

Seventh 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 O: Units 29 & 30

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 WATERBURY, OHIO THIS 15TH DAY OF FEBRUARY 2005.

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

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS Kimberly A. Barth
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 WATERBURY, OHIO, THIS 15TH DAY OF FEBRUARY, 2005.

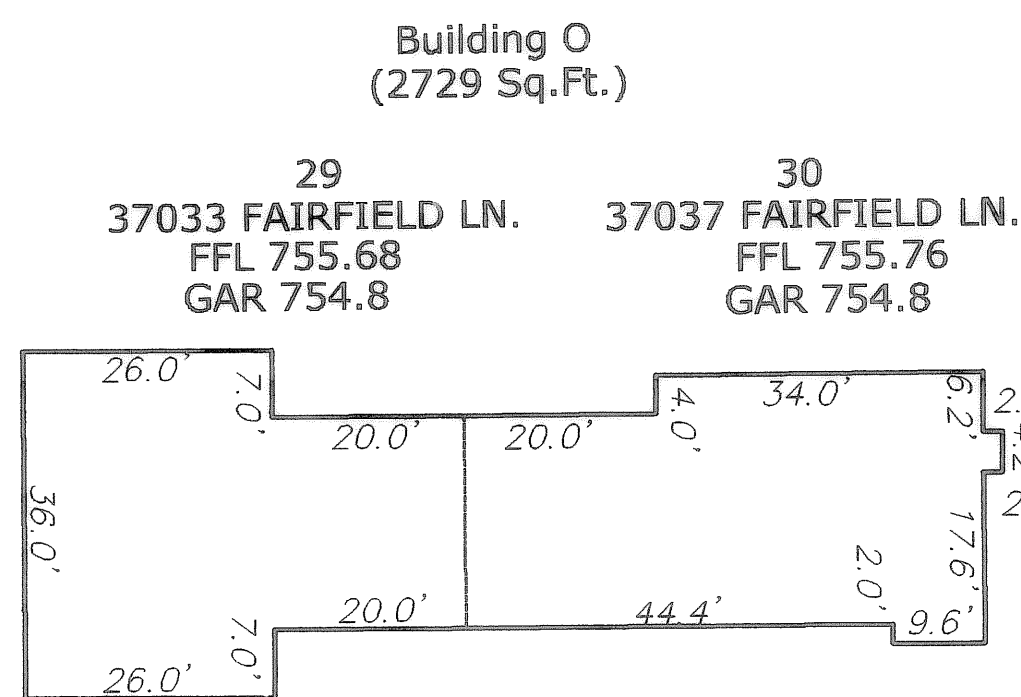
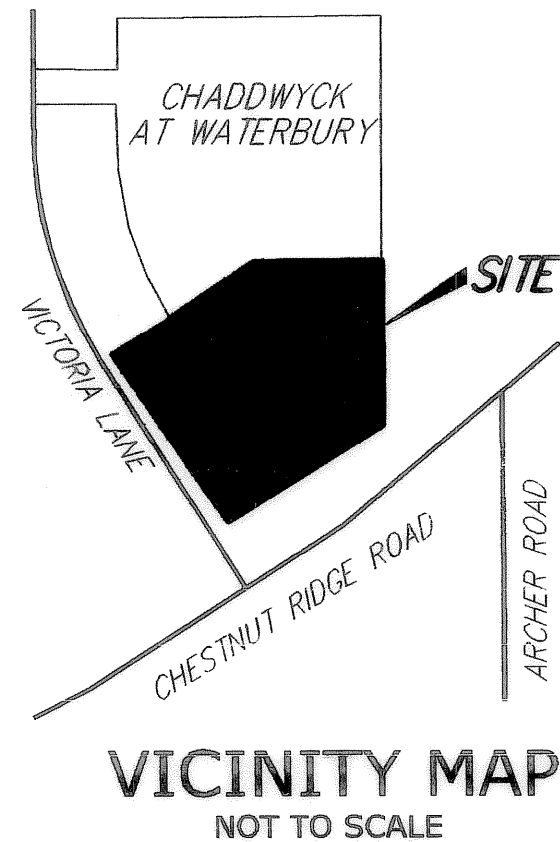
Kimberly A. Barth
NOTARY PUBLIC
KIMBERLY A. SHIMO
Notary Public, State of Ohio, Cuy. Cty.
My Commission Expires April 16, 2006
aka Kimberly A. Barth
MY COMMISSION EXPIRES

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.

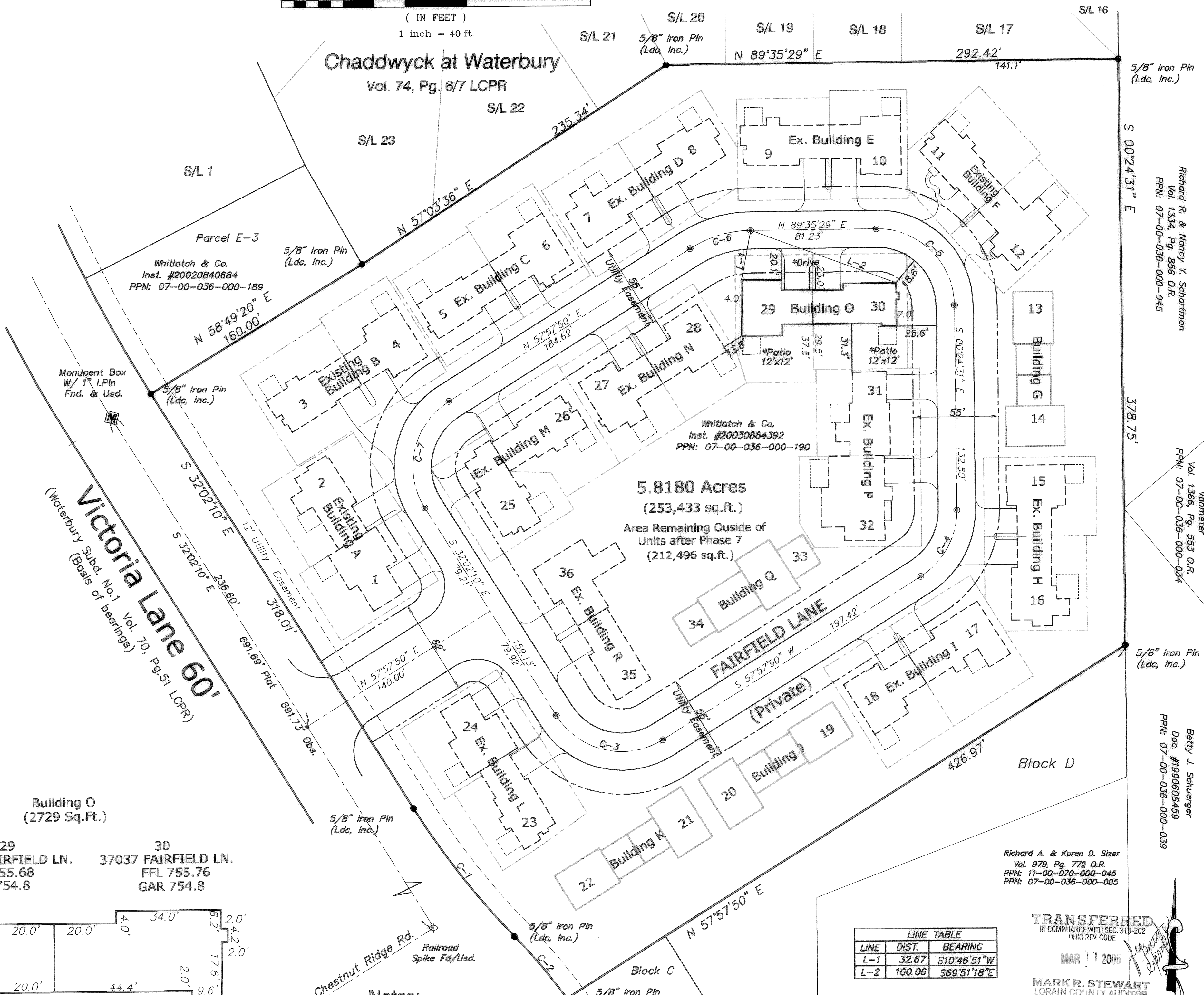
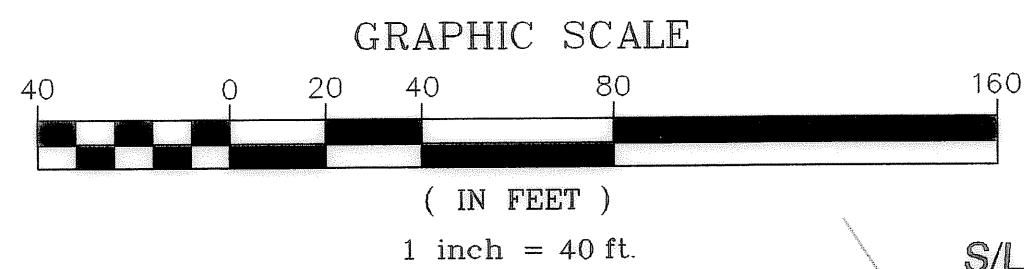
James R. Pegoraro, Jr.
James R. Pegoraro, Jr., P.S. # 8150

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'



Notes:

Dimension ties shown are perpendicular to P/L'S
Buildings Shown in BOLD LINES are existing
others shown in light lines are PROPOSED.

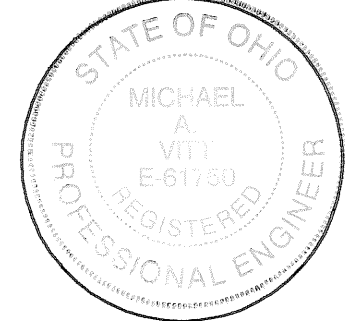
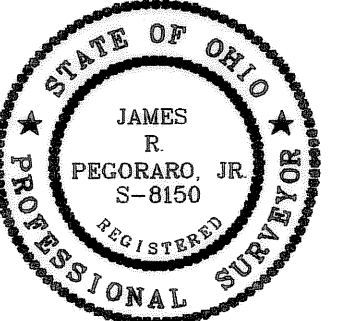
* Denotes not yet constructed
Denotes LIMITED COMMON AREA

Denotes Building Platted Under Previous Declarations
⊙ = Not an existing monument

LINE	DIST.	BEARING
L-1	32.87	S10°46'51"W
L-2	100.06	S69°31'18"E

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C-1	105.60	500.00	72°06'05"	53.00	105.41	S38°05'12"E
C-2	52.28	400.00	72°9'19"	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

A - Units 1/2	1st Amend.	Surveyor	Date
Vol. 79	Pg. 61-69		
B - Units 3/4	1st Amend.	Surveyor	Date
Vol. 79	Pg. 61-69		
C - Units 5/6	6th Amend.	Surveyor	Date
Vol. 83	Pg. 49-52		
D - Units 7/8	4th Amend.	Surveyor	Date
Vol. 82	Pg. 1-13		
E - Units 9/10	3rd Amend.	Surveyor	Date
Vol. 81	Pg. 22		
F - Units 11/12	2nd Amend.	Surveyor	Date
Vol. 81	Pg. 11-14		
G - Units 13/14	Surveyor	Date	
Vol.	Pg.		
H - Units 15/16	3rd Amend.	Surveyor	Date
Vol. 81	Pg. 22		
I - Units 17/18	5th Amend.	Surveyor	Date
Vol. 82	Pg. 20-26		
J - Units 19/20	Surveyor	Date	
Vol.	Pg.		
K - Units 21/22	Surveyor	Date	
Vol.	Pg.		
L - Units 23/24	4th Amend.	Surveyor	Date
Vol. 82	Pg. 1-13		
M - Units 25/26	4th Amend.	Surveyor	Date
Vol. 82	Pg. 1-13		
N - Units 27/28	5th Amend.	Surveyor	Date
Vol. 82	Pg. 20-26		
O - Units 29/30	Surveyor	Date	
Vol.	Pg.		
P - Units 31/32	3rd Amend.	Surveyor	Date
Vol. 81	Pg. 22		
Q - Units 33/34	Surveyor	Date	
Vol.	Pg.		
R - Units 35/36	4th Amend.	Surveyor	Date
Vol. 82	Pg. 1-13		



LAND DESIGN consultants
www.LDCinc.com
ENGINEERS PLANNERS SURVEYORS
8585 East Avenue Mentor, Ohio 44060 1471 Lorain Industrial Park Avon, Ohio 44015
TEL: (440) 255-8463 FAX: (440) 255-8574 FAX: (440) 937-5602
(440) 354-6938 FAX: (440) 255-8574 FAX: (440) 937-5603

DATE February 18th, 2005
SCALE: HOR. 1"=40'
VERT. none
FILENAME CPlat-7
COMPUTER JP
FIELD CREW

Plat of Phase -7 of
Fairfield Lane Condominium

SHEET 1 OF 4
CONTRACT No. Whitc1-0203

Richard A. & Karen D. Sizer
Vol. 978, Pg. 772 O.R.
PPN: 11-00-070-000-045
PPN: 07-00-036-000-005

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202
OHIO REV. CODE
MAR 11 2005
MARK R. STEWART
LORAIN COUNTY AUDITOR

Richard R. & Nancy Y. Schorffman
Vol. 1334, Pg. 856 O.R.
PPN: 07-00-036-000-045

Shadron L. & Patty S. Yonemeter
Vol. 1368, Pg. 553 O.R.
PPN: 07-00-036-000-034

Betty J. Schunger
Doc. #199090489
PPN: 07-00-036-000-039

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 NOTES TYPICAL UNLESS OTHERWISE NOTED

A WATERPROOF MEMBRANE SHALL BE PLACED AT EVERY EAVE EDGE EXTENDING TO A POINT A MINIMUM OF 24" INSIDE THE EXTERIOR WALL LINE

ALL WINDOW & DOOR TRIM TO BE 'NU-WOOD' OR APPROVED EQUAL AS PLACED & INDICATED

6" ALUMINUM FASCIA ON 1x6 WOOD SUB-FASCIA W/ VENTED ALUMINUM SOFFIT

4" ALUMINUM GUTTERS AND DOWNSPOUTS, TIE D.S. IN TO SPLASH BLOCKS

DOUBLE 4" SIDING W/6" CORNER TRIM

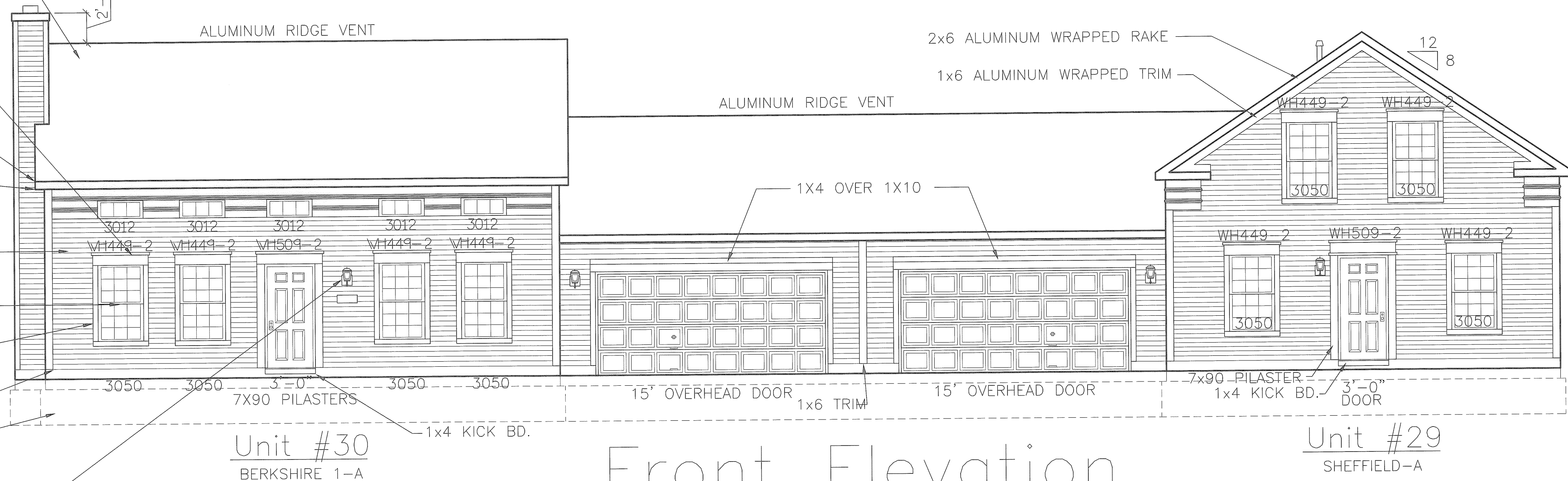
ALL WINDOWS ARE TO BE SINGLE HUNG THERMAL PANE

1x4 WOOD TRIM BOARD (TYP.) WHERE INDICATED (RIPPED FROM 1X6)

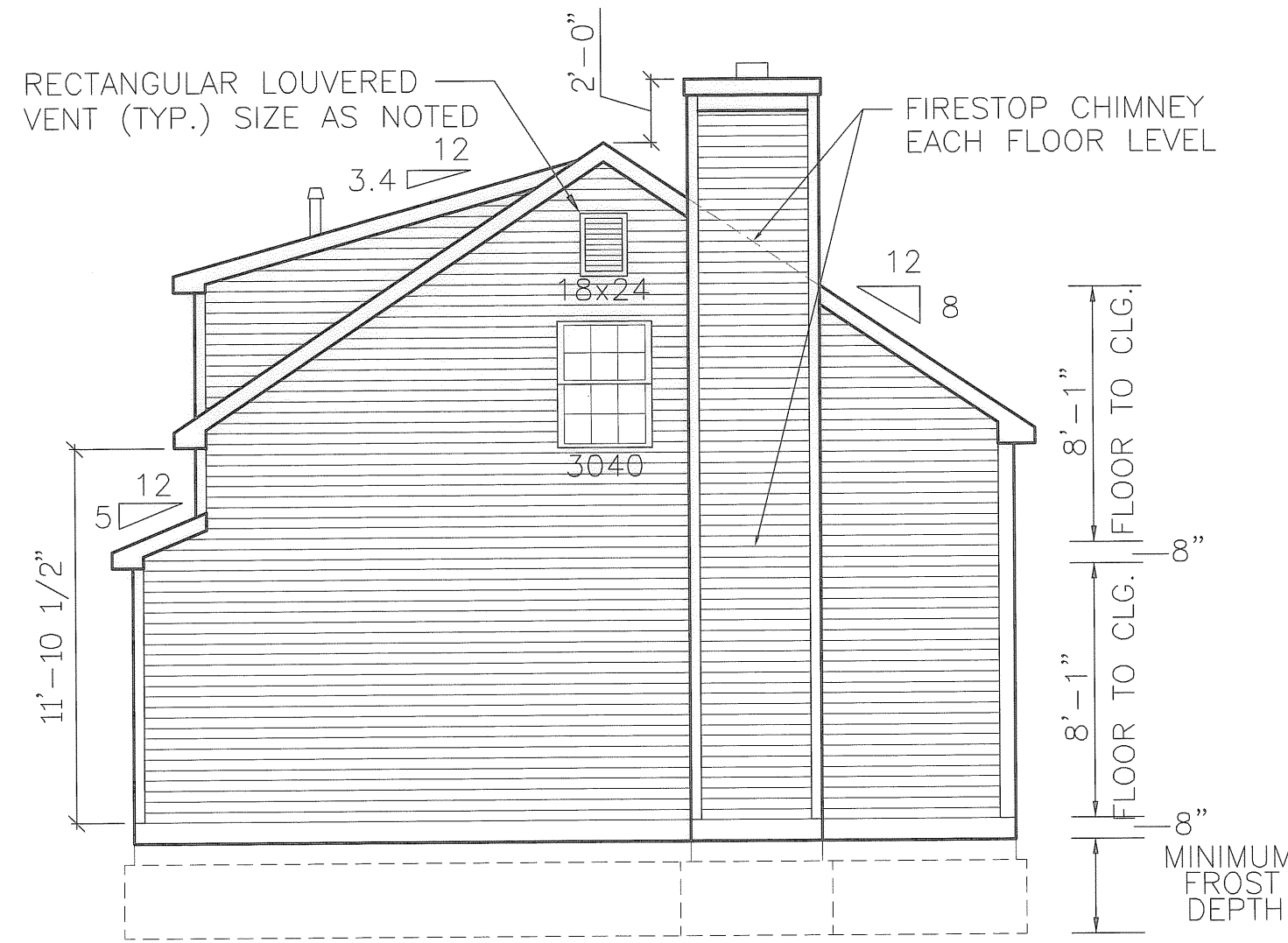
ARCHITECTURAL FINISH

12"x28" CONTINUOUS CONCRETE FOOTING

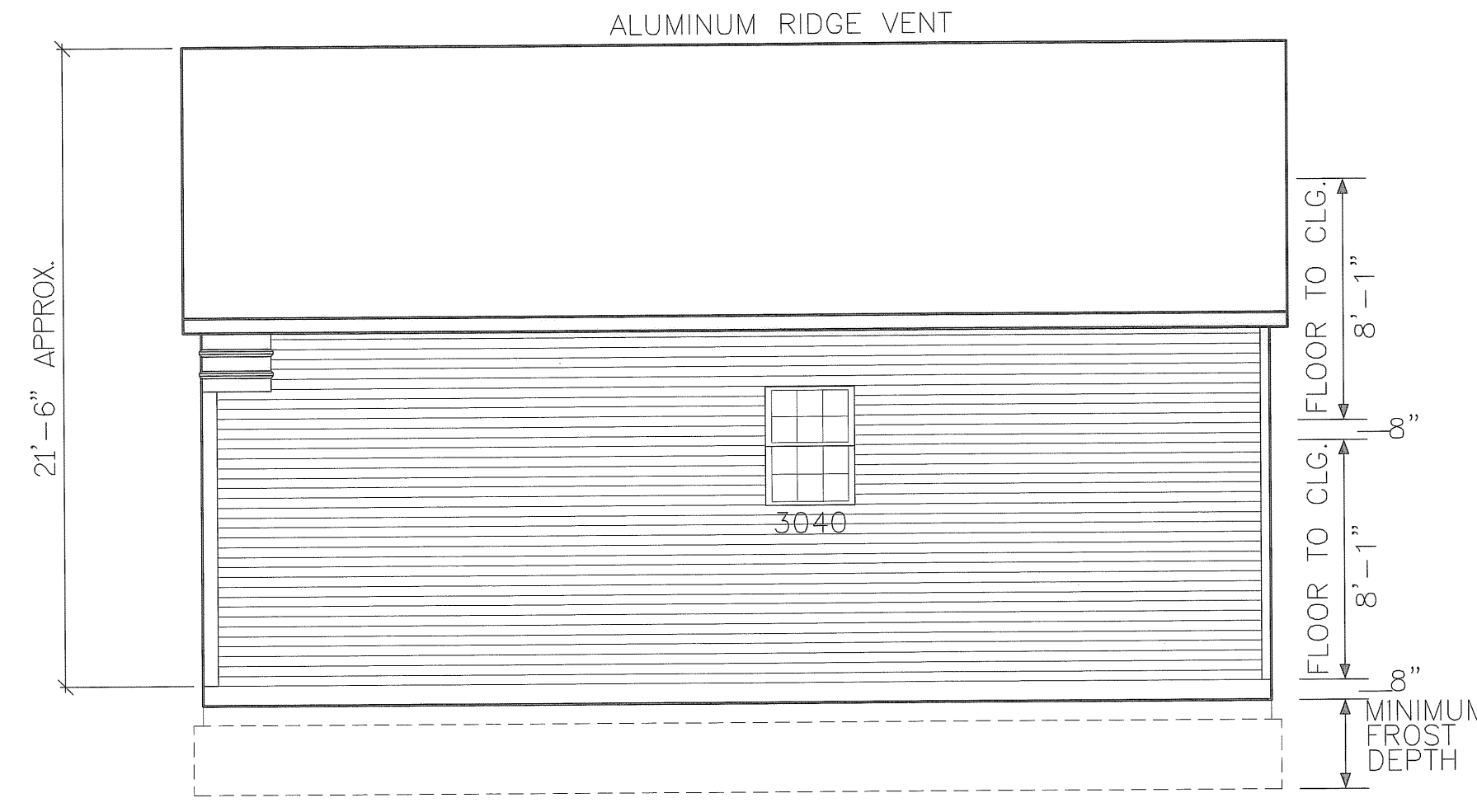
STANDARD COACH LIGHT ON 'J' BLOCK LIGHT BLOCKS (TYP.) WHERE INDICATED



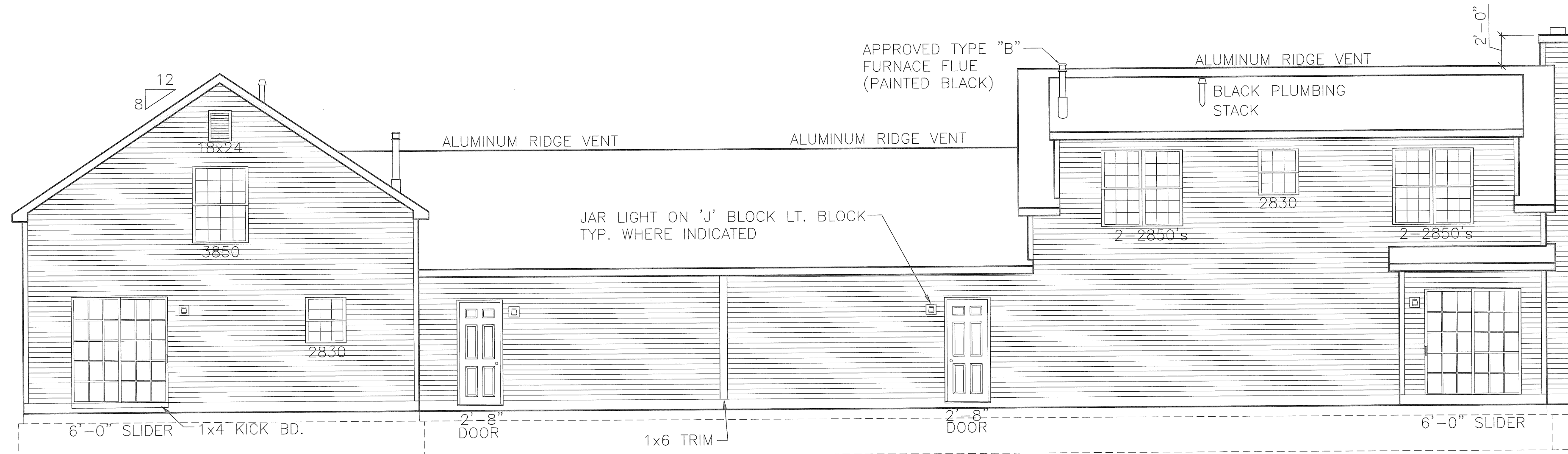
Front Elevation



Left Elevation



Right Elevation



Rear Elevation

EXHIBIT "B"
SHEET 1

ENGINEER'S CERTIFICATION

I, MICHAEL A. VITT hereby certify that this drawing sets forth the dimensions of Units 29 & 30, Building "O" in Fairfield Lane Condominium. The entire space within these dimensions makes up each unit.

Michael A. Vitt 2/15/05 DATE

MICHAEL A. VITT
PROFESSIONAL ENGINEER
NO. 61750

REVISION	DATE

AS-BUILT ELEVATIONS
 BUILDING "O" (UNITS 29 & 30)
 FAIRFIELD LANE, NORTH RIDGEVILLE
 WHITLATCH & CO.

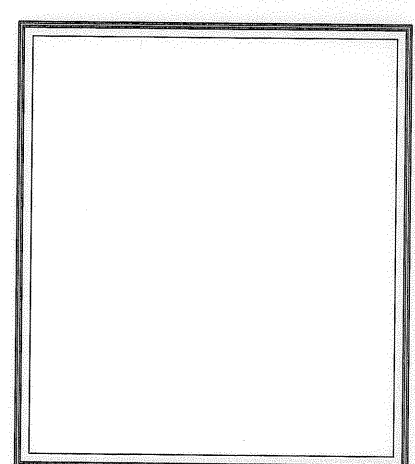
DRAWN BMW
SCALE 3/16" = 1'-0"
PROJECT FAIRFIELD LANE
DATE Feb, 15 2005
TIME 09:20 AM
FILE NAME FFL-O.DWG

SHEET
2/4
OF SHEETS

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

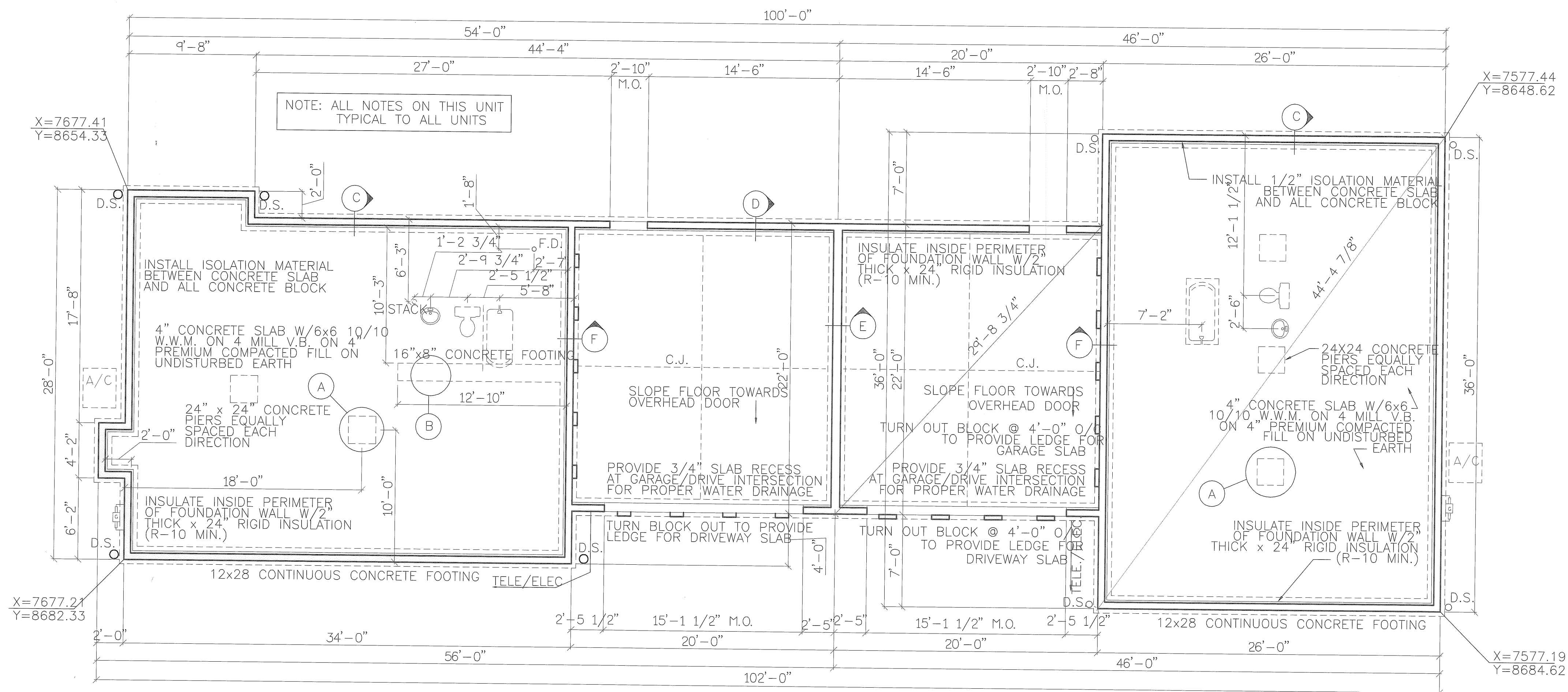
L:\Drawings\ASBUILT\FFL-O.dwg

REVISION	DATE



AS-BUILT FOUNDATION
BUILDING "O" (UNITS 29 & 30)
FAIRFIELD LANE, NORTH RIDGEVILLE

BUILDERS AND DEVELOPERS • P.O. BOX 363 • TWINSBURG, OHIO 44087 • 330-425-3500
WHITLATCH & CO.
 L:\Drawings\ASBUILT\FFL-O.dwg



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 #30

Foundation Plan

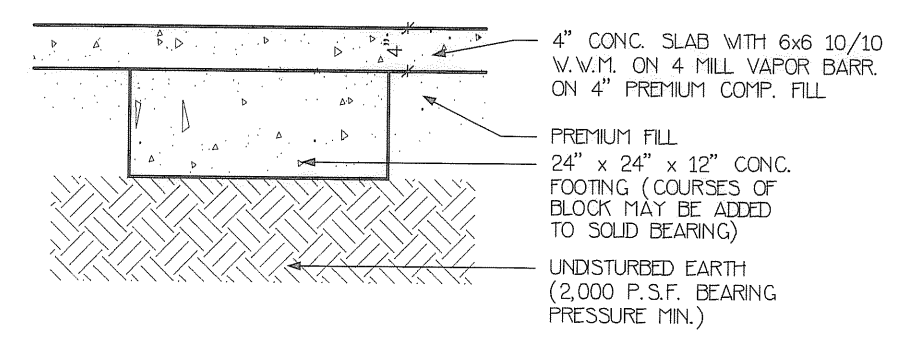
Unit #29

UNIT # 30
T.O.B. =
T.O.S. =

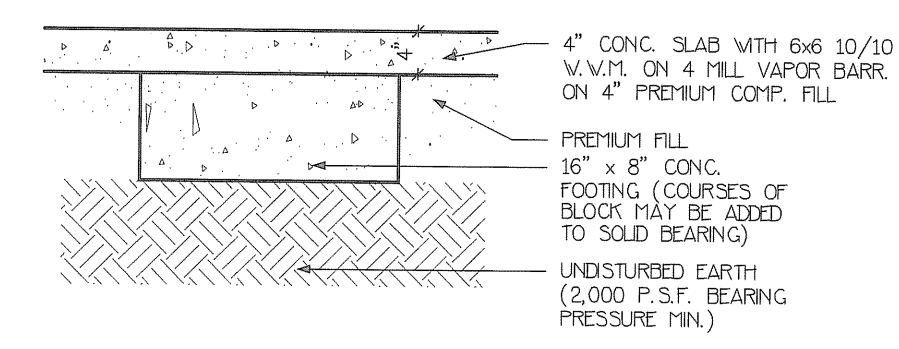
GARAGE
T.O.B. =
T.O.S. =

GARAGE
T.O.B. =
T.O.S. =

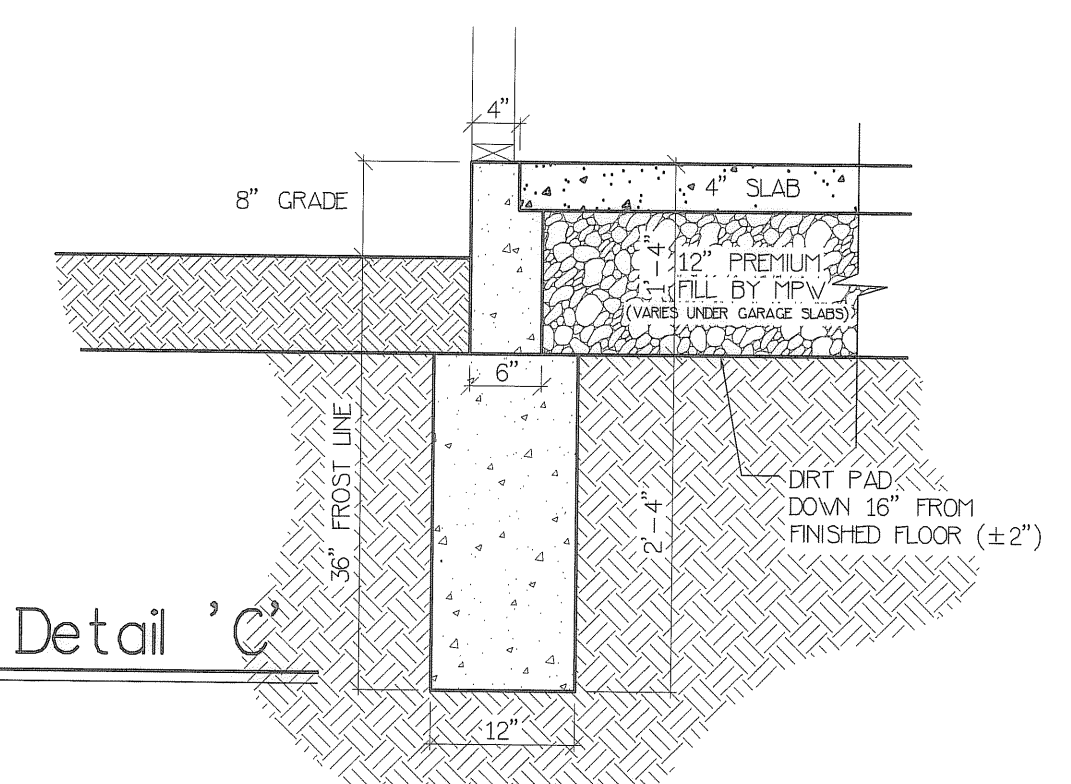
UNIT # 29
T.O.B. =
T.O.S. =



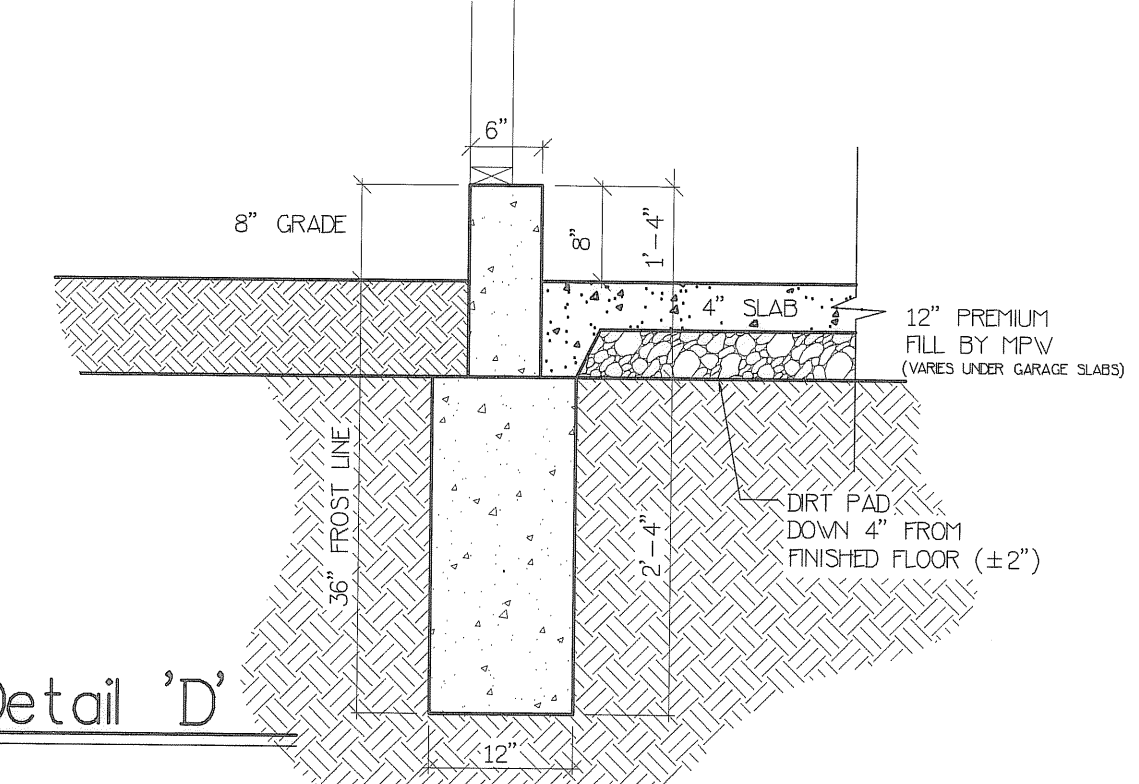
Detail 'A'



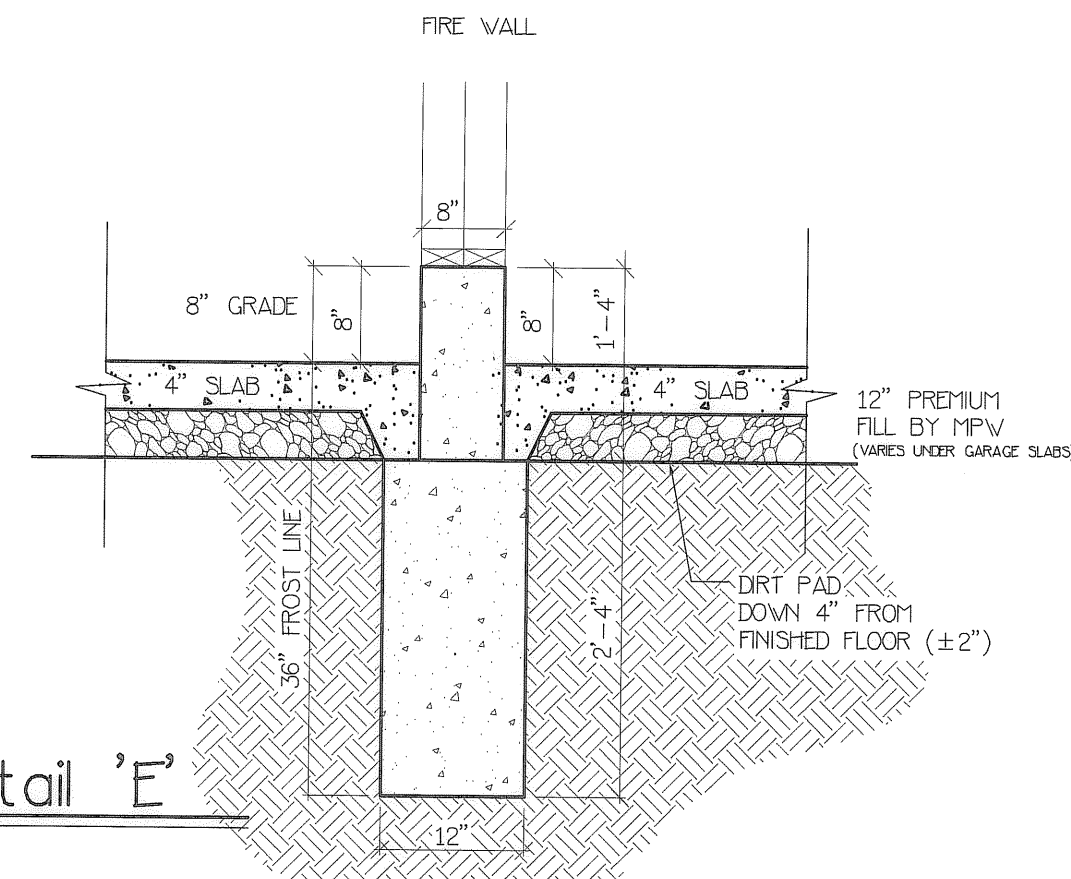
Detail 'B'



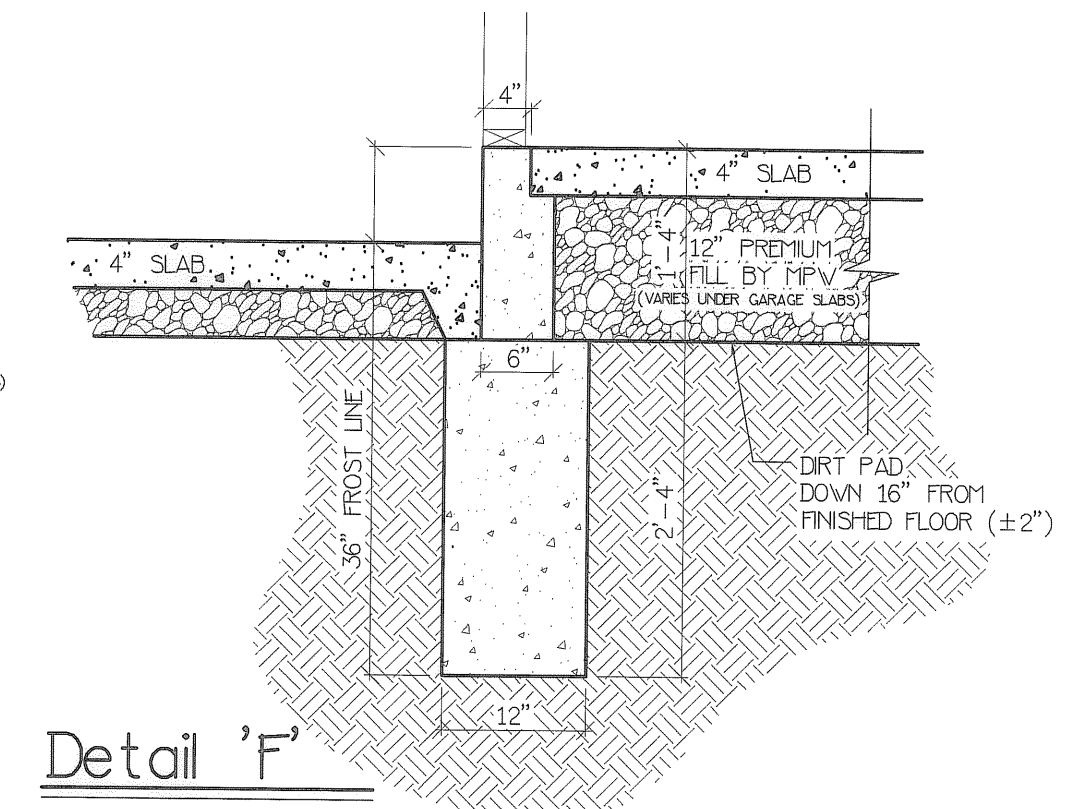
Detail 'C'



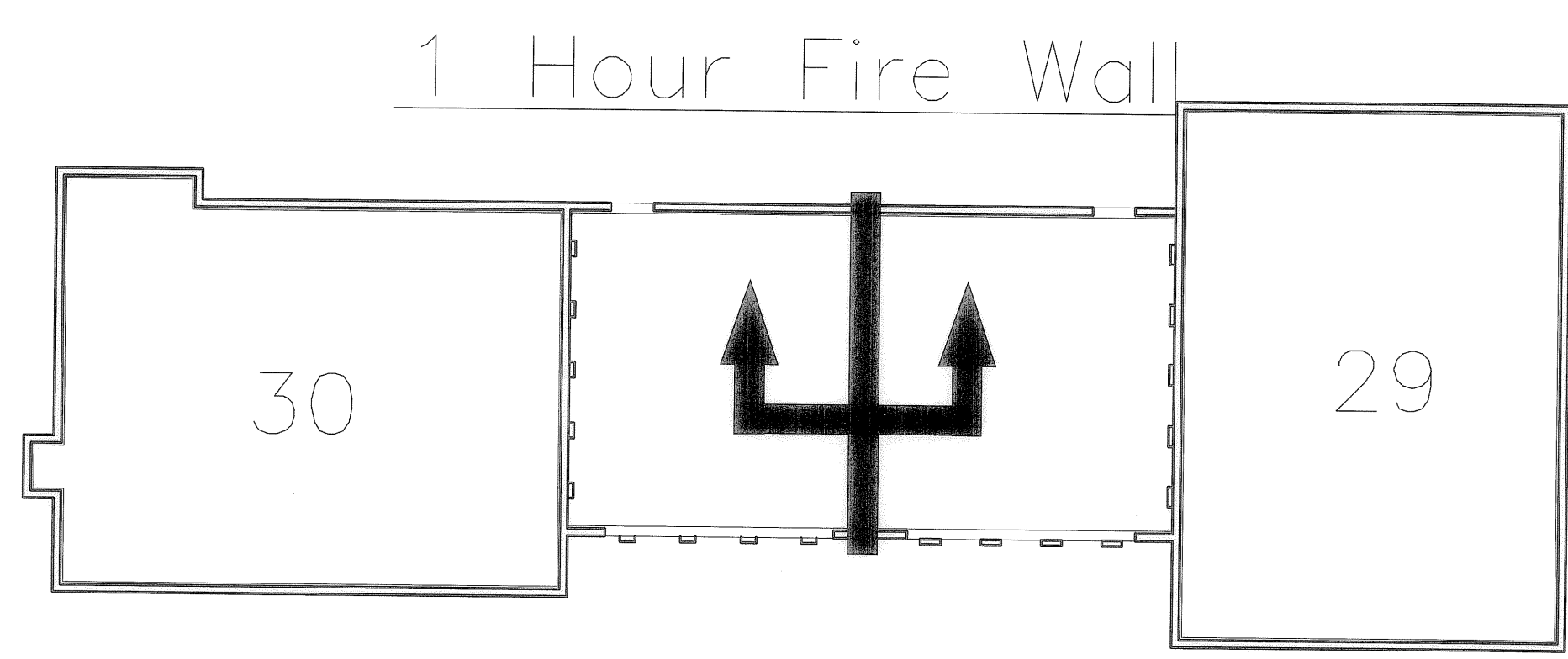
Detail 'D'



Detail 'E'



Detail 'F'



Fire Separation Schematic

EXHIBIT "B"
 SHEET 2

STATE OF OHIO
 MICHAEL A. VITT
 E-81750
 REGISTERED PROFESSIONAL ENGINEER

ENGINEER'S CERTIFICATION
 I, MICHAEL A. VITT hereby certify that this drawing sets forth the dimensions of Units 29 & 30, Building "O" in Fairfield Lane Condominium. The entire space within these dimensions makes up each unit.

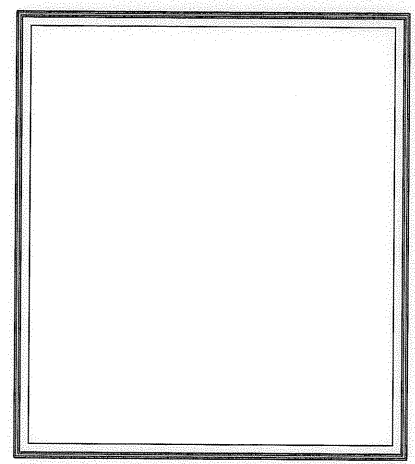
[Signature] 2/15/05
 MICHAEL A. VITT
 PROFESSIONAL ENGINEER NO. 61750

DATE

DRAWN	BMW
SCALE	3/16" = 1'-0"
PROJECT	FAIRFIELD LANE
DATE	Feb, 15 2005
TIME	09:21 AM
FILE NAME	FFL-O.DWG

SHEET	3/4
OF SHEETS	

REVISION	DATE



**AS-BUILT FLOOR PLANS
BUILDING "O" (UNITS 29 & 30)
FAIRFIELD LANE, NORTH RIDGEVILLE**

DRAWN	BMW
SCALE	3/16" = 1'-0"
PROJECT	FAIRFIELD LANE
DATE	Feb. 15 2005
TIME	09:21 AM
FILE NAME	FFL-O.DWG

SHEET	4 / 4
OF	SHEETS

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L:\Drawings\ASBUILT\FFL-O.dwg

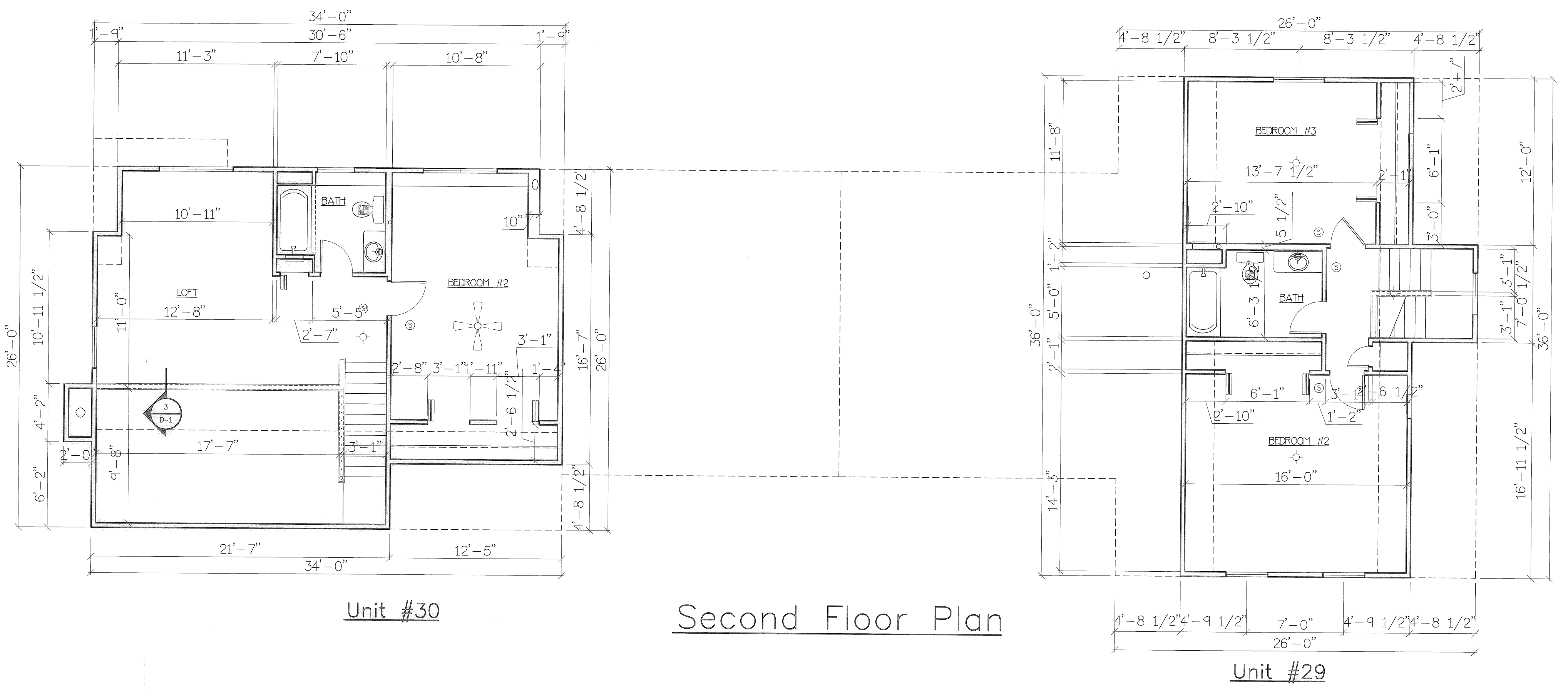
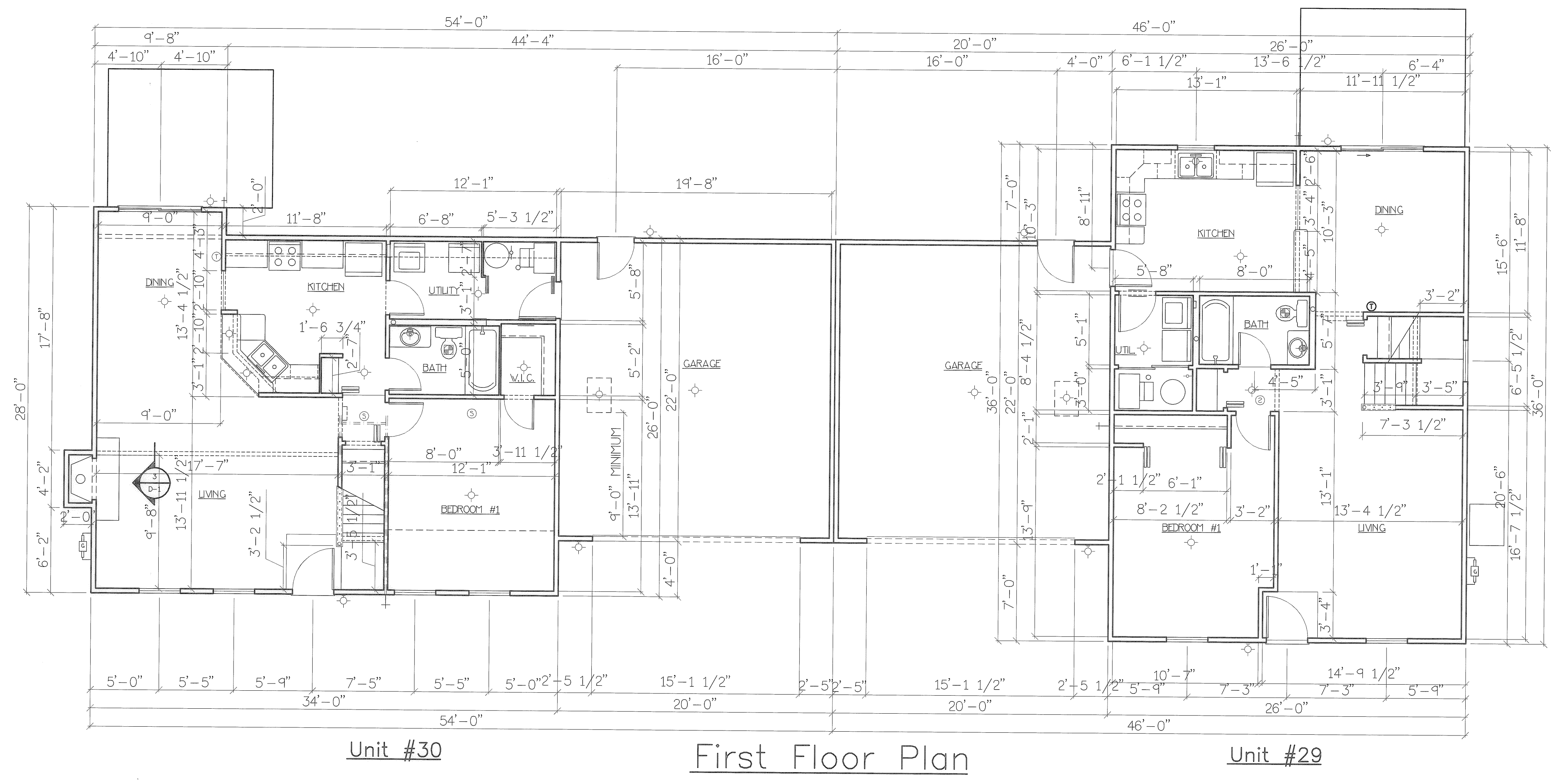


EXHIBIT "B"
SHEET 3

ENGINEER'S CERTIFICATION

I, MICHAEL A. VITT hereby certify that this drawing sets forth the dimensions of Units 29 & 30, Building "O" in Fairfield Lane Condominium. The entire space within these dimensions makes up each unit.

[Signature] 2/15/05
MICHAEL A. VITT
PROFESSIONAL ENGINEER
NO. 61750

DATE

