

WESTCOR LAND TITLE INSURANCE COMPANY

ORDER NO. PJR1510-OH-2801967

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 THE SOUTHERLY 12-1/2 FEET, FROM FRONT TO REAR, OF SUBLLOT NO. 449, AND ALL OF SUBLLOT NO 450 IN MENTOR HEADLANDS PARK SUBDIVISION OF A PART OF ORIGINAL MENTOR TOWNSHIP LOTS NOS 1, 2 AND 3, TRACT NO 15, AS SHOWN BY THE RECORDED PLAT OF SAID SUBDIVISION IN VOLUME D OF MAPS, PAGE 63 OF LAKE COUNTY RECORDS AND TOGETHER FORMING A PARCEL OF LAND 62 50 FEET FRONT ON THE WESTERLY SIDE OF FOREST ROAD, AND EXTENDING BACK BETWEEN PARALLEL LINES 144 00 FEET, AS APPEARS BY SAID PLAT, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS

Being located at the following address 4860 Forest Road, 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 2014 for parcel # 16D111U000010, in the amount of \$739 80 PER HALF with the 1st half PAID and the 2nd half PAID, Lake County, Ohio

2. Mortgage from James R Sloban and Lori L Sloban, husband and wife to Argent Mortgage Company, LLC dated October 15, 2004, recorded October 20, 2004, in (instrument) 2004R049201, in the amount of \$112,500 00, assigned to Wells Fargo Bank, National Association, As Trustee For Park Place Securities, Inc Asset-Backed Pass-Through Certificates Series 2005-WCH1, recorded on December 08, 2015, in (instrument) 2015R032327, Lake County, Ohio.

PLEASE NOTE Assignment recorded on Effective date

3 State Tax Lien filed against Verra D Guess and James R Sloban, in favor of Department of Taxation recorded May 1, 2015, in case no 15ST001692 in the amount of \$2,277 51, Lake County, Ohio

4 State Tax Lien filed against Lori L. Wagner and James R Sloban, in favor of Department of Taxation recorded June 12, 2015, in case no 15ST002233 in the amount of \$35,191 21, Lake County, Ohio

PLEASE NOTE We do not have sufficient information to determine whether or not this lien attached to the property

5 Federal Tax Lien filed against James R Sloban, in favor of the Internal Revenue Service, dated March 20, 2015, recorded March 30, 2015, in (instrument) 2015L000194, in the amount of \$130,320 96, Lake County, Ohio

6 Federal Tax Lien filed against James R Sloban and Verra D. Guess, in favor of the Internal Revenue Service, dated March 20, 2015, recorded March 30, 2015, in (instrument) 2015L000195, in the amount of \$38,822 96, Lake County, Ohio