



# *First American Title Insurance Company*

## **Schedule A**

### **Description of Real Property**

#### **PARCEL ONE**

##### **Legal Description of Permanent Parcel No. 15C-036H-00-027**

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

And known as part of Lot 58, Tract 4, and is further bounded and described as follows:

Beginning at a point in the easterly right-of-way line of Lak 44 and the northwest corner of land owed by Eijiro Ishii and recorded in Volume 435-377, Lake County Record of Deeds.

Thence northeasterly approximately 205'± to a point in the westerly line of land owned by the City of Painesville as recorded in Volume 356-482 Lake County Record of Deeds.

Thence northwesterly along the said City of Painesville land approximately 75'± to a point in the southeast corner of land owned by Vernon P. Rehberg as recorded in Vol. 430-17 Lake County Record of Deeds.

Thence southwesterly along the southerly line of said Rehberg's land approximately 230'± to a point in the easterly right-of-way of Lak 44.

Thence southeasterly along the easterly right-of-way of Lak 44 approximately 125'± to the place of beginning and containing approximately .467 acres of land.

This parcel of land is further identified by the Lake County permanent parcel numbering system as follows: 15C-036H-00-027.

#### **PARCEL TWO**

##### **Legal Description of PPN 15C-036H-00-028**

Situated in the City of Painesville, County of Lake, and State of Ohio and known as part of Original Painesville Township Lot No.58, Tract No 4 and being further bounded and described as follows:

Beginning at a point in the centerline of Newell Street (60 feet wide) at the southeast corner of a parcel of land (P.P.N. 11B-61B-00-017) conveyed to Classic Rental Solutions, Inc., as recorded in Instrument No. 199958522 of Lake County Deed Records;

Thence, N 87° 56' 34" W along the southern boundary of said Classic Rental Solutions, Inc. property, a distance of 980.31 feet to a 5/8 inch iron pin found at the southeast corner of said Classic Rental Solutions, Inc. property (said line being the dividing line between the Township of Painesville and the City of Painesville);

Thence, continuing N 87° 56' 34" W a distance of 743.61 feet to a 5/8" iron pin found at the northwest corner of a parcel of land conveyed to Richard D. & Gloria A. Hager as recorded in Volume 374 - Page 929 of Lake County Deed Records;

Thence, continuing N 87° 56' 34" W a distance of 561.32 feet to a point at the Northwesterly corner of a parcel of land conveyed to The City of Painesville as recorded in Volume 356 Page 482 of Lake County Deed Records and being the Principal Place of Beginning of the parcel herein intended to be described;

Thence, S 25° 20' 16" E along the westerly line of said Painesville City parcel passing through an iron pin w/



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LDC cap at 4.14 feet a distance of 644.61 feet to an iron pin found w/ LDC cap at the North Easterly Corner of a parcel of land conveyed to Heisley Hopkins Inc. as recorded in Document No. 2001 12240 of Lake County Deed Records;

Thence, S 51° 38' 36" W along the northerly line of said Heisley Hopkins parcel a distance of 281.22 feet to a point referenced by an iron pin found w/ LDC cap (1.00 feet south and 0.26 feet west) on the easterly margin S.R. 44 as recorded in Plat Volume N-59 of Lake County Record of Plats;

Thence, N 43° 38' 01" W along the easterly margin of said S.R. 44 a distance of 1077.41 feet to a point referenced by an iron pin found w/ LDC cap (0.12 feet south and 0.56 feet east);

Thence, N 37° 21' 20" W along the easterly margin of said S.R. 44 a distance of 2.64 feet to a point on the corporation line of Painesville City and the Township of Painesville;

Thence, S 87° 56' 34" E along said corporation line a distance of 690.16 feet to the Principal Place of Beginning and containing 8.009 acres of land as surveyed and described by Daniel J. Gerson, P.S No. 8137, for William R. Gray Associates, Inc., Professional Engineers and Surveyors. Be the same, more or less, but subject to all legal highways and easements.

The Basis of Bearing for this survey is the corporation line between the City of Painesville and the Township of Painesville, being N 87° 56' 34" W.

### **PARCEL THREE**

#### **LEGAL DESCRIPTION OF PERMANENT PARCEL NO. 15C-036H-00-029-0**

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

And known as part of Lot 58, Tract 4, and is further bounded and described as follows:

Beginning at the most northerly corner of a parcel of land conveyed to Kenneth C. and Helen M. Wheeler by deed recorded in Volume 229, Page 259, of Lake County Deed Records.

Thence southerly along the westerly line of the parcel of land as conveyed to Kenneth C. and Helen M. Wheeler, to the southwesterly corner thereof;

Thence northwesterly along the northwesterly prolongation of the southwesterly line of the parcel of land conveyed to Kenneth C. and Helen M. Wheeler as aforesaid, to a southeasterly line of a parcel of land conveyed to Kalman and Elizabeth Horvath by deed recorded in Volume 192, Page 47 of Lake County Deed Records.

Thence northeasterly along said southeasterly line of the parcel of land so conveyed to Kalman and Elizabeth Horvath, to the said most northern corner of the parcel of land conveyed to Kenneth C. and Helen M. Wheeler as aforesaid, and the place of beginning containing about 0.27 acres of land, be the same more or less, but subject to all legal highways.

### **PARCEL FOUR**

#### **LEGAL DESCRIPTION. 15C-036H-00-030-0**

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

And known as part of Lot 58, Tract 4 and is further bounded and described as follows:

Beginning at the southeasterly corner of a parcel of land conveyed to Henry R. and Hazel Henninger by deed recorded in Volume 332, Page 368 of Lake County Deed Records, said point being South 25° 05' East, a distance of 793.30 feet measured along an easterly line of land conveyed to Gladys K. Von Bessler and Elmer Freshwater by deed dated November 8, 1921 and recorded in Volume 81, Page 532, of Lake County Records from its intersection with a northerly corporation line of the City of Painesville.

Thence North 25° 05' West, 793.30 feet along the easterly line of the parcel of land so conveyed to Henry R. and Hazel Henninger, to the most northerly corner of a parcel of land conveyed to Kalman and Elizabeth Horvath by deed recorded in Volume 192, Page 47, of Lake County Deed Records.



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Thence South 88° 10' East 542.61 feet along the northerly line of the parcel of land so conveyed to Kalman and Elizabeth Horvath, to the northeasterly corner thereof.

Thence South 2° 37' West, 656.17 feet along an easterly line of the parcel of land conveyed to Kalman and Elizabeth Horvath as aforesaid, to an angle therein, said point being also the most northerly corner of a parcel of land conveyed to Alice K. Powell by deed recorded in Volume 219, Page 189, of Lake County Deed Records.

Thence South 51° 14' West, along the northwesterly line of the parcel of land so conveyed to Alice K. Powell to the northwesterly prolongation of the southwesterly line of a parcel of land conveyed to Kenneth C. and Helen M. Wheeler, by deed recorded in Volume 229, Page 259 of Lake County Deed Records.

Thence northwesterly to the said southeasterly corner of the parcel of land conveyed to Henry R. and Hazel Henninger as aforesaid and the place of beginning.

Containing about 5.85 acres of land, but subject to all legal highways.

**PROPERTY ADDRESS:** 0 W. Jackson Street, Painesville, OH 44077 (Parcel 1), 0 West Jackson Street, Painesville, Ohio 44077 (Parcel 2), 0 West Jackson Street, Painesville, Ohio 44077 (Parcel 3) , V/L West Jackson Street, Painesville, Ohio 44077 ( Parcel 4)

**End of Schedule A**