



First American Title™

# Preliminary Judicial Report

ISSUED BY

First American Title Insurance Company

## Schedule A

POLICY NUMBER

5007339-0042968e

File No.: WJ-21-3406

### DESCRIPTION OF THE LAND

Situated in the Township Smith (T-18, R-5), County of Mahoning, and State of Ohio

Property Address: 13515 Oyster Road&Alliance Salem RD  
Alliance, Ohio 44601

#### Parcel A

And being part of the Southeast Quarter of Section 30 of the Township of Smith and being part of a 46.944-acre tract of land now or formerly owned by Ohio Edison Company (Deed Book 754, Page 436) and being designated as Lot No. 1 of the Ohio Edison Company Plat No. 1 as recorded in the Mahoning County Recorder's Office in Plat Book Volume 115, Page 246. Containing 8.739 acres, more or less.

#### Parcel B

Situated in the Township of Smith (T-18, R-5), County of Mahoning, State of Ohio, and being part of the Southeast Quarter of Section 30 of the Township of Smith, and being more fully described as follow:

Beginning at a spike set at the intersection of the center line of Oyster Road, with the center line of Alliance-Salem Road; Thence South 86° 30' East, along the center line of Alliance-Salem Road, a distance of 683 feet to the true place of beginning; Thence continuing South 86° 30' East, along the center line of Alliance-Salem Road, a distance of 1,092.68 feet to a point, said point being located North 86° 30' West, a distance of 518.16 feet from the East line of Section 30; Thence South 8° 29' West, a distance of 531.30 feet to an iron pin, and passing over an iron pin 30.33 feet from the center line of said road; Thence North 86° 48' West, a distance of 1,048.08 feet to an iron pin; Thence North 3° 40' East, a distance of 534.60 feet to the center line of said road and the true place of beginning and passing over an iron pin 30.06 feet from the center line of said road, containing within said bounds 13.067 acres, more or less, but subject to all legal highways.

Containing approximately 13.067 acres, more or less.

Parcel Number(s): 19-026-0-003.00-P & 19-026-0-004.01-0

Known for Street numbering purposes as: 13515 Oyster Road&Alliance Salem RD, Alliance, Ohio 44601

Legal description derived from Official Records Volume 5737, Page 1069 Mahoning County Records.

The property address and tax parcel identification number listed herein are provided solely for informational purposes, without warranty as to accuracy or completeness.