

WESTCOR LAND TITLE INSURANCE COMPANY

ORDER NO. PJR1202-OH-311590

**PRELIMINARY JUDICIAL REPORT
SCHEDULE A
DESCRIPTION OF LAND**

SITUATED IN THE CITY OF WILLOUGHBY, COUNTY OF LAKE AND STATE OF OHIO, AND KNOWN AS BEING A PART OF LOT NO. 16 OF THE MATHER'S SUBDIVISION, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A GAS PIPE STAKE IN THE SOUTH LINE OF SHARPE AVENUE AT THE NORTH EAST CORNER OF THE A LOT OF LAND OWNED BY H.A. EVERETT; THENCE SOUTH 0 DEGREES 30' WEST ALONG THE WEST LINE OF THE ABOVE MENTIONED LOT, 185 FEET TO A GAS PIPE STAKE; THENCE SOUTH 88 DEGREES 7' EAST 40 FEET; THENCE NORTHERLY TO A POINT IN THE SOUTH LINE OF SHARPE AVENUE, 50 FEET EASTERLY OF THE PLACE OF BEGINNING; THENCE NORTH 86 DEGREES 30' WEST, 50 FEET TO THE PLACE OF BEGINNING AND CONTAINING ABOUT 19/100 OF AN ACRE OF LAND, BE THE SAME MORE OR LESS BY SUBJECT TO ALL

Being located at the following address: 37934 Sharpe Avenue, Willoughby, OH 44094

SCHEDULE B

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

1. Property tax for the Tax Year 2011 for parcel # 27A023J000070, in the amount of \$874.39 PER HALF with the 1st half UNPAID and the 2nd half UNPAID, Lake County, Ohio.
2. 30-127-Lights Willoughby City tax for the Tax Year 2011 for parcel # 27A023J000070, in the amount of \$13.65 PER HALF with the 1st half UNPAID and the 2nd half UNPAID, Lake County, Ohio.
3. Mortgage from Louis F. Grund, Jr (No Marital Status Shown) to MERS, Inc. as nominee for Novastar Mortgage, Inc dated August 11, 2004, recorded August 16, 2004, in (instrument) 2004R038715, in the amount of \$104,000.00, Lake County, Ohio.
4. The stated acreage amount, if any, is neither guaranteed or insured.
5. No examination has been made for covenants, conditions and restrictions, easements, rights of way, mineral leases or other leases, if any, affecting the premises described herein, prior to the date of August 11, 2004 and no coverage for said matters is provided for herein.