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

42 YEAR REPORT  ABBREVIATED REPORT  UPDATE

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

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| (1) |  | **FEE OR OTHER PRIMARY OWNERS** | | | | | | | |
| Name | | | | | Marital Status (Spouse’s Name) | | | Interest | |
| ~~WAGNER RENTALS, LLC~~  **ACT INVESTMENTS, LLC** | | | | | N/A | | | 100% | |
| Mailing Address: | | | ~~7496 Ruffner Road~~  ~~Baltimore, OH 43105~~  **Robert Landis**  **3560 Dolson Court**  **Suite P**  **Carroll, OH 43112**  **DAVID W. LANDIS, III**  **2370 REYNOLDSBURG-BALTIMORE ROAD**  **BALTIMORE, OH 43105** | |
|  | | |  | |
| Phone Number | | | **740-503-3979 cell phone** | |
| Property Address:  Registered Agent: | | | 0 Baltimore-Somerset Rd NE  Baltimore OH 43105 | |
|  | | | **SAS AGENT FOR SERVICE, INC.**  **STEBELTON SNIDER LPA**  **109 N BROAD ST STE 200**  **LANCASTER, OH 43130**  **AGENT: ~~RICK L. SNIDER~~**  **JOHN L ALDEN**  ~~Douglas J. Schockman~~  ~~175 S. Third Street~~  ~~Suite 700~~  ~~Columbus, OH 43215~~  ~~Phone: 614-255-7562~~  **740-654-4141** | |
|  | | |  | |
| (2) |  | **BRIEF DESCRIPTION OF SUBJECT PREMISES** | | (From deed to present owner or other instruments containing a valid description. Give deeds of record, include the size of each parcel) | | | | | |
| Situated in the State of Ohio, County of Fairfield, Walnut Township, and being more particularly described as follows:  Known and distinguished by being a part of the North East Quarter of Section Thirty (30), Township No. Sixteen (16), Range No. Eighteen (18) and bounded and described as follows:  Beginning at a stone in the center of the crossroads at the North East corner of the said Section No. Thirty (3); thence North 85 1/2° West 28 chains and 84 links to a stone in the road; thence south 4 1/2° West 27 chains and 80 links to a stone; thence South 85 1/2° East 28 chains and 78 links to a stone in the center of the road; thence North 4° and 36° East 27 chains and 80 links to the beginning , containing 80 and eleven one-hundredth acres.  EXCEPTING THEREFROM the following ~~two~~ three tracts:  Tract One:  2.62 acres  Tract Two:  10.011 acres  Tract Three:  5.145 acres  Leaving in said parcel herein to be conveyed ~~67.48~~ 62.33 acres.  **APN: 049-02634-00**  **Known as 835 Baltimore-Somerset Rd NE**    **Parcel Two:**  Situated in the State of Ohio, County of Fairfield, Walnut Township, Township 16, Range 18, Section 30.  Being part of the 80.11 acre tract described in a deed to George Sakas as recorded in volume 498, page 873, and being more fully described as follows: Beginning in the intersection of Baltimore-Somerset Road (State Route 256) and Lancaster- Newark Road (State Route 37), and the northeast corner of Section 30, said point being North 44°46’37” East a distance of 42.46 feet from a 5/8 in rebar set…., containing 10.011 acres.  **EXCEPTING THE FOLLOWING: 3.099 acres**  **Leaving a total of 6.91 acres**  **APN: 049-02634-20**  **Known as 835 Baltimore-Somerset Rd NE**  Current Deed Reference: ~~OR BK 1434, Pages 2871-2873, Instrument# 200600016425, recorded in Fairfield County~~  ~~Recorded date: 07/05/2006 at 3:23 pm~~  **202000026495 date recorded 11/20/2020 at 1:40 PM**  **Both parcels have take areas** | | | | | | | | | |
| (3-A) |  | **MORTGAGES, LIENS AND ENCUMBRANCES** | | | | | | | |
| Name & Address & Phone Number | | | | | Date Filed | | Amount & Type of Lien | | |
| ~~NO MORTGAGE FOUND, all mortgages released as of 2017~~  **Farm Credit Mid-America, FLCA**  **12501 Lakefront Place**  **PO Box 34390**  **Louisville, Kentucky 40232** | | | | | **06/15/2021** | | **$1,012,678.91 Mortgage** | | |
| (3-B) |  | **LEASES** | | | | | | | |
| Name & Address | | | | | Commercial/Residential | | | | Term |
| ~~All leases have been released and recorded~~. | | | | |  | | | |  |
| (3-C) |  | **EASEMENTS** | | | | | | | |
| Name & Address | | | | | | Type | | | |
| OR BK 1722 Pgs 2770-2778  GRANTOR: WAGNER RENTALS LLC  GRANTEE: State of Ohio (ODOT)  OR BK 1641 Pgs 2499-2505 (Exhibit B) Current Deed  GRANTOR: WAGNER RENTALS LLC  GRANTEE: E. DARLENE WAGNER AND PAUL M. WAGNER, husband and wife  OR BK 1641 Pgs 2499-2505 (Exhibit C) Current Deed  GRANTOR: WAGNER RENTALS LLC  GRANTEE: E. DARLENE WAGNER AND PAUL M. WAGNER, husband and wife  OR BK 1628 Pgs 3143-3147  GRANTOR: PAUL M. WAGNER AND E. DARLENE WAGNER dba WAGNER RENTALS LLC  GRANTEE: VILLAGE OF BALTIMORE, OHIO, an Ohio municipal corporation  OR BK 1628 Pgs 3154-3156  AGREEMENT BETWEEN VILLAGE OF BALTIMORE, OHIO WITH WAGNER RENTALS LLC  DV 555, Page 678-682  Grantor: Ruth Ann Taylor and James A Taylor  Donald L. Kull and Marilyn Jane Kull  Electa Darlene Wagner and Paul Michael Wagner  Grantee: Columbia Gas of Ohio Inc., an Ohio corporation  200 Civic Center Dr.  P.O. Box 117  Columbus, Ohio 43216-0117     |  | | --- | | DV 503, Page 426-429  Grantor: Columbia Gas of Ohio Inc./Columbia Gas Transmission Corporation  Grantee: E.E. Soliday  99 North Front St.  Columbus, Ohio 43215  DV 449, Page 564  Grantor: Emerald E. Soliday, unmarried, aka E.E. Soliday  Grantee: The Village of Thurston, Ohio  DV 220, Page 713  Grantor: E.E. Soliday & Electa A. Soliday  Grantee: The Ohio Power Company  No Address Provided  DV 234, Page 229  Grantor: Electa A. Soliday and C.E. Soliday  Grantee: South-Central Rural, Electric  Cooperative, Inc., a corporation  Box 425  Lancaster, Ohio    RE 1, Page 305  Grantor: J.W. Race  Grantee: South Central Rural Electric Cooperative, Inc.  No Address Provided  DV 180, Page 26  Grantor: J.W. Race and Weltha V. Race  Grantor: The Ohio Power Company  No Address Provided | | | | | | | Highway Easement  Rec: 10/24/16  Driveway Easement  Rec: 08/12/13  Utility Easement  Rec: 08/12/13  Permanent Easement for Water and Sewer lines  Rec: 04/03/13  Agreement for Extraterritorial Water and/or Sewer Services and Consent to Annexation  Rec: 04/03/13  Gas Easement and Right of Way  Filed: 10-27-1987  Agreement for Conditional Limited time Gas Service  Filed: 02-12-1980  Right- Of-Way (Water) Easement  Filed: 06-06-1975  Electric Easement  Filed: 06-10-1949  Electric Easement  Filed: 06-02-1949  Electric Easement  Filed: 07-27-1938  Electric Easement  Filed: 11-19-1932 | | | |
| (4) |  | **DEFECTS IN TITLE-IRREGULARITIES-COMMENTS** (Record or Off Record) | | | | | | | |
| Defect in the legal description in words description states “..of Section Thirty” but in parentheses the legal description indicates (3) rather than (30).  CONDITIONS, RESTRICTIONS, AND PROTECTIVE COVENANTS included in OR BK 1641, Pgs 2499-2505 concerning development and uses for property which has frontage on SR256 or SR37. Recorded 08/12/13 | | | | | | | | | |

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| (5) |  | **TAXES AND SPECIAL ASSESSMENTS** (List by auditor’s tax parcel number, description, amount, etc.) | | | | | | |
| County: | | | Fairfield | Township: | WALNUT | School District: | Liberty Union -Thurston LSD |

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| AUD. PAR. NO(S) | Land 35% |  | Building |  | | | Total 35% |  | Taxes |
| 049-02634-00  **Take Area**  049-02634-20  **Take Area** | $120,070.00  $ 19,480.00 |  | $ 00.00  $ 00.00 | |  | $120,700.00  $ 19,480.00 | |  | $1,462.62 YRLY/ $731.31 PER HALF  $ ~~135.00~~ **$136.40** YRLY~~/$67.50~~ **$65.20** PER HALF |

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| (6) |  | **CAUV (Current Agricultural Use Value)** |
|  |  | Is the property under the CAUV Program: Yes: **X**  No:  Comments: |
|  |  | CAUV TAXABLE AMOUNT: **$35,440.00** APN 0490263400 & ~~$9,040.00~~ **$3,160.00** APN 0490263420 |

This Title Report covers the time period from 1/1/1976 to 8/7/2020. The undersigned hereby verifies that this Title Report is an abstract of the real estate records for that period of time, which reflects all currently relevant instruments and proceedings of record and those of record matters personally known by the undersigned pertaining to **Parcel(s) 002 SH1/SH2** and presently standing in the name WAGNER RENTALS, LLC as the same are entered upon the several public records of Fairfield County.

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

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| **UPDATE TITLE BLOCK** | | | |
| This Title Report covers the time period from 8/7/2020 to 12/1/2020. 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 know by the undersigned pertaining to **Parcel(s) 002 SH1/SH2** and presently standing in the name of ACT INVESTMENTS, LLC the same are entered upon the several public records of Fairfield County. | | | |
| Date & Time | 12/01/2020 4:00 PM | (am/pm) | |
|  |  |  | |
|  |  | Signed |  |
|  |  | Print Name | Allison Durant |
|  | | | |
| Comments from the agent who prepared the Title Update  **Property owner updated, address and telephone updated. Tax valuation and tax data updated.** | | | |
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| **UPDATE TITLE BLOCK** | | | |
| This Title Report covers the time period from \_12/1/2020\_ to \_04/29/2021\_. 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) 002 SH1/SH2** and presently standing in the name of **ACT INVESTMENTS, LLC** the same are entered upon the several public records of Fairfield County. | | | |
| Date & Time |  | (am/pm) | |
|  |  |  | |
|  |  | Signed |  |
|  |  | Print Name | Kimber L. Heim |
|  | | | |
| Comments from the agent who prepared the Title Update | | | |
| **Title updated for Appropriations. Added name of 50/50 Member Name, Address;** | | | |
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| **UPDATE TITLE BLOCK** | | | |
| This Title Report covers the time period from \_\_\_04/29/2021\_\_\_\_\_\_ to 06/22/2021. 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) 002 SH1/SH2** and presently standing in the name of **ACT INVESTMENTS, LLC** the same are entered upon the several public records of Fairfield County. | | | |
| Date & Time | 06/22/2021 at 3:10 pm | (am/pm) | |
|  |  |  | |
|  |  | Signed |  |
|  |  | Print Name | Allison Durant |
|  | | | |
| Comments from the agent who prepared the Title Update | | | |
| **Added New Mortgage dated 06/15/2021 Instrument: 202100015534** | | | |
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| **UPDATE TITLE BLOCK** | | | |
| This Title Report covers the time period from \_\_\_\_\_\_\_\_\_ to \_\_\_\_\_\_\_\_\_\_. 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) 002 SH1/SH2** and presently standing in the name of **ACT INVESTMENTS, LLC** the same are entered upon the several public records of Fairfield County. | | | |
| Date & Time |  | (am/pm) | |
|  |  |  | |
|  |  | Signed |  |
|  |  | Print Name |  |
|  | | | |
| Comments from the agent who prepared the Title Update | | | |
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