

FIRST AMERICAN TITLE INSURANCE COMPANY

**Number 5007339-160086
File Number 15-005668**

PRELIMINARY JUDICIAL REPORT

SCHEDULE A

DESCRIPTION OF LAND

Situated in the City of Willoughby Hills, County of Lake and State of Ohio, and known as being part of Original Willoughby Township, Lot No. 9 and 10 in Tract No. 3, and further bounded and described as follows:

Beginning at the point of intersections of the centerline White Road, (60 feet wide) with the centerline of Rockefeller Road (60 feet wide); thence North 72 deg. 15' 00" West, along said centerline of White Road a distance of 87.64 feet to a point and the Principal Place of Beginning of the premises herein intended to be described;

Course I: Thence South 15 deg. 30' 12" West a distance of 214.88 feet to an iron pin set at an angle point, (passing through an iron pin set on the Southerly sideline of said White Road at 30.02 feet);

Course II: Thence South 48 deg. 32' 20" West a distance of 311.68 feet to an iron pin found on the Northeasterly corner of a 10.19 acre parcel of land conveyed to the most Reverend Anthony M. Pilla by deed recorded by Document No. 970012704 in Lake County Records.

Course III: Thence North 86 deg. 34' 15: West, along the Northerly line of land so conveyed to Pilla, a distance of 33.00 feet to an iron pin set;

Course IV: Thence North 31 deg. 30' 38" East a distance of 326.11 to an iron pin set at an angle point;

Course V: Thence North 15 deg. 30' 12" East a distance of 174.01 feet to said centerline of White Road, (passing through an iron pin found on the Southerly sideline of said White Road at 143.99 feet);

Course VI: Thence South 72 deg. 15' 00" East, along said centerline of White Road, a distance of 112.35 feet to the Principal Place of Beginning, containing 1.0351 acres of land (0.9577 acres inclusive of the area within the right-of-way of said White Road), as calculated and described from a survey made on August 2000 by Edward J. Debevec PA#4514, be the same more or less, but subject to all legal highways.

SOURCE OF TITLE

TITLE ACQUIRED BY:

Being the same property conveyed to Bernard Ferencak who acquired title by virtue of a deed from J. Karl Ferencak, married to Barbara Ferencak, also signed by Barbara Ferencak, dated October 3, 2005, filed December 2, 2005, recorded as Instrument Number 2005R052649, Lake County, Ohio records,

Being the same property conveyed to Bernard Ferencak and Karl Ferencak who acquired title by virtue of a Certificate of Transfer from Karl Ferencak, deceased, dated April 27, 2004, filed May 4, 2004, recorded as Instrument Number 2004R020147, Lake County, Ohio records,

and free from all encumbrances, liens or defects, except as shown in Schedule B.