

PRELIMINARY JUDICIAL REPORT



PJR 15046385

Order Number 15046385

Guaranteed Party Name
Guaranteed Party Address

SCHEDULE A

DESCRIPTION OF LAND

The following described premises, situated in the Township of Painesville, County of Lake and State of Ohio: Known as being part of Lot 51, Tract 4 in said Township and is bounded and described as follows: Beginning at a point in the centerline of Jackson Street at the southwesterly corner of land of Robert E. Martin, as recorded in Volume 696, Page 224, of Lake County Deed Records; Thence along the easterly line of the said Martin, North 41° 57' 30" West, a distance of 313.56 feet to a point in the southerly line of land of Diamond Alkali Co., as recorded in Volume 438, Page 440 of Lake County Deed Records; Thence along the southerly line of land of Diamond Alkali Co., North 50° 09' East a distance of 100.00 feet to a point; Thence by a line which bears South 41° 57' 30" East, a distance of 313.56 feet to the centerline of Jackson Street; Thence along said centerline, South 50° 09' West a distance of 100.00 feet to the place of beginning and containing 0.719 acres of land as calculated and described by R.C. Dillworth, Reg. Surveyor No. 4215, be the same more or less, but subject to all legal highways.

Parcel No. 11A-16B-27

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 (no dollar amount) from Black Bear Realty Ltd. to Osair, Inc., filed for record November 19, 2015 at 2:53:47 P.M., and being Lake County Recorder's Document No. 2015R030848.
3. Open-End Mortgage from Black Bear Realty, Ltd., aka Black Bear Realty, LLC, an Ohio Limited Liability Company, to Huron Lime, Inc., in the original amount of \$1,060,000.00, filed on 09/30/11 and recorded as Instrument No. 2001R022157 of Lake County Records.
4. Mortgage from Black Bear Realty, LLC, an Ohio Limited Liability Company, to RBS Citizens, N.A. d/b/a Charter One, in the original amount of \$12,960,000.00, filed on 05/21/14 and recorded as Instrument No. 2014R012334 of Lake County Records.
5. Reservations, filed 07/11/1957 and recorded in Volume 438, Page 443 of the Lake County Records.
6. Reservations, filed 02/02/00 and recorded as Instrument No. 200003371 of the Lake County Records.
7. Affidavit of Title, filed 12/13/05 and recorded as Instrument No. 2005R053948 of the Lake County Records.
8. Civil Case, filed 08/29/14 First National Bank of Pennsylvania vs. Junior Properties LTD et al RLC and recorded as Case No. 14CV001716 in Lake County Common Pleas Court.
9. Civil Case, filed 08/29/14 First National Bank of Pennsylvania vs. Junior Properties LTD, eta al JG and recorded as Case No. 14CV001717 in Lake County Common Pleas Court.