

**NOTICE TO STATE OF OHIO**

**August 17, 2007**

**BY FAX TO: (614) 728-5938 OR BY E-MAIL TO: [rapdresp@odjfs.state.oh.us](mailto:rapdresp@odjfs.state.oh.us)**

**Ohio Dislocated Worker Unit  
Rapid Response Section  
Bureau of WIA  
Ohio Department of Job & Family Services  
P.O. Box 1618  
Columbus, OH 43216-1618**

**Re: Notice of Facility Closing**

**Dear Sir or Madam:**

**This letter is to notify you that NovaStar Mortgage, Inc. is closing its facility in the State of Ohio. The facility is located at 6200 Oak Tree Boulevard, Independence, Cuyahoga County, OH 44131.**

**We are permanently closing the facility on August 17, 2007, or as soon thereafter as reasonably practical. It is expected that most employees' last day of work will occur on August 17, 2007, except a limited number who may be temporarily needed to assist with the winding down of operations at that location. Even though an employee's last day of work will be August 17, the employee will be placed on paid leave of absence and maintained on our payroll through October 16, 2007, at his/her regular base salary. Group benefits (such as health insurance) will also be maintained for these employees at the active employee rate through October 16, 2007.**

**There are approximately 149 employees at this facility, some of whom may be part-time employees with less than 6 months of service or who work less than an average of 20 hours per week. The facility is non-unionized, and there are no bumping rights.**

At this time, we do not know if the WARN Act (Worker Adjustment and Retraining Notification Act) will apply. Because we do not know if the WARN Act will apply, we are providing you with WARN notice in an abundance of caution. As you know, the WARN Act encourages notice even when not required and when it is not possible at the time to determine if the WARN Act even applies.

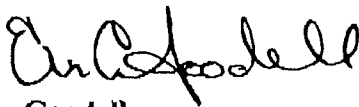
For the purpose of this facility closing, your contact person will be:

Erin Goodell  
Vice President of Training and Development/HR  
816-237-7509  
[erin.goodell@novastar1.com](mailto:erin.goodell@novastar1.com)

A master list of the jobs and employees affected will be maintained by my office.

If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Erin Goodell', written in a cursive style.

Erin Goodell  
Vice President of Training and Development/HR