

EXHIBIT A WATERFORD PLACE ONE COMMERCIAL CONDOMINIUMS UNITS 101 AND 102

BEING PARTS OF ORIGINAL LOT 1 AND ORIGINAL LOT 2
OF SHEFFIELD TOWNSHIP, VILLAGE OF SHEFFIELD, LORAIN COUNTY, OHIO
SEPTEMBER, 2002 SCALE 1" = 30'

DECLARATION CERTIFICATE
THE UNDERSIGNED OWNERS OF THE LAND EMBRACED WITHIN THE LIMITS
OF THE WITHIN PLOT PLAN, DO HEREBY ADOPT THE SAME PLOT
PLAN. THE UNDERSIGNED OWNERS HEREIN DO FURTHER DESIGNATE THE
BUILDING SHOWN AS WATERFORD PLACE ONE COMMERCIAL CONDOMINIUMS,
UNITS 101 & 102.

BEING PART OF SHEFFIELD TOWNSHIP ORIGINAL LOT NUMBER 1, AND
ORIGINAL LOT NUMBER 2, TOWNSHIP 7 NORTH, RANGE 17 WEST, SITUATED IN
THE VILLAGE OF SHEFFIELD, LORAIN COUNTY, OHIO, AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at point marking the intersection of the centerline of Detroit Road with the
centerline of Abbe Road, said point is on a concave curve to the northeast having a
radius of 5729.58 feet and is referenced by a 1 inch iron pin in monument box found on
the tangent line of said curve where it intersects the centerline of Abbe Road, said pin is
South 00 degrees 36 minutes 16 seconds West at 9.53 feet;

Thence along said centerline of Detroit Road following said curve a distance of 308.23
feet thru a central angle of 03 degrees 04 minutes 56 seconds (chord bearing = North
62 degrees 32 minutes 12 seconds East, chord distance = 308.19 feet) to a 1" iron pin
in monument box found;

Thence continuing along the centerline of said Detroit Road North 60 degrees 59
minutes 44 seconds East a distance of 143.18 feet to a point marking the intersection of
the westerly projection of a tract of land deeded to Waterford Real Estate Group LLC,
as described in Recorder No. 823027-1824, Lorain County Deed Records with the centerline
of Detroit Road;

Thence South 27 degrees 24 minutes 36 seconds East a distance of 184.55 feet along
the west line of said Waterford Real Estate Group LLC tract and its projection to
a 5/8 inch iron pin set;

Thence continuing along the west line of said tract South 00 degrees 11'
minutes 44 seconds East a distance of 49.08 feet to a 5/8 inch iron pin set marking the
Point of Beginning;

1. Thence North 80 degrees 04 minutes 39 seconds East a distance of 196.30
feet to a 5/8 inch iron pin set on a non-tangent concave curve to the southeast
having a radius of 230.00 feet, said point is on the west line of
Waterford Place (60' R/W);

2. Thence along the west line of Waterford Place, following said curve, a
distance of 145.34 feet thru a central angle of 36 degrees 12 minutes 25
seconds (chord bearing = South 28 degrees 01 minute 33 seconds East, chord
distance = 142.94 feet) to a 5/8 inch iron pin set;

3. Thence continuing along the west line of Waterford Place South 46
degrees 07 minutes 46 seconds East a distance of 25.08 feet to a 5/8 inch iron
pin set on a concave curve to the right having a radius of 170.00 feet;

4. Thence continuing along the west line of Waterford place, following
said curve, a distance of 136.29 feet thru a central angle of 45 degrees 56
minutes 02 seconds (chord bearing = South 23 degrees 09 minutes 45 seconds
East, chord distance = 132.67 feet) to a 5/8 inch iron pin set;

5. Thence continuing along the west line of Waterford Place South 00
degrees 11 minutes 44 seconds East a distance of 110.92 feet to a 5/8 inch
iron pin set;

6. Thence South 89 degrees 48 minutes 16 seconds West a distance of 330.00
feet to a 5/8 inch iron pin set on the west line of said Waterford Real Estate
Group LLC tract;

7. Thence North 00 degrees 11 minutes 44 seconds West a distance of 343.76
feet along the west line of said tract to the Point of Beginning.

The above described tract contains 2.3881 acres, more or less, with 1.0973 acres
located in Original Lot Number 1, and 1.2908 acres located in Original Lot Number 2.
This description is based on a plat by Raymond W. Foos P.S., professional surveyor
number 7812, dated May 29, 2002. The above property is subject to all highways,
easements, and restrictions of record.

WITNESS
Deborah P. Haines
Janet Weaver
WATERFORD REAL ESTATE GROUP, LLC
Patrick Shengio
PATRICK SHENGIO, MANAGING MEMBER

STATE OF OHIO
COUNTY OF Erie

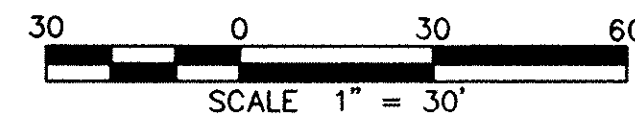
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY
APPEARED (WATERFORD REAL ESTATE GROUP, LLC, BY AND
THROUGH ITS MANAGING MEMBER) PATRICK SHENGIO,
OWNERS OF THE HEREON PLATTED LAND, WHO ACKNOWLEDGE
THAT HE DID SIGN THE FOREGOING CERTIFICATE AND THAT IT WAS HIS FREE
ACT AND DEED.

IN WITNESS THEREOF, I HAVE SET MY HAND AND SEAL AT Sandusky, OHIO
THIS 11 DAY OF October, 2002.

MY COMMISSION EXPIRES June 29, 2004

Deborah Lynn Haines
NOTARY PUBLIC
DEBORAH LYNN HAINES
Notary Public, State of Ohio
My Commission Expires June 29, 2004

NO.	DESCRIPTION
1	PLOT PLAN, UNITS 101 AND 102, AND DECLARATION CERTIFICATE
2	MAIN FLOOR PLAN UNITS 101 AND 102
3	LOWER FLOOR PLAN UNITS 101 AND 102
4	ELEVATIONS UNITS 101 AND 102



NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
CURVE 1	36°-12'-25"	230.00	145.34	S 28°-01'-33" E	142.94
CURVE 2	45°-56'-02"	170.00	136.29	S 23°-09'-45" E	132.67
CURVE 3	03°-04'-56"	5729.58	308.23	N 62°-32'-12" E	308.19

LEGEND
SET FOUND DESCRIPTION
● ○ IRON PIN (ROD)
● ○ IRON PIPE
● ⊕ RAILROAD SPIKE
● ⊕ SURVEY NAIL
● ⊕ SURVEY NAIL & SHINER
● ⊕ DRILL HOLE
● ⊕ MONUMENT BOX
● ⊕ CONCRETE MONUMENT
● ⊕ STONE
● ⊕ WOOD POST
(D) DEED (M) MEASURED
(P) PLATTED (C) CALCULATED
ALL 5/8" IRON PINS SET ARE 30" LONG REBAR WITH
YELLOW PLASTIC CAPS STAMPED "C.D. ENG 7812"

WATERFORD REAL ESTATE GROUP LLC
RECORDER NO. 823027-1824

WATERFORD REAL ESTATE GROUP LLC
RECORDER NO. 823025-1824

ABTROT LIMITED PARTNERSHIP
OFFICIAL RECORD 1054, PAGE 59

TOTAL AREA
2.3881 ACRES

1.0973 ACRES
ORIGINAL LOT 1

CENTURY TELEPHONE
OF OHIO INC.
OFFICIAL RECORD 1202, PAGE 422

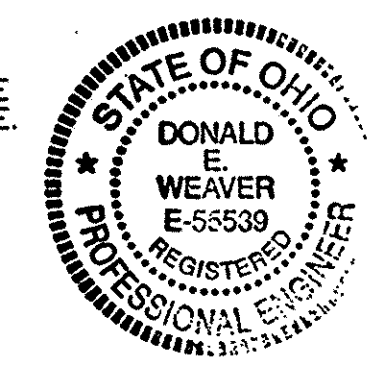
UNIT NO.	AREA (S.F.)
UNIT 101	6741
UNIT 102	6553

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
OCT 23 2002
MARK R. STEWART
LORAIN COUNTY RECORDER

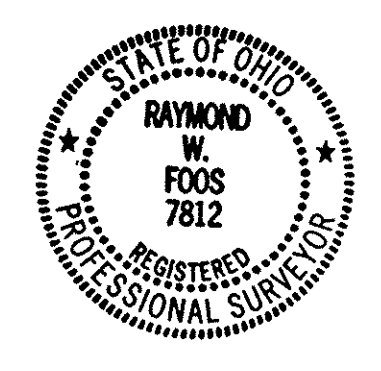
AUDITOR'S CERTIFICATE
TRANSFERRED THIS _____ DAY OF _____ 200__
FEES PAID _____

RECORDER'S CERTIFICATE
RECEIVED THIS 24 DAY OF Oct 2002
FEES PAID 172.80
RECORDED IN VOLUME P 73 PAGE 46474849
THIS 24 DAY OF Oct 2002
Mary Ann Tomison
LORAIN COUNTY RECORDER

ENGINEER'S CERTIFICATE
I, HEREBY CERTIFY THAT I HAVE REVIEWED THE WITHIN
CONDOMINIUM DRAWINGS AND THAT THE DIMENSIONS OF THE
BUILDINGS, BUILDING LOCATIONS, AND ROOM DIMENSIONS ARE
CORRECT AS CONSTRUCTED TO THE BEST OF MY KNOWLEDGE.
Donald E Weaver
DONALD E. WEAVER
PROFESSIONAL ENGINEER E-55539

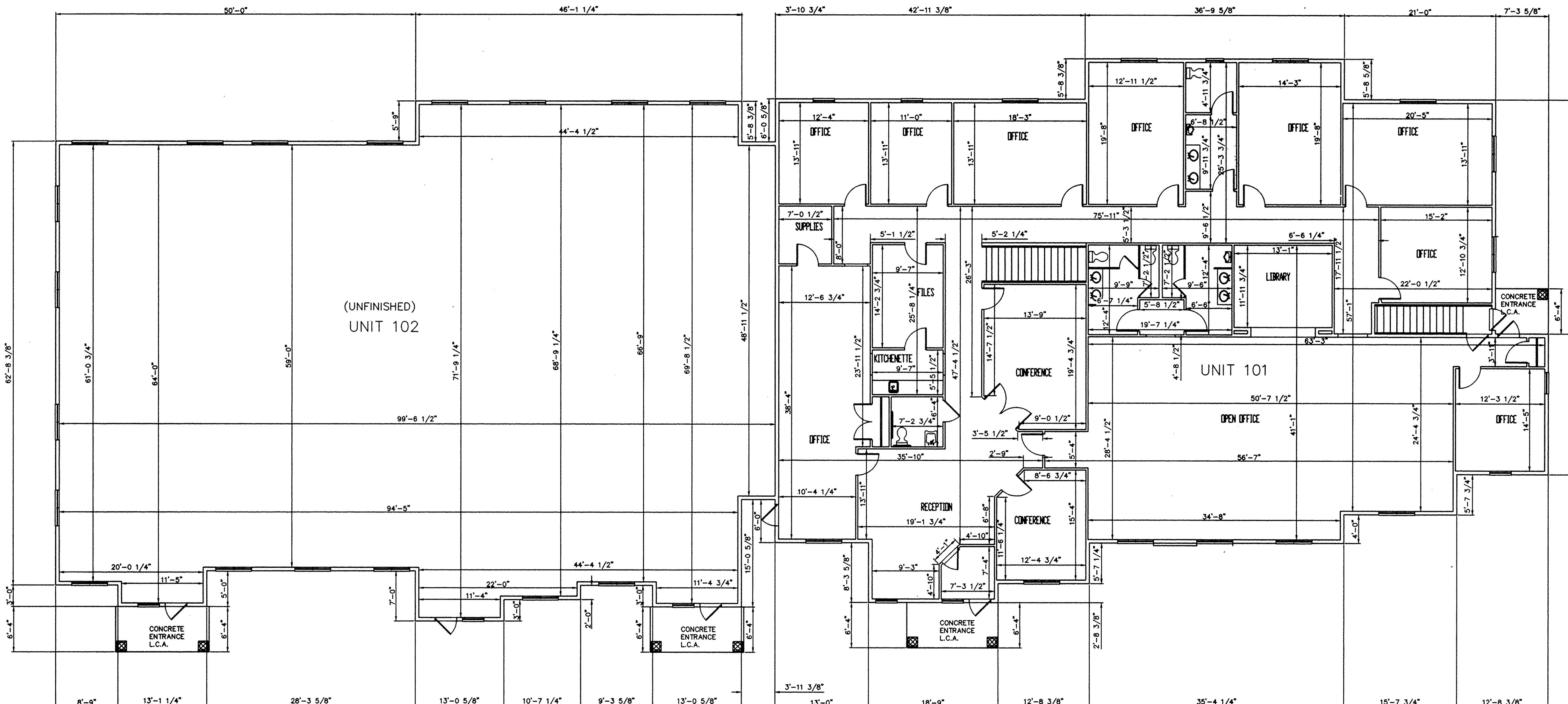


SURVEYOR'S CERTIFICATE
I, HEREBY CERTIFY THAT THE WITHIN PLAT PLAN CONFORMS TO A
SURVEY MADE BY ME IS CORRECT. I FURTHER CERTIFY THAT THE
BUILDING LOCATION AND BUILDING DIMENSIONS ARE CORRECT AS
SHOWN ON THIS DRAWING AS CONSTRUCTED TO THE BEST OF MY
KNOWLEDGE.
Raymond W. Foos
RAYMOND W. FOOS
PROFESSIONAL SURVEYOR #7812



Box: LCTC Laura TAX MAP DEPT. COPY #02-00512

**CONTRACTORS
DESIGN ENGINEERING
CONSULTING ENGINEERS
NORWALK, OHIO**
SCALE: 1" = 30'
DATE: SEPT., 2002
BY: DEW
PROJECT NO. 01-208



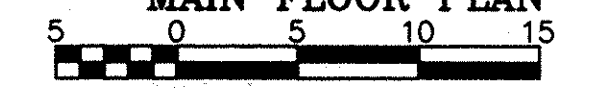
MAIN FLOOR PLAN

EXHIBIT A

WATERFORD PLACE ONE COMMERCIAL COMDOMINIUM

UNITS 101 & 102 WATERFORD PLACE

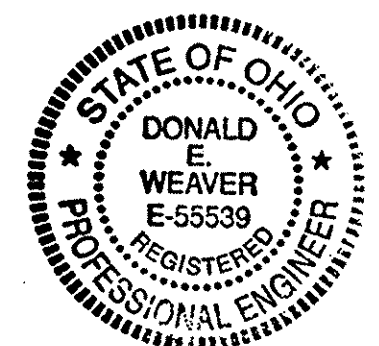
MAIN FLOOR PLAN



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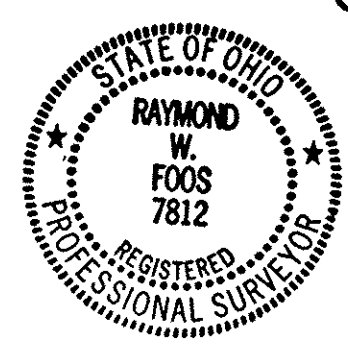
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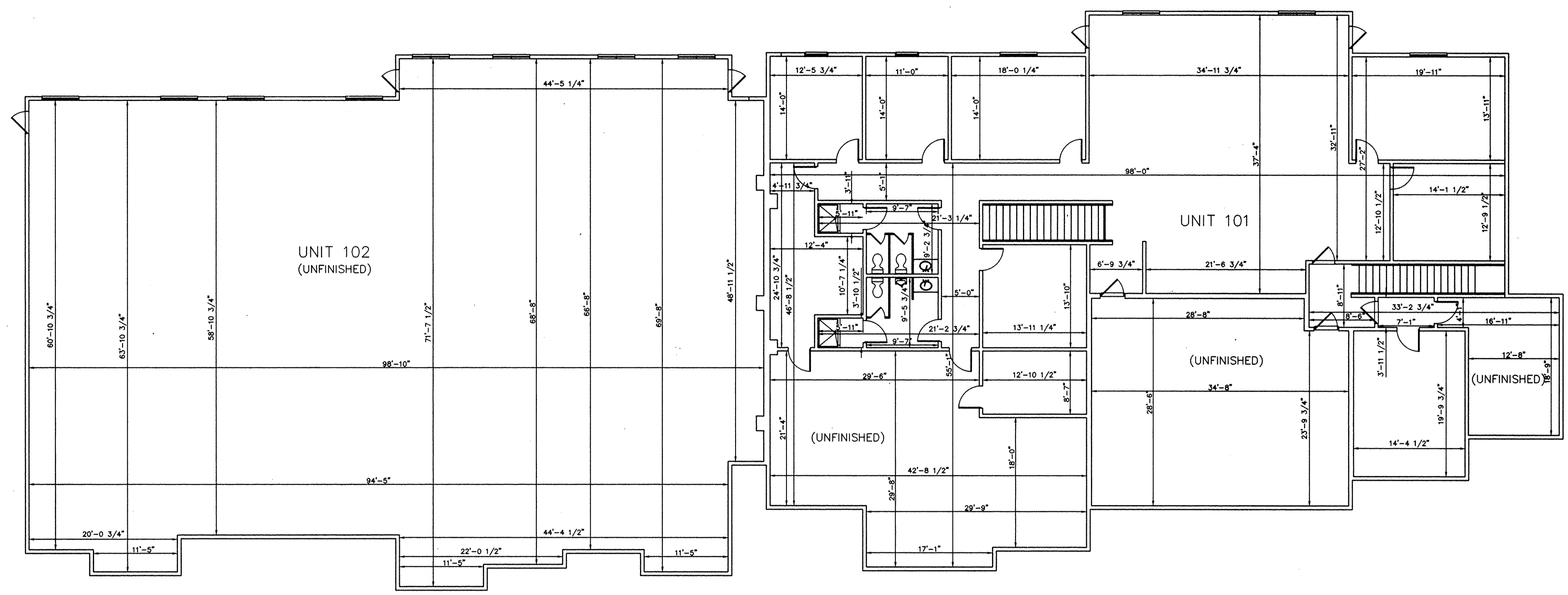
Raymond W. Foos
RAYMOND W. FOOS
REGISTERED SURVEYOR #7812



CONTRACTORS DESIGN ENGINEERING
CONSULTING ENGINEERS & SURVEYORS
NORWALK, OHIO

SCALE: 1/8" = 1'-0"	DATE: SEPT. '2002	PROJECT NO. 01-208
BY: DEW	REV'D	

Wed Sep 25 14:56:01 2002
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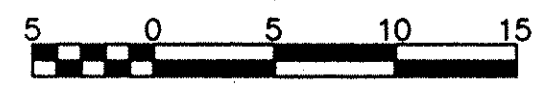


LOWER LEVEL FLOOR PLAN

EXHIBIT A

WATERFORD PLACE ONE COMMERCIAL CONDOMINIUM

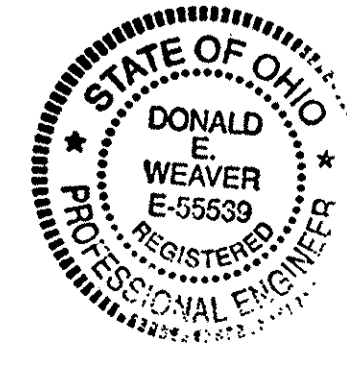
UNITS 101 & 102 WATERFORD PLACE LOWER LEVEL FLOOR PLAN



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R. W. Foos
RAYMOND W. FOOS
REGISTERED SURVEYOR #7812



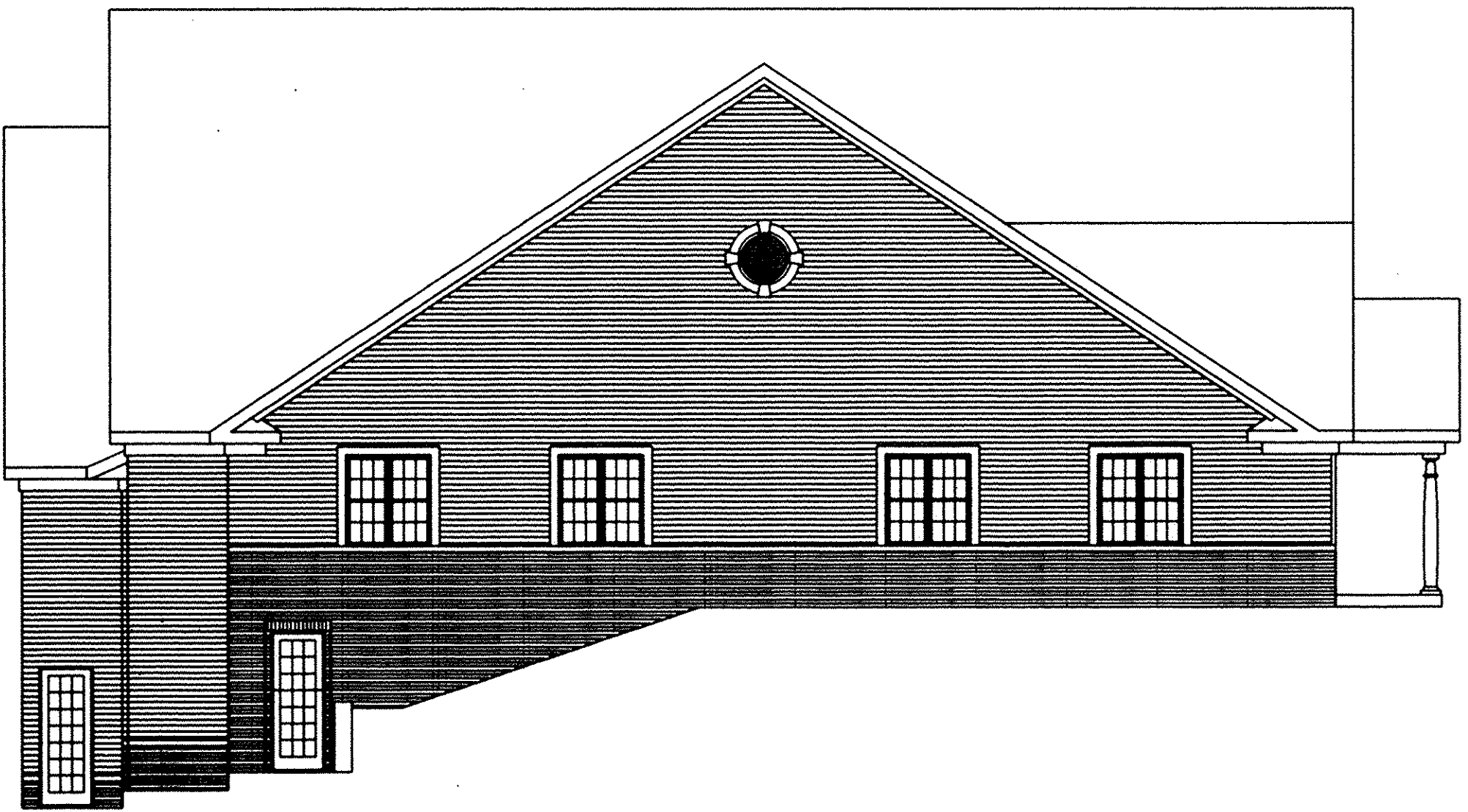
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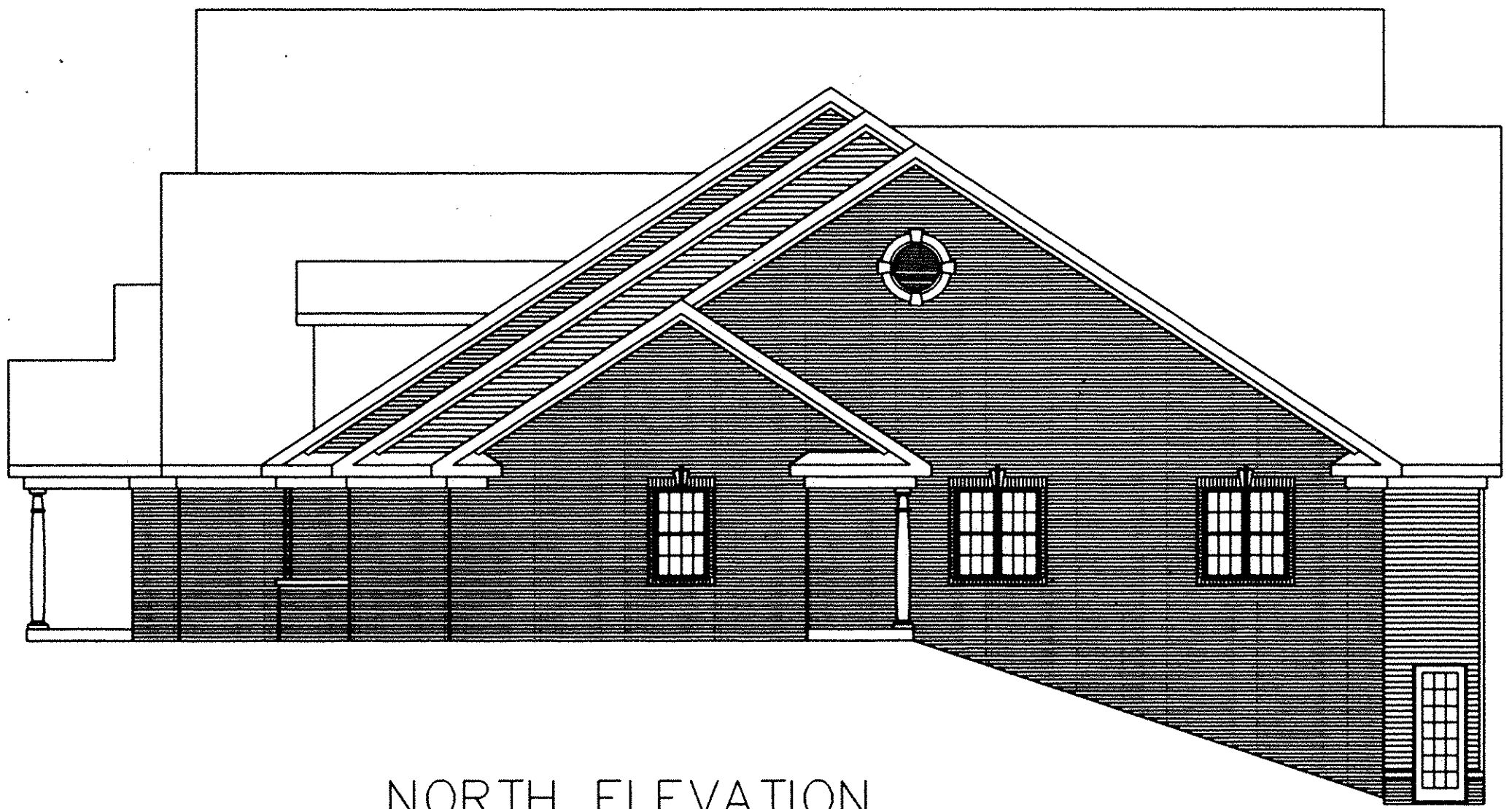
WEST ELEVATION



EAST ELEVATION

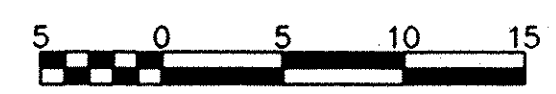


SOUTH ELEVATION



NORTH ELEVATION

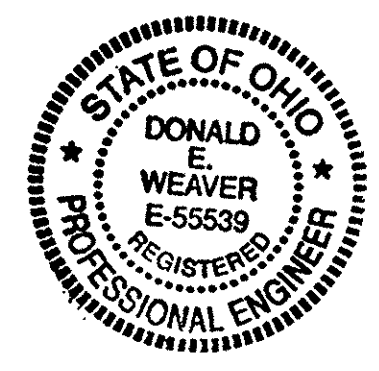
EXHIBIT A
WATERFORD PLACE ONE
COMMERCIAL CONDOMINIUM
 UNITS 101 & 102
 WATERFORD PLACE
 ELEVATIONS



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 NORWALK, OHIO

SCALE: 1/8" = 1'-0" DATE: SEPT. '2002 BY: DEW
 PROJECT NO. 01-208

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