

## PRELIMINARY JUDICIAL REPORT



PJR 15096665

Order Number 15096665

Guaranteed Party Name      Osair, Inc.  
Guaranteed Party Address    7001 Center Street  
Mentor, OH 44060

### SCHEDULE A

#### DESCRIPTION OF LAND

Situated in the City of Mentor, County of Lake, and State of Ohio, and known as being part of Lot 4, Tract 4, in said Township and is further bounded and described as follows:

Beginning in the center line of Broadmoor Road at the Southeast corner of a parcel of land conveyed to Jessie A. Colkitt and Norman S. Colkitt by deed dated September 14, 1948 and recorded in Land Title Document No 20223 of Lake County Torrens Records; Thence South 71 degrees 50' West along the aforesaid Colkitt's South line, 132.92 feet to the Northeast corner of a parcel of land conveyed to Edward W. Dremann by deed dated January 13, 1948 and recorded in Land Title Document No 19533 of Lake County Torrens Records; Thence South 7 degrees 09 West along the aforesaid Dremann east line, 191.88 feet to the center line of Johnnycake Ridge Road; Thence North 54 degrees 03' East along the center line of Johnnycake Ridge Road, a distance of 183.63 feet to its intersection with the center line of Broadmoor Road; Thence Northerly along the center line of Broadmoor Road to the place of beginning, containing about 0.46 acres of land be the same more or less, but subject to all legal highways.

### SCHEDULE B

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

1. Oil, gas, coal and other mineral interests together with rights appurtenant thereto whether created by deed, lease, grant, reservation, severance, sufferance or exception.
2. Mortgage from Heisley Hopkins Inc. to Huron Lime Inc filed for record September 30, 2011 and recorded as Instrument No. 2011R022156 of Lake County Records. Amount: \$1,060,000.00 (affects caption and more land)  
  
Note: Quit claim deed filed from Heisley Hopkins Inc. to Route 306 LLC, filed for record January 18, 2012 and recorded as Instrument No. 2012R001349 of Lake County Records.
3. Mortgage from Route 306 LLC to RBS Citizens, NA d/b/a/ Charter One. Filed for record May 21, 2014 and recorded as Instrument No. 2014R012339 of Lake County Records: Amount. \$12,960,000 00; (affect caption and more land)
4. Mortgage from Route 306 LLC to Osair Inc ; filed for record August 11, 2015 and recorded as Instrument No 2015R021284 of Lake County Records: Amount of mortgage not shown
5. Easement for a gas line, filed for record July 11, 1927 and recorded as Torrens Registration Document No. 5118 of Lake County Records
6. Easement for highway purposes in favor of the City of Mentor, as appropriated in Probate Court of Lake County Case No 19-CV-135, and recorded as Instrument No. 2002R009566 of Lake County Records.
7. Note. The Lake County Tax Department has marked the current deed recorded as Instrument No. 2012R001349 of Lake County Records as follows: Inadequate Description – New survey required for next