



# Mortgage Identification

Order/File No.:  
DBK ID No.: 26-164900

Date: March 10th, 2012

This mortgage identification was prepared for:

TITLE CERTI-TO: Premium Title Services, Inc, BUYER: Shizuka Ochiai, SELLER: U.S. Bank National Association,  
LENDER: First Federal S&L Association of Lakewood, UNDERWRITER: Westcor Land Title Insurance Company



Address of mortgage identification:

8472 Music Street  
Chagrin Falls, Ohio  
44022

Lot / Tract / Section:

Russell Township, Lot 11, Tract 3

Sub-Lot / Subdivision:

None

Client name:

REN OCHIAI AND PREMIUM TITLE SERVICES, INC.

Deed(s) of record:

VOLUME 1902, PAGE 979

Permanent parcel no(s).: PP# 26-164900

Geauga Co.     Lake Co.     Cuyahoga Co.     Ashtabula Co.     Portage Co.     Summit Co.     Trumbull Co.



# Mortgage Identification

Order/File No.:

DBK ID No.: 26-164900

The description of the subject premises is the same as that provided to us by:

## Ren Ochiai

In the Order/File number:

on February 21st, 2012

We inquired at the said described premises and found it to be **Vacant, Unoccupied**

Improvements (within the past 4 months): **None, no visible improvements noted**

Type of building: **Colonial - 2 story frame dwelling with attached 2-car garage**

House number: **8472 Music Street**

Basement: **Crawlspace, no basement**

Attic: **Yes, 1/2 full attic**

Roof: **Asphalt shingles in good visible condition**

Other buildings: **None**

**ENCROACHMENTS: ADJASCENT LAND OWNER'S (PP# 26-004700) GRAVEL PARKING AREA AND SWING SET (SEE PAGE 3 OF 3)**

We hereby declare that the foregoing mortgage identification was prepared from actual field measurements in accordance with Chapter 4733-38 of The Ohio Administrative Code (OAC) and is not to be considered an accurate boundary survey (Chapter 4733-37 OAC).

*SEE ATTACHED PLAT (Page 3 of 3)*

Robert L. Kosie,  
Professional Surveyor No. 8167



THE LOCATION OF ANY EXISTING WELL OR SEPTIC SYSTEM INFORMATION SHOWN ON THIS PLAT OF SURVEY WAS PROVIDED BY:

**THOMAS A. STEIGERWALD - STEIGERWALD SEPTIC AND SEWER SERVICE**

AND NO LIABILITY IS ASSUMED BY D.B. KOSIE & ASSOCIATES (R.L. KOSIE, PS 8167) FOR THE EXISTENCE, LOCATION, CONDITION, TYPE OR SIZE OF ANY UNDERGROUND STRUCTURE THAT IS NOT VISIBLE ABOVE GROUND OR THAT WHICH IS NOT SHOWN ON THIS PLAT OF SURVEY. ALWAYS CALL THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 PRIOR TO ANY EXCAVATION.

# MORTGAGE IDENTIFICATION AND BOUNDARY RE-SURVEY NUMBER: 26-164900

SITUATED IN THE TOWNSHIP OF RUSSELL, COUNTY OF GEauga AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 11, IN TRACT NO. 3, WITHIN SAID TOWNSHIP.

|  |            |        |
|--|------------|--------|
| TOWNSHIP/CITY/VILLAGE:   | MONTH: 8TH | PAGE:  |
| RUSSELL TOWNSHIP   | MARCH      | ONE    |
|  | YEAR: 2012 | OF ONE |
| SURVEY FOR: Premium Title Services, Inc, Shizuka Ochiai, U.S. Bank National Association, First Federal S&L Association of Lakewood, and Westcor Land Title Insurance Company |            |        |

### BASIS OF RESEARCH AND RECORDS

ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDER'S OFFICE AND THE COUNTY MAP ROOM. ALL COUNTY CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE GAUGA COUNTY ENGINEER'S OFFICE. ALL STATE CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE OHIO DEPARTMENT OF TRANSPORTATION (O.D.O.T.) RECORDS.



O-DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET

NOTE: PROPERTY LINES AND SETBACK TIES ALLOWABLE ERROR PLUS OR MINUS (+) 0.5'

TITLE CERTI-TO: Premium Title Services, Inc, BUYER: Shizuka Ochiai, SELLER: U.S. Bank National Association, LENDER: First Federal S&L Association of Lakewood, UNDERWRITER: Westcor Land Title Insurance Company

I CERTIFY TO:

THAT I HAVE SURVEYED THESE PREMESIS AND PREPARED THIS PLAT OF SURVEY IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO REVISED CODE GOVERNING LAND SURVEYS IN THE STATE OF OHIO. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND INDICATE ANGULAR RELATIONSHIPS ONLY. DISTANCES ARE BASED ON U.S. FEET WITH DECIMAL PARTS. THE ABOVE CERTIFICATION IS INTENDED ONLY TO THOSE PARTIES NAMED HEREIN, AND IS VALID ONLY WHEN ACCOMPANIED BY AN ORIGINAL SIGNATURE BELOW. THE UNDERSIGNED HAS NOT BEEN PROVIDED A TITLE EXAMINATION AND THIS SURVEY IS BASED ONLY ON THE DOCUMENTS SHOWN ON THIS PLAT OF SURVEY. NO LIABILITY IS ASSUMED FOR THE EXISTENCE OF ANY OTHER DOCUMENTS THAT MAY AFFECT THE SURVEYED PREMESIS THAT WOULD BE REVEALED BY A TITLE EXAMINATION. THE UNDERSIGN ASSUMES NO LIABILITY FOR THE USE OF UNAUTHORIZED COPIES OF THIS PLAT OF SURVEY, NOR FOR ANY USE, OR RELIANCE UPON, BY PERSONS OTHER THAN THOSE SPECIFICALLY NAMED HEREIN FOR THE INTENDED PURPOSE OF THIS SURVEY.

*[Signature]*  
ROBERT L. KOSIE, P.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 8167



PAGE NO. 3 OF 3

LAST REVISED: SATURDAY, MARCH 10TH, 2012

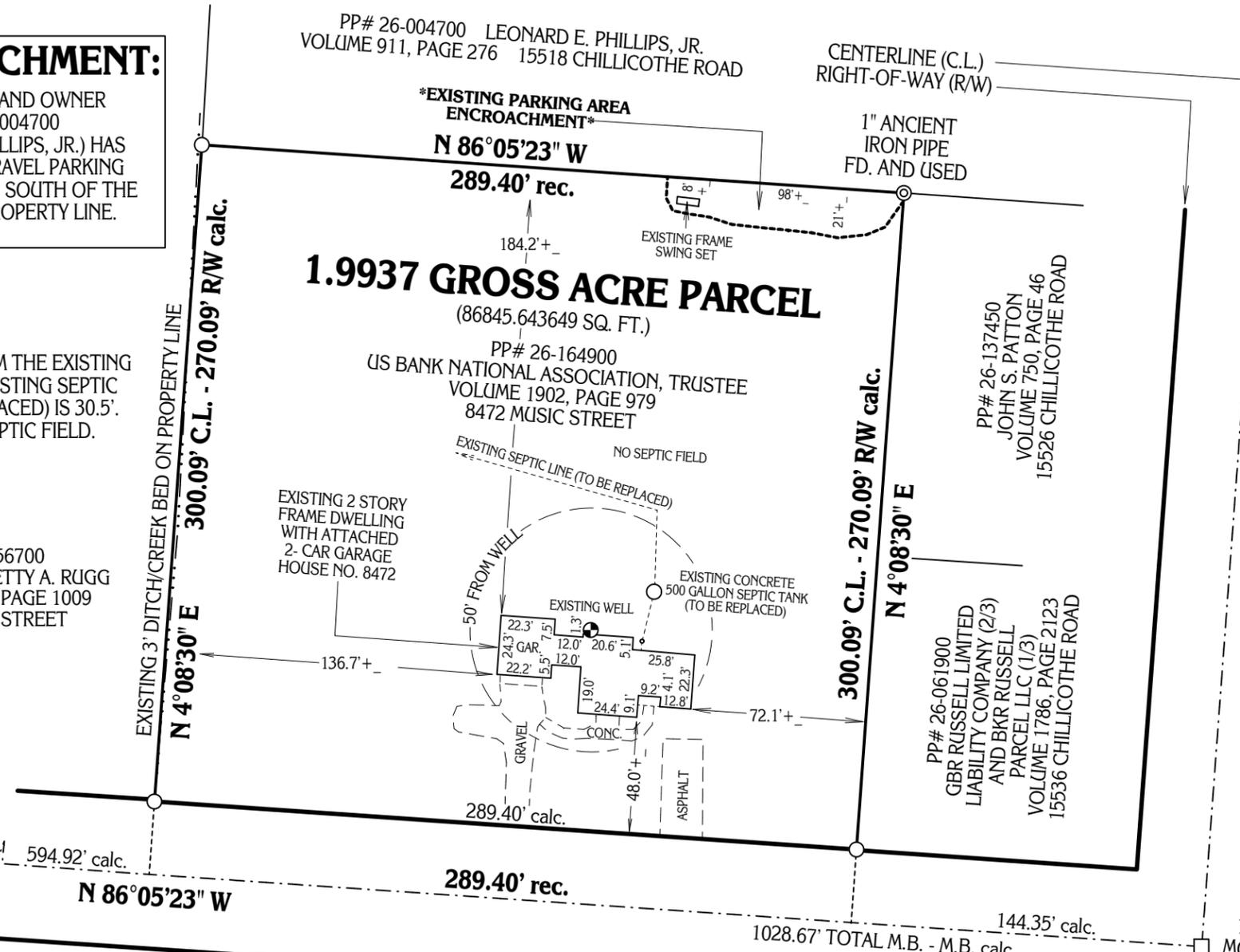
### ENCROACHMENT:

ADJASCENT LAND OWNER (PP# 26-004700) LEONARD E. PHILLIPS, JR. HAS INSTALLED A GRAVEL PARKING AREA (21' x 98'+) SOUTH OF THE NORTHERLY PROPERTY LINE.

THE DISTANCE FROM THE EXISTING WELL AND THE EXISTING SEPTIC TANK (TO BE REPLACED) IS 30.5'. THERE IS NO SEPTIC FIELD.

PP# 26-156700 RICHARD G. & BETTY A. RUGG VOLUME 1028, PAGE 1009 8450 MUSIC STREET

1" IRON PIN IN MONUMENT BOX FD. AND USED



MUSIC STREET (60 FEET WIDE) AKA WALTERS ROAD

CHILLICOTHE ROAD (STATE ROUTE NO. 306)