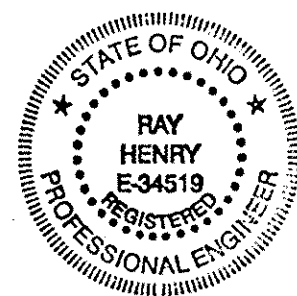
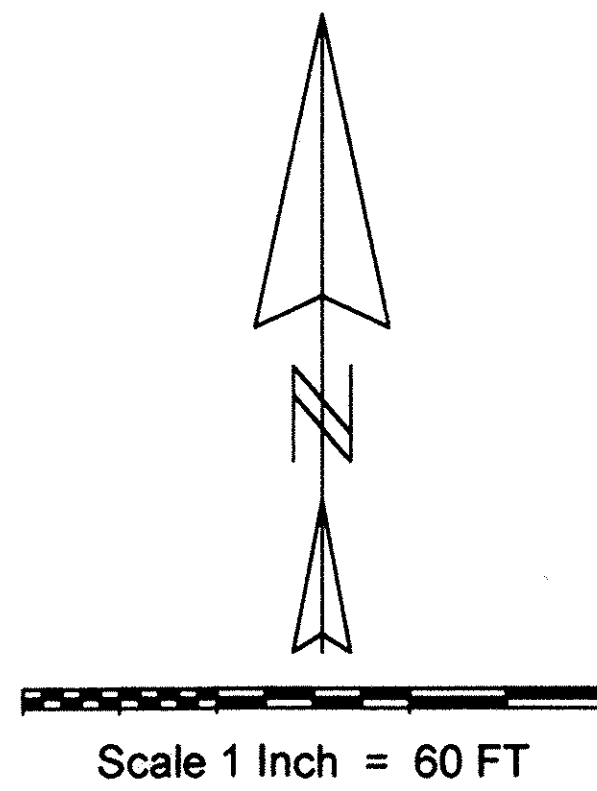
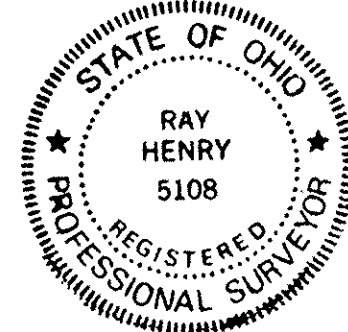


# AVON LAKE OFFICE & STORAGE CONDOMINIUMS, A COMMERCIAL CONDOMINIUM

Situated in the CITY OF AVON LAKE, AVON TWP. SECTION 8 COUNTY of LORAIN, and STATE of OHIO



I hereby certify that this description describes the Avon Lake Office & Storage Condominiums and that the drawings accurately show each building as built or constructed, and accurately reflect the location of improvements and recorded easements, with respect to the boundaries as shown.



Line	Bearing	Distance
2	N 89°44'30" E	9.15'
3	S 89°45'10" W	10.00'
4	S 89°45'10" W	60.00'
5	N 78°59'21" E	81.48'
6	N 78°59'21" E	117.72'
9	N 16°47'12" E	68.95'
10	N 89°44'15" E	0.85'
11	N 89°46'06" W	30.00'
12	N 89°46'06" W	30.00'
13	N 89°46'06" W	30.00'
14	N 89°46'06" W	30.00'
15	N 00°13'54" E	20.00'
16	N 00°13'54" E	40.00'
17	N 11°00'39" W	40.00'
18	S 00°15'30" E	40.00'

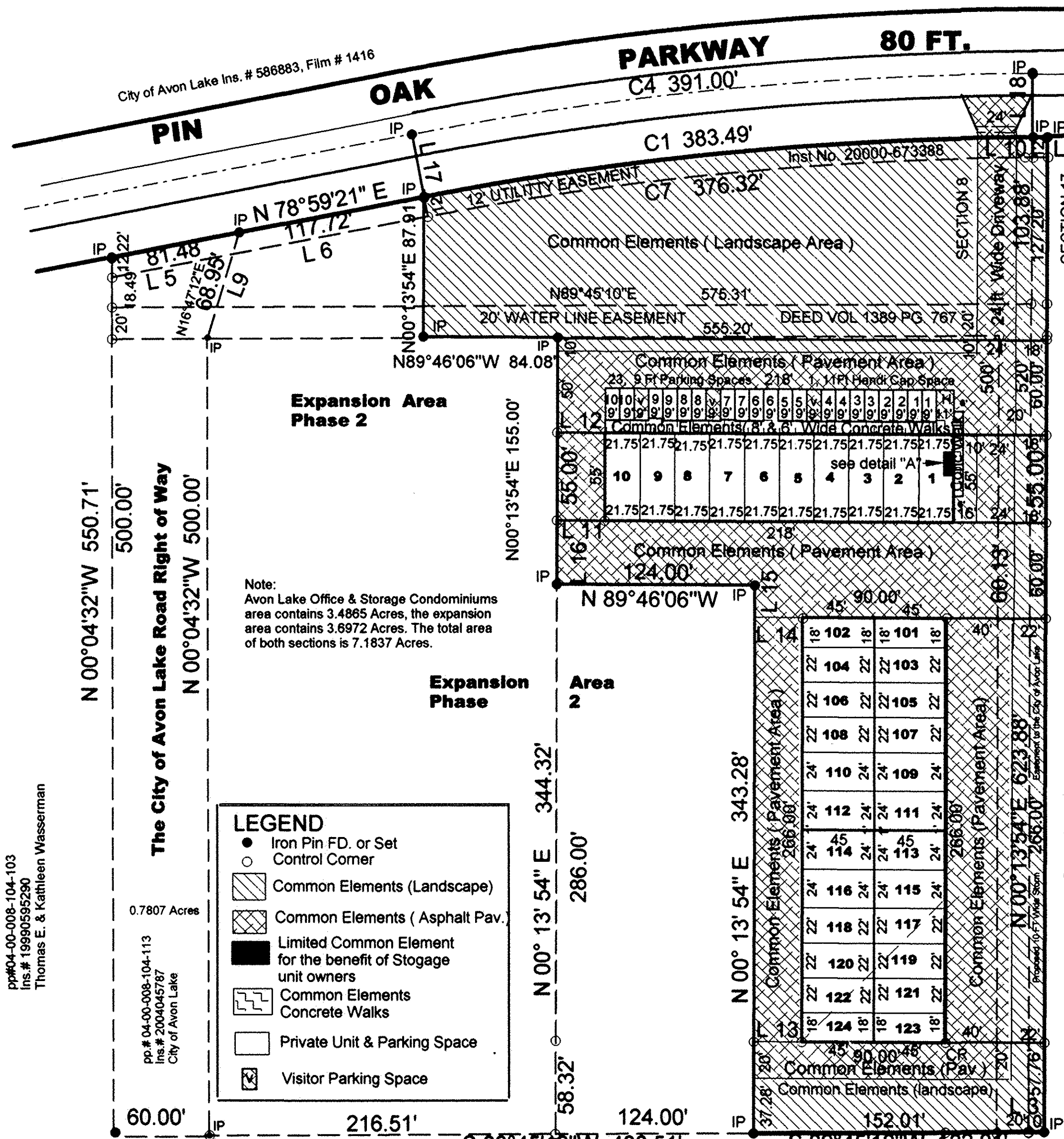
The Declaration of Condominium and By-Laws of the Unit Owners Association are recorded in Instrument Number [redacted] in the official records of Lorain County Ohio, as amended by amendment to Declaration and By-Laws of Avon Lake Office & Storage Condominiums.

The percentage of interest in the common elements which is owned by each unit is set forth in the Condominium Declaration.

### COUNTY OFFICIALS

Lorain County Engineer \_\_\_\_\_ Date \_\_\_\_\_

Lorain County Auditor \_\_\_\_\_ Date \_\_\_\_\_



**LEGEND**

- Iron Pin FD. or Set Control Corner
- ▨ Common Elements (Landscape)
- ▨ Common Elements (Asphalt Pav.)
- ▨ Limited Common Element for the benefit of Storage unit owners
- ▨ Common Elements Concrete Walks
- ▨ Private Unit & Parking Space
- ▨ Visitor Parking Space

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	10°45'09"	2043.48'	383.49'	192.31'	382.93'	N 84°21'56" E
4	10°45'09"	2083.48'	391.00'	196.08'	390.43'	N 84°21'56" E
7	10°45'09"	2031.48'	376.32'	188.70'	375.78'	N 84°21'56" E

pp# 04-00-008-104-008  
City of Avon Lake  
D. V. 1194 Pg. 349

pp# 04-00-017-102-207  
C.R.V. 966 Pg. 227  
Edward T. & Robert R. Noll  
Irish Heritage Club Inc.

pp# 04-00-017-102-056  
C.R.V. 966 Pg. 227  
Irish Heritage Club Inc.

### LEGAL DESCRIPTION PHASE 1

Situated in the City of Avon Lake, County of Lorain, and State of Ohio, Being Known as part of Avon Township Section No. 8; said parcel being more definitely described as follows:  
Beginning at an iron pin found in a monument box at the intersection of the centerline of Pin Oak Parkway 80 feet wide, and the centerline of Belden Road;  
Thence S 89° 44' 30" West in the centerline of Pin Oak Parkway 80 Ft.; a distance of 2346.37 feet to an iron pin in a monument box at the point of tangency in said centerline;  
Thence S 00° 15' 30" East, a distance of 40.00 feet to a capped iron pin, found in the southerly right of way of Pin Oak Parkway 80 Ft; said point is the PRINCIPAL POINT OF BEGINNING;  
Thence North 89° 44' 30" East in the southerly Right of way of Pin Oak Parkway 80 Ft., a distance of 9.15 feet to a capped iron pin fd.;  
Thence S 00° 13' 54" West a distance of 623.88 feet to a 1" iron pin fd.;  
Thence South 89° 45' 10" West a distance of 182.01 feet to an iron pin set, and capped "HENRY PS OH 5108";  
Thence N 00° 13' 54" East a distance of 343.28 feet to an iron pin set, and capped "HENRY PS OH 5108";  
Thence N 89° 46' 06" West a distance of 124.00 feet to an iron pin set, and capped "HENRY PS OH 5108";  
Thence N 00° 13' 54" East a distance of 155.00 feet to an iron pin set, and capped "HENRY PS OH 5108";  
Thence N 89° 46' 06" West a distance of 84.08 feet to an iron pin set, and capped "HENRY PS OH 5108";  
Thence N 00° 13' 54" East a distance of 87.91 feet to a capped iron pin fd. at the point of curvature in the south right of way of Pin Oak Parkway 80 Ft.; Thence 383.49 feet along the arc of the curve deflecting to the right in the south right of way of Pin Oak Parkway to the point of tangency of the said curve at the PRINCIPAL POINT OF BEGINNING, said curve has a radius of 2043.48 feet, a central angle of 10° 45' 09" and a chord of 382.93 feet which bears North 84°21'56" East and containing 3.4865 acres of land more or less, subject however, to all prior easements of record. Surveyed by Ray Henry P.S. OH 5108, in October of 2004. Bearings are referenced to those appearing on the improvement plans for Pin Oak Parkway 80 Ft. wide, prepared for the City of Avon Lake in the year of 1998.

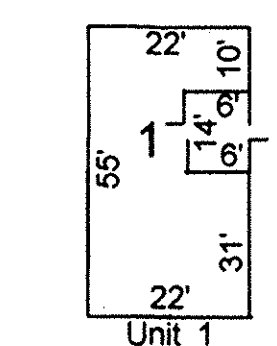
### STORAGE CONDOMINIUM UNIT DIMENSIONS

STORAGE UNIT NUMBER	WIDTH	DEPTH	HEIGHT
1 to 10	21.75 Ft	55 Ft	16 Ft
101 & 102	18 Ft	45 Ft	16 Ft
103 to 108	22 Ft	45 Ft	16 Ft
109 to 112	24 Ft	45 Ft	16 Ft
113 to 116	24 Ft	45 Ft	16 Ft
117 to 122	22 Ft	45 Ft	16 Ft
123 to 124	18 Ft	45 Ft	16 Ft

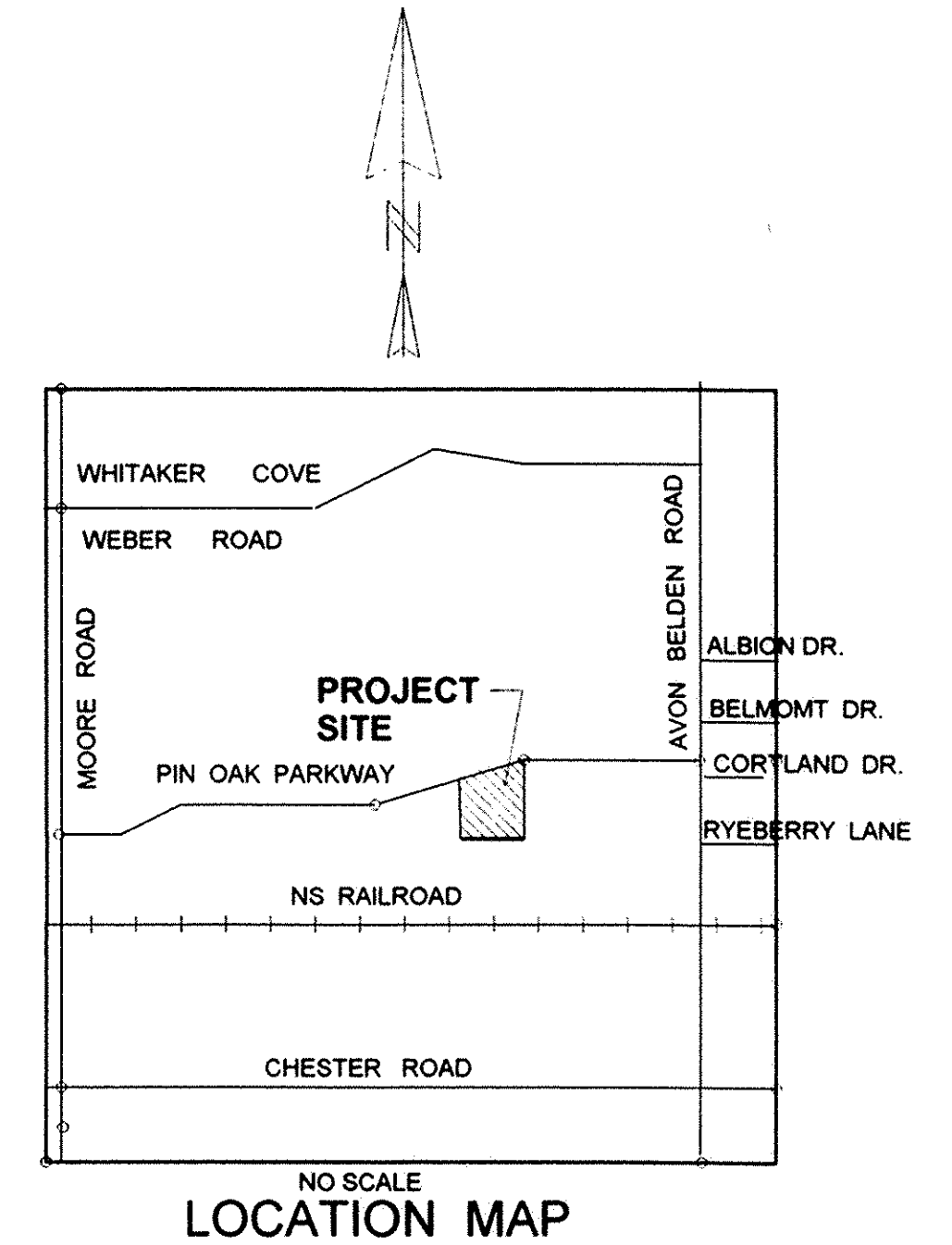
Common Element Ownership Per Unit Percentage

UNIT	Percentage each
1 to 10	4.02%
101 & 102	2.04%
103 to 108	2.49%
109 to 116	2.72%
117 to 122	2.49%
123 & 124	2.04%

Pursuant to Section 4(A) of the Declaration of Avon Lake Office & Storage Condominiums, Units 1 through 10 include the designated parking spaces depicted on the drawing. As shown herein, the parking spaces are each labeled with a number corresponding with the unit the parking space is a part of.

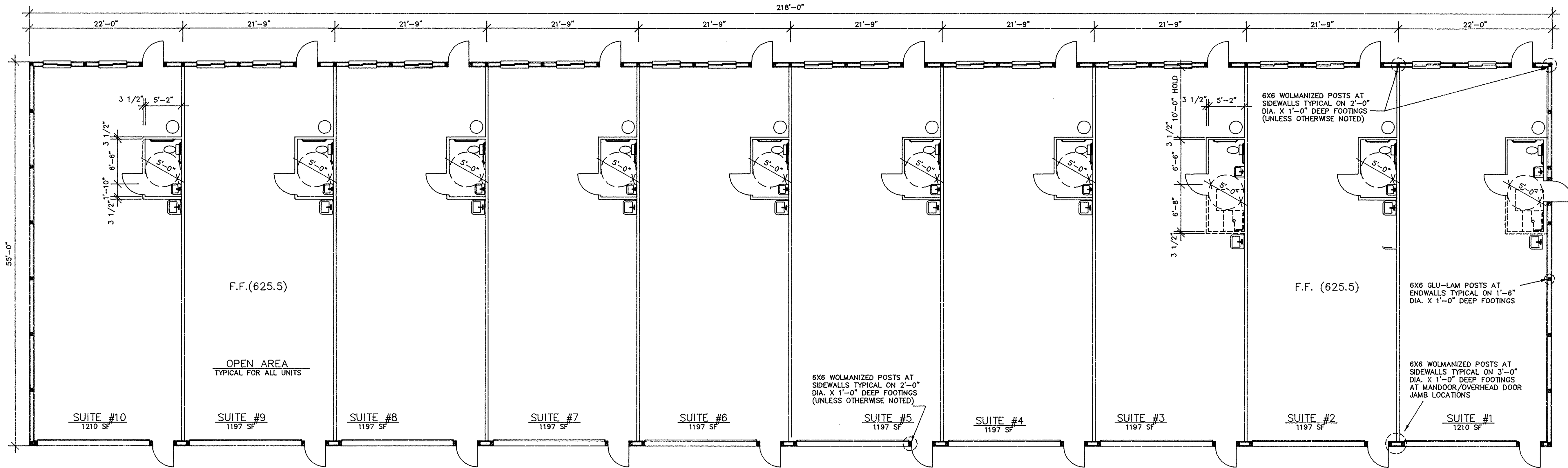


Limited Common Element for the benefit of each Storage Unit Owner  
**DETAIL "A"**  
No Scale



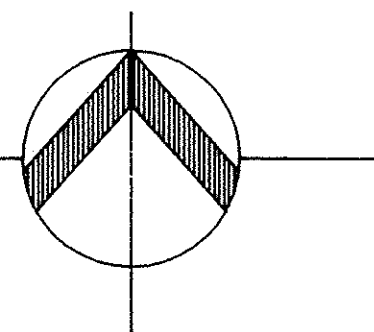
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at 12:30 clock P.M. in RECORD  
VOL. 83 JUDITH M. NEDWICK  
PAGE 271 Lorain County Recorder  
28 21 30 incl.  
BOY. ELTA

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-222  
OHIO REV. CODE  
DEC 30 2004  
MARK P. STEWART  
LORAIN COUNTY AUDITOR



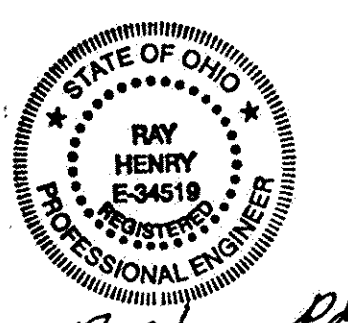
FLOOR PLAN

1/8" = 1'-0" 11,990 SF



PIN OAK PARKWAY STORAGE CONDOMINIUMS BUILDING A  
LORAIN COUNTY  
32961 PIN OAK PARKWAY

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
DEC 30 2004  
MARK R. STEWART  
LORAIN COUNTY AUDITOR



RAY HENRY P.E.  
RAY HENRY

COMMON ELEMENT OWNERSHIP  
PER UNIT PERCENTAGE

UNIT	PERCENTAGE EACH
1 TO 10	4.02%

RAYMOND HENRY  
PROFESSIONAL ENGR  
NO. E-34519

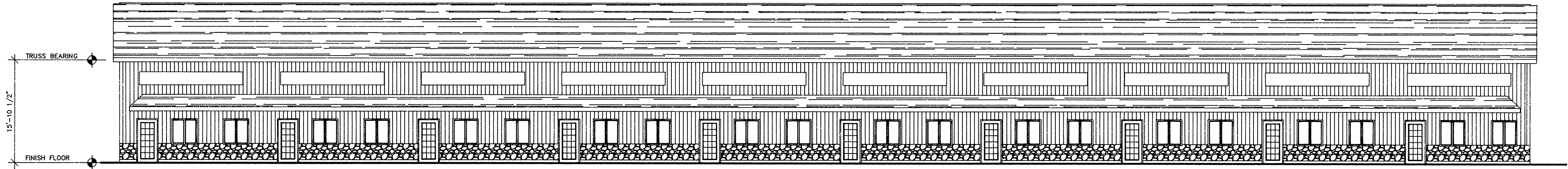


048380 # 2160

048380 #2160

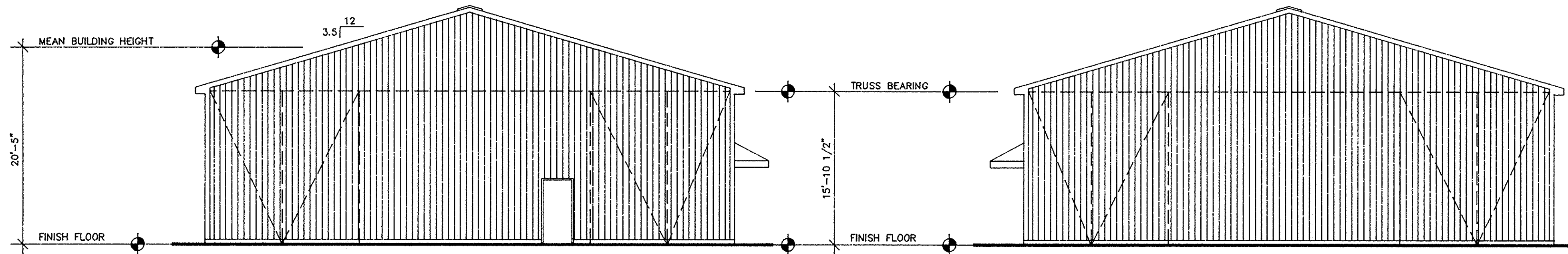
DATE  
7/15/04

AVON LAKE, OHIO 44012



NORTH ELEVATION

1/8" = 1'-0"

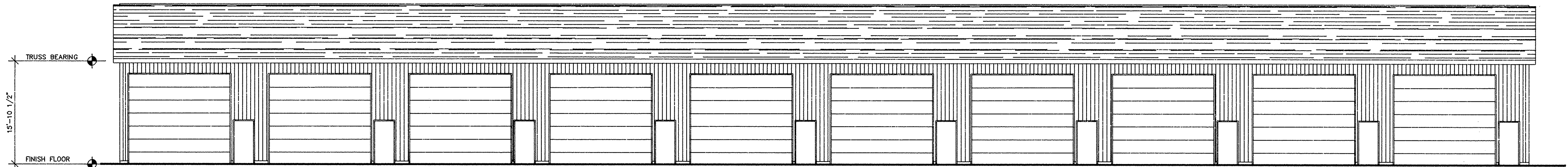


EAST ELEVATION

1/8" = 1'-0"

WEST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

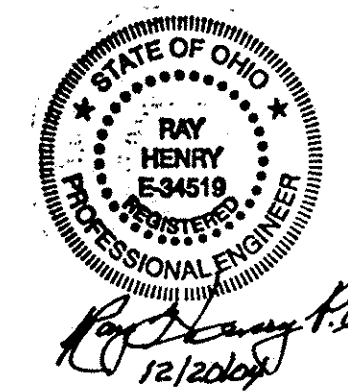
PIN OAK PARKWAY STORAGE CONDOMINIUMS BUILDING A  
LORAIN COUNTY

04-04  
3

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE

DEC 30 2004

MARK R. STEWART  
LORAIN COUNTY AUDITOR



RAYMOND HENRY  
PROFESSIONAL ENGR  
NO. E-34519

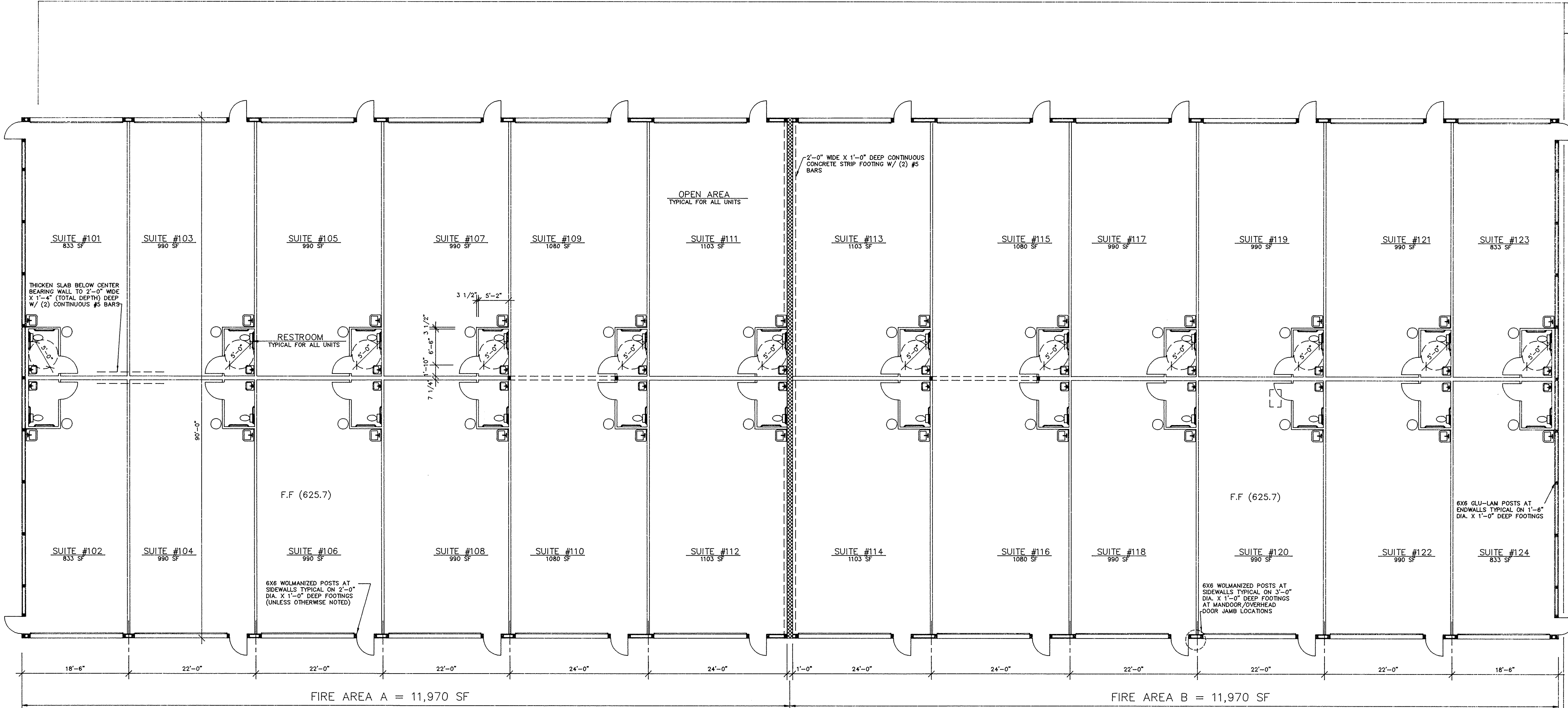
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83/28

048380 #2160

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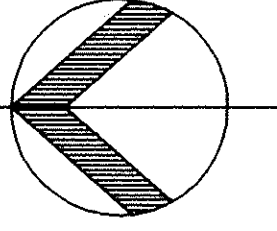
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7/15/04



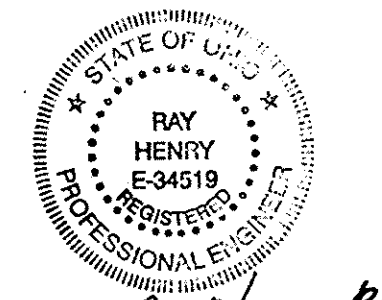
PIN OAK PARKWAY STORAGE CONDOMINIUMS BUILDINGS C & D  
32961 PIN OAK PARKWAY

FLOOR PLAN

1/8" = 1'-0"  
A = 11,970 SF  
B = 11,970 SF



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IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
DEC 30 2004  
MARK R. STEWART  
LORAIN COUNTY AUDITOR



RAY HENRY  
12-2004

4  
5

RAYMOND HENRY  
PROFESSIONAL ENGR  
NO. E-34519

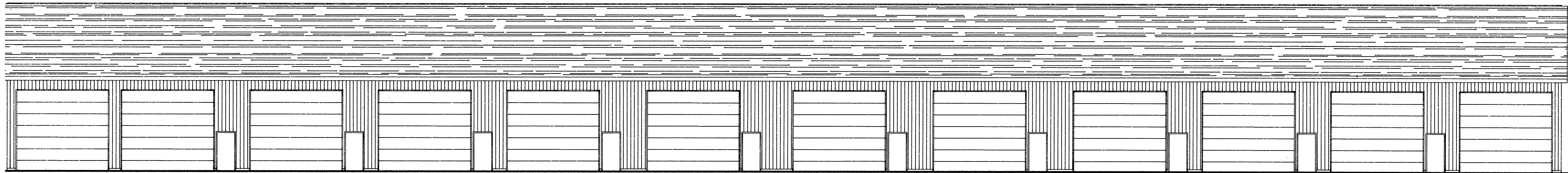


048380 #2160

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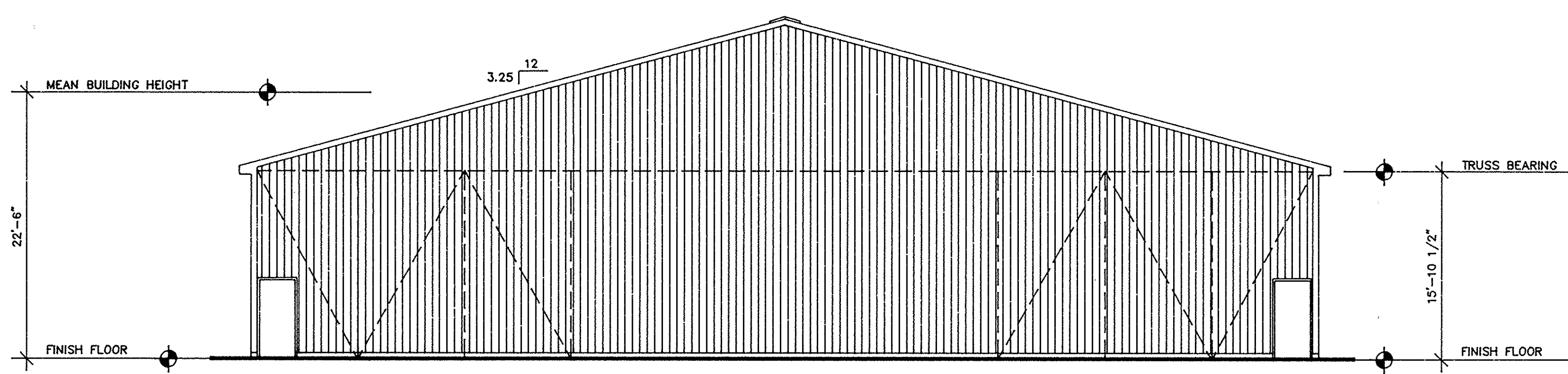
DATE  
7/15/04

AVON LAKE CH# 44013



WEST ELEVATION (EAST ELEVATION OPPOSITE HAND)

1/8" = 1'-0"



NORTH/SOUTH ELEVATION

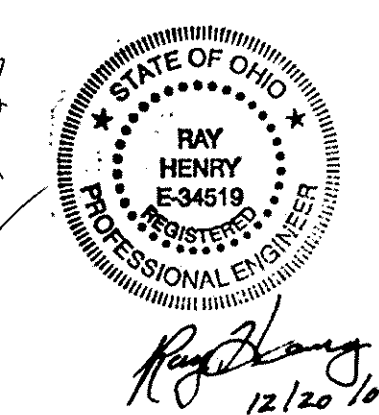
1/8" = 1'-0"

PIN OAK PARKWAY STORAGE CONDOMINIUMS BUILDINGS C & D

04-C4

5

TRANSFERRED  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
DEC 30 2004  
MARK R. STEWART  
LORAIN COUNTY AUDITOR



COMMON ELEMENT OWNERSHIP  
PER UNIT PERCENTAGE

UNIT	PERCENTAGE EACH
101 & 102	2.04%
103 TO 108	2.49%
109 TO 116	2.72%
117 TO 122	2.49%
123 & 124	2.04%

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NO. E-34519