

Sixth Amendment to Declaration of Condominium FAIRFIELD LANE CONDOMINIUM

CITY OF NORTH RIDGEVILLE - LORAIN COUNTY - OHIO
Part of Original Ridgeville Township Lot 36 and Part of Block A of the Waterbury Subdivision No.1 Recorded in Volume 70, Page 51 Lorain County Plat Records

Exhibit B Adding Units As Constructed: Building C: Units 5 & 6

Grantor : Whitlatch & Co.

IN WITNESS WHEREOF, WHITLATCH AND COMPANY, AN OHIO CORPORATION, HAS CAUSED THIS INSTRUMENT TO BE SUBSCRIBED IN ITS NAME BY WILLIAM C. WHITLATCH, PRESIDENT, AT WILMINGTON, OHIO THIS 15th DAY OF December 2004.

BY: *William C. Whitlatch*
WILLIAM C. WHITLATCH, PRESIDENT

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS *Lynni MacLain*
WITNESS *Kimberly A. Barth*

STATE OF Ohio)
COUNTY OF Summit)

BEFORE ME, A NOTARY IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED, WILLIAM C. WHITLATCH, PRESIDENT, WHITLATCH AND COMPANY, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS VOLUNTARY ACT AND DEED PERSONALLY AND THE VOLUNTARY ACT AND DEED OF WHITLATCH AND COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT *Wilmington*, OHIO, THIS 15th DAY OF *December*, 2004.

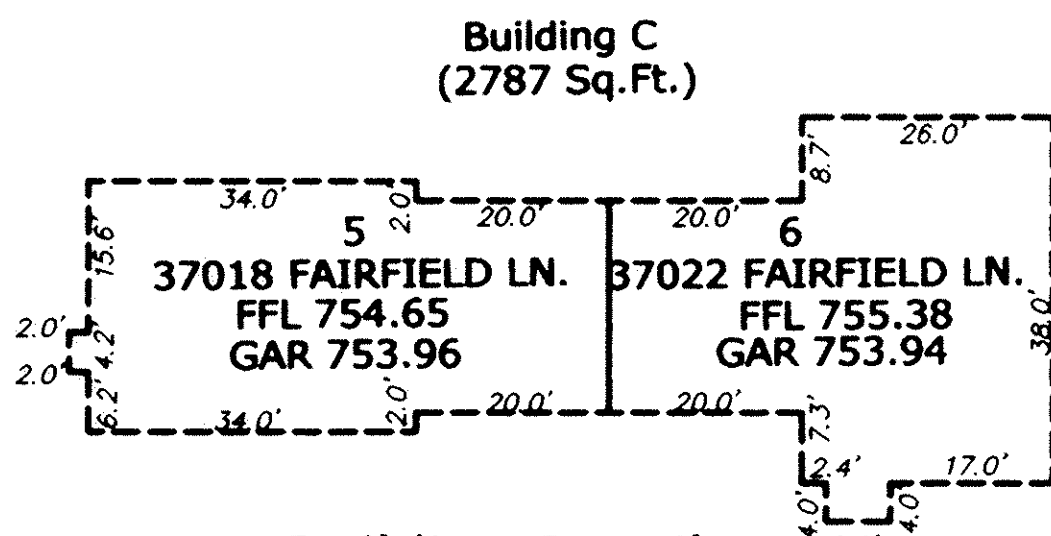
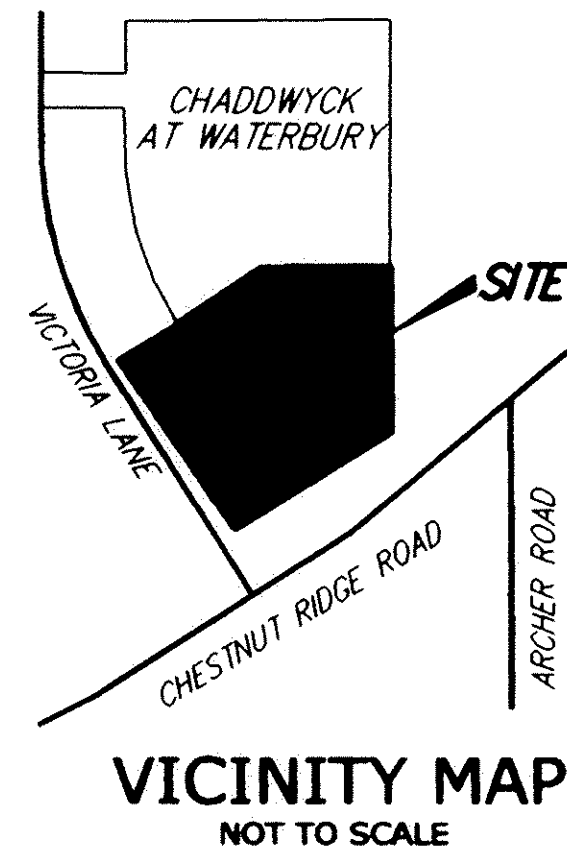
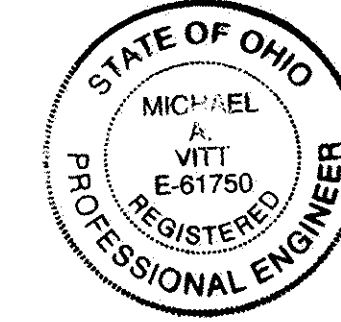
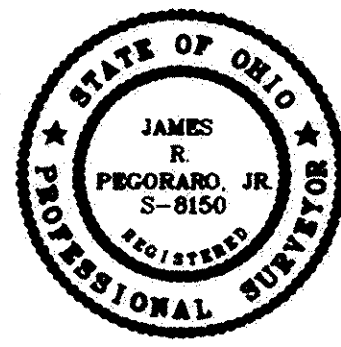
Kimberly A. Barth
NOTARY PUBLIC
MY COMMISSION EXPIRES

I hereby certify to the following: that the locations of the building foundations shown by solid thick lines and dimensioned and their finished floor elevations are accurately shown from a field survey made under my direct supervision. And were actually constructed. Common and Limited Common Areas shown hereon accurately depict areas described in the declarations and bylaws of Fairfield Lane Condominium Association. All of which are correct to the best of my knowledge and belief. This plat was prepared in accordance with the provisions of Chapter 5311-07 of the Ohio Administrative Code.

James R. Pegoraro, Jr.
James R. Pegoraro, Jr. P.S. #8180

I MICHAEL A. VITT hereby certify that these drawings set forth the dimensions of units 5 & 6 of building C in the FAIRFIELD LANE CONDOMINIUM. The entire space within these dimensions makes up each unit. This plat was prepared in accordance with the provisions of Chapter 5311-07 of the Ohio Administrative Code.

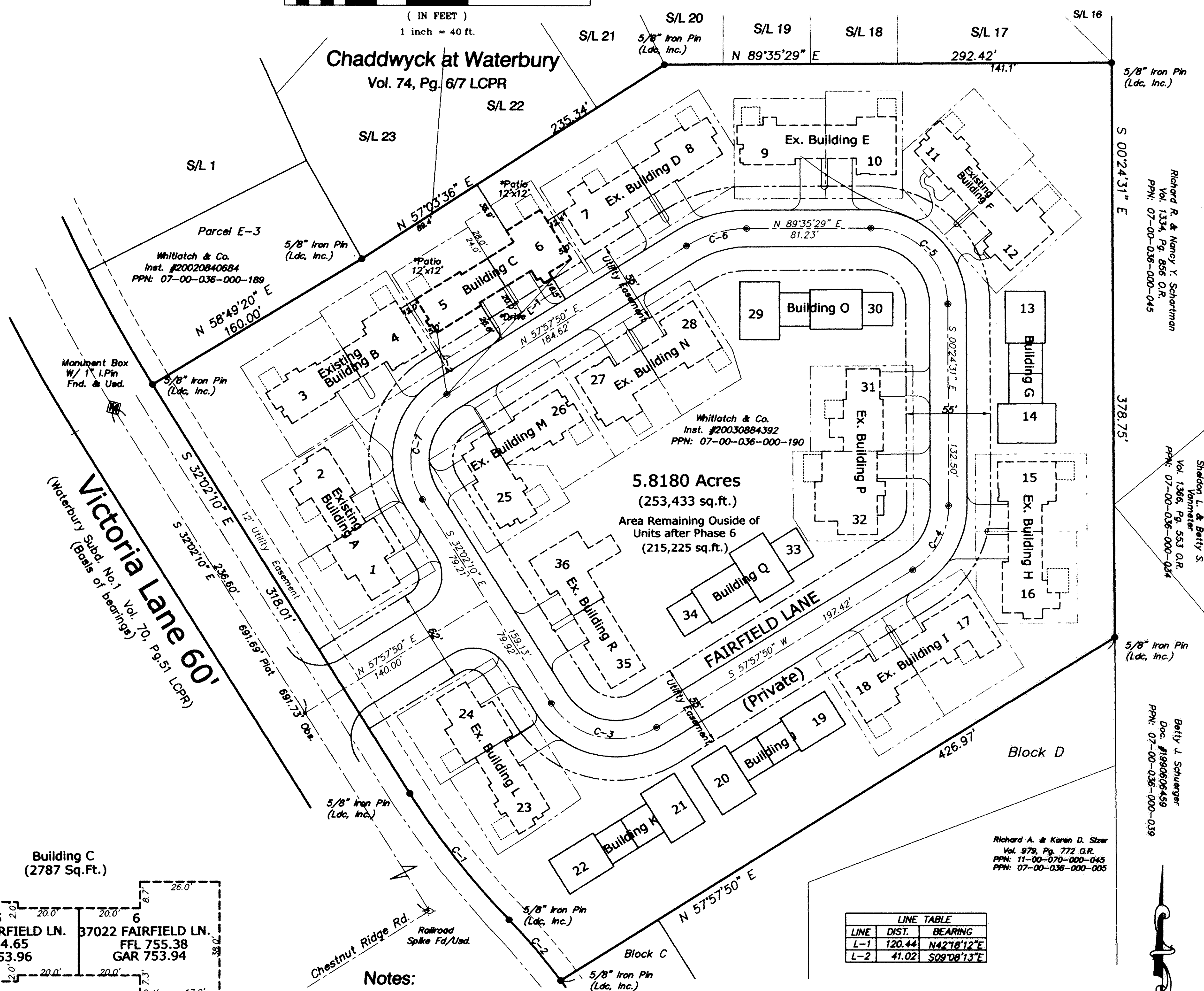
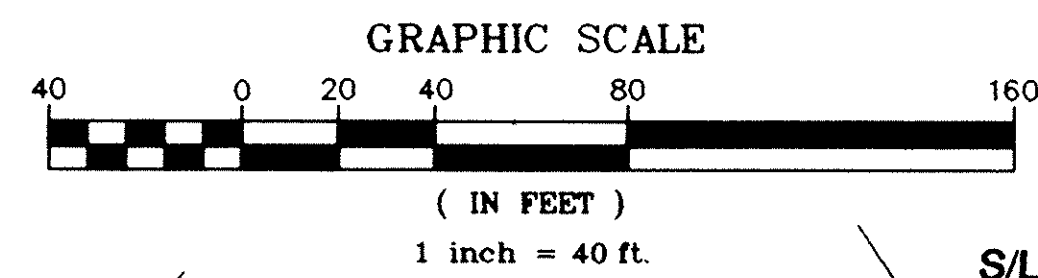
Michael A. Vitt
Michael A. Vitt, P.E. # 61750



Building Details
1"=20'

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JAN 21 2005
MARK R. STEWART
LORAIN COUNTY AUDITOR

RECEIVED FOR RECORD
at 2:30 PM on 12/15/04
VOL. 83 JUDITH M. NEDWICK
PAGES 419 Lorain County Recorder
50, 51, 52 incl. Doc Exempt
\$ 349.60 Tom KAC.



Notes:

- Dimension ties shown are perpendicular to P/L'S
- Buildings Shown in BOLD LINES are existing others shown in light lines are PROPOSED.
- * Denotes not yet constructed
- Denotes LIMITED COMMON AREA
- Denotes Building Platted Under Previous Declarations
- = Not an existing monument

LINE TABLE		
LINE	DIST.	BEARING
L-1	120.44	N42°18'12"E
L-2	41.02	S09°08'13"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C-1	105.60	500.00	12°06'05"	53.00	105.41	S38°05'12"E
C-2	52.28	400.00	7°29'19"	26.18	52.24	N40°23'35"W
C-3	78.54	50.00	90°00'00"	50.00	70.71	S77°02'10"E
C-4	50.94	50.00	58°22'21"	27.93	48.77	N28°46'40"E
C-5	78.54	50.00	90°00'00"	50.00	70.71	N45°24'31"W
C-6	41.40	75.00	31°37'39"	21.24	40.88	S73°46'40"W
C-7	78.54	50.00	90°00'00"	50.00	70.71	S12°57'50"W

LAND DESIGN consultants
www.LDCinc.com
ENGINEERS PLANNERS SURVEYORS
8205 East Avenue, Mentor, Ohio 44060 1471 Lorain Industrial Park, Avon, Ohio 44011
TEL: (440) 235-0463 FAX: (440) 235-0278

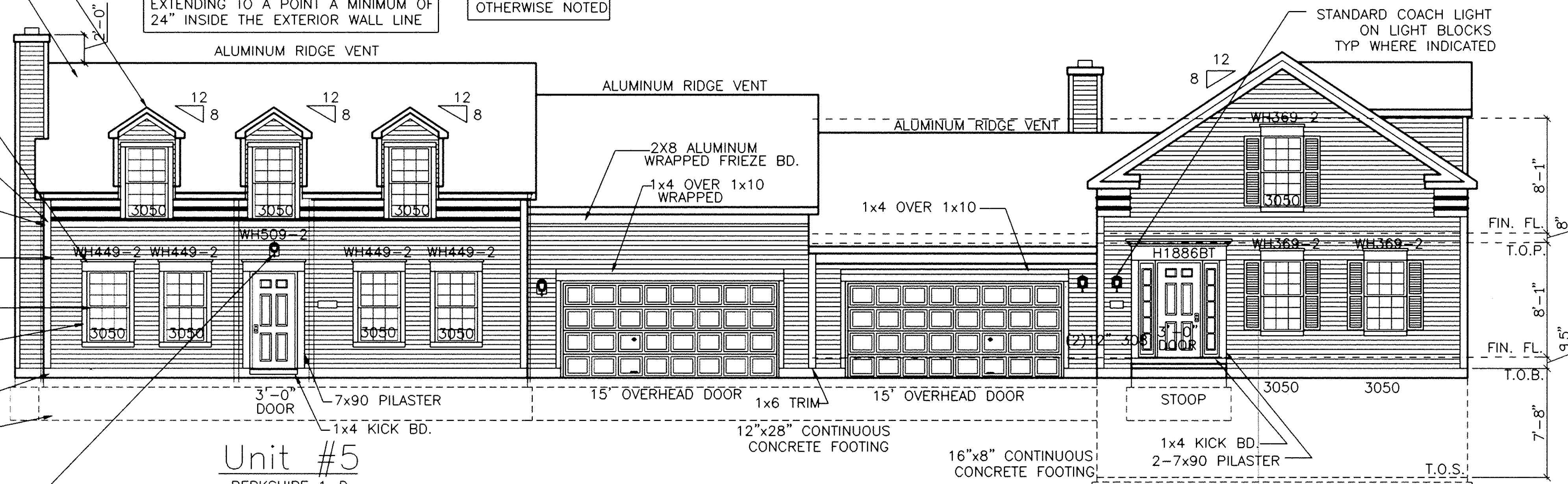
DATE December 15th, 2004
SCALE: HOR. 1"=40'
VERT. none
FILENAME CPlat-6
COMPUTER JP
FIELD CREW

Plat of Phase -6 of
Fairfield Lane Condominium

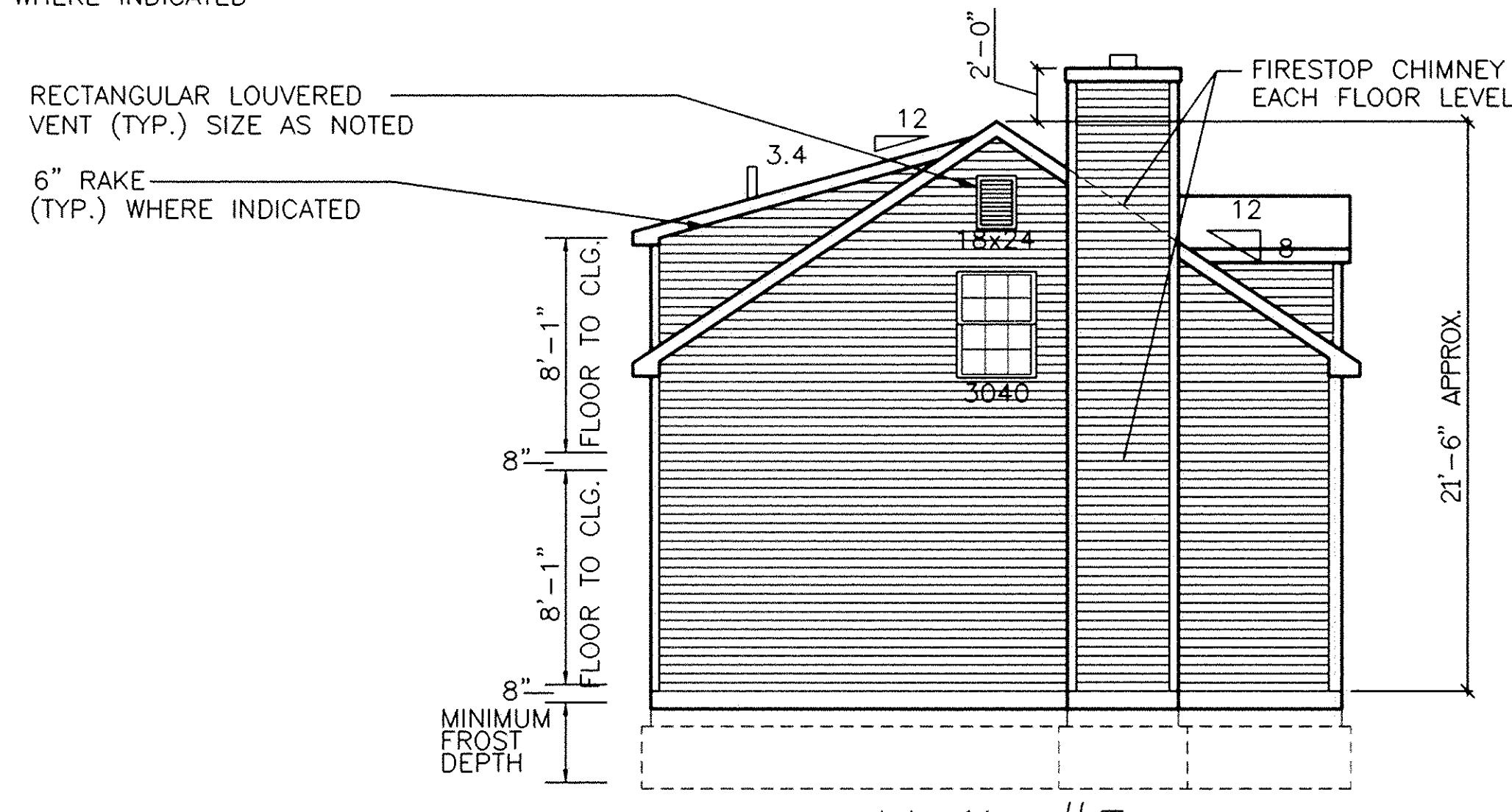
SHEET 1 OF 4
CONTRACT No. Whic1-0203

RIDGE VENT IN DORMER (TYP.)
 30 YEAR ASPHALT SHINGLES ON 15# ASPHALT FELT PAPER ON ORIENTED STRAND BD. ON APPROVED 2X WOOD BLDG. PANELS @ 16" O/C (SEE SECTION ON SHEET N-1)
 ALL WINDOW & DOOR TRIM TO BE NU-WOOD OR APPROVED EQUAL AS PLACED AND INDICATED
 6" ALUMINUM FASCIA ON 1x6 WOOD SUB-FASCIA W/ VENTED ALUMINUM SOFFIT
 4" ALUMINUM GUTTERS AND DOWNSPOUTS, TIE D.S. IN TO CITY STORM SEWERS
 DOUBLE 4" SIDING W/6" CORNER TRIM
 ALL WINDOWS ARE TO BE SINGLE HUNG THERMAL PANE
 1x4 WOOD TRIM RIPPED FROM 1x6 (TYP.) WHERE INDICATED
 ARCHITECTURAL FINISH
 12"x28" CONTINUOUS CONCRETE FOOTING
 TURNED DOWN COACH LIGHT ON LIGHT BLOCKS TYP. WHERE INDICATED

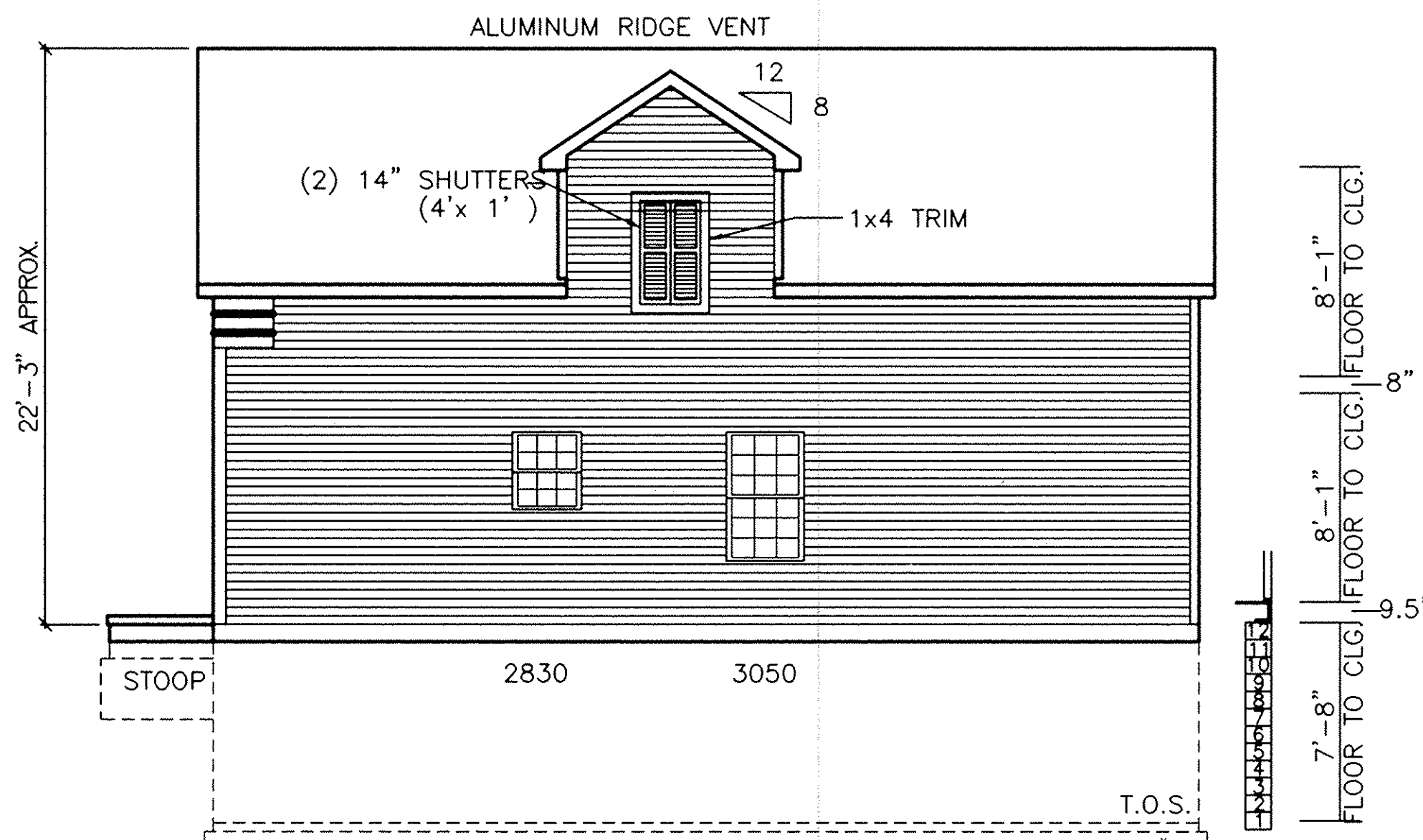
A WATERPROOF MEMBRANE SHALL BE PLACED AT EVERY EAVE EDGE EXTENDING TO A POINT A MINIMUM OF 24" INSIDE THE EXTERIOR WALL LINE
 *** ALL NOTES TYPICAL UNLESS OTHERWISE NOTED



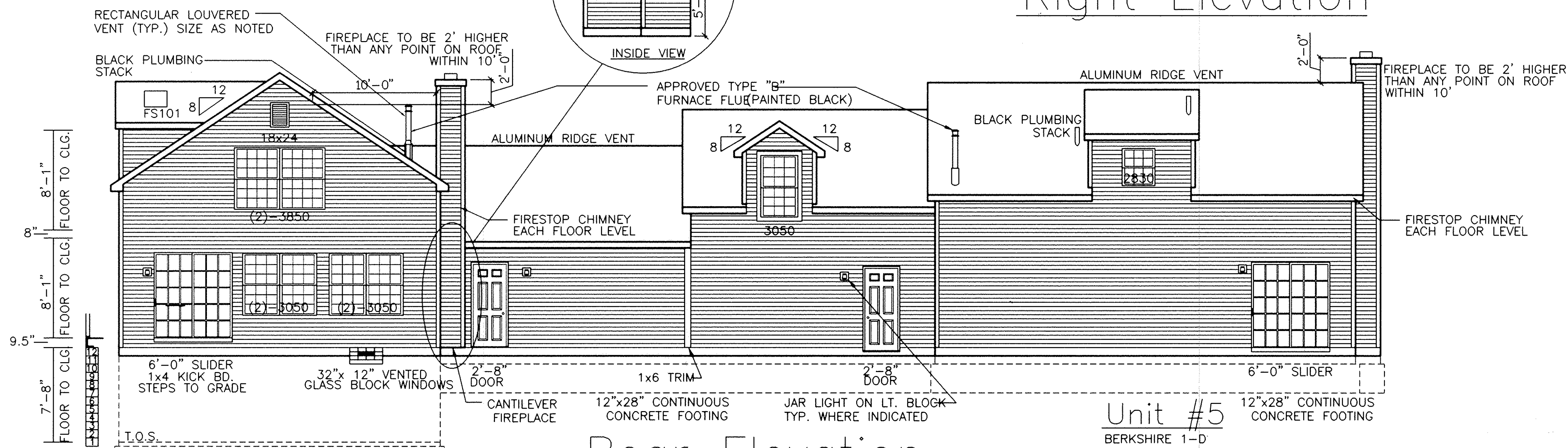
Front Elevation



Left Elevation



Right Elevation



Rear Elevation

REVISION	DATE

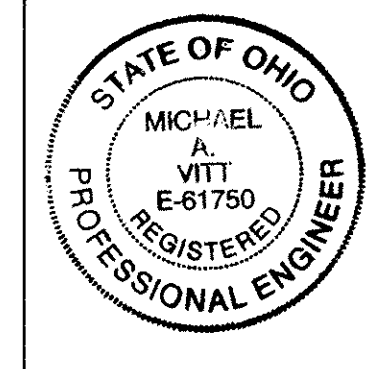
WHITLATCH & CO.
 BUILDERS AND DEVELOPERS • P.O. BOX 363 • TWINSBURG, OHIO 44087 • 330-425-3500
 AS-BUILT ELEVATIONS
 BUILDING "C" (UNITS 5 & 6)
 FAIRFIELD LANE, NORTH RIDGEVILLE

EXHIBIT "B"
 SHEET 1

ENGINEER'S CERTIFICATION
 I, MICHAEL A. VITT hereby certify that this drawing sets forth the dimensions of Units 5 & 6, Building "C" in Fairfield Lane Condominium.
 The entire space within these dimensions makes up each unit.

MICHAEL A. VITT
 PROFESSIONAL ENGINEER
 NO. 61750

DATE 12/15/04



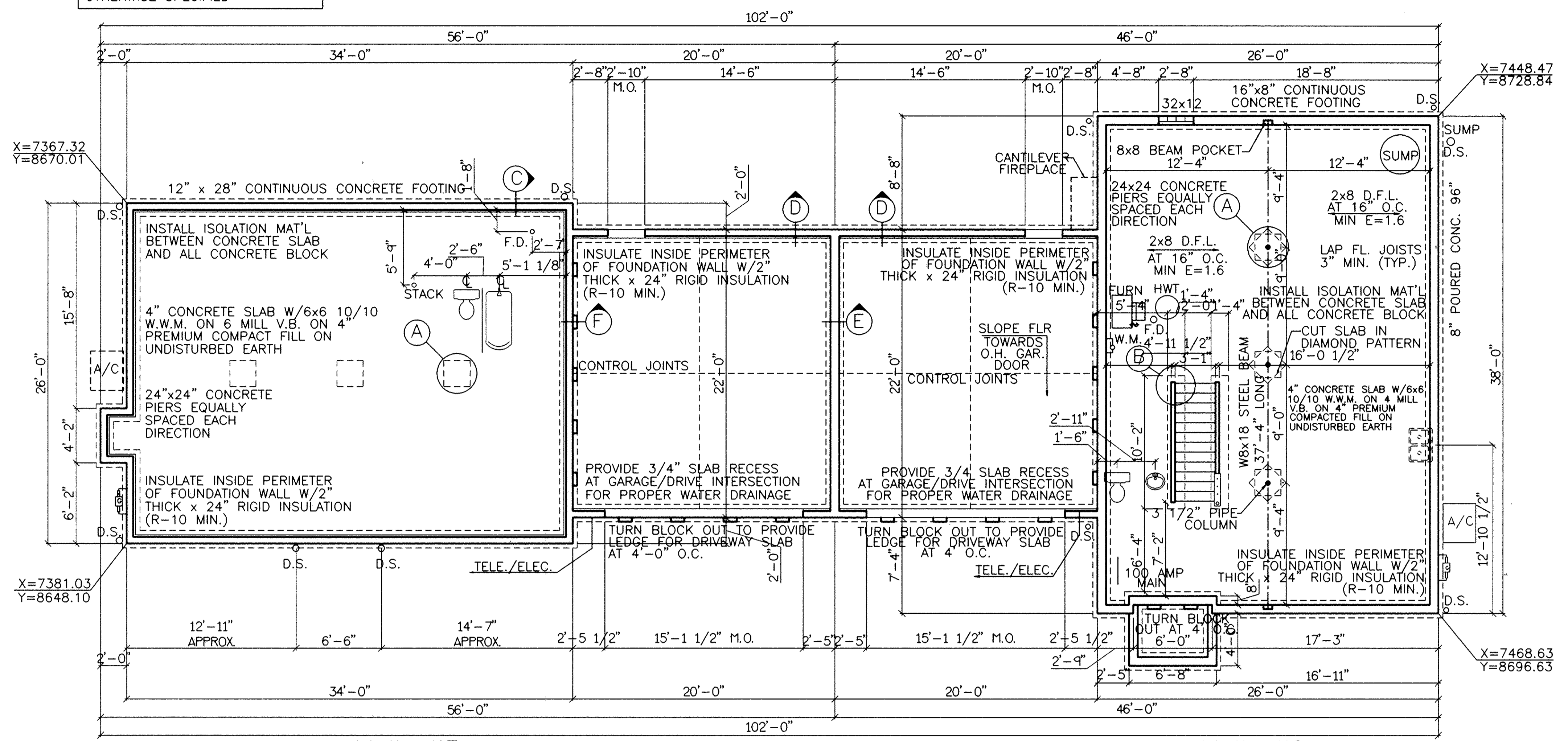
DRAWN	BMW
SCALE	3/16" = 1'-0"
PROJECT	FAIRFIELD LANE
DATE	Dec, 14 2004
TIME	09:56 AM
FILE NAME	FFL-C.DWG

SHEET	2/4
OF	SHEETS

Tax Map Dept. Copy # 04-00824

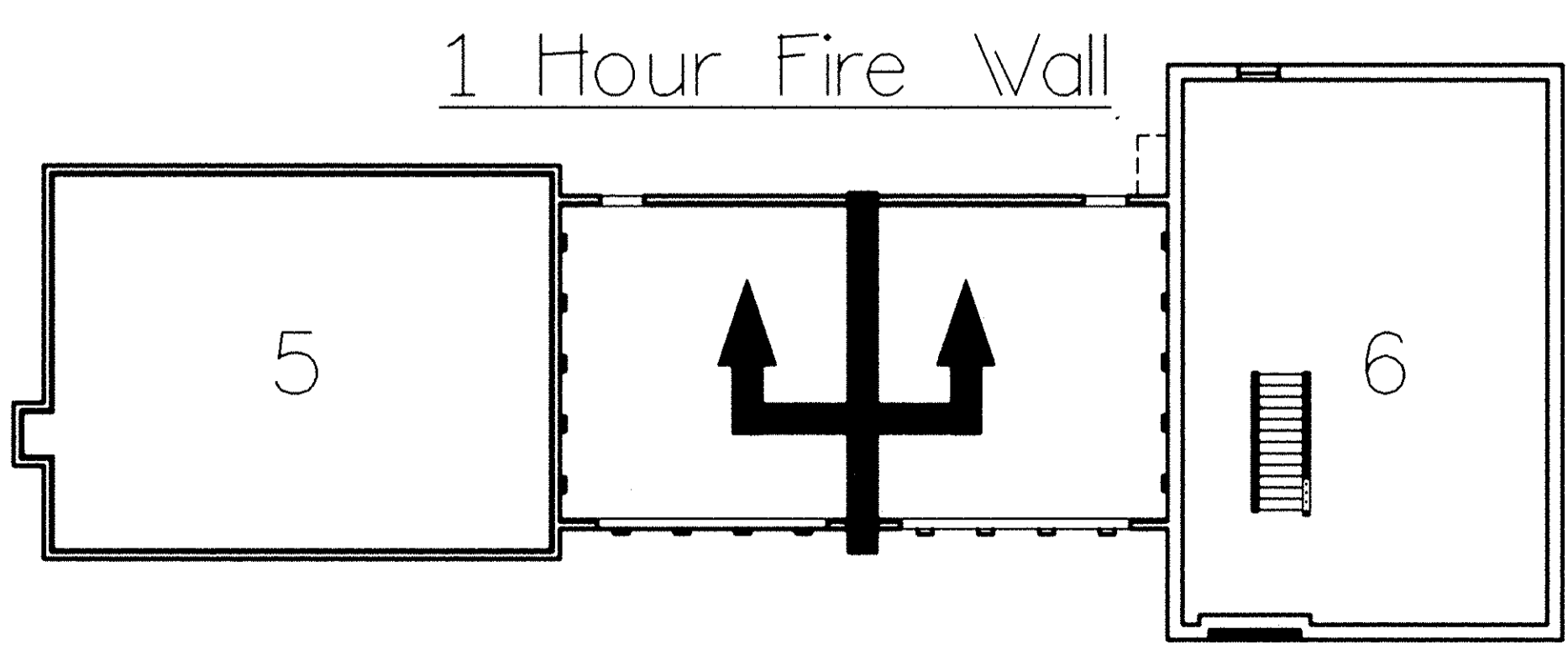
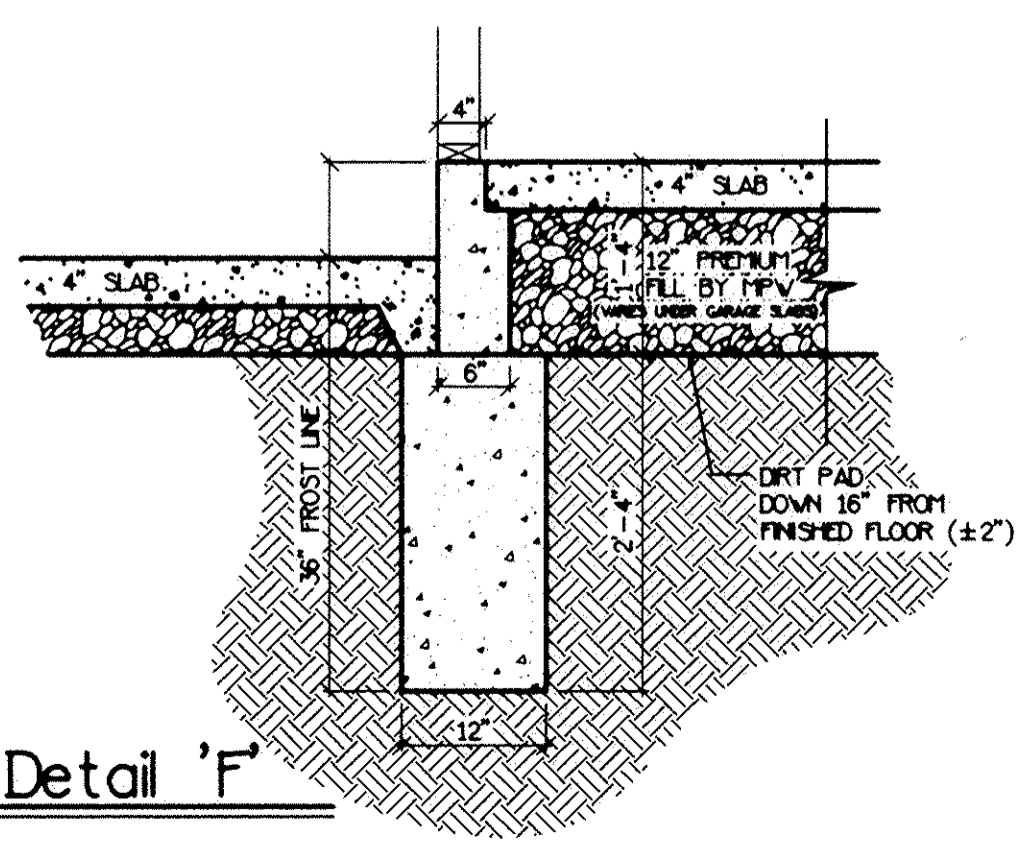
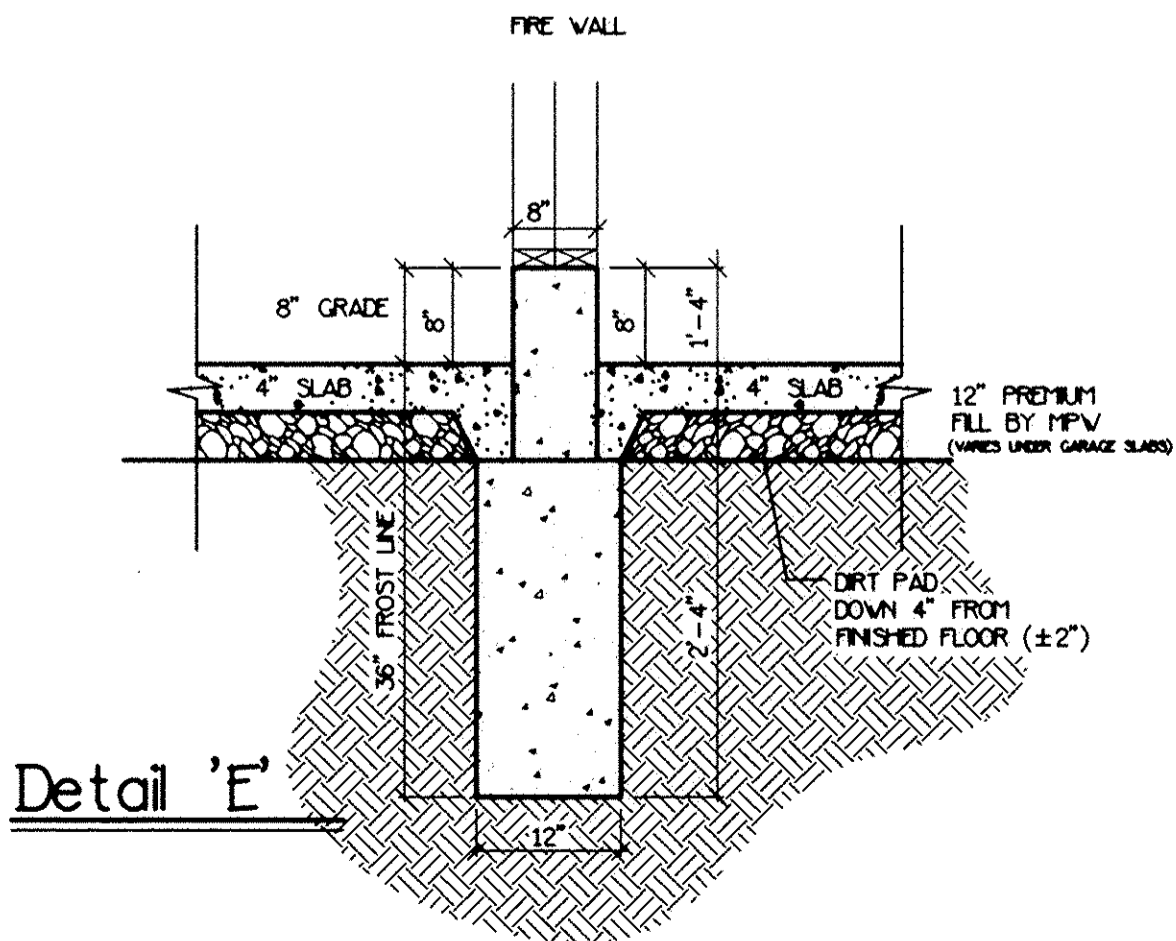
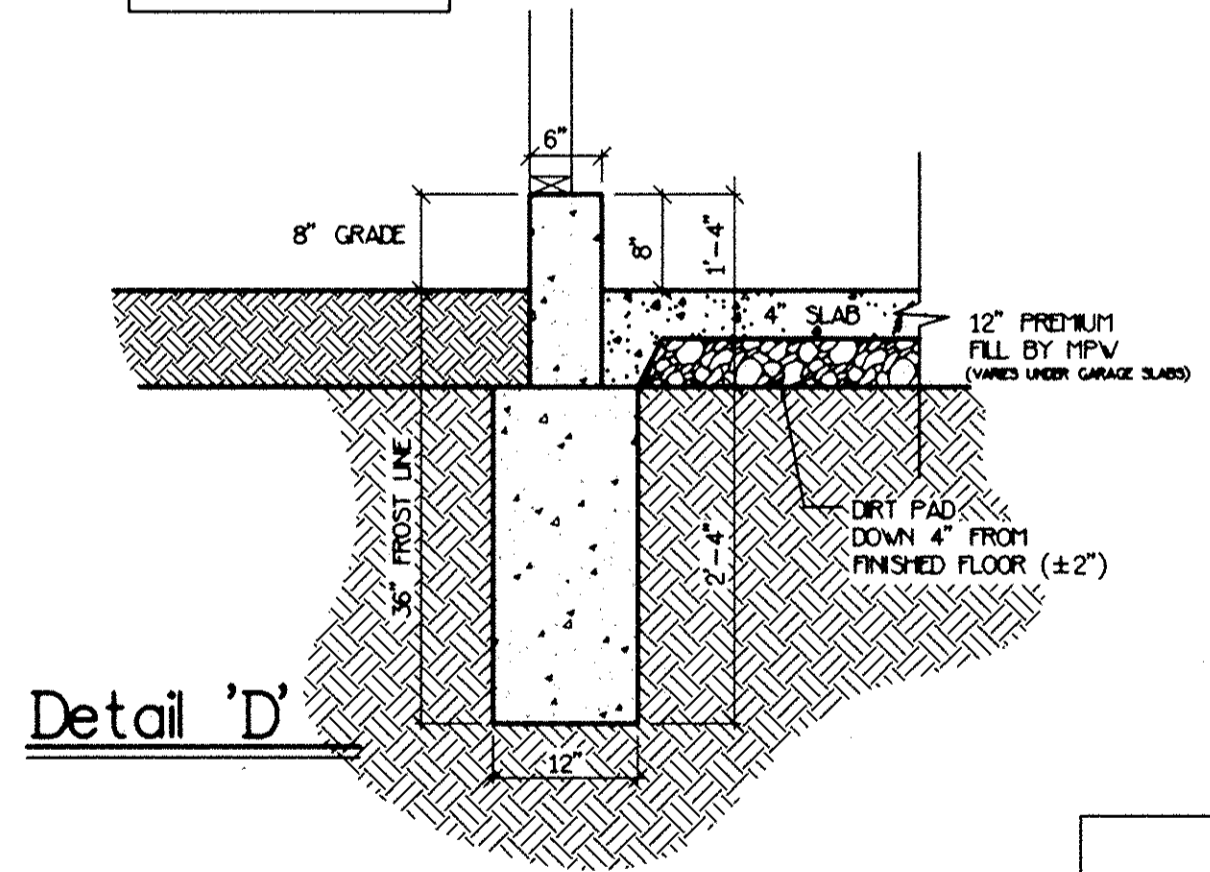
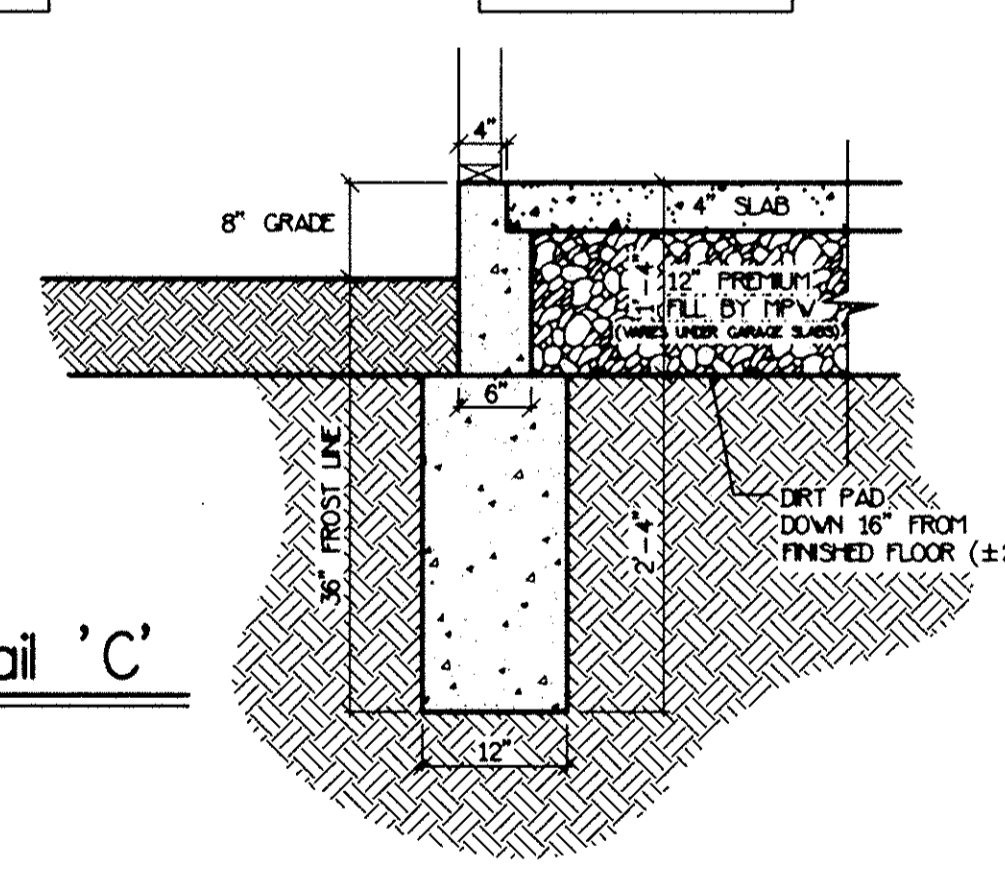
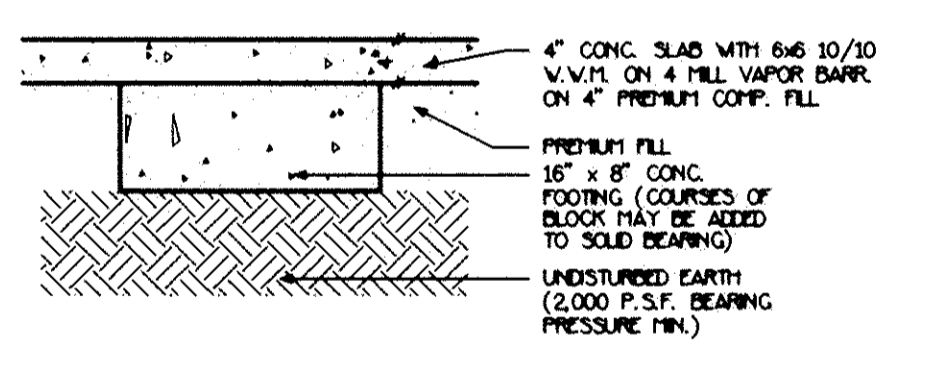
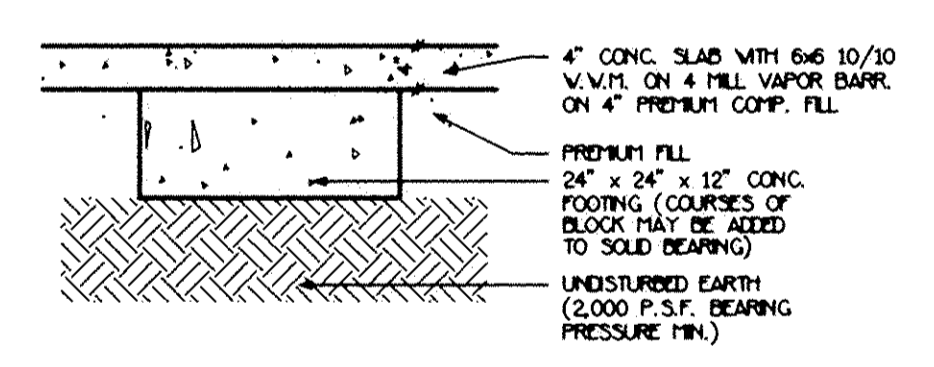
83/50

NOTE: ALL NOTES TYPICAL UNLESS OTHERWISE SPECIFIED



NOTE: FOUNDATION DESIGN BASED ON MIN. SOIL CAPACITY OF 2,000 P.S.I. - CONTRACTOR TO VERIFY & NOTIFY ARCHITECT SHOULD SOIL BEARING BE LESS - CONCRETE STRENGTH DESIGN = 3,000 P.S.I. IN 28 DAY

UNIT # 5	GARAGE	GARAGE	UNIT # 6
T.O.B. = 754.5	T.O.B. = 753.8	T.O.B. = 753.8	T.O.B. = 754.5
T.O.S. = 754.5	T.O.S. = 753.8	T.O.S. = 753.8	T.O.S. = 754.5



Fire Separation Schematic

Tax Map Dept. Copy # 04-00824

EXHIBIT "B"
SHEET 2

STATE OF OHIO
MICHAEL A. VITT
E-61750
REGISTERED PROFESSIONAL ENGINEER

ENGINEER'S CERTIFICATION
I, MICHAEL A. VITT hereby certify that this drawing sets forth the dimensions of Units 5 & 6, Building "C" in Fairfield Lane Condominium. The entire space within these dimensions makes up each unit.

Michael A. Vitt 12/15/04
MICHAEL A. VITT
PROFESSIONAL ENGINEER
NO. 61750
DATE

REVISION	DATE

COPYRIGHT © WHITLATCH & CO. 2000
ALL RIGHTS RESERVED

AS-BUILT FOUNDATION
BUILDING "C" (UNITS 5 & 6)
FAIRFIELD LANE, NORTH RIDGEVILLE

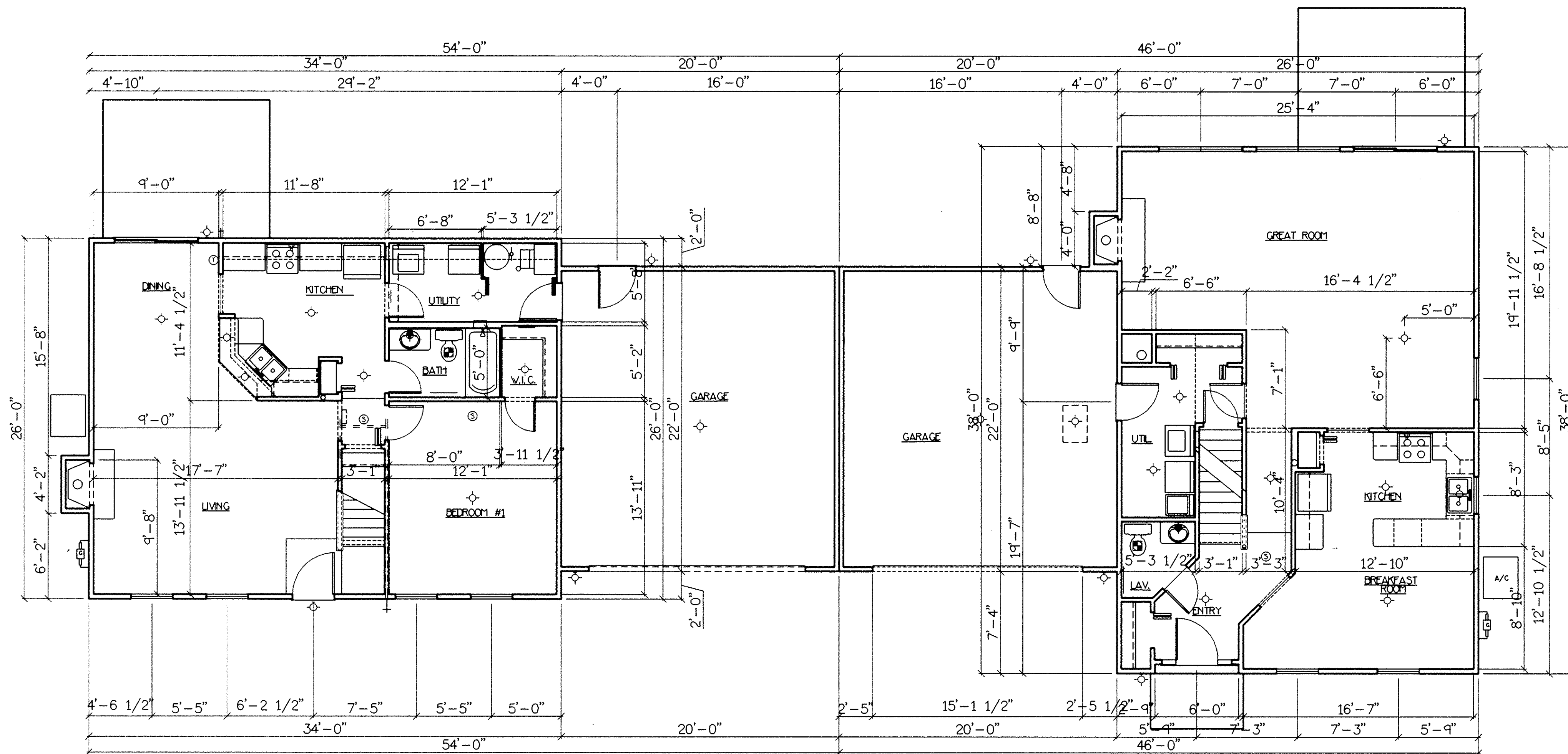
WHITLATCH & CO.
BUILDERS AND DEVELOPERS • P.O. BOX 363 • TWINSBURG, OHIO 44087 • 330-425-3500

DRAWN	BMW
SCALE	3/16"=1'-0"
PROJECT	FAIRFIELD LANE
DATE	Dec. 14 2004
TIME	09:56 AM
FILE NAME	FFL-C.DWG

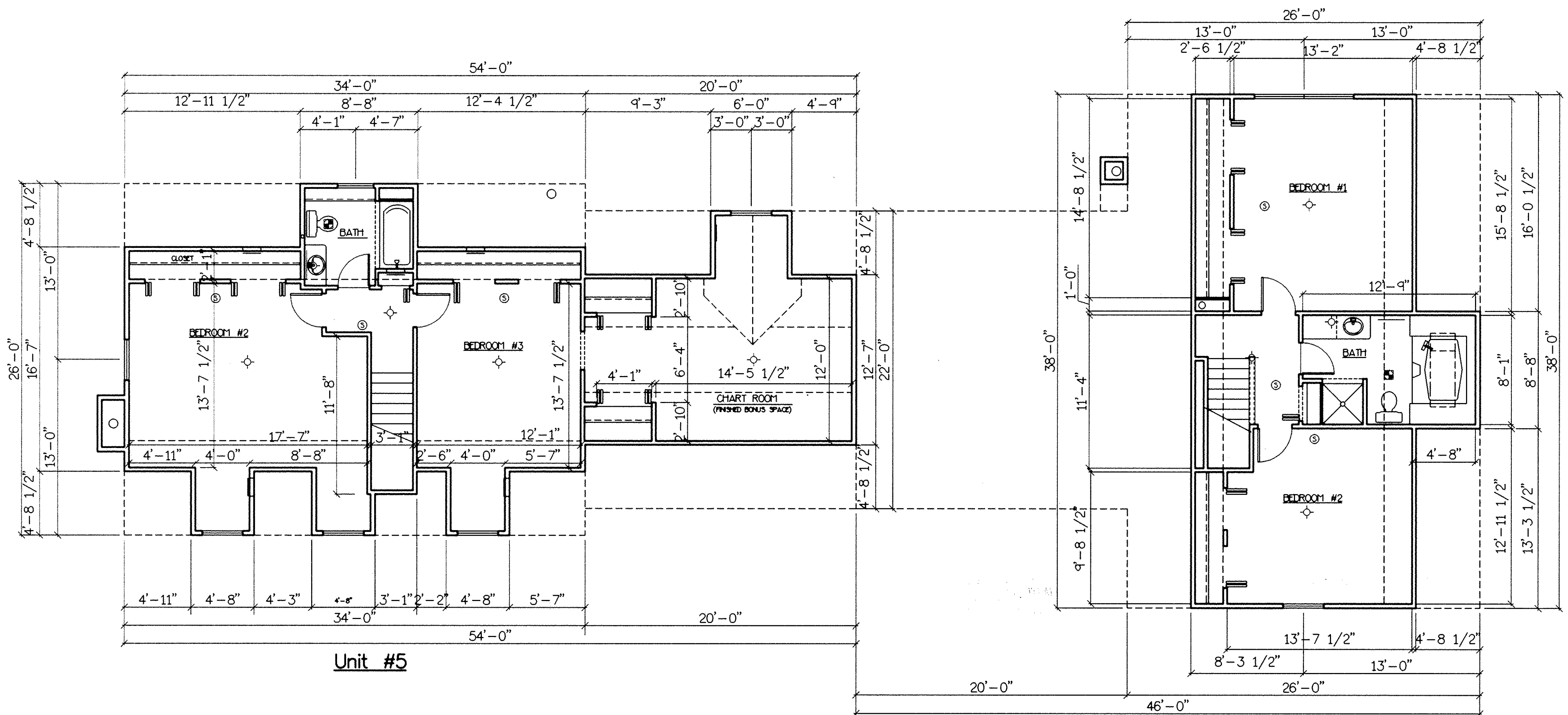
SHEET	3/4
OF	SHEETS

83/51

REVISION	DATE



Unit #5 First Floor Plan Unit #6



Unit #5 Unit #6

Second Floor Plan

TAX MAP DEPT. COPY #04-00824

**AS-BUILT FLOOR PLANS
BUILDING "C" (UNITS 5 & 6)
FAIRFIELD LANE, NORTH RIDGEVILLE**

WHITLATCH & CO.
BUILDERS AND DEVELOPERS • P.O. BOX 363 • TWINSBURG, OHIO 44087 • 330-425-3500

EXHIBIT "B"
SHEET 3

ENGINEER'S CERTIFICATION

I, MICHAEL A. VITT hereby certify that this drawing sets forth the dimensions of Units 5 & 6, Building "C" in Fairfield Lane Condominium. The entire space within these dimensions makes up each unit.

MICHAEL A. VITT
 PROFESSIONAL ENGINEER
 NO. 61750

12/15/04
 DATE

DRAWN	BMW
SCALE	3/16" = 1'-0"
PROJECT	FAIRFIELD LANE
DATE	Dec. 14 2004
TIME	09:56 AM
FILE NAME	FFL-C.DWG

83/52