereto and incorporated herein by reference. The location of said easement is depicted on the plat attached hereto as "Exhibit D" and is more particularly described in "Exhibit E", both of which are attached hereto and incorporated herein by reference as if fully set forth.

Said easement includes the right of the owner of said 25.002 acre tract in whose favor this easement is established, his respective heirs, successors, and assigns, and his/their respective agents, servants, tenants, visitors, invitees, licensees and grantees, and all other persons to the advantage of such parties, to at all times freely pass or repass on foot, or in vehicles of every description, for all lawful purposes incident to the use of the property served by such easement.

Neither the owner of said easement nor the owner of the tract over which said easement crosses shall in any manner cause the land that is the subject of this easement to be obstructed or in any manner degraded so as to defeat the purpose for which this easement is created. The owner of the tract over which this easement is created shall have the right to utilize said premises and the right to grant to others similar rights, so long as such use does not interfere with or obstruct the use thereof for the purposes herein designated.

The owners of each tract served by said ingress and egress easement shall share equally in the installation, maintenance, repair and replacement of an access point within the easement area based upon the number of tracts served by such easement. Said access point shall be graveled (unless otherwise agreed to in writing by the owners of all tracts being served by such easement) and shall be kept in a good and passable condition. Beyond such access point, each party shall be responsible for the installation, maintenance, repair and replacement of an access drive serving such owner's tract exclusively. To the extent such access drive is shared with the owner or owners of other tracts, such owners shall share proportionately in the installation, maintenance, repair and replacement of such jointly used portion of the access drive based on the number of tracts served by such portion of the drive.

This easement is binding upon and shall inure to the benefit of the Grantor and Grantee hereto, whether singular or plural, and their respective heirs, successors and assigns.

EXHIBIT B



## TOBIN-McFARLAND SURVEYING, INC.

Professional Land Surveyors

111 West Wheeling Street  
Lancaster, Ohio 43130  
Phone (740) 687-1710  
Fax (740) 687-0877

*Description of 25.002 Acres*

Situated in the State of Ohio, County of Fairfield, Township of Walnut, Township 16, Range 18, Section 29.

Being part of the 150 acre tract described as Parcel One, Tract Three as recorded in deed volume 663, page 140, to Watson Farm, Ltd., and being more fully described as follows:

Beginning at a 5/8 inch rebar set on the east line of the southwest quarter of Section 29, said rebar being South 01 degrees 07'08" East a distance of 448.02 feet from a post at the northeast corner of the southwest quarter of Section 29;

thence South 01 degrees 07'08" East a distance of 783.06 feet to a 5/8 inch rebar set on said quarter section line;

thence South 89 degrees 25'16" West, passing a 5/8 inch rebar set at 2625.05 feet, a total distance of 2655.05 feet to a point in the centerline of Lancaster-Newark Road (State Route 37) and on the west line of Section 29;

thence with the centerline of Lancaster-Newark Road North 00 degrees 12'32" West a distance of 210.00 feet to a point on the section line;

thence North 89 degrees 25'16" East, passing a 5/8 inch rebar set at 30.00 feet, a total distance of 1191.18 feet to a 5/8 inch rebar set;

thence North 00 degrees 11'34" West a distance of 276.95 feet to a 5/8 inch rebar set;

thence North 89 degrees 25'16" East a distance of 893.30 feet to a 5/8 inch rebar set;

thence North 40 degrees 29'10" East a distance of 392.70 feet to a 5/8 inch rebar set;

thence North 89 degrees 25'16" East, passing a 5/8 inch rebar set at 288.31 feet, total a distance of 302.00 feet to the point of beginning, containing 25.002 Acres.

Bearings are based on a previous survey of 10.011 Acres filed in Survey Book 62, Page 15368. Rebars set are 5/8 inch by 30 inches and have a yellow plastic identification cap stamped "Tobin-McFarland". For additional information see plat of survey made in conjunction with and considered an integral part of this description.

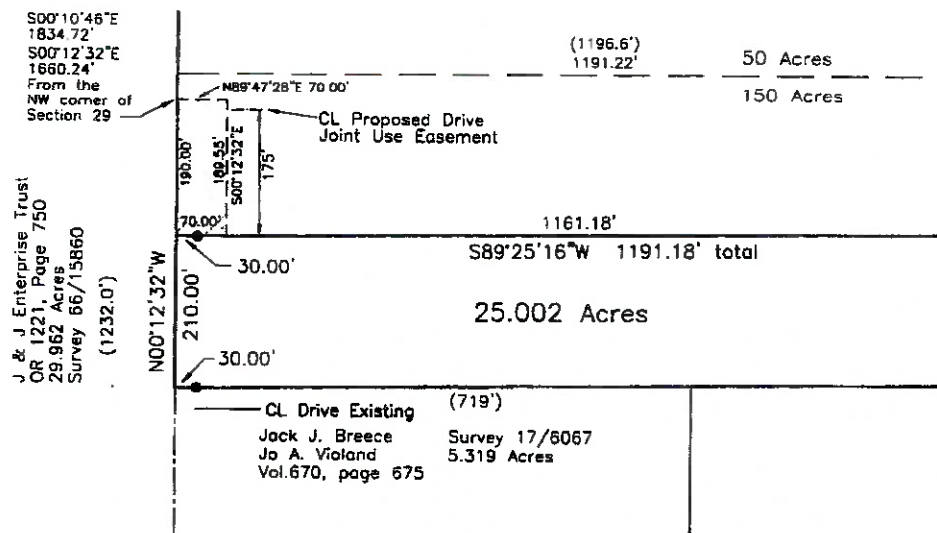
This description is based on a survey made in July of 2007 by Tobin-McFarland Surveying, Inc., and was prepared by Rodney McFarland, Registered Professional Surveyor No. 6416.

*Rodney McFarland* 7/19/07  
Rodney McFarland, P.S. Date  
July 20, 2007 originals are signed in blue ink

A-8



# PLAT OF JOINT USE DRIVE EASEMENT




STATE OF OHIO  
FAIRFIELD COUNTY  
WALNUT TOWNSHIP  
TOWNSHIP 16  
RANGE 18  
SECTION 29



For: Watson Farm, Ltd  
Date of Drawing: Sept. 19, 2007



BY: *Rodney McFarland* 9/19/07  
Registered Surveyor No. 6416 Date  
TOBIN-McFARLAND SURVEYING INC.  
111 West Wheeling Street  
Lancaster, Ohio 43130  
Ph 740-687-1710 Fax 740-687-0877



TOBIN-McFARLAND SURVEYING, INC.

Professional Land Surveyors

111 West Wheeling Street

Lancaster, Ohio 43130

Phone (740) 687-1710

Fax (740) 687-0877

*Description of Drive Easement  
for 25.002 Acres*

Situated in the State of Ohio, Fairfield County, Walnut Township, Township 16, Range 18, Section 29.

Beginning for reference at a point in the centerline intersection of Lancaster-Newark Road (State Route 37) and Baltimore-Somerset Road (State Route 256) and at the northwest corner of Section 29, said point being North 44 degrees 46'37" East a distance of 42.46 feet from a 5/8 inch rebar previously set;

thence with the center of Lancaster-Newark Road South 00 degrees 10'46" East a distance of 1834.72 feet to a point on the section line;

thence South 00 degrees 12'32" East a distance of 1660.24 feet to a point on the section line, said point being the TRUE POINT OF BEGINNING;

thence North 89 degrees 47'28" East a distance of 70.00 feet to a point;

thence South 00 degrees 12'32" East a distance of 189.55 feet to a point;

thence South 89 degrees 25'16" West a distance of 70.00 feet to a point in the centerline of Lancaster-Newark Road and on the section line;

thence North 00 degrees 12'32" West a distance of 190.00 feet to the TRUE POINT OF BEGINNING.

This description is based on a survey made in August of 2007 by Tobin-McFarland Surveying, Inc., and was prepared by Rodney McFarland, Registered Professional Surveyor No. 6416.

S-133





8/27/07

Rodney McFarland, P.S.

August 8, 2007

Date

originals are signed in blue ink

