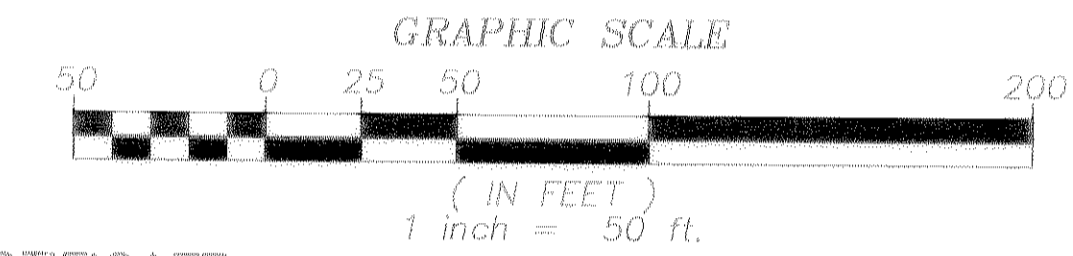
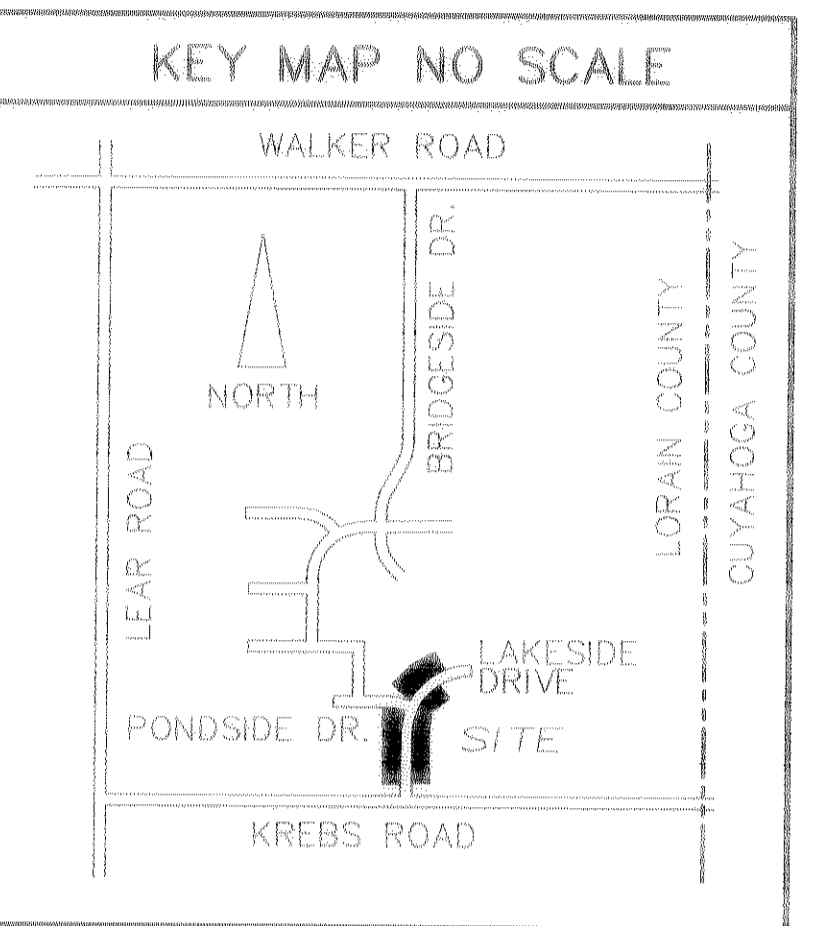


LAKESIDE CONDOMINIUMS - PHASE 4

BLOCK A, B & C OF LAKESIDE CONDOMINIUM - PHASE 3
(FKA. "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

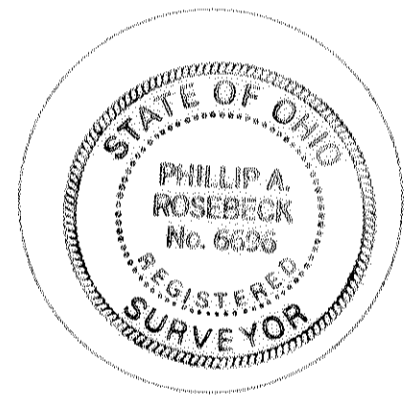
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT OF "LAKESIDE CONDOMINIUMS - PHASE 4" 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 9.9.04

PHIL A. ROSEBECK, REGISTERED SURVEYOR NO. 6696
P. A. ROSEBECK & ASSOCIATES
705 WILLOW CREEK DRIVE, AMHERST, OH 44001

0.1466 ACRES IN PHASE 1 BUILDINGS
0.1472 ACRES IN PHASE 2 BUILDINGS
0.1469 ACRES IN PHASE 3 BUILDINGS
0.2951 ACRES IN BUILDINGS (THIS PHASE)
3.1910 ACRES IN COMMON AREA
3.9268 ACRES IN TOTAL



ARCHITECT'S CERTIFICATE

THIS IS TO CERTIFY THAT THESE DRAWING OF "LAKESIDE CONDOMINIUMS - PHASE 4" ACCURATELY SHOW THE BUILDING AS CONSTRUCTED, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Paul R. Campbell 9.9.04

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 4.

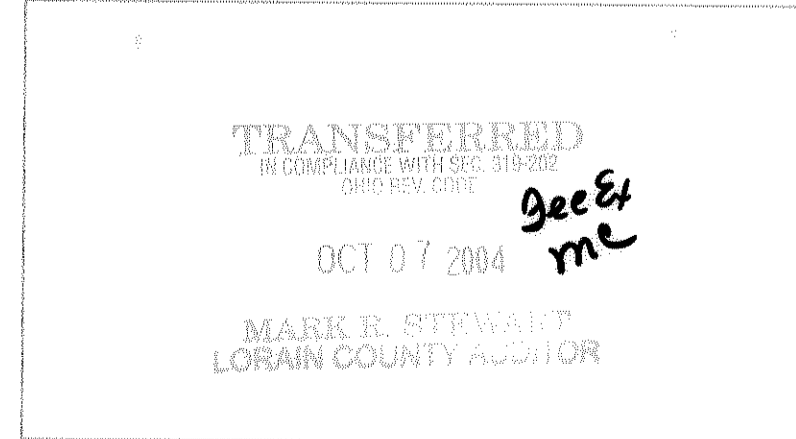
William D. Perritt, president
WILLIAM D. PERRITT, PRESIDENT, PERCO DEVELOPMENT LIMITED, LLC.

NOTARY PUBLIC

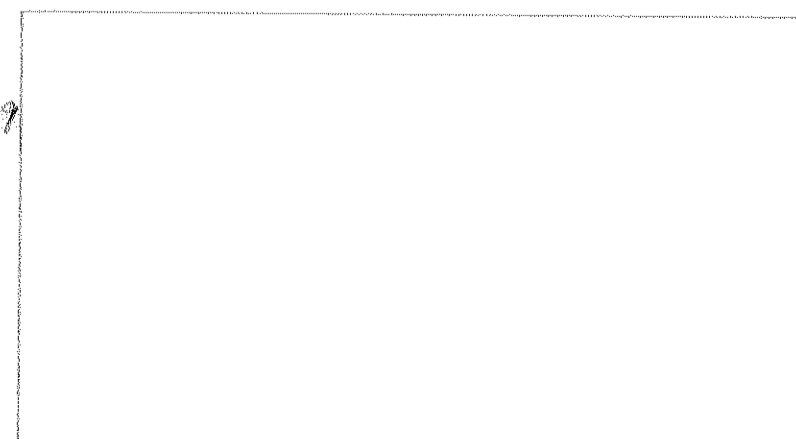
STATE OF OHIO SS
COUNTY OF LORAIN
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WILLIAM D. PERRITT, PRESIDENT, DEVELOPMENT LIMITED, LLC., WHO ACKNOWLEDGED TO ME TO BE SAID PERSON AND WHO SIGNED THIS PLAT AS HIS OWN FREE ACT DEED, PERSONALLY AND AS SUCH OFFICER OF SAID CORPORATION. IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Avon Lake, OHIO, THIS 7th DAY OF September, 2004.

Sharon G. Maloney
NOTARY PUBLIC

SHARON G. MALONEY
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES DECEMBER 27, 2006
January 13, 2007



LORAIN COUNTY AUDITOR



LORAIN COUNTY RECORDER

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

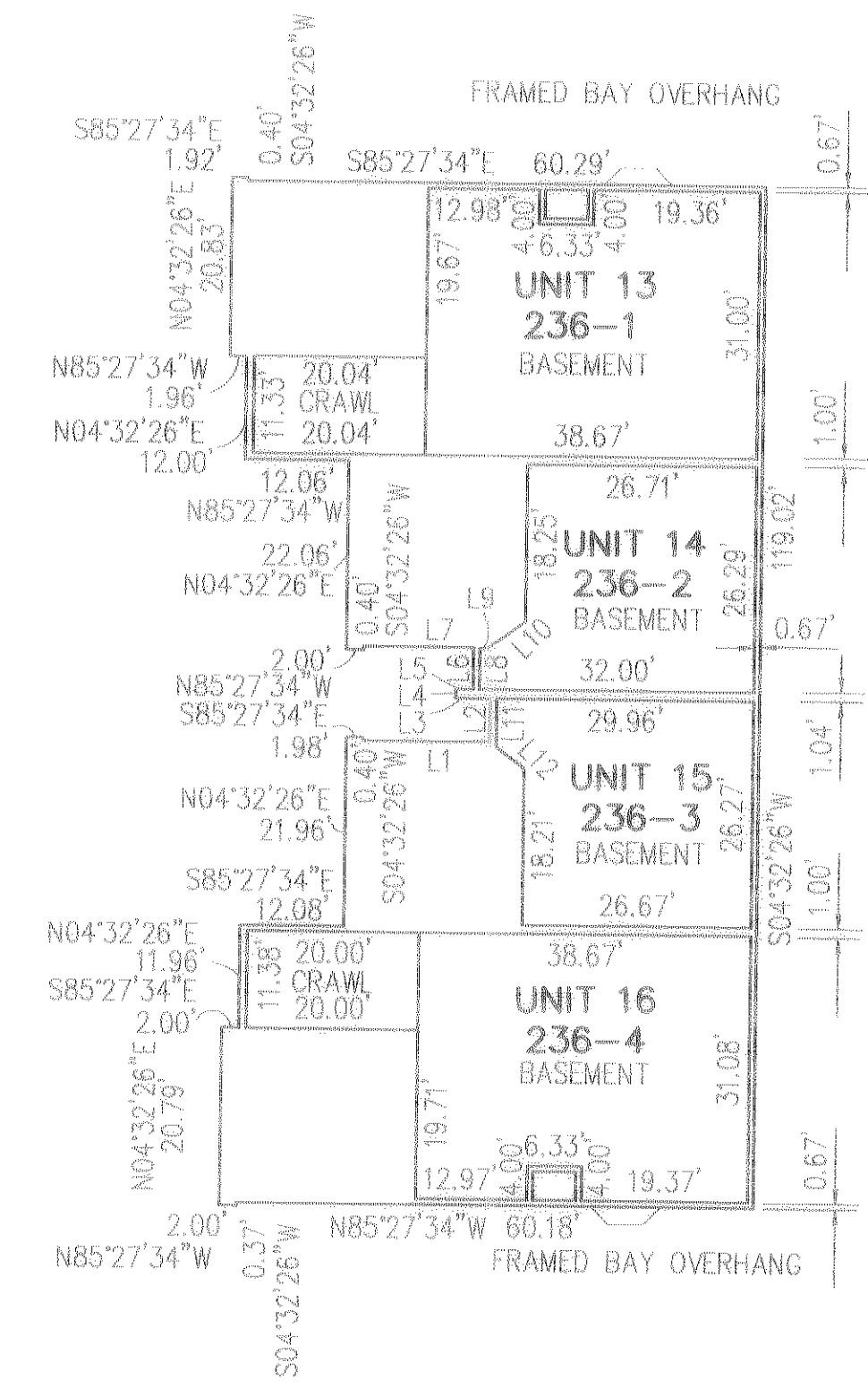
NO.	DATE	DESCRIPTION	BY
0109/03/04		ORIGINAL ISSUE	PAR

RECORD PLAT
LAKESIDE CONDOMINIUMS PHASE 4
PART OF BRIDGESIDE SUBDIVISION NUMBER 6 OF
PART OF ORIGINAL AVON TOWNSHIP SECTION 29,
CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO
SEPTEMBER 3, 2004

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

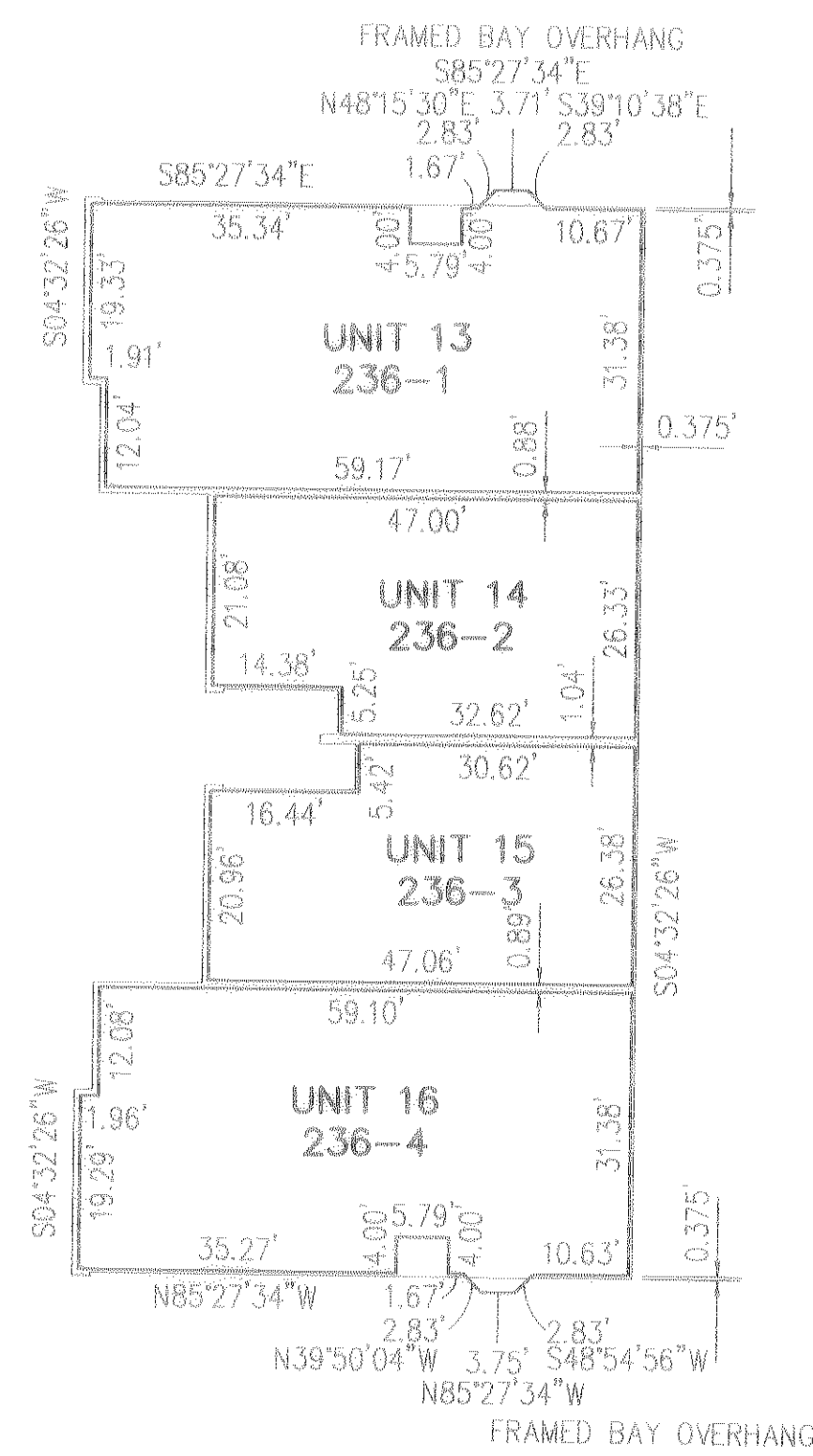
NO.	DATE	ORIGINAL ISSUE	DESCRIPTION

RECORD PLAT
 LAKESIDE CONDOMINIUMS PHASE 4
 PART OF BRIDGESIDE SUBDIVISION NUMBER 6 OF
 PART OF ORIGINAL AVON TOWNSHIP SECTION 29,
 CITY OF AVON LAKE, COUNTY OF LORAIN, STATE OF OHIO
 SEPTEMBER 3, 2004

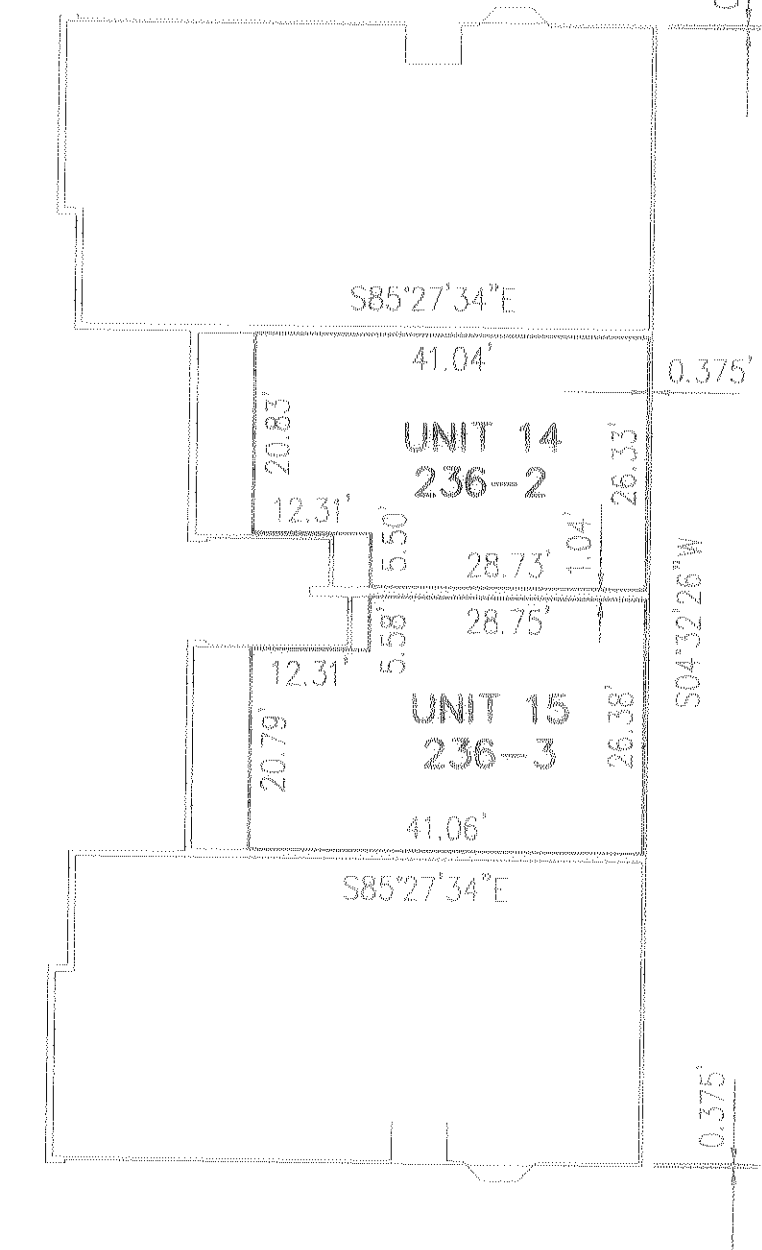


FOUNDATION PLAN
 (Exterior Building Dimensions)
 (Interior Basement Dimensions)

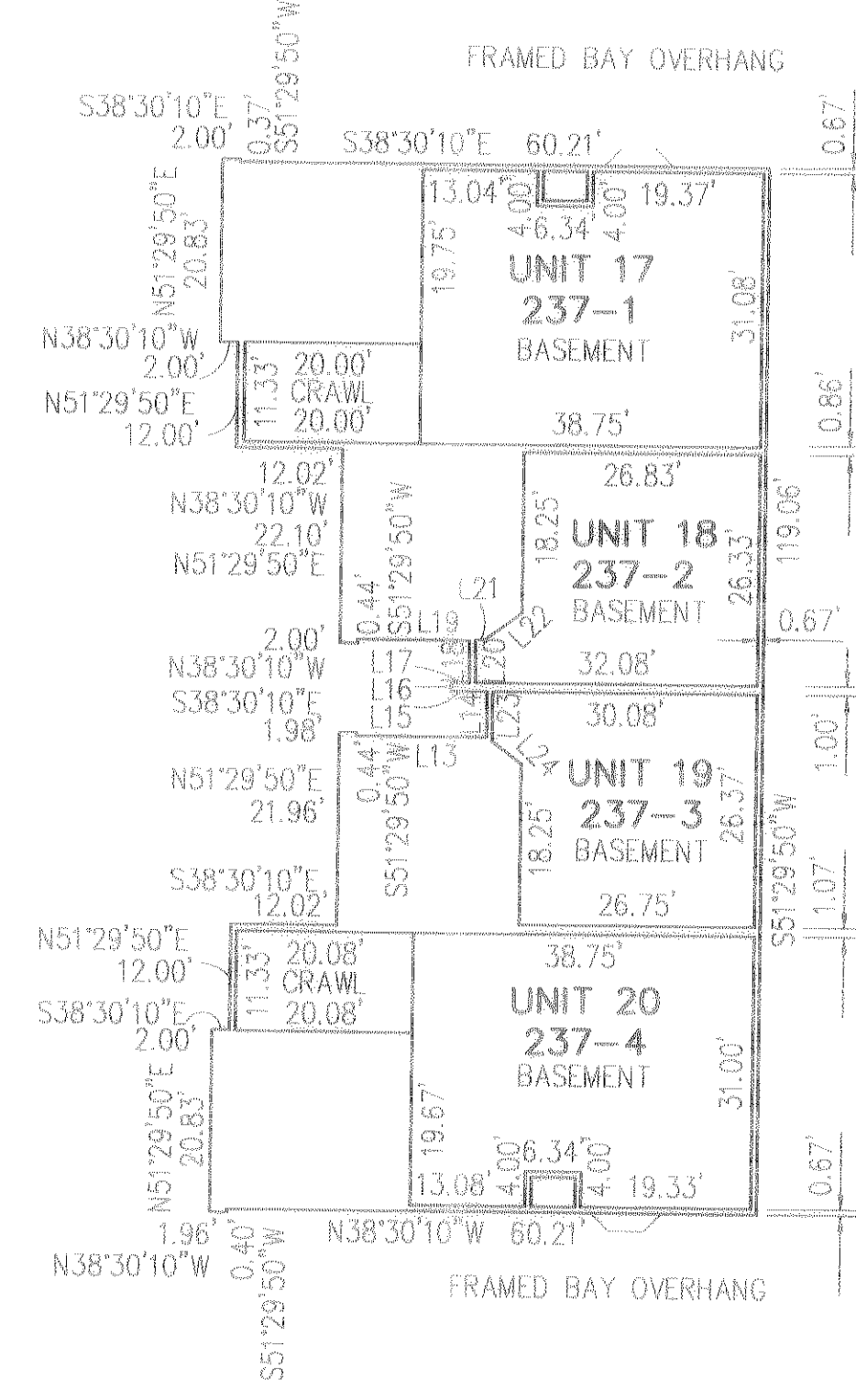
LINE	DIRECTION	DISTANCE
L1	S85°27'34"E	14.73'
L2	N04°32'26"E	5.08'
L3	N85°27'34"W	4.00'
L4	N04°32'26"E	1.04'
L5	S85°27'34"E	2.00'
L6	N04°32'26"E	4.87'
L7	N85°27'34"W	12.80'
L8	N04°32'26"E	4.83'
L9	S85°27'34"E	0.87'
L10	N58°29'33"E	5.46'
L11	N04°32'26"E	5.62'
L12	S48°56'05"E	4.09'



FIRST FLOOR PLAN
 (Interior Unit Dimensions)

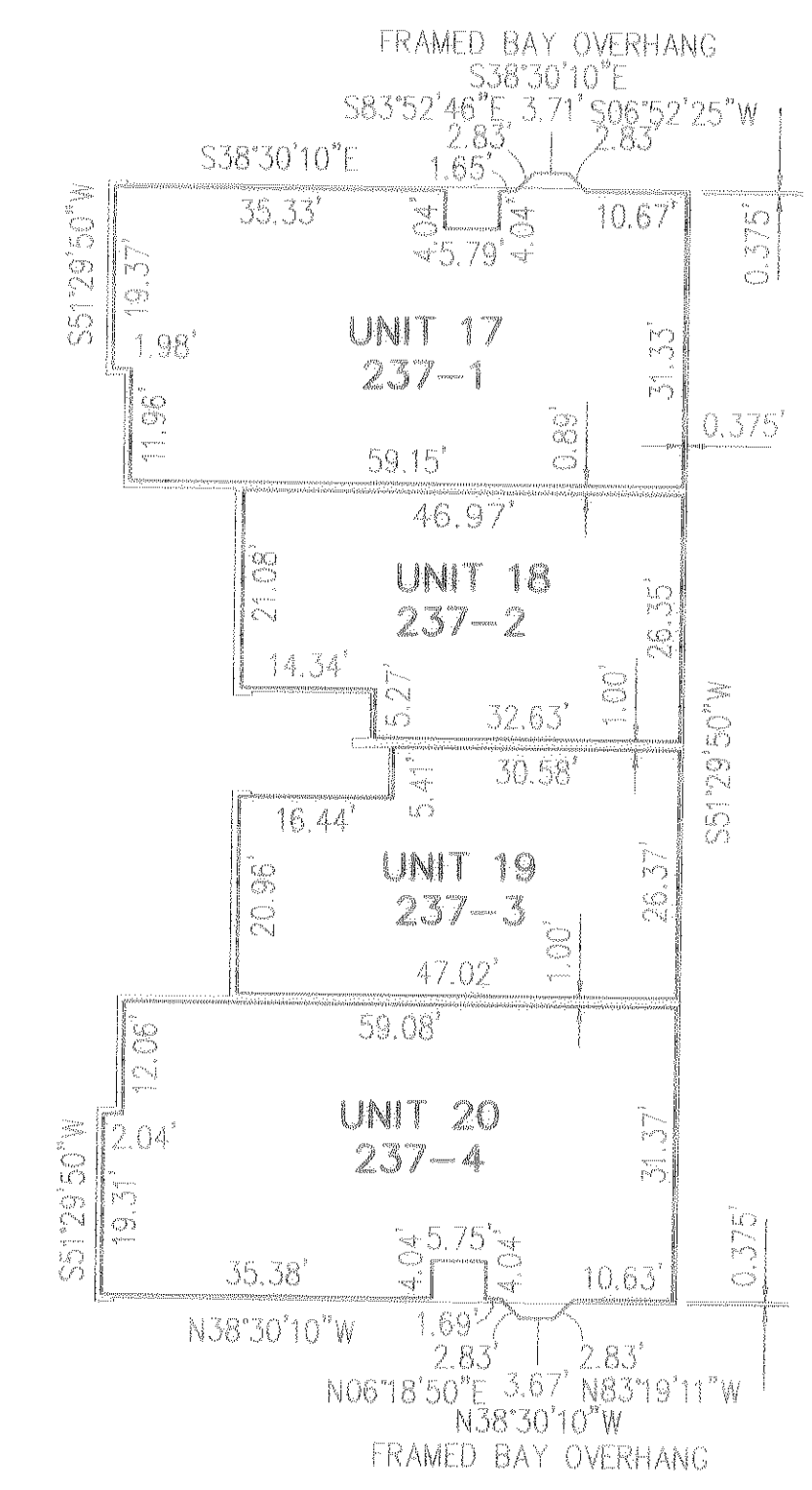


SECOND FLOOR PLAN
 (Interior Unit Dimensions)

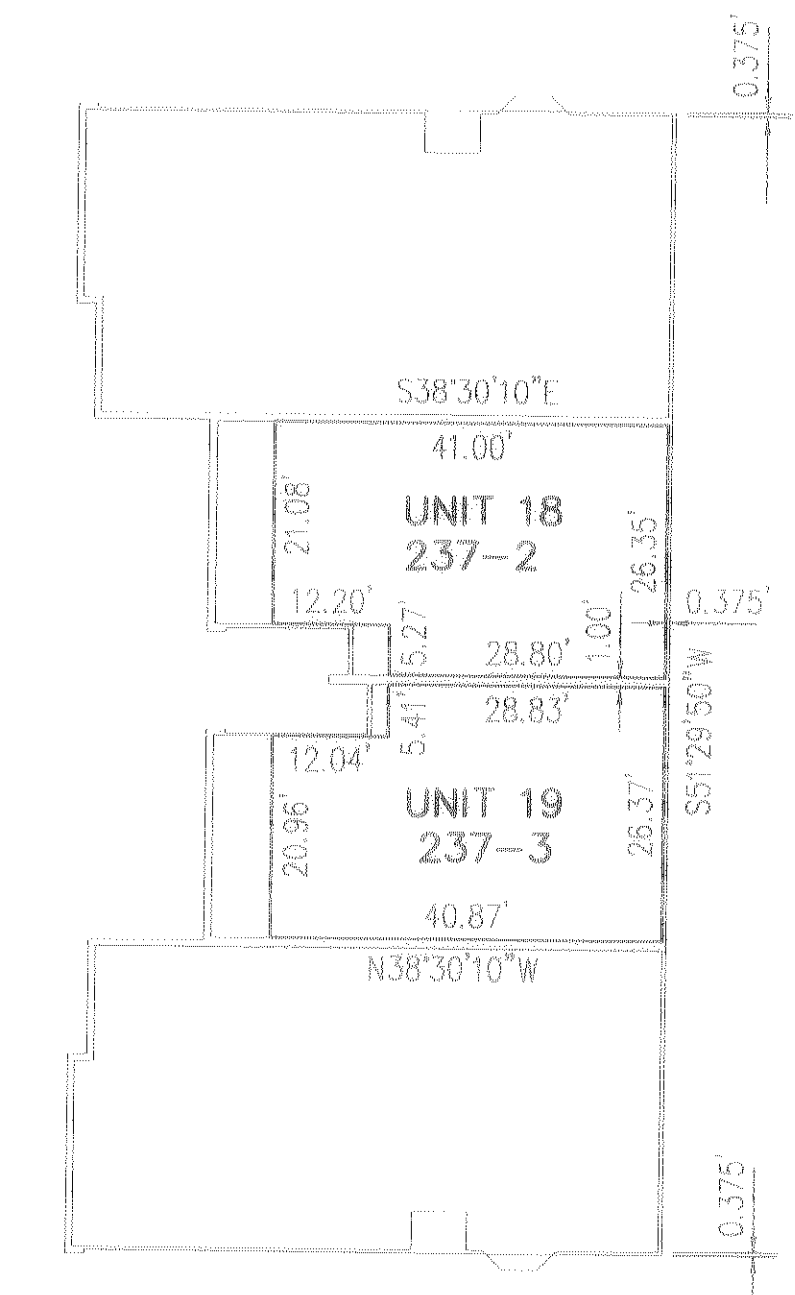


FOUNDATION PLAN
 (Exterior Building Dimensions)
 (Interior Basement Dimensions)

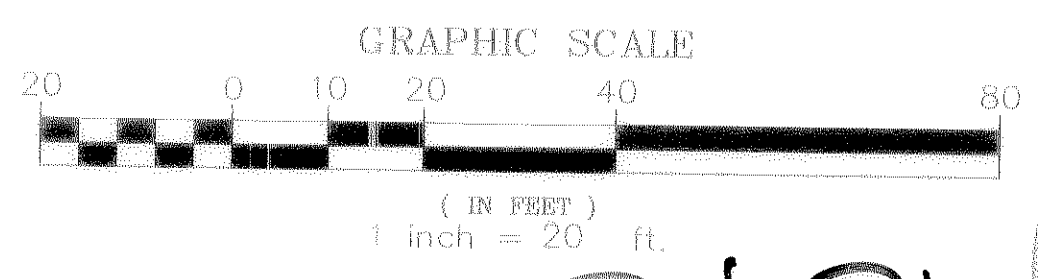
LINE	DIRECTION	DISTANCE
L13	S38°30'10"E	14.78'
L14	N51°29'50"E	5.16'
L15	N38°30'10"W	4.04'
L16	N51°29'50"E	1.00'
L17	S38°30'10"E	2.00'
L18	N51°29'50"E	4.83'
L19	N38°30'10"W	12.76'
L20	N51°29'50"E	4.92'
L21	S38°30'10"E	0.94'
L22	S74°45'21"E	5.35'
L23	N51°29'50"E	5.63'
L24	N01°37'59"W	4.17'



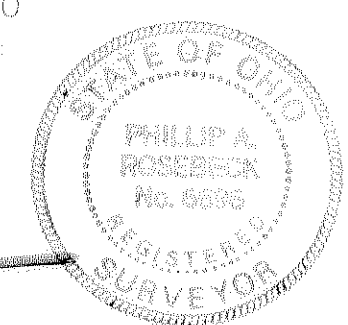
FIRST FLOOR PLAN
 (Interior Unit Dimensions)



SECOND FLOOR PLAN
 (Interior Unit Dimensions)



PHILIP A. ROSEBECK
 9-03-04

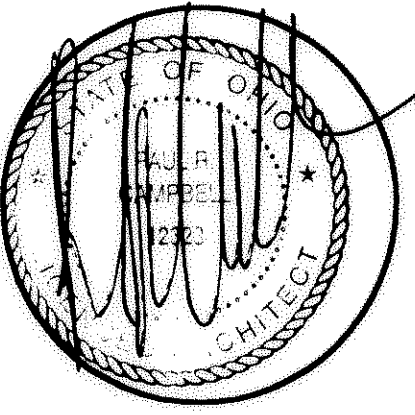


UNIT NO.	H.O.A. UNIT NO.	GARAGE FLOOR ELEVATION	FIRST FLOOR ELEVATION	SECOND FLOOR ELEVATION	BASEMENT FLOOR ELEVATION	CRAWL SPACE ELEVATION	BASEMENT FLOOR AREA (+ CRAWL)	FIRST FLOOR AREA (SQ. FT.)	SECOND FLOOR AREA (SQ. FT.)	TOTAL FLOOR AREA (SQ. FT.)	% OF INTEREST
1	235-1	635.42 (Front) 635.55 (Back)	636.06	-	-	-	-	1884	-	1884	3.9%
2	235-2	635.42 (Front) 635.54 (Back)	636.05	646.05	-	-	-	1140	997	2137	4.4%
3	235-3	635.44 (Front) 635.55 (Back)	636.05	646.05	-	-	-	1130	997	2127	4.3%
4	235-4	635.48 (Front) 635.56 (Back)	636.09	-	-	-	-	1878	-	1878	3.9%
5	234-1	635.24 (Front) 635.38 (Back)	635.78	-	-	-	-	1899	-	1899	3.9%
6	234-2	635.23 (Front) 635.38 (Back)	635.78	645.67	-	-	-	1144	991	2135	4.4%
7	234-3	635.26 (Front) 635.38 (Back)	635.78	645.67	-	-	-	1131	996	2127	4.3%
8	234-4	635.34 (Front) 635.34 (Back)	635.75	-	-	-	-	1904	-	1904	3.9%
9	232-1	635.30 (Front) 635.58 (Back)	635.90	-	-	-	-	1875	-	1875	3.8%
10	232-2	635.31 (Front) 635.59 (Back)	635.90	645.86	-	-	-	1156	1007	2163	4.4%
11	232-3	635.32 (Front) 635.55 (Back)	635.90	645.86	-	-	-	1148	1010	2158	4.4%
12	232-4	635.32 (Front) 635.55 (Back)	635.84	-	-	-	-	1875	-	1875	3.8%
13	236-1	635.16 (Front) 635.30 (Back)	637.16	-	-	-	-	1882	-	1882	3.8%
14	236-2	635.69 (Front) 635.81 (Back)	637.20	645.67	628.51	631.51	1400	1162	1013	3282	6.7%
15	236-3	635.72 (Front) 635.86 (Back)	637.20	645.67	628.51	-	735	1152	1014	2910	6.0%
16	236-4	635.21 (Front) 635.34 (Back)	637.11	-	628.42	631.42	723	1881	-	2889	5.9%
17	237-1	635.56 (Front) 635.64 (Back)	636.99	-	628.30	631.30	1404	1881	-	3285	6.7%
18	237-2	635.51 (Front) 635.64 (Back)	637.02	645.86	628.33	-	1406	1880	-	3286	6.7%
19	237-3	635.54 (Front) 635.67 (Back)	637.00	645.86	628.31	-	739	1162	1016	2917	6.0%
20	237-4	635.55 (Front) 635.68 (Back)	637.01	-	628.26	631.26	728	1151	1013	2892	5.9%
							1403	1881	-	3284	6.7%

48907 100%

NOTE:
 AT THE TIME OF THE SURVEY, NOT ALL LIMITED
 COMMON AREA WALKS, DRIVES OR PAVEMENT
 WERE IN PLACE.

Bridgeside III South
Avon Lake, Ohio



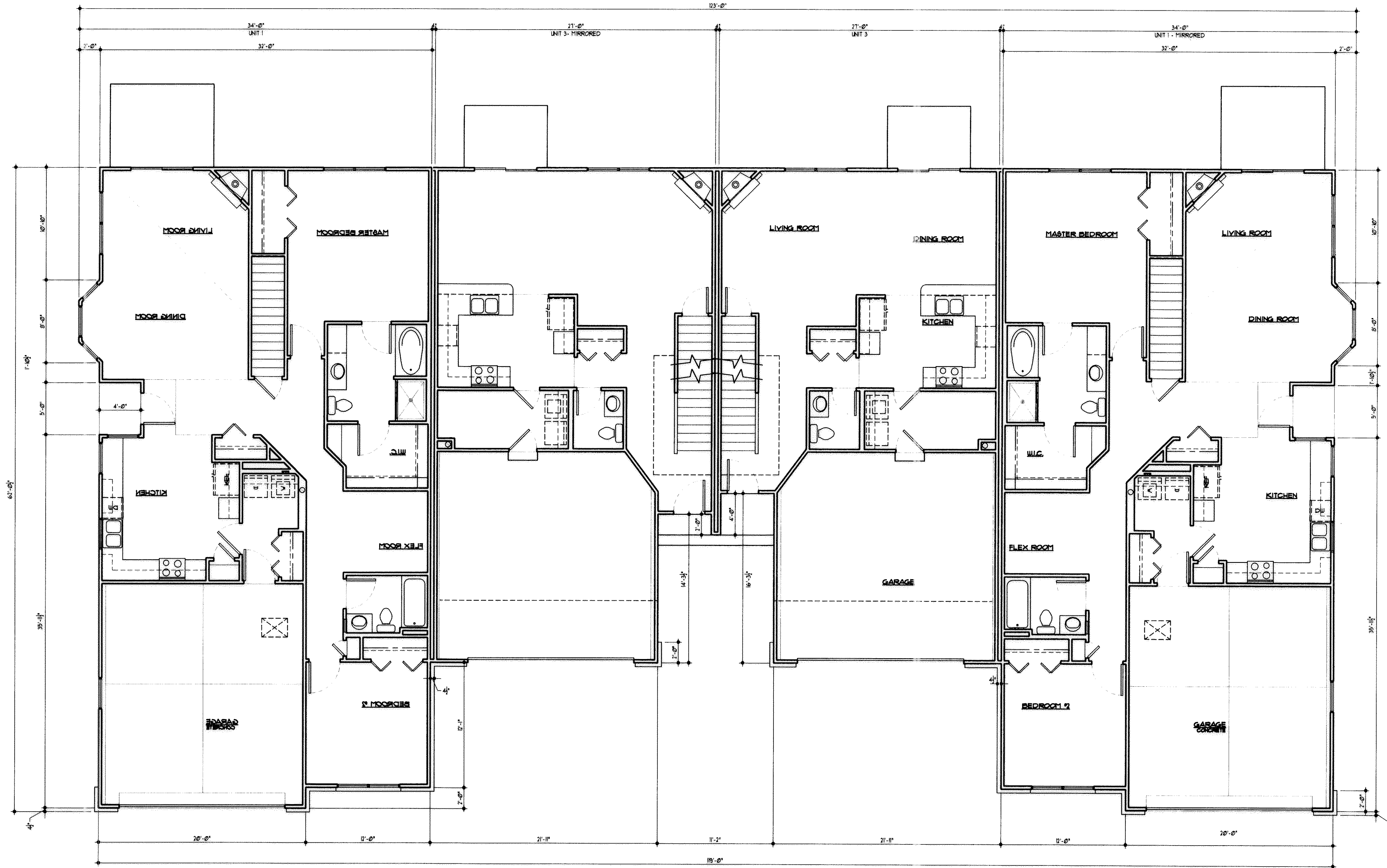
Number	Date	Issue
1	05.12.03	FOR PERMIT
2	09.03.03	CITY COMM #1

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

Title
**FIRST FLOOR
PLAN
BASEMENT**

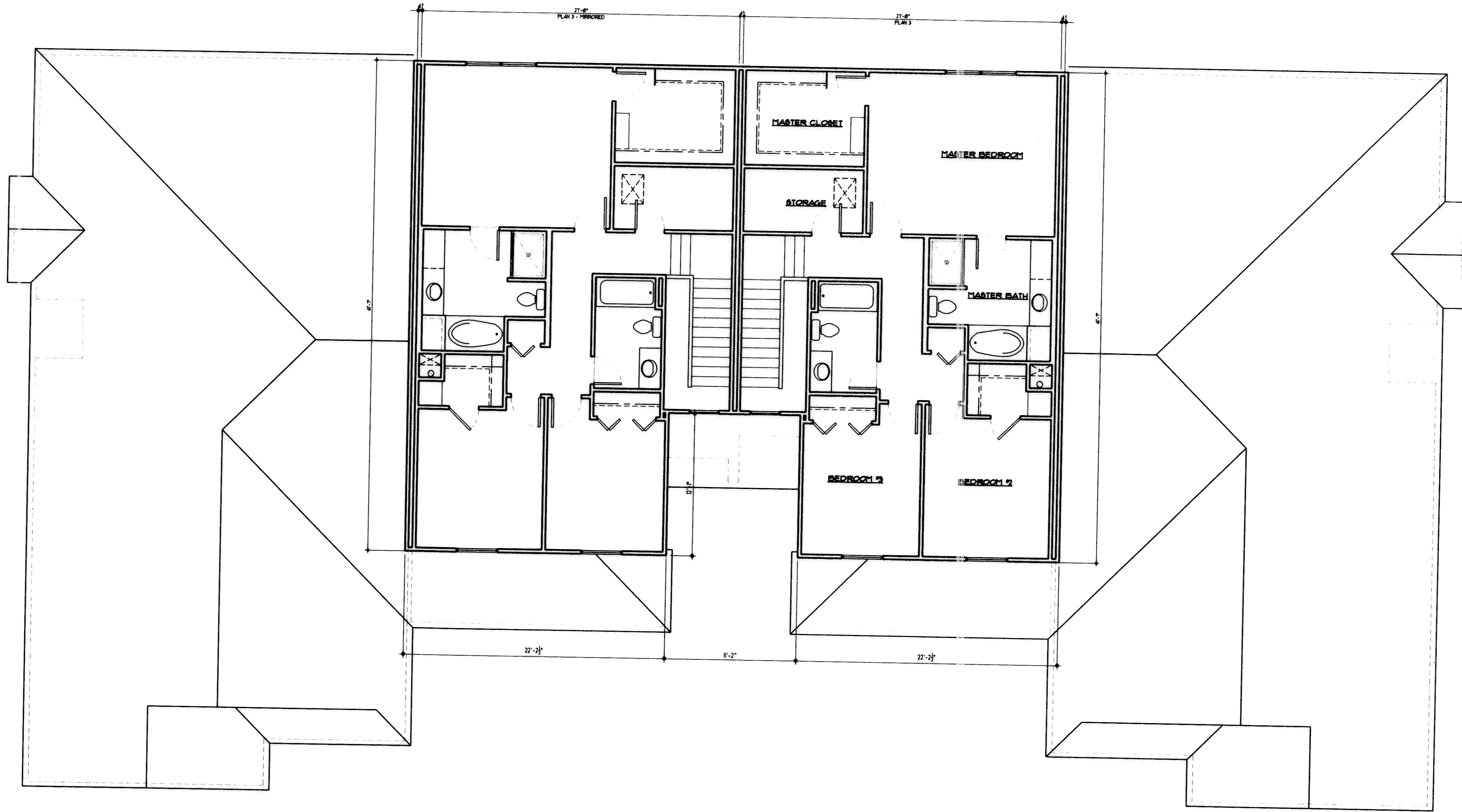
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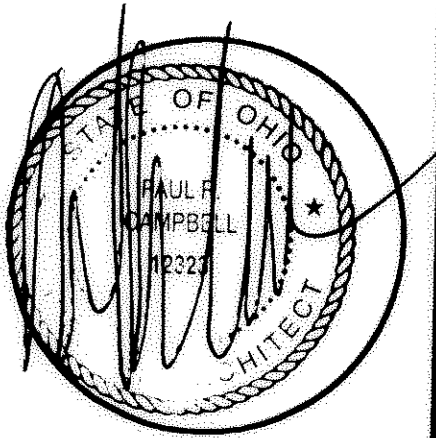


FIRST FLOOR PLAN - BASEMENT
3/16" = 1'-0"

Bridgeside III South
Avon Lake, Ohio



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



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

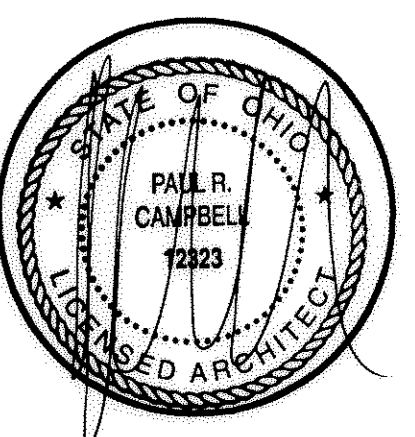
Title
SECOND FLOOR PLAN

Sheet Number
BLDG. B

A2-2

Bridgeside III South

Avon Lake, Ohio



Number	Date	Issue
1	05.12.03	FOR PERMIT
2	09.03.03	CITY COMM #1
3	10.16.03	OWNER CHANGES

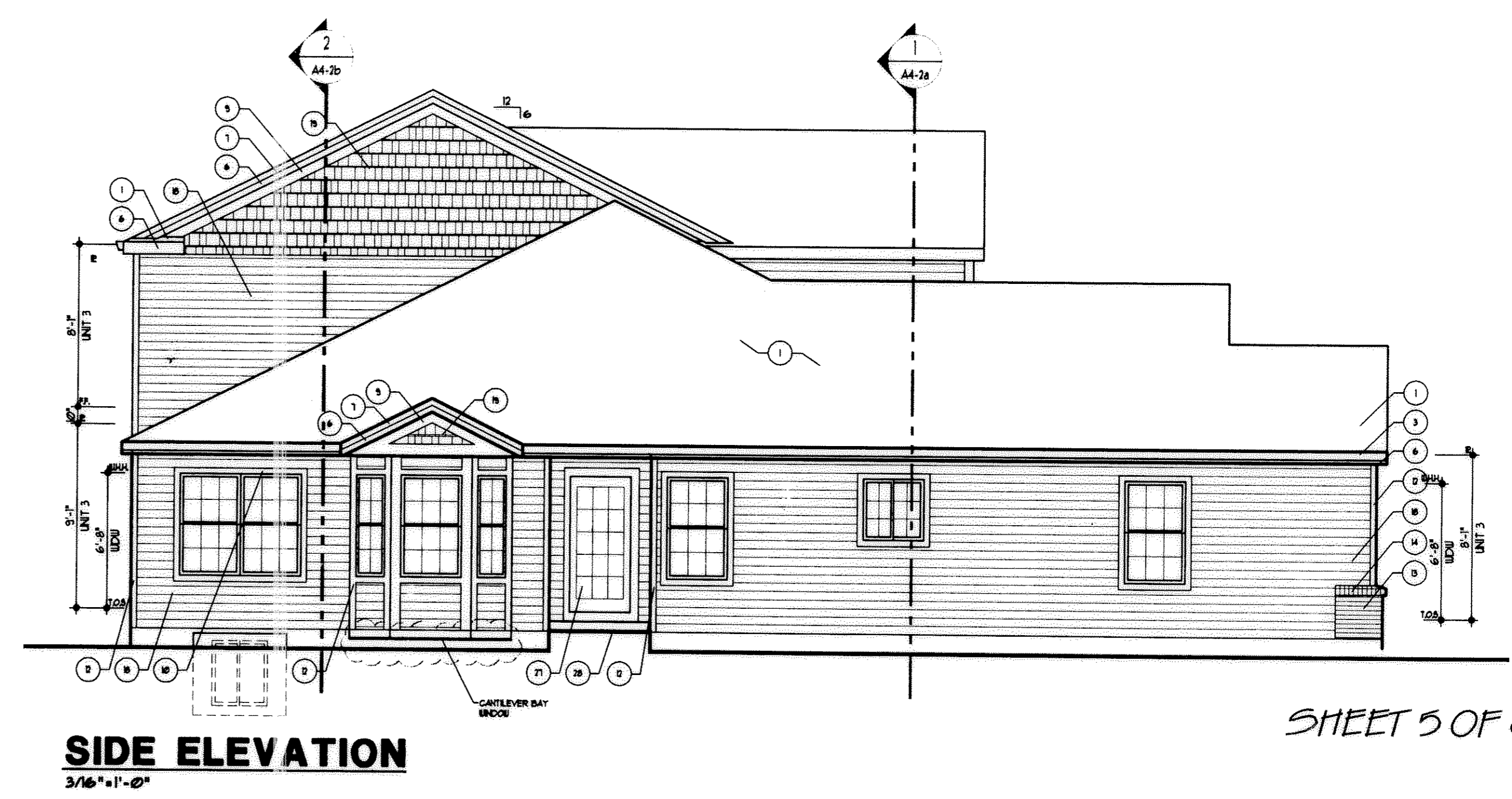
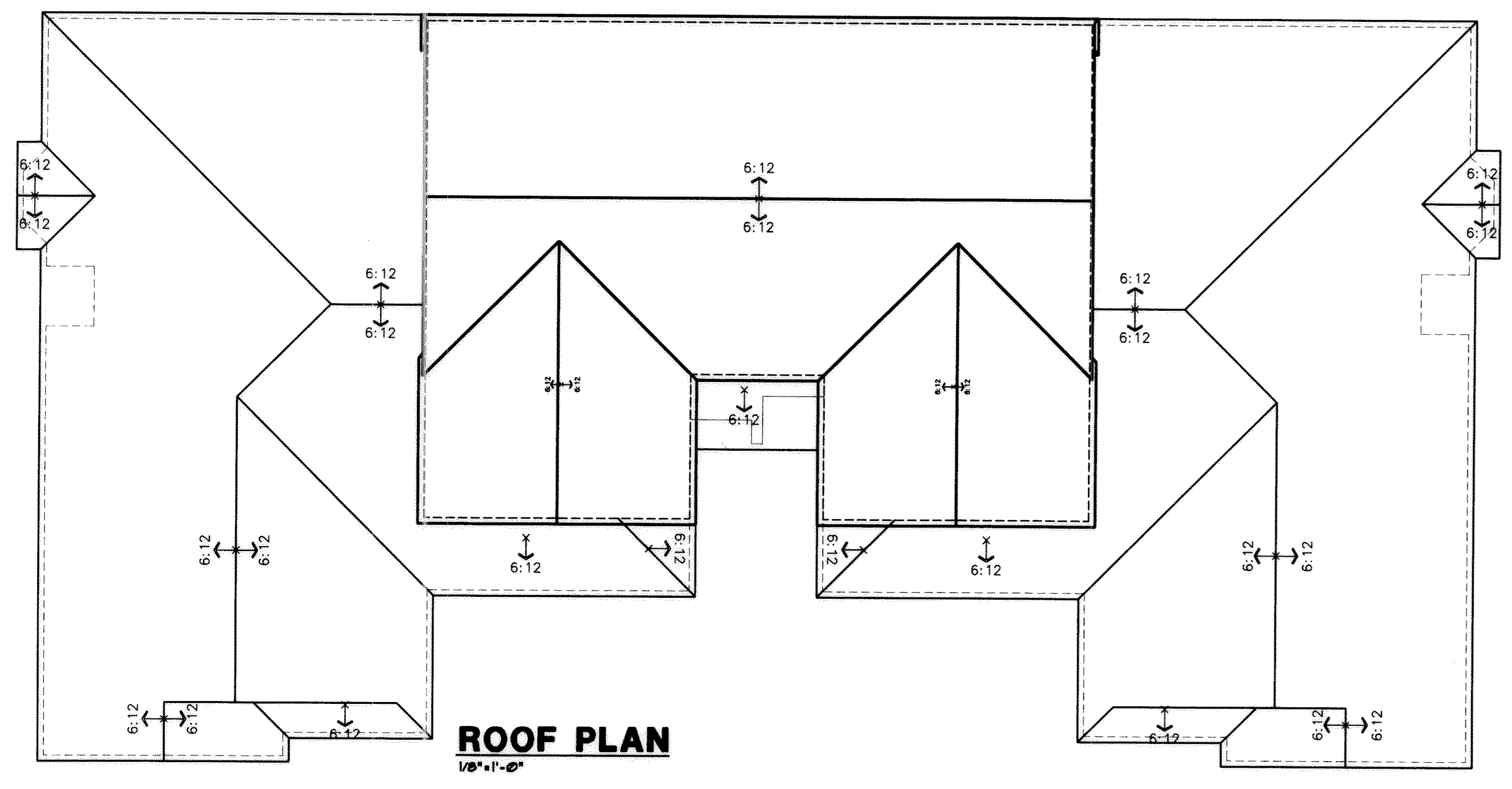
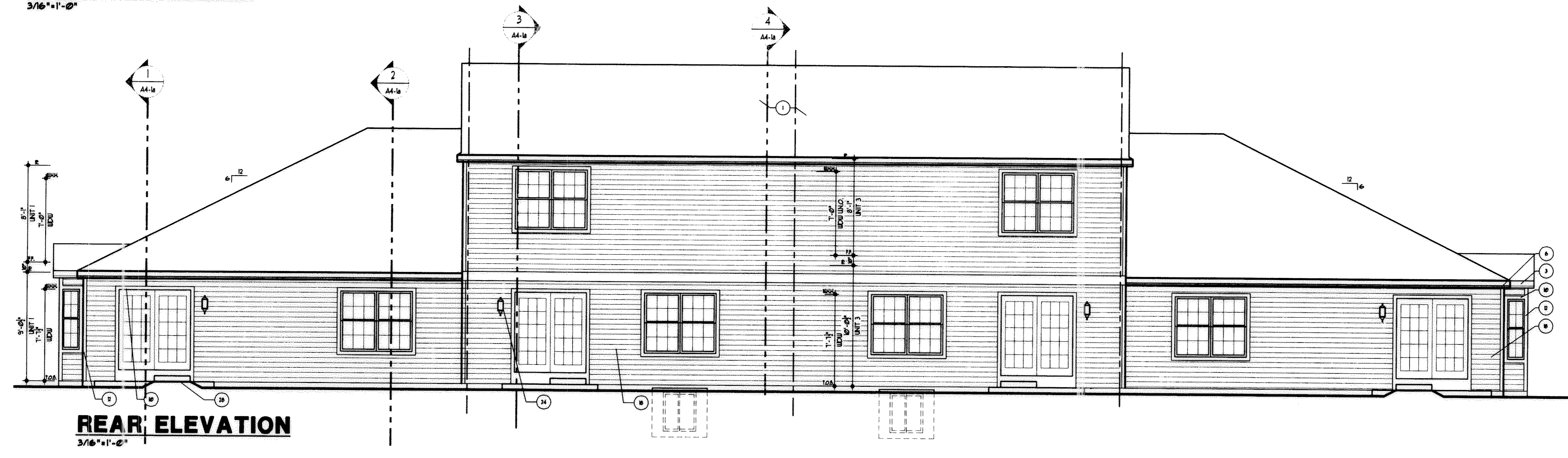
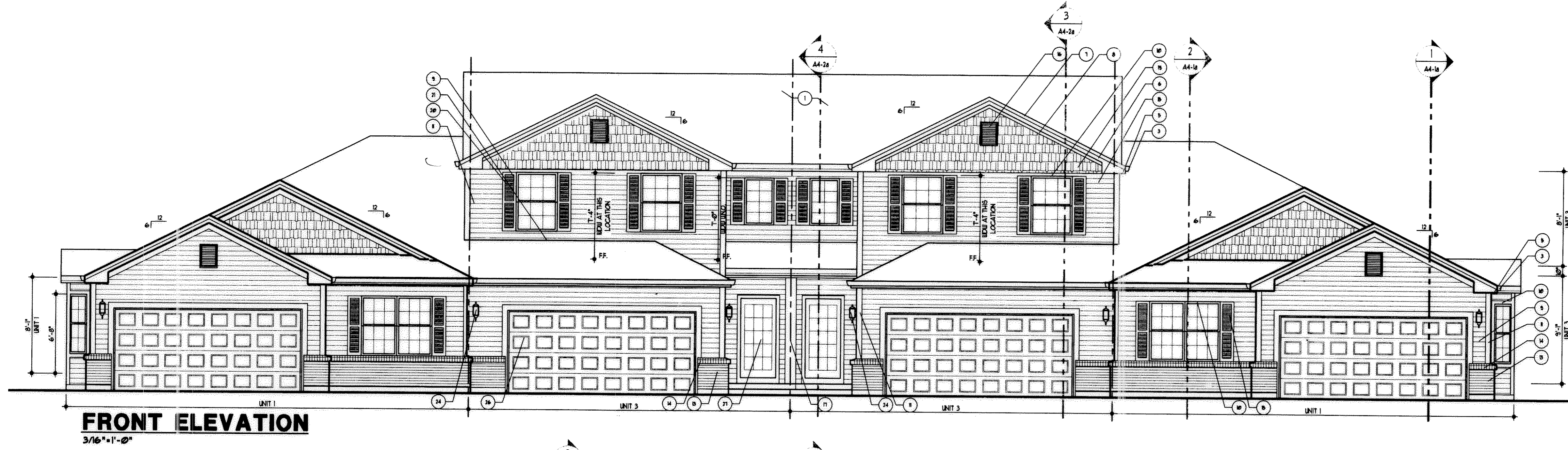
Project Architect	PRC
Project Designer	PRC
Date	09.03.03
Job Number	99062
Drawn By	JMS
Checked By	PRC

Title	ELEVATIONS BASEMENT
Sheet Number	BLDG. B A3-1a

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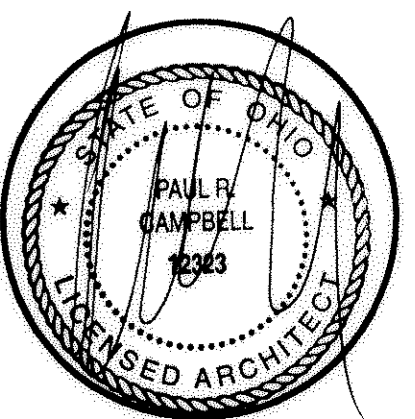
FLAG NOTES

- 1 7/45 MIN. ARCH. SHINGLE
- 2 ROOF VENTS, MIN 15 SQ 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 1/3" SHINGLE STRIP
- 8 1/4" FRIEZE
- 9 1/6" FRIEZE
- 10 PROVIDE FLASHING AND DRIP CAP OVER ALL DOORS, WINDOWS AND AT ALL TRIM TRANSITIONS
- 11 1/6" CORNER TRIM TYPICAL
- 12 1/4" CORNER TRIM TYPICAL
- 13 FACING BRICK
- 14 FACING BRICK (ROLLBACK COURSE)
- 15 DECORATIVE SHUTTERS
- 16 DECORATIVE GABLE VENT
- 17 PRIVACY WALL
- 18 VINYL SIDING (SHAKE PROFILE)
- 19 VINYL SIDING (SMOOTH PROFILE)
- 20 2 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'X7' OVERHEAD GARAGE DOOR - SEE ELEVATION FOR STYLE REQUIRED
- 27 ENTRY DOOR W/ OR W/O VISION PANELS AND SIDELIGHT W/ PEEP HOLES
- 28 MAINTAIN ACCESSIBLE ROUTE AT THIS LOCATION



SHEET 5 OF 6

Bridgeside III South
Avon Lake, Ohio



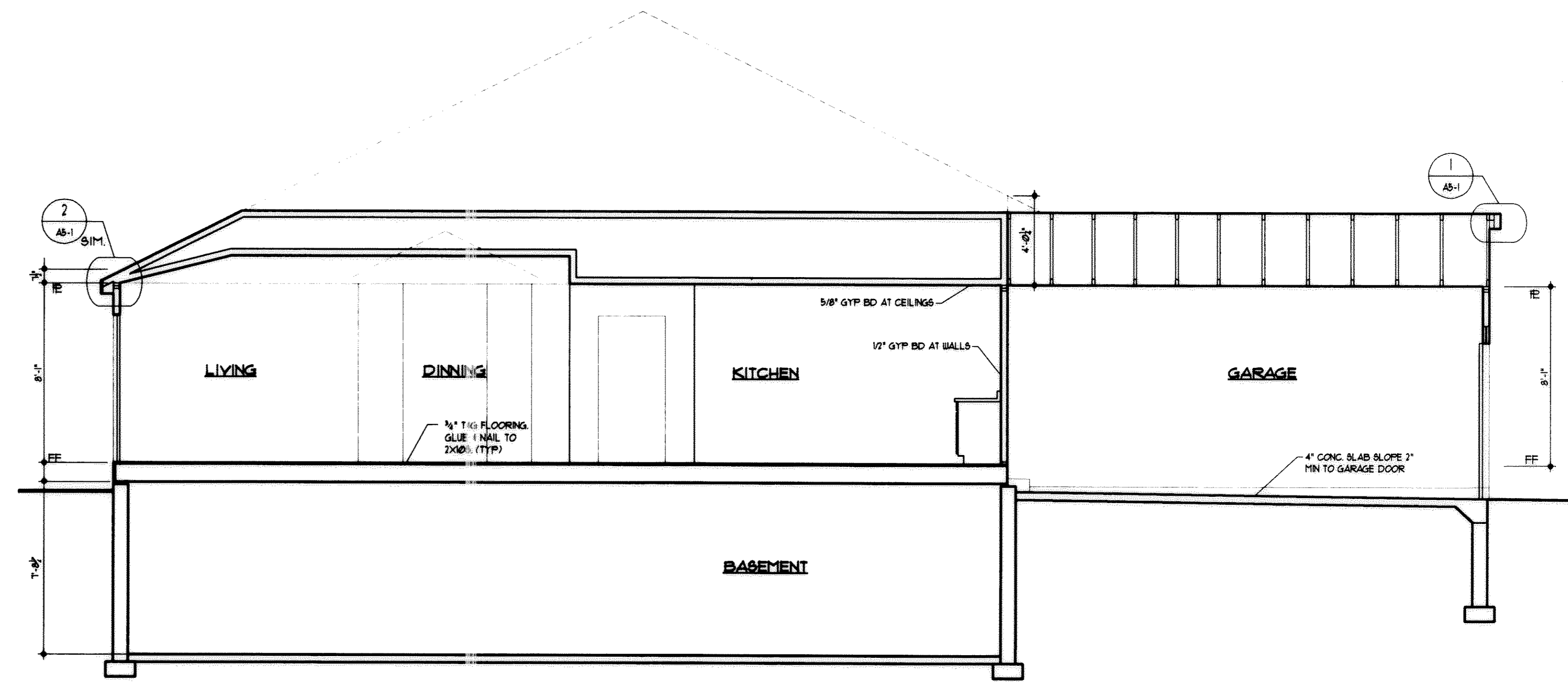
Number	Date	Issue
1	05.12.03	FOR PERMIT
2	09.03.03	CITY COMM #1
3	10.16.03	OWNER CHANGES

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

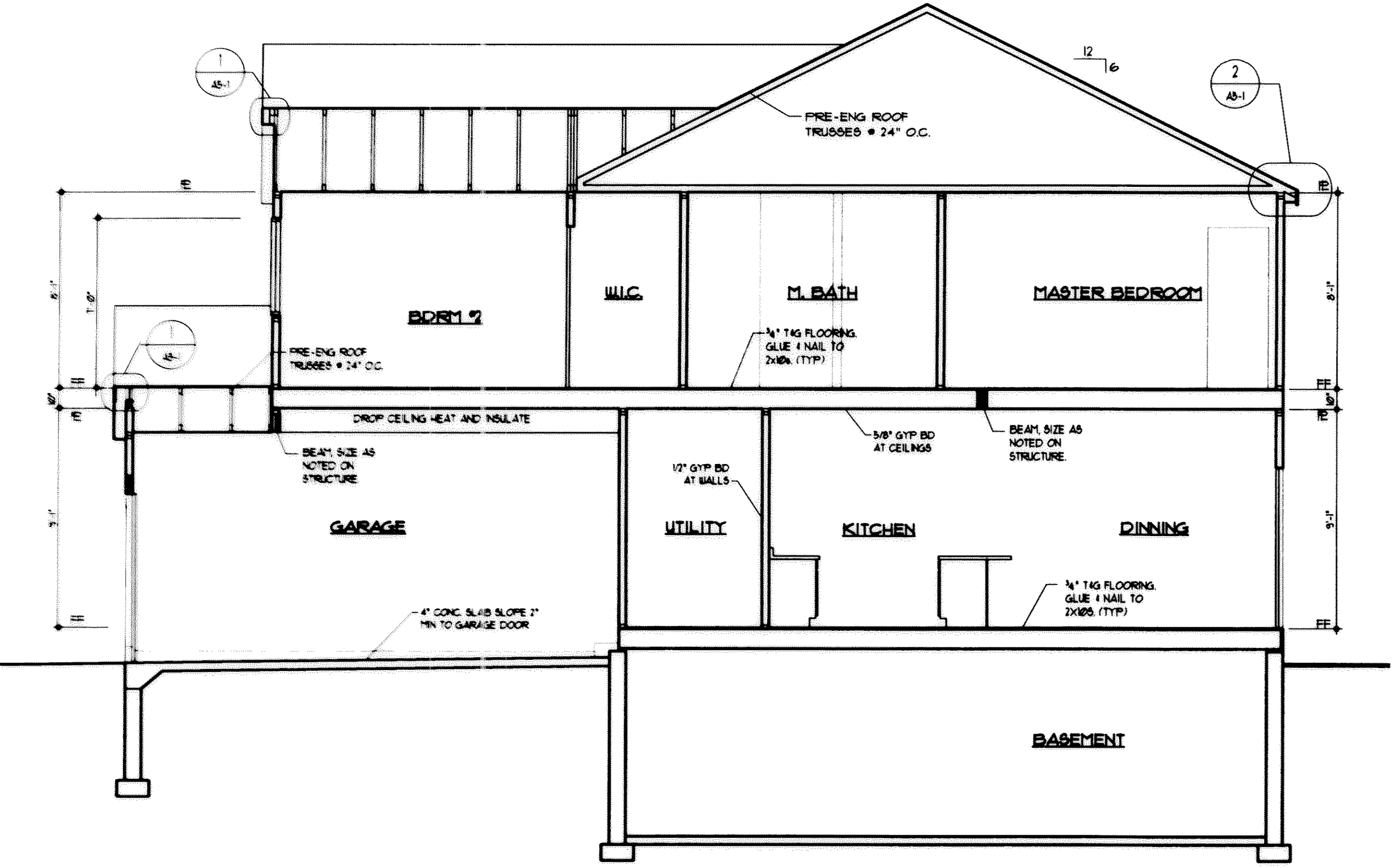
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SECTIONS BASEMENT	
Sheet Number	BLDG. B
A4-1a	

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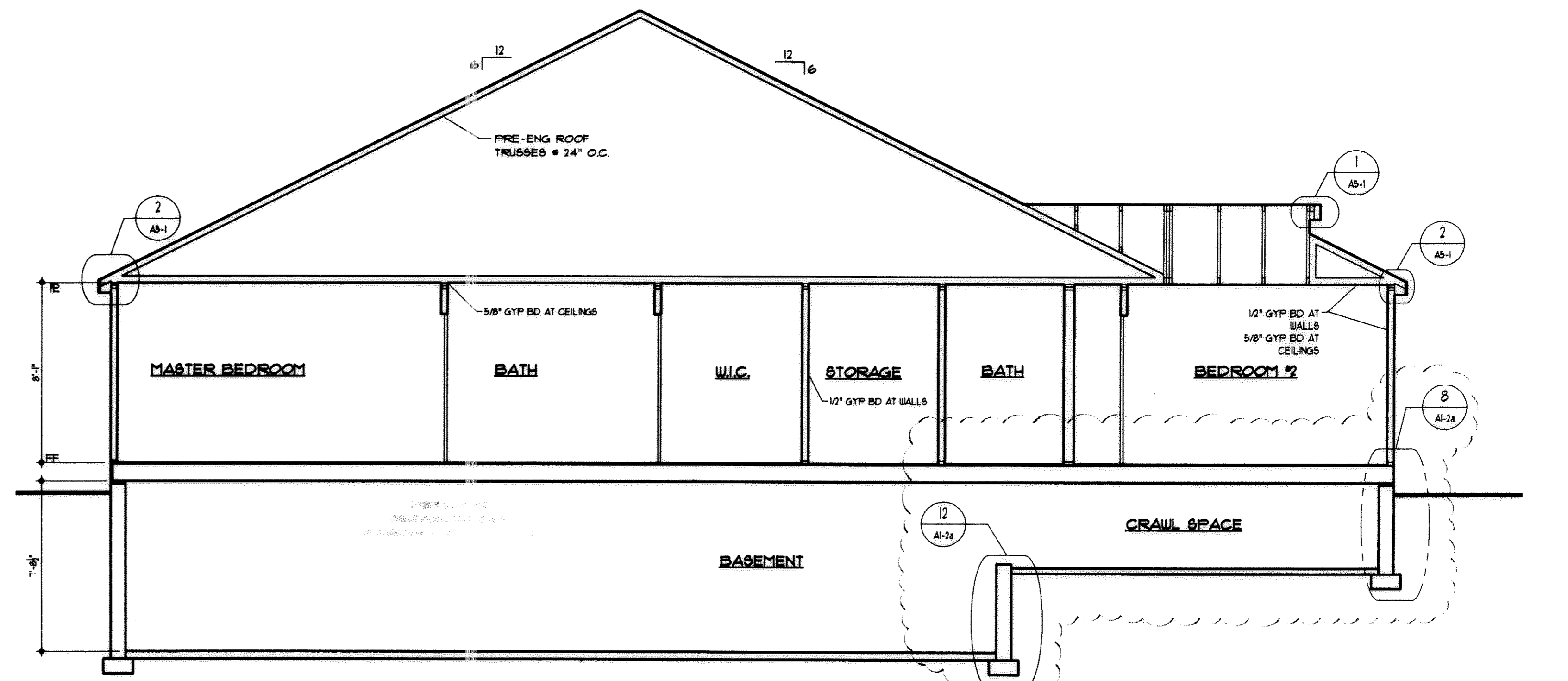
SHEET 6 OF 6



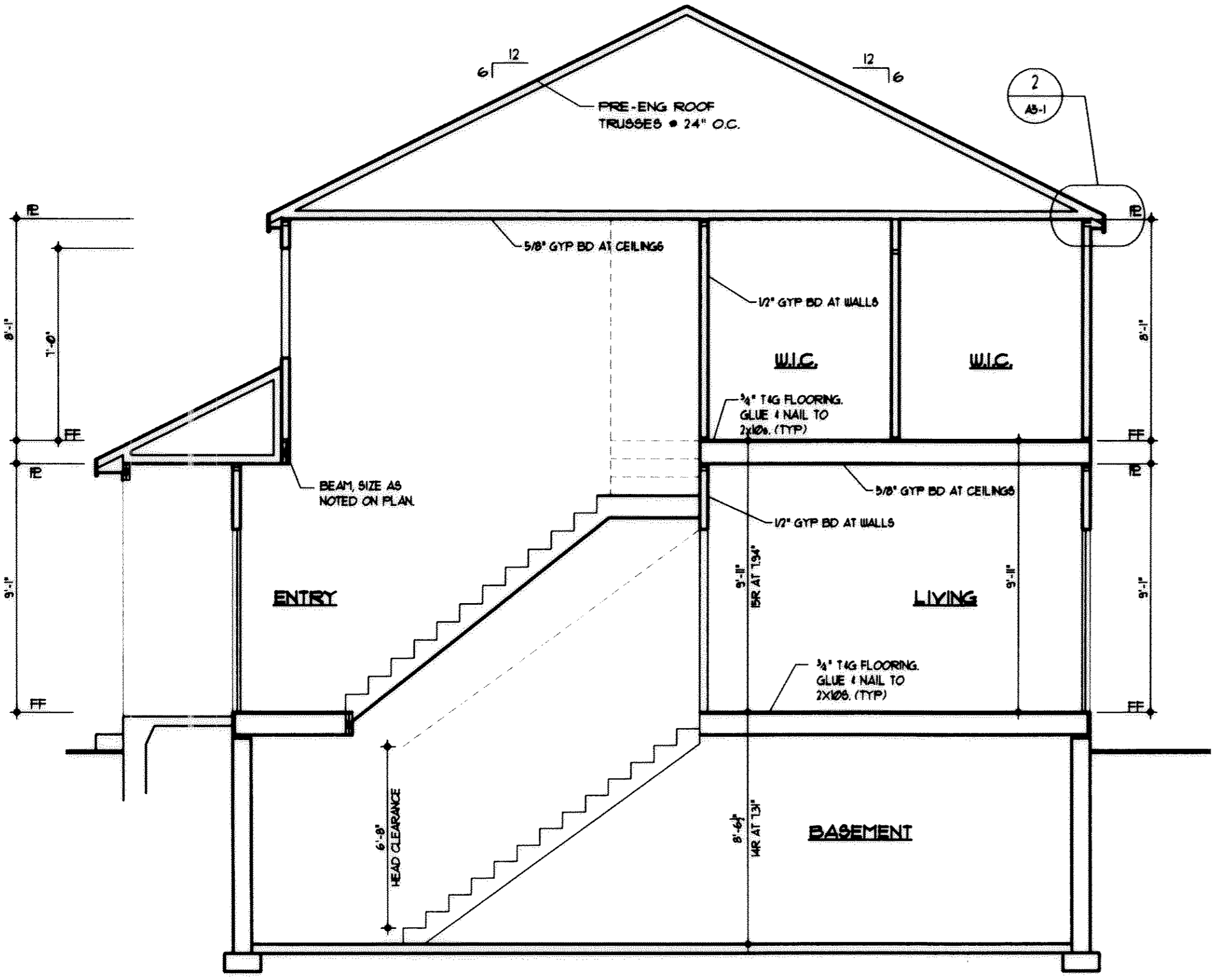
1 UNIT 1 SECTION
1/4\"/>



3 UNIT 3 SECTION
1/4\"/>



2 UNIT 1 SECTION
1/4\"/>



4 UNIT 3 SECTION
1/4\"/>