

John F. Grogan  
Crystal Grogan  
33 Stage Avenue  
Painesville, OH 44077  
PPN. 15-D-018-0-00-014-0

Order No 1211022T  
Policy No. 5007339-0009337e

*First American Title Insurance Company*  
Schedule A  
Description of Land

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

And known as being a part of Kerr-Cole Surveys and part of C.O. Wilcox Addition, Tract 3 and 4 in said city and is bounded and described as follows.

Beginning at an iron pipe stake in the southerly line of Stage Avenue at the northwesterly corner of land of Felix and Linda Dilonio as recorded in Volume 161, Page 617 and Volume 207, Page 56 Lake County Record of Deeds.

Thence along the westerly line of land of said Dilonio, South 65 deg. 22' East, a distance of 106.23 feet to an iron pipe stake in the southwestly corner of said land.

Thence by a line which bears South 38 deg. 23' East a distance of 3.50 feet to a point.

Thence by a line which bears South 51 deg. 37' West, a distance of 108.50 feet to a point

Thence by a line which bears South 38 deg. 23' East, a distance of 14.30 feet to a point.

Thence by a line which bears South 51 deg. 37' West, a distance of 180.12 feet to a point in the easterly right-of-way line of the Baltimore and Ohio Railroad Company.

Thence along the easterly right-of-way line of the said Baltimore and Ohio Railroad Company, North 35 deg. 11' 35" West, a distance of 133.75 feet to an iron pipe stake in the southerly line of above said Stage Avenue.

Thence along the southerly line of said Stage Avenue, North 61 deg. 26' 20" East, a distance of 144.79 feet to an iron pipe stake at an angle point in said line.

Thence continuing along the southerly line of said Stage Avenue North 49 deg. 19' 20" East, a distance of 90.38 feet to the place of beginning and containing 0.675 of an acre of land as surveyed and described by Colpetzer-Woods Consultants, Inc., Registered Engineers and Surveyors. Be the same more or less, but subject to all legal highways

Excepting and reserving the following parcel of land:

Situated in the city of Painesville, County of Lake and State of Ohio: And known as being a part of Kerr-Cole Surveys and part of B.O. Wilcox Addition, Tract 3 and 4 in said city and is bounded and described as follows:

Beginning at an iron pipe stake in the Southerly line of Stage Ave. at the Northwesterly corner of land deceded to ALTA Lind Lahner and Charlotte Kieffer as recorded in Vol. 830-1085, Lake County Records of Deeds, said pipe being the principal place of beginning.

Course 1. Thence S. 65 degrees 23' E. along the Northerly line of said Lahner and Kieffer Land, a distance of 106.23 feet to an iron pin found.

Course 2. Thence S. 38 degrees 23' E. a distance of 3.50 feet to an iron pin found.

Course 3. Thence S, 51 degrees 37' W. a distance of 21.80 feet to an iron pin set.

Course 4. Thence N. 38 degrees 23' W. a distance of 24.00 feet to an iron pin set.

Course 5. Thence N. 57 degrees 38' W. a distance of 78.72 feet to the place of beginning and containing 838 S.F. of Land, be the same more or less, but subject to all legal highways. As surveyed, calculated and described by John C. Skonieczny, R.S. 6365, January 10, 1989.

