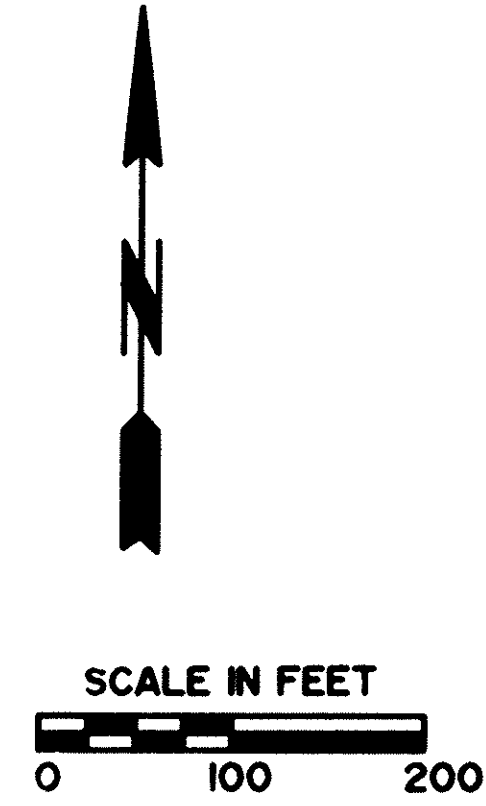
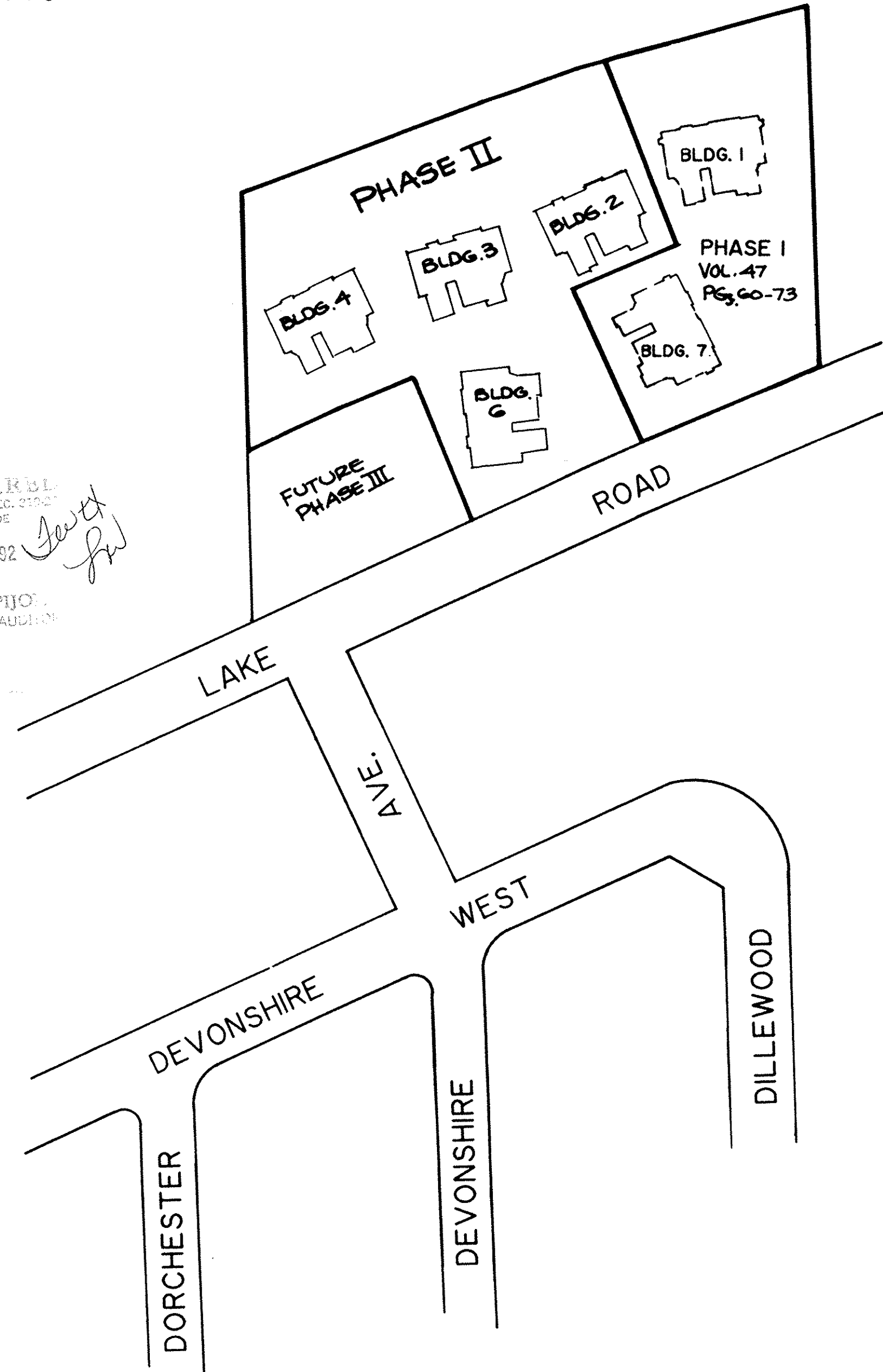


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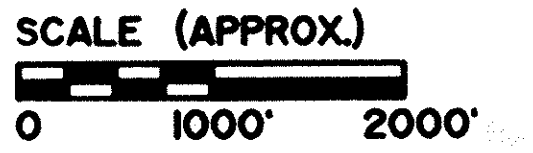
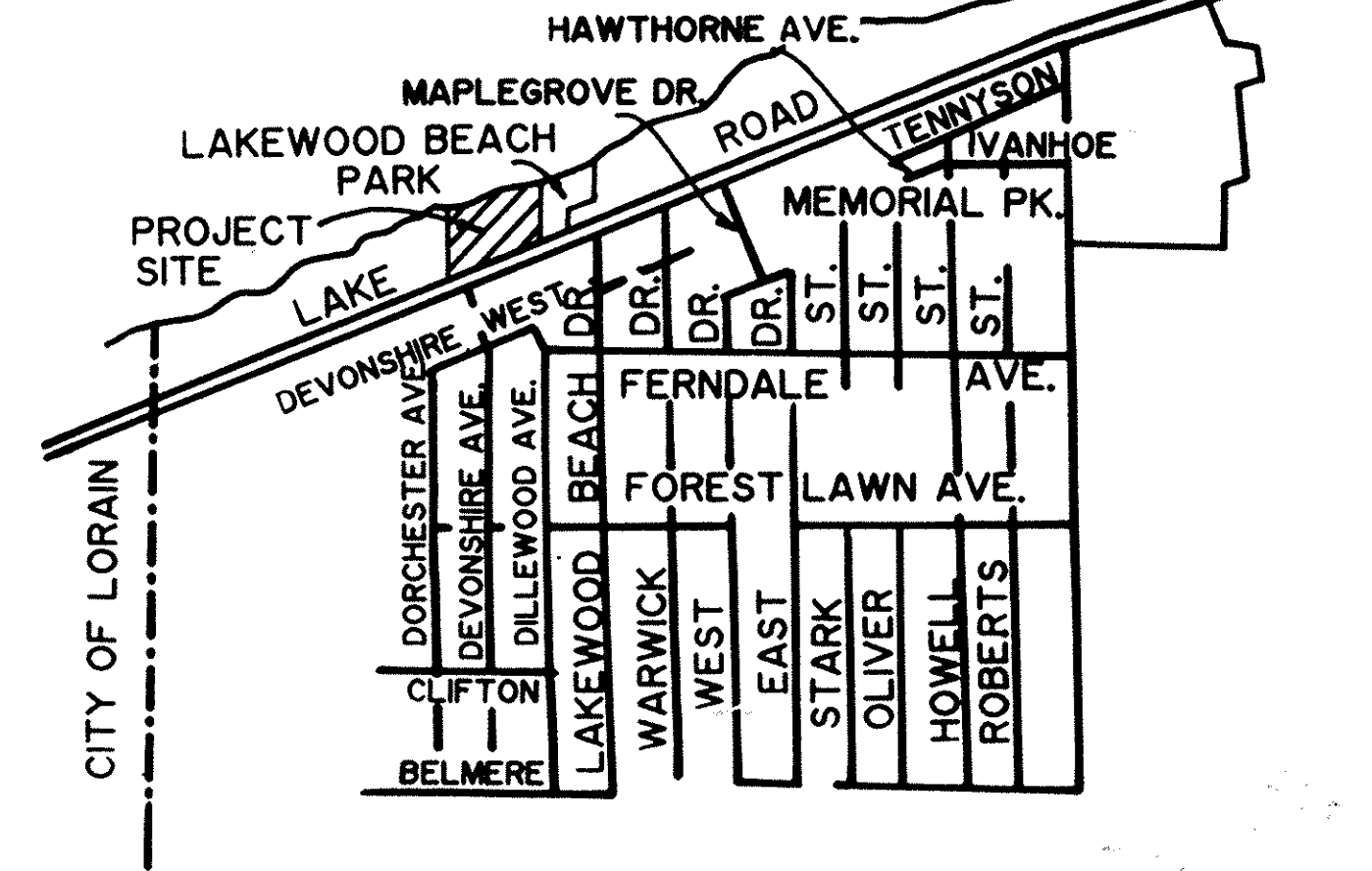
TRANSFERRED  
IN COMPLIANCE WITH SEC. 2142  
OHIO REV. CODE  
FEB 12 1992  
JULIAN A. PIJO  
LORAIN COUNTY AUDITOR



LAKE ERIE

SHEFFIELD LAKE, OHIO

#166455



AREA MAP

PERCENTAGE OF OWNERSHIP

BUILDING NO.	ADDRESS	SQUARE FEET	% OF COMBINED COMMON AREAS AND FACILITIES
BUILDING NO. 1	1-3749 LAKE ROAD	3068	5.390
	2-3751 LAKE ROAD	3350	5.886
	3-3753 LAKE ROAD	3068	5.390
BUILDING NO. 2	7-3743 LAKE ROAD	3068	5.390
	8-3745 LAKE ROAD	3350	5.886
	9-3747 LAKE ROAD	3068	5.390
BUILDING NO. 3	10-3737 LAKE ROAD	3068	5.390
	11-3739 LAKE ROAD	3350	5.886
	12-3741 LAKE ROAD	3068	5.390
BUILDING NO. 4	13-3731 LAKE ROAD	3068	5.390
	14-3733 LAKE ROAD	3350	5.886
	15-3735 LAKE ROAD	3068	5.390
BUILDING NO. 5	PHASE III LAKE ROAD	PHASE III	PHASE III
	PHASE III LAKE ROAD	PHASE III	PHASE III
	PHASE III LAKE ROAD	PHASE III	PHASE III
BUILDING NO. 6	16-3761 LAKE ROAD	3068	5.390
	17-3763 LAKE ROAD	3350	5.886
	18-3765 LAKE ROAD	3068	5.390
BUILDING NO. 7	4-3767 LAKE ROAD	3068	5.390
	5-3769 LAKE ROAD	3350	5.886
	6-3771 LAKE ROAD	3068	5.390

- SHEET INDEX
- 1 LOCATION MAP
  - 2 BOUNDARY AND EASEMENT MAP
  - 3 LOWER LEVEL & GARAGE UNITS
  - 4 1st & 2nd FLOORS UNIT
  - 5 1st & 2nd FLOORS UNIT
  - 6 1st & 2nd FLOORS UNIT
  - 7 LOWER LEVEL & GARAGE UNITS
  - 8 1st & 2nd FLOORS UNIT
  - 9 1st & 2nd FLOORS UNIT
  - 10 1st & 2nd FLOORS UNIT
  - 11 LOWER LEVEL & GARAGE UNITS
  - 12 1st & 2nd FLOORS UNIT
  - 13 1st & 2nd FLOORS UNIT
  - 14 1st & 2nd FLOORS UNIT
  - 15 LOWER LEVEL & GARAGE UNITS
  - 16 1st & 2nd FLOORS UNIT
  - 17 1st & 2nd FLOORS UNIT
  - 18 1st & 2nd FLOORS UNIT
  - 19 BUILDING Nos. 2,3,4 & 6 FRONT & REAR ELEVATIONS
  - 20 BUILDING Nos. 2,3,4 & 6 SIDE ELEVATION
  - 21 BUILDING No. FRONT & REAR ELEVATIONS
  - 22 BUILDING No. SIDE ELEVATION

Received for Record  
at 3:48 P.M. in  
VOL. 48 DOROTHY L. ESSEX  
PAGE 41 - Lorain County Recorder  
62 INCL  
\$950.40  
Box LCTC LM

PHASE II BUILDINGS NO. 2,3,4 & 6

THE RESIDENCE CONDOMINIUMS

PART OF ORIGINAL SHEFFIELD TOWNSHIP LOT No. 44  
CITY OF SHEFFIELD LAKE, COUNTY OF LORAIN, STATE OF OHIO

LOCATION MAP

KOPF CONSTRUCTION CORP.  
AVON LAKE, OHIO

LORAIN COUNTY TAX  
MAP DEPARTMENT COPY

JAN. 30 1992 SHEET NO. 1/22  
ZWICK ASSOCIATES, INC.  
engineers - surveyors  
1344 W. BAGLEY ROAD, BEREA, OHIO 44017 (216) 891-1492



**THE RESIDENCE CONDOMINIUMS  
KOPF CONSTRUCTION CORPORATION**

PARCEL No. 1A  
PHASE II 2.2286 ACRES  
BUILDINGS No. 2, 3, 4, & 6  
BEING PART OF ORIGINAL  
SHEFFIELD TOWNSHIP LOT NO.  
44, NOW SITUATED IN THE  
CITY OF SHEFFIELD LAKE, OHIO.

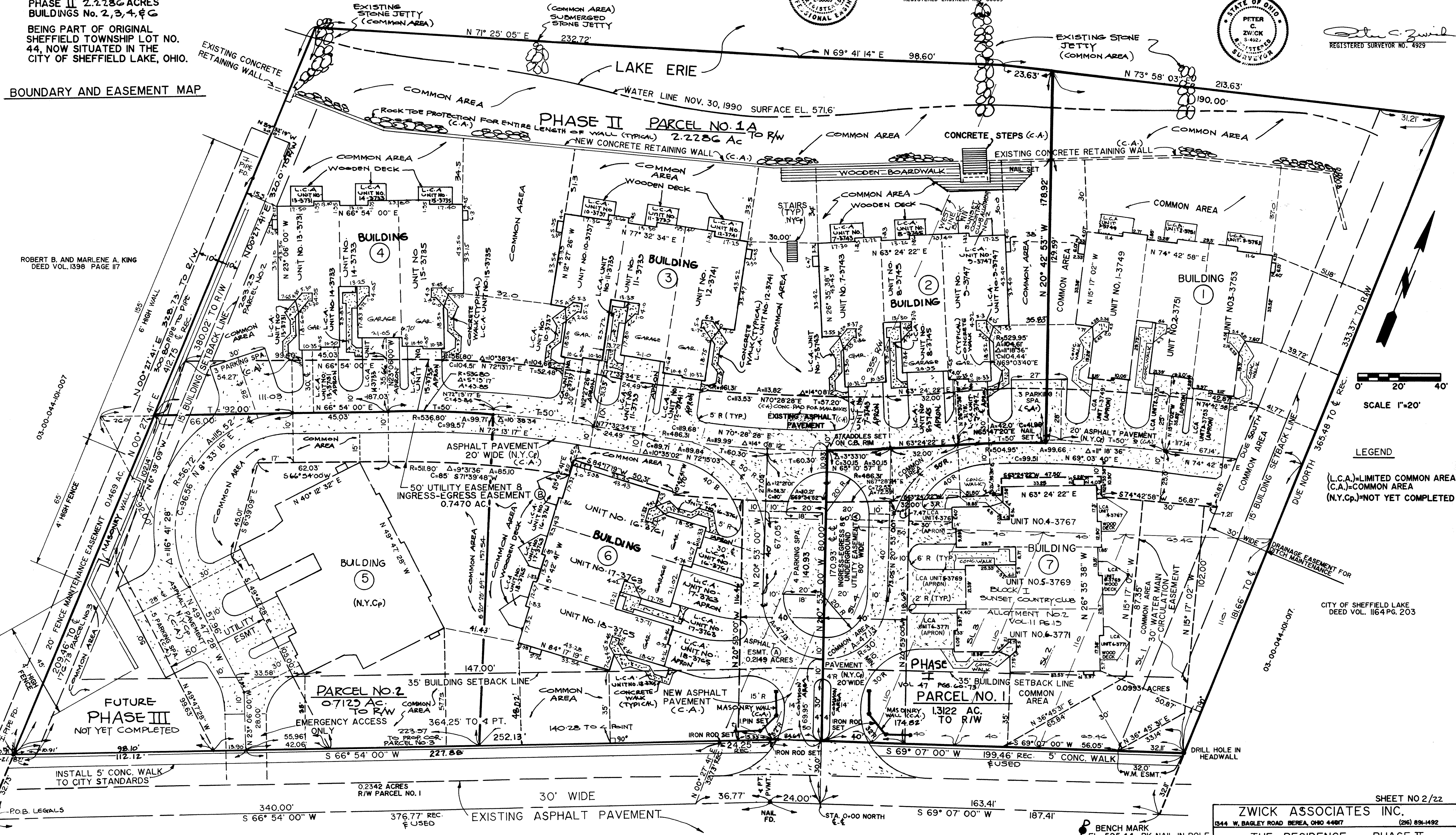
THE UNDERSIGNED HEREBY CERTIFIES THAT THESE DRAWINGS 1 THRU 21 SHOW GRAPHICALLY, IN SO FAR AS POSSIBLE, THE LAYOUT, LOCATION, DESIGNATION AND DIMENSIONS OF EACH UNIT AND THE LAYOUT, LOCATION AND DIMENSIONS OF THE COMMON AREAS AND FACILITIES AND LIMITED COMMON AREAS AND FACILITIES OF THE BUILDINGS AS CONSTRUCTED. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS, WITH THE PROVISIONS OF SECTION 5311.07 OF THE OHIO REVISED CODE.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY, THAT THE SAME SHOWS GRAPHICALLY, IN SO FAR AS POSSIBLE, THE LOCATION OF BOUNDARIES, THE LAYOUT, LOCATION, DESIGNATION AND DIMENSIONS OF THE BUILDINGS, COMMON AREAS AND LIMITED COMMON AREAS, THE LOCATION AND DIMENSIONS OF ALL APPURTENANT EASEMENTS; THAT THERE ARE NO ENCROACHMENTS UPON THE SUBJECT PREMISES NOR FROM THE SUBJECT PREMISES, OTHER THAN SHOWN; THAT ALL PROPERTIES SURVEYED, INCLUDING THE RIGHT OF WAY LINE FOR LAKE ROAD IS CONTIGUOUS TO THE PERIMETER LINES OF THE PREMISES ALONG THEIR ENTIRE LENGTH. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS, WITH THE PROVISIONS OF SECTION 5311.07 OF THE OHIO REVISED CODE.

I FURTHER CERTIFY TO LORAIN COUNTY TITLE COMPANY AND KOPF CONSTRUCTION CORP. THAT THE PREMISES WERE ESTABLISHED BY ACTUAL FIELD MEASUREMENTS AND THAT MONUMENTS WERE FOUND OR SET AS SHOWN HEREON.



**BOUNDARY AND EASEMENT MAP**



ROBERT B. AND MARLENE A. KING  
DEED VOL. 1398 PAGE 117

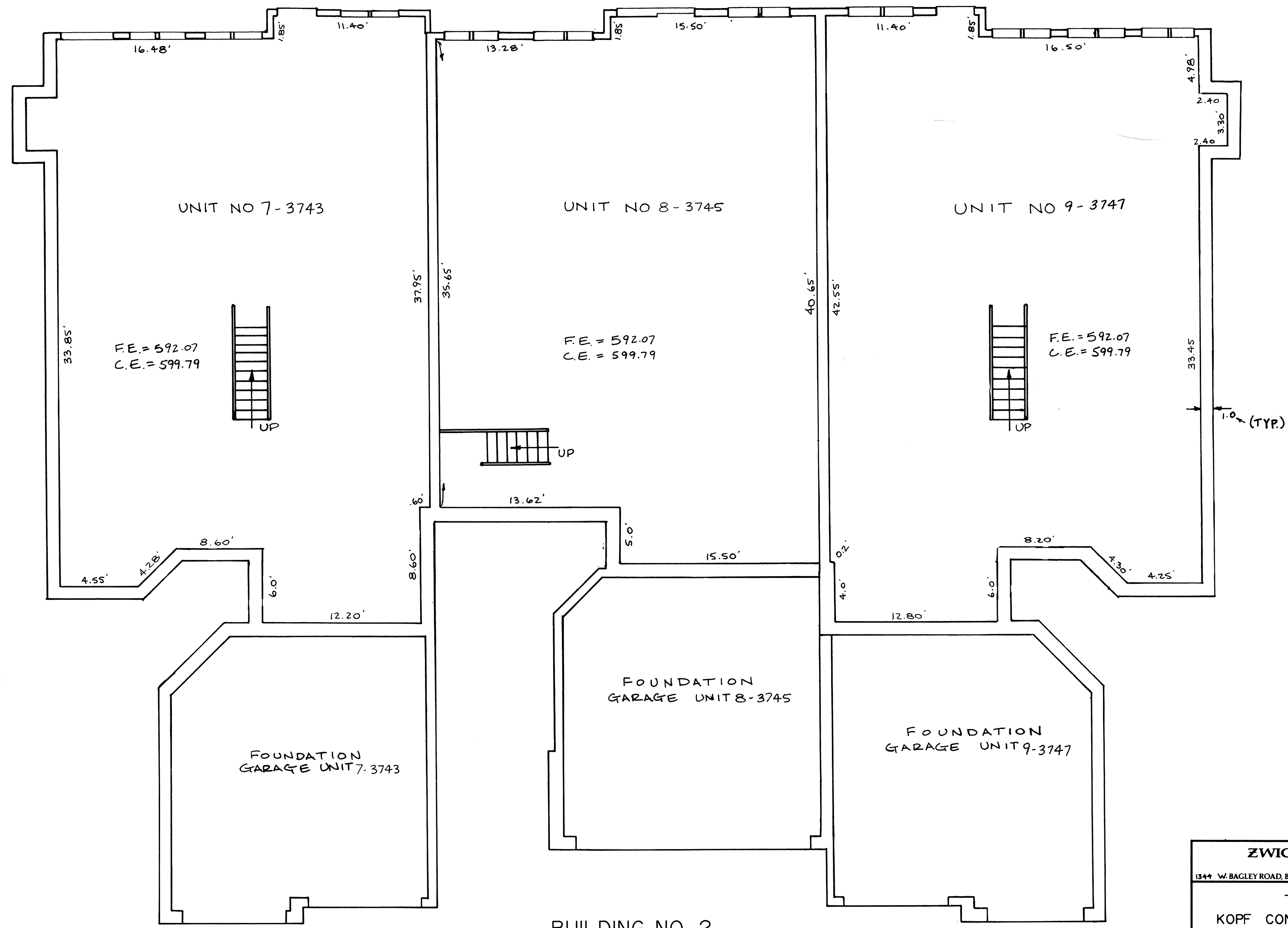
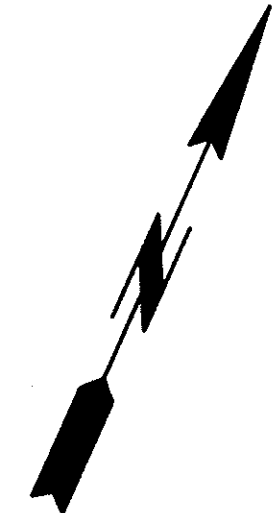
SCALE 1"=20'

LEGEND  
(L.C.A.)=LIMITED COMMON AREA  
(C.A.)=COMMON AREA  
(N.Y.Cp.)=NOT YET COMPLETED

CITY OF SHEFFIELD LAKE  
DEED VOL. 1164 PG. 203

LORAIN COUNTY TAX MAP DEPARTMENT COPY  
LAKE ROAD (60')

SHEET NO 2/22  
**ZWICK ASSOCIATES INC.**  
1344 W. BAGLEY ROAD BEREA, OHIO 44007 (26) 891-1492  
**THE RESIDENCE - PHASE II**  
SHEFFIELD LAKE, OHIO  
DATE JAN 30, 1992 SCALE 1" = 20' DRAWN FAB



**LEGEND**  
 F.E. = FLOOR ELEVATIONS  
 C.E. = CEILING ELEVATIONS  
 L.C.A. = LIMITED COMMON AREA

**BUILDING NO. 2**  
 LOWER LEVEL AND GARAGE  
 UNITS 7-3743, 8-3745 & 9-3747

LORAIN COUNTY TAX  
 MAP DEPARTMENT COPY

SHEET NO 3 / 22

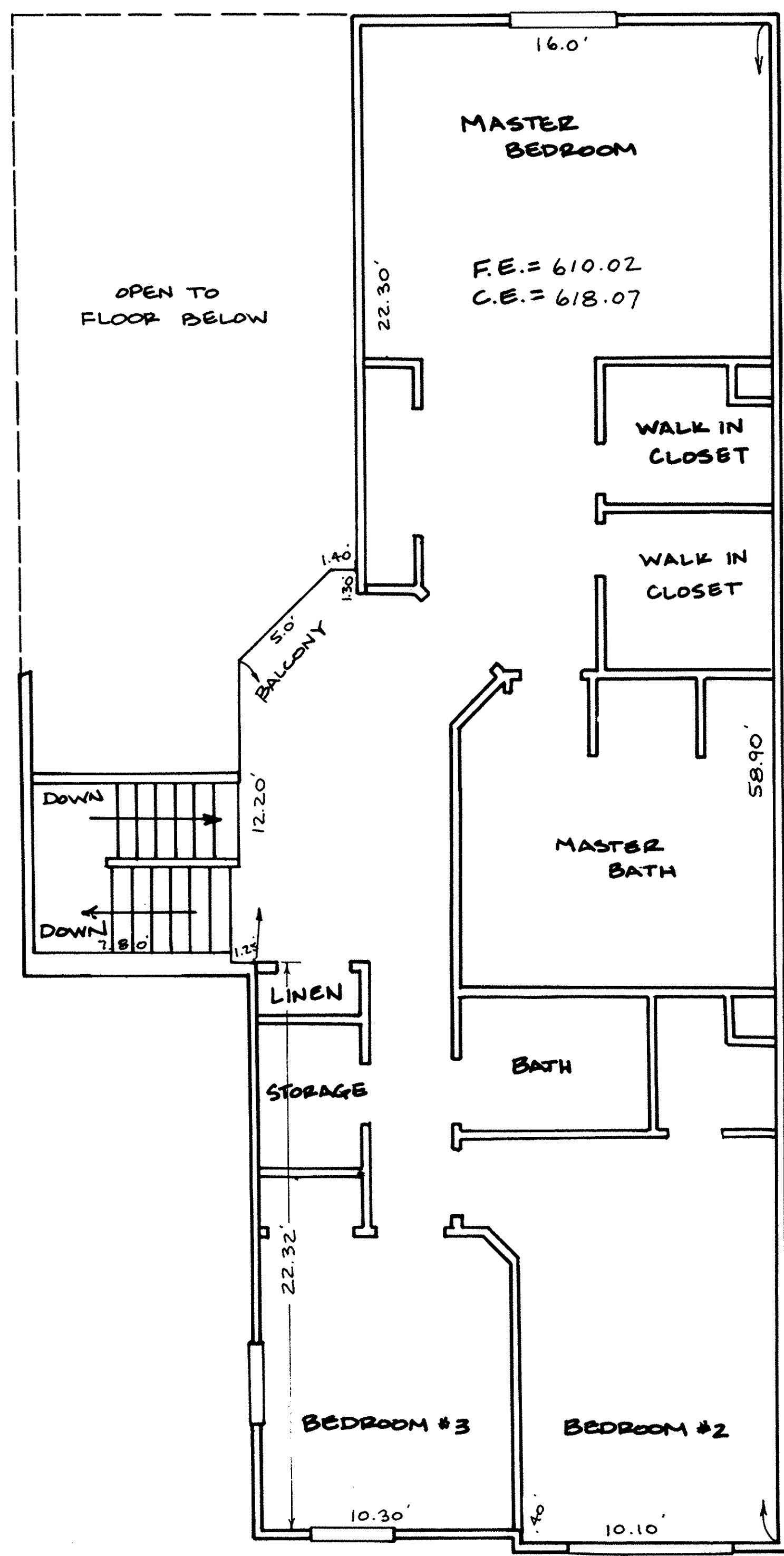
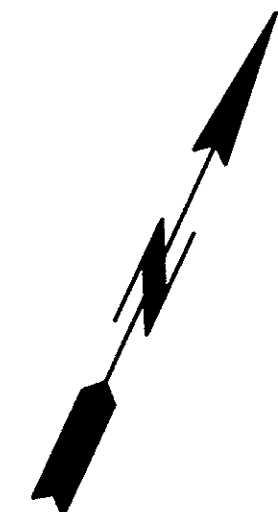
**ZWICK ASSOCIATES, INC.**  
 engineers • surveyors  
 1344 W. BAGLEY ROAD, BEREA, OHIO 44017 (216) 891-1492

**THE RESIDENCE**  
 KOPF CONSTRUCTION CORPORATION  
 CONDOMINIUM DRAWING  
 BUILDING 2  
 AVON LAKE, OHIO

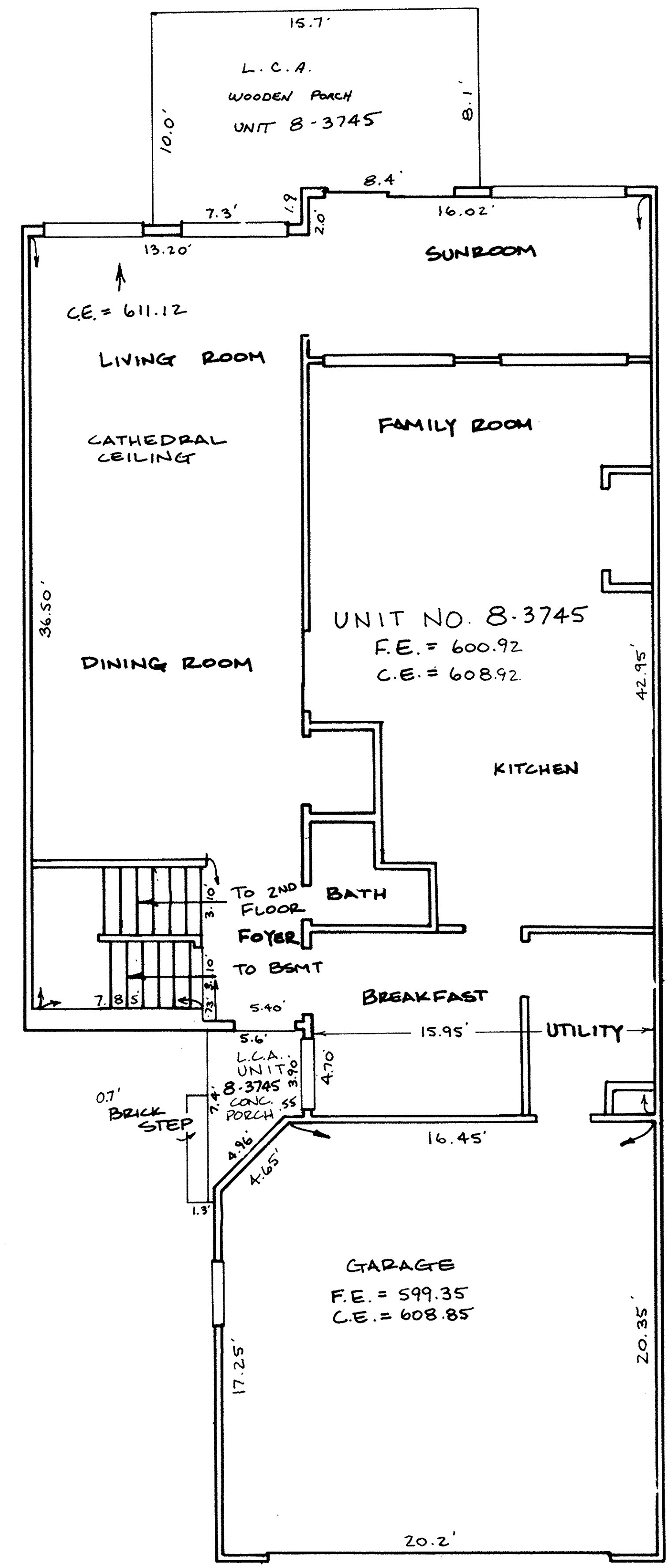
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DATE JAN 30, 1992	REVISED	SCALE 1" = 4'	







SECOND FLOOR PLAN



FIRST FLOOR PLAN

BUILDING NO. 2

LORAIN COUNTY TAX MAP DEPARTMENT COPY

**LEGEND**  
 F.E. = FLOOR ELEVATIONS  
 C.E. = CEILING ELEVATIONS  
 L.C.A. = LIMITED COMMON AREA

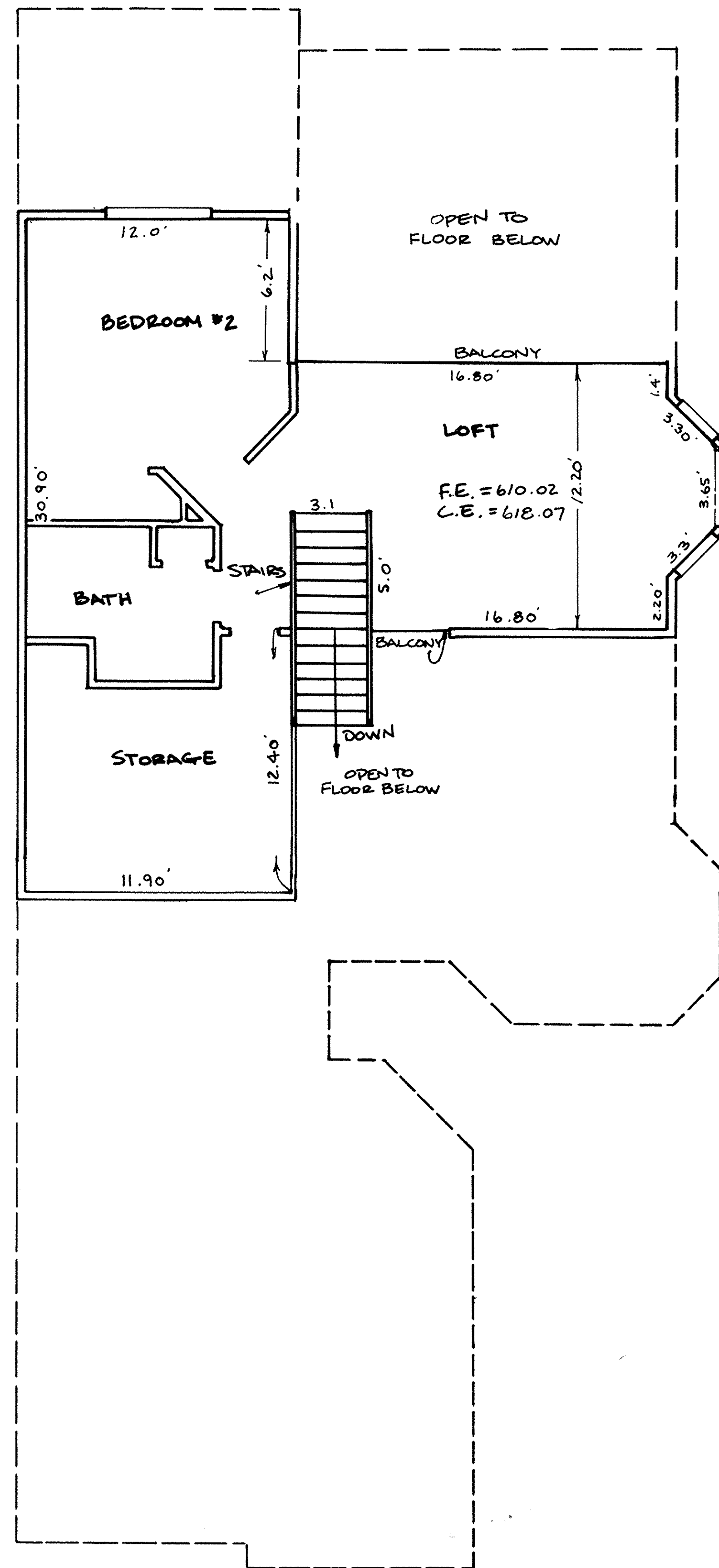
SHEET NO 5/22

**ZWICK ASSOCIATES, INC.**  
engineers • surveyors

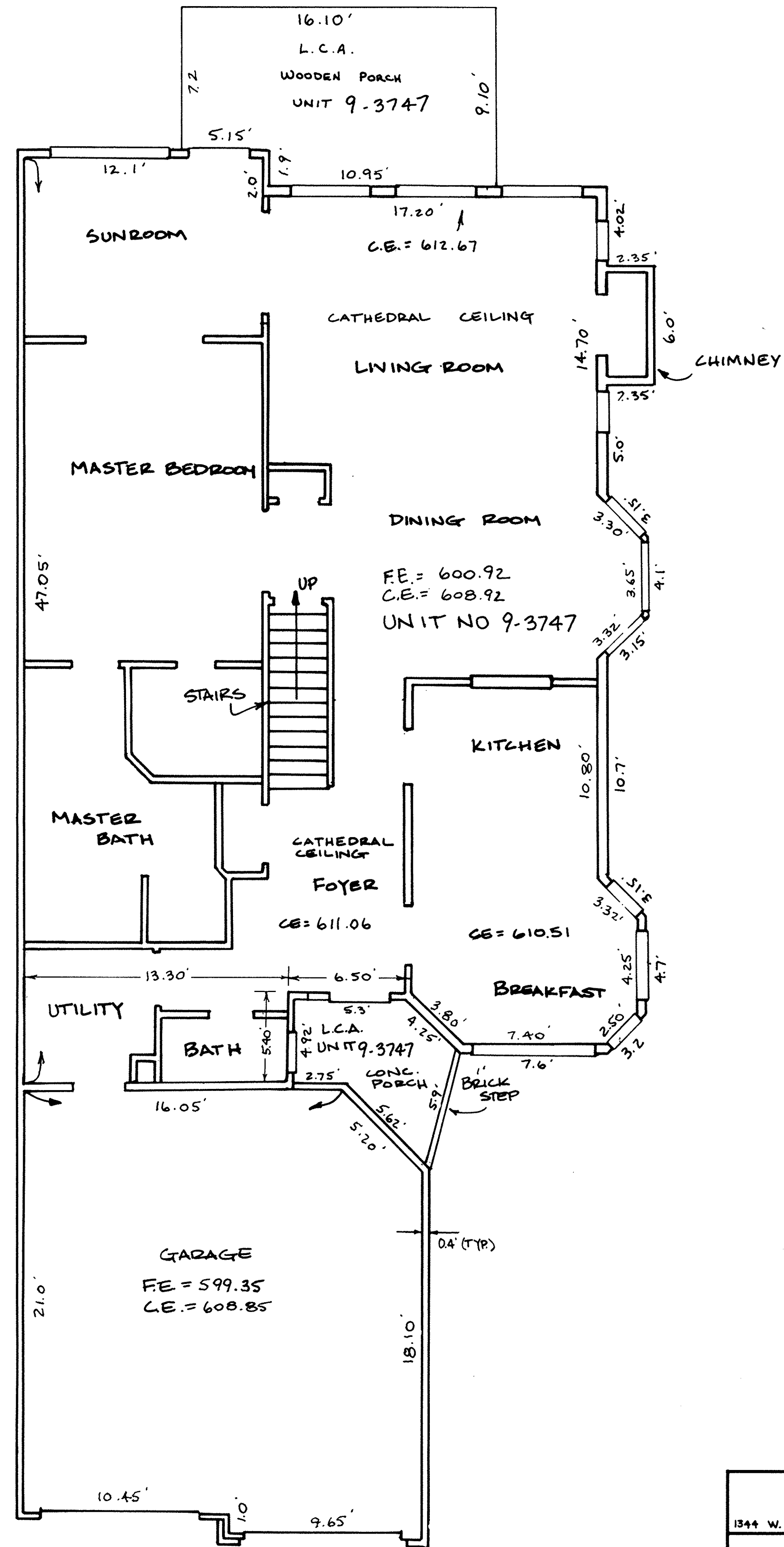
1344 W. BAGLEY ROAD, BEREA, OHIO 44017 (216) 891-1492

THE RESIDENCE  
 KOPF CONSTRUCTION CORPORATION  
 CONDOMINIUM DRAWING  
 BUILDING 2 UNIT 8-3745  
 AVON LAKE, OHIO

DESIGNED	DRAWN EAB	CHECKED Z
DATE JAN 30, 1992	REVISED	SCALE 1" = 4'



SECOND FLOOR PLAN



FIRST FLOOR PLAN

BUILDING NO. 2

LORAIN COUNTY TAX MAP DEPARTMENT COPY

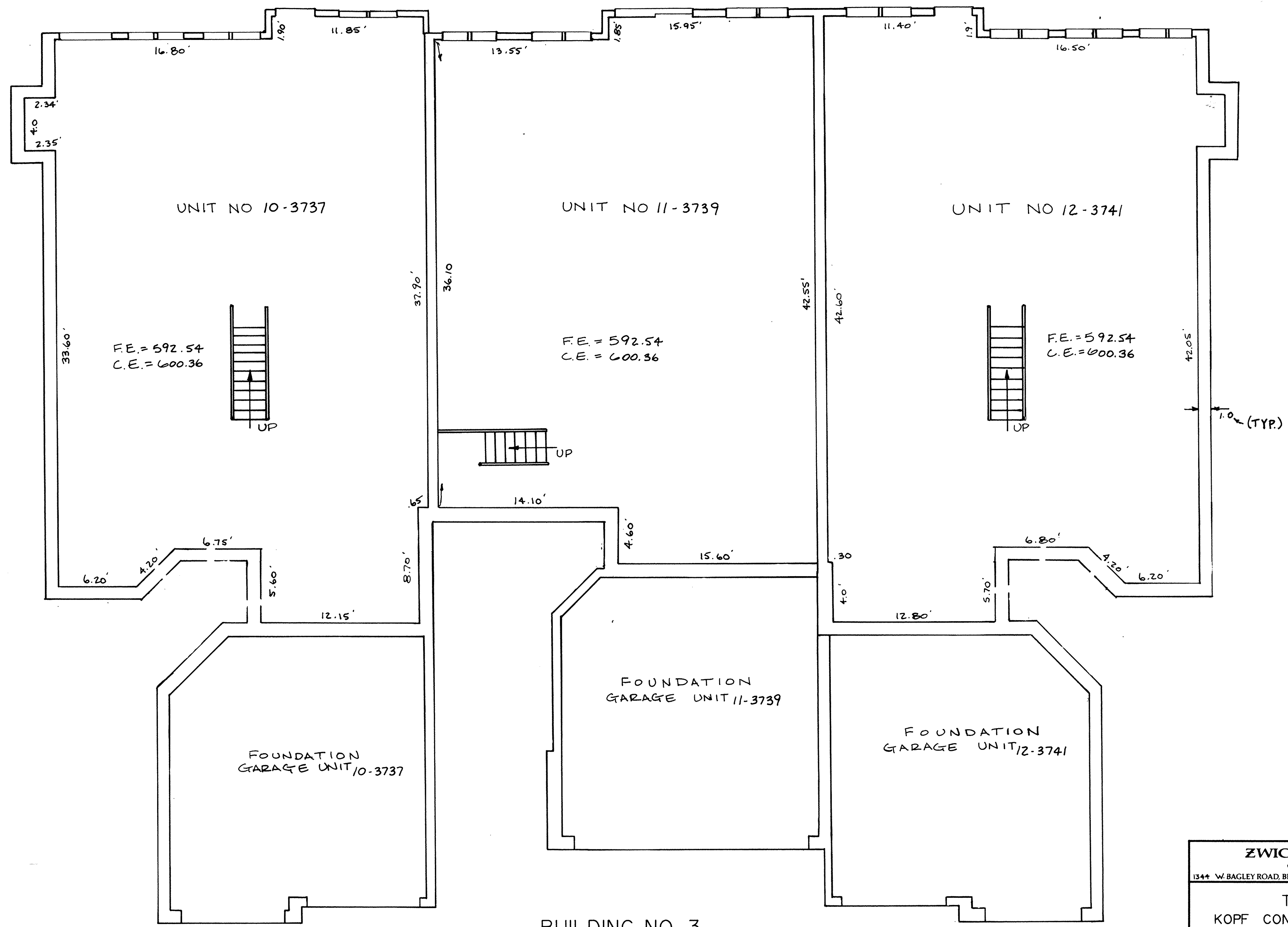
LEGEND  
 F.E. = FLOOR ELEVATIONS  
 C.E. = CEILING ELEVATIONS  
 L.C.A. = LIMITED COMMON AREA

SHEET NO 6/22

**ZWICK ASSOCIATES, INC.**  
 engineers • surveyors  
 1344 W. BAGLEY ROAD, BEREA, OHIO 44017 (216) 891-1492

THE RESIDENCE  
 KOPF CONSTRUCTION CORPORATION  
 CONDOMINIUM DRAWING  
 BUILDING 2 UNIT 9-3747  
 AVON LAKE, OHIO

DESIGNED	DRAWN EAB	CHECKED Z
DATE JAN 30, 1992	REVISED	SCALE 1" = 4'



**LEGEND**  
 F.E. = FLOOR ELEVATIONS  
 C.E. = CEILING ELEVATIONS  
 L.C.A. = LIMITED COMMON AREA

**BUILDING NO. 3**  
 LOWER LEVEL AND GARAGE  
 UNITS 10-3737, 11-3739 & 12-3741

LORAIN COUNTY TAX  
 MAP DEPARTMENT COPY

SHEET NO 7/22

**ZWICK ASSOCIATES, INC.**  
 engineers - surveyors  
 1344 W. BAGLEY ROAD, BEREA, OHIO 44017 (216) 891-1492

**THE RESIDENCE**  
 KOPF CONSTRUCTION CORPORATION  
 CONDOMINIUM DRAWING  
**BUILDING 3**  
 AVON LAKE, OHIO

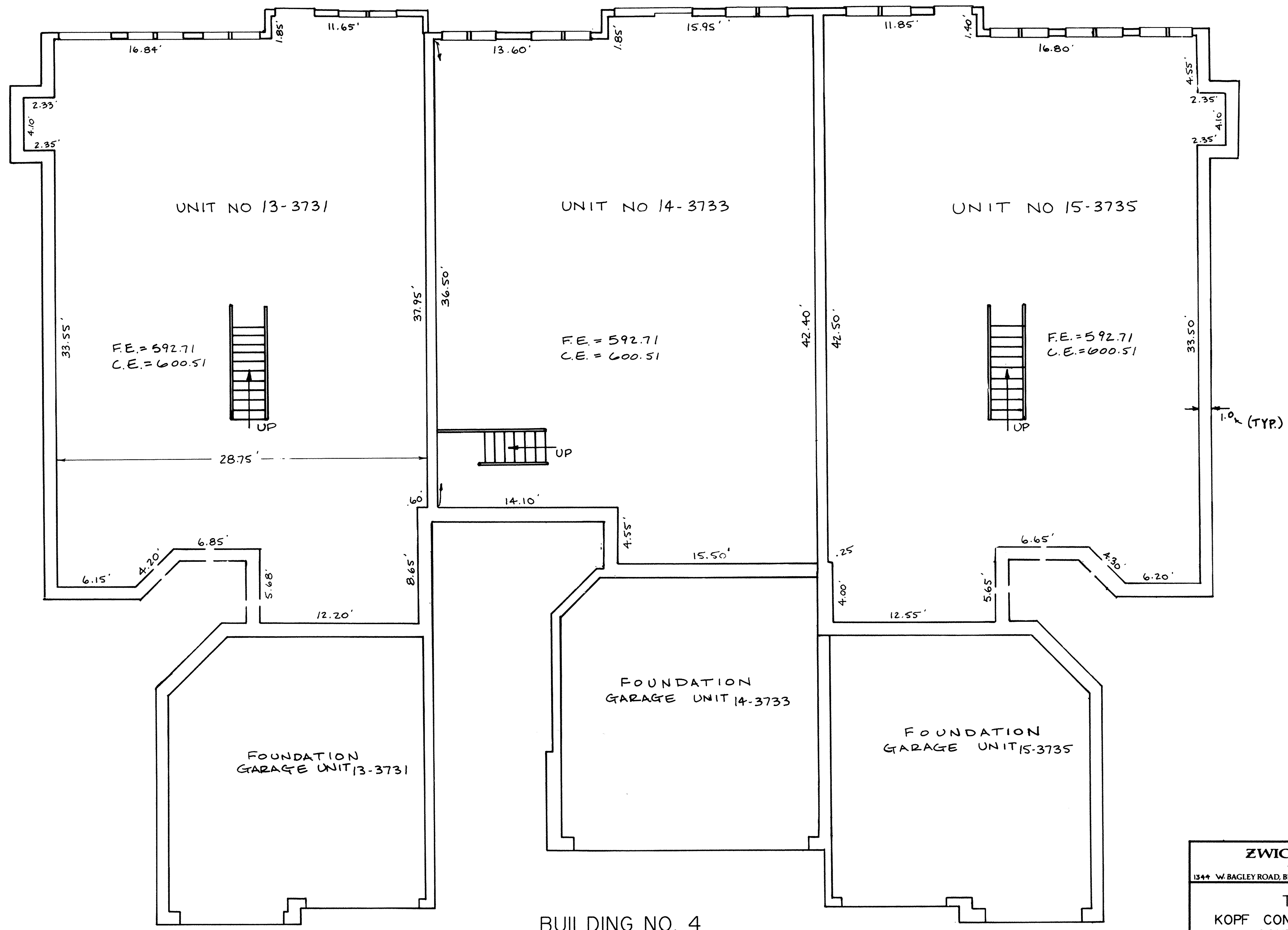
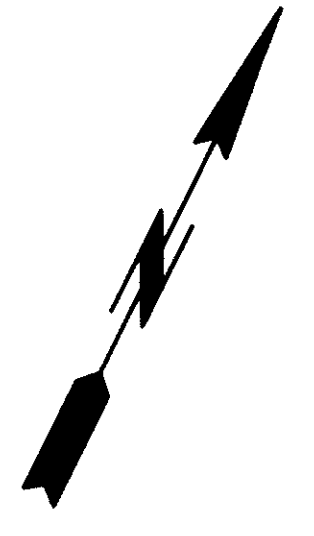
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DATE <b>JAN 30, 1992</b>	REVISED	SCALE 1" = 4'	











**LEGEND**  
 F.E. = FLOOR ELEVATIONS  
 C.E. = CEILING ELEVATIONS  
 L.C.A. = LIMITED COMMON AREA

**BUILDING NO. 4**

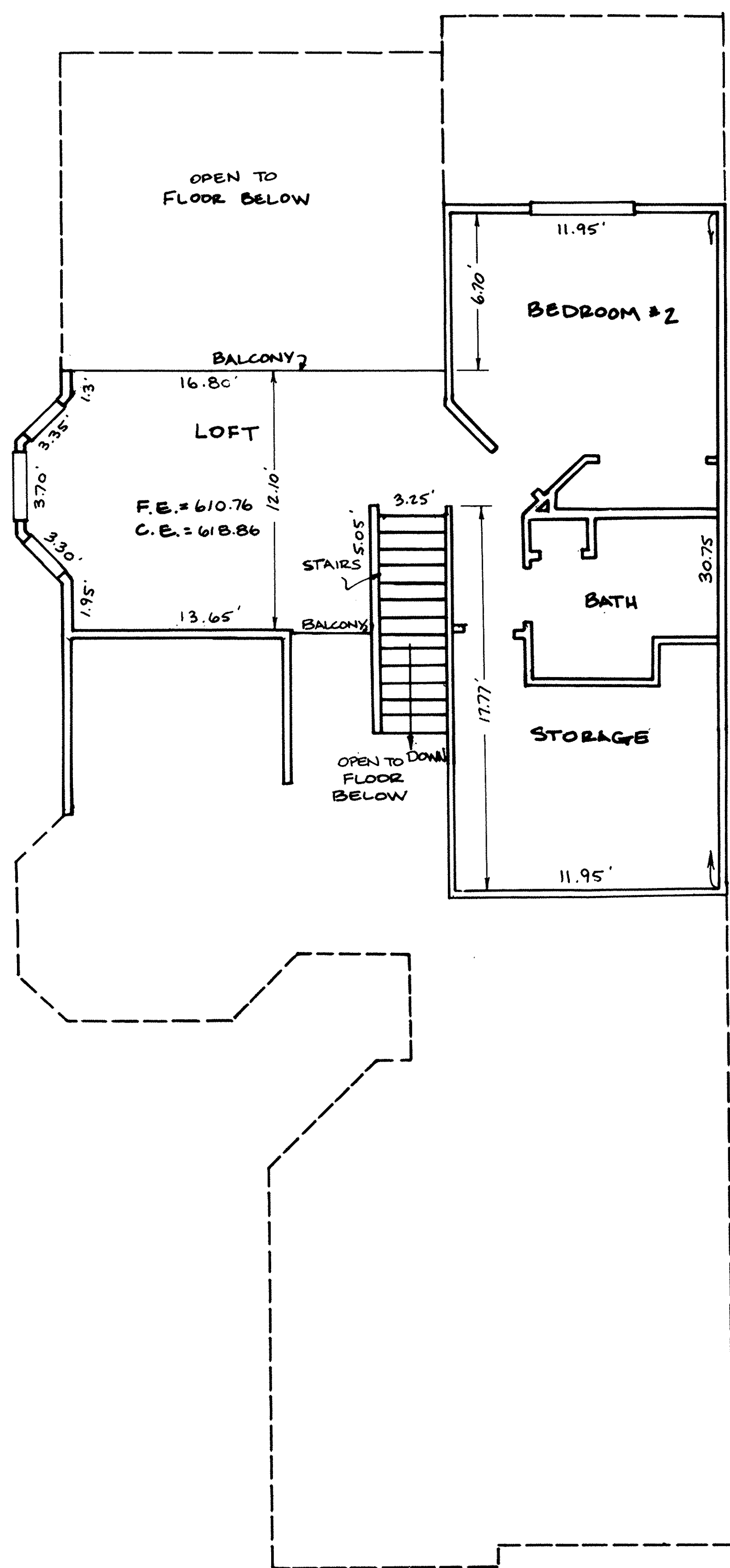
LOWER LEVEL AND GARAGE  
 UNITS 13-3731, 14-3733 & 15-3735

LORAIN COUNTY TAX  
 MAP DEPARTMENT COPY

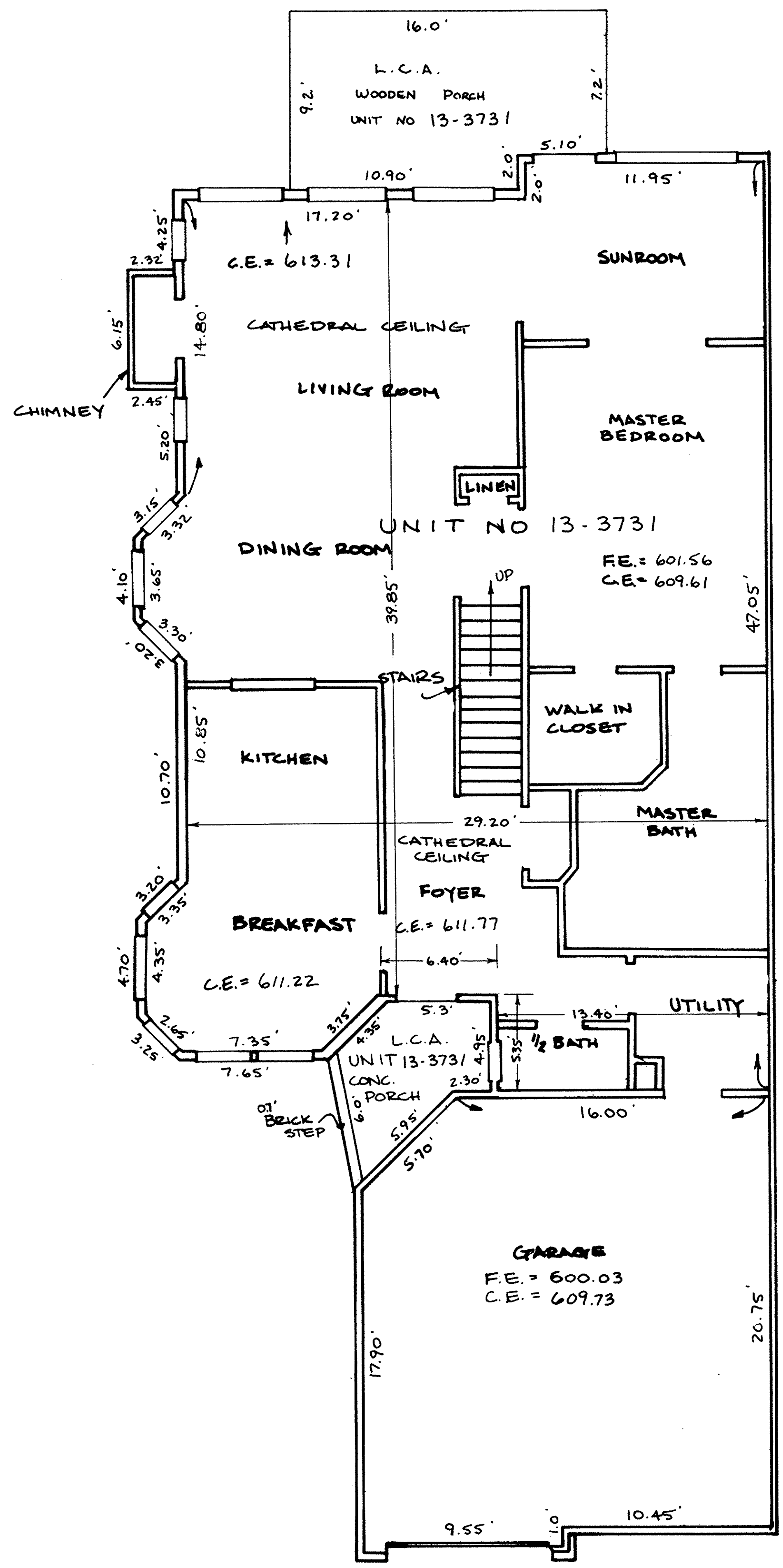
SHEET NO 11/22

<b>ZWICK ASSOCIATES, INC.</b> engineers - surveyors		
<small>1344 W. BAGLEY ROAD, BEREA, OHIO 44017 (216) 891-1492</small>		
THE RESIDENCE KOPF CONSTRUCTION CORPORATION CONDOMINIUM DRAWING BUILDING 4 AVON LAKE, OHIO		
DESIGNED	DRAWN <b>EAB</b>	CHECKED <b>Z</b>
DATE <b>JAN 30, 1992</b>	REVISED	SCALE <b>1" = 4'</b>





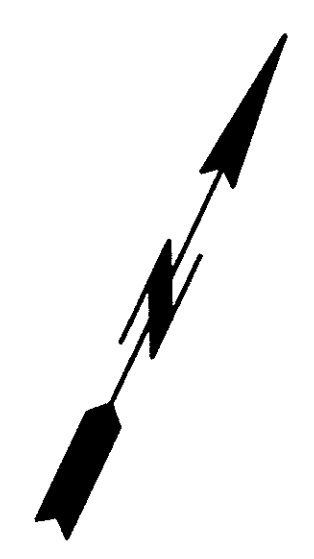
SECOND FLOOR PLAN



FIRST FLOOR PLAN

BUILDING NO. 4

LORAIN COUNTY TAX MAP DEPARTMENT COPY



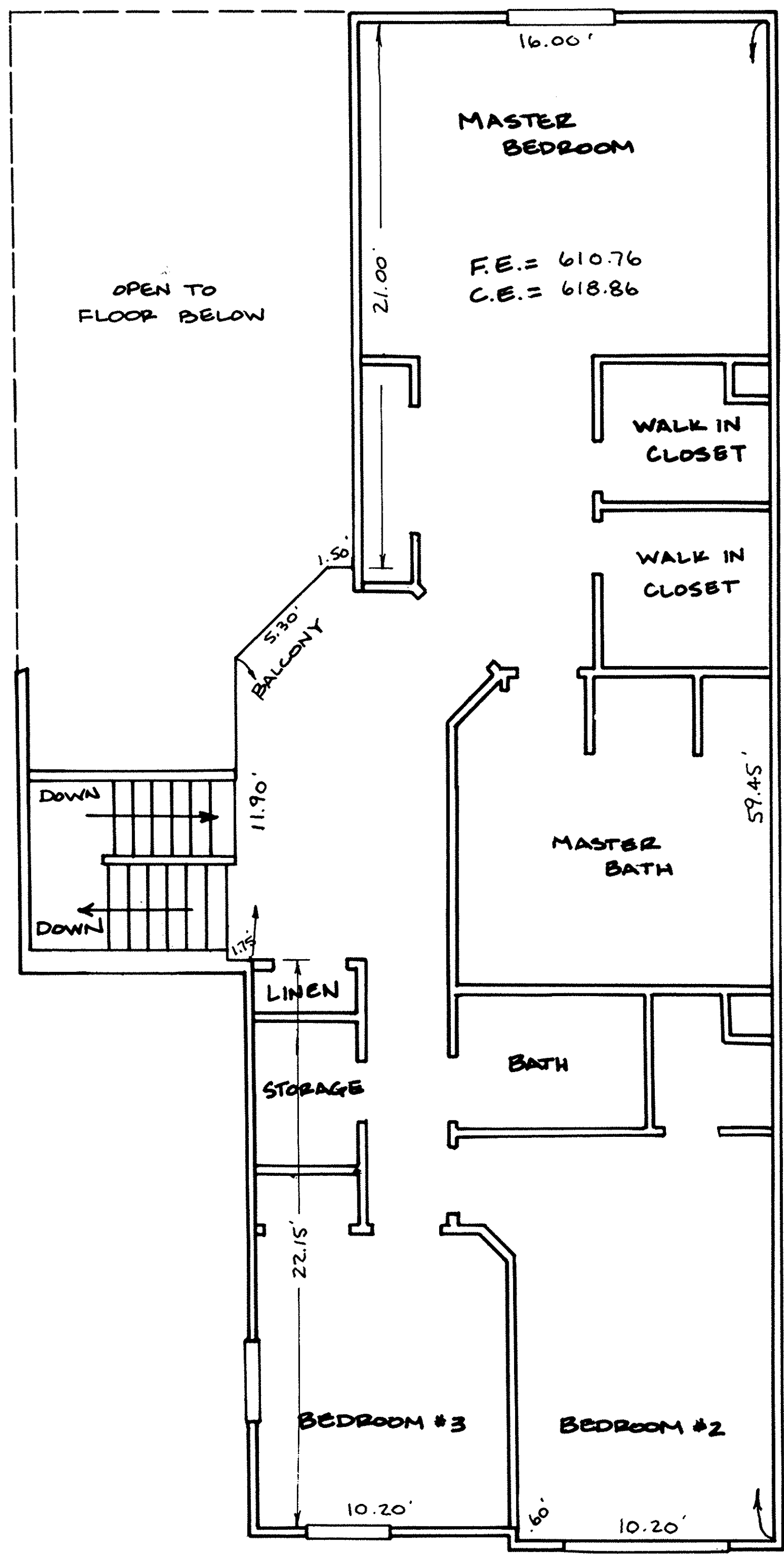
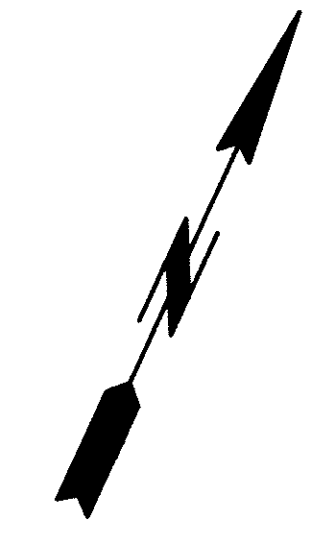
LEGEND  
 F.E. = FLOOR ELEVATIONS  
 C.E. = CEILING ELEVATIONS  
 L.C.A. = LIMITED COMMON AREA

SHEET NO 12/22

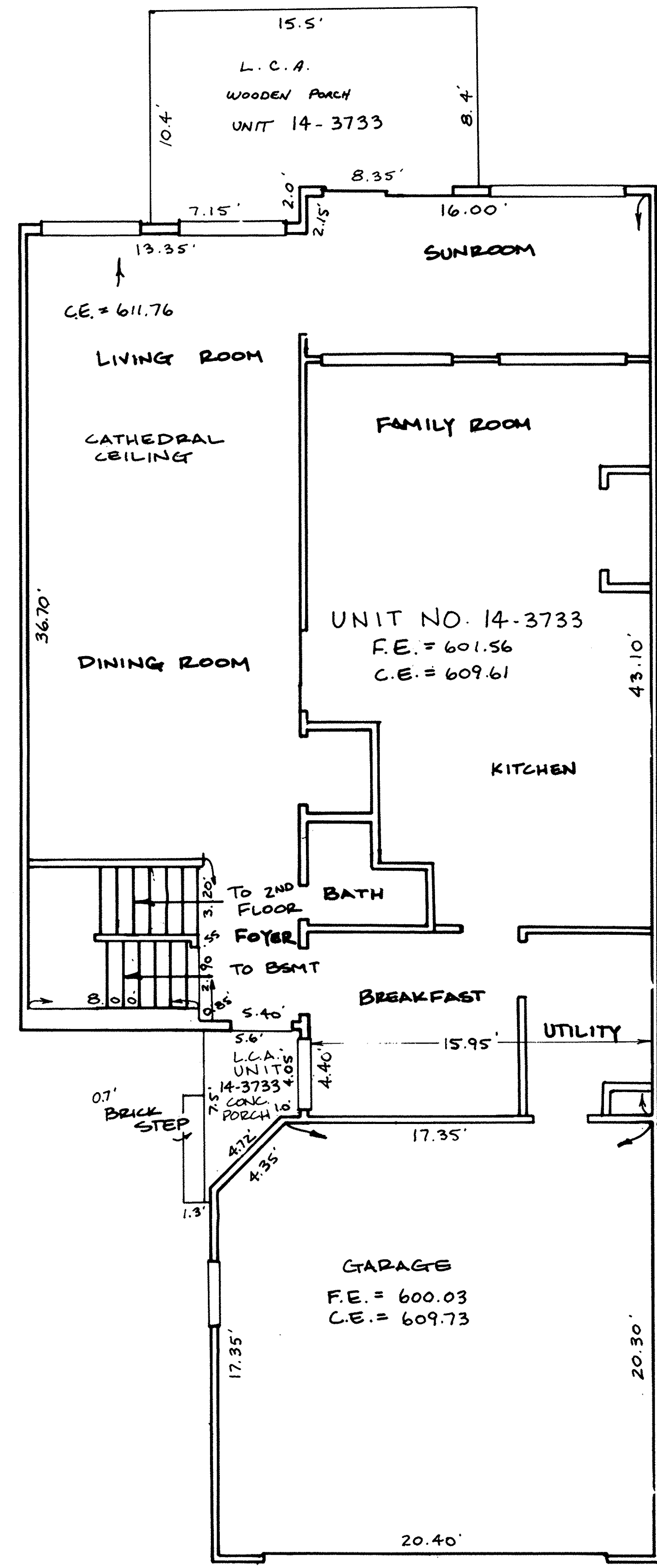
**ZWICK ASSOCIATES, INC.**  
engineers • surveyors  
1344 W. BAGLEY ROAD, BEREA, OHIO 44017 (216) 891-1492

THE RESIDENCE  
KOPF CONSTRUCTION CORPORATION  
CONDOMINIUM DRAWING  
BUILDING 4 UNIT 13-3731  
AVON LAKE, OHIO

DESIGNED	DRAWN EAB	CHECKED Z
DATE JAN 30, 1992	REVISED	SCALE 1" = 4'



SECOND FLOOR PLAN



FIRST FLOOR PLAN

BUILDING NO. 4

LORAIN COUNTY TAX MAP DEPARTMENT COPY

LEGEND  
 F.E. = FLOOR ELEVATIONS  
 C.E. = CEILING ELEVATIONS  
 L.C.A. = LIMITED COMMON AREA

SHEET NO 13/22

**ZWICK ASSOCIATES, INC.**  
engineers · surveyors

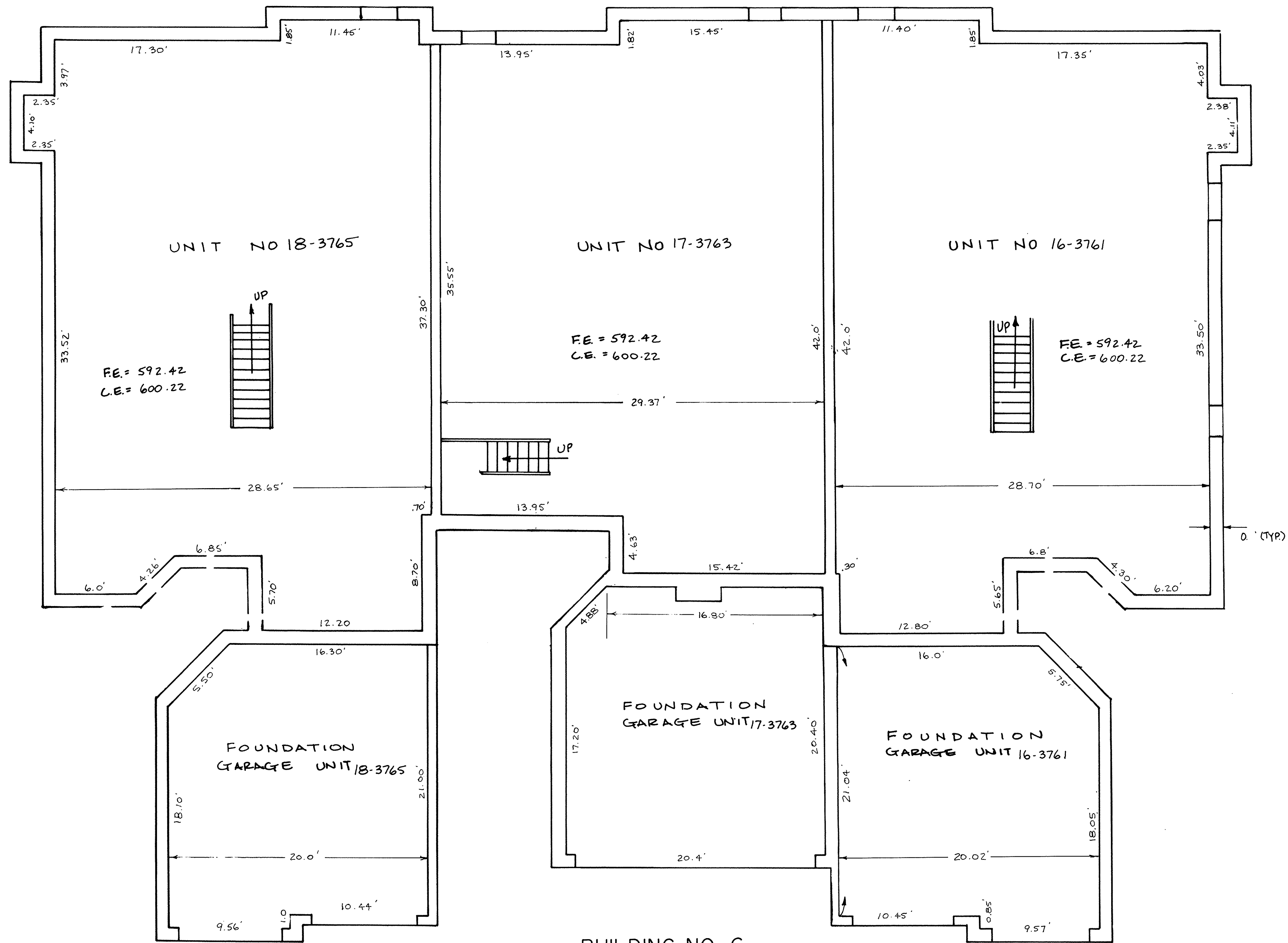
1344 W. BAGLEY ROAD, BEREA, OHIO 44017 (216) 891-1492

THE RESIDENCE  
KOPF CONSTRUCTION CORPORATION  
CONDOMINIUM DRAWING  
BUILDING 4 UNIT 14-3733  
AVON LAKE, OHIO

DESIGNED	DRAWN EAB	CHECKED Z	
DATE JAN 30, 1992	REVISED	SCALE 1" = 4'	







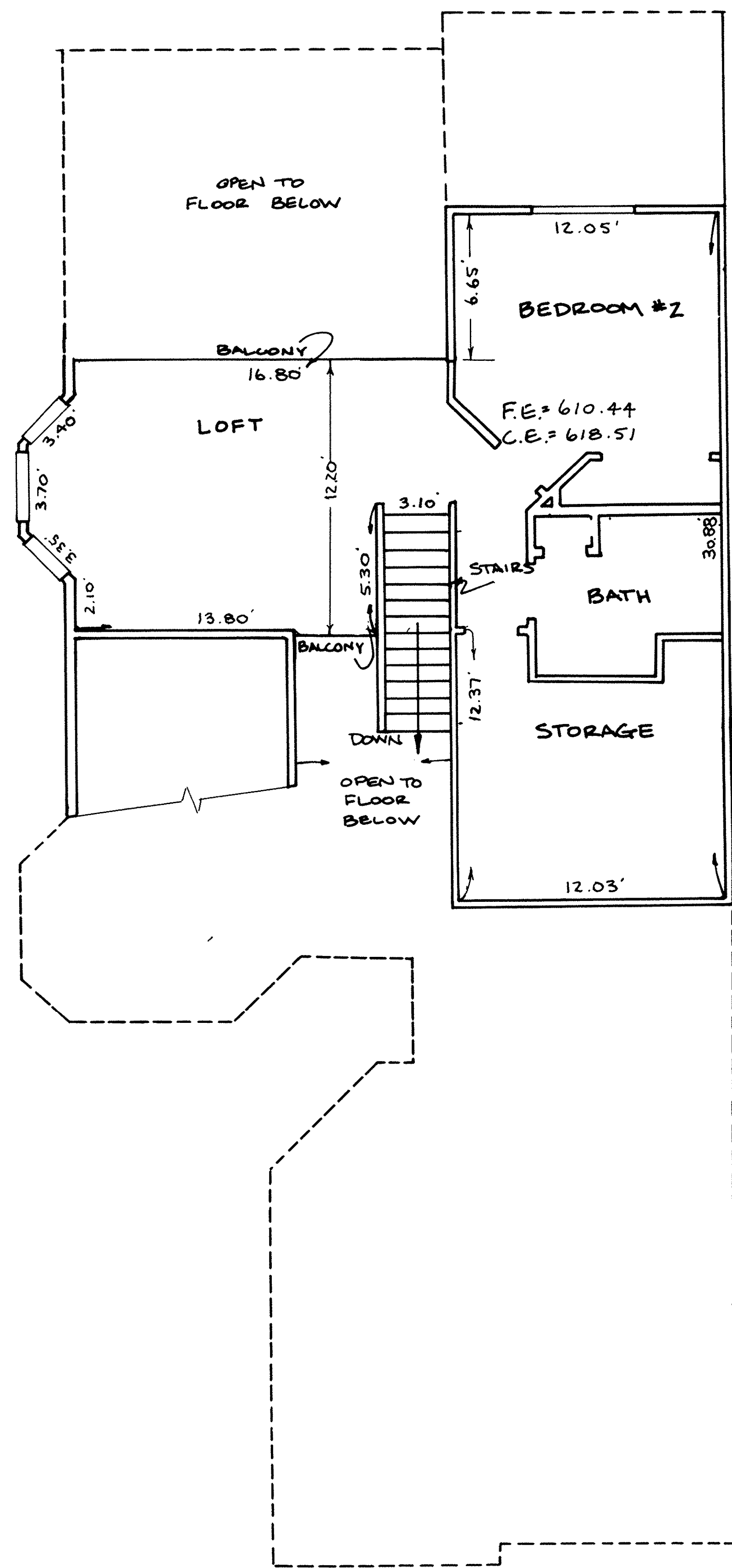
**LEGEND**  
 F.E. = FLOOR ELEVATIONS  
 C.E. = CEILING ELEVATIONS  
 L.C.A. = LIMITED COMMON AREA

**BUILDING NO. 6  
 LOWER LEVEL AND GARAGE  
 UNITS 16-3761, 17-3763 & 18-3765**

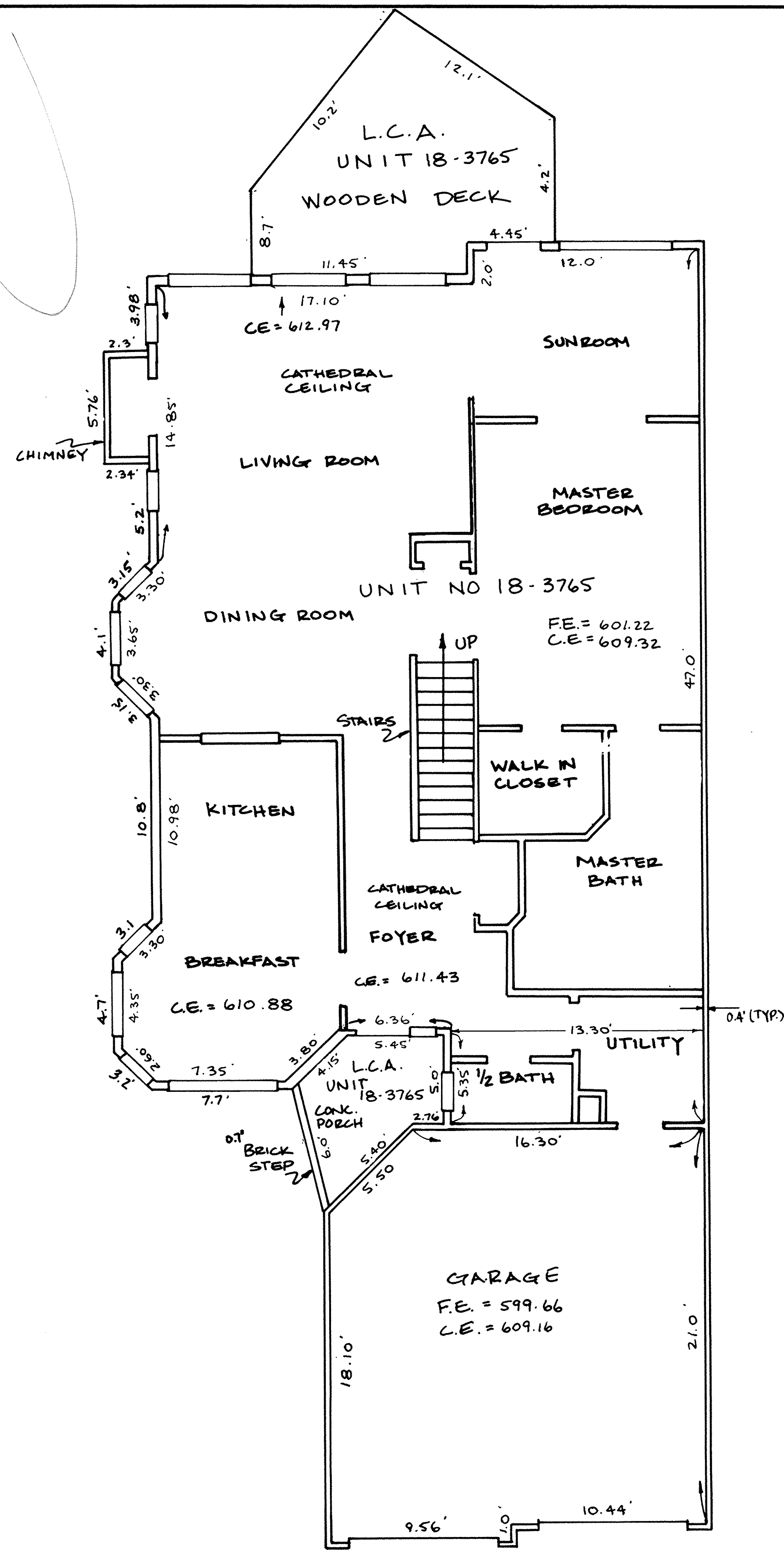
LORAIN COUNTY TAX  
 MAP DEPARTMENT COPY

SHEET NO 15/22

<b>ZWICK ASSOCIATES, INC.</b> engineers - surveyors		
<small>1344 W. BAGLEY ROAD, BEREA, OHIO 44017 (216) 891-1492</small>		
<b>THE RESIDENCE    KOPF CONSTRUCTION CORPORATION    CONDOMINIUM DRAWING    BUILDING 6    AVON LAKE, OHIO</b>		
DESIGNED	DRAWN <b>EAB</b>	CHECKED <b>Z</b>
DATE <b>JAN 30, 1992</b>	REVISED	SCALE <b>1" = 4'</b>



SECOND FLOOR PLAN



FIRST FLOOR PLAN



LEGEND  
 F.E. = FLOOR ELEVATIONS  
 C.E. = CEILING ELEVATIONS  
 L.C.A. = LIMITED COMMON AREA

BUILDING NO. 6

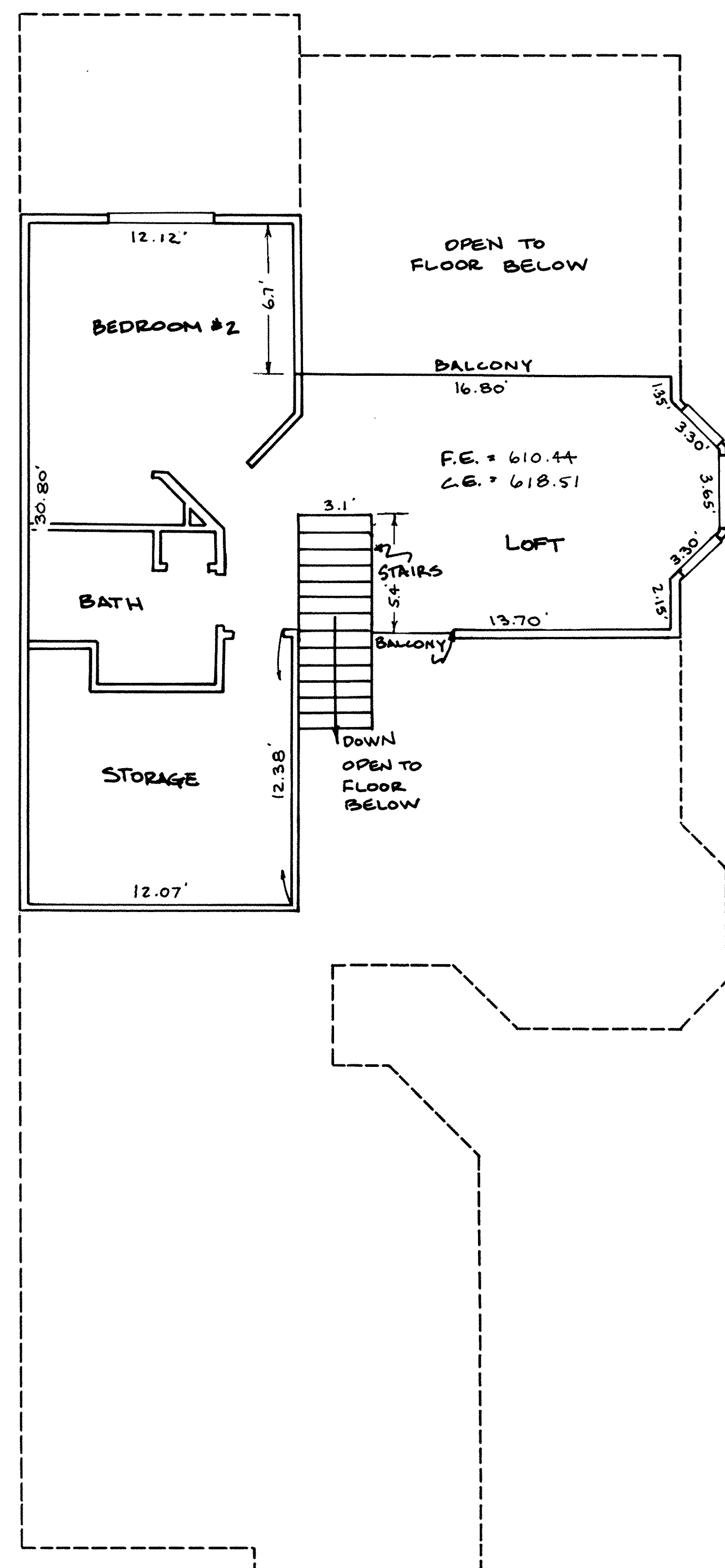
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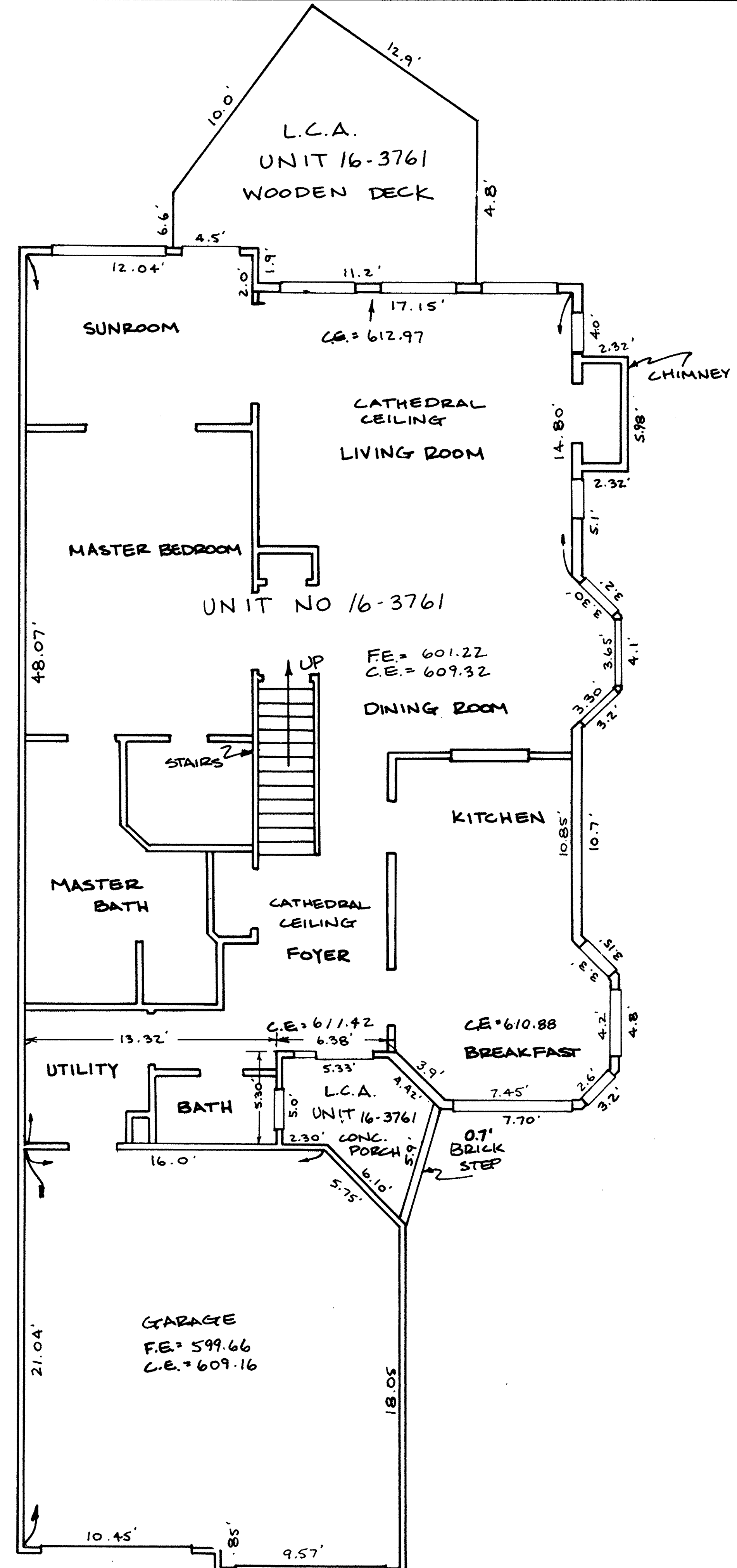
<b>ZWICK ASSOCIATES, INC.</b> engineers - surveyors <small>1344 W. BAGLEY ROAD, BERA, OHIO 44017 (216) 891-1492</small>		
THE RESIDENCE KOPF CONSTRUCTION CORPORATION CONDOMINIUM DRAWING BUILDING 6 UNIT 18-3765 AVON LAKE, OHIO		
DESIGNED	DRAWN <b>EAB</b>	CHECKED <b>Z</b>
DATE JAN 30, 1992	REVISED	SCALE 1" = 4'







SECOND FLOOR PLAN



FIRST FLOOR PLAN

BUILDING NO. 6

LORAIN COUNTY TAX  
MAP DEPARTMENT COPY

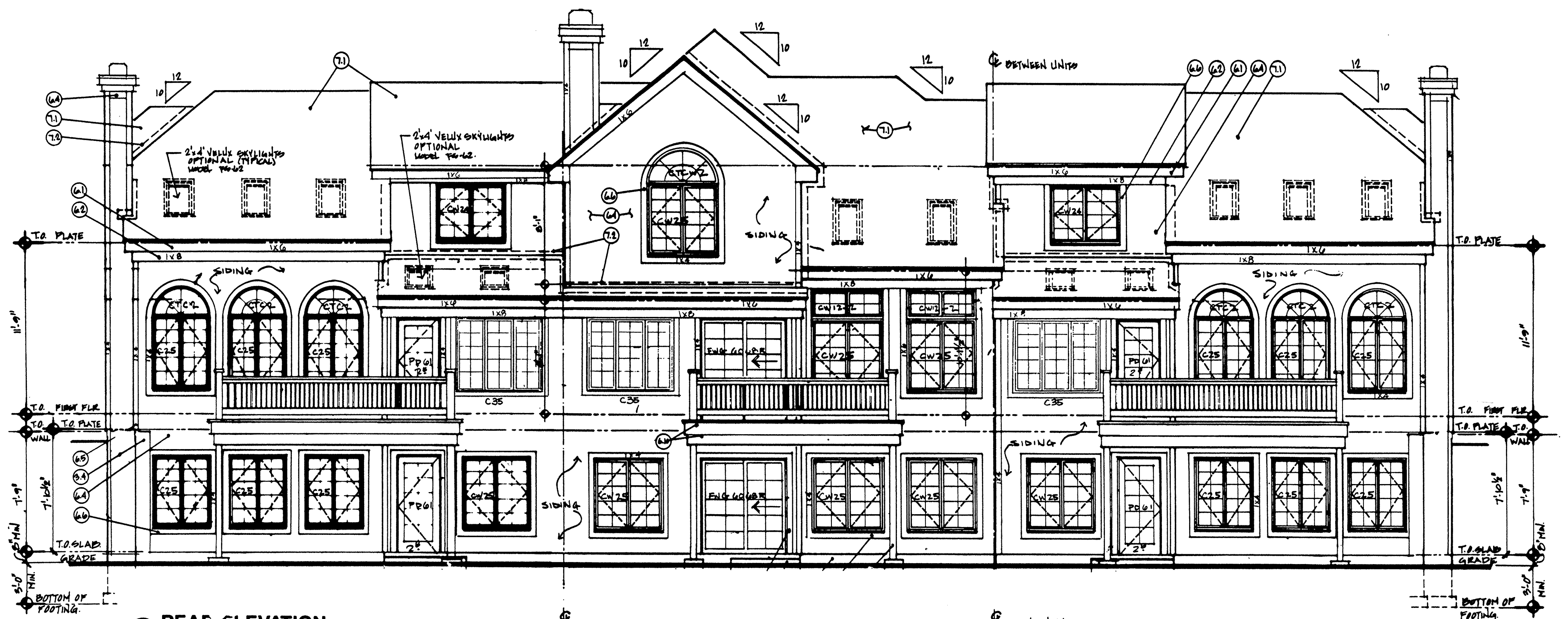


LEGEND  
 F.E. = FLOOR ELEVATIONS  
 C.E. = CEILING ELEVATIONS  
 L.C.A. = LIMITED COMMON AREA

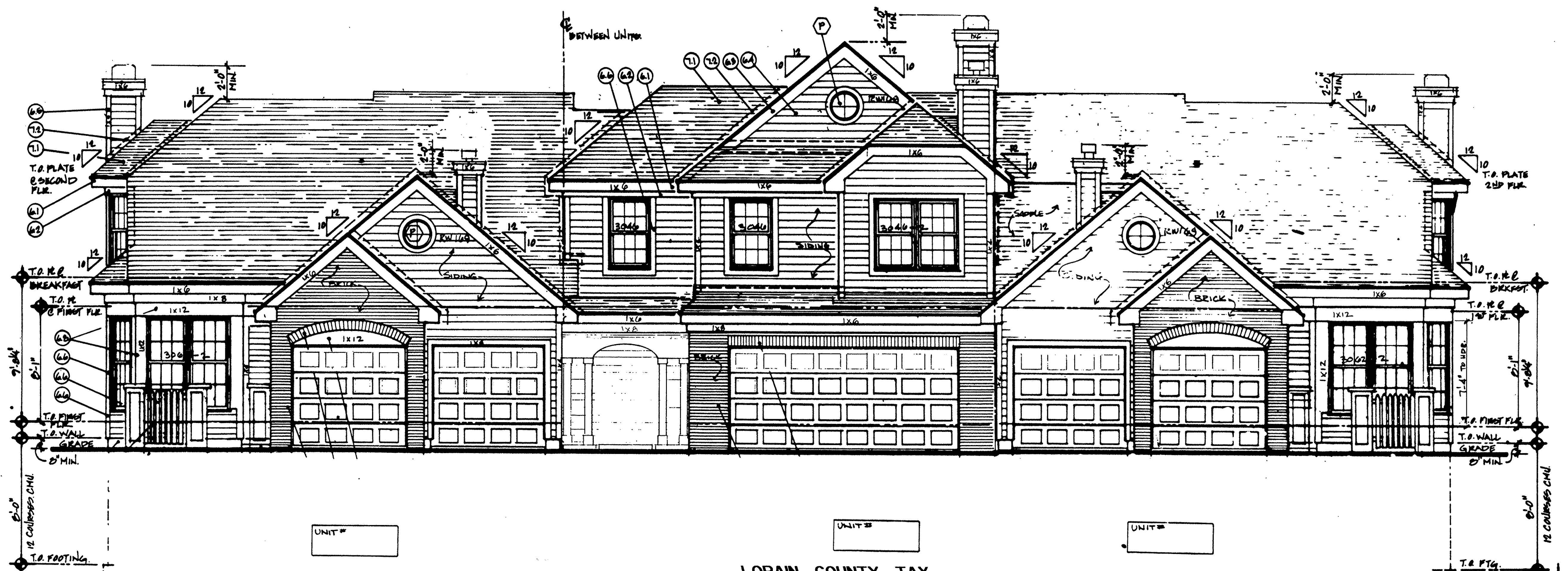
SHEET NO 18/22

<b>ZWICK ASSOCIATES, INC.</b> engineers • surveyors		
1344 W. BAGLEY ROAD, BEREA, OHIO 44017 (216) 891-1492		
THE RESIDENCE KOPF CONSTRUCTION CORPORATION CONDOMINIUM DRAWING BUILDING 6 UNIT 16-3761 AVON LAKE, OHIO		
DESIGNED	DRAWN <b>EAB</b>	CHECKED <b>Z-</b>
DATE JAN 30, 1992	REVISED	SCALE 1" = 4'

- ELEVATION KEYNOTES**
- 3.0 CONCRETE
  - 3.1 CONCRETE PORCH SLAB
  - 3.2 CONCRETE FOOTING
  - 3.3 18"x18" CONC. PIER
  - 3.4 CONCRETE PARING
  - 4.0 MASONRY
  - 4.1 CMU FOUNDATION WALL
  - 4.2 BRICK VENEER - SABBING BAND
  - 4.3 BRICK VENEER - SOLDIER COURSE
  - 4.4 BRICK ARCH
  - 6.0 WOODS AND PLASTICS
  - 6.1 1 1/2" WOOD FASCIA BOARD
  - 6.2 1 1/2" WOOD FRIEZE BOARD
  - 6.3 1 1/2" WOOD RAKE BOARD
  - 6.4 4" VINYL HORIZONTAL SIDING
  - 6.5 1/4" WOOD TRIM
  - 6.6 4" REDWOOD TRIM
  - 6.7 6" REDWOOD TRIM
  - 6.8 REDWOOD TRIM BOARD TO SIZE
  - 6.9 P.T. 6x6 WOOD POST
  - 6.10 P.T. WOOD DECK LUMBER (PAINTED)
  - 7.0 THERMAL & MOISTURE PROTECTION
  - 7.1 23 1/2" ASPHALT SHINGLES
  - 7.2 METAL FLASHING
  - 7.3 CRICKET
  - 10.0 SPECIALTIES
  - 10.1 PREFAB METAL CHIMNEY CAP
  - 10.2 1/2" SQ. DEC. WOOD POST
  - 10.3 4" WIDE WD. PICKET FENCE



**REAR ELEVATION**  
BUILDING # \_\_\_\_\_ SCALE: 1/4"=1'-0"



**FRONT ELEVATION**

LORAIN COUNTY TAX  
MAP DEPARTMENT COPY

BL-2	
F	F
BL-A	BL-A
BL-B	BL-B

**HARKER · MARTIN · BARR**  
**THE MARTIN ORGANIZATION**  
Architects and Land Planners  
100 North 10th Street, Philadelphia, Pa. 19106  
**AM**

NO.	REVISION	DATE	BY
		3/22/01	

DATE: 12/04/00  
SCALE: 1/4"=1'-0"  
DRAWN BY: J.T.

**FRONT AND REAR ELEVATIONS**  
**THE RESIDENCE**  
AVON LAKE, OHIO  
**KOPF CONSTRUCTION CORPORATION**

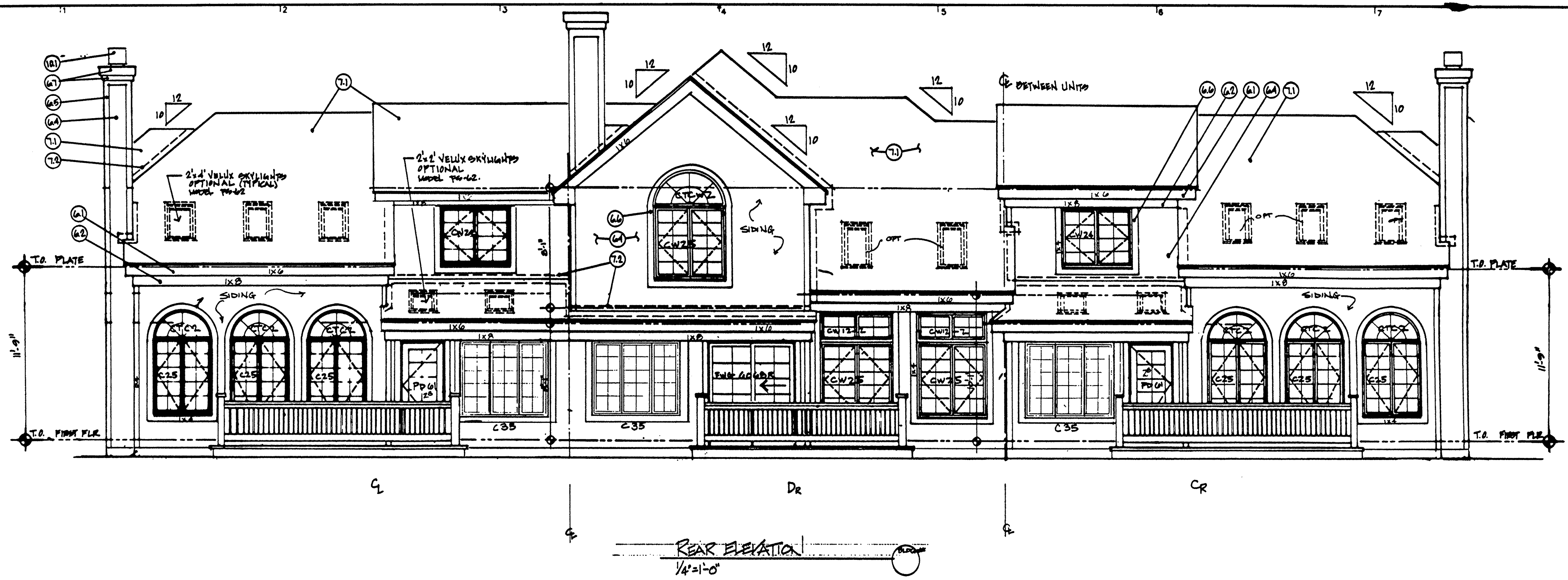
SHEET NO. 19/22  
BLD'G # 2,344







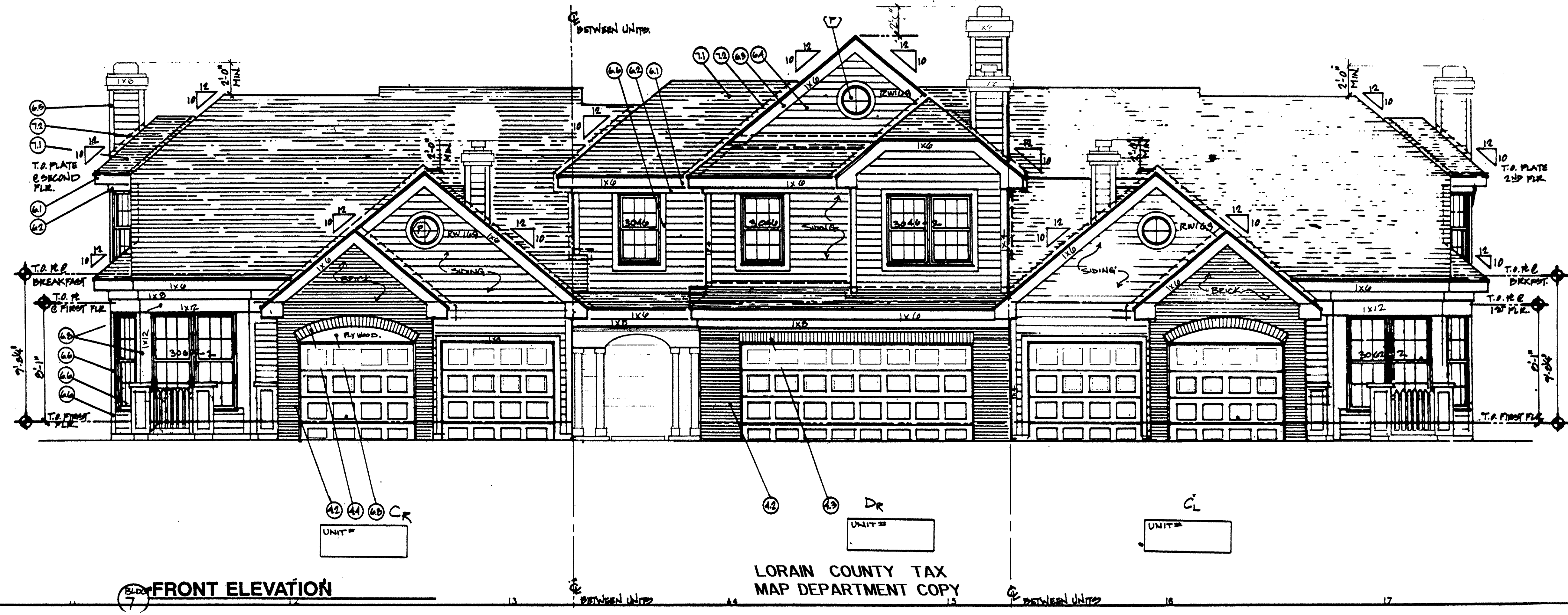
- ELEVATION KEYNOTES**
- 3.0 CONCRETE
    - 3.1 CONCRETE PORCH SLAB
    - 3.2 CONCRETE FOOTING
    - 3.3 16"x16" CONC. PIER
    - 3.4 CONCRETE PARGING
  - 4.0 MASONRY
    - 4.1 CMU FOUNDATION WALL
    - 4.2 BRICK VENEER - RAINING BOND
    - 4.3 BRICK VENEER - SOLDIER COURSE
    - 4.4 BRICK ARCH
  - 6.0 WOODS AND PLASTICS
    - 6.1 1"x6" WOOD FASCIA BOARD
    - 6.2 1"x8" WOOD PRIZEE BOARD
    - 6.3 1"x6" WOOD RAKE BOARD
    - 6.4 6" VINYL HORIZONTAL SIDING
    - 6.5 1"x4" WOOD TRIM
    - 6.6 4" REDWOOD TRIM
    - 6.7 6" REDWOOD TRIM
    - 6.8 REDWOOD TRIM BOARD TO SIZE
    - 6.9 P.T. 6"x6" WOOD POST
    - 6.10 P.T. WOOD DECK LUMBER (PAINTED)
  - 7.0 THERMAL & MOISTURE PROTECTION
    - 7.1 7/8" ASPHALT SHINGLES
    - 7.2 METAL FLASHING
    - 7.3 CRICKET
  - 10.0 SPECIALTIES
    - 10.1 PREFAB METAL CHIMNEY CAP
    - 10.2 16" SQ. DEC. WOOD POST
    - 10.3 4" WIDE WD. PICKET FENCE



0 1/2" = 1'-0"

0 1/4" = 1'-0"

0 1/8" = 1'-0"



BL-3	F
BL-4	F
BL-5	F
BL-6	F

HARKER, MARTIN, BARR  
**THE MARTIN ORGANIZATION**  
 ARCHITECTS AND LAND PLANNERS

P. M. GARY WASKO  
 P. A. CHARLES D. HARKER  
 PROJECT NO. 29-0165-23

NO.	REVISION	DATE	SCALE	DATE	DRAWN BY
			1/8" = 1'-0"	12/04/90	J.L.

FRONT AND REAR ELEVATIONS  
**THE RESIDENCE**  
 AVON LAKE, OHIO  
 KOPP CONSTRUCTION CORPORATION

W/OUT WALKOUT  
 SHEET NO. 21/22  
 BLD'G - C



