

WESTCOR LAND TITLE INSURANCE COMPANY

ORDER NO. PJR1407-OH-1943476

PRELIMINARY JUDICIAL REPORT
SCHEDULE A
DESCRIPTION OF LAND

SITUATED IN THE CITY OF PAINESVILLE, COUNTY OF LAKE AND STATE OF OHIO: AND KNOWN AS
SUBLOT NO. 9 IN HENRY WILLIAMS HEARNS ADDITION AND SURVEY OF TRACT NO. 3 IN SAID CITY, AS
SAME IS RECORDED IN VOLUME A, PAGE 56 OF LAKE COUNTY RECORDS OF PLATS, BE THE SAME
MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

SITUATED IN THE CITY OF PAINESVILLE, COUNTY OF LAKE AND STATE OF OHIO

AND KNOWN AS BEING PART OF SUBLOT 8 IN THE HENRY WILLIAMS HEARNS ADDITION AS
RECORDED IN PLAT VOLUME A, PAGE 56 OF THE LAKE COUNTY PLAT RECORDS AND BEING FURTHER
BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE FOUND AT THE INTERSECTION OF THE WESTERLY R/W OF ELM
STREET, 60 FOOT R/W AND THE NORTHERLY R/W OF STORRS STREET, 60 FOOT R/W;

THENCE SOUTH 52 DEGREES 16' 01" WEST ALONG THE NORTHERLY R/W OF SAID STORRS STREET, A
DISTANCE OF 298.68 FEET TO AN IRON PIN SET, SAID POINT BEING THE SOUTHWESTERLY CORNER
SUBLOT 9 IN THE HENRY WILLIAM HEARNS ADDITION AS RECORDED IN PLAT VOLUME A, PAGE 56 OF
THE LAKE COUNTY PLAT RECORDS WHICH IS ALSO CONVEYED TO HENRY R MCINTYRE AS
RECORDED IN DOCUMENT NO. 2003R003384 OF THE LAKE COUNTY DEED RECORDS (P.P. NO. 15A-3-
37),

THENCE NORTH 37 DEGREES 40'02" WEST, ALONG THE WESTERLY LINE OF SAID SUBLOT 9 AND SAID
MCINTYRE, A DISTANCE OF 97 24 FEET TO AN IRON PIN SET AND BEING THE PRINCIPAL PLACE OF
BEGINNING,

COURSE I: THENCE SOUTH 52 DEGREES 13' 14" WEST, A DISTANCE OF 9.46 FEET TO AN IRON PIN SET;

COURSE II: THENCE NORTH 37 DEGREES 40'02" WEST, A DISTANCE OF 67.69 FEET TO AN IRON PIN
SET, SAID POINT BEING IN THE SOUTHERLY LINE OF SUBLOT 17 IN SAID ADDITION WHICH IS
CONVEYED TO LISA M FLOYD AS RECORDED IN DOCUMENT NO. 200108226 OF THE A LAKE COUNTY
DEED RECORDS (P.P. NO. 15A-3-20);

COURSE III: THENCE NORTH 52 DEGREES 13'14" EAST ALONG THE SOUTHERLY LINE OF SAID SUBLOT
17 AND SAID FLOYD, DISTANCE OF 9.46 FEET TO A POINT, SAID POINT BEING THE NORTHWESTERLY
CORNER OF SAID SUBLOT 9 AND SAID MCINTYRE;

COURSE IV. THENCE SOUTH 37 DEGREES 40'02" EAST, A DISTANCE OF 67.69 FEET TO THE PRINCIPAL
PLACE OF BEGINNING

SAID PARCEL CONTAINING 0.0146 ACRES OR 640.07 SQ. FT. OF LAND BE THE SAME MORE OR LESS,
BUT SUBJECT TO ALL LEGAL HIGHWAYS AS SURVEYED AND DESCRIBED IN JANUARY 2004 BY RALPH
W GROMLEY OHIO REGISTERED SURVEYOR NUMBER 7431. BEARINGS USED HEREIN ARE TO AN
ASSUMED MERIDIAN AND ARE USED TO DENOTE INTERIOR ANGLES ONLY. THE INTENT OF THE
ABOVE DESCRIPTION IS TO DESCRIBE A 0 0146 ACRES SPLIT PARCEL FROM THE LANDS OF ROBERT
TOMSICH AS RECORDED IN DOCUMENT NO. 2002R034681 (P.P. NO 15A-3-36) OF THE LAKE COUNTY
DEED RECORDS. ALL IRON PINS SET ARE 5/8" X 30" REBAR CAPPED #7431

BE THE SAME MORE OR LESS BUT SUBJECT TO ALL LEGAL HIGHWAYS:

Being located at the following address: 579 Storrs Street, Painesville, OH 44077

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 2014 for parcel # 15A0030000370, in the amount of \$918.73 PER HALF with the 1st half PAID and the 2nd half PAID, Lake County, Ohio.
2. 31-215 Unpaid Waste Painesville City taxes for the tax year 2014, for parcel #15A0030000370, in the amount of \$140.92, Lake County, Ohio, are PAID.
3. 19-901 Stormwater tax for the Tax Year 2014 for parcel # 15A0030000370, in the amount of \$42 00 PER HALF with the 1st half PAID and the 2nd half PAID, Lake County, Ohio.
4. Mortgage from Henry R. McIntyre, an unmarried man to MERS, Inc. as nominee for Ownit Mortgage Solutions, Inc dated January 19, 2006, recorded January 24, 2006, in (instrument) 2006R002746, and re-recorded on April 30, 2008, in (instrument) 2008R012223 to correct legal description, in the amount of \$92,000.00, Lake County, Ohio Assigned to LaSalle Bank National Association, As Trustee For Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-3, recorded on October 10, 2008, in (instrument) 2008R028130, Lake County, Ohio.

PLEASE NOTE:

- a. Henry R. McIntyre is now deceased
- b. Home Affordable Modification Agreement recorded on February 26, 2010, in (instrument) 2010R003805, Lake County, Ohio.
- c. Home Affordable Modification Agreement recorded on March 29, 2010, in (instrument) 2010R006193, Lake County, Ohio.

5. Assigned to U.S. Bank National Association, As Trustee For Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-3, Assigned by Bank Of America, National Association As Successor By Merger To LaSalle Bank National Association, As Trustee, For Ownit Mortgage Loan Trust, Ownit Mortgage Loan Asset-Backed Certificates, Series 2006-3, recorded on September 7, 2012, in (instrument) 2012R024110, assigning the mortgage originally recorded in (instrument) 2006R002746, and Re-recorded in (instrument) 2008R012223, Lake County, Ohio

6. Mortgage from Henry R. McIntyre, an unmarried man to MERS, Inc. as nominee for Ownit Mortgage Solutions, Inc., A California Corporation dated January 19, 2006, recorded January 24, 2006, in (instrument) 2006R002747, in the amount of \$23,000 00, Lake County, Ohio.

PLEASE NOTE: Henry R. McIntyre is now deceased.

7. Prior Foreclosure Suit by LaSalle Bank National Association, As Trustee For Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-3 versus Henry R. McIntyre, et al., being Case No 08CF003073, Lake County, Ohio. Case was dismissed without prejudice on May 20, 2010.

8. Prior Foreclosure Suit by U.S. Bank National Association, As Trustee for Ownit Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-3 versus Patricia J. McIntyre, Individually and as Administrator of the Estate of Henry R. McIntyre AKA Henry McIntyre, being Case No. 12CF002707, Lake County, Ohio. Case was dismissed without prejudice on June 3, 2013

9. Affidavit of Facts Relating to Real Estate recorded on April 07, 2008, in (instrument) 2008R009645, Lake County, Ohio.

10. PLEASE NOTE: Estate of Henry R. McIntyre filed in Probate Court, being Case No. 11 ES 0224, recorded on April 25, 2011, Lake County, Ohio.