

**PRELIMINARY JUDICIAL REPORT
SCHEDULE A**

DESCRIPTION OF LAND

Situated in the Township of Madison, County of Lake and State of Ohio:

And known as being Sublot No. 111 in Chapel Grove Subdivision of part of Original Madison Township Cowles Lot, Tract No. 2 as shown by the recorded plat in Volume O of Maps, Page 14 of Lake County Records and being a parcel of land 85.00 feet front on the westerly side of Brighton Place and extending back 122.00 feet on the northerly line of Canterbury Drive, 31.42 feet on the curved turnout between the northerly line of Canterbury Drive and the westerly line of Brighton Place, 105.00 feet on the westerly line and having a northerly line of 142.00 feet, as appears by said plat, be the same more or less but subject to all legal highways.

Permanent Parcel #**01B-096B-00-011**

Known as being **6803 Canterbury Road, Madison, OH 44057** for street numbering purposes.

SCHEDULE B

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

1. We have made no examination for covenants and restrictions, easements, mineral leases or other possessory leases, if any, affecting the caption premises and no coverage for said matters, express or implied, is provided herein.
2. Rights of owner, if any, under the Soldiers and Sailors Civil Relief Act.
3. Plat Restrictions as contained on the Plat of Chapel Grove Subdivision as recorded in Plat Volume O, Page 14 of Lake County Records of Plats, as follows:
 - a) 40 foot building setback line - northerly from the northerly side of Canterbury Drive and 40 feet westerly from the westerly side of Brighton Place;
 - b) 10 foot utility easement along the westerly line.
4. Restrictions and Protective Covenants by G. J. TRAM, INC. recorded on January 24, 1964 in Volume 627, Page 446 of Lake County Records. See record.
5. Mortgage executed by JAMES E. ALLRED, JR., married, to THE UNITED STATES OF AMERICA ACTING THROUGH THE RURAL HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES DEPARTMENT OF AGRICULTURE, dated December 19, 2013, filed December 19, 2013 at 2:53:34 p.m. as Instrument #2013R037087 in Official Lake County Records, in the amount of \$119,900.00, covering caption premises described herein.
6. Judgment Lien, PINNACLE CREDIT SERVICES vs. JAMES E. ALLRED, 14 JL 006590, filed December 29, 2014 at 3:15 p.m. in the Lake County Court of Common Pleas, in the amount of \$1,593.58, plus Court costs of \$210.00, with interest at 5% per annum from February 28, 2005.