

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

ORDER NO. 1219615

PRELIMINARY JUDICIAL REPORT  
SCHEDULE A  
DESCRIPTION OF LAND

Situated in the County of Lake, in the State of Ohio and in the Village of Lakeline:

And being a part of Original Willoughby Township Lot No. 7, Tract No. 16, and being further bounded and described as follows:

Beginning at the Southwesterly corner of Sublot No. 28 of the Willoughby Land and Improvement Company's Allotment as recorded in Volume B, Page 15 of Lake County Record of Plats, said point being also on the Northerly right of way line of Lake Shore Boulevard (60 feet wide);

Thence North 40 degrees 30' East along the Northerly right of way line of Lake Shore Boulevard, a distance of 82.50 feet to the principal place of beginning.

Course I: Thence North 49 degrees 00' West to the low water line of Lake Erie;

Course II: Thence Northeasterly along the low water line of Lake Erie's a distance of approximately 105 feet to a point;

Course III: Thence South 40 degrees 47' 16" East to a point on the Northerly right of way line of Lake Shore Boulevard;

Course IV: Thence South 40 degrees 30' West along the Northerly right of way line of Lake Shore Boulevard , a distance of 67.50 feet to the principal place of beginning as surveyed and described by Harry S. Jones, Registered Surveyor No. 6343, be the same more or less, but subject to all legal highways.

Excepting from the premises herein any part thereof resulting through change in the shore line of Lake Erie occasioned by other than natural causes or by natural causes other than accretion.

Excepting therefrom that portion of land conveyed to Norman S. Marolt and Dana R. Marolt, aka Dana R. McCauley, by deed filed March 25, 2002 and recorded as Lake County Recorder's File No. 2002R014810.

Situated in the State of Ohio, County of Lake and in the Village of Lakeline, and being part of Original Willoughby Township Lot 7, Tract 16 in said Township and Sublot 29 of the Willoughby Land and Improvement Company's Allotment as recorded in Map B, Page 15 of the Lake County Plat Records and further bounded and described as follows:

Beginning at the intersection of the centerline of Lakeshore Boulevard (60' R/W) and Willowick Drive;

Thence continuing Southeasterly along the centerline of said Lakeshore Boulevard, a distance of 285 feet, more or less, to a point on the said centerline;

Thence N. 32 deg. 32 min. 21 sec. W., to a capped rebar pin found labeled "Babcock & Jones" at the Northerly R/W of said Lakeshore Blvd. at a distance of 31.36 feet, said point also being the Southeasterly corner of lands of Norman and Dana R. Marolt, as recorded by record number 970039004 of the Lake County Deed Records;

Thence S. 40 degrees, 30 min. 00 sec. W., along the Northerly R/W of said Lakeshore Blvd, and the Southerly line of Marolt, a distance of 52.50 feet to the Southwesterly corner of lands of said Marolt and a capped rebar pin found labeled 'Babcock & Jones';

Thence continuing along said Marolt's Westerly line, N. 40 deg. 47 min. 16 sec. W. a distance of 96.54 feet to a 5/8" capped rebar pin set, said point also being the principal place of beginning of the parcel herein described;

Course No.1: Thence N. 43 deg. 32 min. 37 sec. W., a distance of 181.92 feet to a 5/8" capped rebar pin set;

Course No. 2: Thence S. 62 deg. 42 min. 08 sec. W. a distance of 21.65 feet to a 5/8" capped rebar pin set at the ordinary high water level (I.G.L.D. 1985) as defined by the Ohio Department of Natural Resources (O.D.N.R.) and the United States Geological Survey (U.S.G.S.)

Course No. 3: Thence S. 43 deg. 00 min. 38 sec. E. along said ordinary high water level, a distance of 29.97 feet to a 5/8" capped rebar pin set at the Northwesterly corner of lands of said Marolt;

Course No. 4: Thence S. 40 deg. 47 min. 16 sec. E., along said Marolt's Westerly line, passing a 5/8" iron pin found at a distance of 12.27 feet, a total distance of 190.00 feet to the principal place of beginning, containing 0.0216 acres according to a survey done in August of 2001 by Scott A. Landgraf, Registered Professional Surveyor No. 8085, be the same, more or less, but subject to all legal highways and easements of record. Bearings cited within the above description are to an assumed meridian and indicate angles only.

The intent of this instrument is to describe as 0.0216 acre piece of land owned by Marich

to be split and conveyed to Marolt by consolidation.

Premises commonly known as being 34311 Lakeshore Boulevard, Lakeline, Ohio 44095

### SCHEDULE B

The matters shown below are exceptions to this Preliminary Judicial Report and the Company assumes no liability arising therefrom.

1. Certificate of Judgment in favor of the State of Ohio, against Joseph T. Marich and Jadranka M. Marich, 34311 Lakeshore Boulevard, Lakeline, Ohio 44095, in Lake County Court Case No. 05JL000841, in the amount of \$1,428.84, filed for record on April 5, 2005, in Lake County Judgment Docket No. LT450/4591218, Account No. 4591218, and Serial No. 2041175203.
2. Quit Claim Deed from Joseph T. Marich, married, to Jadranka M. Marich, by instrument dated July 30, 2008 and recorded on October 2, 2008 as Lake County Recorder's File No. 2008R027482.

Note: Grantor's marital status is incomplete; spouse is not named and does not release her dower interest. Subject to the dower interest of the spouse of Joseph T. Marich, if any.

3. Mortgage from Jadranka Maria Marich, (separated) to St. Paul Croatian Federal Credit Union #5049, in the original amount of \$375,000.00, dated September 26, 2008 and recorded on October 2, 2008 as Lake County Recorder's File No. 2008R027483.

Note: Mortgagor took title as Jadranka M. Marich.

Note: Incomplete marital status; spouse is not named and does not sign to release his dower interest.

Note: Incomplete legal description; does not show the full legal description for the exception parcel.

4. This policy does not guarantee nor insure the exact quantity of acreage contained on any survey, if any, or contained within the legal description of the premises insured herein.
5. Subject to the rights of the public, utility companies and others in and to that