



First American Title Insurance Company

2091 PAGE 0728

Schedule A Description of Real Estate

Situated in the City of Painesville, County of Lake, State of Ohio, and known and described:

PARCEL NOS 1 AND 2

And known as being part of Lot No. 94 Phelps Survey and part of Lot No. 6 Sanford Survey and bounded and described as follows:

Beginning at a point in the Westerly line of State Street at the southwesterly corner of a parcel of land conveyed to El Mar Construction, Inc., by deed recorded in Volume 503 Page 123 of Lake County Records,

Thence following the Westerly line of State Street, S. 26 deg. 28' East a distance of 124.38 feet to an iron pipe stake in the Northeasterly corner of a parcel of land conveyed to The Cleveland, Painesville and Ashtabula Railroad Company, now known as the New York Central Railroad, its successors by deed recorded in Volume W Page 268 of Lake County Records;

Thence following the Northerly line of the aforesaid Railroad South 63 deg. 11' 30" West a distance of 368.28 feet to the Easterly line of Saint Clair Street,

Thence North 26 deg. 28' West a distance of 50 feet to a point in the Southwesterly corner of a parcel of land conveyed to Amzic and Alice Jefferies by deed recorded in Volume 233, Page 127 of Lake County Records,

Thence following the Southerly line of the said Jefferies land North 63 deg. 11' 30" East a distance of 184.14 feet to an iron pipe stake

Thence by a line which bears North 26 deg. 28' West and the Easterly line of the aforesaid Jefferies land and the extension thereof a distance of 74.38 feet to an iron pipe stake in the Southwesterly corner of a parcel of land conveyed to Cirl T and Josephine Marcanno by deed recorded in Volume 227, Page 403 of Lake County Records;

Thence North 63 deg. 11' 30" East along the Southerly line of the said Marcanno's land of the aforesaid El Mar Construction, Inc.'s land a distance of 184.14' to the place of beginning, be the same more or less, but subject to all legal highways, together with that part of State Street (now vacated) accruing in ownership to the owner of the above-described by reason of the vacation thereof.

EXCEPTING AND RESERVING THE FOLLOWING PROPERTY DEEDED TO MAEBERT, LLC IN INSTRUMENT NUMBER 2005R005792 LAKE COUNTY RECORDS.

Situated in the City of Painesville County of Lake and State of Ohio:

And known as being a part of Lot No. 94 Phelps Survey and part of Lot No. 6 Sanford Survey and bounded and described as follows:

Beginning at a point in the westerly line of State Street at the southwesterly corner of a parcel of land conveyed to El Mar Construction, Inc. by deed recorded in Volume 503 Page 123, of Lake County Records;

Thence following the westerly line of State Street, S. 26 deg. 28' East a distance of 124.38 feet to an iron pipe stake in the northeasterly corner of a parcel of land conveyed to the Cleveland, Painesville and Ashtabula Railroad Company, now known as the New York Central Railroad, its successors by deed recorded in Volume W Page 268 of Lake County Records;

Thence following the northerly line of the aforesaid railroad South 63 deg. 11' 30" West a distance of 368.28 feet to the easterly line of Saint Clair Street,

Thence North 26 deg. 28' West a distance of 50 feet to a point in the southwesterly corner of a parcel of land conveyed to Amzic and Alice Jefferies by deed recorded in Volume 233 page 127 of Lake County Records,





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Thence following the southerly line of the said Jefferies land north 63 deg. 11' 30" East a distance of 184.14 feet to an iron pipe stake,

Thence by a line which bears North 26 deg. 28' West and the easterly line of the aforesaid Jefferies land and the extension thereof a distance of 74.38 feet to an iron pipe stake in the southwesterly corner of a parcel of land conveyed to Carl T. and Josephine Marcanno by deed recorded in Volume 227 page 403 of Lake County Records;

Thence North 63 deg. 11' 30" east along the southerly line of the said Marcanno's land of the aforesaid El Mar Construction, Inc.'s land a distance of 184.14 to the place of beginning. Be the same more or less, but subject to all legal highways, together with that part of State Street (now vacated) accruing in ownership to the owner of the above described by reason of the vacation thereof.

Excepting therefrom that part known as auditors P.P.N. 15A017000120 (As described in the deed from Roger Jenkins et al to Stacy King, filed for recorded May 30, 1888 in Volume 14 Page 623 of Lake County Records) being further described as follows.

Situated in the City of Painesville County of Lake and State of Ohio and being a part of Lot No. 94, Phelps Heirs Survey in Tract 3 and being bounded and follows to wit:

Beginning in the west line of State Street in Painesville Village at the northeast corner of land owned by M. R. Dickinson formerly.

Thence on the north line of the same south 63° west, 2 chains & 79 links to the northwest corner of said M. R. Dickinson land;

Thence North 27° West parallel with State Street 30 feet.

Thence North 63° East parallel with the north line of H. R. Dickinson land to said west line of State Street 30 feet to the place of beginning

Also Excepting therefrom that part known as Auditors P.P.N. 15A017000150 and being further described as follows:

Situated in the City of Painesville County of Lake and State of Ohio and known as being the southerly 50 feet front to rear of subplot No. 6 in H. P. Sanfords Survey & Addition to the city of Painesville as shown by the recorded plat of said subdivision in Volume A of Maps, pages 66 & 67 of Lake County Records.

PARCEL NUMBERS 15A017000120 AND 15A017000150

DEED REFERENCE VOLUME 471 PAGE 359 AND VOLUME 471 PAGE 362 EXCEPTING AND RESERVING INSTRUMENT NUMBER 2005R005792

PARCEL NO 3

And known as being part of Lot 6 in Sanford's Survey in said City, bounded and described as follows:

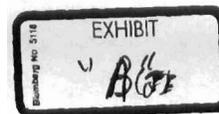
Beginning on the Easterly line of North St. Clair Street at a cross cut in the walk at the Northwesterly corner of land conveyed by the Trustees of The Painesville National Bank and Trust Company to David J. Malin et al by deed October 25, 1935, recorded in Volume 154, Page 79 said place of beginning being N. 26 deg. 28' 00" W a distance of 50 feet from the intersection of the easterly line of said St. Clair Street with the Northerly line of land of the N. Y. C. R. R.;

Thence, N 63 deg. 11' 30" E along the Northwesterly line of land so conveyed to said Malin 184.14 feet to an iron pipe stake at an angle in the line of land of said Malin;

Thence N 2 deg. 28' 00" W, still following a line of said Malin land 40 feet to the Southeasterly corner of land now or formerly belonging to Nellie Morgan;

Thence S 63 deg. 11' 30" W, along the Southerly line of land of said Morgan 194.14 feet to the Southerly line of land of said St. Clair Street;

Thence S 26 deg. 28' 00" E along the Easterly line of St. Clair Street 40 feet to the place of beginning and containing 0.17 acre of land, be the same more or less, but subject to all legal highways



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PARCEL NUMBER 15A0170001600

DEED REFERENCE VOLUME 471 PAGE 366 AND VOLUME 471 PAGE 371

PARCEL NO 4

And known as being a part of Lots 5 and 6 in Sanford's Survey, bounded and described as follows:

Beginning on the Easterly margin of St. Clair Street at the Southwesterly corner of land conveyed by

Nellie G. Morgan and husband, to Claude W. Reynolds, by deed dated September 16, 1914;

Thence Easterly on the Southerly line of said Reynolds land about 184.69 feet to the Westerly line of land now or formerly owned by King;

Thence Southerly on the westerly line of said King land about 40 feet to the Northeasterly corner of land contracted by Nellie Morgan and husband to Max and Mary Eggert;

Thence Westerly on the Northerly line of said Eggert land about 184.69 feet to the Easterly line of St. Clair Street

Thence Northerly on the Easterly line of St. Clair Street about 40 feet to the place of beginning and containing about 0.17 acre of land, be the same more or less, but subject to all legal highways.

PARCEL NUMBER 15A017000170

DEED REFERENCE VOLUME 471 PAGE 366 AND VOLUME 471 PAGE 371

PROPERTY ADDRESS: 422-428 N St Clair St, Painesville, OH 44077

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