

EXHIBIT A WATERFORD PLACE III COMMERCIAL CONDOMINIUMS UNITS 301

BEING PART OF ORIGINAL LOT 1
OF SHEFFIELD TOWNSHIP, VILLAGE OF SHEFFIELD, LORAIN COUNTY, OHIO
OCTOBER, 2004 SCALE 1" = 30'

DECLARATION CERTIFICATE
THE UNDERSIGNED OWNERS OF THE LAND EMBRACED WITHIN THE LIMITS OF THE WITHIN PLOT PLAN, DO HEREBY ADOPT THE SAME PLOT PLAN. THE UNDERSIGNED OWNERS HEREIN DO FURTHER DESIGNATE THE BUILDING SHOWN AS WATERFORD PLACE III COMMERCIAL CONDOMINIUMS, UNITS 301

BEING PART OF SHEFFIELD TOWNSHIP ORIGINAL LOT NUMBER 1, TOWNSHIP 7 NORTH, RANGE 17 WEST, SITUATED IN THE VILLAGE OF SHEFFIELD, LORAIN COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at 5/8 inch iron pin in monument box found marking the intersection of the centerline of Waterford Place with the centerline of Waterford Circle;

Thence South 00 degrees 11 minutes 44 seconds West a distance of 40.00 feet on the centerline of Waterford Place to a point;

Thence North 89 degrees 48 minutes 16 seconds East a distance of 30.00 feet to a 5/8 inch iron pin found on the east right-of-way line of Waterford Place and on a non-tangent concave curve to the northeast having a radius of 10.00 feet, said point marks the Point of Beginning;

Thence following said curve a distance of 15.71 feet through a central angle of 90 degrees 00 minutes 00 seconds, (chord bearing = North 44 degrees 48 minutes 18 seconds East, chord distance = 14.14) to a 5/8 inch iron pin found on the south right-of-way of Waterford Circle;

Thence North 89 degrees 48 minutes 16 seconds East a distance of 277.55 feet along the south right-of-way line of Waterford Circle to a 5/8 inch iron pin found on a concave curve to the right having a radius of 67.00 feet;

Thence continuing along the south right-of-way line of Waterford Circle following said curve a distance of 21.09 feet through a central angle of 18 degrees 01 minute 52 seconds, (chord bearing = South 81 degrees 10 minutes 48 seconds East, chord distance = 21.00 feet) to a 5/8 inch iron pin found;

Thence South 00 degrees 10 minutes 20 seconds West a distance of 286.72 feet along the west line of a tract of land deeded to Waterford Real Estate Group, LLC, as described in Recorder No. 823027-1824, Lorain County Deed Records to a 5/8 inch iron pin found;

Thence South 89 degrees 48 minutes 16 seconds West a distance of 335.14 feet to a 5/8 inch iron pin found on a non-tangent concave curve to the northeast having a radius of 230.00 feet said point is on the east right-of-way line of Waterford Place;

Thence along the east right-of-way line of Waterford Place following said curve a distance of 116.11 feet through a central angle of 28 degrees 55 minutes 26 seconds, (chord bearing = North 14 degrees 15 minutes 59 seconds East, chord distance = 114.88 feet) to a 5/8 inch iron pin found;

Thence continuing along the east right-of-way line of Waterford Place North 00 degrees 11 minutes 44 seconds West a distance of 168.76 feet to the Point of Beginning.

The above described tract contains 2.0691 acres, more or less. This description is based on a survey by Raymond W. Foos P.S., professional surveyor number 7812, dated May 5, 2004. The above property is subject to all highways, easements, and restrictions of record.

WITNESS
Deborah L. Haines
Patrick Shemigo
WATERFORD PLACE MANAGEMENT CORP.
PATRICK SHEMA, PRESIDENT

WITNESS
Alison Lewis

STATE OF OHIO
COUNTY OF Eric

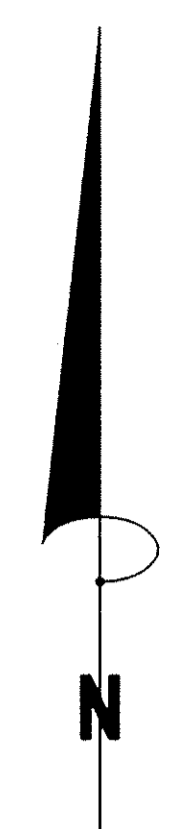
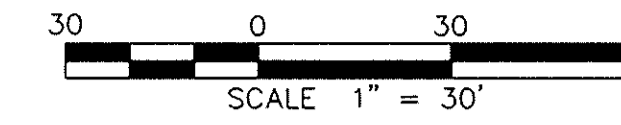
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED (WATERFORD PLACE MANAGEMENT CORP., BY AND THROUGH ITS PRESIDENT) PATRICK SHEMA, OWNERS OF THE HEREON PLATTED LAND, WHO ACKNOWLEDGE THAT HE DID SIGN THE FOREGOING CERTIFICATE AND THAT IT WAS HIS FREE ACT AND DEED.

IN WITNESS THEREOF, I HAVE SET MY HAND AND SEAL AT Sandusky, OHIO THIS 3rd DAY OF December, 2004.

MY COMMISSION EXPIRES June 29 2009
Deborah L. Haines
NOTARY PUBLIC

DEBORAH L. HAINES
Notary Public
In and for the State of Ohio
My Commission Expires
June 29, 2009

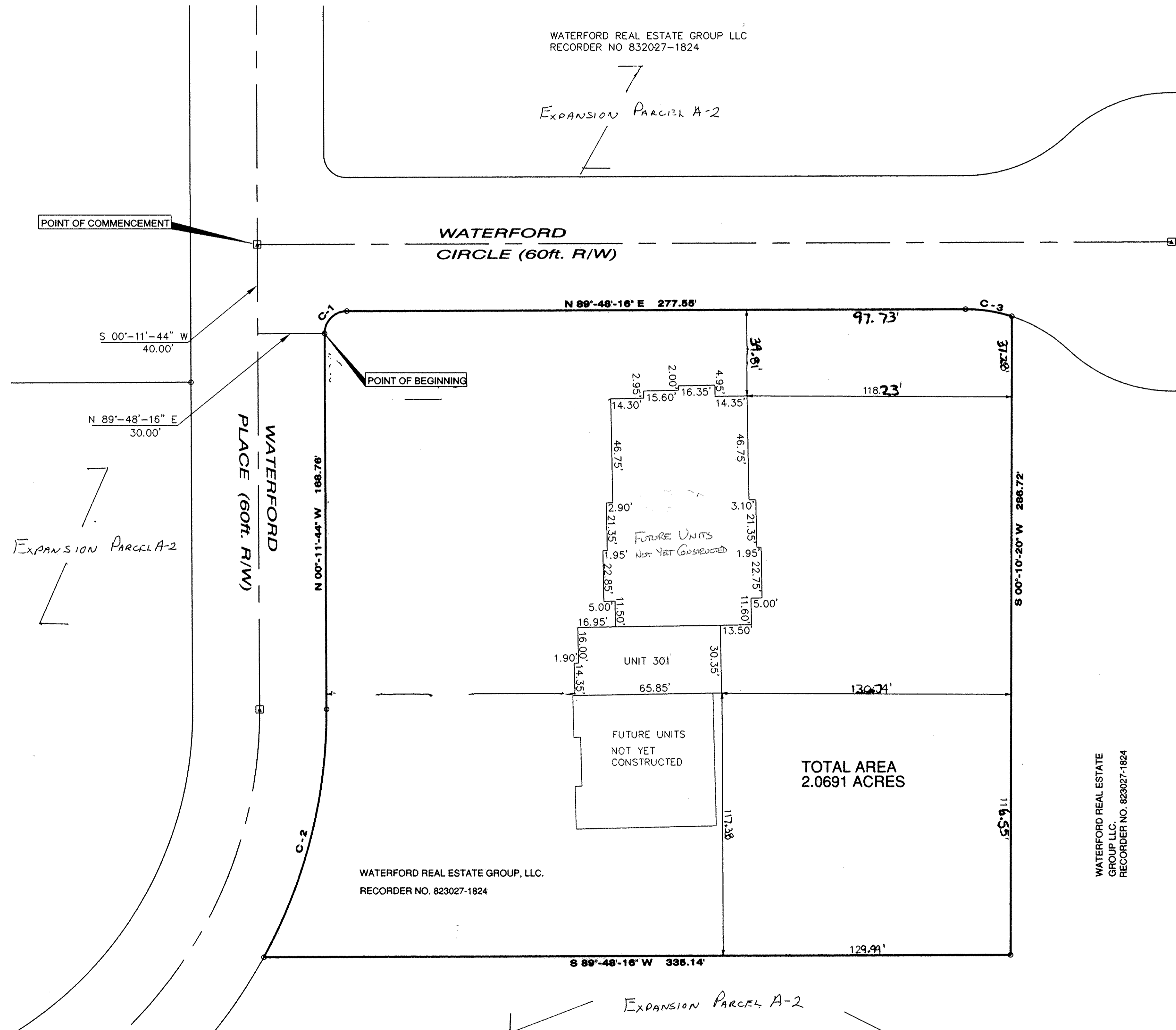
INDEX						
NO.	DESCRIPTION					
1	PLOT PLAN, UNITS 301 AND DECLARATION CERTIFICATE					
2	MAIN FLOOR PLAN UNITS 301					
3	ELEVATIONS UNITS 301					



NUMBER	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.	TANGENT
C-1	90°-00'-00"	10.00	15.71	N 44°-48'-16" E	14.14	10.00
C-2	28°-55'-26"	230.00	116.11	N 14°-15'-59" E	114.88	59.32
C-3	18°-01'-52"	67.00	21.09	S 81°-10'-48" E	21.00	10.63

WATERFORD REAL ESTATE GROUP LLC
RECORDER NO 832027-1824

7
EXPANSION PARCEL A-2



BASIS OF BEARINGS
BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ABBE ROAD WHICH WAS ASSUMED N 00°-36'-16" E.

SET	FOUND	DESCRIPTION
●	○	IRON PIN (ROD)
●	○	IRON PIPE
●	⊕	RAILROAD SPIKE
●	⊙	SURVEY NAIL
●	⊙	SURVEY NAIL & SHINER
●	⊙	DRILL HOLE
●	⊙	MONUMENT BOX
●	⊙	CONCRETE MONUMENT
●	⊙	STONE
●	⊙	WOOD POST

(D) DEED (M) MEASURED
(P) PLATTED (C) CALCULATED
ALL 5/8" IRON PINS SET ARE 30" LONG REBAR WITH YELLOW PLASTIC CAPS STAMPED "C.D. ENG 7812"

AREA SUMMARY	
UNIT NO.	AREA (S.F.)
Common Area	28,156
UNIT 301	1974

WATERFORD REAL ESTATE GROUP LLC
RECORDER NO. 823027-1824

WATERFORD REAL ESTATE GROUP, LLC.
RECORDER NO. 823027-1824

TOTAL AREA
2.0691 ACRES

ENGINEER'S CERTIFICATE

I, HEREBY CERTIFY THAT I HAVE REVIEWED THE WITHIN CONDOMINIUM DRAWINGS AND THAT THE DIMENSIONS OF THE BUILDINGS, BUILDING LOCATIONS, AND ROOM DIMENSIONS ARE CORRECT AS CONSTRUCTED TO THE BEST OF MY KNOWLEDGE.

Donald E. Weaver
DONALD E. WEAVER
PROFESSIONAL ENGINEER E-55539 12/02/04

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE WITHIN PLAT PLAN CONFORMS TO A SURVEY MADE BY ME IS CORRECT. I FURTHER CERTIFY THAT THE BUILDING LOCATION AND BUILDING DIMENSIONS ARE CORRECT AS SHOWN ON THIS DRAWING AS CONSTRUCTED TO THE BEST OF MY KNOWLEDGE.

Raymond W. Foos
RAYMOND W. FOOS
PROFESSIONAL SURVEYOR #7812 12/02/04



JAN 28 2005
RECEIVED FOR RECORD
at 2:30 clock P.M. in the Recorder's Office
VOL. 93 JUDITH M. NEDWICK
PAGES 65 Lorain County Recorder
607 Box Guardian Title
\$259.20 JLM
AUDITOR'S CERTIFICATE

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
JAN 28 2005
MARK R. STEWART
LORAIN COUNTY AUDITOR

TRANSFERRED THIS _____ DAY OF _____ 200__
FEES PAID _____

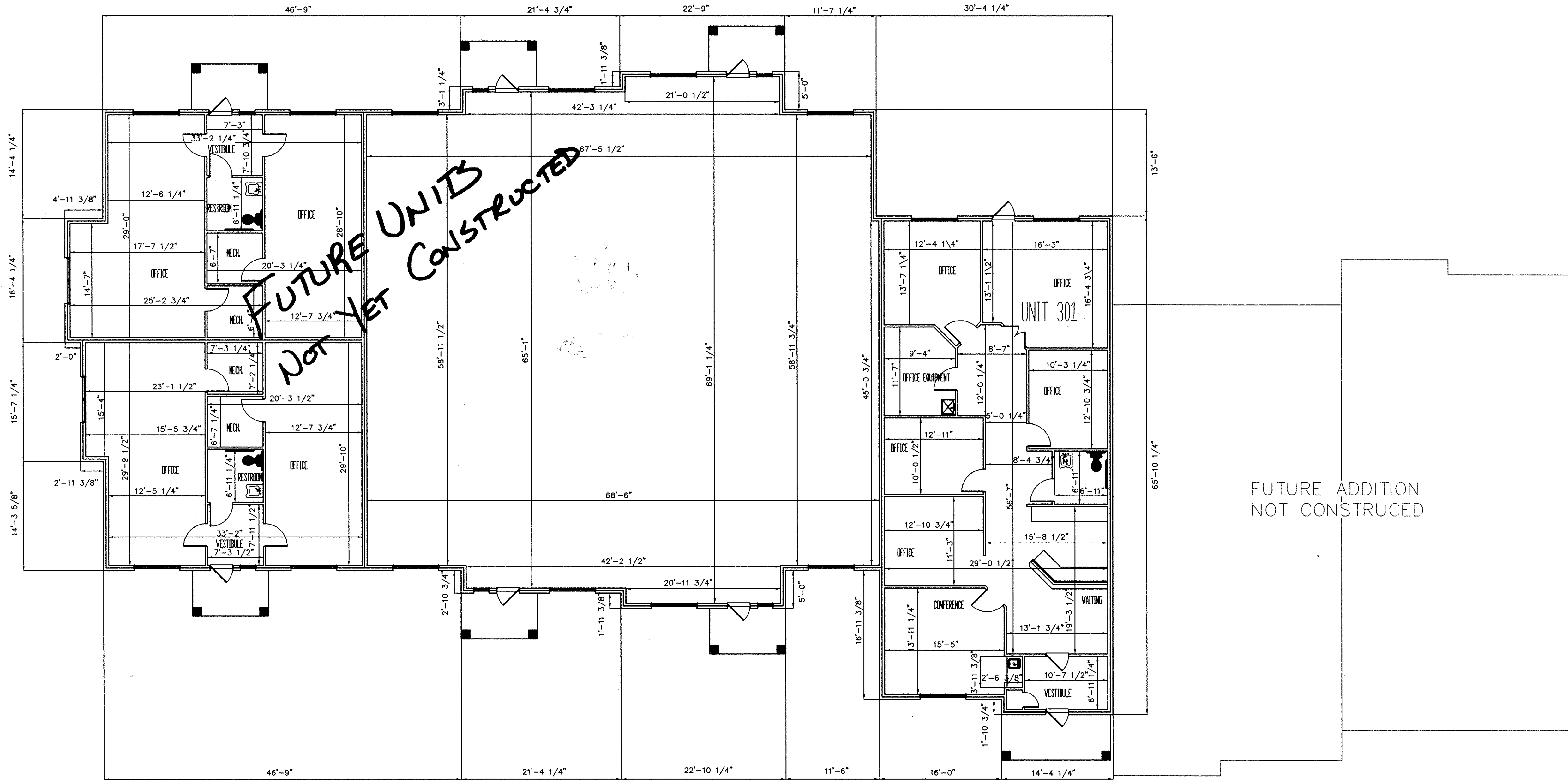
LORAIN COUNTY AUDITOR

RECEIVED THIS _____ DAY OF _____ 200__
FEES PAID _____
RECORDED IN VOLUME _____ PAGE _____
THIS _____ DAY OF _____ 200__

LORAIN COUNTY RECORDER

CONTRACTORS
DESIGN ENGINEERING
CONSULTING ENGINEERS
NORWALK, OHIO

SCALE: 1" = 30'	DATE: OCT., 2004	BY: JTL	PROJECT NO. 01-208
--------------------	------------------	---------	-----------------------

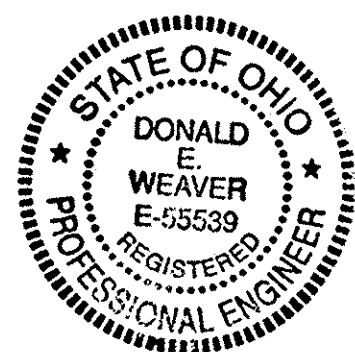


MAIN FLOOR PLAN

ENGINEER'S CERTIFICATE

I, HEREBY CERTIFY THAT I HAVE REVIEWED THE WITHIN CONDOMINIUM DRAWINGS AND THAT THE DIMENSIONS OF THE BUILDINGS, BUILDING LOCATIONS, AND ROOM DIMENSIONS ARE CORRECT AS CONSTRUCTED TO THE BEST OF MY KNOWLEDGE.

Donald E. Weaver 12/02/04
DONALD E. WEAVER
PROFESSIONAL ENGINEER E-55539



SURVEYOR'S CERTIFICATE

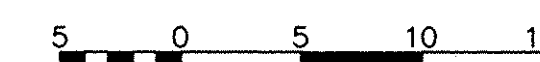
I, HEREBY CERTIFY THAT THE WITHIN PLAT PLAN CONFORMS TO A SURVEY MADE BY ME IS CORRECT. I FURTHER CERTIFY THAT THE BUILDING LOCATION AND BUILDING DIMENSIONS ARE CORRECT AS SHOWN ON THIS DRAWING AS CONSTRUCTED TO THE BEST OF MY KNOWLEDGE.

Raymond W. Foos 12/02/04
RAYMOND W. FOOS
REGISTERED SURVEYOR #7812



EXHIBIT A
WATERFORD PLACE III
COMMERCIAL CONDOMINIUMS

UNITS 301
WATERFORD PLACE
FLOOR PLAN

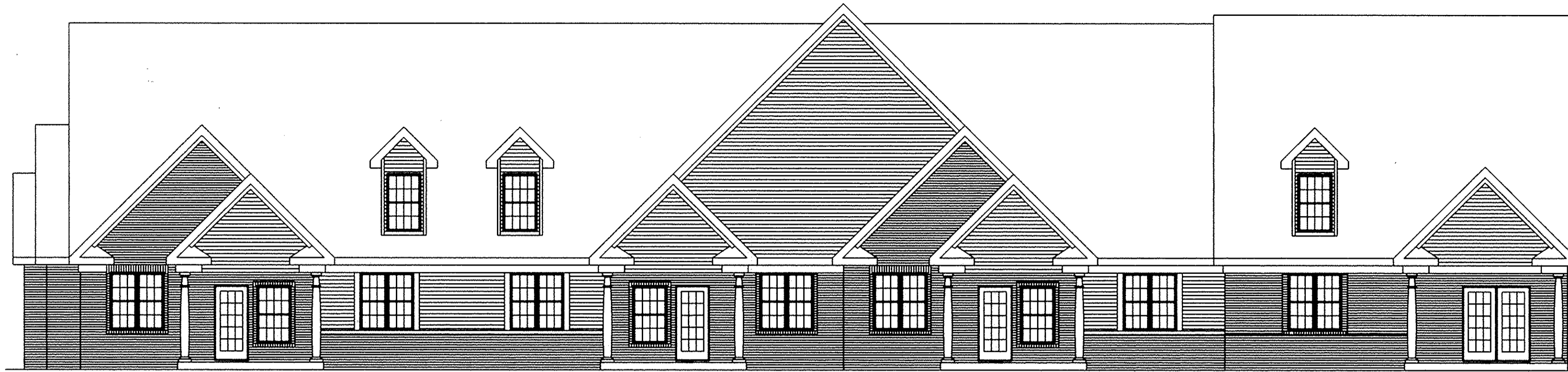


CONTRACTORS
DESIGN ENGINEERING
CONSULTING ENGINEERS & SURVEYORS
NORWALK, OHIO

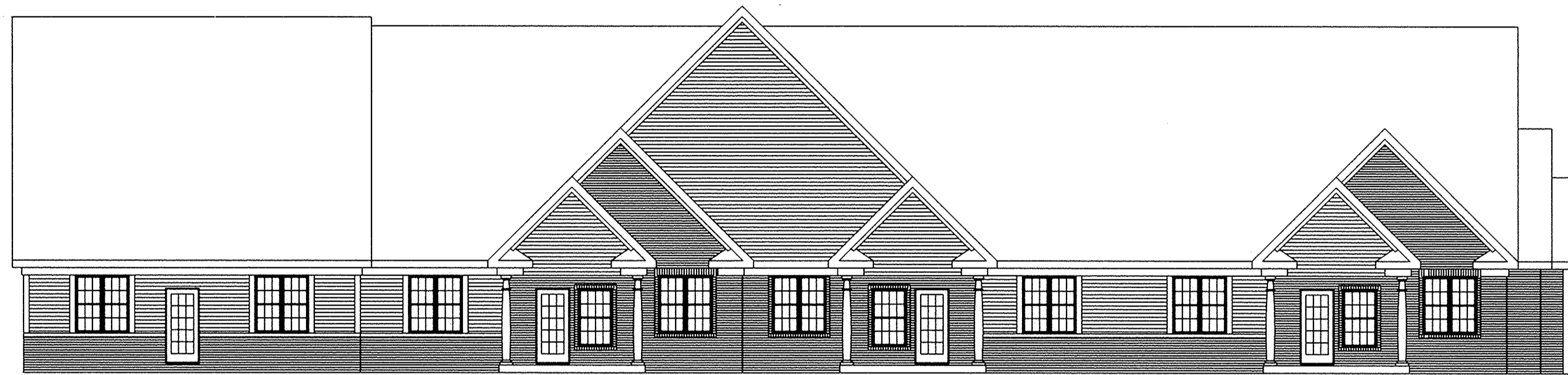
SCALE: 1/8" = 1'-0"	DATE: OCT., 2004 BY: AEW	DESIGNED BY: DEW REVISIONS:	PROJECT NO. 01-208
------------------------	-----------------------------	--------------------------------	-----------------------

TAX MAP DEPT. COPY #04-00799

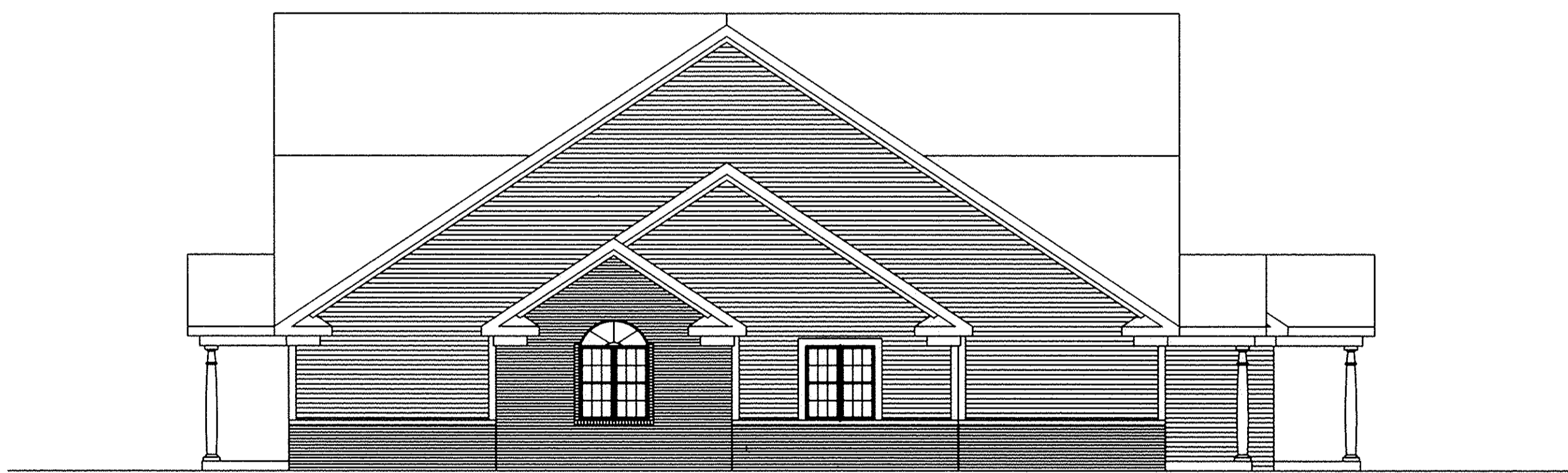
83/66



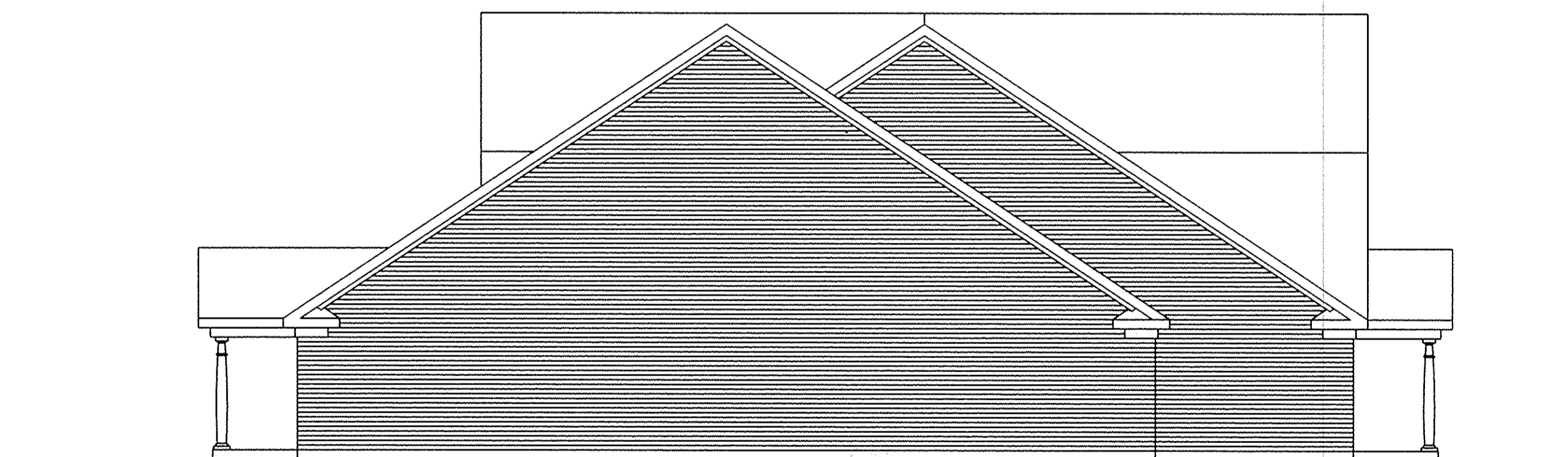
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

ENGINEER'S CERTIFICATE

I, HEREBY CERTIFY THAT I HAVE REVIEWED THE WITHIN CONDOMINIUM DRAWINGS AND THAT THE DIMENSIONS OF THE BUILDINGS, BUILDING LOCATIONS, AND ROOM DIMENSIONS ARE CORRECT AS CONSTRUCTED TO THE BEST OF MY KNOWLEDGE.

Donald E. Weaver
DONALD E. WEAVER
PROFESSIONAL ENGINEER E-55539 12/02/04



SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE WITHIN PLAT PLAN CONFORMS TO A SURVEY MADE BY ME IS CORRECT. I FURTHER CERTIFY THAT THE BUILDING LOCATION AND BUILDING DIMENSIONS ARE CORRECT AS SHOWN ON THIS DRAWING AS CONSTRUCTED TO THE BEST OF MY KNOWLEDGE.

Raymond W. Foos
RAYMOND W. FOOS
REGISTERED SURVEYOR #7812 12/02/04

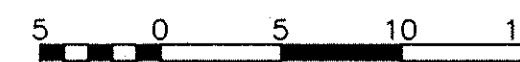


EXHIBIT A
WATERFORD PLACE III
COMMERCIAL CONDOMINIUMS
UNITS 301
WATERFORD PLACE
ELEVATIONS

DESIGN ENGINEERING CONSULTING ENGINEERS & SURVEYORS NORWALK, OHIO		DATE: OCT., 2004 BY: AEW REV'D BY: DEW	PROJECT NO. 01-208
SCALE: 1/8" = 1'-0"	DATE: OCT., 2004 BY: AEW	REV'D BY: DEW	PROJECT NO. 01-208

TAX MAP DEPT. COPY #04-00799

83/67