

WESTCOR LAND TITLE INSURANCE COMPANY

ORDER NO. PJR1209-OH-438843

PRELIMINARY JUDICIAL REPORT SCHEDULE A DESCRIPTION OF LAND

SITUATED IN THE CITY OF MENTOR, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING ALL OF LIVING UNIT NO. A IN LIVING BUILDING NO. 5, TOGETHER WITH GARAGE UNIT NO. F IN GARAGE BUILDING NO. 6, TOGETHER WITH AN UNDIVIDED INTERESTS IN AND TO ALL THE COMMON AREAS AND FACILITIES APPURTENANT TO SAID UNIT IN THE WESTERN RESERVE CONDOMINIUM, PHASE II, AS SHOWN BY THE DRAWINGS RECORDED IN VOLUME R PAGE(S) 23 ET. SEQ. OF LAKE COUNTY RECORDS AND AS ESTABLISHED BY THE ORIGINAL DECLARATION OF CONDOMINIUM OWNERSHIP AND BY THE BY-LAWS FOR SAID CONDOMINIUM RECORDED IN VOLUME 773, PAGE(S) 23 OF LAKE COUNTY RECORDS, AS THE SAME MAY FROM TIME TO TIME BE AMENDED.

Being located at the following address: 7422 Avon Drive, Mentor, OH 44060

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 # 16C070G000070, in the amount of \$740.93 PER HALF with the 1st half PAID and the 2nd half PAID, Lake County, Ohio
2. 10-300-Delq Sewer County tax for the Tax Year 2011 for parcel # 16C070G000070, with the 1st half taxes PAID in the amount of \$170.41 and the 2nd half taxes PAID in the amount of \$170.40, Lake County, Ohio.
3. Mortgage from Charlene Miller and Daniel J. Miller, No Marital Status shown to MERS, Inc. as nominee for NovaStar Home Mortgage, Inc. dated July 20, 2004, recorded July 26, 2004, in (instrument) 2004R035081, in the amount of \$97,500.00, Lake County, Ohio Assigned to The Bank Of New York Mellon, Successor In Interest To JPMorgan Chase Bank, As Trustee For The Registered Holders Of NovaStar Mortgage Funding Trust, Series 2004-3 NovaStar Home Equity Loan Asset-Backed Certificates, Series 2004-3, recorded 1/4/2012, in (instrument) 2012R000102, Lake County, Ohio.

PLEASE NOTE: Loan Modification Agreement, filed on 11/9/2006, in (instrument) 2006R045629, Lake County, Ohio.

4. Open-End Mortgage from Daniel J. Miller and Charlene Miller, husband and wife to MERS, Inc as nominee for 123Loan, LLC dated April 27, 2005, recorded May 16, 2005, in (instrument) 2005R019570, in the amount of \$16,400.00, Lake County, Ohio.
5. Homeowners Association Lien filed against Daniel J. Miller and Charlene Miller, in favor of Western Reserve Condominium Association No. 1, Inc., dated June 6, 2012, recorded June 13, 2012, in (instrument) 2012R015701, in the amount of \$860.24, Lake County, Ohio.
6. Prior Foreclosure Suit by Western Reserve Condominium Association No.1, Inc. versus Charlene Miller, et al., being Case No. 11CF002893, Lake County, Ohio. Case was dismissed without prejudice on February 13, 2012.
7. Easement in favor of The Ohio Bell Telephone Company, recorded in (book) 574, (page) 141, Lake County, Ohio.