

First American Title Insurance

Preliminary Judicial Report

Schedule A

File No: FC09080017
 LSR No: 200930156

JR No: PFE 123850

Description of Land

PARCEL NO. 1 Situated in the City of Painesville, County of Lake, and State of Ohio: And known as being part of Lot No. 12 of Forbes Survey and Addition to the Village of Painesville, and is bounded and described as follows: Beginning in the southeasterly line of Nebraska Street at the northwesterly corner of said Lot No. 12; thence S. 59 degrees E. along the northeasterly line of said Lot 12, 154.22 feet to the northwesterly corner of land conveyed by J. C. Collacott and wife to Catherine E. Loomis by deed dated April 7, 1898 and recorded in Lake County Records of Deeds Vol. 28, Page 375; thence southwesterly along said Loomis northwesterly line 41-1/4 feet; thence northwesterly parallel with the northeasterly line of said Lot No. 12, 153.22 feet to the southeasterly line of Nebraska Street; thence northeasterly on said southeasterly line of Nebraska Street 41-1/4 feet to the place of beginning, containing about 15/100 of an acre of land, be the same more or less, but subject to all legal highways. Permanent Parcel No. 15D-5-17

Parcel No. 15D0050000170

Property Address: Nebraska Street, Painesville, OH 44077

ALL THAT CERTAIN LANDS SITUATE IN LOT 12, FORBES SURVEY AND ADDITION, IN THE CITY OF PAINESVILLE, TOWNSHIP NUMBER 11 NORTH, RANGE VIII WEST, IN THE CONNECTICUT WESTERN RESERVE SURVEY, COUNTY OF LAKE, STATE OF OHIO. A RESURVEY OF THE LANDS TO PHYLLIS A. WILLOUGHBY, AS RECORDED IN DOCUMENT NUMBER 960006384 (PPN 15-D-005-0-00-018-0) IN THE OFFICE OF THE COUNTY RECORDER, FURTHER DESCRIBED.

BEGINNING AT A CAPPED 5/8" IRON PIN SET TO MARK A POINT IN THE EAST LINE OF NEBRASKA STREET (60 FEET WIDE) AT THE SOUTHWEST CORNER OF LANDS TO P.A. WILLOUGHBY, AS RECORDED IN DOCUMENT NUMBER 960006384 (PPN 15-D-005-0-00-017-0) SAID POINT BEING LOCATED FROM A 3/4" IRON PIPE FOUND WITHIN A MONUMENT BOX ASSEMBLY MARKING THE CENTERLINE INTERSECTION OF NEBRASKA STREET WITH THE CENTERLINE OF COURTLAND STREET (50 FEET WIDE) SOUTH 28°-58'-30" WEST, WITH THE CENTERLINE OF NEBRASKA STREET, A DISTANCE OF 462.02 FEET TO MARK AN ANGLE POINT IN THE CENTERLINE OF NEBRASKA STREET, SOUTH 28°-30'-00" WEST, WITH THE CENTERLINE OF NEBRASKA STREET, A DISTANCE OF 112.84 FEET AND SOUTH 58°-39'-32" EAST, A DISTANCE OF 30.04 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE: SOUTH 58°-39'-32" EAST, WITH THE SOUTH LINE OF SAID WILLOUGHBY, A DISTANCE OF 153.29 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT AT THE SOUTHEAST CORNER OF LANDS TO SAID WILLOUGHBY (PPN 15-D-005-0-00-017-0) AT THE NORTHWEST CORNER OF LANDS TO A.E. BERNINGER, AS RECORDED IN DOCUMENT NUMBER 950010925 (PPN 15-D-005-0-00-040-0).

THENCE: SOUTH 29°-47'-04" WEST, WITH THE WEST LINE OF SAID BERNINGER (PPN 15-D-005-0-00-040-0) A DISTANCE OF 41.21 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT AT THE SOUTHWEST CORNER BERNINGER (PPN 15-D-005-0-00-040-0), IN THE NORTH LINE OF LANDS TO R.F. WARGO, AS RECORDED IN DOCUMENT NUMBER 2004R047257 (PPN 15-D-005-0-00-019-0).

THENCE: NORTH 58°-39'-32" WEST, WITH THE NORTH LINE OF SAID WARGO (PPN 15-D-005-0-00-019-0), A DISTANCE OF 152.37 FEET TO A CAPPED 5/8" IRON PIN SET TO MARK A POINT AT THE NORTHWEST CORNER OF SAID WARGO (PPN 15-D-005-0-00-019-0), IN THE EAST LINE OF NEBRASKA STREET.

THENCE: NORTH 28°-30'-00" EAST, WITH THE EAST LINE OF NEBRASKA STREET, A DISTANCE OF 41.23 FEET TO THE POINT AND PLACE OF BEGINNING, SAID LAND CONTAINING 0.1446 ACRES AS SURVEYED AND DESCRIBED IN SEPTEMBER 2004, AS ILLUSTRATED ON A CERTAIN MAP RECORDED IN THE OFFICE OF THE LAKE COUNTY ENGINEER, BY TIMOTHY E. STOCKER, P.S. 7245 CRABBS' SURVEYING ORDER 4133. BASIS OF BEARINGS ARE TO AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF NEBRASKA STREET, NORTH 28°-30'-00" EAST.

ALL IRON PINS SET ARE 5/8" X 30" REBAR WITH CAP "CRABBS 7245"

Parcel No. 15D0050000180

Property Address: 88 Nebraska Street, Painesville, OH 44077