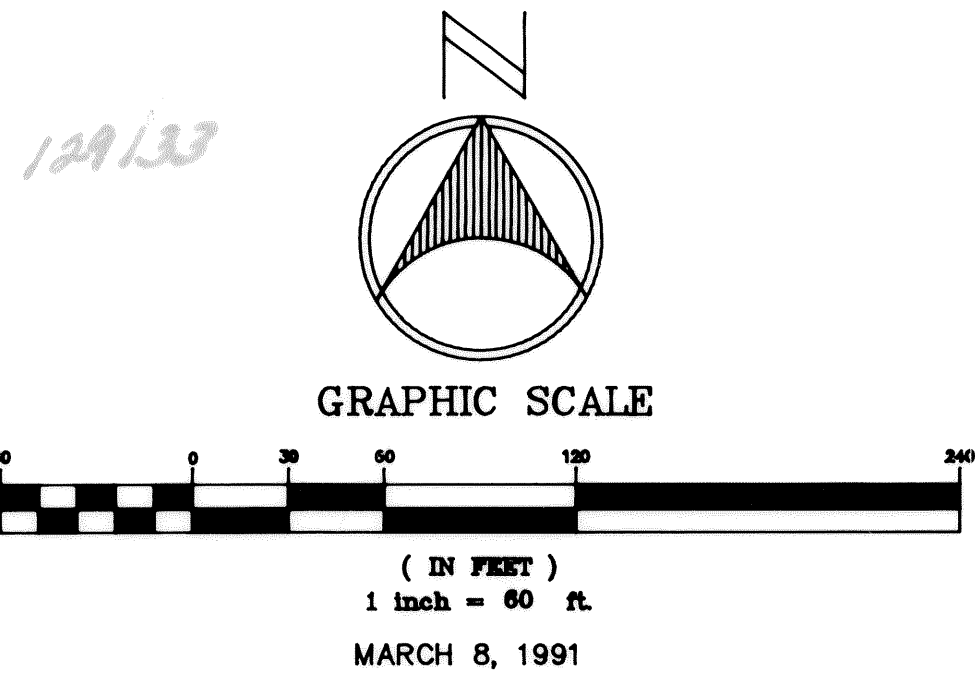
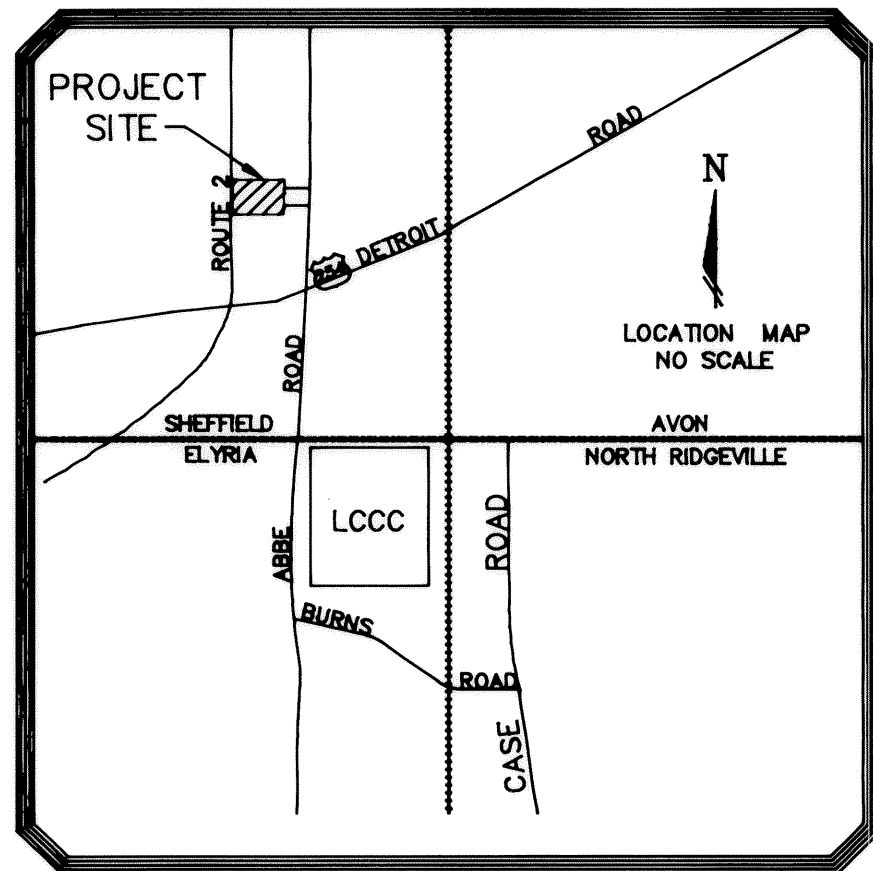


PARKSIDE CONDOMINIUMS PHASE I

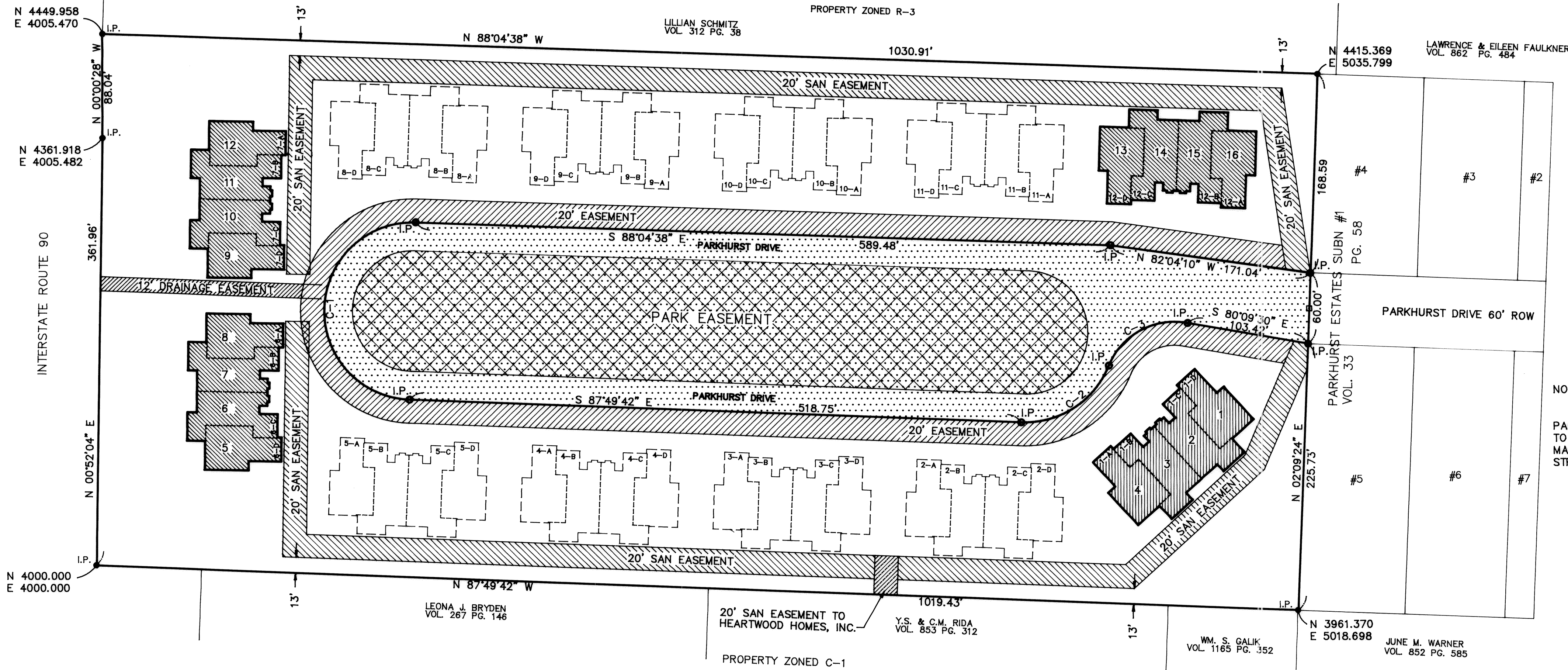
VILLAGE OF SHEFFIELD COUNTY OF LORAIN STATE OF OHIO
PART of ORIGINAL SHEFFIELD TOWNSHIP LOT No. 12



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	75.18'	235.87'	34630.51'	150.37'	S 02°02'50" W	179°45'04"
C-2	77.22'	94.33'	54.06'	88.58'	N 57°10'35" E	69°59'25"
C-3	60.00'	82.49'	49.26'	76.14'	S 61°33'56" W	78°46'06"



LEGEND
 ○ = IRON PIN
 □ = MONUMENT BOX



INDEX

1	TITLE SHEET
2	SITE PLAN
3	BUILDING 1 FLOOR PLAN
4	BUILDING 6 FLOOR PLAN
5	BUILDING 12 FLOOR PLAN
6	SECTIONS
7	BUILDING 7 FLOOR PLAN
8	SECTIONS - BLDG #7

AREAS:
 PARKHURST DRIVE, INCLUDING PARK = 2.479 ACRES
 GROSS PARKHURST CONDOMINIUM LANDS = 8.155 ACRES
PHASE I
 UNITS 1-4 = 0.1964 ACRES
 UNITS 5-8 = 0.1964 ACRES
 UNITS 9-12 = 0.1964 ACRES
 UNITS 13-16 = 0.1964 ACRES
 TOTAL PHASE I = 0.7856 ACRES

NOTE: SEE PARKSIDE DEDICATION PLAT VOL 45 PAGE 74 FOR DEFINITION OF EASEMENTS.

PARK EASEMENT IS FROM VILLAGE OF SHEFFIELD TO PARKSIDE CONDOMINIUMS TO BUILD AND MAINTAIN A PARK WITHIN THE DEDICATED STREET AREA.

UNIT NO	Address	MODEL NO	UNIT AREA	% OWNERSHIP
1	5256 Parkhurst Drive	1-D	2052	2.0833%
2	5254 Parkhurst Drive	1-C	2226	2.0833%
3	5252 Parkhurst Drive	1-B	2226	2.0833%
4	5250 Parkhurst Drive	1-A	2052	2.0833%
5	5248 Parkhurst Drive	2-D		2.0833%
6	5246 Parkhurst Drive	2-C		2.0833%
7	5244 Parkhurst Drive	2-B		2.0833%
8	5240 Parkhurst Drive	2-A		2.0833%
9	5236 Parkhurst Drive	3-D		2.0833%
10	5234 Parkhurst Drive	3-C		2.0833%
11	5232 Parkhurst Drive	3-B		2.0833%
12	5230 Parkhurst Drive	3-A		2.0833%
13	5226 Parkhurst Drive	4-D		2.0833%
14	5224 Parkhurst Drive	4-C		2.0833%
15	5222 Parkhurst Drive	4-B		2.0833%
16	5220 Parkhurst Drive	4-A		2.0833%
17	5216 Parkhurst Drive	5-D		2.0833%
18	5214 Parkhurst Drive	5-C		2.0833%
19	5212 Parkhurst Drive	5-B		2.0833%
20	5210 Parkhurst Drive	5-A		2.0833%
21	5200 Parkhurst Drive	6-D	2052	2.0833%
22	5202 Parkhurst Drive	6-C	2226	2.0833%
23	5204 Parkhurst Drive	6-B	2226	2.0833%
24	5206 Parkhurst Drive	6-A	2052	2.0833%
25	5201 Parkhurst Drive	7-D	2052	2.0833%
26	5203 Parkhurst Drive	7-C	2551	2.0833%
27	5205 Parkhurst Drive	7-B	2551	2.0833%
28	5207 Parkhurst Drive	7-A	2052	2.0833%
29	5211 Parkhurst Drive	8-D		2.0833%
30	5213 Parkhurst Drive	8-C		2.0833%
31	5215 Parkhurst Drive	8-B		2.0833%
32	5217 Parkhurst Drive	8-A		2.0833%
33	5221 Parkhurst Drive	9-D		2.0833%
34	5223 Parkhurst Drive	9-C		2.0833%
35	5225 Parkhurst Drive	9-B		2.0833%
36	5227 Parkhurst Drive	9-A		2.0833%
37	5231 Parkhurst Drive	10-D		2.0833%
38	5233 Parkhurst Drive	10-C		2.0833%
39	5235 Parkhurst Drive	10-B		2.0833%
40	5237 Parkhurst Drive	10-A		2.0833%
41	5241 Parkhurst Drive	11-D		2.0833%
42	5243 Parkhurst Drive	11-C		2.0833%
43	5245 Parkhurst Drive	11-B		2.0833%
44	5247 Parkhurst Drive	11-A		2.0833%
45	5251 Parkhurst Drive	12-D	2052	2.0833%
46	5253 Parkhurst Drive	12-C	2226	2.0833%
47	5255 Parkhurst Drive	12-B	2226	2.0833%
48	5257 Parkhurst Drive	12-A	2052	2.0833%

LEGAL DESCRIPTION

SITUATED IN THE VILLAGE OF SHEFFIELD, COUNTY OF LORAIN AND THE STATE OF OHIO AND BEING KNOWN AS PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT No. 12 AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE SOUTHWEST CORNER OF SUBLOT #5 OF PARKHURST ESTATES SUBDIVISION #1 AS RECORDED IN PLAT VOLUME 33 PAGE 58 OF LORAIN COUNTY RECORD OF PLATS;

THENCE NORTH 87°49'42" WEST ALONG THE NORTH LINE OF LANDS CONVEYED TO WILLIAM S. GALIK IN VOLUME 1165, PAGE 352 OF LORAIN COUNTY RECORD OF DEEDS AND ALONG THE NORTH LINE OF Y.S. AND C.M. RIDA AS CONVEYED IN VOLUME 853, PAGE 312 OF LORAIN COUNTY RECORD OF DEEDS; AND ALSO ALONG THE NORTH LINE OF PROPERTY CONVEYED TO LEONA J. BRYDEN IN VOLUME 267, PAGE 146 OF LORAIN COUNTY RECORD OF DEEDS, A DISTANCE OF 1019.43 FEET TO AN IRON PIN FOUND ON THE EAST RIGHT-OF-WAY OF INTERSTATE ROUTE 90;

THENCE NORTH 00°52'04" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF AFORESAID INTERSTATE 90 A DISTANCE OF 361.96 FEET TO AN ANGLE POINT ON THE EAST RIGHT-OF-WAY LINE;

THENCE NORTH 00°00'28" WEST CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 90 A DISTANCE OF 88.04 FEET TO AN IRON PIN FOUND ON THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO LILLIAN SCHMITZ IN VOLUME 312, PAGE 38 OF LORAIN COUNTY RECORD OF DEEDS;

THENCE SOUTH 88°04'38" EAST ALONG THE SOUTH LINE OF LILLIAN SCHMITZ AFORESAID A DISTANCE OF 1030.91 FEET TO THE NORTHWEST CORNER OF SUBLOT #4 OF PARKHURST ESTATES SUBDIVISION #1 AS RECORDED IN PLAT VOLUME 33, PAGE 58 OF LORAIN COUNTY RECORD OF PLATS;

THENCE SOUTH 02°09'24" WEST ALONG THE WEST LINES OF SUBLOT #4 AFORESAID DISTANCE OF 168.59 FEET TO THE SOUTHWEST CORNER OF SUBLOT #4;

THENCE N82°04'10"W ALONG THE NORTHERLY ROW LINE OF PARKHURST DRIVE 171.04 FEET TO AN IRON PIN AS RECORDED IN THE LORAIN COUNTY PLAT RECORDS VOL 45 PAGE 74;

THENCE N88°04'38"W ALONG THE ROW LINE OF PARKHURST DRIVE A DISTANCE OF 589.48 FEET TO AN IRON PIN IN THE P.C. OF THE ROW CURVE;

THENCE DEFLECTING TO THE LEFT ALONG THE CURVE IN THE ROW OF PARKHURST DRIVE WHOSE RADIUS IS 75.18', DELTA IS 179°45'04", CHORD IS 150.37 AND CHORD BEARING IS S02°02'50"W TO AN IRON PIN AND THE P.T. OF THE CURVE;

THENCE S87°49'42"E ALONG THE SOUTHERLY ROW OF PARKHURST DRIVE A DISTANCE OF 518.75 FEET TO AN IRON PIN AND A P.C. OF A CURVE;

THENCE DEFLECTING, TO THE LEFT ALONG THE CURVE IN THE ROW OF PARKHURST DRIVE WHOSE RADIUS IS 77.22 FEET, DELTA IS 69°59'25", CHORD LENGTH IS 88.58 FEET, AND CHORD BEARING IS N57°10'35"E TO AN IRON PIN AND A POINT OF COMMON CURVATURE;

THENCE DEFLECTING TO THE RIGHT ALONG THE CURVE IN THE ROW OF PARKHURST DRIVE WHOSE RADIUS IS 60.00 FEET, DELTA IS 78°46'06", CHORD LENGTH IS 76.14 FEET AND CHORD BEARING IS N61°33'56"E TO AN IRON PIN AT THE P.T.;

THENCE S80°09'30"E ALONG THE ROW OF PARKHURST DRIVE A DISTANCE OF 103.42 FEET TO AN IRON PIN IN THE NORTHWESTERLY OF SUBLOT #5 OF THE PARKHURST ESTATES SUB. 1 AFORESAID;

THENCE S02°09'24"W ALONG THE WESTERLY LINE OF SUBLOT #5 OF THE PARKHURST ESTATES SUBDIVISION 1 AFORESAID A DISTANCE OF 225.73 FEET TO AN IRON PIN AT THE SOUTHWESTERLY CORNER OF SUBLOT #5 AND THE PRINCIPAL PLACE OF BEGINNING.

CONTAINING WITHIN SAID BOUNDS 8.155 ACRES OF LAND BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. AS SURVEYED BY J.R. FOOR & ASSOCIATES.

SURVEYOR'S CERTIFICATE

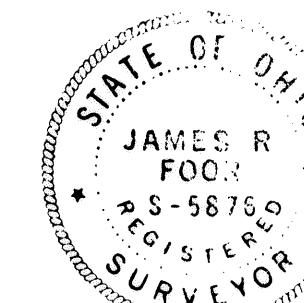
THIS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS I HAVE SURVEYED AND PLATTED THE " PARKSIDE CONDOMINIUMS - PHASE I " AS SHOWN HEREON AND CONTAINING 8.155 ACRES OF LAND IN O.L. #12 OF SHEFFIELD TOWNSHIP, LORAIN COUNTY, OHIO. AT ALL POINTS THUSLY INDICATED ○, IRON PIN MONUMENTS WERE SET, INDICATED ●, WERE FOUND. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE ASSUMED AND USED TO DESCRIBE ANGLES ONLY. ALL OF WHICH I CERTIFY TO BE CORRECT.

Received for Record
 at 10:30 A.M. in Plat RECORD
 VOL 47 DOROTHY L. ESSEX
 PAGE 10-17 Lorain County Recorder

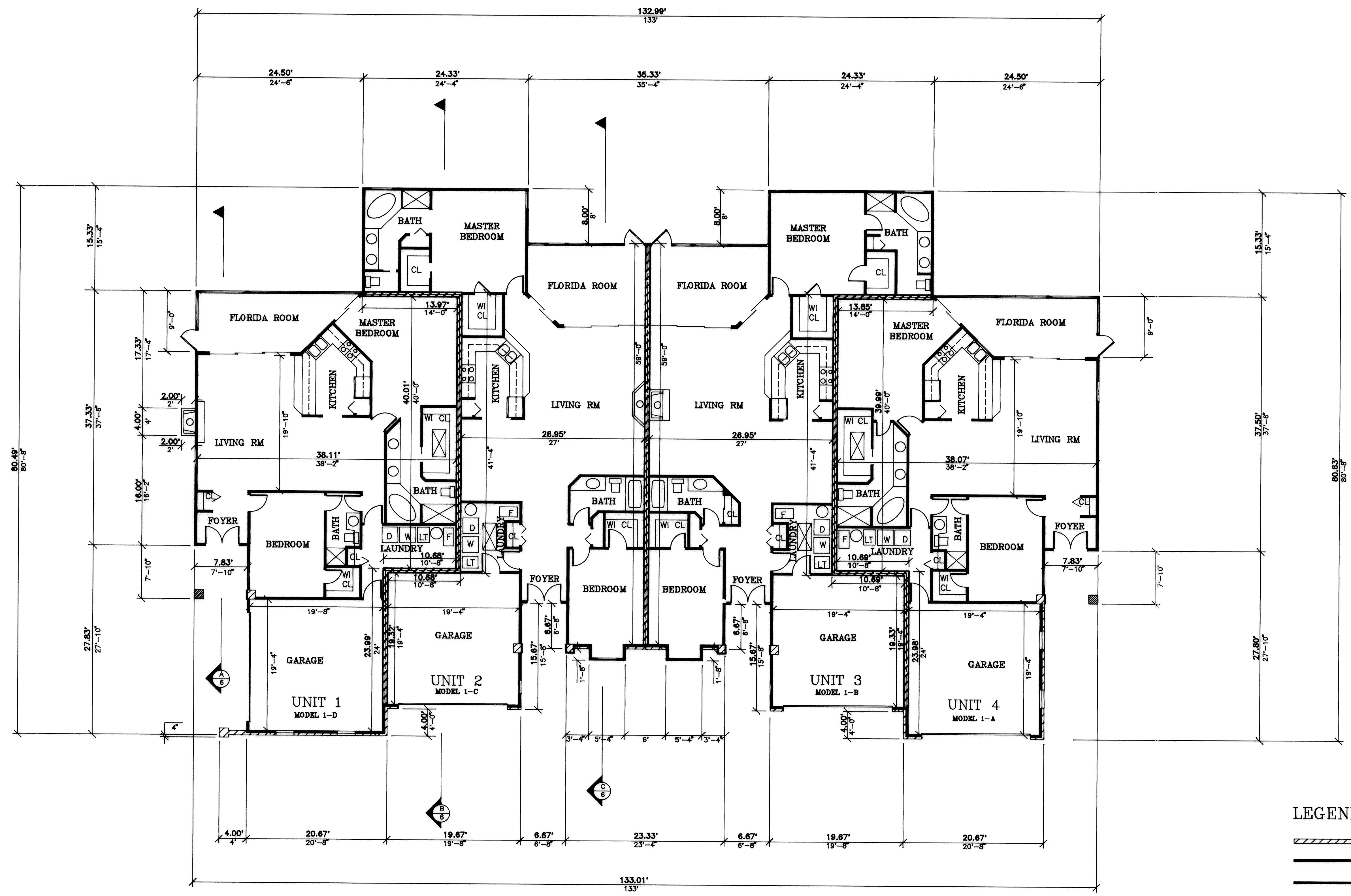
MAR 27 1991

334562

By James R. Foore
 REGISTERED SURVEYOR NO. 5-5376



TRANSFERRED
 IN COMPLIANCE WITH SEC. 319-202
 OHIO REV. CODE
 MAR 27 1991
 JAMES R. FOORE
 LORAIN COUNTY AUDITOR



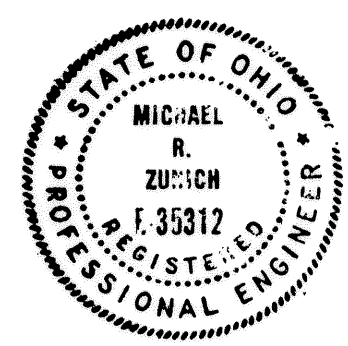
- LEGEND**
- 8" BLOCK WALL
 - 4" EXTERIOR STUD WALL
 - 3 1/2" INTERIOR STUD WALL
 - 8" FRAME & BRICK WALL
 - 80.49' / 80'-8" FIELD OBSERVED
 - PLAN INTENT

WE, JAMES R. FOOR REGISTERED SURVEYOR OHIO S-5876 AND MICHAEL R. ZUNICH LICENSED PROFESSIONAL ENGINEER OHIO E-35312 HEREBY CERTIFY THAT WITH-IN DRAWINGS FOR PARKSIDE CONDOMINIUMS PHASE ONE CONSISTING OF PAGES 1/8 THRU 8/8 ACCURATELY SHOW THE BUILDINGS AS CONSTRUCTED.

James R. Foore
JAMES R. FOOR



Michael R. Zunic
MICHAEL R. ZUNICH



SCALE : 1/8" = 1'-0"

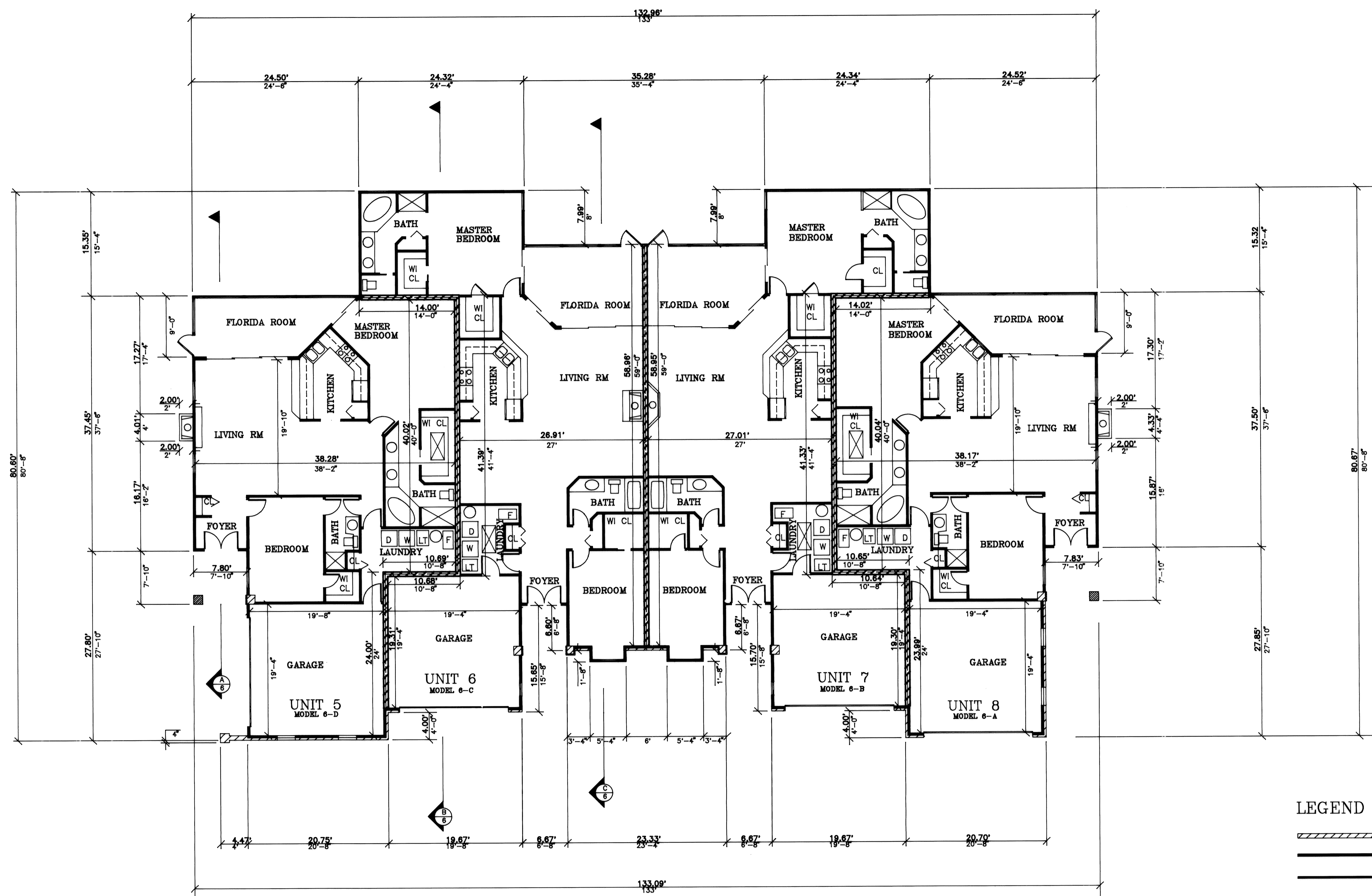
**PARKSIDE CONDOMINIUMS
PHASE I
FLOOR PLAN UNITS 1-4**

MARCH 7, 1991
MICHAEL ZUNICH & ASSOCIATES
3588 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039
PE (216) 327-7740

129133

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VOLUME 47
PAGE 13
SLIDE 115



LEGEND

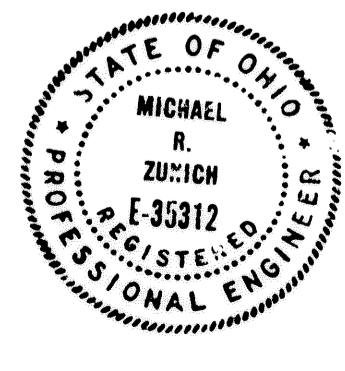
- 8" BLOCK WALL
- 4" EXTERIOR STUD WALL
- 3 1/2" INTERIOR STUD WALL
- 8" FRAME & BRICK WALL
- FIELD OBSERVED
- PLAN INTENT

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James R. Foore
JAMES R. FOOR



Michael R. Zunic
MICHAEL R. ZUNICH



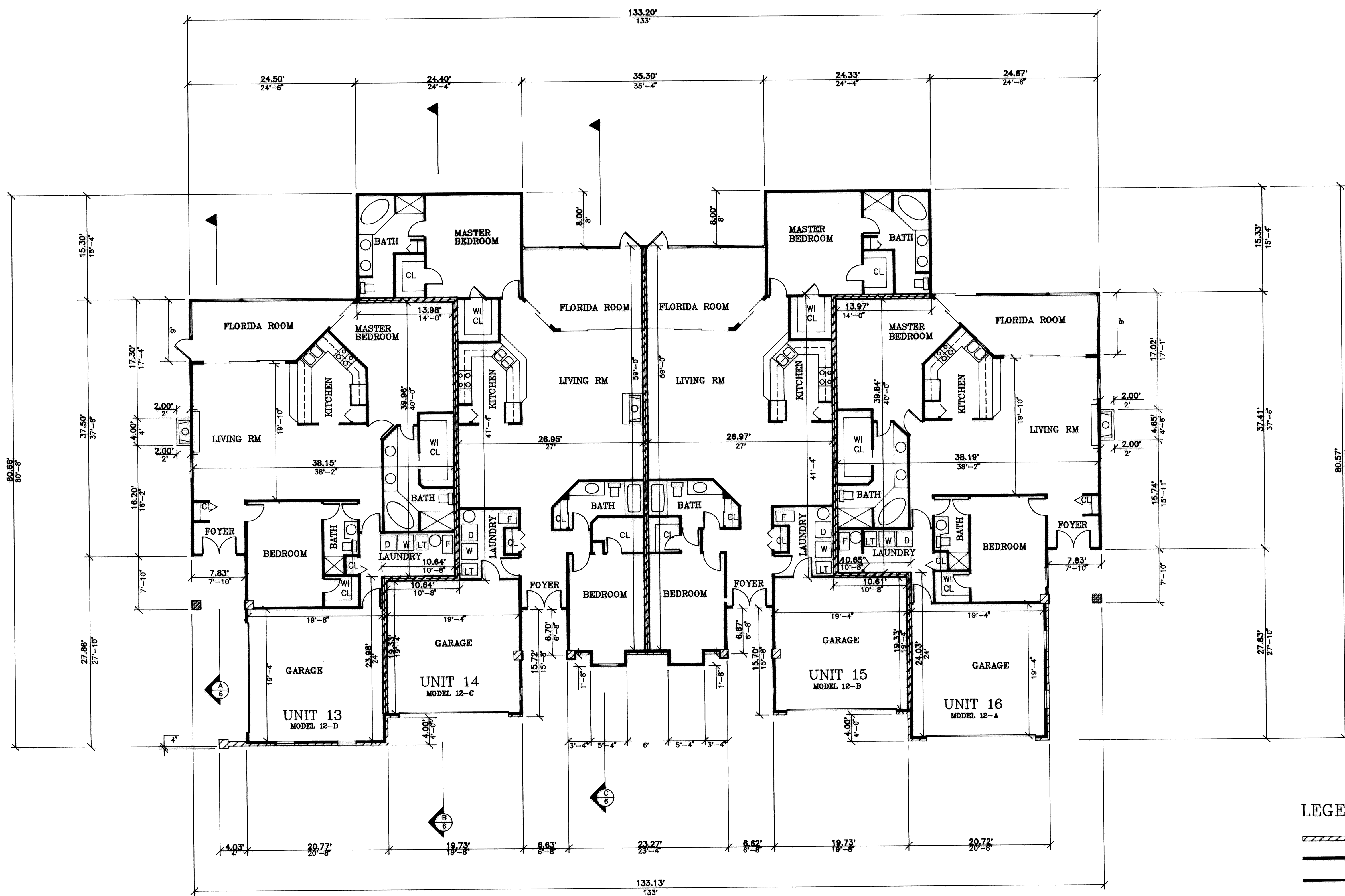
SCALE : 1/8" = 1'-0"

**PARKSIDE CONDOMINIUMS
PHASE I
FLOOR PLAN UNITS 5-8**

MARCH 7, 1991

MICHAEL ZUNICH & ASSOCIATES
35888 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44089
PH: (216) 327-7740

SHKKT 4 OF 8



LEGEND

- 8" BLOCK WALL
- 4" EXTERIOR STUD WALL
- 3 1/2" INTERIOR STUD WALL
- 8" FRAME & BRICK WALL

80.66' / 80'-8" **FIELD OBSERVED**

80'-8" **PLAN INTENT**

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James R. Foore
JAMES R. FOOR



Michael R. Zunich
MICHAEL R. ZUNICH



SCALE : 1/8" = 1'-0"

**PARKSIDE CONDOMINIUMS
PHASE I
FLOOR PLAN UNITS 13-16**

MARCH 8, 1991

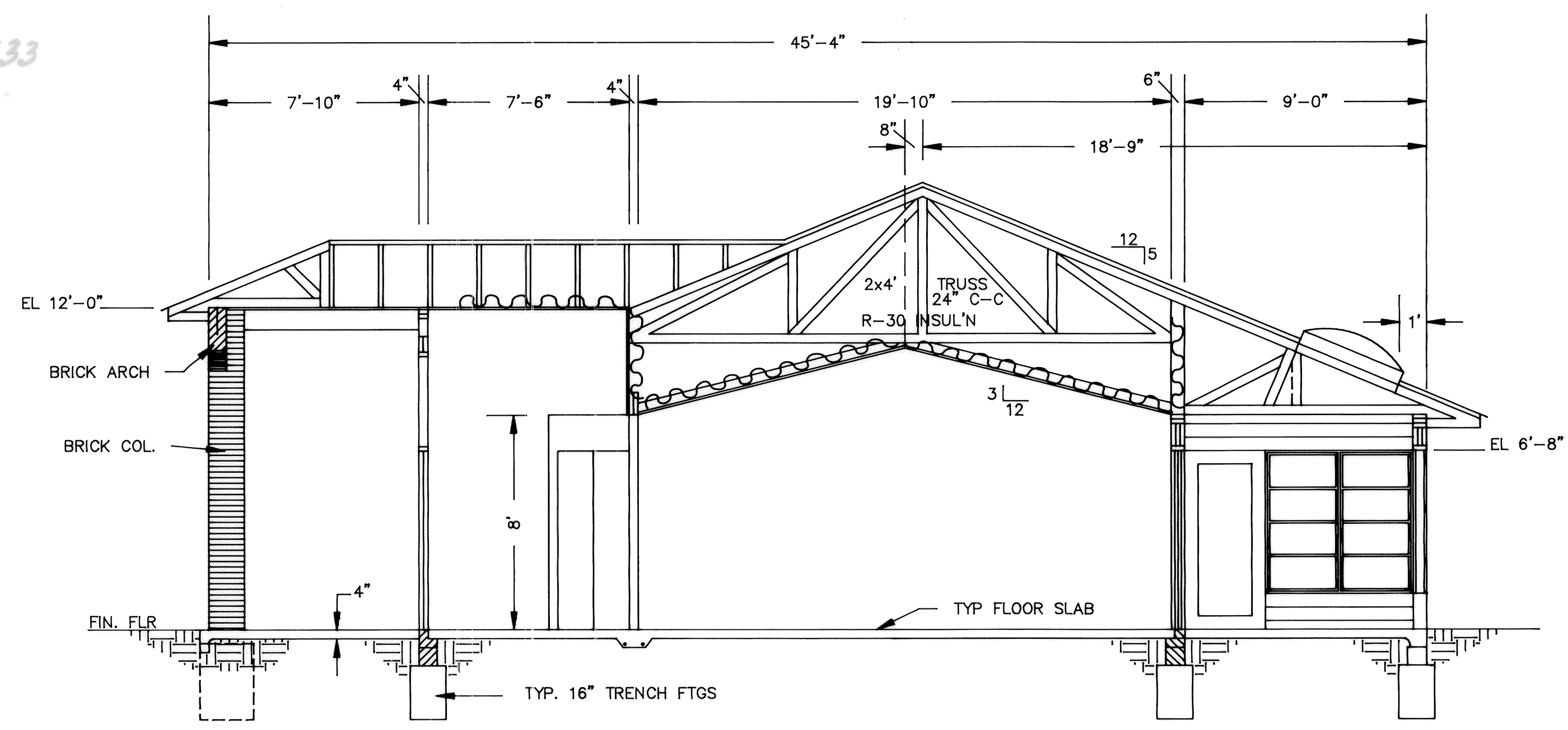
MICHAEL ZUNICH & ASSOCIATES
35888 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039
PH (216) 327-7740

SHK 5 OF 8

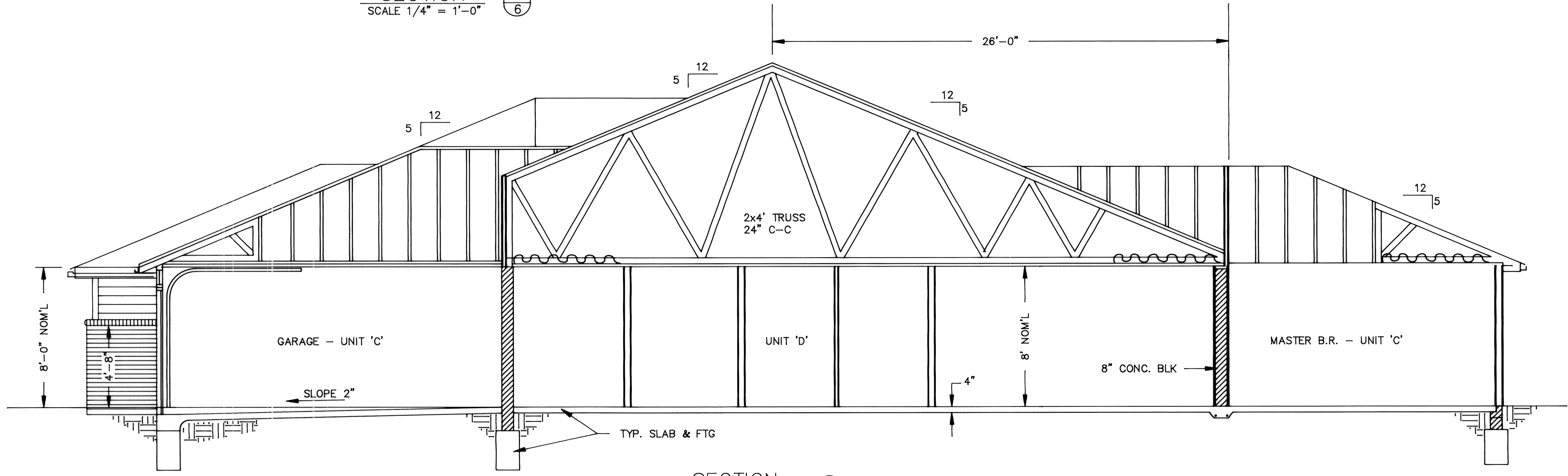
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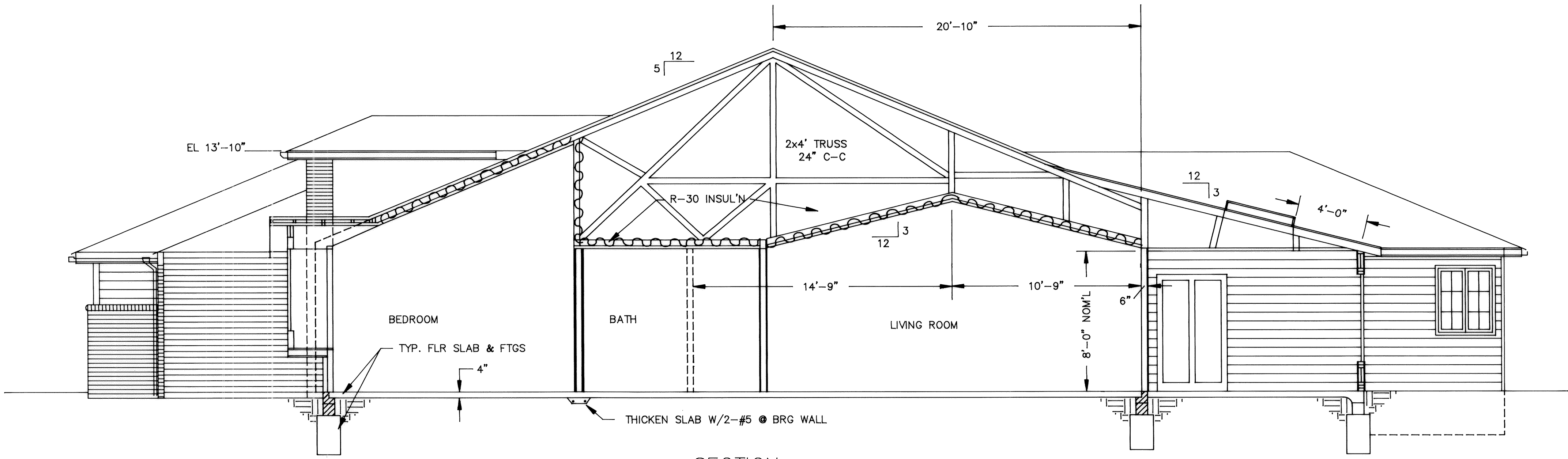
VOLUME 47
PAGE 15
SLIDE 116



SECTION A
SCALE 1/4" = 1'-0"



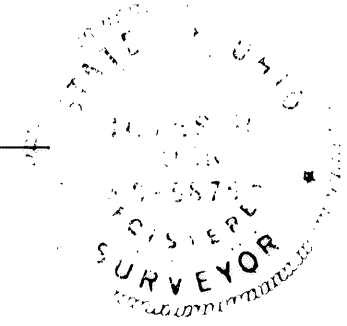
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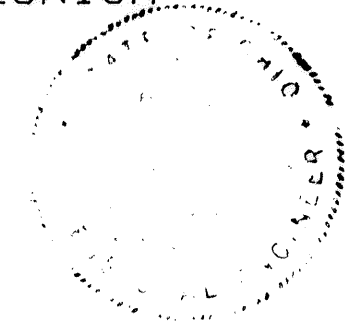
SECTION C
SCALE 1/4" = 1'-0"

WE, JAMES R. FOOR REGISTERED SURVEYOR OHIO S-5876 AND MICHAEL R. ZUNICH LICENSED PROFESSIONAL ENGINEER OHIO E-35312 HEREBY CERTIFY THAT WITH-IN DRAWINGS FOR PARKSIDE CONDOMINIUMS PHASE ONE CONSISTING OF PAGES 1/8 THRU 8/8 ACCURATELY SHOW THE BUILDINGS AS CONSTRUCTED.

James R. Foore
JAMES R. FOOR



Michael R. Zunich
MICHAEL R. ZUNICH

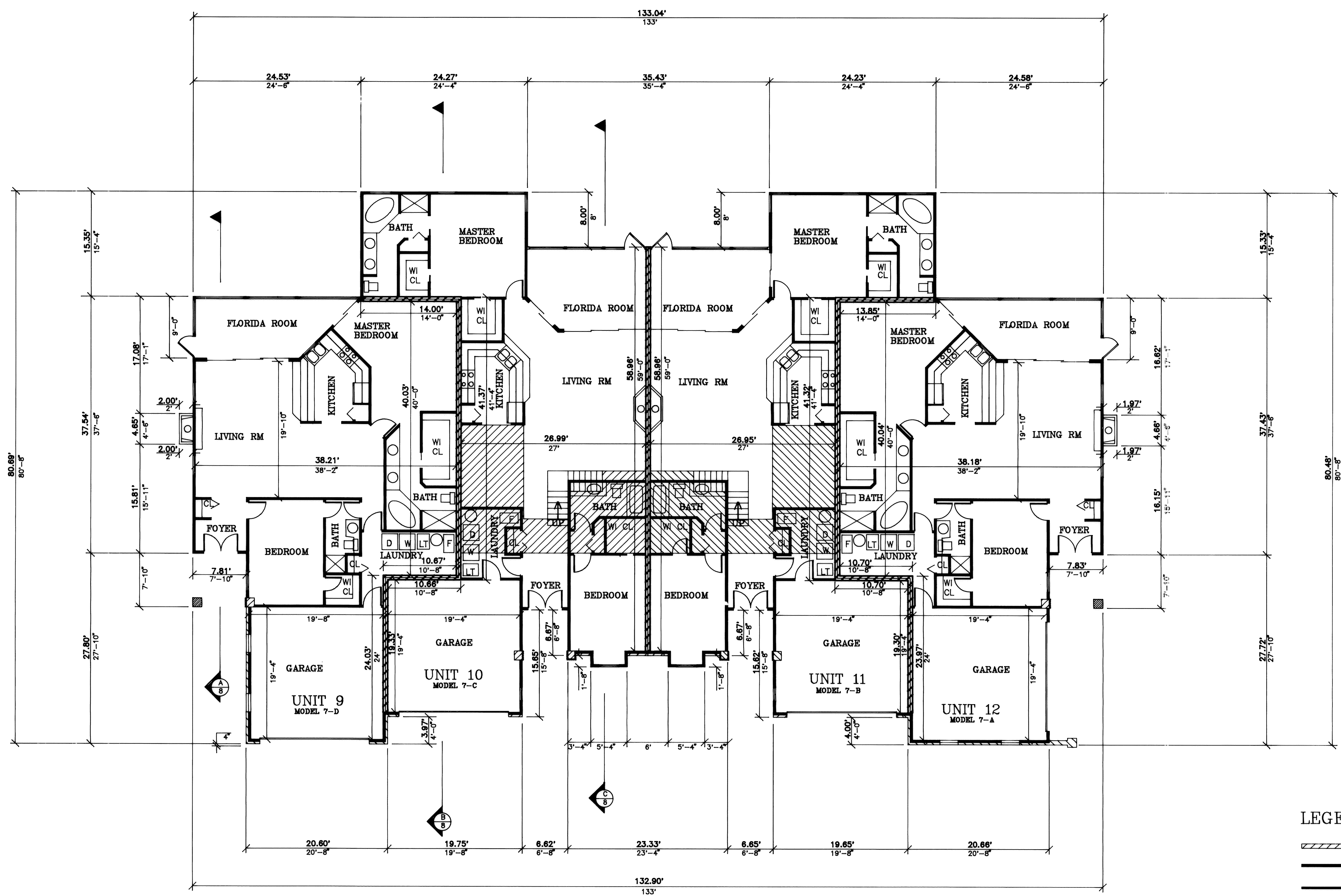


PARKSIDE CONDOMINIUMS
PHASE I
SECTIONS
MARCH 7, 1991
MICHAEL ZUNICH & ASSOCIATES
35888 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039
PH: (216) 327-7740

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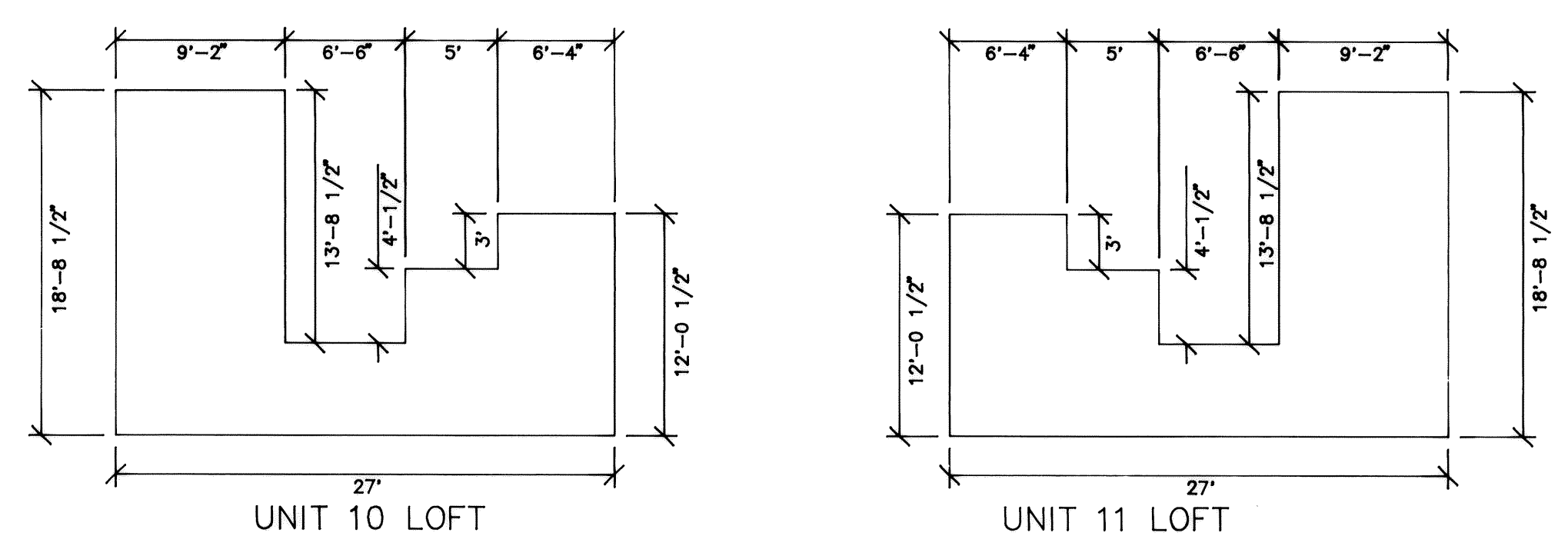
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VOLUME 47
PAGE 16
SCIDE 116

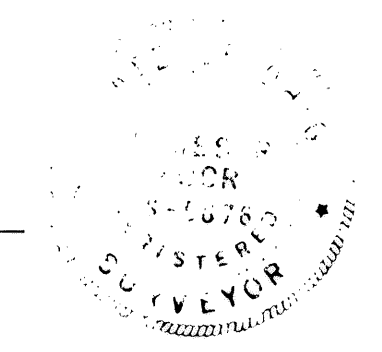


- LEGEND**
- 8" BLOCK WALL
 - 4" EXTERIOR STUD WALL
 - 3 1/2" INTERIOR STUD WALL
 - 8" FRAME & BRICK WALL
 - LOFT AREA
 - FIELD OBSERVED
 - PLAN INTENT

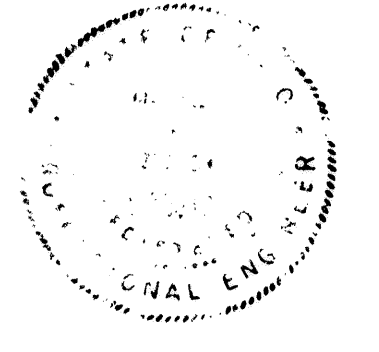
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James R. Foore
JAMES R. FOOR



Michael R. Zunich
MICHAEL R. ZUNICH



SCALE : 1/8" = 1'-0"

**PARKSIDE CONDOMINIUMS
PHASE I
FLOOR PLAN UNIT 9-12**

MARCH 6, 1991

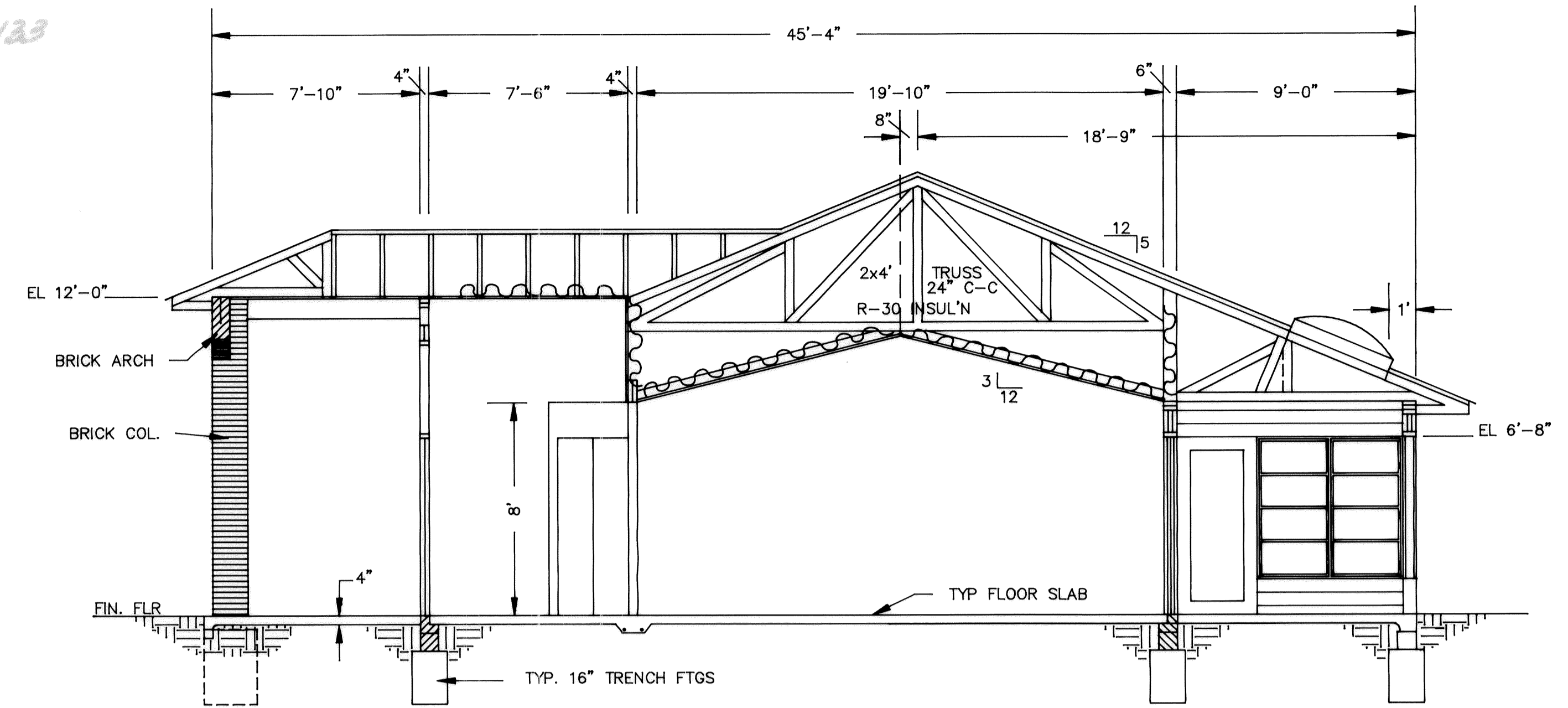
MICHAEL ZUNICH & ASSOCIATES
35888 CENTER RIDGE ROAD 44039
NORTH RIDGEVILLE, OHIO
PH (216) 327-7740

SHEET 7 OF 8

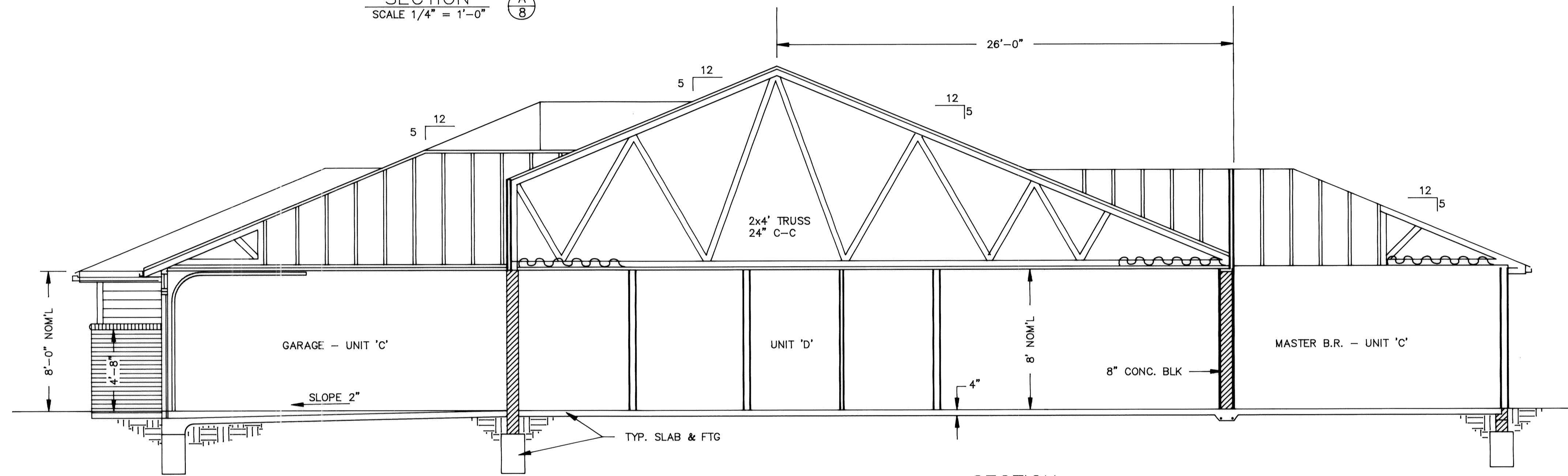
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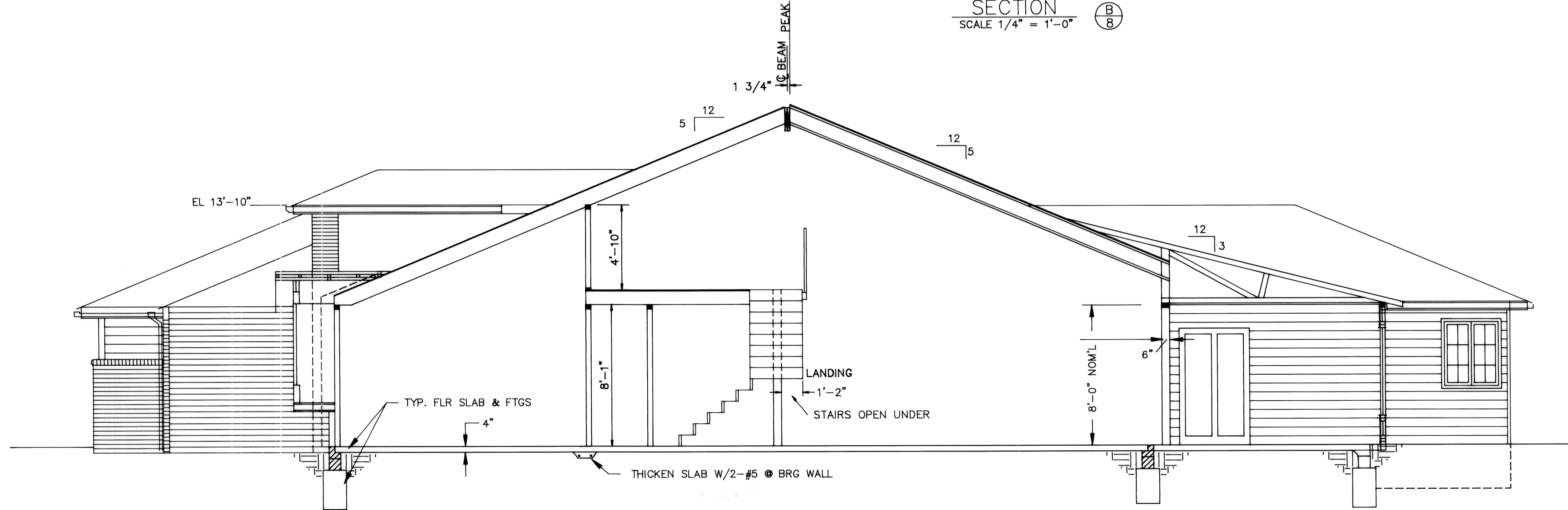
VOLUME 47
PAGE 17
SLIDE 117



SECTION A
SCALE 1/4" = 1'-0" (A/8)



SECTION B
SCALE 1/4" = 1'-0" (B/8)



SECTION C
SCALE 1/4" = 1'-0" (C/8)

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James R. Foore
JAMES R. FOOR



Michael R. Zunich
MICHAEL R. ZUNICH

PARKSIDE CONDOMINIUMS
PHASE I
SECTIONS - BLDG #7
MARCH 7, 1991
MICHAEL ZUNICH & ASSOCIATES
35888 CENTER RIDGE ROAD
NORTH RIDGEVILLE, OHIO 44039
PH: (216) 327-7740
SHEET 8 OF 8