

Tenth 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 J: Units 19 & 20

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 27th DAY OF JUNE 2005.

BY: [Signature]
WILLIAM C. WHITLATCH, PRESIDENT

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS [Signature]
WITNESS [Signature]

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 27th DAY OF JUNE 2005.

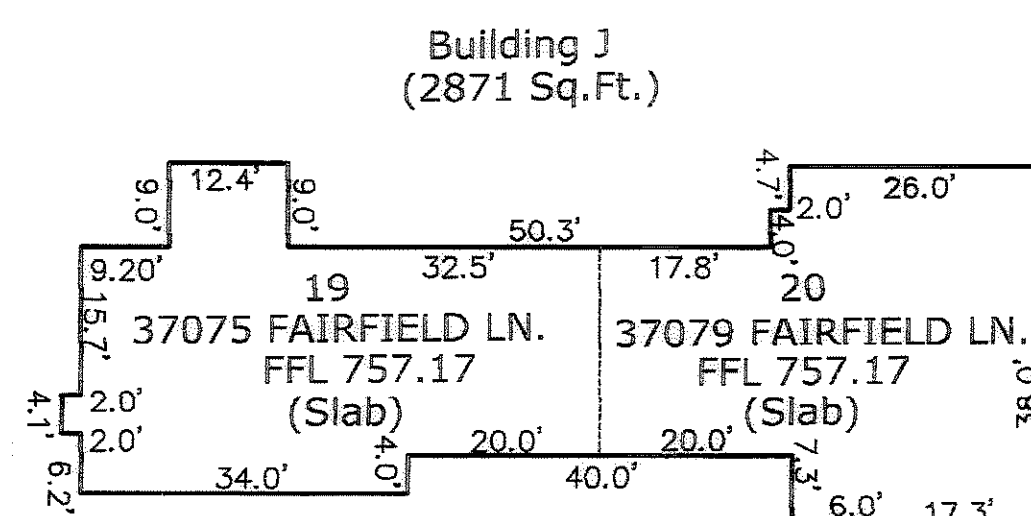
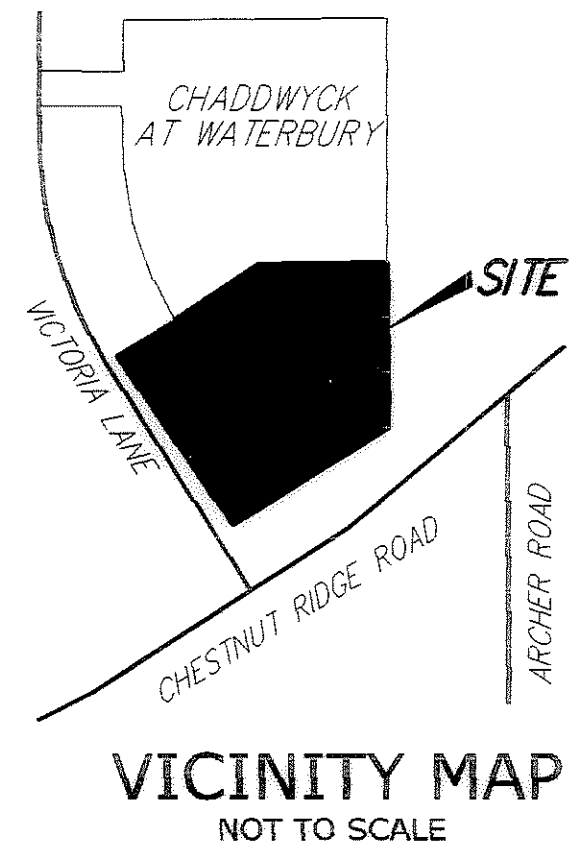
[Signature] 9-18-2005
NOTARY PUBLIC MY COMMISSION EXPIRES

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.

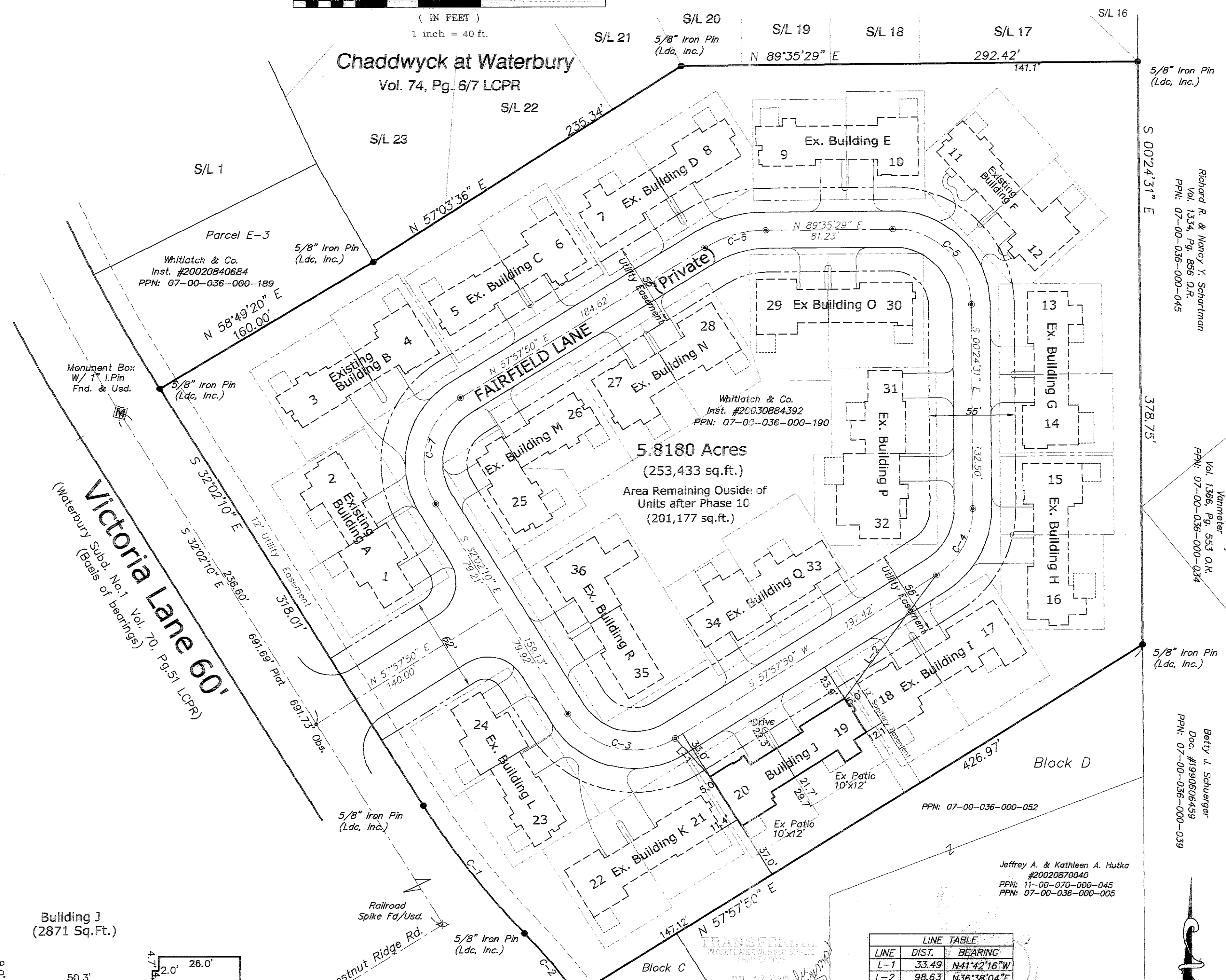
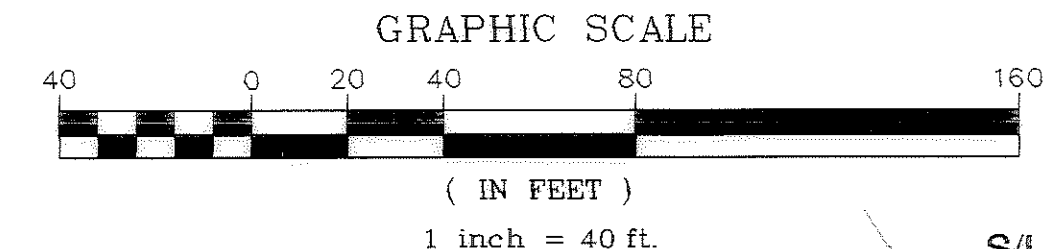
[Signature] 6-22-05
James R. Pegorard, Jr., P.S. # 8150

I MICHAEL A. VITT hereby certify that these drawings set forth the dimensions of units 19 & 20 of building J 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.

[Signature] 6-20-05
Michael A. Vitt, P.E. # 61750



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



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	33.49	N41°42'16"W
L-2	98.63	N36°38'04"E

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
8565 East Avenue Mentor, Ohio 44060 1471 Lear Industrial Park, Avon, Ohio 44011
TEL: (440) 255-9463 FAX: (440) 255-2575
TEL: (440) 931-1400 FAX: (440) 931-5601
TEL: (440) 354-6838 FAX: (440) 255-2575 FAX: (440) 937-5603

DATE June 18th, 2005
SCALE: HOR. 1"=40'
VERT. none
FILENAME GPlat-10
COMPUTER JP
FIELD CREW
Plat of Phase -10 of
Fairfield Lane Condominium
SHEET 1 OF 4
CONTRACT No. White1-0203

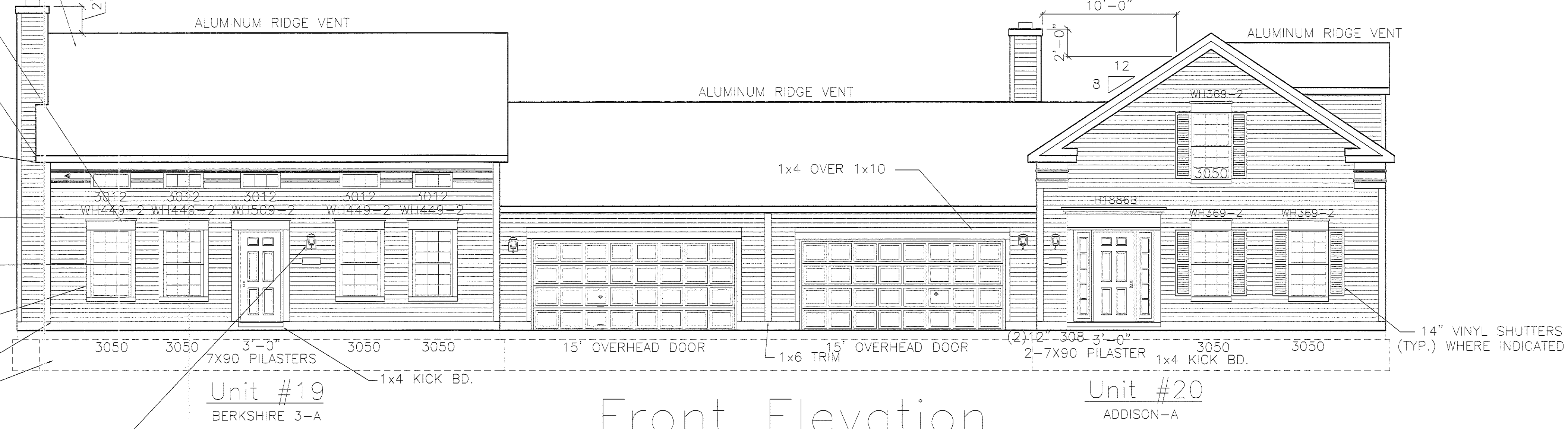
REVISION	DATE

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)

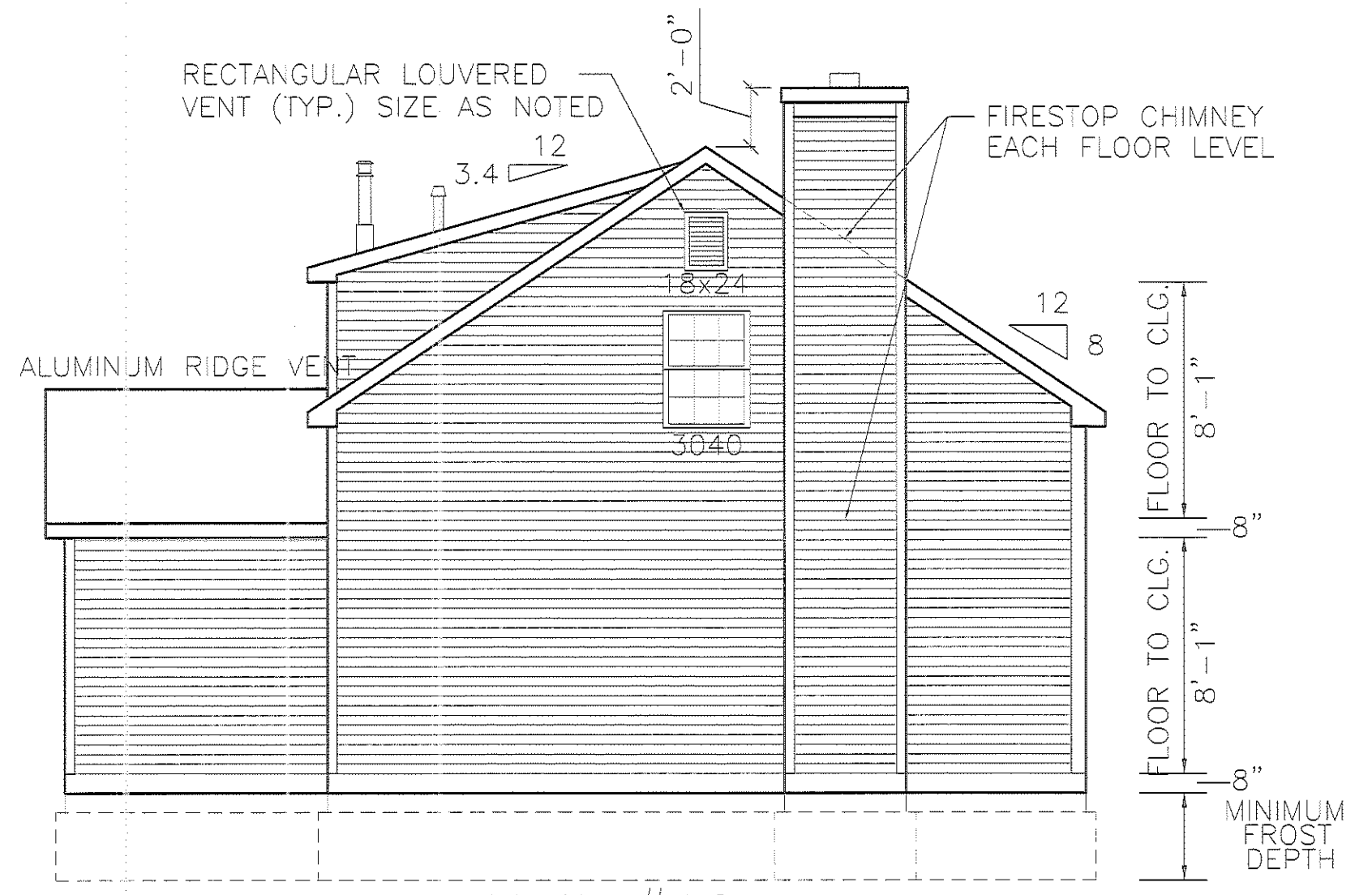
A WATERPROOF MEMBRANE SHALL BE PLACED AT EVERY EAVE EDGE EXTENDING TO A POINT A MINIMUM OF 24" INSIDE THE EXTERIOR WALL LINE

*** ALL NOTES TYPICAL UNLESS OTHERWISE NOTED

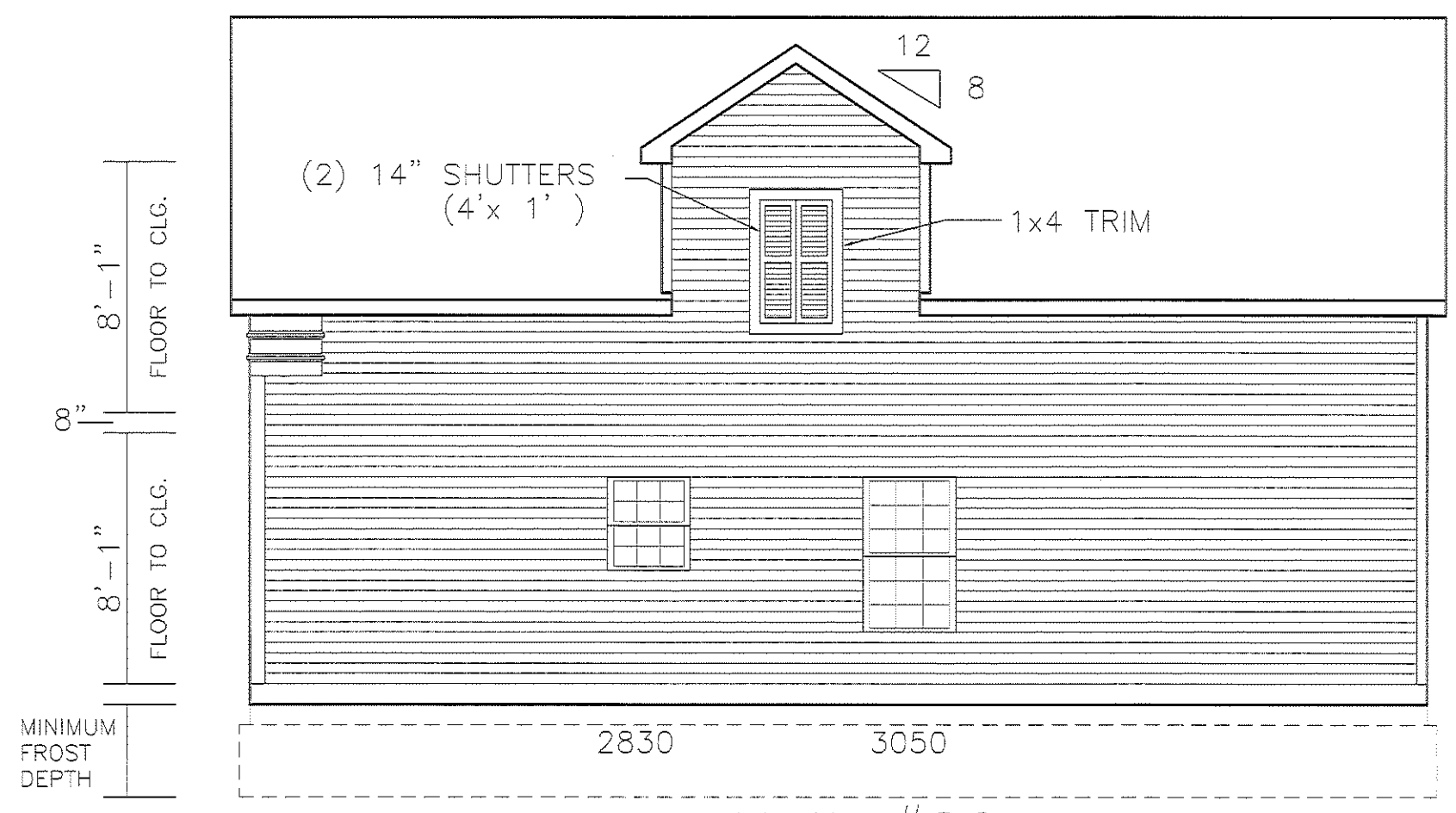
- WINDOW & DOOR TRIM TO BE "NU-WOOD" OR APPROVED EQUAL AS PLACED & INDICATED
- 6" ALUMINUM FASCIA ON 1x6 WOOD SUB-FASCIA W/ VENTED ALUMINUM SOFFIT
- 4" ALUMINUM GUTTERS AND DOWNSPOUTS, TIE D.S. IN TO SPLASH BLOCK
- DOUBLE 4" SIDING W/6" CORNER TRIM
- ALL WINDOWS ARE TO BE SINGLE HUNG THERMAL PANE
- 1x4 WOOD TRIM BOARD (TYP.) WHERE INDICATED (RIPPED FROM 1X6) PAINTED
- ARCHITECTURAL FINISH
- 12"x28" CONTINUOUS CONCRETE FOOTING
- COACH LIGHT ON 'J' BLOCK TYP. WHERE INDICATED



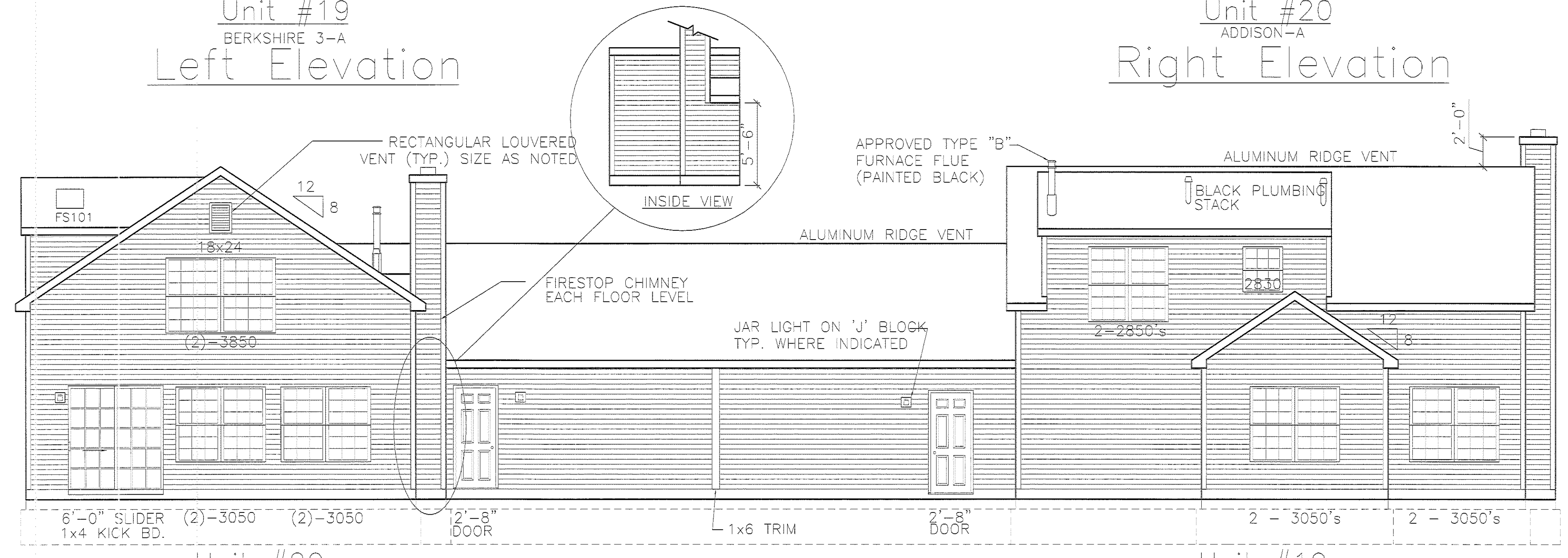
Front Elevation



Unit #19
Berkshire 3-A
Left Elevation



Unit #20
Addison-A
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 19 & 20, Building "J" in Fairfield Lane Condominium. The entire space within these dimensions makes up each unit.

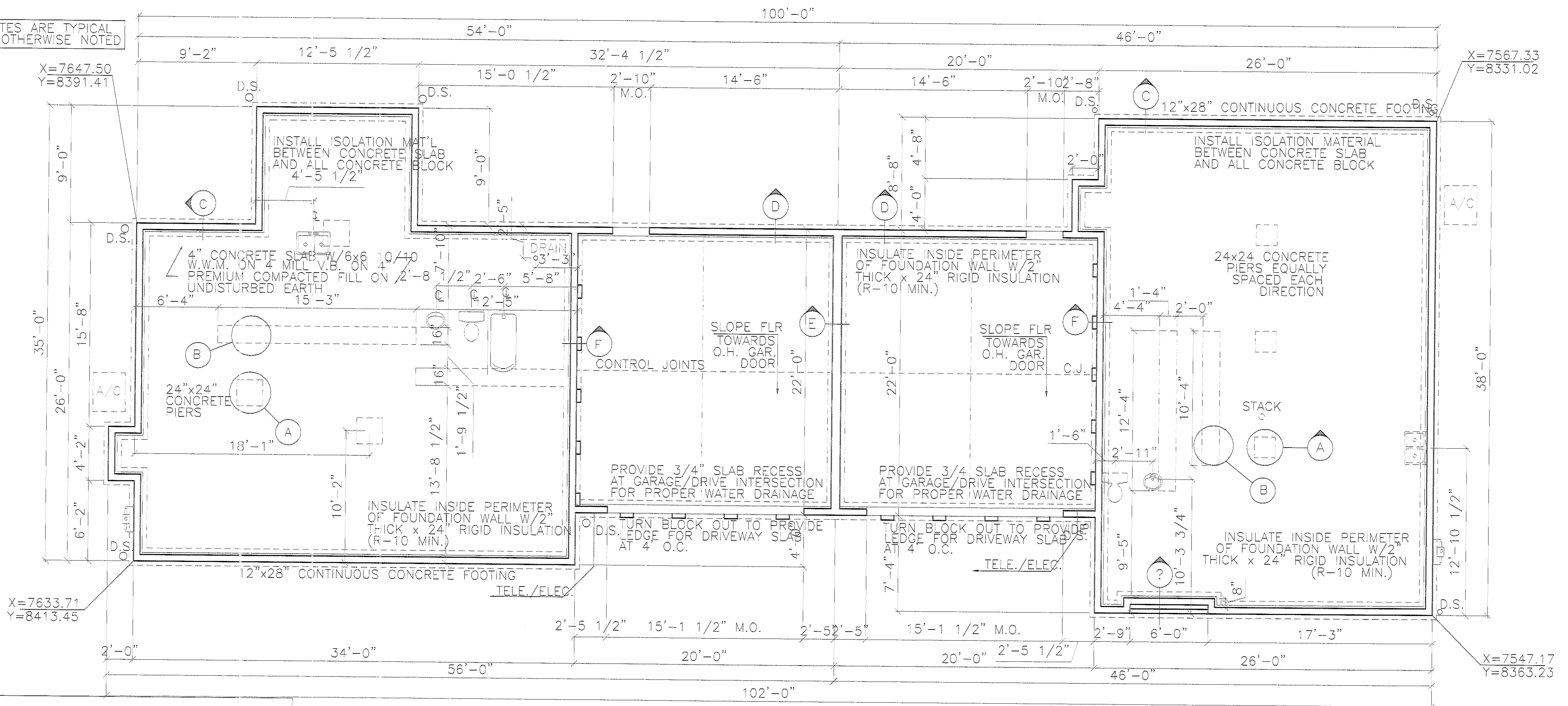
Michael A. Vitt 6/30/05
MICHAEL A. VITT
PROFESSIONAL ENGINEER
NO. 61750 DATE

AS-BUILT ELEVATIONS
BUILDING "J" (UNITS 19 & 20)
FAIRFIELD LANE, NORTH RIDGEVILLE

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

DRAWN	T.N.H.
SCALE	3/16"=1'-0"
PROJECT	FAIRFIELD LANE
DATE	Jun, 27 2005
TIME	12:01 PM
FILE NAME	FFL-J.DWG

NOTE: ALL NOTES ARE TYPICAL UNLESS OTHERWISE NOTED



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 #19

Foundation Plan

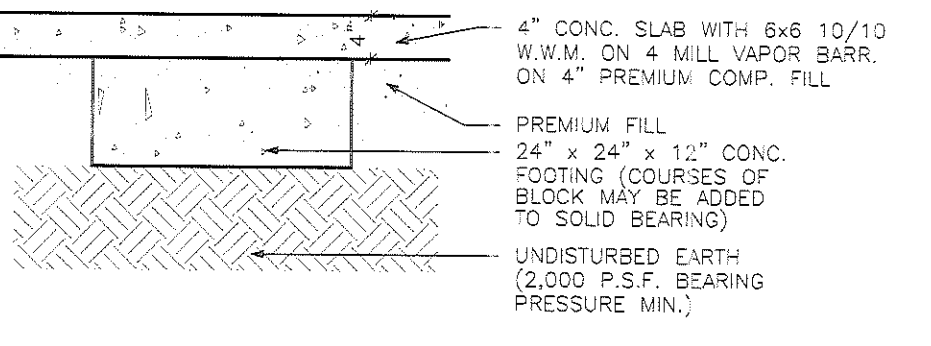
Unit #20

UNIT # 19
T.O.B. =
T.O.S. =

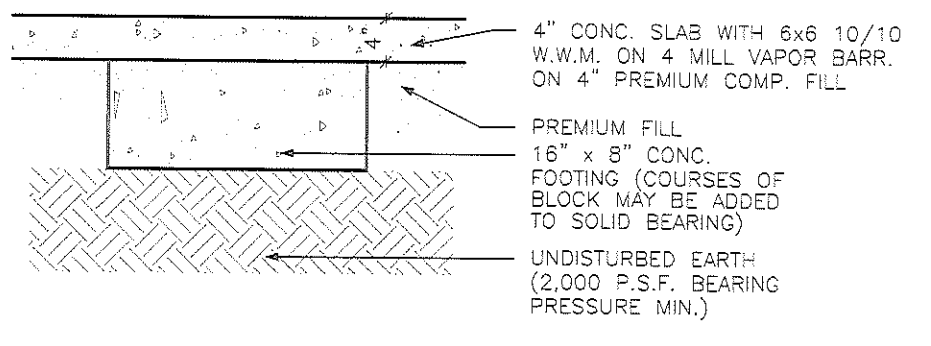
GARAGE
T.O.B. =
T.O.S. =

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

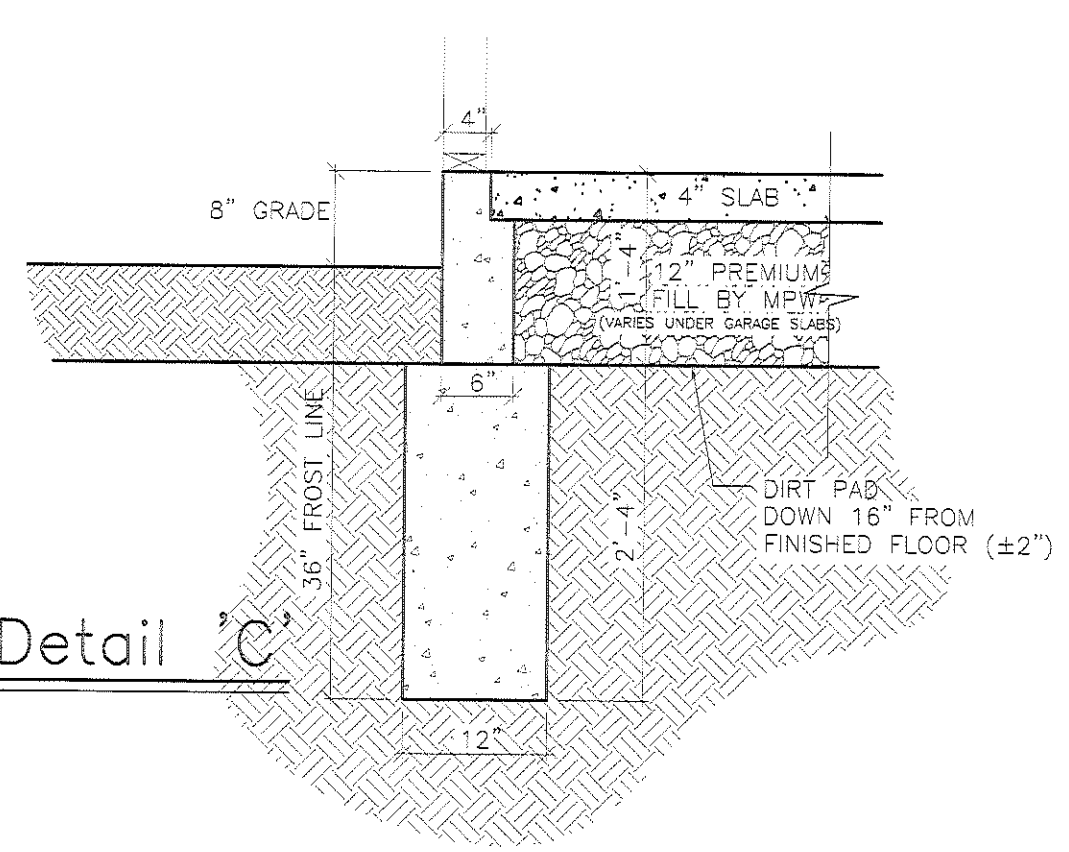
UNIT # 20
T.O.B. =
T.O.S. =



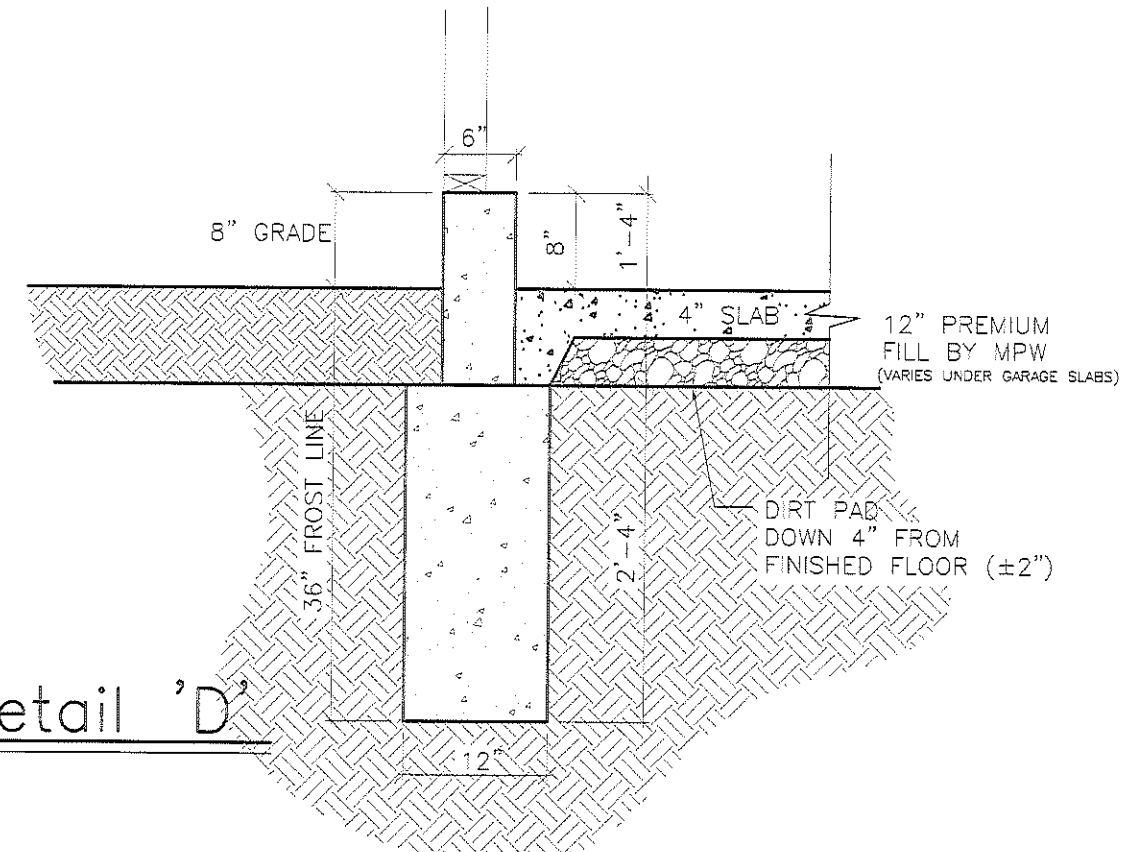
Detail 'A'



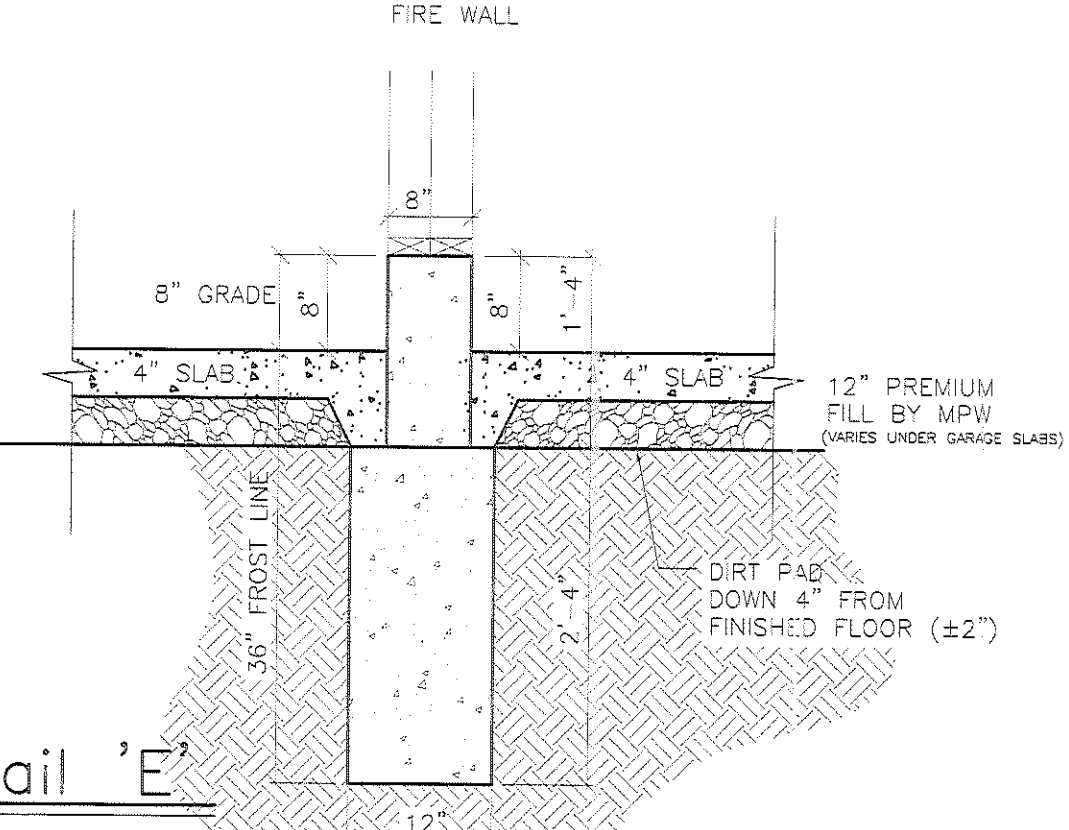
Detail 'B'



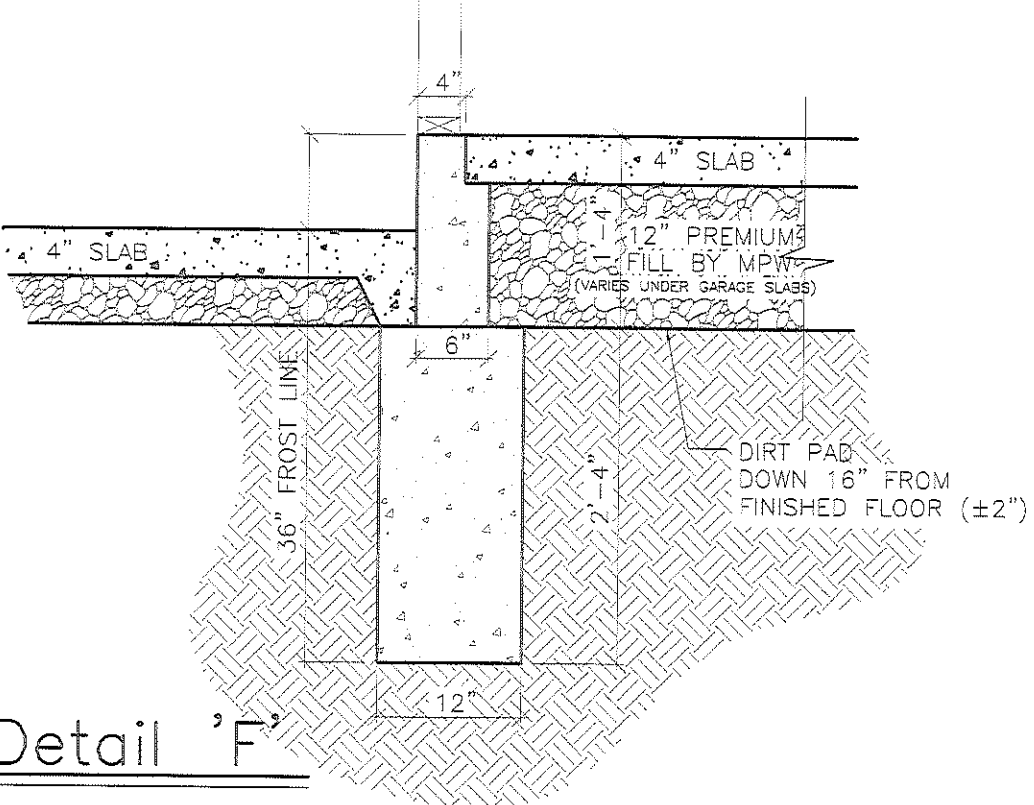
Detail 'C'



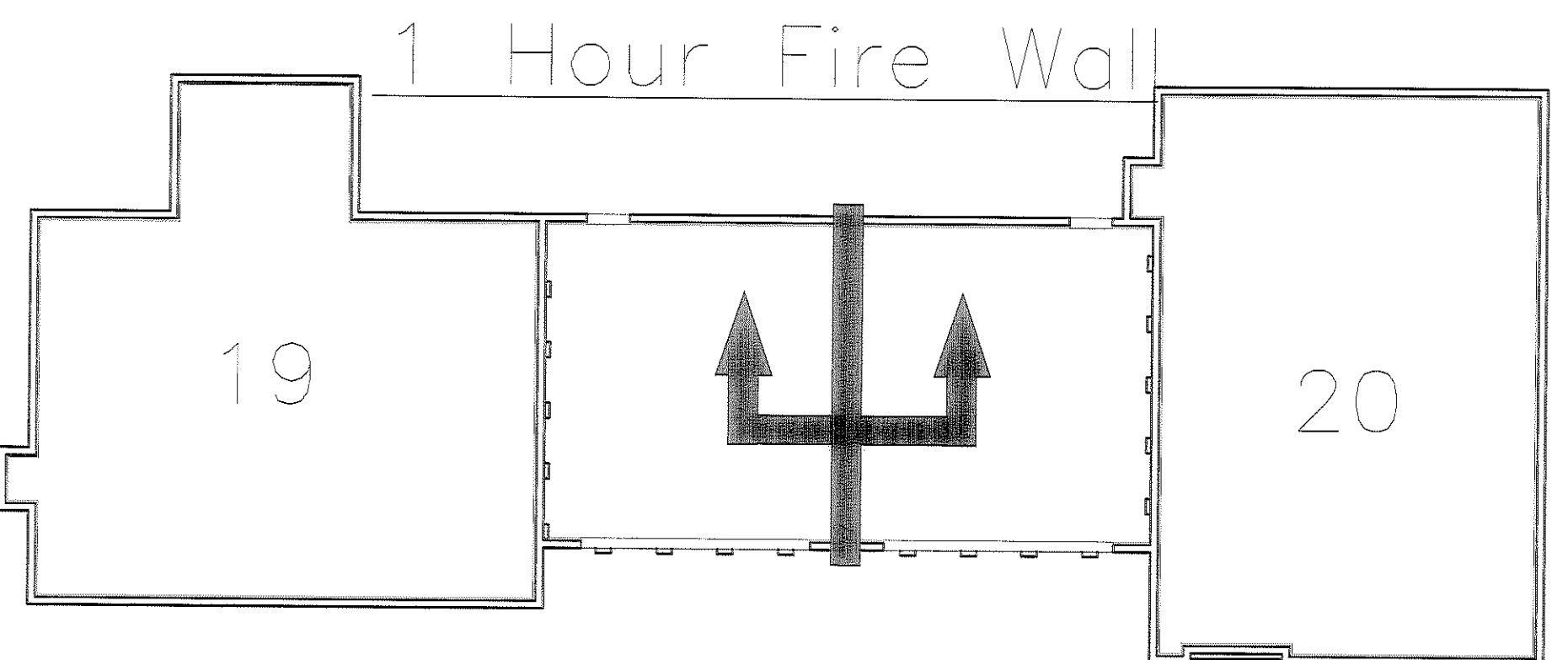
Detail 'D'



Detail 'E'



Detail 'F'



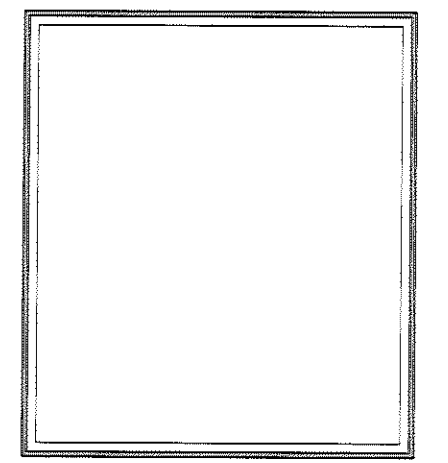
Fire Separation Schematic

EXHIBIT "B"
SHEET 2



ENGINEER'S CERTIFICATION
I, MICHAEL A. VITT hereby certify that this drawing sets forth the dimensions of Units 19 & 20, Building "J" in Fairfield Lane Condominium. The entire space within these dimensions makes up each unit.
Michael A. Vitt 6/30/05
MICHAEL A. VITT
PROFESSIONAL ENGINEER
NO. 61750
DATE

REVISION	DATE



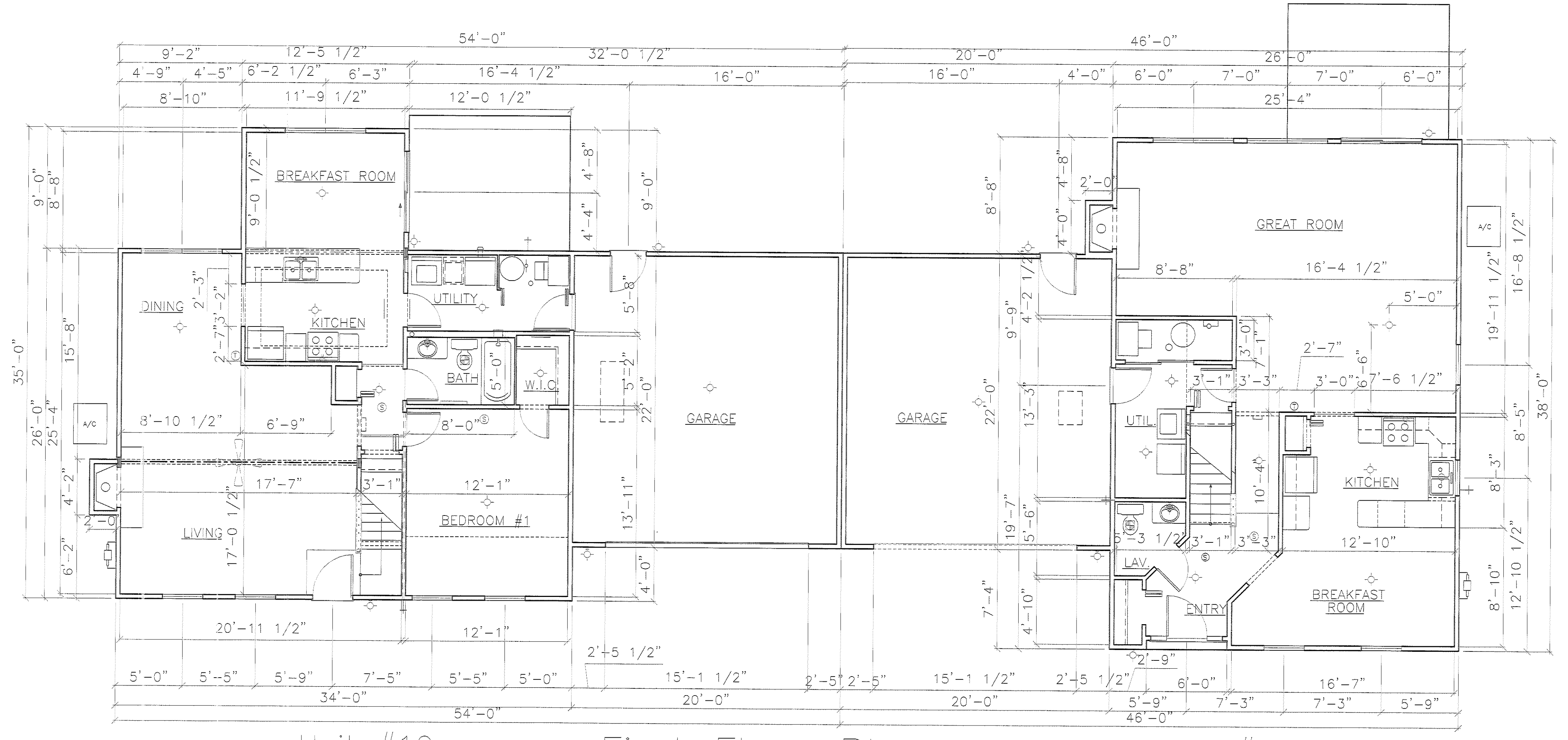
WHITLATCH & CO.
 BUILDERS AND DEVELOPERS • P.O. BOX 363 • TWINSBURG, OHIO 44087 • 330-425-3500
AS-BUILT FOUNDATION
BUILDING "J" (UNITS 19 & 20)
FAIRFIELD LANE, NORTH RIDGEVILLE

DRAWN	T.N.H.
SCALE	3/16" = 1'-0"
PROJECT	FAIRFIELD LANE
DATE	Jun, 27 2005
TIME	12:01 PM
FILE NAME	FFL-J.DWG

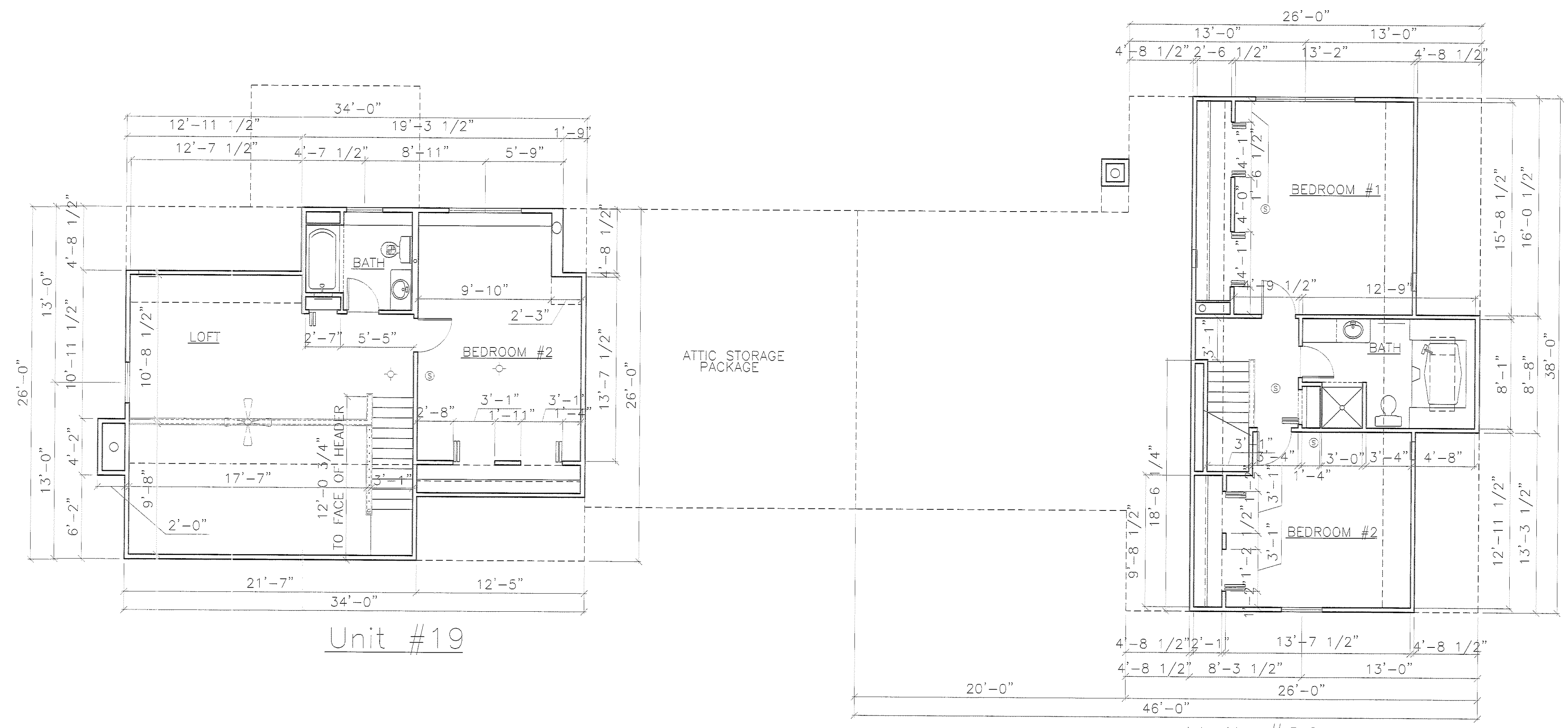
SHEET	3/4
OF	SHEETS

REVISION	DATE

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Unit #19 First Floor Plan Unit #20



Unit #19 Second Floor Plan Unit #20

**AS-BUILT FLOOR PLANS
 BUILDING "J" (UNITS 19 & 20)
 FAIRFIELD LANE, NORTH RIDGEVILLE**

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

WHITLATCH & CO.

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

EXHIBIT "B"
SHEET 3

ENGINEER'S CERTIFICATION

I, MICHAEL A. VITT hereby certify that this drawing sets forth the dimensions of Units 19 & 20, Building "J" in Fairfield Lane Condominium. The entire space within these dimensions makes up each unit.

Michael A. Vitt 6/29/05
 MICHAEL A. VITT PROFESSIONAL ENGINEER NO. 61750 DATE

DRAWN	T.N.H.
SCALE	3/16"=1'-0"
PROJECT	FAIRFIELD LANE
DATE	Jun, 27 2005
TIME	12:01 PM
FILE NAME	FFL-J.DWG