



First American Title Insurance Company

2025 PAGE 0222

Schedule A Description of Real Estate

Parcel No. 1: Situated In the City of Painesville, County of Lake and State of Ohio and known as being parts of the Samuel Fowler Lots, Tract No. Four in said City and is further described as follows:

Beginning at the established intersection of the centerline of Skinner Avenue (40 feet wide) with the centerline of St Clair Street (60 feet wide);

Thence following the centerline of said Sc. Clair Street. North $82^{\circ} 17' 00''$ East a distance of 198.50 feet to a point in the centerline of said Street;

Thence North $87^{\circ} 26' 00''$ West along said centerline of St. Clair Street, a distance of 155-17 feet to a point, said point being the Principle Place of Beginning of the premises herein intended to be described;

Course I Thence South $11^{\circ} 22' 00''$ West, passing through an iron pin set in the Southerly Right of Way line of Sc. Clair St. at a distance of 30.36 feet, a distance of 594.35 feet to an iron pipe found at the Southwesterly corner of lands conveyed to John Russel and Alice Maxine Trout as recorded in Vol. 823 Page 951 of Lake County Records;

Course II Thence North $89^{\circ} 03' 56''$ East, a distance of 150.44 feet to an iron pin set at the Northwesterly corner of lands conveyed to Frank and Patricia Chicko as recorded in Vol. 479, Page 303 of Lake County Records;

Course III Thence South $11^{\circ} 29' 00''$ West a distance of 399.00 feet to an iron pin set at a point on the Westerly line of lands conveyed to Terry and Mindy Reed as recorded in Lake County Document No. 970043574 of Lake County Records;

Course IV Thence South $28^{\circ} 03' 01''$ West a distance of 155.32 feet to an iron pin set on the Westerly line of lands conveyed to Nancy J. and Joseph J. Kochis as recorded in Vol. 958 Page 150 of Lake County Records;

Course V Thence South $31^{\circ} 53' 00''$ West a distance of 405.00 feet to an iron pin found at the Southwesterly corner of lands conveyed to George W. and Suellen A. Maki as recorded in Vol. 556, Page 357 of Lake County Records;

Course VI Thence South $48^{\circ} 17' 00''$ West a distance of 334.50 feet to a point at the Southwesterly corner of lands conveyed to Kirt B. and Jan M. Campbell as recorded in Vol. 848, Page 681 of Lake County Records;

Course VII Thence South $72^{\circ} 00' 00''$ East, passing through a reference iron pin set at 14.03 feet on the top of a hillside, a distance of 359.27 feet to an iron pin set at the Northwest corner of lands conveyed to Jeffery T. Klein as recorded in Lake County Document No. 960023999 of Lake County Records;

Course VIII Thence South $09^{\circ} 28' 00''$ West a distance of 67.00 feet to an iron pin set at the Southwest corner of said lands conveyed. To said Jeffery T. Klein;



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Course IX Thence South $67^{\circ} 49' 39''$ East a distance of 130.98 feet to a point in the Southerly line of lands conveyed to said Jeffery T. Klein

Course X Thence South $73^{\circ} 41' 25''$ East a distance of 122.58 feet to a point in the Southerly line of lands conveyed to said Jeffery T. Klein;

Course XI Thence South $79^{\circ} 07' 56''$ East, passing through an iron pin set in the Westerly right of way of Skinner Avenue at a distance of 27.63 feet, a distance of 47.65 feet to a point in the centerline of said Skinner Avenue;

Course XII Thence South $09^{\circ} 28' 00''$ West along said centerline a distance of 32.8.5 feet to a point in the center of said Skinner Avenue;

Course XIII Thence North $79^{\circ} 57' 30''$ West, passing through an iron pin found in the Westerly Line of Skinner Ave. at 19.86 feet, a distance of 316.99 feet to an iron pin found at the Northwest corner of lands conveyed to Curtis C. and Philomena Cassell as recorded in the Lake County Document No. 960016179 of Lake County Records;

Course XIV Thence South $00^{\circ} 12' 50''$ West a distance of 112.85 feet to an iron pipe found at the Southwest corner of said lands conveyed to Curtis C. and Philomena Cassell;

Course XV Thence South $89^{\circ} 43' 00''$ West a distance of 789.80 feet to an iron pin set at the Northwest corner of lands conveyed to Marvin L. and Helen I. Snell and recorded in Vol. 885, Page 772 of Lake County Records;

Course XVI Thence South $13^{\circ} 42' 40''$ West along the Westerly line of said lands conveyed to Marvin L. and Helen I. Snell a distance of 91.31 feet to a point on the Easterly line of lands conveyed to The City of Painesville as recorded in Vol. 203, Page 259 of Lake County Records;

Course XVII Thence North $29^{\circ} 02' 30''$ West along the Easterly line of said lands conveyed to The City of Painesville a distance of 60_00 feet to a point;

Course XVIII Thence South $54^{\circ} 27' 50''$ West, passing through an iron pin set in the centerline of the Original Fairport Road at 35.62 feet, a distance of 103.25 feet to a point on the centerline of the current Fairport Road (S.R_ 535);

Course XIX Thence North $37^{\circ} 05' 24''$ West along the centerline of the current Fairport Road (S.R. 535), a distance of 155.13 feet to a point at the intersection of said centerline and the centerline of the Grand River;

Thence up the center of said River by the following courses;

Course XX North $16^{\circ} 54' 00''$ East a distance of 263.28 feet to a point,

Course XXI North $24^{\circ} 11' 00''$ West a distance of 354.10 feet to a point;

Course XXII North $05^{\circ} 12' 00''$ West a distance of 215.40 feet to a point;

Course XXIII North $09^{\circ} 08' 00''$ East a distance of 114.00 feet to a point;

Course XXIV North $26^{\circ} 55' 00''$ East a distance of 142.60 feet to a point,

Course XXV North $36^{\circ} 00' 00''$ East a distance of 126.60 feet to a point;

Course XXVI North $66^{\circ} 08' 00''$ East a distance of 552.60 feet to a point;



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Course XXVII North 58° 11' 00" East a distance of 250.70 feet to a point;

Course XXVIII North 43° 54' 00" East a distance of 360.30 feet to a point;

Course XXIX North 28° 36' 00" East a distance of 132.50 feet to a point;

Course XXX North 01° 02' 00" East a distance of 167.40 feet to a point at the intersection of the centerline of said river and the centerline of St. Clair Street;

Course XXXI Thence. South 87° 26' 00" East a distance of 197.83 feet to. the Principal Point of Beginning and. containing: 38.2784 acres of land including all area in the Right of Ways, and 37.733 acres of land not including area in the Right of Ways, as based on a survey dated February, 1998 by William D. Landeg, Registered Surveyor No. 4594. Bearings used herein refer to an assumed meridian and are intended to indicate angles only.

Permanent Parcel No. 15D-021F-00-012

EXCEPTING AND RESERVING

0.0100 Acres deeded to Jeffrey T. Klein in Instrument Number 1999R036929

3.083 Acres deeded to Donald H. Oinonen and Cynthia E. Oinonen in Instrument Number 2002R034828

11.624 Acres deeded to Emerald Pointe, Inc. in Instrument Number 2003R078703

16.858 Acres deeded to The City of Painesville, Ohio in Instrument Number 2005R024648

PRIOR DEED REFERENCE INSTRUMENT NUMBER 980051721 excepting and reserving Instrument Numbers 1999R036929, 2002R034828, 2003R078703, and 2005R024648

PROPERTY ADDRESS: 0 Skinner Ave, Painesville, OH 44077

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