

LA COTE DE LAC CONDOMINIUM - PHASE 2

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 21, TRACT NUMBER 2.

UNITS 7,8,9, & 10

OWNER'S CERTIFICATE:

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 21, TRACT NUMBER 2 AS RECORDED IN DOCUMENT NUMBERS 20020845607, 20020845606, 20030926991, AND 20030926992 OF THE LORAIN COUNTY DEED RECORDS, CONTAINING WITHIN SAID BOUNDS 4.4897 ACRES OF LAND, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

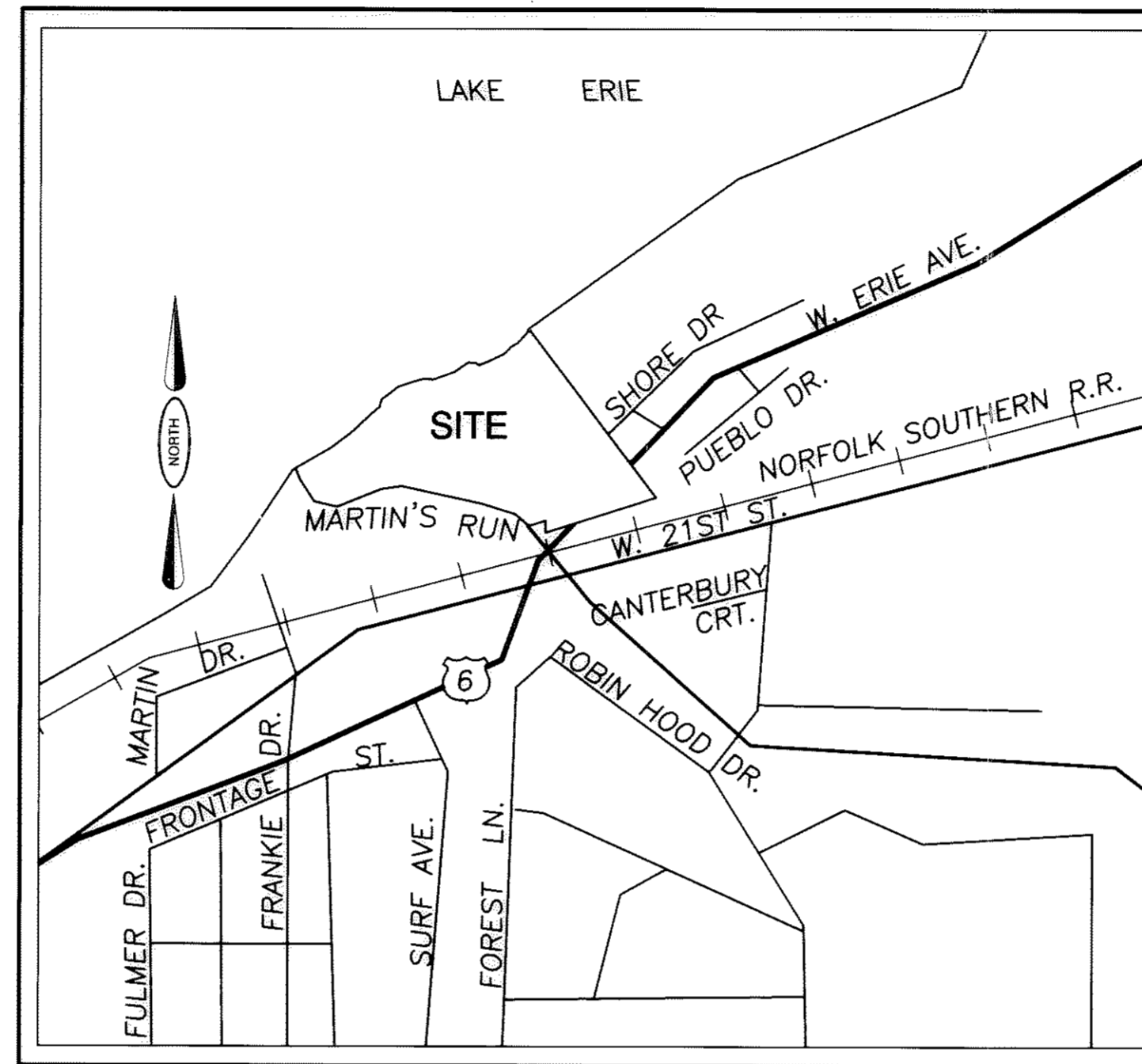
THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES OR REGULATIONS OF THE CITY OF LORAIN, OHIO, FOR THE BENEFIT OF ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS SHOWN ON THE PLAT ARE IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT AND ARE PROVIDED IN THE DECLARATION FOR THE LA COTE DE LAC CONDOMINIUM PHASE 2 ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS 3 DAY OF JAN, 2005.

(BENDER DEVELOPMENT COMPANY, INC., AN OHIO CORPORATION)

WITNESS: Janet Gresh BY: Richard L. Bender President
Nicole G. Hamrick RICHARD L. BENDER (PRESIDENT)



LOCATION MAP

NTS

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UNIT BREAKDOWN

UNIT	AREA (S.F.)	AREA (ACRES)	LIMITED COMMON AREA (S.F.)	LIMITED COMMON AREA (ACRES)	PERCENT OF OWNERSHIP
No. 1	2619.51	0.0601	1221.84	0.0280	12.00%
No. 2	2599.21	0.0597	1166.17	0.0268	11.91%
No. 3	2619.51	0.0601	1379.50	0.0317	12.00%
No. 4	2599.21	0.0597	1699.49	0.0390	11.91%
No. 5	1680.00	0.0386	1023.98	0.0235	7.69%
No. 6	1680.00	0.0386	969.13	0.0222	7.69%
No. 7	2619.51	0.0601	1353.94	0.0311	12.00%
No. 8	2599.21	0.0597	1338.33	0.0307	11.91%
No. 9	1406.85	0.0323	981.59	0.0225	6.44%
No. 10	1407.25	0.0323	963.16	0.0221	6.45%
Total	21830.26	0.5012	12097.13	0.2776	100.00%

Total Site Acreage: 195571.322 (Area in S.F.) 4.4897 (Area in acres)

Common Area: 173741.062 (Area in S.F.) 3.7109 (Area in acres)

COMMON AREA	
- 4.4897 AC.	PHASE 1
- 0.4880 AC.	
- 4.0017 AC.	PHASE 2
- 0.2908 AC.	
3.7109 AC.	

SURVEYOR'S CERTIFICATE

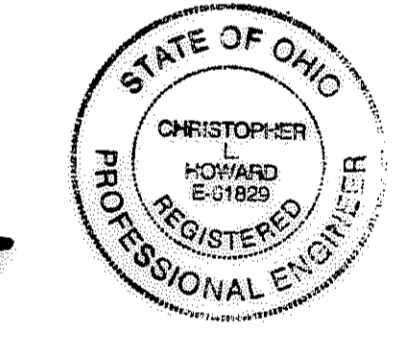
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Christopher M. Hitzel 01/03/05
CHRISTOPHER M. HIRZEL, P.S. DATE
REGISTERED SURVEYOR NUMBER S-8081

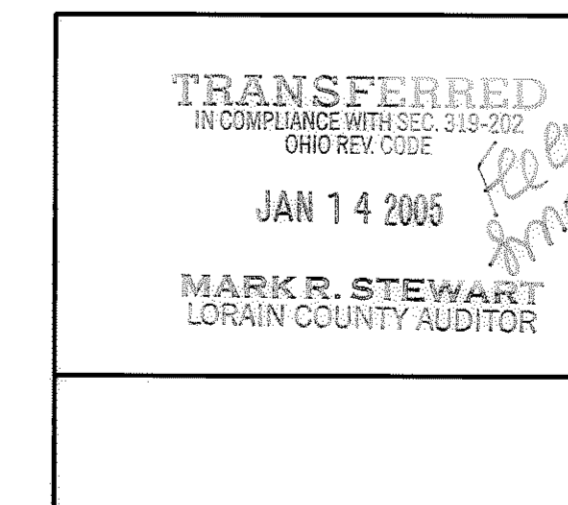


THE BELOW NAMED LICENSED PROFESSIONAL SURVEYOR AND LICENSED PROFESSIONAL ENGINEER, UNDER THE LAWS OF THE STATE OF OHIO, HEREBY CERTIFY THAT PAGES 1 THROUGH 3 SHOW GRAPHICALLY ALL OF THE PARTICULARS OF THE BUILDINGS, THE LAYOUT, LOCATION, DESIGNATION AND DIMENSIONS OF EACH UNIT AND FACILITIES IN SO FAR AS IS GRAPHICALLY POSSIBLE, AND THAT SAID GRAPHIC REPRESENTATION ALSO SHOWS BUILDINGS NOT YET COMPLETED.

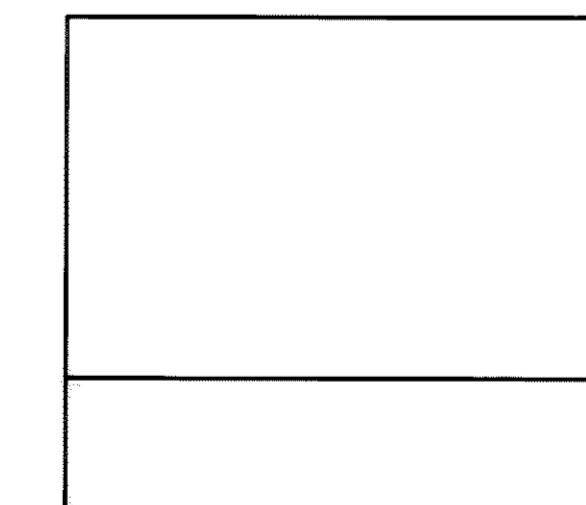
Christopher L. Howard 01/03/05
CHRISTOPHER L. HOWARD, P.E. DATE
PROFESSIONAL ENGINEER NUMBER E-61829



Christopher M. Hitzel 01/03/05
CHRISTOPHER M. HIRZEL, P.S. DATE
REGISTERED SURVEYOR NUMBER S-8081



LORAIN COUNTY AUDITOR



LORAIN COUNTY RECORDER

J:\00762\DRAWINGS\DWG\LOT CONSOLIDATION.dwg

DATE	BY	DESCRIPTION
12/17/04	CMH	ISSUE TO CLIENT

DRAWN BY: AMK
CHECKED BY: CMH

PREPARED FOR:
BENDER DEVELOPMENT COMPANY, INC.,
AN OHIO CORPORATION

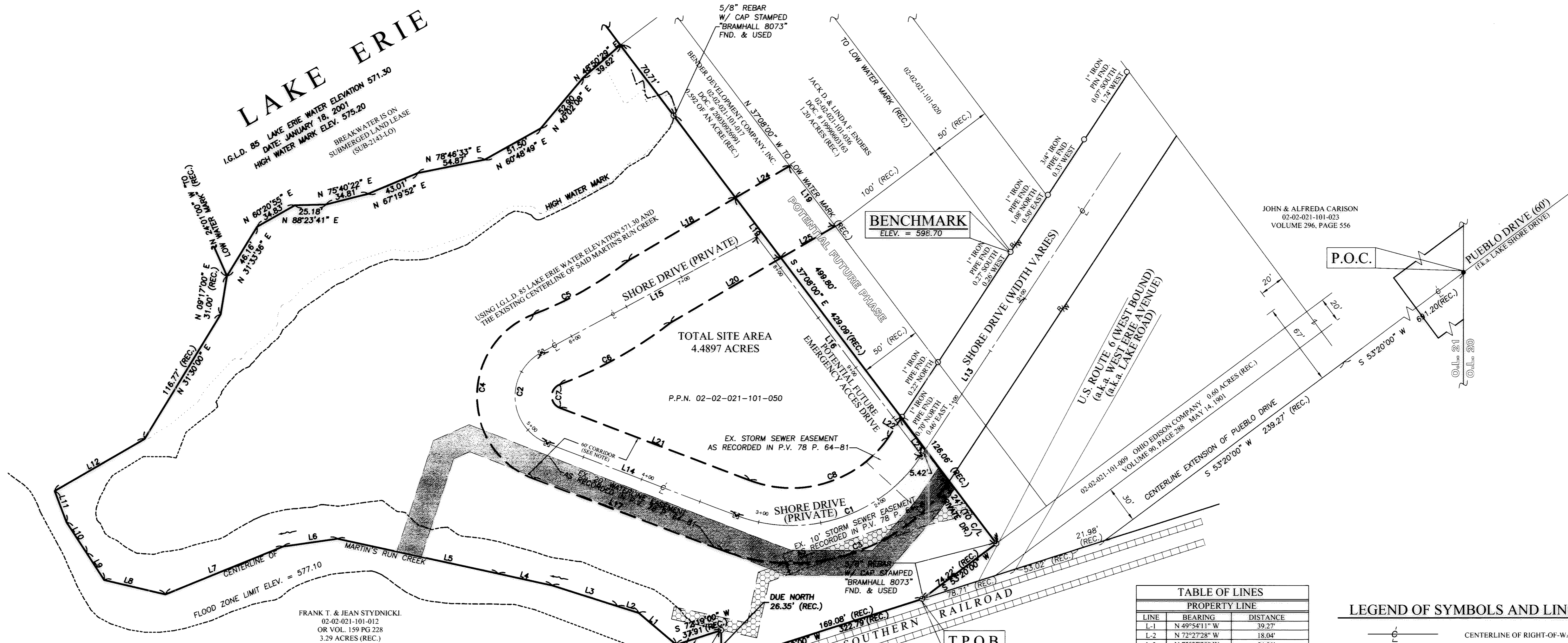
LA COTE DE LAC CONDOMINIUM - PHASE 2
TITLE SHEET
CITY OF LORAIN, COUNTY OF LORAIN,
STATE OF OHIO

SHEET 1 OF 9
JOB NO. 00-762

Tax Map Dept. Copy #04-00828

LA COTE DE LAC CONDOMINIUM - PHASE 2

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 21, TRACT NUMBER 2.

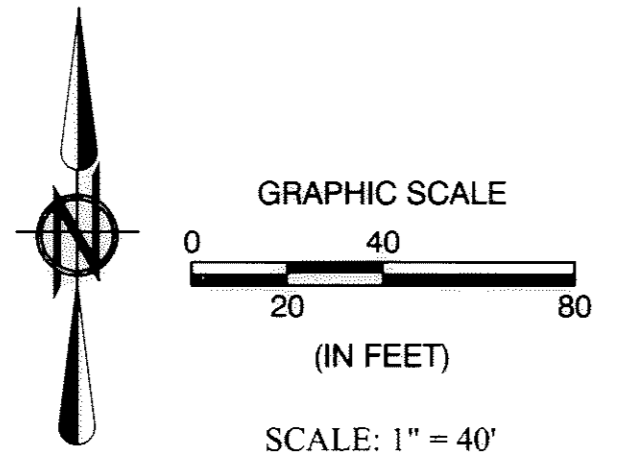


- NOTES:**
- 60 FOOT WIDE CORRIDOR COULD BE DEDICATED TO THE CITY OF LORAIN IF SAID CITY EXERCISES ITS OPTION TO MAINTAIN THE IMPROVEMENTS WITHIN SAID 60 FOOT WIDE CORRIDOR. IF THE ABOVE MENTIONED DOES HAPPEN, THEN THOSE PARTS OF THE LIMITED COMMON AREA, WHICH LIE WITHIN SAID 60 FOOT WIDE CORRIDOR, MAY BE DIVESTED.
 - THE COMMON AREA EXTENDS TO THE LOW-WATER-MARK OF SAID LAKE ERIE

DATUM:
INTERNATIONAL GREAT LAKES DATUM 85

BENCHMARK:
1" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF PARCEL 02-02-021-101-036 ELEV. = 598.70

BASIS FOR BEARINGS:
NORTHERLY LINE OF NORFOLK SOUTHERN RAILROAD: ASSUMED TO BE S 72°19'00" W



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	168.85	125.00'	77°23'35"	100.13'	156.30'	S 72°05'37" W
C2	91.47'	40.00'	131°01'20"	87.82'	72.80'	N 03°41'56" W
60' WIDE CORRIDOR						
C3	204.21'	155.00'	75°29'11"	119.98'	189.76'	N 73°02'49" E
C4	169.13'	70.00'	138°26'04"	184.44'	130.89'	N 00°00'26" E
C5	88.29'	286.77'	17°38'20"	44.49'	87.94'	N 60°34'03" E
C6	102.23'	346.77'	16°53'31"	51.49'	101.86'	S 60°54'48" W
C7	24.16'	10.00'	138°26'04"	26.35'	18.70'	N 00°00'26" W
C8	125.16'	95.00'	75°29'11"	73.54'	116.30'	S 73°02'49" W

TABLE OF LINES

LINE	BEARING	DISTANCE
L-1	N 49°54'11" W	39.27'
L-2	N 72°27'28" W	18.04'
L-3	N 72°27'28" W	54.91'
L-4	N 77°48'19" W	44.28'
L-5	N 77°48'19" W	131.78'
L-6	S 81°55'39" W	44.11'
L-7	S 67°57'28" W	101.96'
L-8	N 76°52'38" W	50.56'
L-9	N 33°07'44" W	25.60'
L-10	N 33°07'44" W	29.64'
L-11	N 20°58'27" W	26.69'
L-12	N 60°01'54" E	83.35'
SHORE DRIVE CENTERLINE		
L-13	S 33°23'50" W	150.00'
L-14	N 69°12'35" W	162.22'
L-15	N 61°54'44" E	196.00'
L-16	S 37°08'01" E	219.21'
60' WIDE CORRIDOR		
L-17	S 33°23'50" W	162.84'
L-18	N 59°40'29" E	99.11'
L-19	S 37°08'00" E	60.43'
L-20	S 59°40'29" W	102.32'
L-21	S 69°12'35" E	162.84'
L-22	N 33°33'15" E	19.19'
L-23	S 37°07'59" E	63.55'
L-24	N 59°40'29" E	50.36'
L-25	S 59°40'29" W	50.36'

- LEGEND OF SYMBOLS AND LINETYPES**
- CENTERLINE OF RIGHT-OF-WAY
 - HIGH WATER MARK ELEV. = 575.20
 - WATER LEVEL AS OF JANUARY 18, 2001 ELEV. = 571.30
 - FLOOD ZONE LIMIT ELEV. = 577.10
 - IRON PIPE OR PIN FOUND AS INDICATED
 - 5/8" REBAR W/CAP STAMPED "BRAMHALL 8073" SET
 - P.K.S. P-K NAIL SET
 - P.O.C. POINT OF COMMENCEMENT
 - T.P.O.B. TRUE PLACE OF BEGINNING
 - (F) (FND.) FOUND
 - (R) (REC.) RECORDED
 - (C) (CALC.) CALCULATED
 - R/W RIGHT-OF-WAY LINE
 - MONUMENT BOX WITH 3/4" IRON PIPE FOUND

J:\00762\DRAWINGS\DWG\PLAT.dwg (LOT CONSOLIDATION)

DATE	BY	DESCRIPTION
12/17/04	CMH	ISSUE TO CLIENT

DRAWN BY: AMK

CHECKED BY: CMH

BRAMHALL
ENGINEERING AND SURVEYING CO., INC.
37307 HARVEST DRIVE AVON, OHIO 44011
(440) 934 - 7878 (440) 934 - 7879 FAX

PREPARED FOR:

BENDER DEVELOPMENT COMPANY, INC.,
AN OHIO CORPORATION

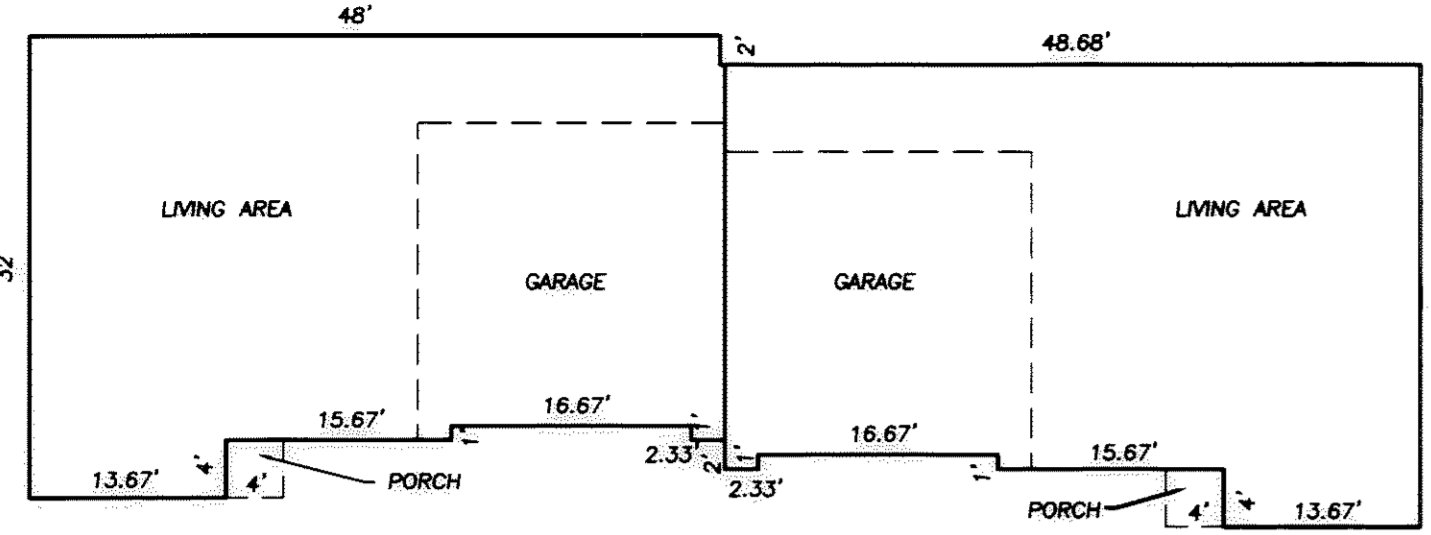
LA COTE DE LAC CONDOMINIUM - PHASE 2
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CITY OF LORAIN, COUNTY OF LORAIN,
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SHEET
2 OF 9
JOB NO.
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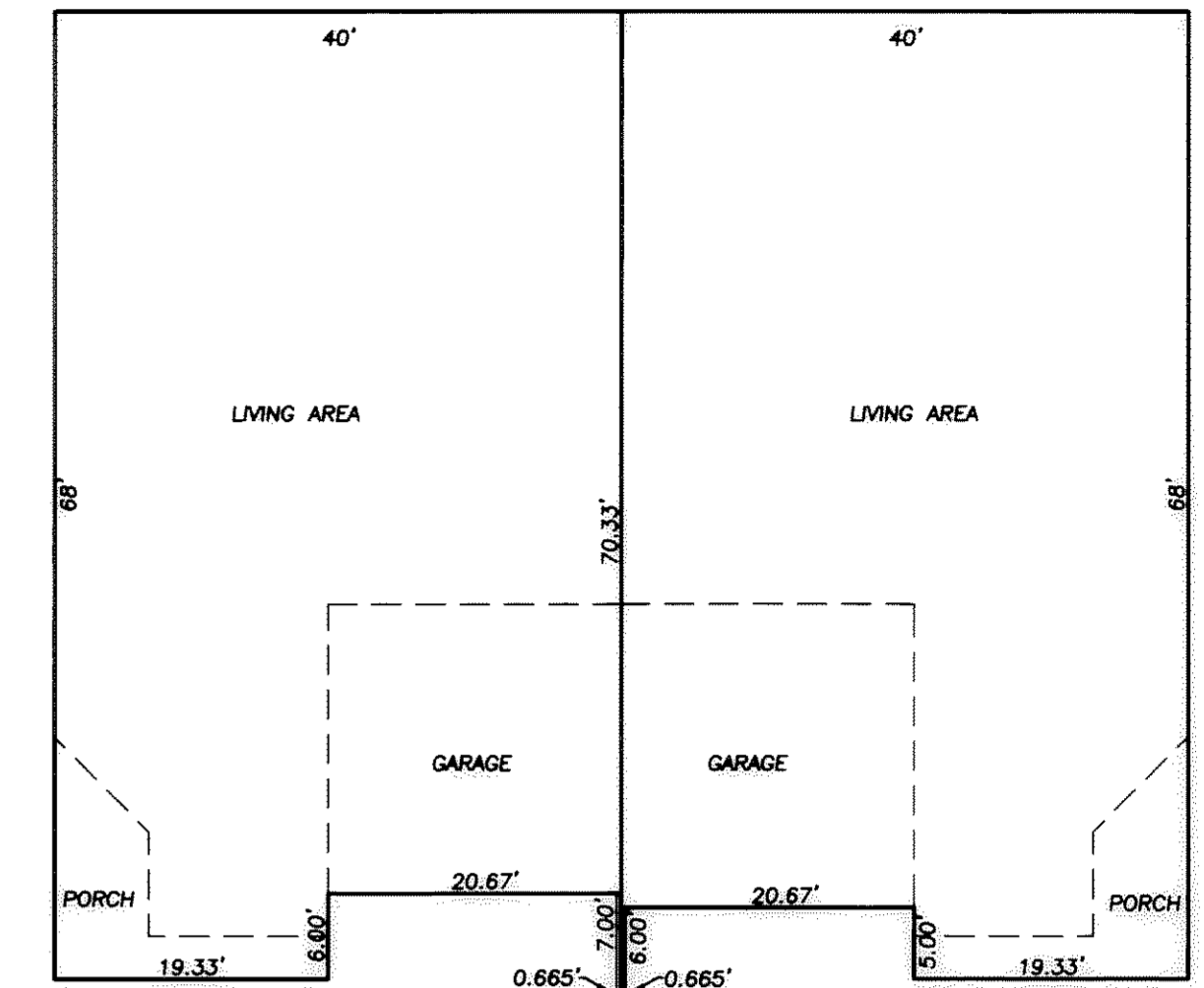
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SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO, KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NUMBER 21, TRACT NUMBER 2.



TYPICAL FARMHOUSE LAYOUT
N.T.S.

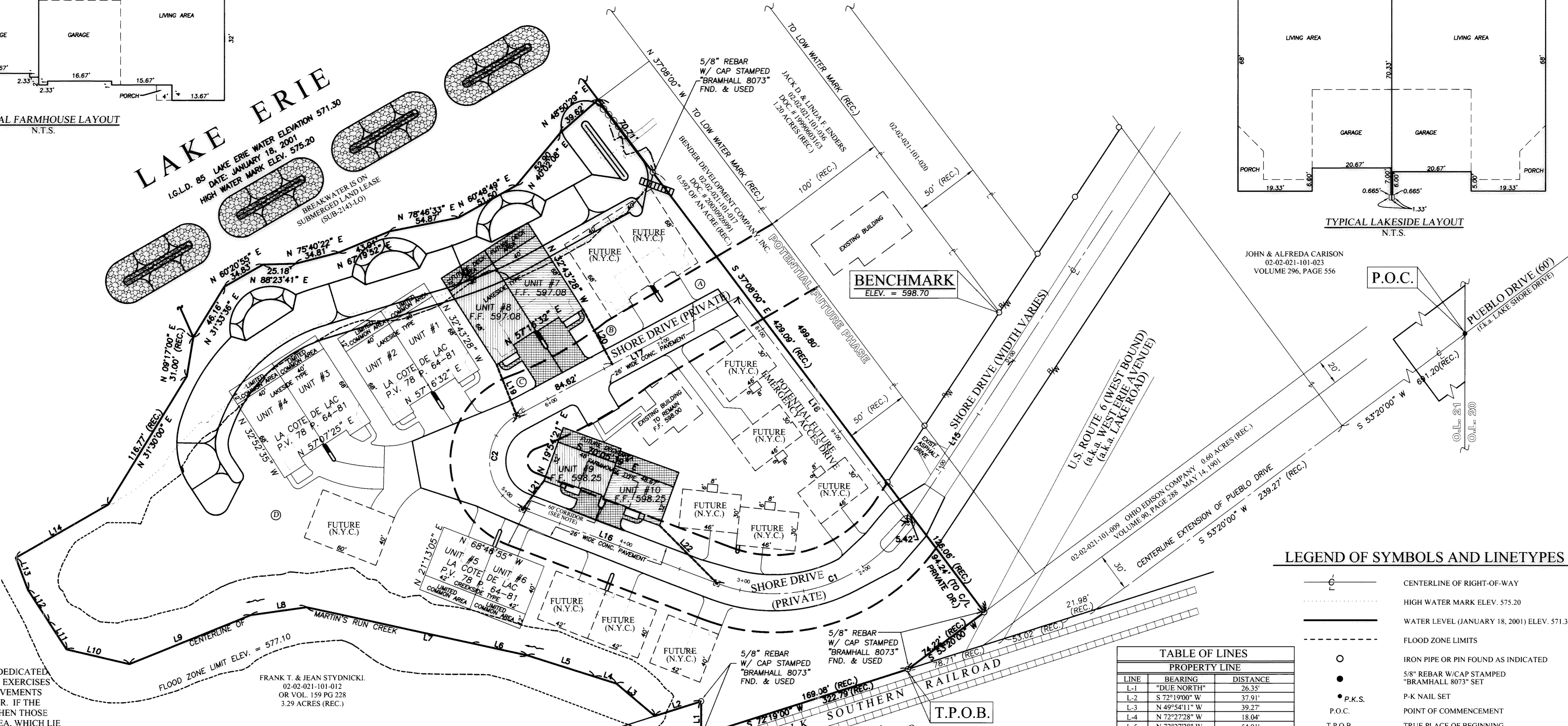


TYPICAL LAKESIDE LAYOUT
N.T.S.

LAKE ERIE
I.G.L.D. 85 LAKE ERIE WATER ELEVATION 571.30
DATE: JANUARY 18, 2001
HIGH WATER MARK ELEV. 575.20

BREAKWATER IS ON SUBMERGED LAND LEASE (SUB-2143-L0)

COMMON AREA	
- 4.4897 AC.	PHASE 1
- 0.4880 AC.	
- 4.0017 AC.	PHASE 2
- 0.2908 AC.	
- 3.7109 AC.	



NOTES:
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2. THE COMMON AREA EXTENDS TO THE LOW-WATER-MARK OF SAID LAKE ERIE.
3. ARCHITECTURAL PLANS FOR LAKESIDE UNIT TYPE WERE RECORDED WITH LA COTE DE LAC IN PLAT VOLUME 78, PAGES 64-81.

FRANK T. & JEAN STYDNICKI.
02-02-021-101-012
OR VOL. 159 PG 228
3.29 ACRES (REC.)

UNIT BREAKDOWN					
UNIT	AREA (S.F.)	AREA (ACRES)	LIMITED COMMON AREA (S.F.)	LIMITED COMMON AREA (ACRES)	PERCENT OF OWNERSHIP
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No. 2	2599.21	0.0597	1166.17	0.0268	11.91%
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No. 8	2599.21	0.0597	1338.33	0.0307	11.91%
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Common Area: 173741.062 (Area in S.F.) 3.7109 (Area in acres)

CURVE TABLE						
SHORE DRIVE CENTERLINE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	168.85	125.00'	77°23'35"	100.13'	156.30'	S 72°05'37" W
C2	91.47'	40.00'	131°01'20"	87.82'	72.80'	N 03°41'56" W

PARCEL NUMBERS	
UNIT	P.P.N.
1	02-02-021-721-001
2	02-02-021-721-002
3	02-02-021-721-003
4	02-02-021-721-004
5	02-02-021-721-005
6	02-02-021-721-006
COMMON AREA	02-02-021-101-050

TABLE OF LINES		
PROPERTY LINE		
LINE	BEARING	DISTANCE
L-1	"DUE NORTH"	26.35'
L-2	S 72°19'00" W	37.91'
L-3	N 49°54'11" W	39.27'
L-4	N 72°27'28" W	18.04'
L-5	N 72°27'28" W	54.91'
L-6	N 77°48'19" W	44.28'
L-7	N 77°48'19" W	131.78'
L-8	S 81°55'39" W	44.11'
L-9	S 67°57'28" W	101.96'
L-10	N 76°52'38" W	50.56'
L-11	N 33°07'44" W	25.60'
L-12	N 33°07'44" W	29.64'
L-13	N 20°58'27" W	26.69'
L-14	N 60°01'54" E	83.35'
SHORE DRIVE CENTERLINE		
LINE	BEARING	DISTANCE
L-15	S 33°23'50" W	150.00'
L-16	N 69°12'35" W	162.22'
L-17	N 61°48'44" E	196.00'
L-18	S 37°08'01" E	219.21'
UNIT TIEDOWN LINES		
LINE	BEARING	DISTANCE
L-19	S 21°36'39" E	42.57'
L-20	S 28°11'16" E	48.61'
L-21	S 36°59'45" W	27.70'
L-22	S 44°54'56" E	63.42'

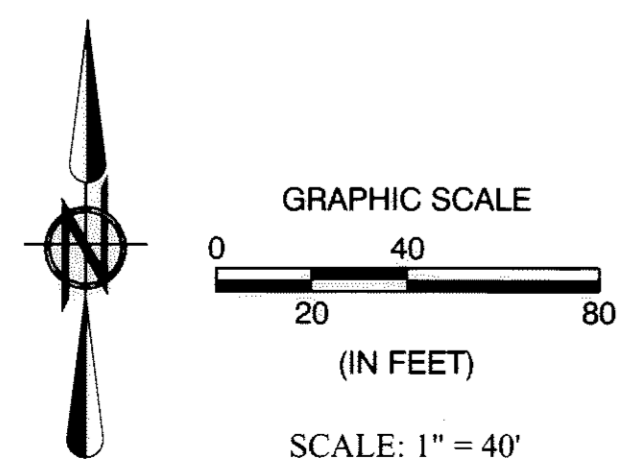
LEGEND OF SYMBOLS AND LINETYPES

- CENTERLINE OF RIGHT-OF-WAY
- HIGH WATER MARK ELEV. 575.20
- WATER LEVEL (JANUARY 18, 2001) ELEV. 571.30
- FLOOD ZONE LIMITS
- IRON PIPE OR PIN FOUND AS INDICATED
- 5/8" REBAR W/CAP STAMPED "BRAMHALL 8073" SET
- P-K NAIL SET
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE PLACE OF BEGINNING
- (F) (FND.) FOUND
- (R) (REC.) RECORD
- (N.Y.C.) NOT YET COMPLETED
- RIGHT-OF-WAY LINE
- MONUMENT BOX WITH 3/4" IRON PIPE FOUND
- COMMON AREA
- LIMITED COMMON AREA
- UNIT

DATUM:
INTERNATIONAL GREAT LAKES DATUM 85

BENCHMARK:
1" IRON PIPE FOUND AT THE SOUTHEAST CORNER OF PARCEL 02-02-021-101-036 ELEV. = 598.70

BASIS FOR BEARINGS:
NORTHERLY LINE OF NORFOLK SOUTHERN RAILROAD: ASSUMED TO BE S 72°19'00" W



DATE	BY	DESCRIPTION
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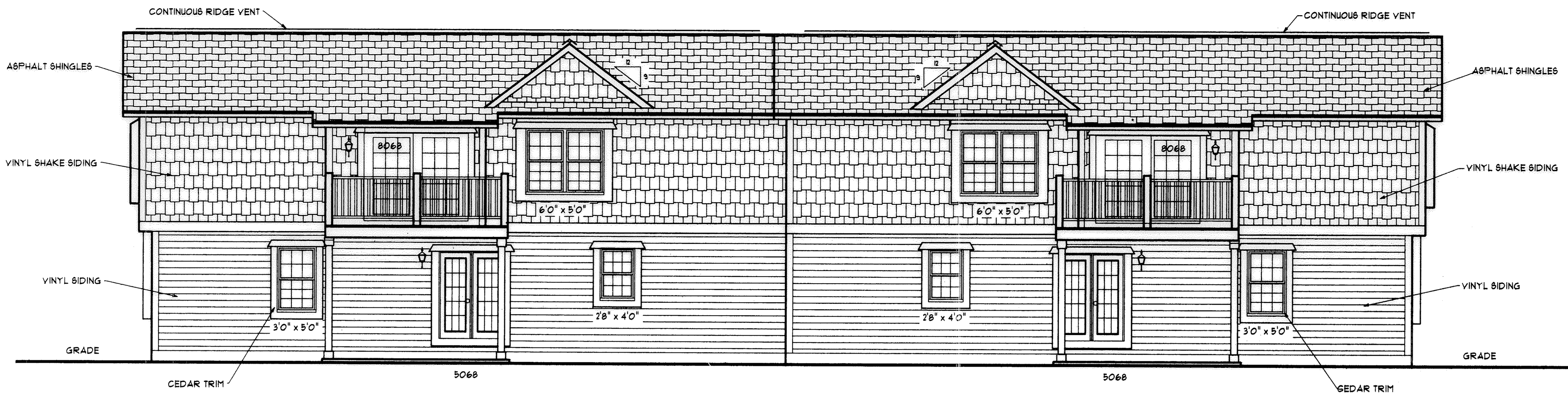
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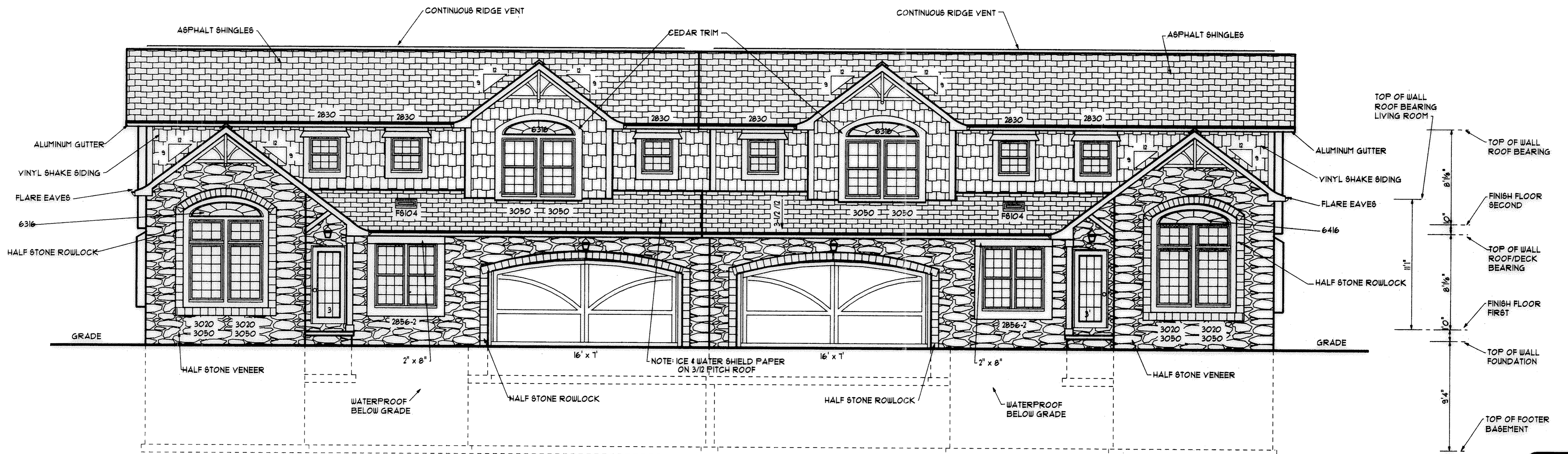
LA COTE DE LAC CONDOMINIUM - PHASE 2
BUILDING LOCATION PLAN
CITY OF LORAIN, COUNTY OF LORAIN,
STATE OF OHIO

SHEET
3 OF 9
JOB NO.
00-762

Tax Map Dept. Copy # 04-00828

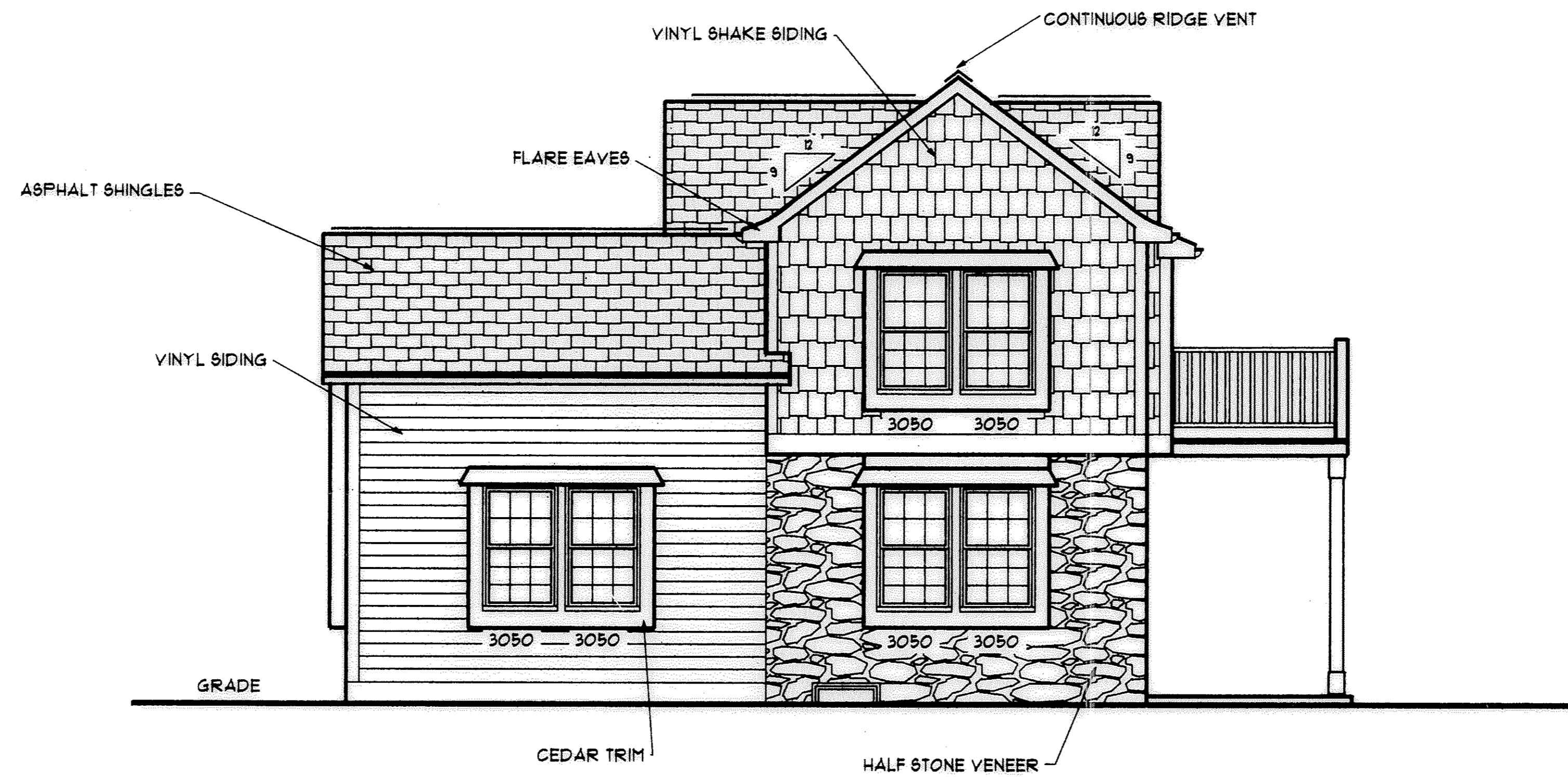


REAR ELEVATION
SCALE: 1/4" = 1'-0"



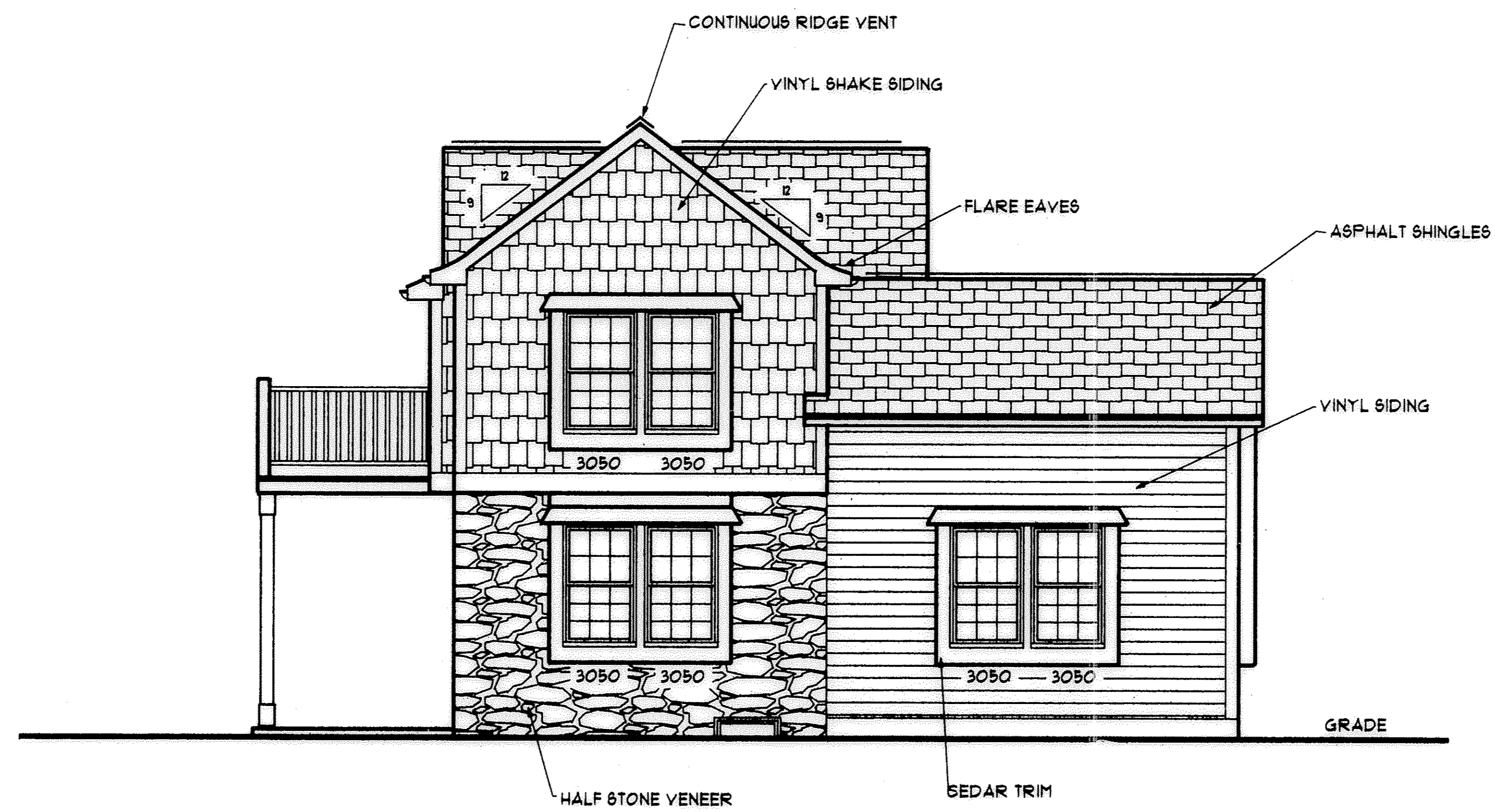
FRONT ELEVATION
SCALE: 1/4" = 1'-0"
1798 SQ.FT. LIVING PER UNIT
3596 SQ.FT. TOTAL

BENDER DEVELOPMENT INC.
LA CÔTE DE LAC, LORAIN



NOTE: UNIT BEYOND OMITTED FOR CLARITY

RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

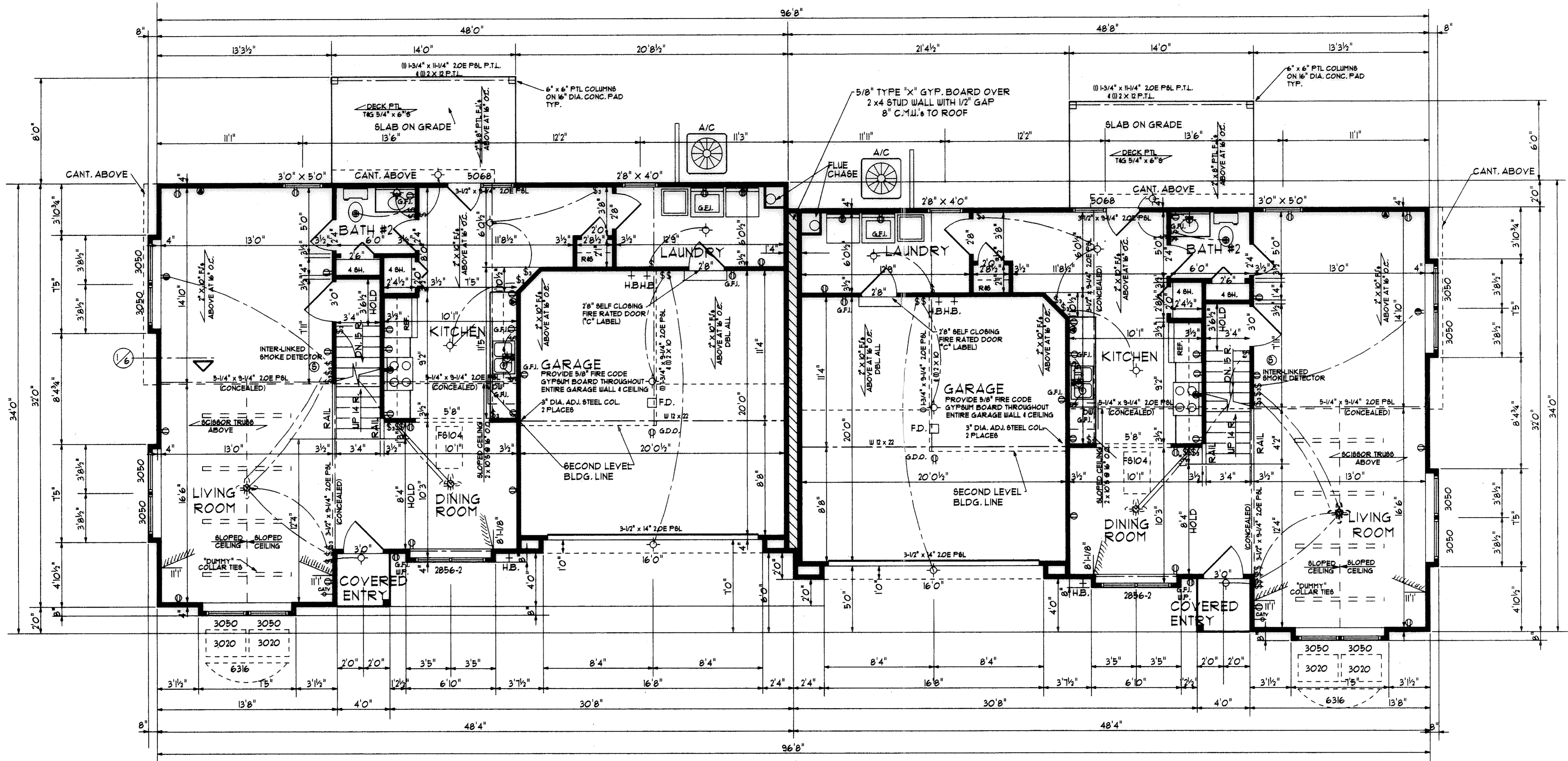


NOTE: UNIT BEYOND OMITTED FOR CLARITY

LEFT ELEVATION
SCALE: 1/4" = 1'-0"

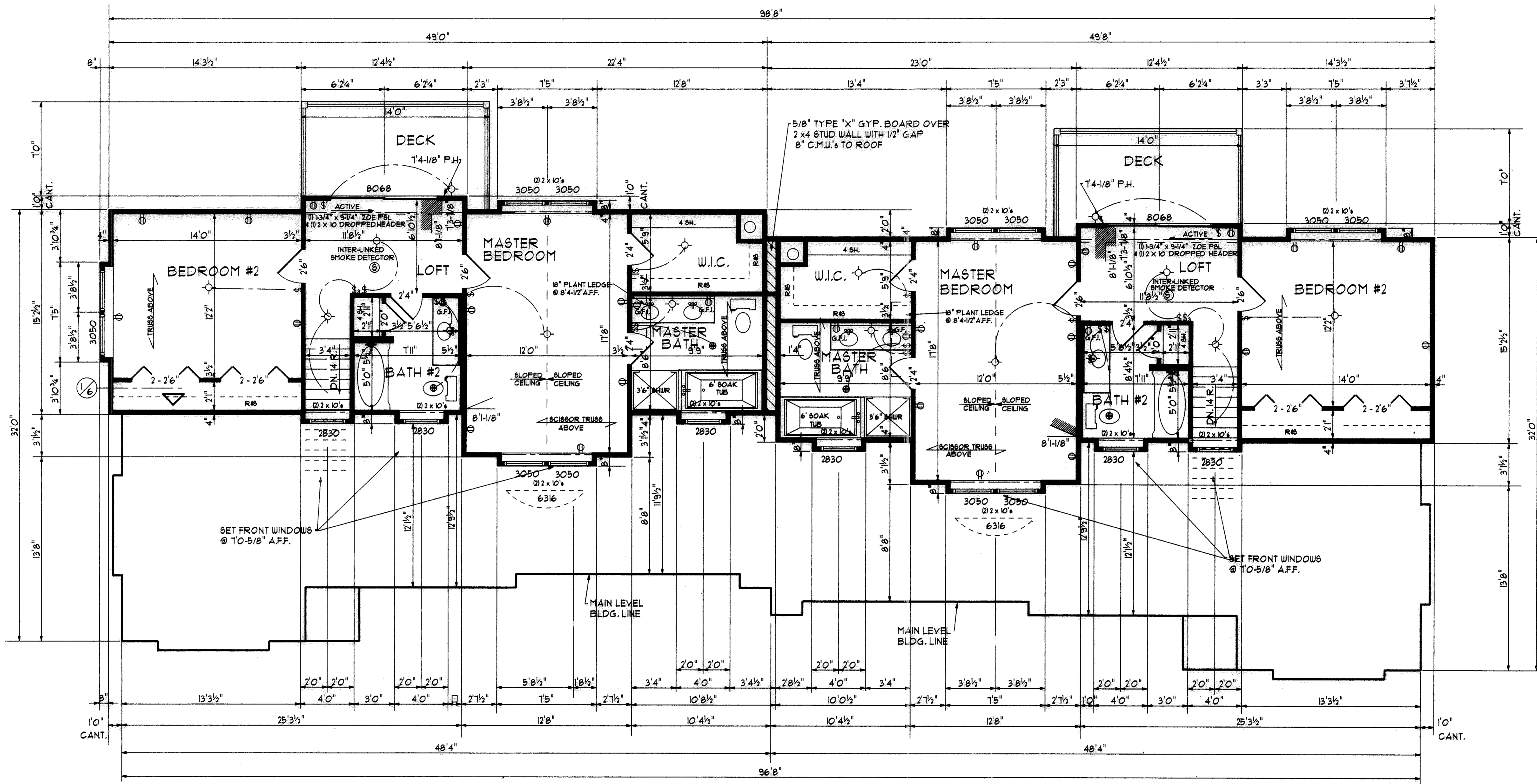
J:\00762\DRAWINGS\DWG\PLAT-ARCH.dwg [SIDE ELEVATIONS]

NOTE: ALL WINDOW AND DOOR HEADERS
TO BE (2) DFL 2" X 12" WITH 1/2" FLYWOOD PLATE
UNLESS OTHERWISE SPECIFIED



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
919 SQ.FT. LIVING PER UNIT
1958 SQ.FT. TOTAL

J:\00762\DRAWINGS\DWG\PLAT-ARC\dwg\FIRST FLOOR PLAN

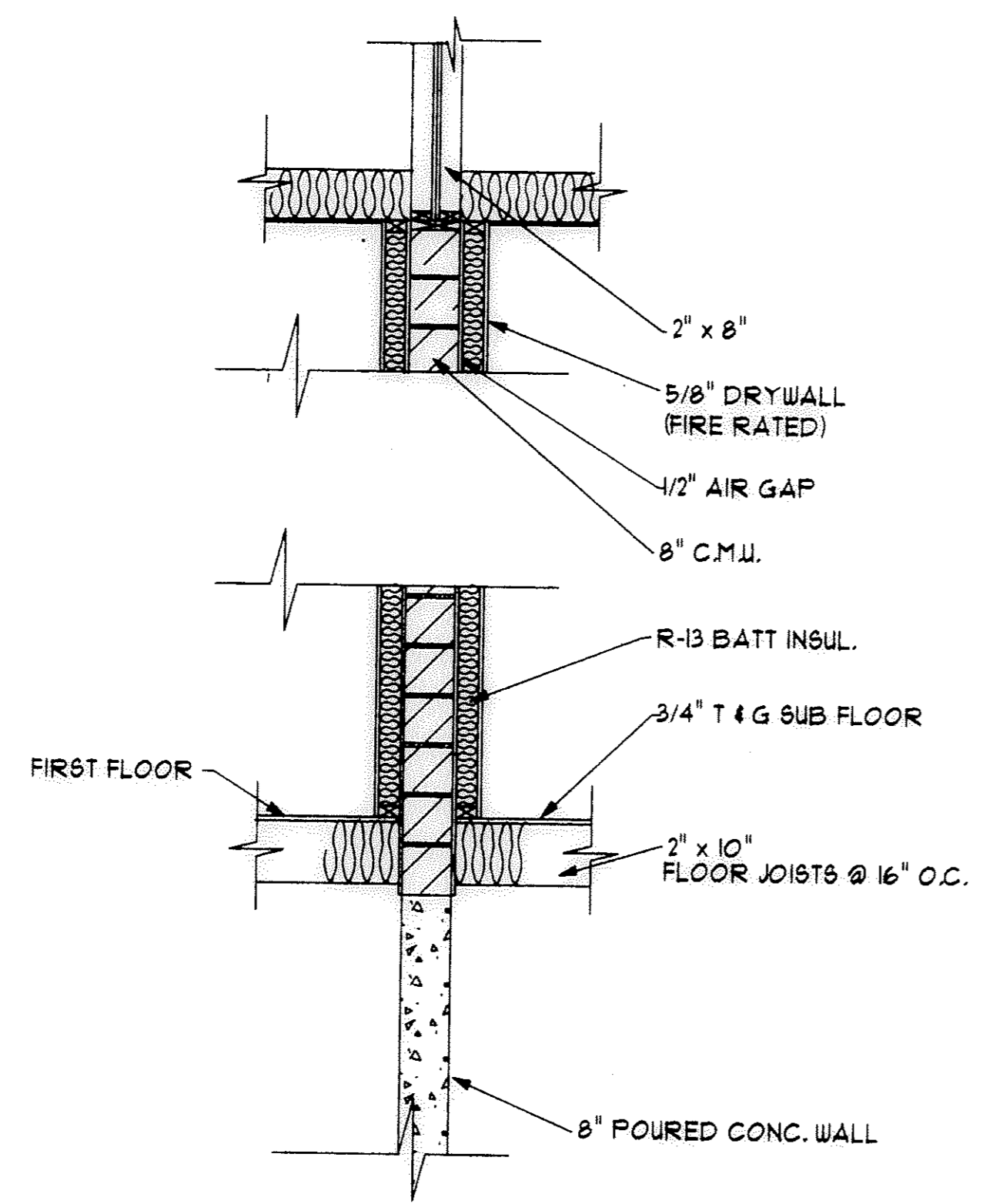


SECOND FLOOR PLAN

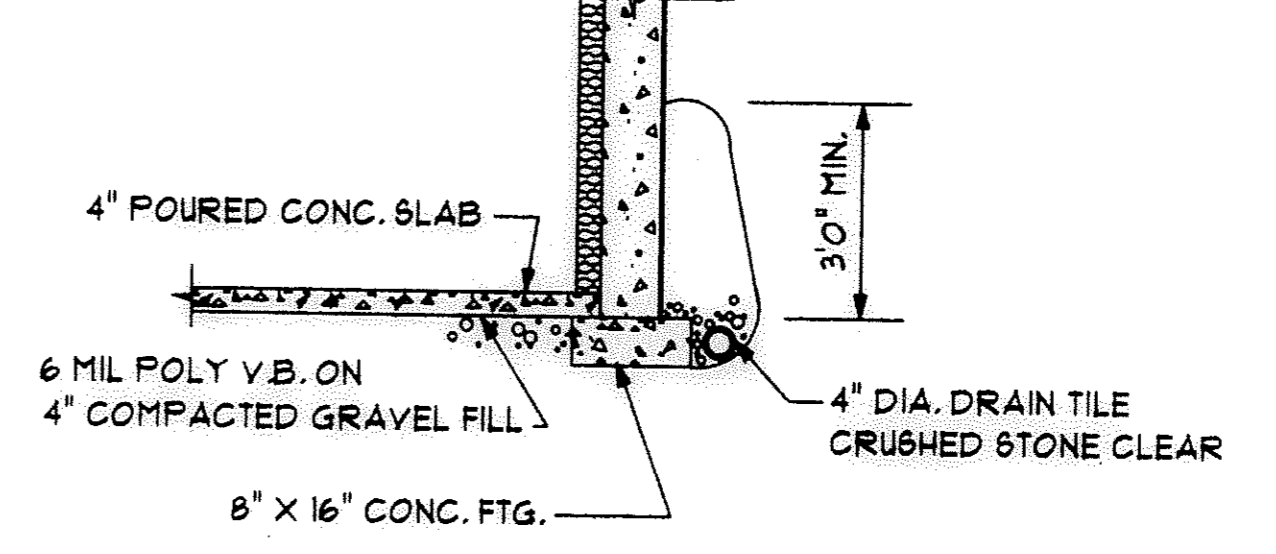
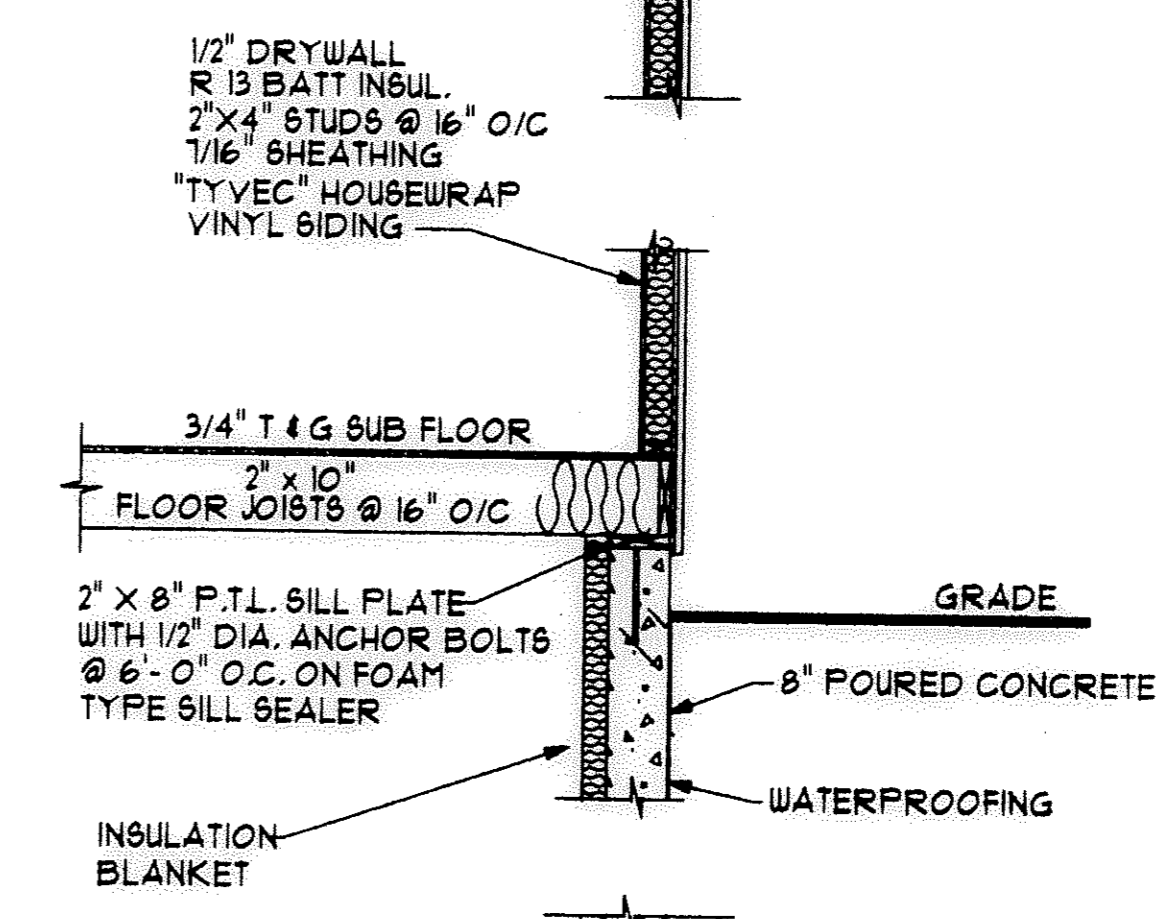
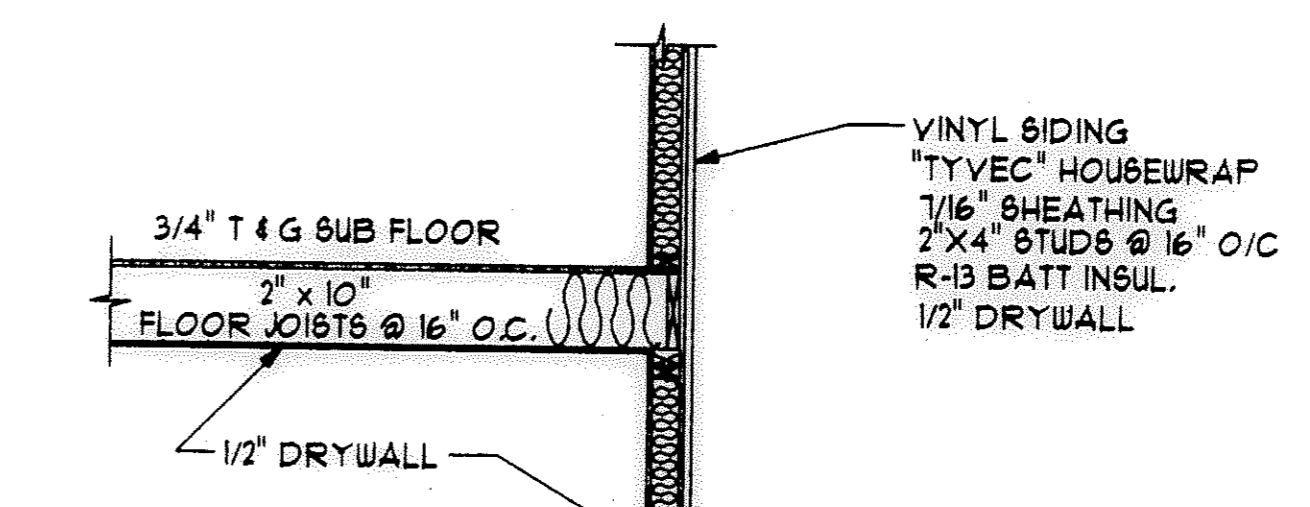
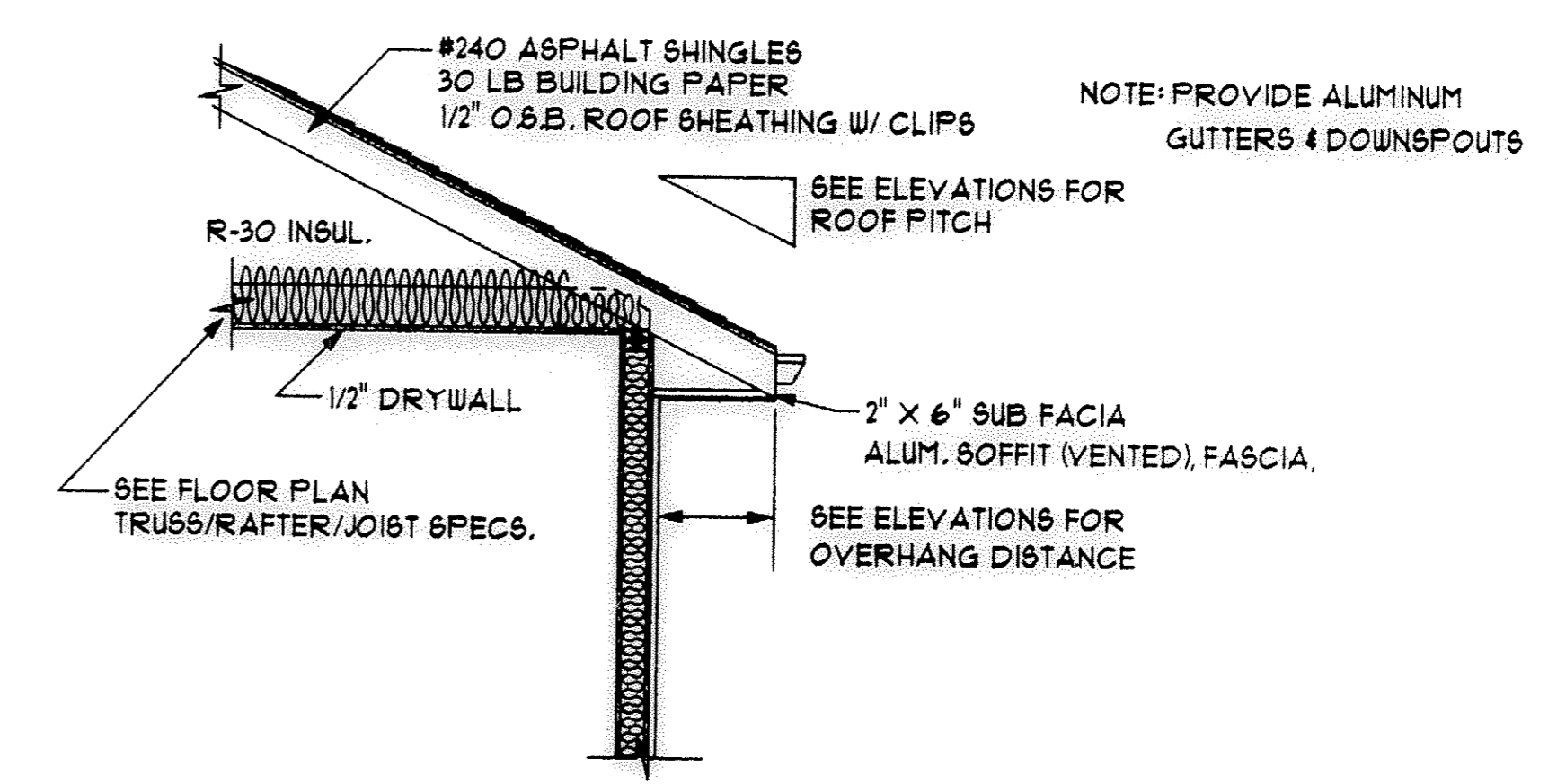
SCALE: 1/4" = 1'-0"
 819 SQ.FT. LIVING PER UNIT
 1638 SQ.FT. TOTAL

J:\00762\DRAWINGS\DWG\PLAT-ARCH\DWG\SECOND FLOOR PLAN

J:\00762 DRAWINGS DWG\PLAT ARCH\DWG\SECTIONS\



OPTIONAL FIREWALL SECTION
SCALE: 1/2" = 1'-0"



SECTION ①
SCALE: 1/2" = 1'-0"