

# EXHIBIT A WATERFORD PLACE II COMMERCIAL CONDOMINIUMS UNITS 201 AND 202

BEING PART OF ORIGINAL LOT 1  
OF SHEFFIELD TOWNSHIP, VILLAGE OF SHEFFIELD, LORAIN COUNTY, OHIO  
JUNE, 2003 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 HERIN DO FURTHER DESIGNATE THE BUILDING SHOWN AS WATERFORD PLACE II COMMERCIAL CONDOMINIUMS, UNITS 204 AND FUTURE 201, 202 & 203.

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

Commencing at a 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 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 deed to Waterford Real Estate Group LLC, as described in Recorder No. 823026-1824, 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, to an iron pin found;

Thence South 00 degrees 11 minutes 44 seconds East a distance of 392.84 feet along the west line of said Waterford Real Estate tract to a 5/8 inch iron pin found marking the Point of Beginning;

Thence North 89 degrees 48 minutes 16 seconds East a distance of 330.00 feet to a 5/8 inch iron pin found on the west right-of-way line of Waterford Place (60 ft. R/W);

Thence South 00 degrees 11 minutes 44 seconds East a distance of 191.42 feet along said right-of-way line to a 5/8 inch iron pin found;

Thence South 89 degrees 48 minutes 16 seconds West a distance of 330.00 feet to a 5/8 inch iron pin found on the west line of said Waterford Place LLC tract;

Thence North 00 degrees 11 minutes 44 seconds West a distance of 191.42 feet along said west line to the Point of Beginning;

The above described tract contains 1.4502 acres, more or less. This description is based on a survey by Raymond W. Foos P.S., professional surveyor number 7812, dated December 9, 2002. The above property is subject to all highways, easements, and restrictions of record.

WITNESS  
*Deborah R. Haines*  
WATERFORD PLACE MANAGEMENT CORP.  
*Patrick Shemgo*  
PATRICK SHEMGO, PRESIDENT

STATE OF OHIO  
COUNTY OF Erie  
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED (WATERFORD PLACE MANAGEMENT CORP., BY AND THROUGH ITS PRESIDENT) PATRICK SHEMGO, 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 19th DAY OF June, 2003.  
MY COMMISSION EXPIRES 06-29-04  
*Deborah R. Haines*  
NOTARY PUBLIC

RECEIVED FOR RECORD  
at 2 o'clock P.M. In the RECORD  
VOL. 16 MARY ANN JAMISON  
PAGES 60, 61, 62, 63  
Box: Letc Name  
JUL - 2 2003  
TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
JUL - 2 2003  
MARK R. STEWART  
LORAIN COUNTY AUDITOR

AUDITOR'S CERTIFICATE  
TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 200\_\_  
FEES PAID \_\_\_\_\_

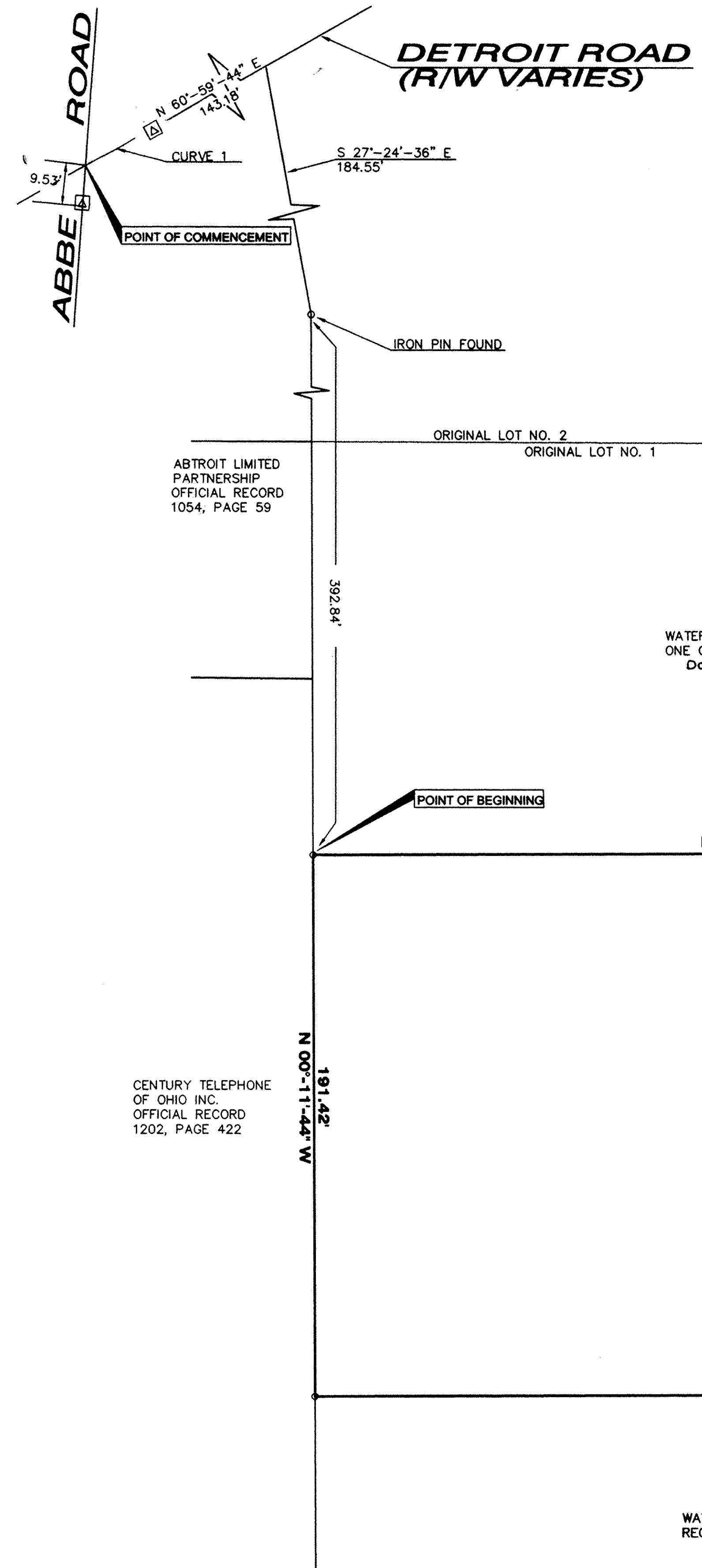
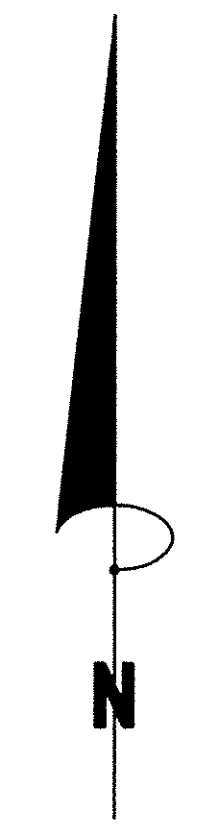
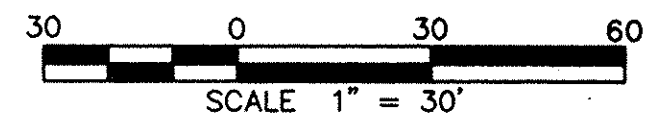
LORAIN COUNTY AUDITOR \_\_\_\_\_

RECORDER'S CERTIFICATE  
RECEIVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 200\_\_  
FEES PAID \_\_\_\_\_  
RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 200\_\_

LORAIN COUNTY RECORDER \_\_\_\_\_

NO.	DESCRIPTION	AWF
1	PLOT PLAN, UNITS 201 AND 202 AND DECLARATION CERTIFICATE	
2	MAIN FLOOR PLAN UNITS 201 AND 202	
3	LOWER FLOOR PLAN UNITS 201 AND 202	
4	ELEVATIONS UNITS 201 AND 202	

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
CURVE 1	03°-04'-56"	5729.58	308.23	N 62°-32'-12" E	308.19



WATERFORD PLACE  
ONE COMMERCIAL CONDOMINIUM  
DOCUMENT 20030863838  
P.V. 73 p. 46-49

WATERFORD REAL ESTATE GROUP LLC  
RECORDER NO 832027-1824

WATERFORD PLACE (60ft. R/W)  
STREET DEDICATION VOLUME 40 PLAT 73

- 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"

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

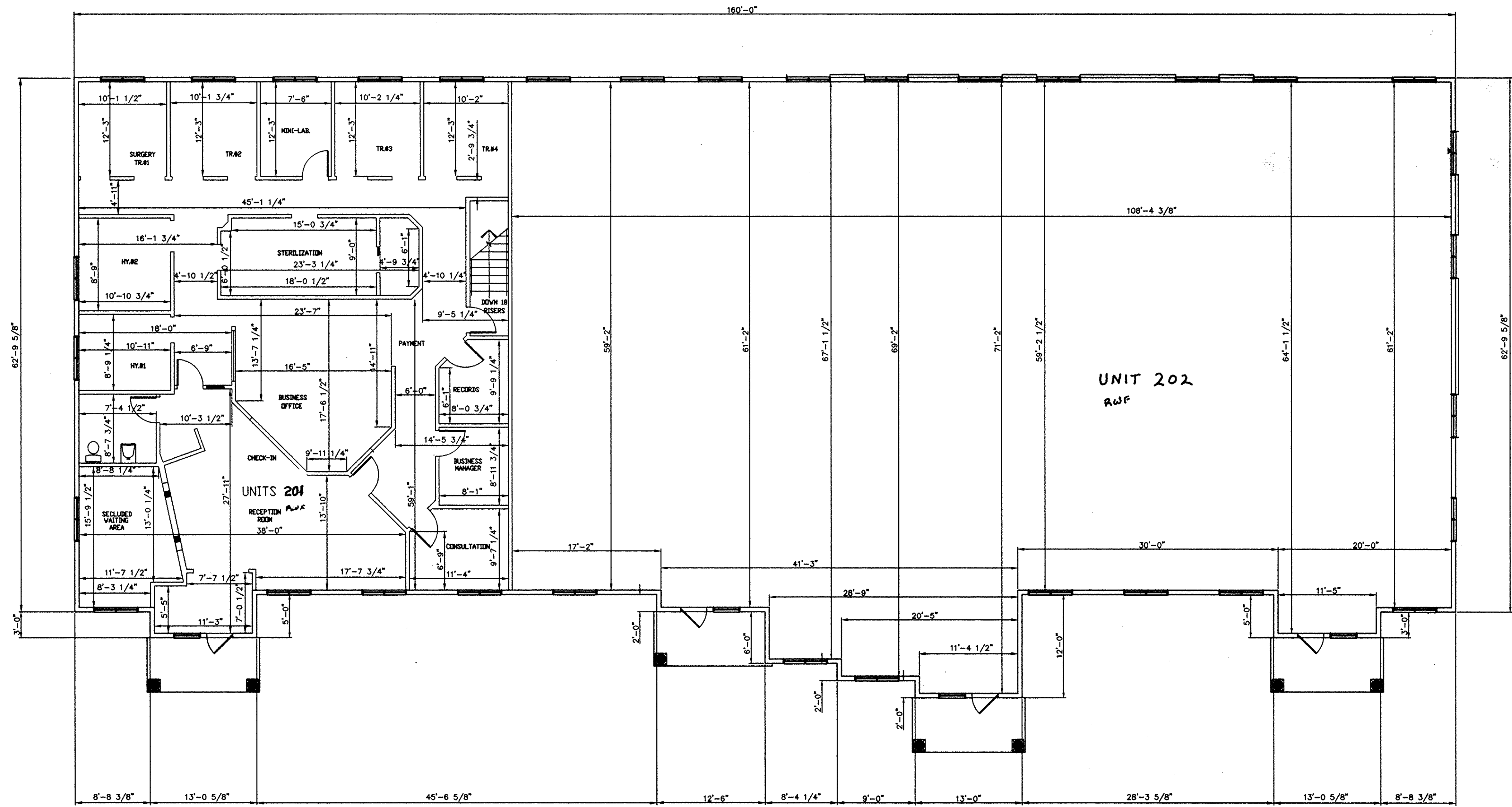


SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY THAT THE WITHIN PLAT PLAN CONFORMS TO A SURVEY MADE BY ME IS CORRECT. I FURTHER CERTIFY THAT THE BUILDING LOCATION AND BUILDING DIMENSIONS ARE CORRECT AS SHOWN ON THIS DRAWING AS CONSTRUCTED TO THE BEST OF MY KNOWLEDGE.  
*Raymond W. Foos*  
RAYMOND W. FOOS 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



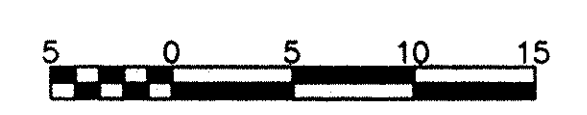
**CONTRACTORS  
DESIGN ENGINEERING**  
CONSULTING ENGINEERS  
NORWALK, OHIO

SCALE: 1" = 30'	DATE: JUNE, 2003 DR. BY: JTL	REV'D BY: RWF	PROJECT NO. 01-208
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MAIN FLOOR PLAN

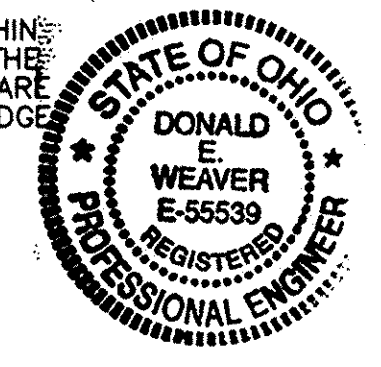
EXHIBIT A  
 WATERFORD PLACE II  
 COMMERCIAL CONDOMINIUMS  
 UNITS 201 & 202  
 WATERFORD PLACE  
 FLOOR PLAN



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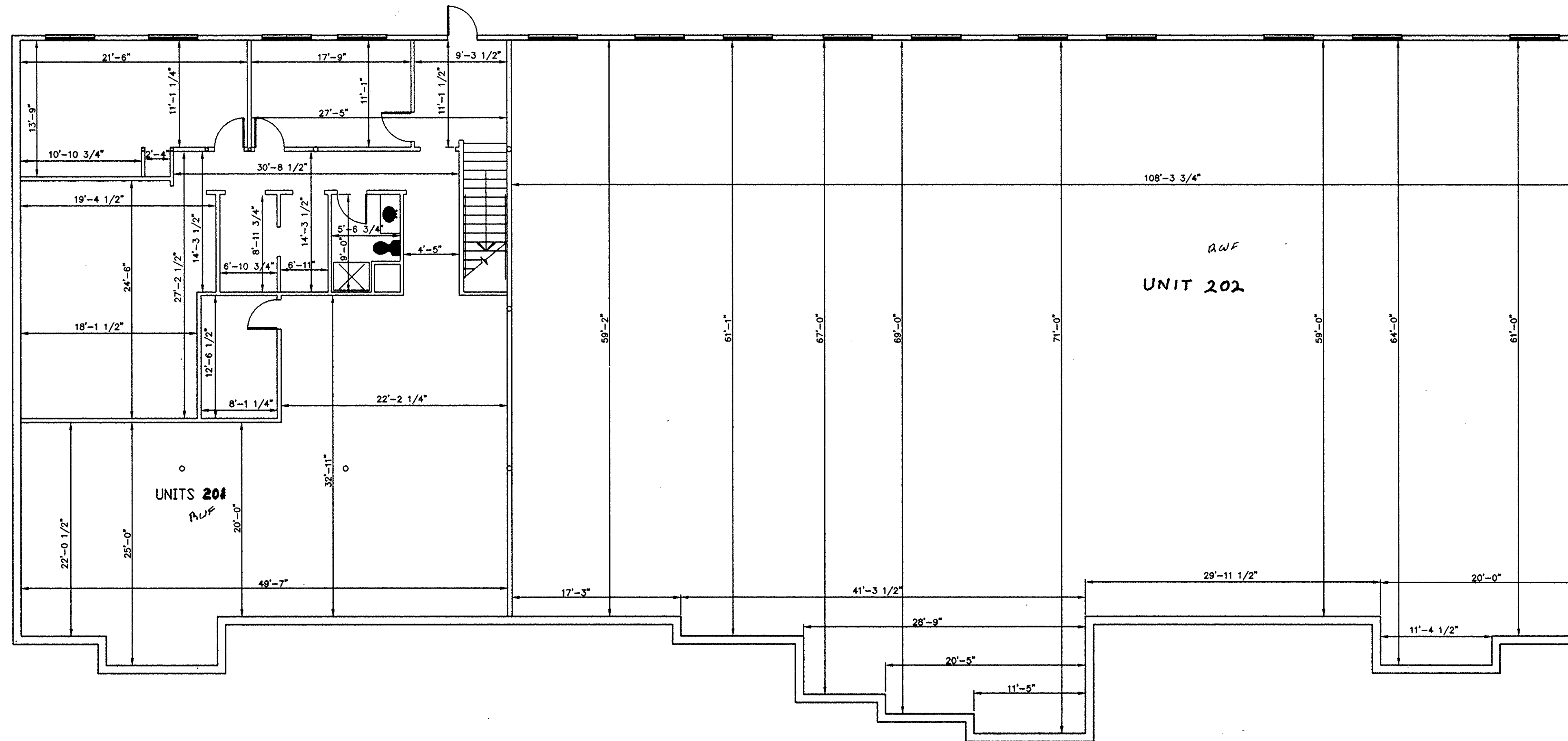
*Raymond W. Foos*  
 RAYMOND W. FOOS  
 REGISTERED SURVEYOR #7812



**CONTRACTORS DESIGN ENGINEERING**  
 CONSULTING ENGINEERS & SURVEYORS  
 NORWALK, OHIO

SCALE: 1/8" = 1'-0"	DATE: JUNE 2003	BY: DEW	PROJECT NO. 01-208
	DK BY: AEW	REV'D	

Thu Jun 19 14:27:03 2003  
 File name: C:\CDE\proj\01-208\CONDOS\BLDG2\MAINFLOOR.DWG

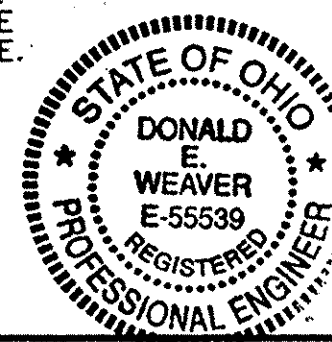


LOWER LEVEL FLOOR PLAN

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Donald E. Weaver  
DONALD E. WEAVER  
PROFESSIONAL ENGINEER E-55539



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Raymond W. Foss  
RAYMOND W. FOSS  
REGISTERED SURVEYOR #7812



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WATERFORD PLACE II  
COMMERCIAL CONDOMINIUMS

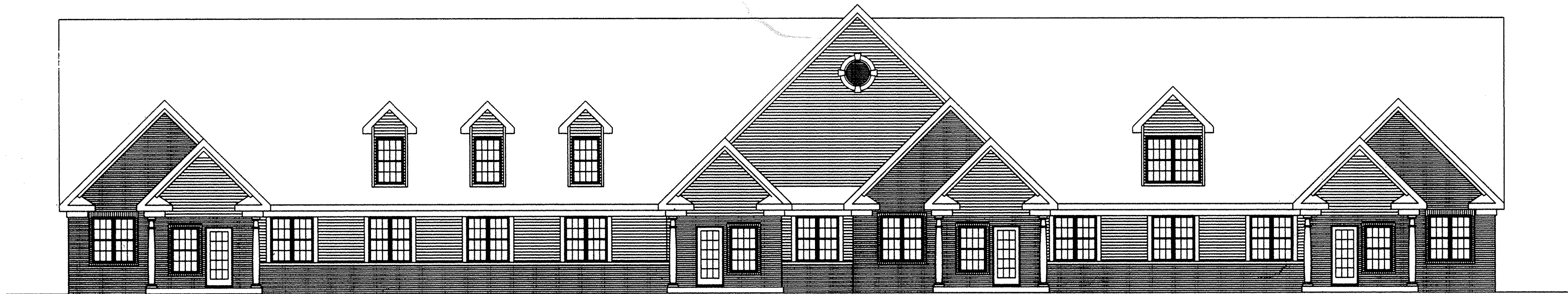
UNITS 201 & 202  
A/E/W WATERFORD PLACE  
LOWER LEVEL FLOOR PLAN



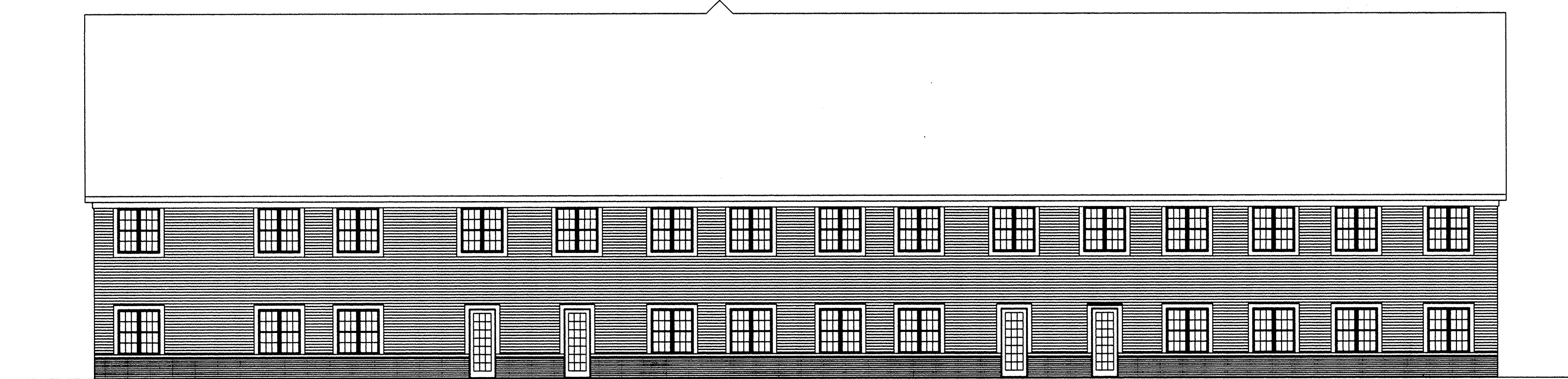
**CONTRACTORS**  
**DESIGN ENGINEERING**  
CONSULTING ENGINEERS & SURVEYORS  
NORWALK, OHIO

SCALE: 1/8" = 1'-0"	DATE: JUNE 2003 BY: AEW	BY: DEW BY: DEW	PROJECT NO. 01-208
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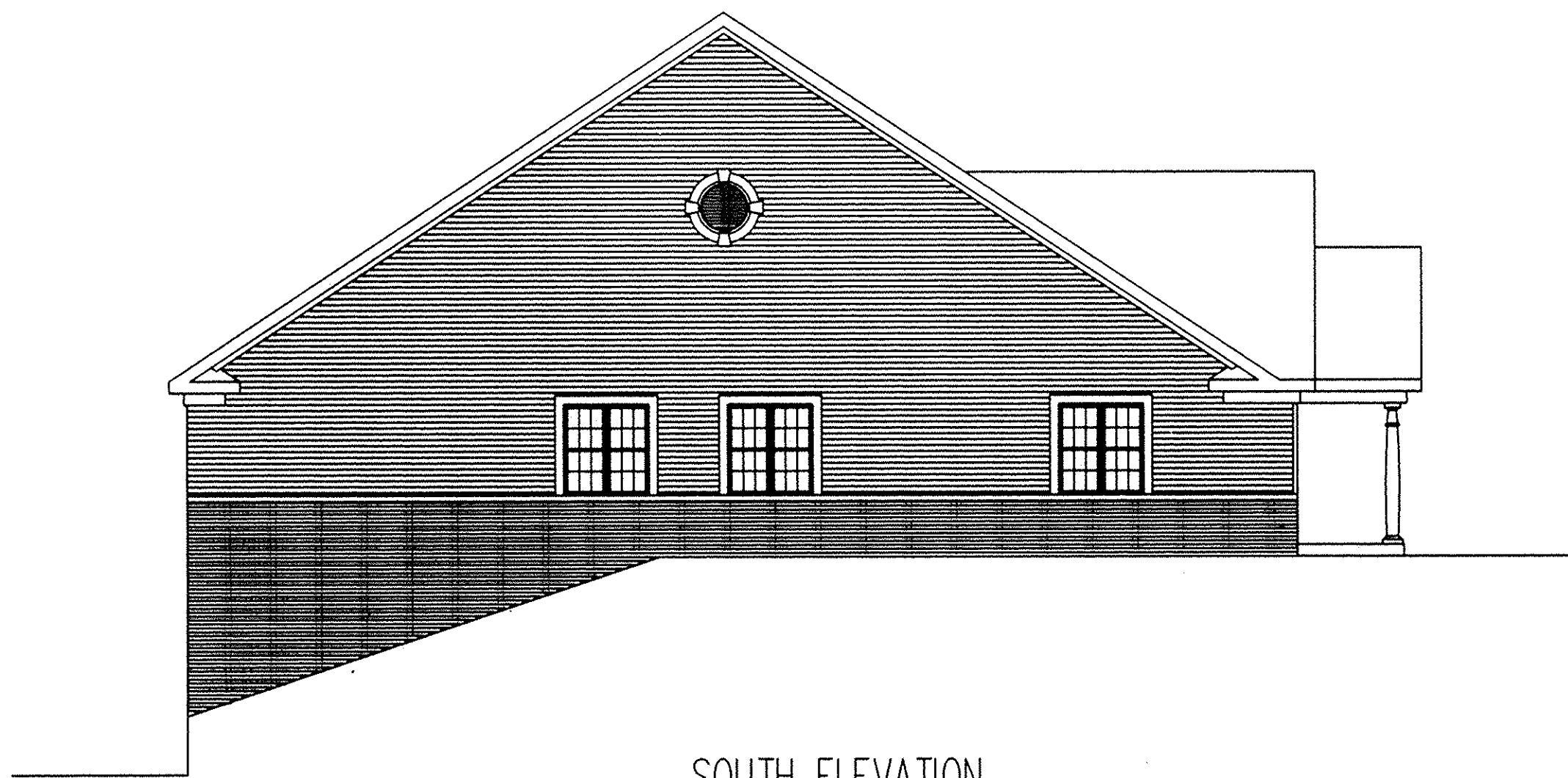




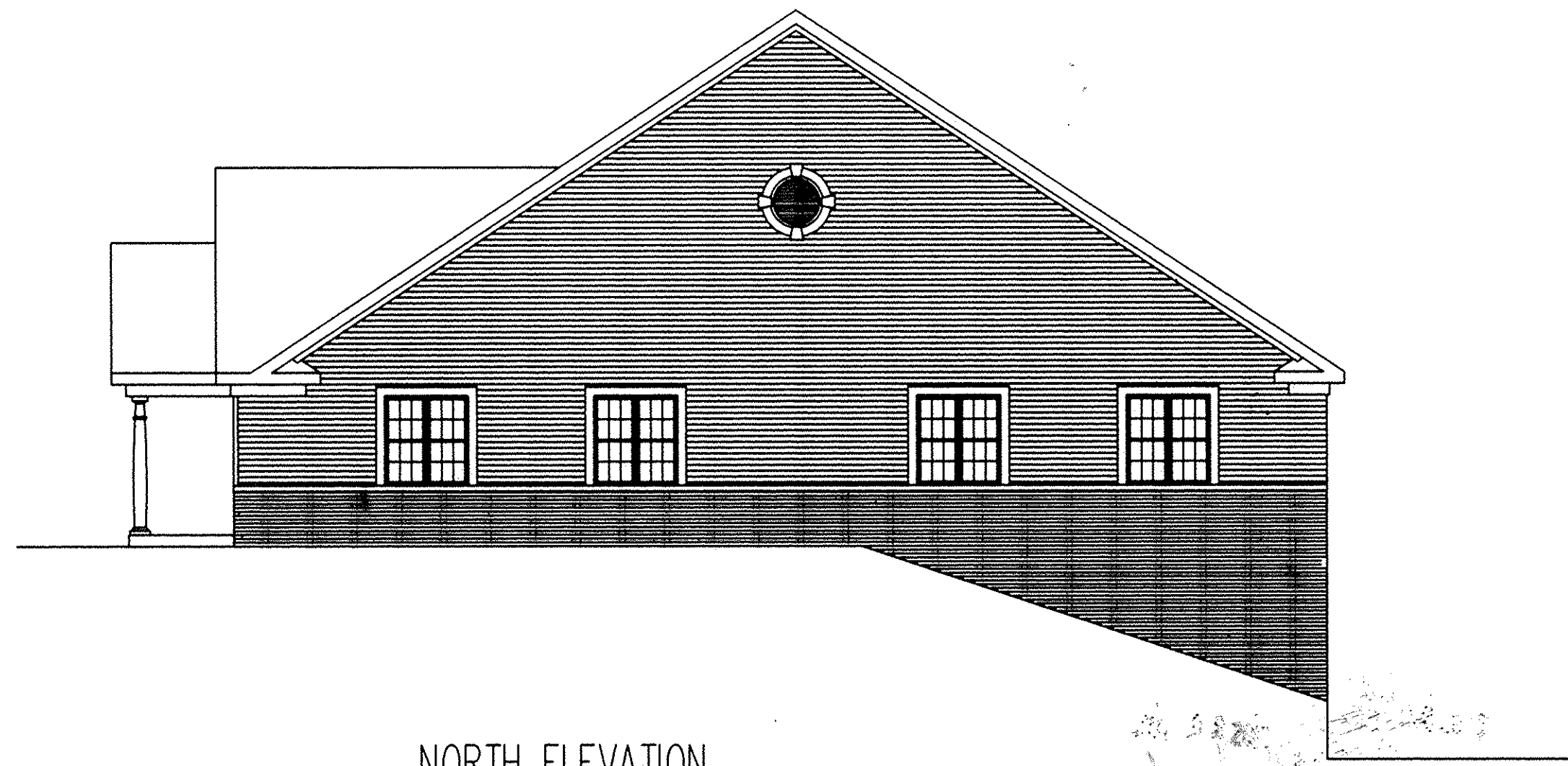
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

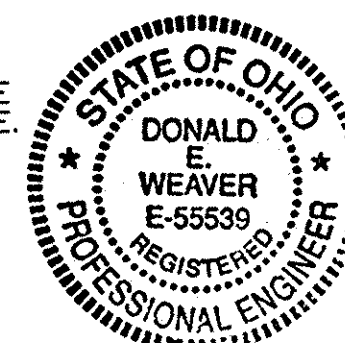


NORTH ELEVATION

ENGINEER'S CERTIFICATE

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COMMERCIAL CONDOMINIUMS  
UNITS 201 & 202  
WATERFORD PLACE  
ELEVATIONS



CONTRACTORS DESIGN ENGINEERING CONSULTING ENGINEERS & SURVEYORS NORWALK, OHIO		PROJECT NO. 01-208
SCALE: 1/8" = 1'-0"	DATE: JUNE 2003 BY: AEW	