

# Preliminary Judicial Report

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Issued By OLD REPUBLIC NATIONAL TITLE INSURANCE  
COMPANY Guaranteed Party Name ORDER NO. 16298



## SCHEDULE A

### DESCRIPTION OF LAND

Situated in the City of Mentor, County of Lake and State of Ohio, known as being part of the Blake Lot in Tract 5 and part of Original Lot No. 8 in Tract 4, also known as being part of lands conveyed to Richard M. Osborne, Tr. by Document Nos. 970025223, 960011841, 960018584, 960007753, 199956808, and 970035734 of Lake County Records, and deed recorded in Volume 1195, Page 326 of Lake County Official Records (PPN 16B-031B-002, 003, 004, 005, 022, 16B-031A-028):

Beginning in the centerline of Mentor Avenue (width varies) at the most southerly corner of land conveyed to the Kotoch Family Limited Partnership by Document No. 970010653 of Lake County Records (PPM 16B-031B-020), said point being South 54°09'18" West, a distance of 0.69 feet from a 1 inch iron pin monument in said centerline;

COURSE I Thence North 37°29'07" West, along the southwesterly line of said Kotoch Family Limited Partnership, and along the southwesterly line of land conveyed to Richard M. Osborne, Tr. by Document No. 960011841 of Lake County Records (PPN 16B-031B-004), passing through a 5/8 inch iron pin found at 35.01 feet, a total distance of 425.79 feet to a 5/8 inch iron pin set;

COURSE II Thence North 54°29'55" East, a distance of 64.06 feet to a 5/8 inch iron pin found at the most southerly corner of land conveyed to Richard M. Osborne, Tr. by Document No. 970024208 of Lake County Records (PPN 16B-031B-023);

COURSE III Thence North 37°32'17" West, along the southwesterly line of said Richard M. Osborne, Tr., a distance of 135.41 feet to a 5/8 inch iron pin found;

COURSE IV Thence North 54°11'59" East, along the northwesterly line of said, Richard M. Osborne, Tr., a distance of 177.12 feet to a 5/8 inch iron pin found;

COURSE V Thence along the arc of a curve in said northwesterly line, deflecting to the right, 41.25 feet, said curve having a radius of 60.00, a central angle of 39°23'27", and a chord which bears North 73°53'42" East, a distance of 40.44 feet to a 5/8 inch iron pin found;

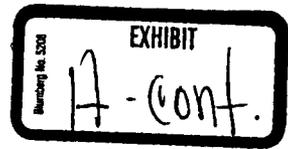
COURSE VI Thence South 86°24'34" East, continuing along said northwesterly line and along the southwesterly line of land conveyed to Susa Partnership L.P. by Document No. 970012034 of Lake County Records (PPN 16B-031B-007), a distance of 121.72 feet to a 5/8 inch iron pin found;

COURSE VII Thence North 32°40'55" West, along said southwesterly line, a distance of 46.64 feet to a 5/8 inch iron pin found;

COURSE VIII Thence North 80°56'08" West, along said southwesterly line, a distance of 160.22 feet to a 5/8 inch iron pin found;

COURSE IX Thence North 37°03'12" West, along said southwesterly line, a distance of 191.33 feet to a 5/8 inch iron pin found in the southeasterly right-of-way of land conveyed to the Norfolk and Western Railway Company;

COURSE X Thence South 54°11'59" West, along said southeasterly right-of-way, a distance of 550.67 feet to a 5/8 inch iron



pin found at an angle point therein;

COURSE XI Thence South 54°02'37" West, continuing along said southeasterly right-of-way, a distance of 466.60 feet to a 5/8 inch iron pin found at the most northerly corner of land conveyed to Colonial Plaza by deed recorded in Volume 357, Page 532 of Lake County Official Records (PPN 16B-031A-023)

COURSE XII Thence South 35°15'49" East, along the northeasterly line of said Colonial Plaza, a distance of 199.96 feet to a 5/8 inch iron pin found at the most westerly corner of land conveyed to Richard W. Ill and Laura K. Christenson by deed recorded in Volume 932, Page 102 of Lake County Official Records (PPN 16B-031A-020);

COURSE XIII Thence North 54°09'18" East, along the northwesterly line of said Richard W. and Laura K. Christenson, a distance of 164.87 feet to a 5/8 inch iron pin found at the most northerly corner of said Christenson;

COURSE XIV Thence South 37°18'29" East, along the northeasterly line of said Christenson, a distance of 320.20 feet to a 5/8 inch iron pin found at the most westerly corner of land conveyed to Self Service Maxi Wash by deed recorded in Volume 930, Page 1189 of Lake County Official Records (PPN 16B-031A-024);

COURSE XV Thence North 54°09'18" East, along the northwesterly line of said Self Service Maxi Wash, a distance of 95.64 feet to a 5/8 inch iron pin found at an angle point in the southwesterly line of land conveyed to N.S.C. Enterprises, Inc. by deed recorded in Volume 280, Page 704 of Lake County Official Records (PPN 16B-031A-022, 021);

COURSE XVI Thence North 36°39'40" West, along the southwesterly line of said N.S.C. Enterprises, Inc., a distance of 29.99 feet to a 5/8 inch iron pin set, said point being the most westerly corner of said N.S.C. Enterprises, Inc.

COURSE XVII Thence North 54°09'18" East, along the northwesterly line of said N.S.C. Enterprises, Inc., a distance of 116.67 feet to a 5/8 inch iron pin found at the most northerly corner of said N.S.C. Enterprises, Inc.;

COURSE XVIII Thence South 37°42'58" East, along the northeasterly line of said N.S.C. Enterprises, Inc., a distance of 29.91 feet to a 5/8 inch iron pin found at the most westerly corner of land conveyed to New Par by Document No. 970001969 of Lake County Records (PPN 16B-031B-001);

COURSE XIX Thence North 54°09'18" East, along the northwesterly line of said New Par, a distance of 100.00 feet to a 5/8 inch iron pin found at the most northerly corner of said New Par;

COURSE XX Thence South 37°42'58" East, along the northeasterly line of said New Par, a distance of 20.14 feet to a 5/8 inch iron pin found at the most westerly corner of land conveyed to 27981 Euclid Avenue, LLC by Document No. 200025390 of Lake County Records (PPN 16B-031B-019);

COURSE XXI Thence North 54°09'18" East, along the northwesterly line of said 27981 Euclid Avenue LLC, a distance of 100.00 feet to a 5/8 inch iron pin found at the most northerly corner of said 27981 Euclid Avenue LLC, said point also being in the southwesterly line of land conveyed to Richard M. Osborne, Tr. by Document No. 199956808 (PPN 16B-031B-003);

COURSE XXII Thence North 37°42'58" West, along the southwesterly line of said Richard M. Osborne, Tr., a distance of 20.14 feet to a 1/2 inch iron pin found at the most westerly corner of said Osborne;

COURSE XXIII Thence North 54°09'18" East, along the northwesterly line of said Osborne, a distance of 103.35 feet to a 5/8 inch iron pin set;

COURSE XXIV Thence South 37°29'07" East, along the northeasterly line of said Osborne, passing through a 5/8 inch iron pin set at 35.01 feet from the centerline of said Mentor Avenue, a total distance of 300.13 feet to a point in said centerline;

COURSE XXV Thence North 54°09'18" East, along said centerline, a distance of 79.32 feet to the Place of Beginning and containing 10.2913 acres of land as calculated and described in December, 2000 by Richard A. Thompson, Jr., P.S. No. 7388 of LDC, Inc. be the same, more or less, but subject to all legal highways and easements of record. Bearings refer to Document No. 199956808 of Lake County Records.

EXCEPTING THEREFROM: A parcel of land conveyed to the City of Mentor, filed October 17, 1986 in Official Records Volume 253, Page 307 of Lake County Records.

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