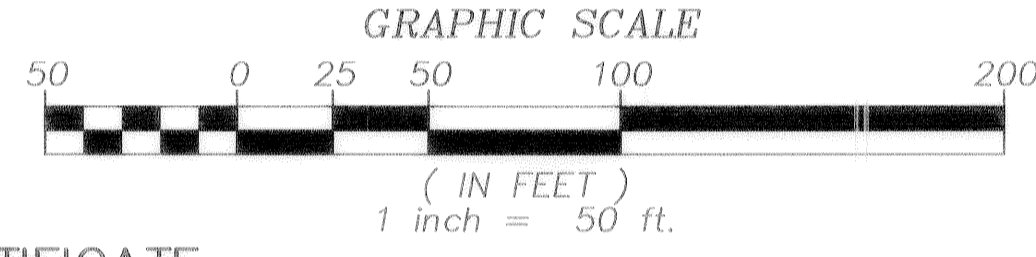
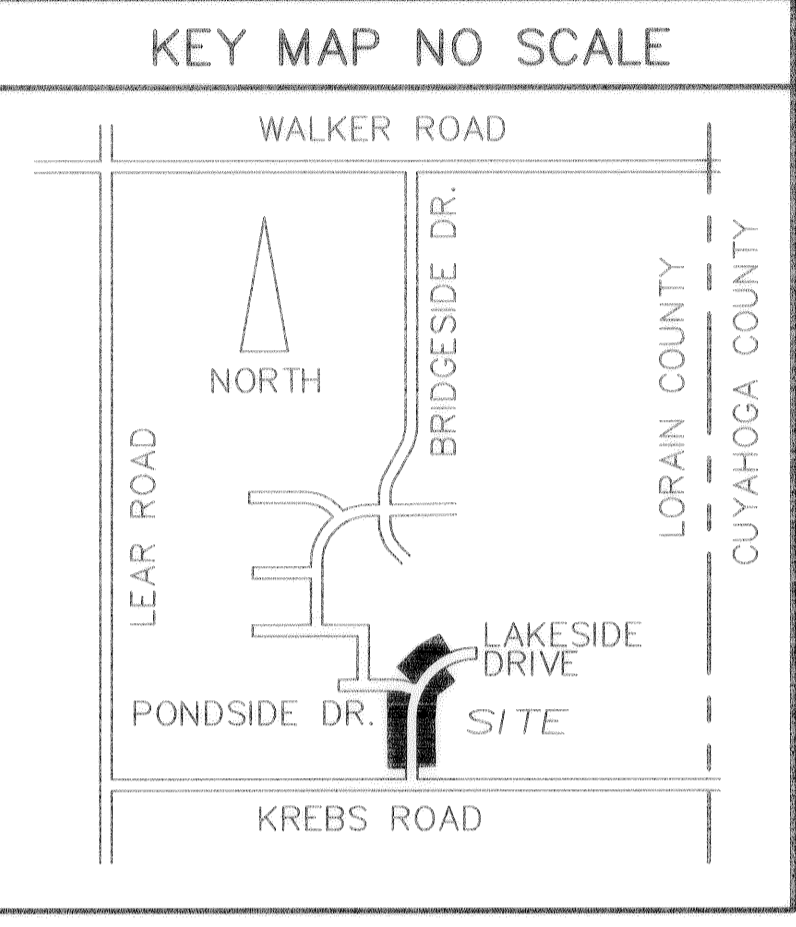


LAKESIDE CONDOMINIUMS - PHASE 1

BLOCK I, L & J OF BRIDGESIDE SUBDIVISION NO.6
OF PART OF ORIGINAL AVON TOWNSHIP SECTION NO. 29,
AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO

CURVE SCHEDULE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	180.00'	50.54'	25.44'	50.37'	N82°32'03"W	16°05'12"
C2	150.00'	61.98'	31.44'	61.54'	S78°44'28"E	23°40'22"
C3	120.00'	16.07'	8.04'	16.05'	N86°44'32"W	07°40'15"
C4	25.00'	42.10'	28.00'	37.30'	S34°39'47"E	96°29'14"
C5	330.00'	81.54'	40.98'	81.34'	S06°30'05"W	14°09'29"
C6	300.00'	471.24'	300.00'	424.26'	N44°25'21"E	90°00'00"
C7	300.00'	123.95'	62.87'	123.07'	N11°15'32"E	23°40'22"
C8	300.00'	347.29'	196.04'	328.22'	N56°15'32"E	66°19'38"
C9	25.00'	39.27'	25.00'	35.36'	N45°34'39"W	90°00'00"
C10	270.00'	328.35'	187.93'	308.49'	S34°15'43"W	69°40'43"
C11	270.00'	95.76'	48.39'	95.26'	N79°15'43"E	20°19'17"
C12	25.00'	25.74'	14.14'	24.62'	S76°00'47"W	58°59'33"
C13	25.00'	6.46'	3.25'	6.44'	S39°06'57"W	14°48'07"
C14	330.00'	311.18'	168.25'	299.78'	N58°43'43"E	54°01'41"
C15	330.00'	21.19'	10.60'	21.19'	N87°34'57"E	03°40'47"
C16	25.00'	39.27'	25.00'	35.36'	N44°25'21"E	90°00'00"



- LEGEND**
- 5/8" REBAR FD "R.E. WARNER CAP"
 - CENTERLINE MONUMENT FD. 5/8" REBAR FD "R.E. WARNER CAP"
 - ▨ LIMITED COMMON AREA

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT OF "LAKESIDE CONDOMINIUMS - PHASE 1" ACCURATELY SHOWS THE BUILDING AS CONSTRUCTED, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE INFORMATION SHOWN HEREON WAS PREPARED FROM A SURVEY PERFORMED BY ME IN JUNE OF 2004 IN ACCORDANCE WITH CHAPTER 4733-37 OAC. BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE PURPOSES OF DESCRIBING ANGLES ONLY.

Phil A. Rosebeck 6-09-04
PHIL A. ROSEBECK, REGISTERED SURVEYOR NO. 6696
P. A. ROSEBECK & ASSOCIATES 705 WILLOW CREEK DRIVE, AMHERST, OH 44001

0.1466 ACRES IN BUILDINGS
3.7802 ACRES IN COMMON AREA
3.9268 ACRES IN TOTAL



ARCHITECT'S CERTIFICATE

THIS IS TO CERTIFY THAT THESE DRAWING OF "LAKESIDE CONDOMINIUMS - PHASE 1" ACCURATELY SHOW THE BUILDING AS CONSTRUCTED, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Paul R. Campbell 6/15/04
PAUL R. CAMPBELL, LICENSED ARCHITECT NO. 12323
KEPHART ARCHITECTS, 770 SHERMAN ST., DENVER, COLORADO, 80203



OWNER'S ACCEPTANCE

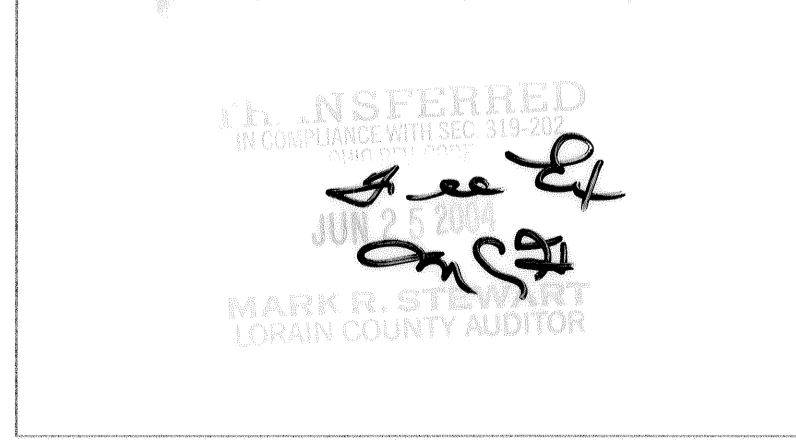
THIS IS TO CERTIFY THAT THE OWNER, PERCO DEVELOPMENT LIMITED, LLC, WHO CLAIMS TITLE THROUGH INSTRUMENT NUMBER 20030900817, DATED MARCH 25, 2003, HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME TO ACKNOWLEDGE ITS ACCEPTANCE OF THIS PLAT OF LAKESIDE CONDOMINIUM - PHASE 1.

William D. Perritt
WILLIAM D. PERRITT, PRESIDENT, PERCO DEVELOPMENT LIMITED, LLC.

NOTARY PUBLIC

STATE OF OHIO SS
COUNTY OF LORAIN
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WILLIAM D. PERRITT, PRESIDENT, DEVELOPMENT LIMITED, LLC., WHO ACKNOWLEDGED TO ME TO BE SAID PERSON AND WHO SIGNED THIS PLAT AS HIS OWN FREE ACT DEED, PERSONALLY AND AS SUCH OFFICER OF SAID CORPORATION. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT AVON LAKE, OHIO, THIS 15th DAY OF June, 2004.

Sandra K. Smith
NOTARY PUBLIC
SANDRA K. SMITH, Notary Public
State of Ohio
My Commission Expires July 8, 2005



LORAIN COUNTY AUDITOR

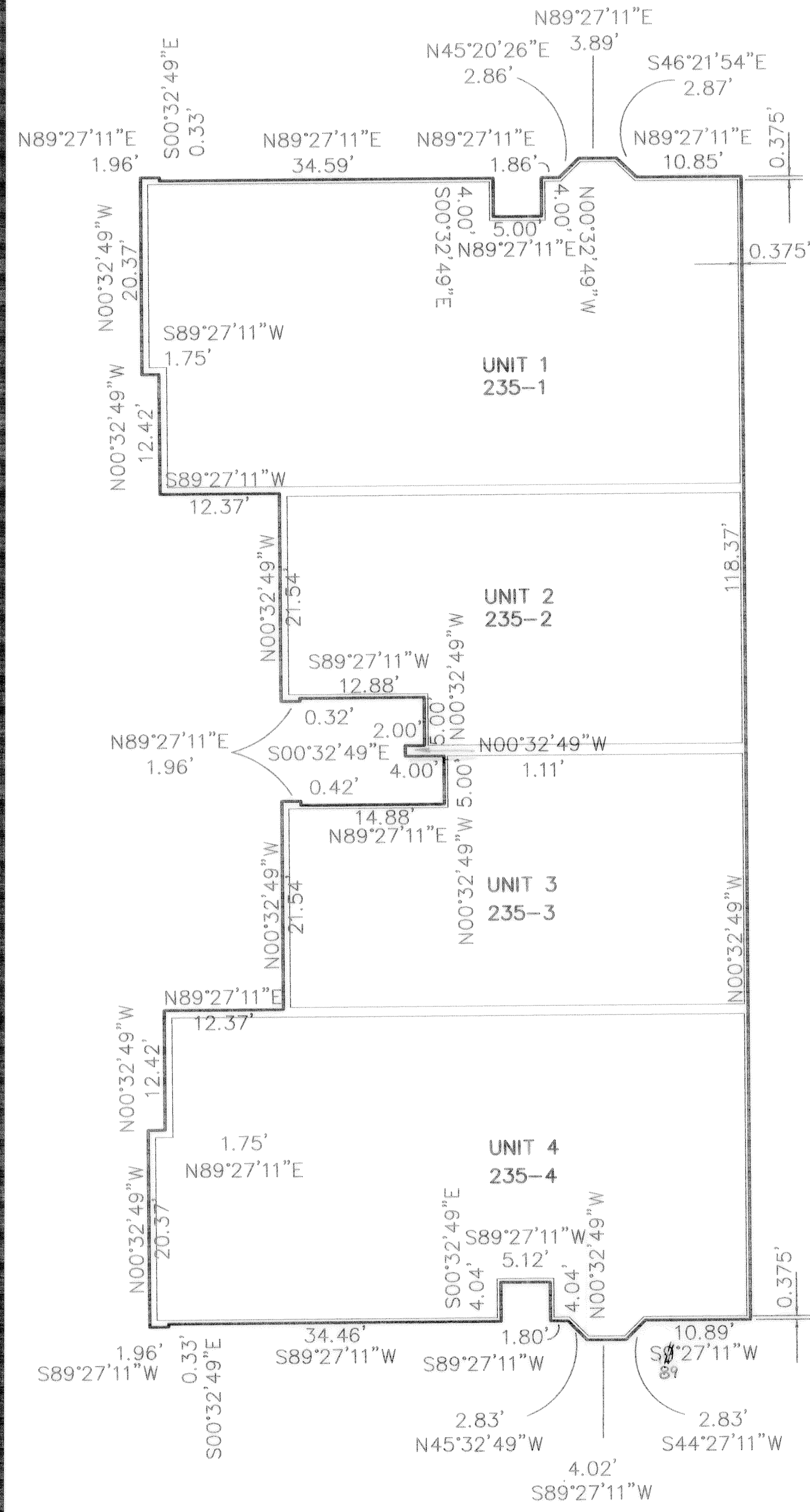


LORAIN COUNTY RECORDER

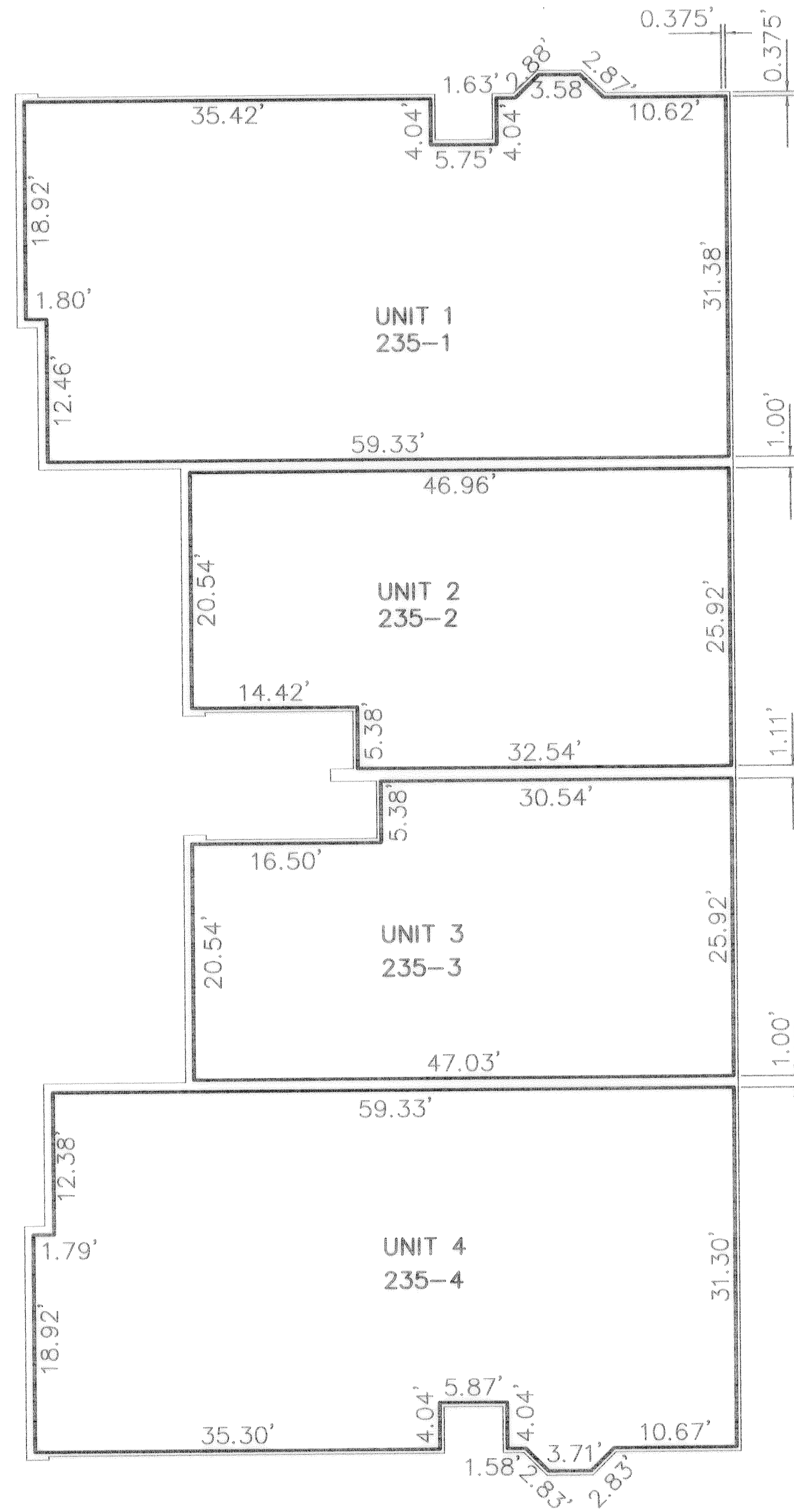
P. A. ROSEBECK & ASSOCIATES
REGISTERED SURVEYOR
705 WILLOW CREEK DRIVE, AMHERST, OHIO 44001
PHONE: (440) 988-4657

NO.	DATE	DESCRIPTION	BY
0	11/15/01	ORIGINAL ISSUE	PAR

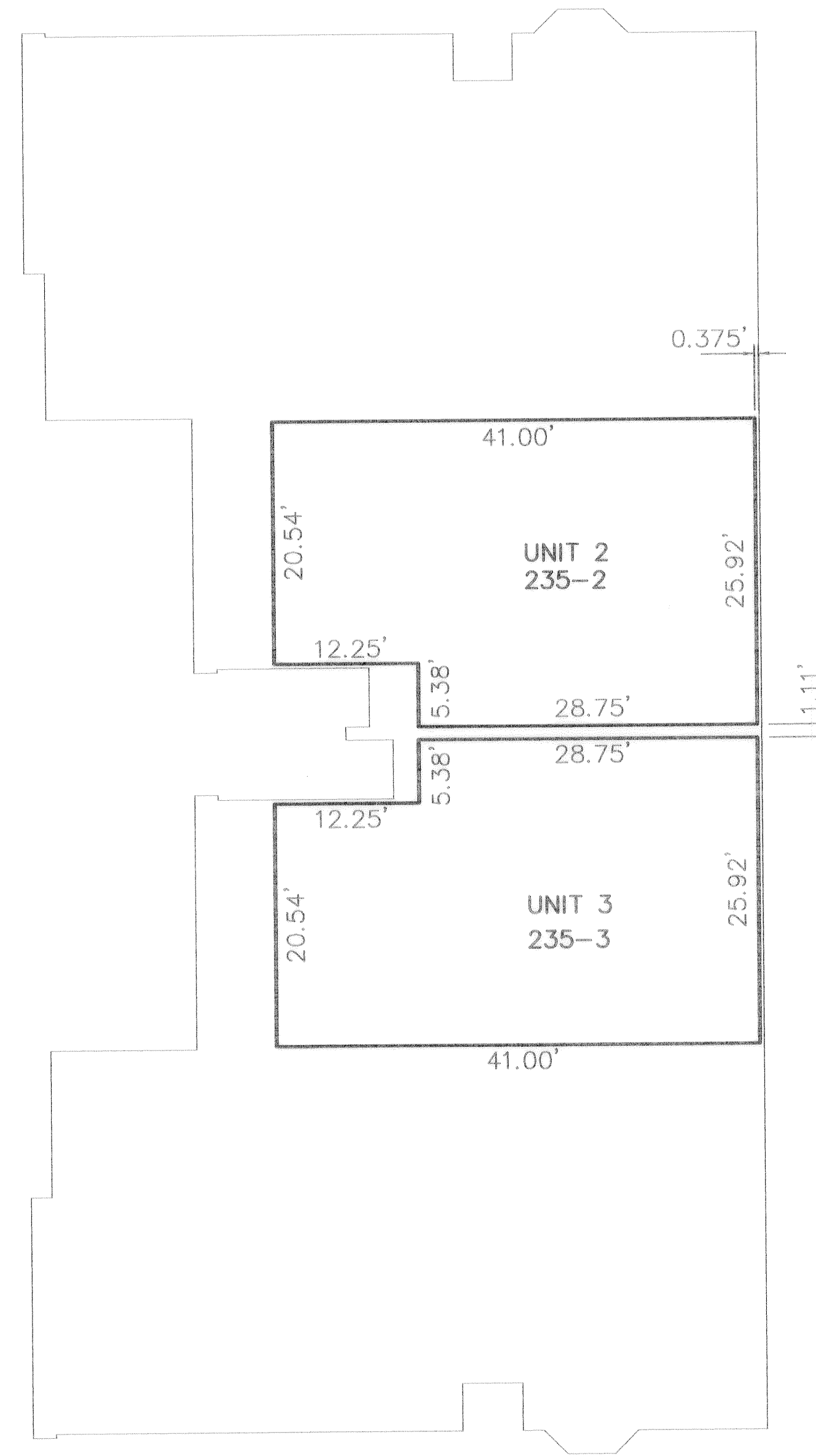
RECORD PLAT
LAKESIDE CONDOMINIUMS PHASE 1
PART OF BRIDGESIDE SUBDIVISION NUMBER 6 OF
PART OF ORIGINAL AVON TOWNSHIP SECTION 29,
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO
MAY 25, 2004



FOUNDATION PLAN
(Exterior Building Dimensions)

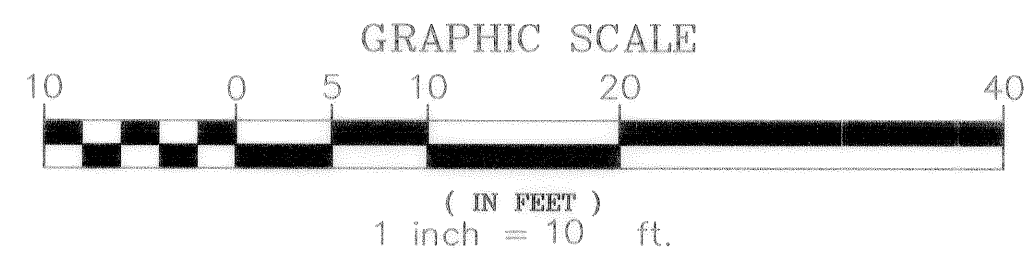


FIRST FLOOR PLAN
(Interior Unit Dimensions)



SECOND FLOOR PLAN
(Interior Unit Dimensions)

UNIT NO.	H.O.A. UNIT NO.	GARAGE FLOOR ELEVATION	FIRST FLOOR ELEVATION	SECOND FLOOR ELEVATION	FIRST FLOOR AREA	SECOND FLOOR AREA	TOTAL FLOOR AREA	% OF INTEREST
1	235-1	635.42 (Front) 635.55 (Back)	636.06	-	1884 sq. ft.	-	1884 sq. ft.	23%
2	235-2	635.42 (Front) 635.54 (Back)	636.05	646.05	1140 sq. ft.	997 sq. ft.	2137 sq. ft.	27%
3	235-3	635.44 (Front) 635.55 (Back)	636.05	646.05	1130 sq. ft.	997 sq. ft.	2127 sq. ft.	27%
4	235-4	635.48 (Front) 635.56 (Back)	636.09	-	1878 sq. ft.	-	1878 sq. ft.	23%
							8026 sq. ft.	100%

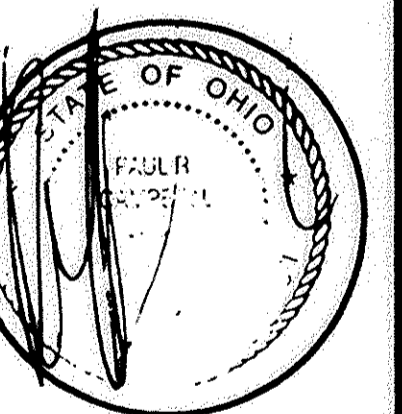


P. A. ROSEBECK & ASSOCIATES
REGISTERED SURVEYOR
705 WILLOW CREEK DRIVE, AMHERST, OHIO 44001
PHONE: (440) 988-4657

NO.	DATE	DESCRIPTION	PAR	BY
0	11/15/01	ORIGINAL ISSUE		

RECORD PLAT
LAKESIDE CONDOMINIUMS PHASE I
PART OF BRIDGESIDE SUBDIVISION NUMBER 6 OF
PART OF ORIGINAL AVON TOWNSHIP SECTION 29,
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO
MAY 25, 2004

Bridgeside III South
Avon Lake, Ohio



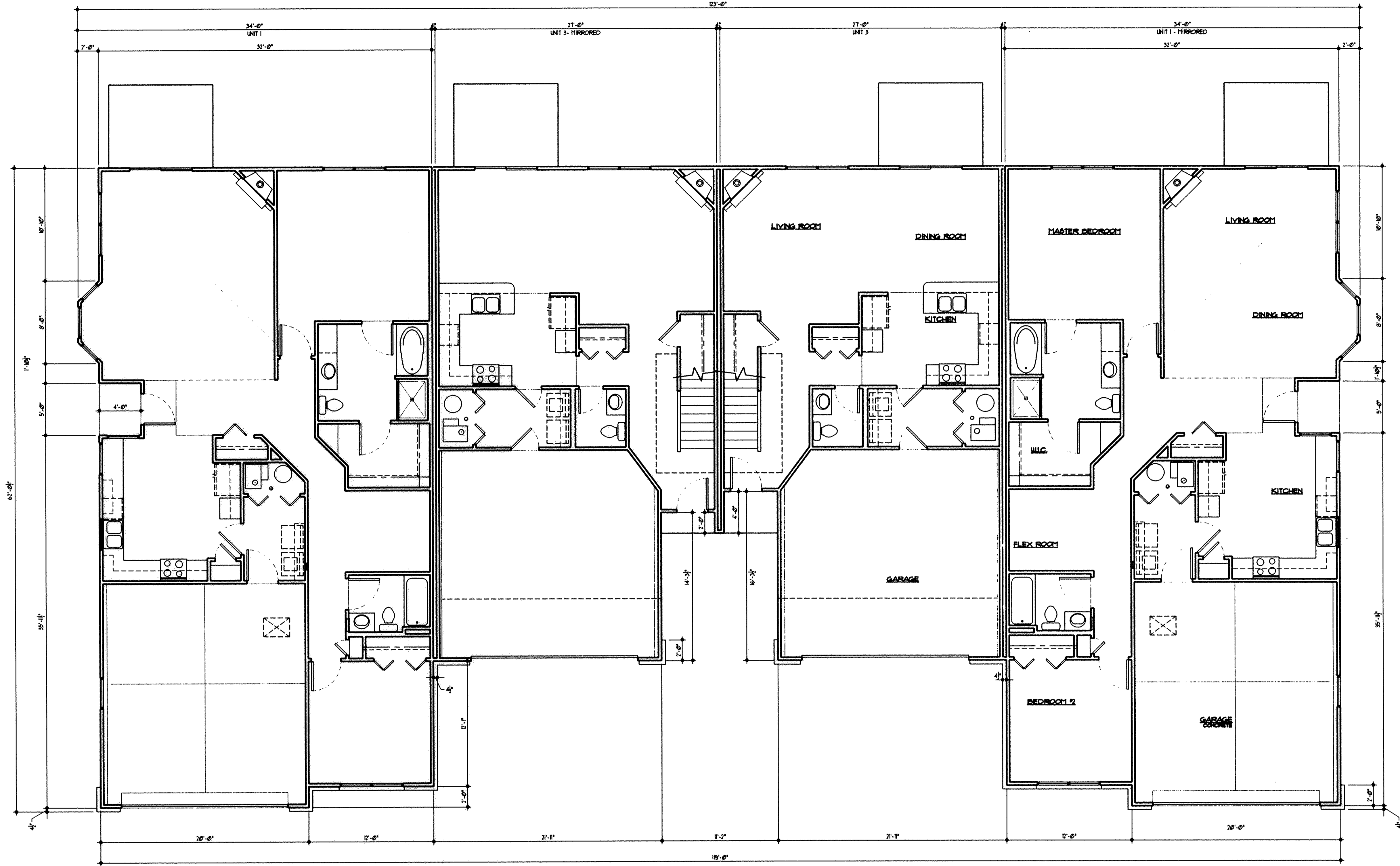
Number	Date	Issue
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2	09.03.03	CITY COMM #1

Project Architect	PRC
Project Designer	PRC
Date	09.03.03
Job Number	99062
Drawn By	JMS
Checked By	PRC

Title
FIRST FLOOR PLAN

Sheet Number
BLDG. B
A2-1

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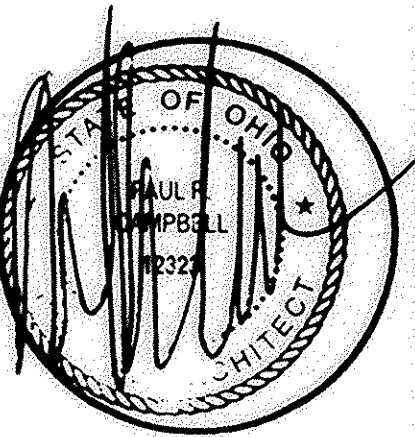
FIRST FLOOR PLAN
3/16" = 1'-0"

SHEET 3 OF 6

TAX MAP DEPT. COPY #04-00737

80/71

Bridgeside III South Avon Lake, Ohio



Number	Date	Issue
1	05.12.03	FOR PERMIT
2	09.03.03	CITY COMM #1

Project Architect PRC

Project Designer PRC

Date 09.03.03

Job Number 99062

Drawn By JMS

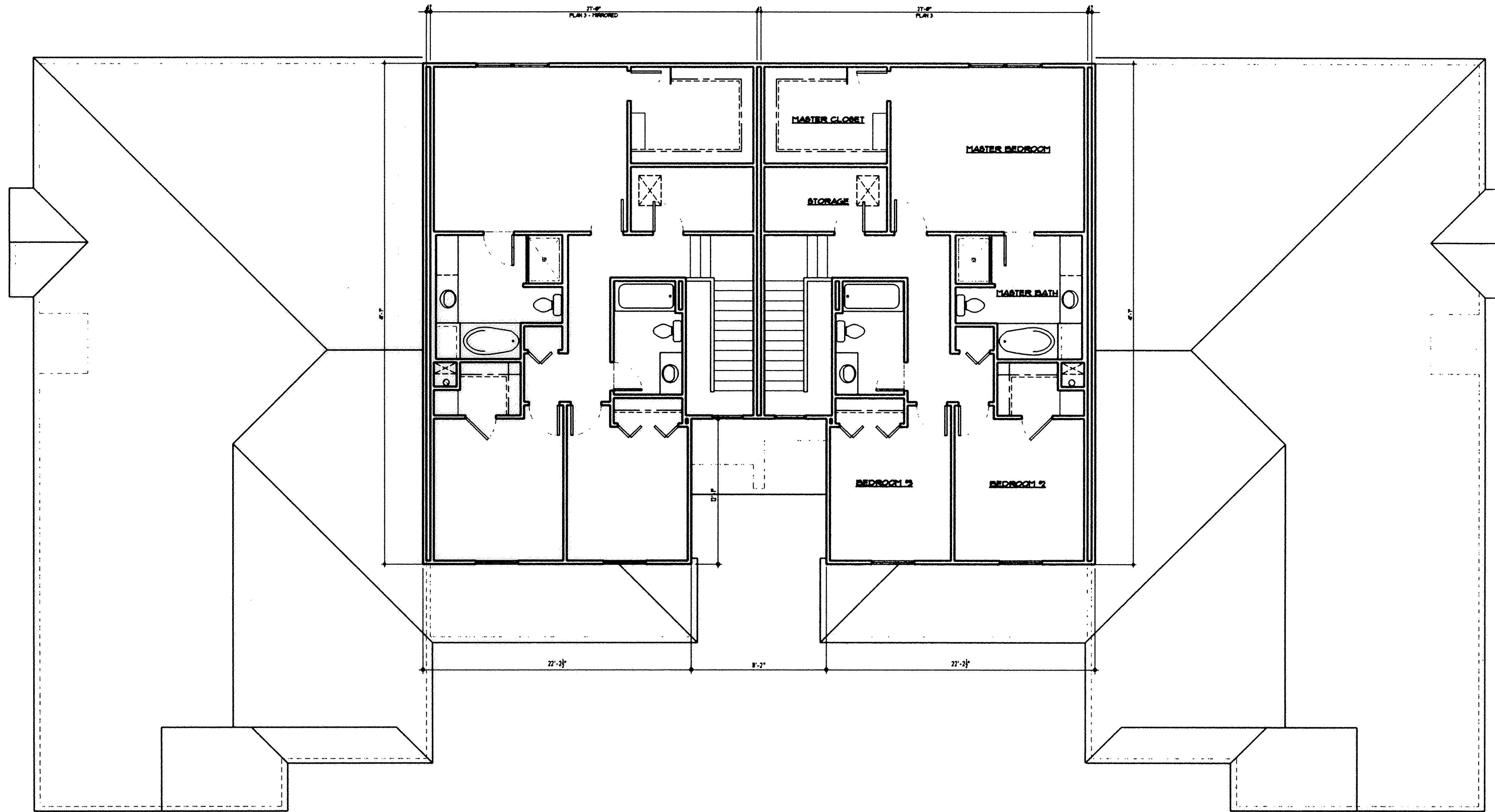
Checked By PRC

TITLE SECOND FLOOR PLAN

Sheet Number BLDG. B

A2-2

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SECOND FLOOR PLAN

3/16"=1'-0"

SHEET 4 OF 6

Tax MAP DEPT. COPY # 04-00737

80/12

011748 #2097

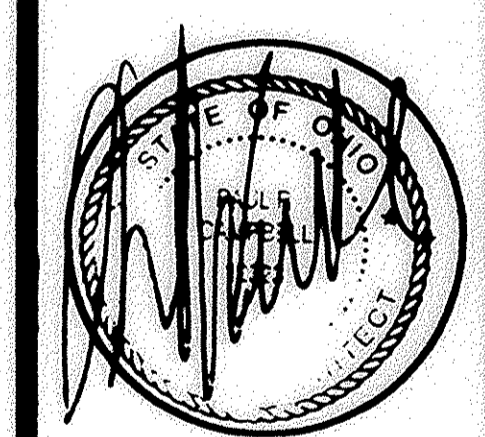
011748

FLAG NOTES

- 1 7/45 MIN. ARCH. SHINGLE
- 2 ROOF VENTS MIN 18" IN PER VENT. NUMBER AS INDICATED ON ELEVATIONS
- 3 PREFINISHED ALUMINUM GUTTER
- 4 PREFINISHED ALUMINUM DOWNSPOUTS
- 5 4"x16" (NOM.) SOFFIT VENTS AT 48" O.C. MAX.
- 6 6" ALUMINUM FASCIA
- 7 1/2" SHINGLE STRIP
- 8 1/4" FRIEZE
- 9 1/2" FRIEZE
- 10 PROVIDE FLASHING AND DRIP CAP OVER ALL DOORS, WINDOWS AND AT ALL TRIM TRANSITIONS
- 11 1/2" CORNER TRIM TYPICAL
- 12 1/4" CORNER TRIM TYPICAL
- 13 FACING BRICK
- 14 FACING BRICK (ROULOCK COURSE)
- 15 DECORATIVE SHUTTERS
- 16 DECORATIVE GABLE VENT
- 17 PRIVACY WALL
- 18 VINYL SIDING
- 19 VINYL SIDING (SHAKE PROFILE)
- 20 1/2" J CHANNEL TRIM AT WINDOWS ON VINYL SIDING TYP.
- 21 WALL FLASHING
- 22 COLUMN ASSEMBLY
- 23 GALV. METAL CHIMNEY CAP PAINTED
- 24 SURFACE MOUNTED LIGHT
- 25 FIREPLACE CHIMNEY CHASE
- 26 16"X1" OVERHEAD GARAGE DOOR - SEE ELEVATION FOR STYLE REQUIRED
- 27 ENTRY DOOR W/ OR W/ OUT VISION PANELS AND SIDELIGHT W/ PEEP HOLES
- 28 MAINTAIN ACCESSIBLE ROUTE AT THIS LOCATION

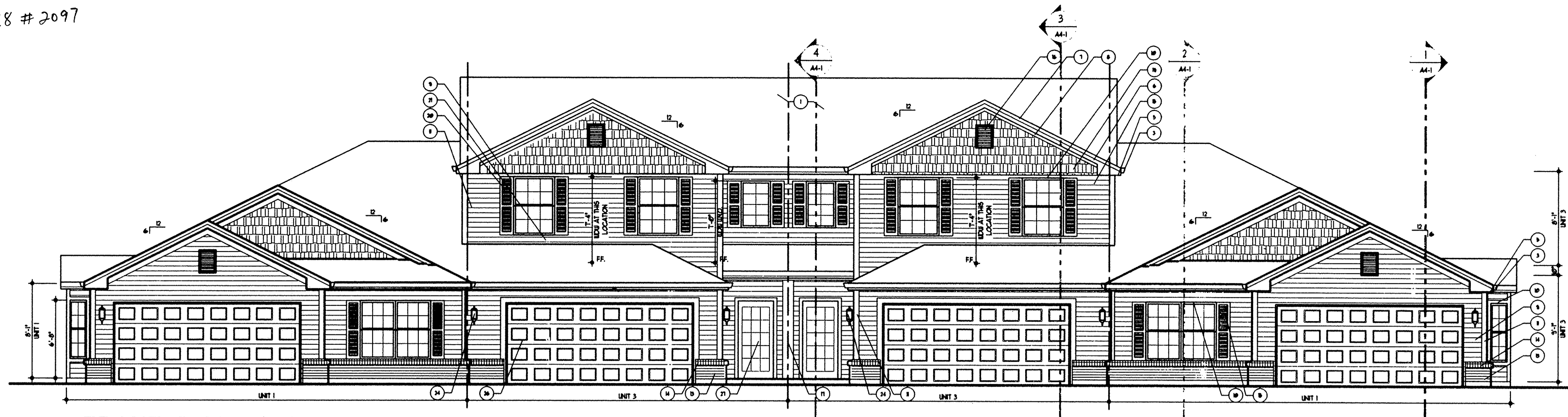


Bridgeside III South
Avon Lake, Ohio

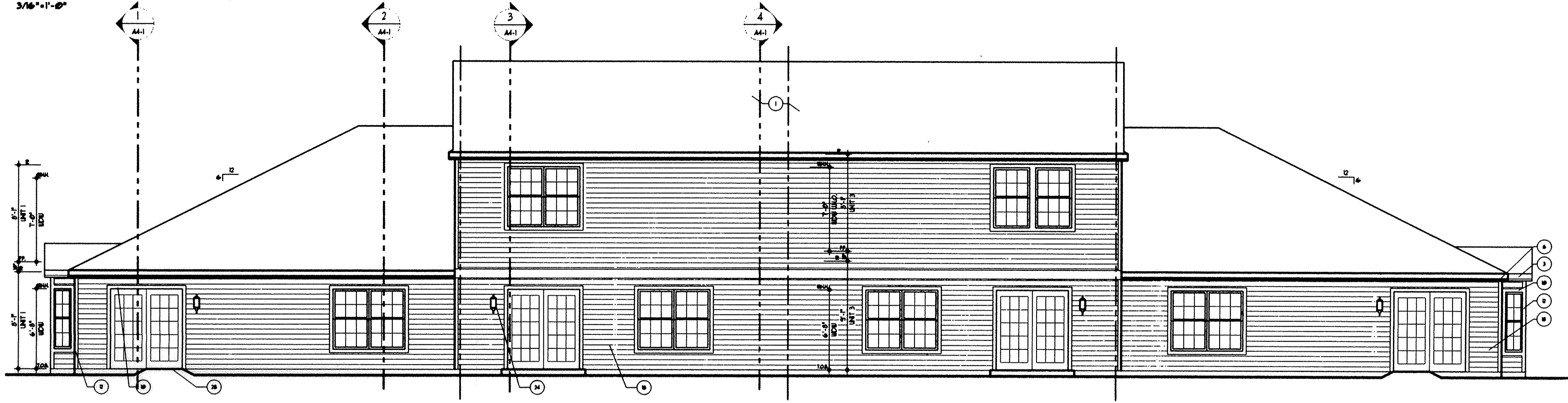


Number	Date	Issue
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2	09.03.03	CITY COMM #1

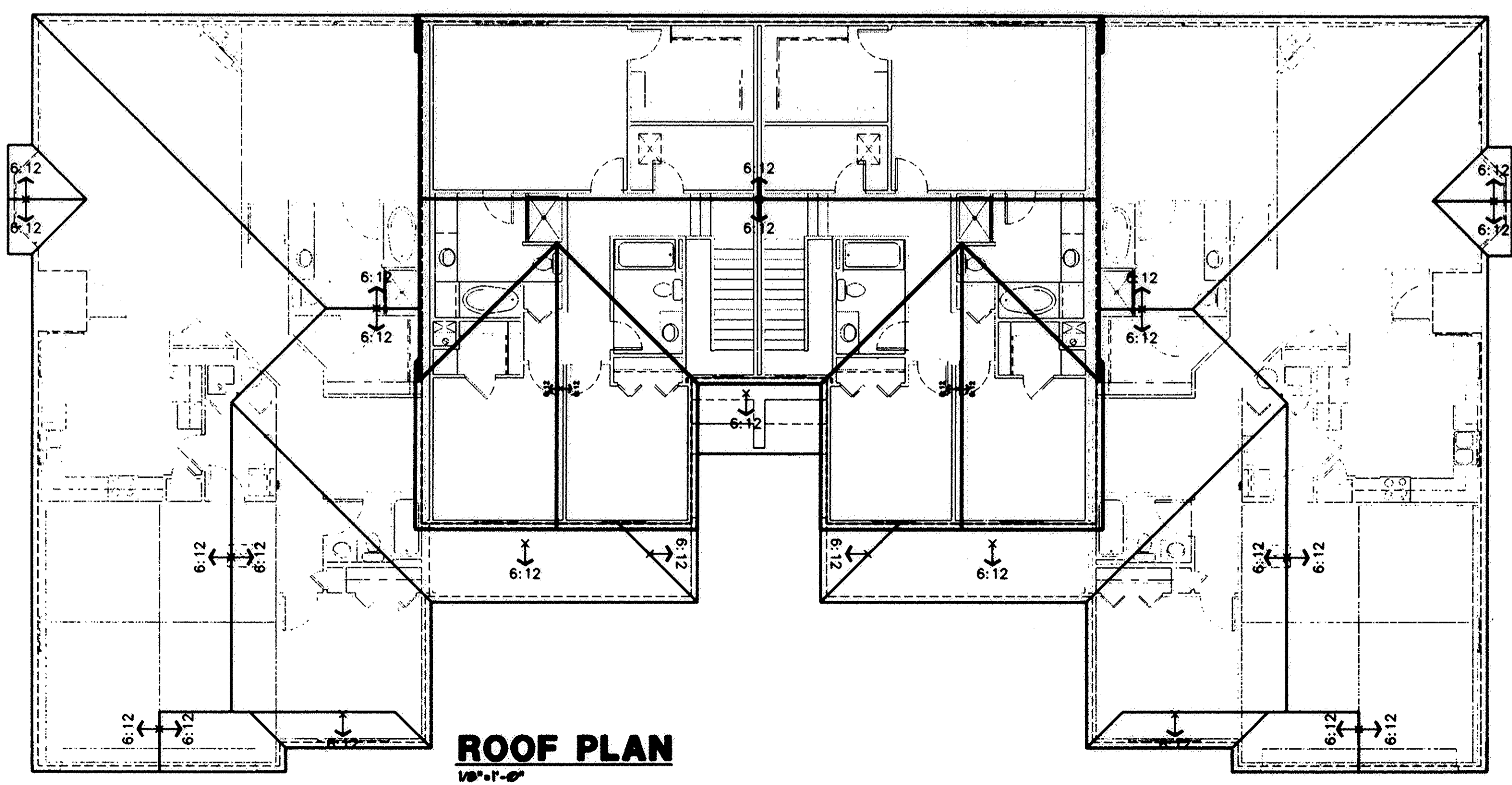
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Project Designer	PRC
Date	09.03.03
Job Number	99062
Drawn By	JMS
Checked By	PRC
Title	ELEVATIONS SLAB ON GRADE
Sheet Number	BLDG. B A3-1



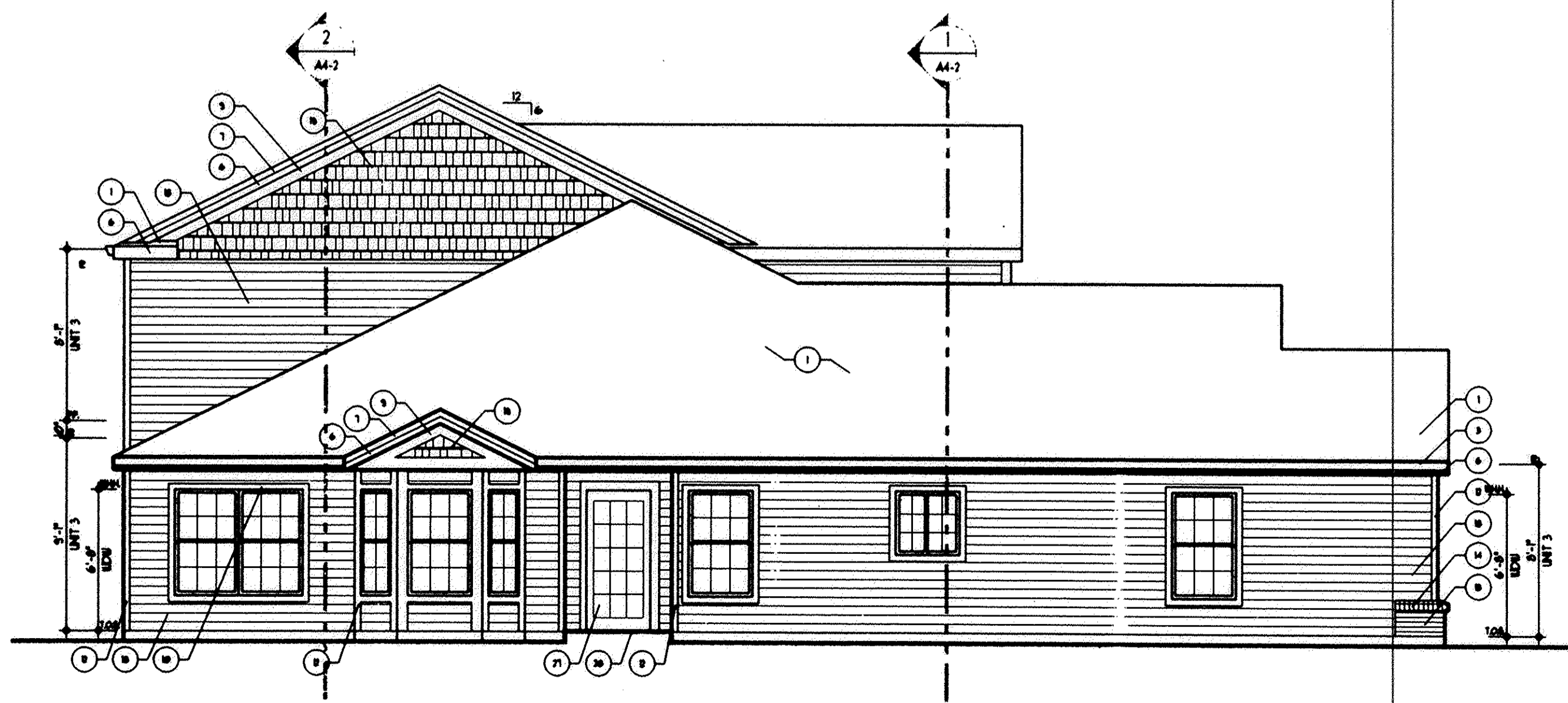
FRONT ELEVATION
3/16" = 1'-0"



REAR ELEVATION
3/16" = 1'-0"



ROOF PLAN
1/8" = 1'-0"



SIDE ELEVATION
3/16" = 1'-0"

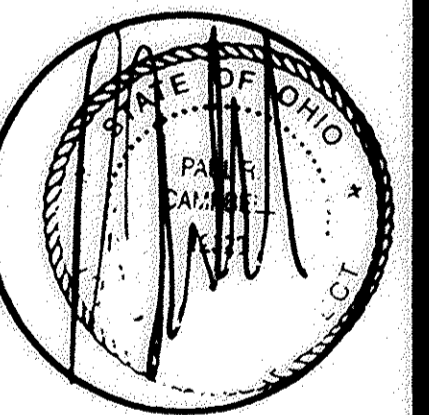
SHEET 5 OF 6

TAX MAP DEPT. COPY # 04-00737

80/73

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Bridgeside III South
Avon Lake, Ohio



Number	Date	Issue
1	05.12.03	FOR PERMIT
2	09.03.03	CITY COMM #1

Project Architect PRC

Project Designer PRC

Date 09.03.03

Job Number 99062

Drawn By JMS

Checked By PRC

Title

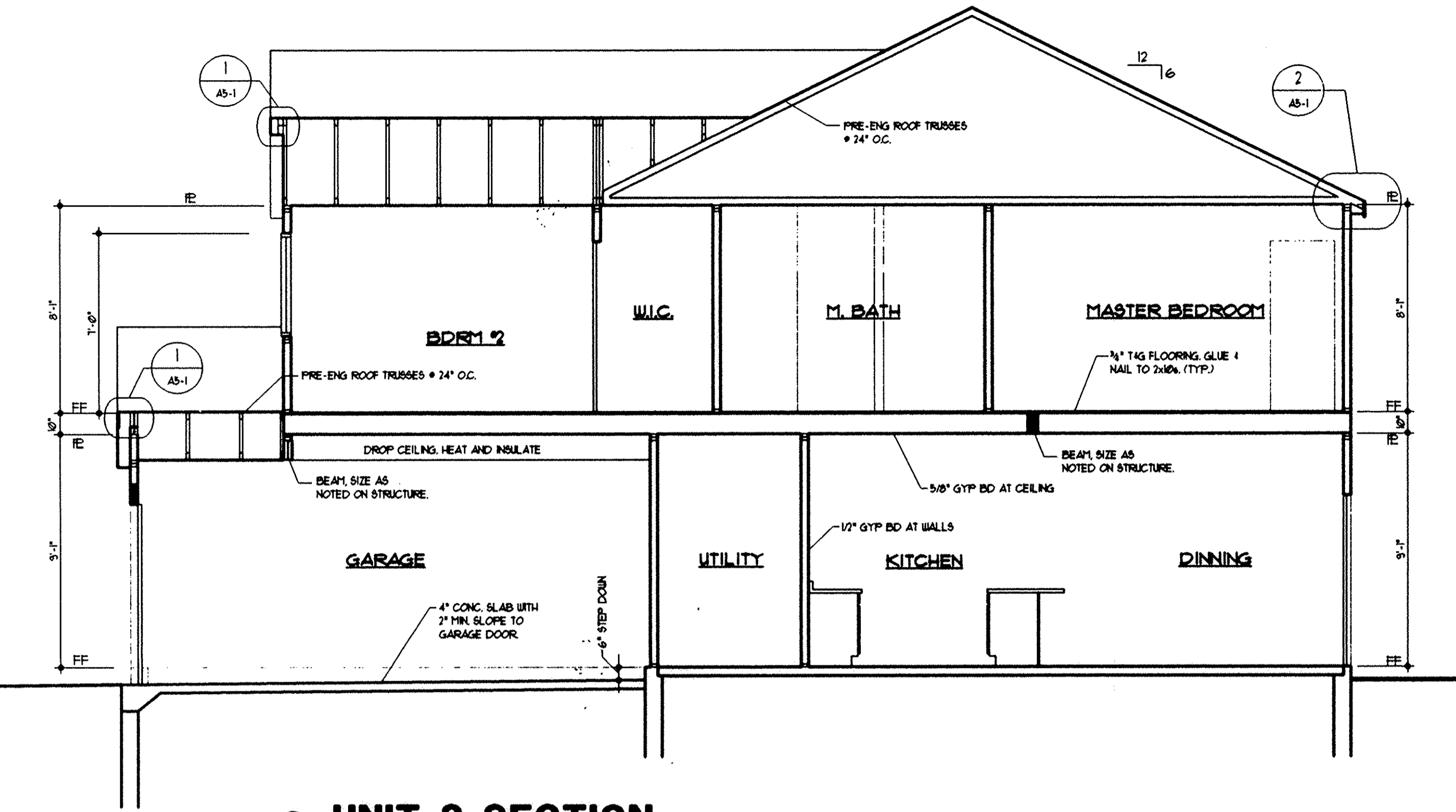
SECTIONS
SLAB ON GRADE

Sheet Number

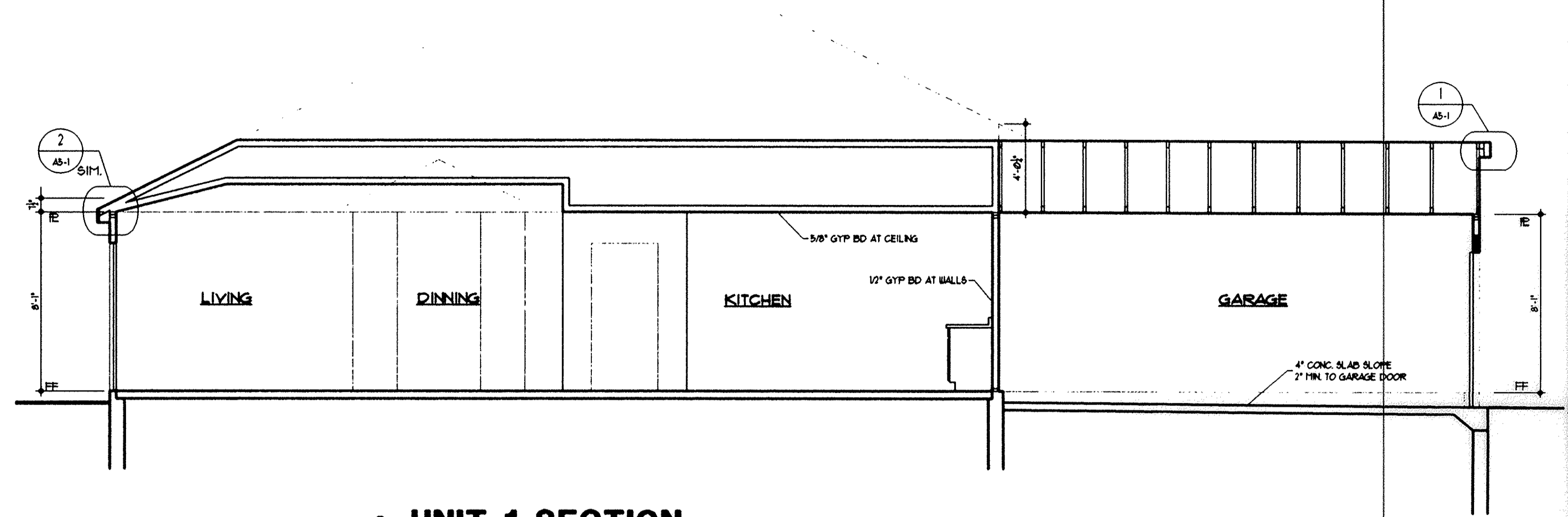
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A4-1

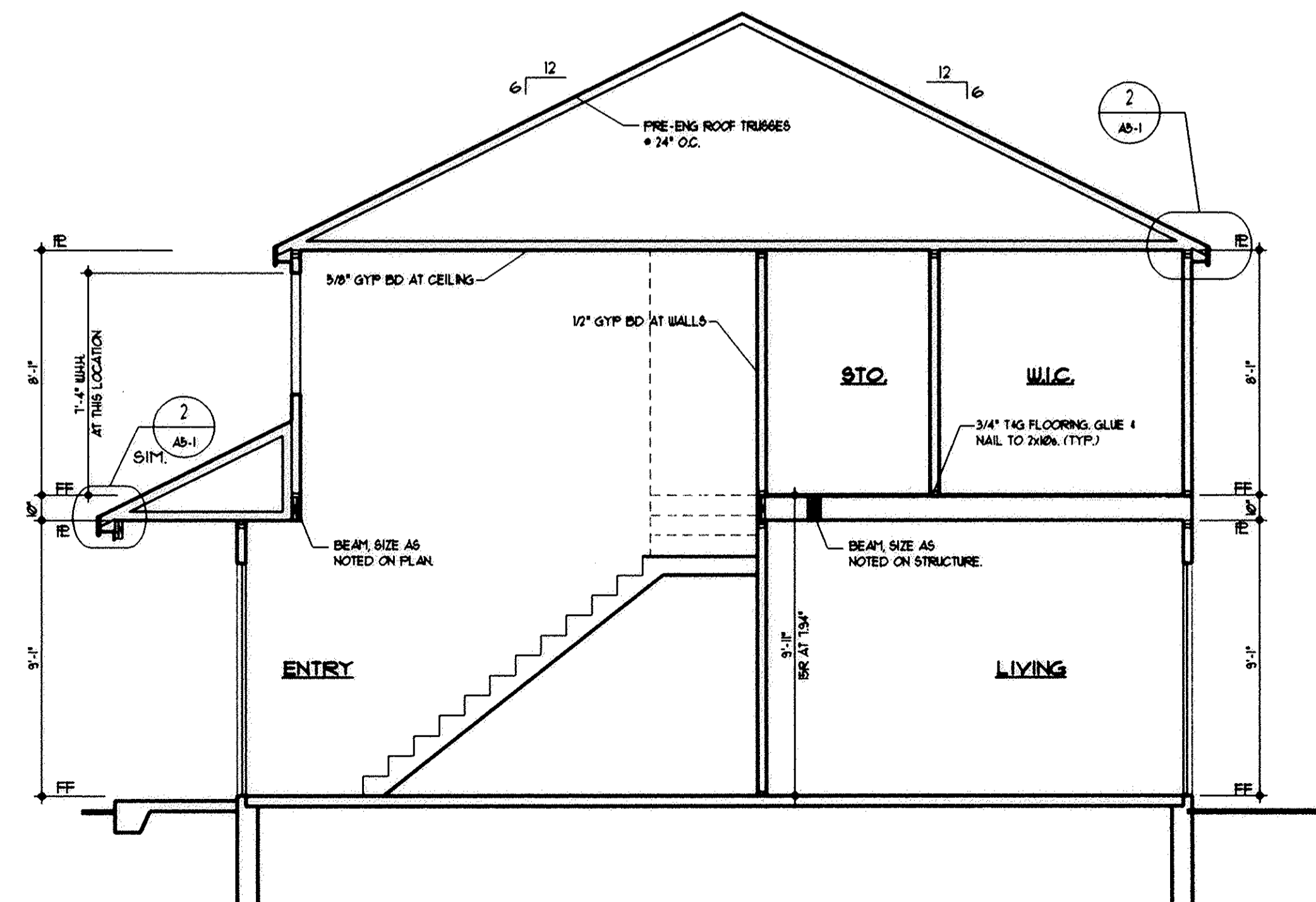
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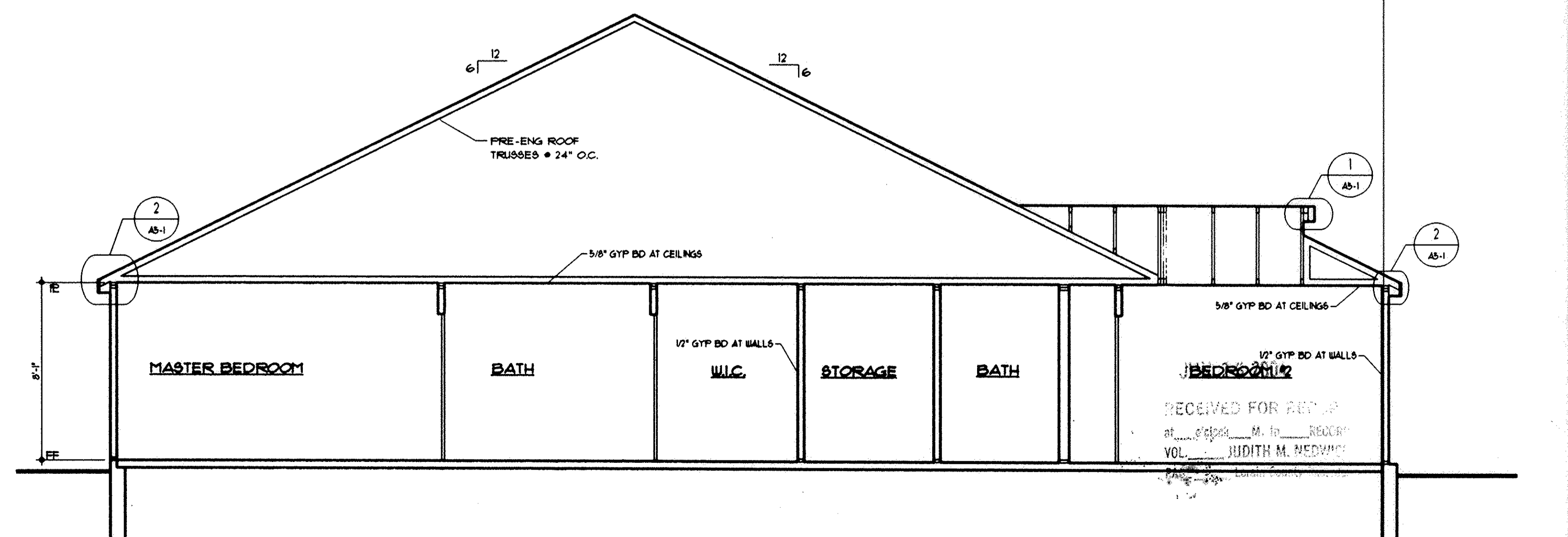
3 UNIT 3 SECTION
1/4"=1'-0"



1 UNIT 1 SECTION
1/4"=1'-0"



4 UNIT 3 SECTION
1/4"=1'-0"



2 UNIT 1 SECTION
1/4"=1'-0"

SHEET 6 OF 6