

First American Title Insurance Company

File No: FC13192942
LSR No: 201322679

Premium: \$291.00
JR No: 5007339-132130

PRELIMINARY JUDICIAL REPORT

SCHEDULE A

DESCRIPTION OF LAND

SITUATED IN THE CITY OF PAINESVILLE, COUNTY OF LAKE, AND STATE OF OHIO:

AND KNOWN AS BEING PART OF THE LAND DEEDED TO THE CITY OF PAINESVILLE, BY OFFICIAL RECORD VOLUME 1007, PAGE 926, AND AUDITOR'S DOCUMENT NO. 970017481, SAID PROPERTY IS SITUATED ON THE WESTERLY SIDE OF CARMODY DRIVE IN TRACT NO. 3, AND IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" IRON PIPE FOUND AT THE SOUTHEASTERLY CORNER OF LAND CONVEYED TO JOYCE E. SPREITZER AND FRANK NOVOTNY, AS RECORDED IN OFFICIAL RECORD VOLUME 240, PAGE 1121, IN THE LAKE COUNTY RECORDER'S OFFICE, THENCE SOUTH 36° 29' 54" EAST, ALONG THE WESTERLY LINE OF CARMODY DRIVE, 74.97 FEET, TO A 3/4" IRON PIPE SET WITH CAP, SAID POINT BEING THE PRINCIPAL PLACE OF BEGINNING;

THENCE SOUTH 36° 29' 54" EAST, CONTINUING ALONG THE WESTERLY LINE OF CARMODY DRIVE, 87.51 FEET TO A 3/4" IRON PIPE WITH CAP, AT A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT 35.61 FEET, TO A 3/4" IRON PIPE WITH CAP, AT A POINT OF TANGENCY ON THE NORTHERLY LINE OF WEST JACKSON STREET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A TANGENT OF 21.58 FEET, AND A CHORD THAT BEARS SOUTH 04° 18' 28" WEST, 32.68 FEET.

THENCE SOUTH 45° 05' 50" WEST, ALONG THE NORTHERLY LINE OF WEST JACKSON STREET, 60.66 FEET TO THE SOUTHEASTERLY CORNER OF LAND DEEDED TO DENISE A. KEAGLE, AS RECORDED IN OFFICIAL RECORD VOLUME 742, PAGE 576, IN THE LAKE COUNTY RECORDER'S OFFICE, SAID CORNER REFERENCED BY A 1/2" IRON PIPE FOUND SOUTH 73° 05' 39" EAST, 1.36 FEET;

THENCE NORTH 38° 31' 57" WEST, ALONG THE EASTERLY LINE OF SAID LAND OF KEAGLE, 121.18 FEET TO A 3/4" IRON PIPE SET WITH CAP;

THENCE NORTH 53° 30' 06" EAST, 85.66 FEET, TO THE PRINCIPAL PLACE OF BEGINNING AND CONTAINING 0.2188 ACRE OF LAND, AS SURVEYED AND DESCRIBED BY BURGESS & NIPLS, LTD, IN APRIL, 1998 UNDER THE DIRECTION OF JAMES A. PEZAR, P.S. OHIO #7772, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

THIS POLICY DOES NOT GUARANTEE NOR INSURE THE ACREAGE OR EXACT QUANTITY OF LAND SHOWN IN PREMISES UNDER EXAMINATION.

Parcel No. 15D006A000200

Property Address: 101 Carmody Drive, Painesville, OH 44077

PJR
(04/15/2010)