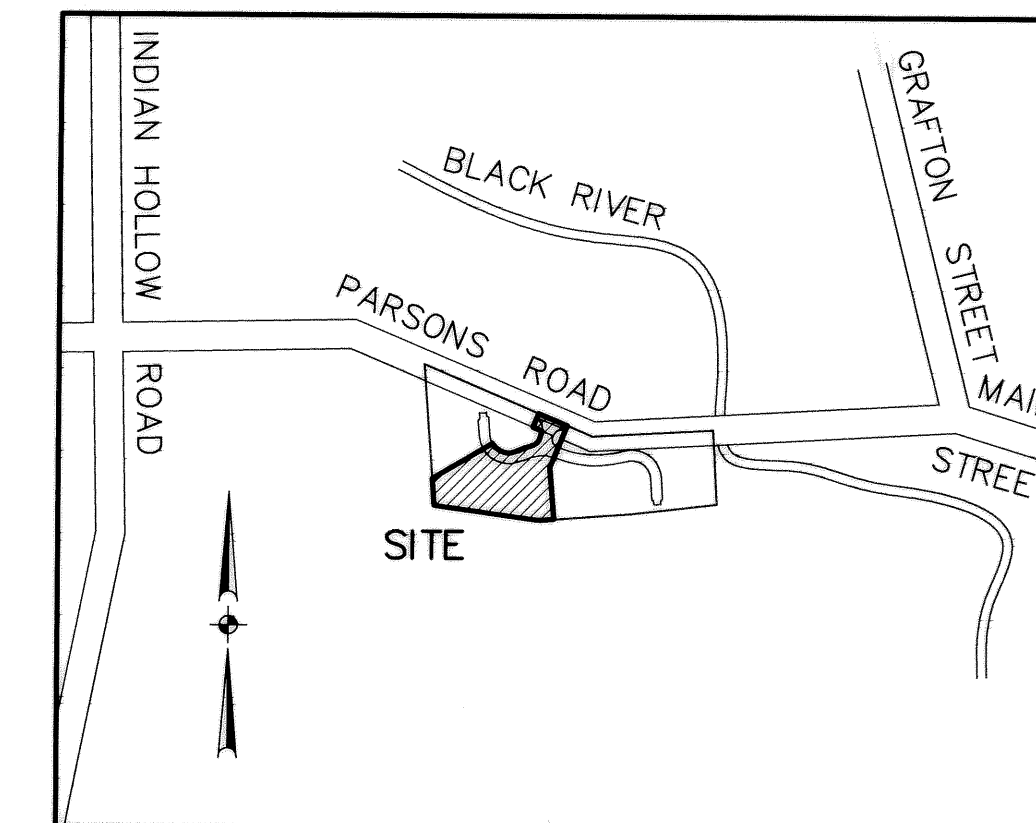


CURVE	DELTA	RADIUS	LENGTH	CHORD	TANGENT	CB
C1	90°20'51"	39.00'	61.50'	55.32'	39.24'	S72°19'53"E
C2	15°14'14"	111.00'	29.52'	29.43'	14.85'	N70°06'49"E
C3	64°31'53"	25.00'	28.16'	26.69'	15.78'	N45°27'59"E
C4	06°29'11"	112.50'	12.74'	12.73'	6.37'	N16°26'38"E

OWNERSHIP PERCENTAGES

UNIT NO.	SQ. FT.	ELEV. F.F.E.	% OWNERSHIP
1	1341	805.87	17.1461
2	1184	805.87	15.1387
3	1341	805.87	17.1461
4	1324	805.87	16.9289
5	1229	805.87	15.7141
6	1402	805.87	17.9261
TOTAL	7821		100.0000%

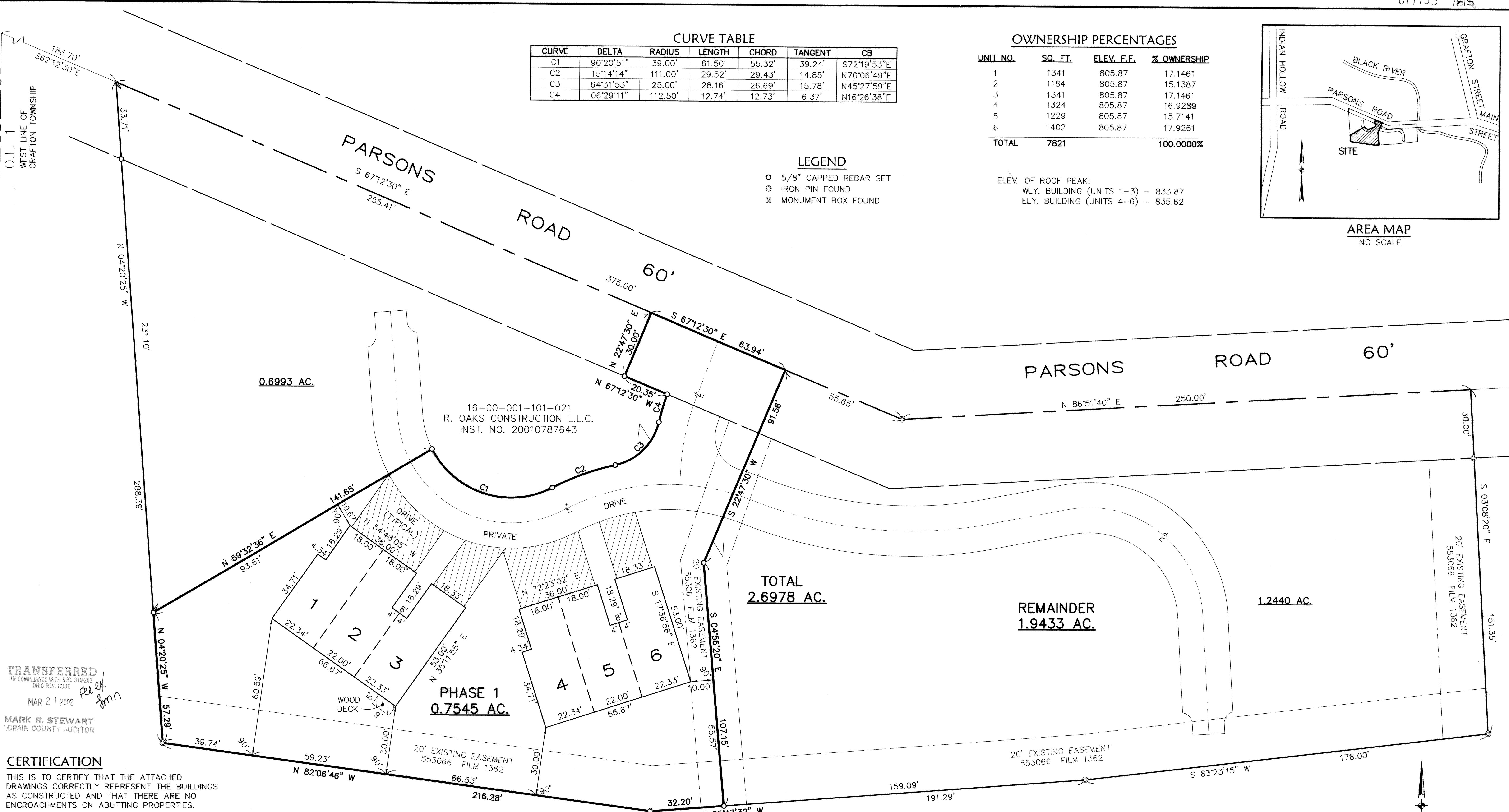
ELEV. OF ROOF PEAK:
 WLY. BUILDING (UNITS 1-3) - 833.87
 ELY. BUILDING (UNITS 4-6) - 835.62



AREA MAP
NO SCALE

LEGEND

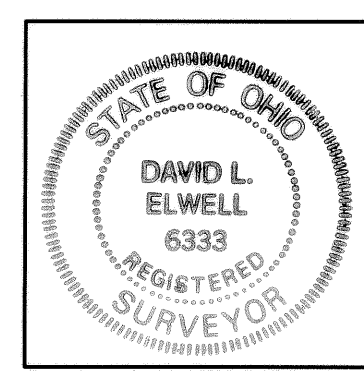
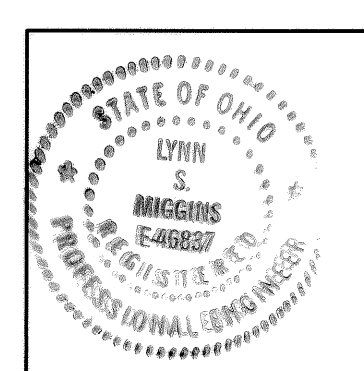
- 5/8" CAPPED REBAR SET
- ⊙ IRON PIN FOUND
- ⊗ MONUMENT BOX FOUND



TRANSFERRED
 IN COMPLIANCE WITH SEC. 319-202
 OHIO REV. CODE
 MAR 21 2002
 MARK R. STEWART
 LORAIN COUNTY AUDITOR

CERTIFICATION
 THIS IS TO CERTIFY THAT THE ATTACHED DRAWINGS CORRECTLY REPRESENT THE BUILDINGS AS CONSTRUCTED AND THAT THERE ARE NO ENCROACHMENTS ON ADJUTING PROPERTIES.

Lynn S. Miggin
 LYNN S. MIGGINS
 PROFESSIONAL ENGINEER NO. 46837



DAVID L. ELWELL
 PROFESSIONAL SURVEYOR NO. 6333

LIMITED COMMON AREA

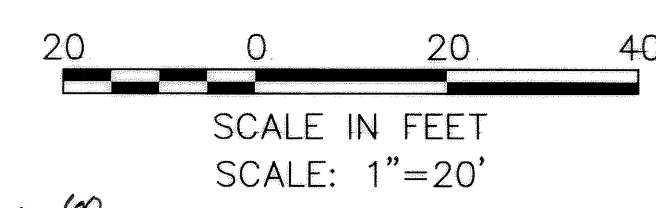
SHEET INDEX

SHEET NO.	DESCRIPTION
1	SURVEY MAP & MISC.
2	FLOOR & FOUNDATION PLANS
3	ELEVATION VIEWS

J.M.R. INVESTMENT CO.
 O.R.V. 877, P.177

MAR 21 2002

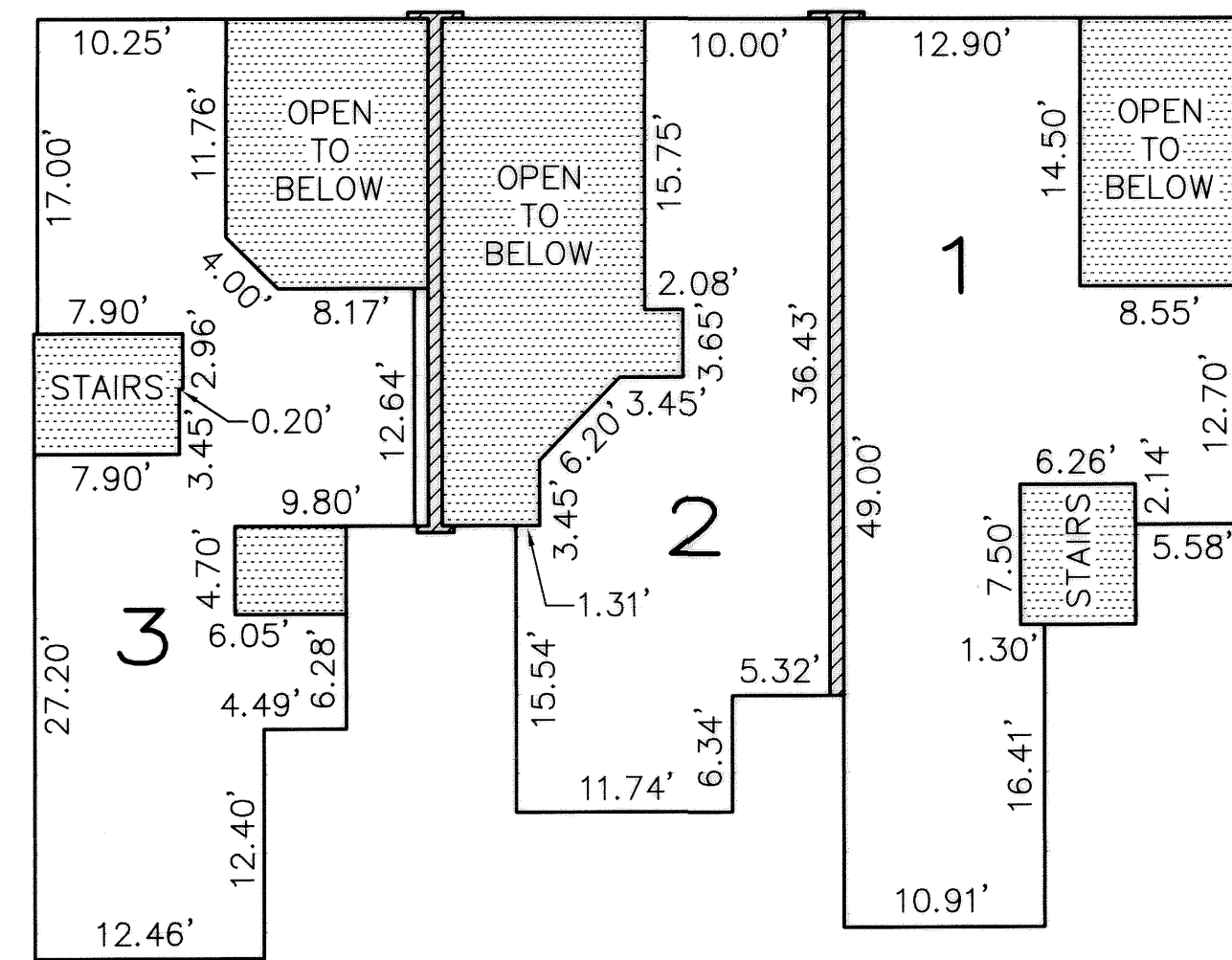
RECEIVED FOR RECORD
 at 2:51 o'clock P.M. in Plat Record
 VOL. 71 MARY ANN JAMISON
 PAGE 38, Lorain County Recorder
 39,40 inc 347.60 bsr
 Box: Sue



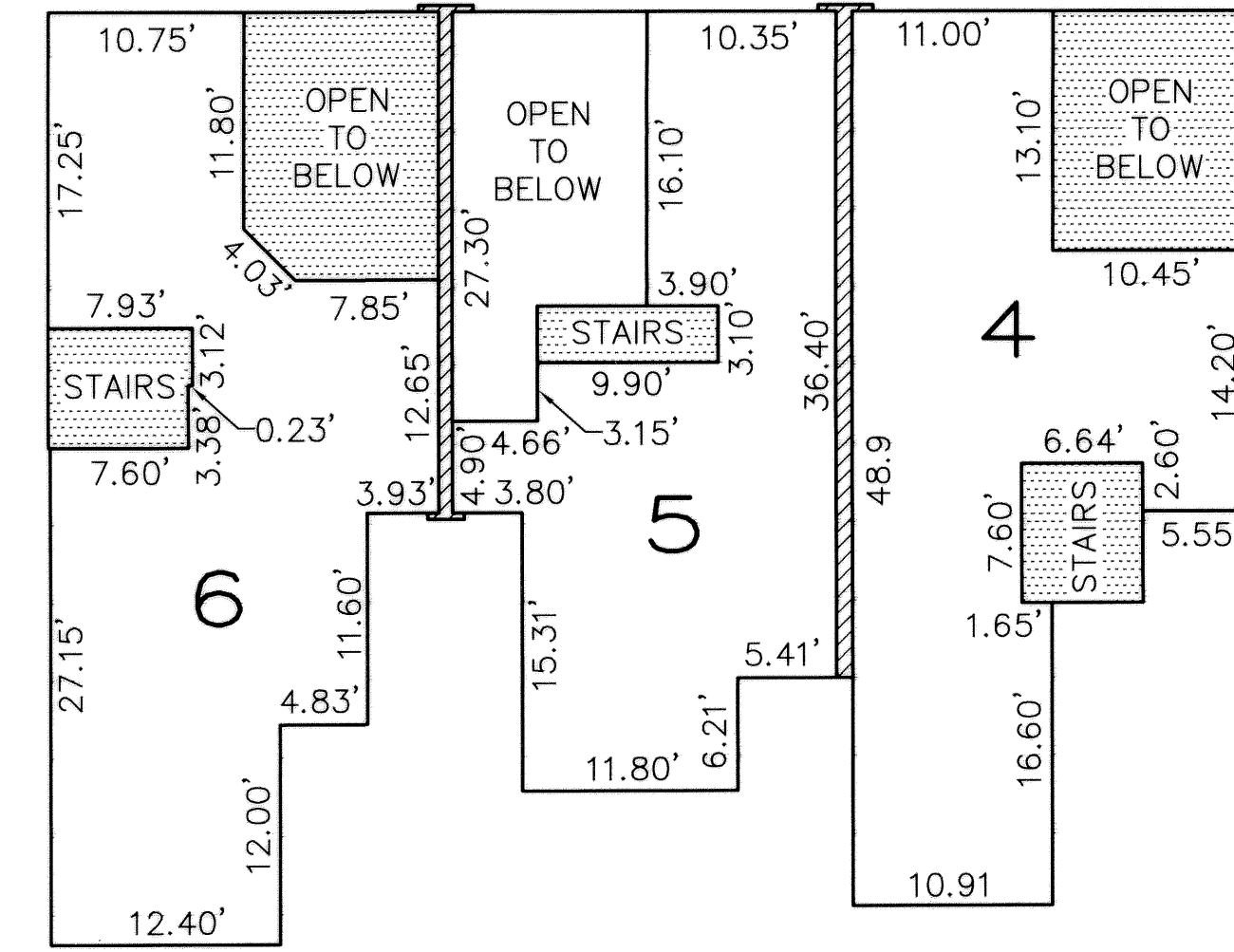
DATE	REVISIONS	DESCRIPTION	BY
1-29-02			
3-18-02		REVISED PER COMMENTS	ABR
3-01-02		PERCENTAGE REVISION	ABR
2-26-02		MISCELLANEOUS REVISIONS	ABR
2-12-02		REVISED CONDOMINIUM NAME	ABR
1-31-02		ORIGINAL ISSUE	ABR

ROYAL OAKS CLUB CONDOMINIUM
 PHASE No. 1
 PART OF ORIGINAL LOT NO. 1 TOWNSHIP OF GRAFTON
 VILLAGE OF GRAFTON * COUNTY OF LORAIN * STATE OF OHIO

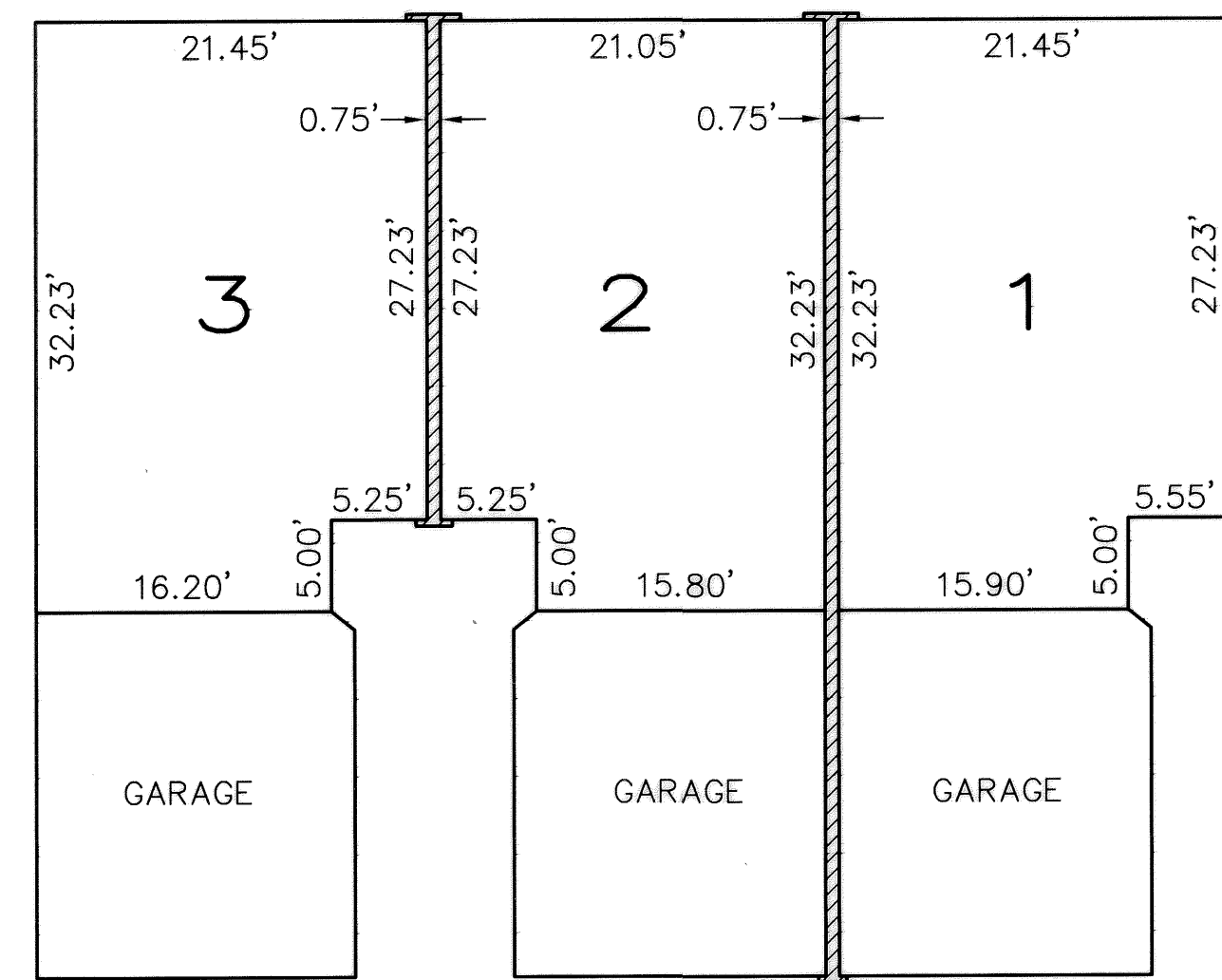
SHEET 1 OF 3
 JOB NO. 96017-CP1



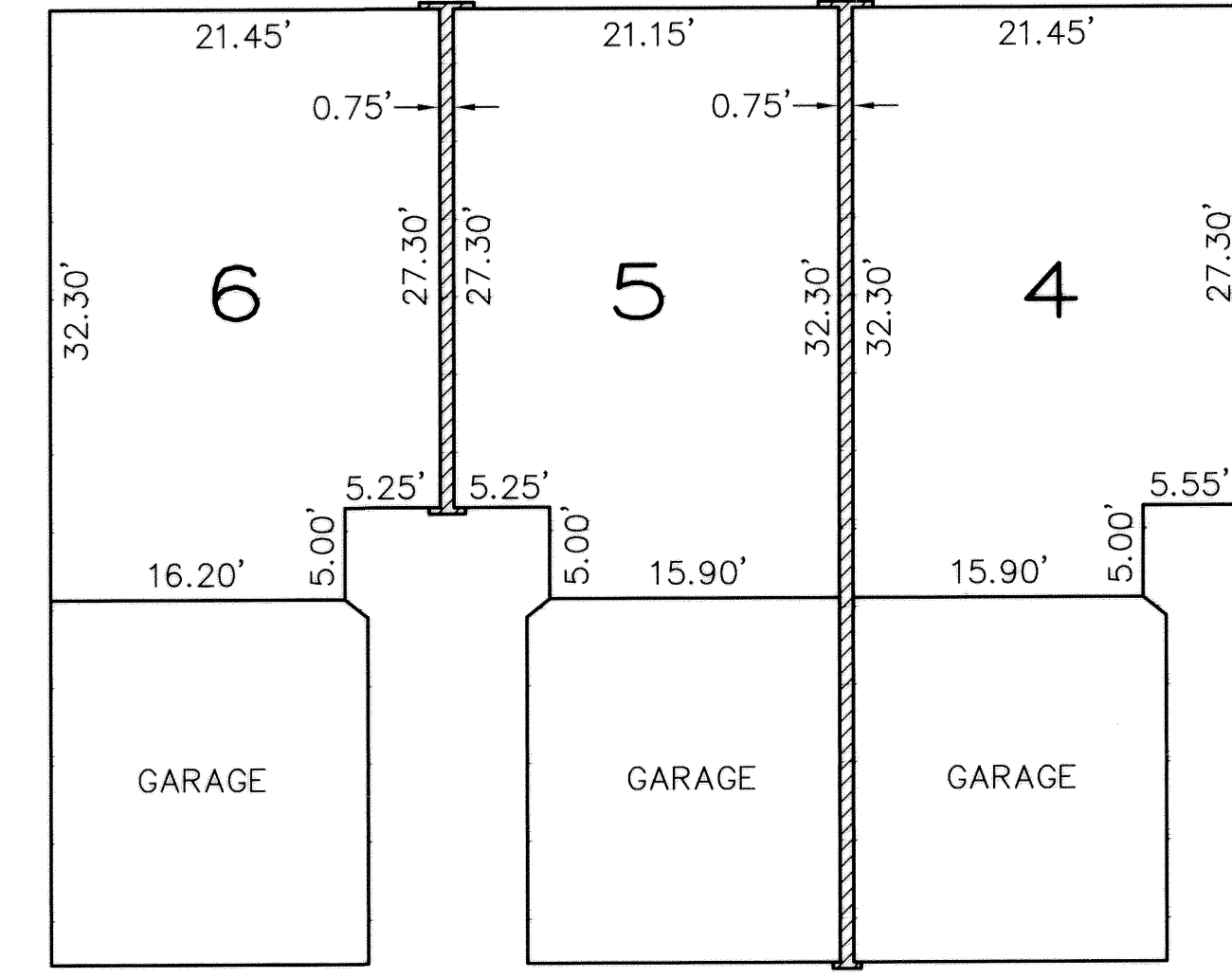
SECOND FLOOR PLAN
(INTERIOR DIMENSIONS)



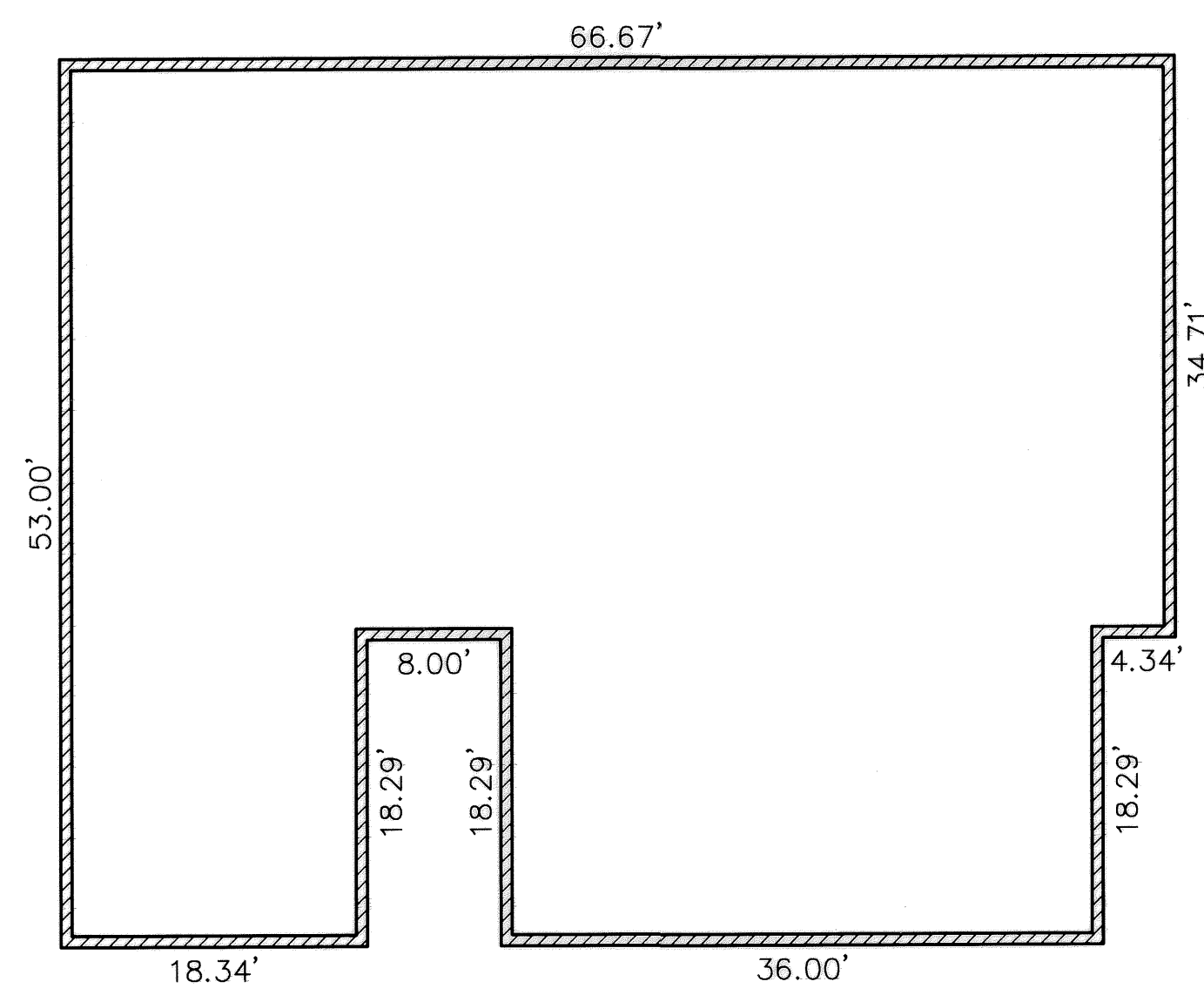
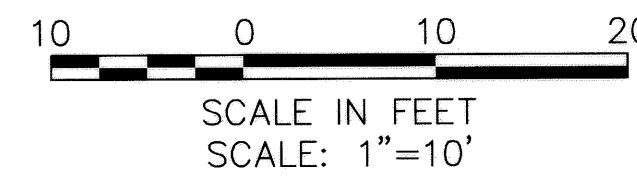
SECOND FLOOR PLAN
(INTERIOR DIMENSIONS)



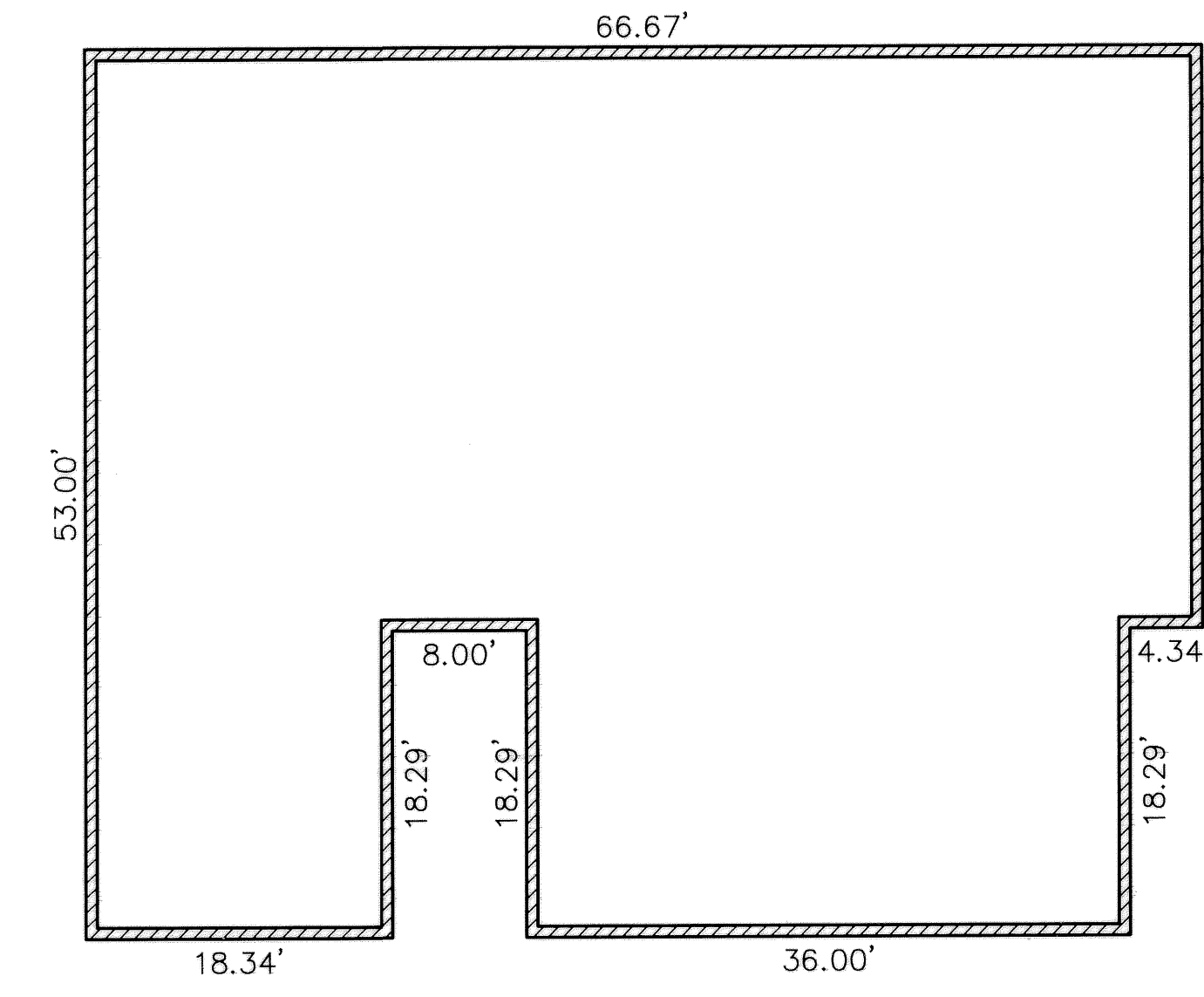
FIRST FLOOR PLAN
(INTERIOR DIMENSIONS)



FIRST FLOOR PLAN
(INTERIOR DIMENSIONS)



FOUNDATION PLAN
(EXTERIOR DIMENSIONS)



FOUNDATION PLAN
(EXTERIOR DIMENSIONS)

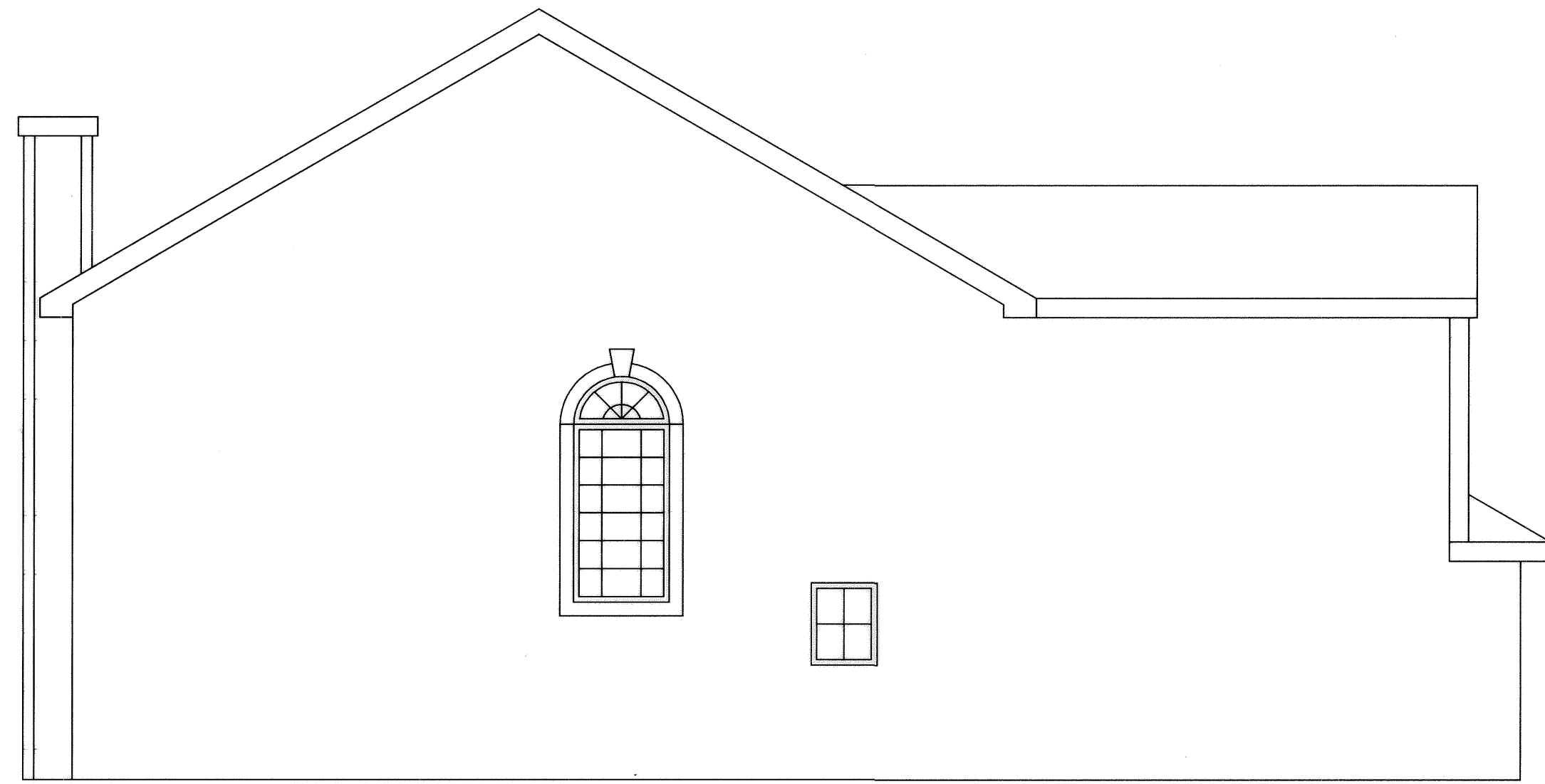
DATE	1-29-02	DATE	DESCRIPTION	BY
DRAWN BY:	YY/ABR			
CH'D BY:				
DWG. NAME:	1-PLAN01			
PATH:	96017-C1			
F.B.:				
REVISIONS	DATE	DESCRIPTION	BY	
	3-19-02	REVISED DIMENSIONS	ABR	
	2-12-02	REVISED CONDOMINIUM NAME	ABR	
	1-31-02	ORIGINAL ISSUE	ABR	

KS ASSOCIATES, INC.
 260 Burns Road, Suite 100
 P.O. Box 569
 Elvira, Ohio 44036
 Phone (440) 365-4730
 Fax (440) 365-4790
 mailroom@ksassoc.com
 www.ksassoc.com

ROYAL OAKS CLUB CONDOMINIUM
PHASE No. 1

FLOOR & FOUNDATION PLANS

SHEET
2 OF
3
JOB NO.
96017-CP1



SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

DATE	DATE	DESCRIPTION	BY
1-29-02			
2-12-02	2-12-02	REVISED CONDOMINIUM NAME	ABR
1-31-02	1-31-02	ORIGINAL ISSUE	ABR

KS ASSOCIATES
 KS ASSOCIATES, INC.
 960 Burns Road, Suite 100
 P.O. Box 569
 Elvira, Ohio 44036
 Phone (440) 365-4730
 Fax (440) 365-4790
 mailroom@ksassoc.com
 www.ksassoc.com

**ROYAL OAKS CLUB CONDOMINIUM
 PHASE No. 1**
 ELEVATION VIEWS

SHEET **3** OF **3**
 JOB NO. **96017-CP1**