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| RE 46 | **TITLE REPORT** | C/R/S | FAI-SR 37-06.10 |
| Rev. June 2019 | PARCEL | 001-SH1/SH2/T |
|  | PID | 110412 |
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42 YEAR REPORT  ABBREVIATED REPORT **X UPDATE**

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| INSTRUCTION: | |
| (1)  (2) | R.C. 163.01 (E) defines “owner” as “any individual, partnership, association, or corporation having any estate, title, or interest in any real property sought to be appropriated.” ODOT expands this definition to include, but is not limited to, all fee owners, life tenants, remaindermen, mortgagees, tenants and subtenants (whether or not a lease is recorded), occupants, possessors, lienholders, easement owners, judgment creditors, etc.  ODOT procedures require that pertinent attachments be part of the Title Report/Title Chain in compliance with Section 5102.04 (E) of its Real Estate Procedures Manual. |

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| (1) |  | **FEE OR OTHER PRIMARY OWNERS** | | | | | | |
| Name | | | | | Marital Status (Spouse’s Name) | | | Interest |
| EICHHORN LIMITED PARTNERSHIP AKA EICHORN LIMITED PARTNERSHIP AKA EICHHORN LIMITED PARTNERSHIP, AN OHIO LIMITED LIABILITY PARTNERSHIP | | | | | N/A | | | 100% |
| Mailing Address: | | | 1410 Pleasantville Road NE  Pleasantville, OH 43148 | |
|  | | |  | |
| Phone Number | | | 614-864-9254 | |
| Property Address:  REGISTERED AGENT: | | | 7640 Lancaster Road  Baltimore, OH 43105  CPM Statutory Agent Corp.  366 East Broad Street  Columbus, OH 43215 | |
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| (2) |  | **BRIEF DESCRIPTION OF SUBJECT PREMISES** | | (From deed to present owner or other instruments containing a valid description. Give deeds of record, include the size of each parcel) | | | | |
| Situated in the State of Ohio, County of Fairfield, Township of Walnut, Township 16, Range 18, Section 29.    Being a 113.854 acre parcel in Walnut Township, Fairfield County, Ohio as more particularly described in "Exhibit A" attached hereto and made a part hereof by reference.  EXCEPTING AND RESERVING TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS MORE PARTICULARLY DESCRIBED IN "EXHIBIT B" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.  Access to this parcel shall be by a shared drive located on the property conveyed herein. The center line of said shared drive shall be at least 495 south of the drive serving Fairfield County Parcel No: 049-02637-13, which is currently owned by Joshua and Stephanie Freisner.  Fairfield County APN: 049-02612-30  Instrument: OR 1477, Pages 2270-2277 | | | | | | | | |
| (3-A) |  | **MORTGAGES, LIENS AND ENCUMBRANCES** | | | | | | |
| Name & Address & Phone Number | | | | | Date Filed | | Amount & Type of Lien | |
| The Vinton County National Bank 521 East Main Street, Lancaster, Oh 43105  OR Book 1736, Page 33-39  Indebtedness: Eichhorn Limited Partnership, Phillip E Eichhorn, Stephen H Eichhorn and Diana L Eichhorn | | | | | 4/17/2017 | | $585,000.00 | |
| (3-B) |  | **LEASES** | | | | | | |
| Name & Address | | | | | Commercial/Residential | | | Term |
| ~~Unrecorded lease with Davis H. Elliott contractor for AEP~~  **OR 1708, Page 371**  **Lessor: Eichorn Limited Partnership aka Eichhorn Limited Partnership**  **Lessee: Dually Farms, L.L.C.**  **4510 Westfall Rd., Lancaster, Ohio 43130**  OR 1559, Page 2141  Assignor: Anschutz Exploration, et al  Assignee: Chesapeake AEC Acquisition, LLC,  an Oklahoma limited liability company  6100 North Water Avenue  Oklahoma City, Oklahoma 73118  OR 1559, Page 2084  Assignor: Anschutz Exploration Corporation, a Delaware Corporation  Assignee: Chesapeake AEC Acquisition, LLC,  an Oklahoma limited liability company  6100 North Water Avenue  Oklahoma City, Oklahoma 73118  OR 1549, Page 0616  Assignor: Anschutz Exploration Corporation  Assignee: Anschutz Exploration Corporation on behalf of Ansbro Petroleum  Company LLC Royalty Pool, et al.  OR 1540, Page 2973  Assignor: T.S. Dudley Land Company, Inc.  Assignee: Anschutz Exploration Corporation  555 Seventeenth Street  Suite 2400  Denver, CO 80202  OR 1502, Page 0046  Lessor: Eichhorn Limited Partnership, an Ohio limited partnership  Lessee: T.S. Dudley Land Company, Inc  5925 North Robinson Avenue  Oklahoma City, OK 73118-0000 | | | | | ~~Commercial~~  **Farm Lease**  Commercial  Assignment  Commercial  Assignment, Bill of Sale and Conveyance  Commercial  Assignment of Overriding Royalty  Commercial  Assignment of Oil and Gas Lease  Oil and Gas Lease | | | ~~Yrly~~  ~~No term noted~~  **Filed: 04/01/2016**  **End: 03/31/2026**  Filed: 12/17/2010  No term noted  Filed: 12/17/2010  No term noted  Filed: 08/26/2010  No term noted  Filed: 05/03/2010  Effective Date 06/25/08  5 year term |
| (3-C) |  | **EASEMENTS** | | | | | | |
| Name & Address | | | | | | Type | | |
| OR 1719 PGS 3666-3670  Grantor: Eichhorn Limited Partnership, an Ohio limited partnership  Grantee: State of Ohio  Department of Transportation  9600 Jacksontown Road  Jacksontown, OH 43030  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  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  DEED BK 545, PGS 943-944  GRANTOR: Milton M. Watson aka Milton McKinley Watson, married  GRANTEE: Eileen M. Ackley  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  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  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 | | | | | | ROW SH Easement  Temporary for Install  Perpetual for access to pipeline  Ingress and Egress  10’ wide sewage disposal drain  Electric Easement  HIGHWAY EASEMENT PCL 1  Electric Transmission and /or Distribution Lines Easement | | |
| (4) |  | **DEFECTS IN TITLE-IRREGULARITIES-COMMENTS** (Record or Off Record) | | | | | | |
| SR 37 had 60’ right of way notated on early deed and SR 256 had 60’ right of way notated on early deed. The Farm Lease list Lessor as Eichorn Limited Partnership aka Eichhorn Limited Partnership. | | | | | | | | |

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| (5) |  | **TAXES AND SPECIAL ASSESSMENTS** (List by auditor’s tax parcel number, description, amount, etc.) | | | | | | | | | | | | | | | |
| County: | | | FAIRFIELD | | | | Township: | WALNUT | | | | | School District: | | | Liberty Union-Thurston LSD |
| AUD. PAR. NO(S) | | | | Land 35% |  | Building 35% | | |  | | | Total 35% | |  | Taxes | | |
| 049-02612-30 | | | | ~~$240,960.00~~  $240,690.00 |  | $41,400.00 | | | |  | ~~$282,900.00~~  $282,090.00 | | |  | ~~$4,293.52/YRLY~~  ~~$2,146.76/HALF~~  $4,131.56/YRLY  $2,065.78/HALF | | |

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| (6) |  | **CAUV LAND VALUE $167,740.00**  **CAUV (Current Agricultural Use Value)** |
|  |  | Is the property under the CAUV Program: Yes:  No:  Comments: |
|  |  | CAUV LAND VALUE $167,740.00 |

This Title Report covers the time period from 11/14/1892 to 8/15/2020. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally known by the undersigned pertaining to Parcel(s) 001 SH1, SH2, T1 and presently standing in the name of EICHHORN LIMITED PARTNERSHIP as the same are entered upon the several public records of Fairfield County, OH.

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| --- | --- | --- | --- | --- |
| Date & Time | August 19, 2020 @ 1:15pm | (am/pm) | | |
| Signed | Signed | |
| Print Name | Kimber L. Heim | |

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| **UPDATE TITLE BLOCK** | | | |
| This Title Report covers the time period from 8/15/2020 to 7/28/2021. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally know by the undersigned pertaining to Parcel(s) 001 SH1, SH2, T1 and presently standing in the name of EICHHORN LIMITED PARTNERSHIP as the same are entered upon the several public records of Fairfield County, OH. | | | |
| Date & Time | July 28, 2021 @ 1:02pm | (am/pm) | |
|  |  | Signed |  |
|  |  | Print Name | Allison Durant |
|  | | | |
| Comments from the agent who prepared the Title Update | | | |
| **Taxes were updated, recorded farm lease added** | | | |

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| **UPDATE TITLE BLOCK** | | | |
| This Title Report covers the time period from 7/28/2021 to 9/21/2021 . The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally know by the undersigned pertaining to Parcel(s) 001 SH1, SH2, T1 and presently standing in the name of EICHHORN LIMITED PARTNERSHIP as the same are entered upon the several public records of Fairfield County, OH. | | | |
| Date & Time | September 21, 2021 @ 2pm | (am/pm) | |
|  |  | Signed |  |
|  |  | Print Name | Kimber L. Heim |
|  | | | |
| Comments from the agent who prepared the Title Update | | | |
| **Mortgage information updated.** | | | |