



Property Report

ORDER NUMBER: 72802

BORROWER NAME: N/A






PARCEL NUMBER: 08-011-0611.000

COUNTY: BEAVER

SEARCH DATE: 07/28/2015

EFFECTIVE DATE: 07/24/2015

105 MORELAND AVE, ALQUIPPA PA 15001

 VESTING	STONECREST INCOME AND OPPORTUNITY FUND I, LLC.
 CHAIN OF TITLE	Proper
 MORTGAGE / DOT	No Deed of Trust Found
 JUDGMENTS / LIENS	2 Liens Found
 TAXES	Tax to Follow



National Asset Management Group
2411 West La Palma Ave., Suite 350 Bldg 1
Anaheim, CA 92801
(714) 822-3344 • (800) 977-6264 Fax (714)
822-3345

Ref: Client Name**NAMG**

PROPERTY REPORT

Customer: NATIONALASSETMANAGEMENTGROUP

Loan#: - Unknow

Order Date: 07/28/2015

Plant Date: 07/24/2015

Ref:- Stonecrest005

Order ID: 72802

Property Address: 105 MORELAND AVE, ALQUIPPA, PA 15001

If Applicable AKA:-

County Name: BEAVER

Assessor's Parcel Number: 08-011-0611.000

No guarantee is made regarding (A) matters affecting the beneficial interest of any Mortgage or Deed of Trust which may be shown herein as an exception, or (B) other matters which may affect any such mortgage or Deed of Trust.

No guarantee is made regarding any liens, claims of liens, defects or encumbrances other than those specifically provided for above, and, if information was requested by reference to a street address, no guarantee is made that said land is the same as said address.



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Property Vesting

The last recorded document **Purporting transferring title to said land described herein shows the following:**

Purported Owner: : STONECREST INCOME AND OPPORTUNITY FUND I, LLC
Document Type : SPECIAL WARRANT DEED
Volume/Page : -
Document No. : 3352389
Grantor : MOZEL, LLC, EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA
Grantee : STONECREST INCOME AND OPPORTUNITY FUND I, LLC
Execution Date : 07/14/2009
Recorded Date : 09/22/2009
Comment : NONE

Property Tax Information

Note: The Tax information set forth above reflects current Year General Tax information only. The record property information Report does not provide information relating to supplemental Tax Bills and/or prior Years(s) defaulted Taxes.

ITEM A

TAX VALUE INFORMATION

Parcel ID : 08-011-0611.000
Land Value : \$1,500.00
Improvement Value : \$4,500.00
Total Value : \$6,000.00
Exemptions : -

TAX OBLIGATION INFORMATION

Tax Periods: : 2014/2015
Tax Year: : 2014
Tax Amount: :
Tax Status :



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Property Tax Information

The land referred to in this property report is located in and described as follows per the Deed recorded above:

THE FOLLOWING DESCRIBED LOTS, TRACTS OR PARCELS OF LAND LYING, BEING AND SITUATED IN THE COUNTY OF BEAVER AND STATE PENNSYLVANIA, TO-WIT:

ALL THAT CERTAIN LOT OR PIECE OF LAND SITUATE IN THE CITY OF ALIQUIPPA, FORMERLY THE BOROUGH OF ALIQUIPPA, COUNTY OF BEAVER AND STATE OF PENNSYLVANIA, BEING LOT NUMBER 92 IN THE WOODLAWN LAND COMPANY'S PLAN OF LOTS NUMBER 6, AS RECORDED IN THE RECORDER'S OFFICE OF BEAVER COUNTY IN PLAN BOOK VOLUME 2, PAGE 104, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF MORELAND STREET, AT CORNER COMMON TO LOT NUMBER 91 AND LOT NUMBER 92 IN SAID PLAN; THENCE SOUTHWESTWARDLY ALONG THE NORTHEASTERLY LINE OF MORELAND STREET, 42 FEET TO LINE OF LOT NUMBER 93; THENCE NORTHEASTWARDLY BY THE DIVIDING LINE BETWEEN LOT NUMBER 92 AND LOT NUMBER 93, FOR A DISTANCE OF 107 FEET TO LINE OF LOT NUMBER 90; THENCE NORTHWESTWARDLY BY THE DIVIDING LINE BETWEEN LOTS NUMBERS 90 AND 92, FOR A DISTANCE OF 42 FEET TO LINE OF LOT NUMBER 91; THENCE SOUTHWESTWARDLY BY THE DIVIDING LINE BETWEEN LOTS NUMBER 91 AND 92, FOR A DISTANCE OF 107 FEET TO THE NORTHEASTERLY LINE OF MORELAND STREET, AT THE POINT OF BEGINNING.

EXCEPTING THEREFROM AND THEREFROM ALL THE COAL, GAS AND OIL UNDERLYING SAID PREMISES TOGETHER WITH ALL THE DRILLING AND MINING RIGHTS AND PRIVILEGES NECESSARILY INCIDENT THERETO, IN ORDER TO REMOVE THE SAME, PROVIDED SUCH DRILLING AND MINING SHALL NOT INTERFERE WITH THE SURFACE OF THE PREMISES HEREBY CONVEYED.

BEING THE SAME PREMISES WHICH THE LOMAS MORTGAGE, USA, INC., A CORPORATION FORMERLY KNOWN AS THE LOMAS AND NETTLETON COMPANY BY ITS DEED DATED JULY 22, 1988 AND RECORDED IN THE RECORDER'S OFFICE OF BEAVER COUNTY IN DEED BOOK VOLUME 1345, PAGE 208, DID GRANT AND CONVEY UNTO PETER J. LOSCHIAVO, THE DECEDENT HEREIN.

BEING THE SAME PREMISES CONVEYED TO ANTHONY J. LEONE, BY DEED FROM ANTHONY J. LOSCHLAVO, EXECUTOR OF THE ESTATE OF PETER J. LOSCHLAVO, DECEASED, DATED 11/16/2005, RECORDED 02/23/2006, IN DEED MORTGAGE INST # 3263341.

BEING THE SAME PREMISES VESTED IN HSBC BANK USA., NATIONAL ASSOCIATION, AS TRUSTEE FOR NOMURA HOME EQUITY LOAN TRUST, SERIES 2006-WF1, BY DEED FROM GEORGE J. DAVID, SHERIFF OF THE COUNTY OF BEAVER, IN THE STATE OF PENNSYLVANIA, DATED 07/30/2008, RECORDED 07/30/2006, IN DEED MORTGAGE INST # 33284911.



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822-3345

Ref: Client Name**NAMG**

Official Records of the County where the Land is located shows the following Deed(s) of Trust affecting the Land:

ITEM 1

Document Type :
Volume/ Page :
Document No. :
Loan Amount :
Maturity Date :
Grantor :
Beneficiary :
Open End :
Execution Date :
Recorded Date :

Assigned To :
Volume/ Page :
Execution Date :
Recorded Date :

Comment : No Open Mortgage Found

Official Records of the County shows the General Index matters against the purported Owners as follows:

Judgment Type : Municipal Lien
Plaintiff : City of Beaver Falls
Defendant : Stonecrest Income & Opportunity
Amount : \$238.50
Case No :
Dated Date :
Recorded Date : 02/10/2012
Book / Page :
Instrument # : 2012-40172
Comments :



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Ref: Client Name**NAMG**

Lien Type : Municipal Lien
Plaintiff : Aliquippa School District
Defendant : Stonecrest Income & Opportunity Fund
Amount : \$920.99
Case No :
Dated Date :
Recorded Date : 08/12/2014
Book / Page :
Instrument # : 2014-41051
Comments :

The effect of documents, proceedings, liens, decrees or other matters which do not specifically describe said land, but which, if any do exist, may affect the title or impose liens or encumbrances thereon. The name search necessary to ascertain the existence of such matters has not been completed and will require a statement of information from vestees in order to complete this report.

Limitation of Liability

Recipient recognizes that it is difficult to determine the extent of damages which could arise from any error or omission in this Report. Recipient recognizes that the Fee charged is nominal in relation to the potential damages or liabilities arising from any such error or omission. As a part of the consideration given in exchange for the issuance of this Report, the Recipient agrees that the Company's sole liability for any loss or damage arising by reason of any error or omission contained herein shall be limited by this paragraph. In no event shall such liability exceed the Fee amount charged for this report.

Comments:

REALTY TRANSFER TAX STATEMENT OF VALUE RECORDED 09/22/2009

4

Prepared by:
Trudy Scribellito
Reca Limited Partnership
4359 St. Andrews Road, Ste G
Columbia, SC 29210
803-798-4666

SPECIAL WARRANTY DEED

THIS DEED is made and entered to this 14th day of July 2009 by and between Mozel, LLC, existing under the laws of the United States of America; of the County of Lexington, State of South Carolina; hereinafter collectively referred to as "Grantor", and Stonecrest Income and Opportunity Fund I, LLC, hereinafter referred to as Grantee". The mailing address of the Grantee is 4300 Stevens Creek Blvd, San Jose, CA 95129.

WITNESSETH, that the Grantor(s), for and in consideration of the sum of One Hundred Dollars (\$100.00) and other valuable consideration paid to the Grantor, the receipt of which is hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the Grantee, the following described lots, tracts or parcels of land lying, being and situated in the County of Beaver and State Pennsylvania, to-wit:

See Attachment A

TO HAVE and to hold the same; together with all rights and appurtenances to the same belonging unto the said Grantee(s), and to His/Her successors and assignees. The said Grantor hereby covenanting that it and the successors and assigns of such Grantor shall and will WARRANT AND DEFENT the title of the premises unto the said Grantee(s), and to the successors and assigns of such Grantee forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, excepting, however, the general taxes for the calendar year 2008 and thereafter and special taxes becoming a lien after the date of this deed.



STONECREST/ MAIL

3352389

4 Pages

09/22/2009 09:12:13 AM

Beaver County

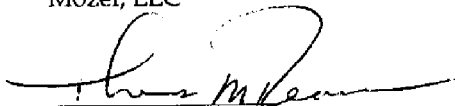
DEED

\$41.50

Handwritten signature

IN WITNESS WHEREOF, the said Grantor has hereunto caused this instrument to be signed on the day and year first above written.

Mozel, LLC

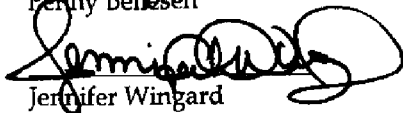


Thomas M. Reaves
Manager

Witnesses:



Penny Bellesen



Jennifer Wingard

STATE OF South Carolina
COUNTY OF Lexington

On the 14th day of July, 2009, before me appeared Thomas M. Reaves, Manager, to me personally known, who being by me duly sworn, did say the he is the Manager of Mozel, LLC and that said instrument was signed and sealed in behalf of limited partnership by authority of it's board of directors and to be the free act and deed of said limited partnership.

In Testimony whereof, I have hereunto set my hand and affixed by official seal in the County and State aforesaid, the day and year first written above.

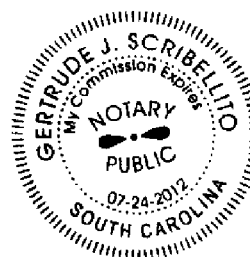


Gertrude J. Scribellito
Notary Public

CERTIFICATE OF RESIDENCE

The address of the above-named Grantee is:

4300 Stevens Creek Blvd, San Jose CA
On behalf of the Grantee 95129





I hereby CERTIFY that this document is recorded in the Recorder's Office of Beaver County, Pennsylvania

Janice Jacobus Beall

Attachment A

ALL that certain lot or piece of land situate in the City of Aliquippa, formerly the Borough of Aliquippa, County of Beaver and State of Pennsylvania, being Lot Number 92 in the Woodlawn Land Company's Plan of Lots Number 6, as recorded in the Recorder's Office of Beaver County in Plan Book Volume 2, page 104, bounded and described as follows, to wit:

BEGINNING at a point on the Northeasterly line of Moreland Street, at corner common to Lot Number 91 and Lot Number 92 in said Plan; thence Southwestwardly along the Northeasterly line of Moreland Street, 42 feet to line of Lot Number 93; thence Northeastwardly by the dividing line between Lot Number 92 and Lot Number 93, for a distance of 107 feet to line of Lot Number 90; thence Northwestwardly by the dividing line between Lots Numbers 90 and 92, for a distance of 42 feet to line of Lot Number 91; thence Southwestwardly by the dividing line between Lots Number 91 and 92, for a distance of 107 feet to the Northeasterly line of Moreland Street, at the point of beginning.

EXCEPTING therefrom and thereout all the coal, gas and oil underlying said premises together with all the drilling and mining rights and privileges necessarily incident thereto, in order to remove the same, provided such drilling and mining shall not interfere with the surface of the premises hereby conveyed.

BEING the same premises which the Lomas Mortgage, USA, Inc., a corporation formerly known as the Lomas and Nettleton Company by its deed dated July 22, 1988 and recorded in the Recorder's Office of Beaver County in Deed Book Volume 1345, page 208, did grant and convey unto PETER J. LOSCHIAVO, the decedent herein.

BEING THE SAME PREMISES conveyed to Anthony J. Leone, by Deed from Anthony J. Loschiavo, Executor of the Estate of Peter J. Loschiavo, Deceased, dated 11/16/2005, recorded 02/23/2006, in Deed Mortgage Inst# 3263341.

BEING THE SAME PREMISES VESTED IN HSBC Bank USA, National Association, as Trustee for Nomura Home Equity Loan Trust, Series 2006-WF1, by Deed from George J. David, Sheriff of the County of Beaver, in the State of Pennsylvania, dated 07/30/2008, recorded 07/30/2008, in Deed Mortgage Inst# 3328498.

PARCEL IDENTIFICATION NO: 08-011-0611.000-01-1

Property Know as: 105 Moreland Ave, Aliquippa, PA 15001

This Document Recorded	Instr #: 3352389
09/22/2009 State RTT: \$201.60	Receipt #: 2009522042
09:12:13 AM Local RTT: \$201.60	Rec Fee: \$41.50
Instrument: DEED	Beaver County, Recorder of Deeds



REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

State Tax Paid \$261.60
Book Number _____
Page Number 3352389
Date Recorded 9-22-09

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESPONDENT - All inquiries may be directed to the following person:

Name Jennifer D. Wingard Telephone Number: (803) 750-1196
Street Address 4550 St. Andrews Rd. Ste G City Columbia State SC ZIP Code 29910

B. TRANSFER DATA**Date of Acceptance of Document**

Grantor(s)/Lessor(s) MOZEL, LLC Grantee(s)/Lessee(s) Stonecrest Income and Opportunity Fundings LLC
Street Address PO Box 1996 Street Address 4300 Stevens Creek Blvd
City Immo State SC ZIP Code 29903 City San Jose State CA ZIP Code 95129

C. REAL ESTATE LOCATION

Street Address 105 Moreland Ave City, Township, Borough Aliquippa
County Beaver School District Aliquippa Tax Parcel Number 08-011-0611.000-01-1

D. VALUATION DATA

1. Actual Cash Consideration <u>\$1000</u>	2. Other Consideration + <u>0</u>	3. Total Consideration = <u>\$1000</u>
4. County Assessed Value <u>\$16,000</u>	5. Common Level Ratio Factor X <u>3.36</u>	6. Fair Market Value = <u>\$12,000</u> <u>\$20160.</u>

E. EXEMPTION DATA

1a. Amount of Exemption Claimed <u>0</u>	1b. Percentage of Grantor's Interest in Real Estate <u>0</u>	1c. Percentage of Grantor's Interest Conveyed <u>0</u>
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2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of Mortgage and note/Assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed, if other than listed above.) Cash Sale between unrelated Companies

Under penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party Jennifer D. Wingard Date 7-29-09

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

2012-40172 CITY OF BEAVER FALLS (vs) STONECREST INCOME & OPPORTUNITY

Reference No.:		Filed.....:	2/10/2012
Case Type.....:	MUNICIPAL LIEN	Time.....:	10:11
Judgment.....:	238.50	Execution Date	0/00/0000
Judge Assigned:		Jury Trial....	
Disposed Desc.:		Disposed Date:	0/00/0000
----- Case Comments -----		Higher Crt 1.:	
		Higher Crt 2.:	

General Index

Attorney Info

BEAVER FALLS CITY OF	PLAINTIFF	PATTERSON, GEORGE M., II
STONECREST INCOME AND OPPORTUNITY FUND 4300 STEVENS CRK #275 SAN JOSE CA 95129	DEFENDANT	

Judgment Index	Amount	Date	Desc
STONECREST INCOME AND OPPORTUNITY FUND	238.50	2/10/2012	MUNICIPAL LIEN

* Date Entries *

2/10/2012 - - - - - FIRST ENTRY - - - - -
MUNICIPAL CLAIM, FILED. TAX PARCEL NO: 06-010-0313-000
DEBT: \$238.50
002 Image page(s) exist(s) for this entry
- - - - - LAST ENTRY - - - - -

Escrow Information			
* Fees & Debits	Beg Bal	Pymts/Adj	End Bal
SATISFACTION	10.50	10.50	.00
MUNICIPAL CLAIM	15.50	15.50	.00
	-----	-----	-----
	26.00	26.00	.00

* End of Case Information *

2014-41051 ALIQUIPPA SCHOOL DISTRICT (vs) STONECREST INCOME & OPP FUND I

Reference No.:
Case Type.....: MUNICIPAL LIEN

Filed.....: 8/12/2014
Time.....: 2:56

Judgment.....: 920.99

Execution Date 0/00/0000

Judge Assigned:

Jury Trial.....

Disposed Desc.:

Disposed Date: 0/00/0000

----- Case Comments -----

Higher Crt 1.:
Higher Crt 2.:

General Index

Attorney Info

ALIQUIPPA SCHOOL DISTRICT
800 21ST STREET
ALIQUIPPA PA 15001

PLAINTIFF

IANNACONE, MEGAN O.

STONECREST INCOME &
OPPORTUNITY FUND I LLC
4300 STEVENS CREEK BOULEVARD
SAN JOSE CA 95129

DEFENDANT

Judgment Index

Amount

Date

Desc

STONECREST INCOME &
OPPORTUNITY FUND I LLC

920.99

8/12/2014

MUNICIPAL LIEN

* Date Entries *

8/12/2014 - - - - - FIRST ENTRY - - - - -
MUNICIPAL CLAIM, FILED- FOR NON PAYMENT OF REAL ESTATE TAXES FOR
THE YEAR 2013. PROPERTY: 105 MORELAND STREET, ALIQUIPPA,
PENNSYLVANIA 15001. TAX PARCEL NO. 08-011-0611-000. DEBT \$920.99
004 Image page(s) exist(s) for this entry

8/12/2014 - - - - - CERTIFICATE OF SERVICE, FILED. - - - - -
002 Image page(s) exist(s) for this entry
- - - - - LAST ENTRY - - - - -

* Escrow Information *

* Fees & Debits Beg Bal Pymts/Adj End Bal *

SATISFACTION	11.50	11.50	.00
MUNICIPAL CLAIM	17.00	17.00	.00
	-----	-----	-----
	28.50	28.50	.00

* End of Case Information *
