

EXHIBIT A, FIRST AMENDMENT  
 WATERFORD PLACE III COMMERCIAL CONDOMINIUMS  
 UNIT 302

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 HERIN DO FURTHER DESIGNATE THE  
 BUILDING SHOWN AS WATERFORD PLACE III COMMERCIAL CONDOMINIUMS,  
 UNIT 302

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 WATERFORD PLACE MANAGEMENT CORP.  
 PATRICK SHENIGO, PRESIDENT

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

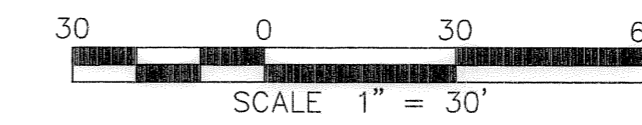
IN WITNESS THEREOF, I HAVE SET MY HAND AND SEAL AT Lorain, OHIO  
 THIS 31st DAY OF January, 2005.

MY COMMISSION EXPIRES September 10, 2006  
 NOTARY PUBLIC

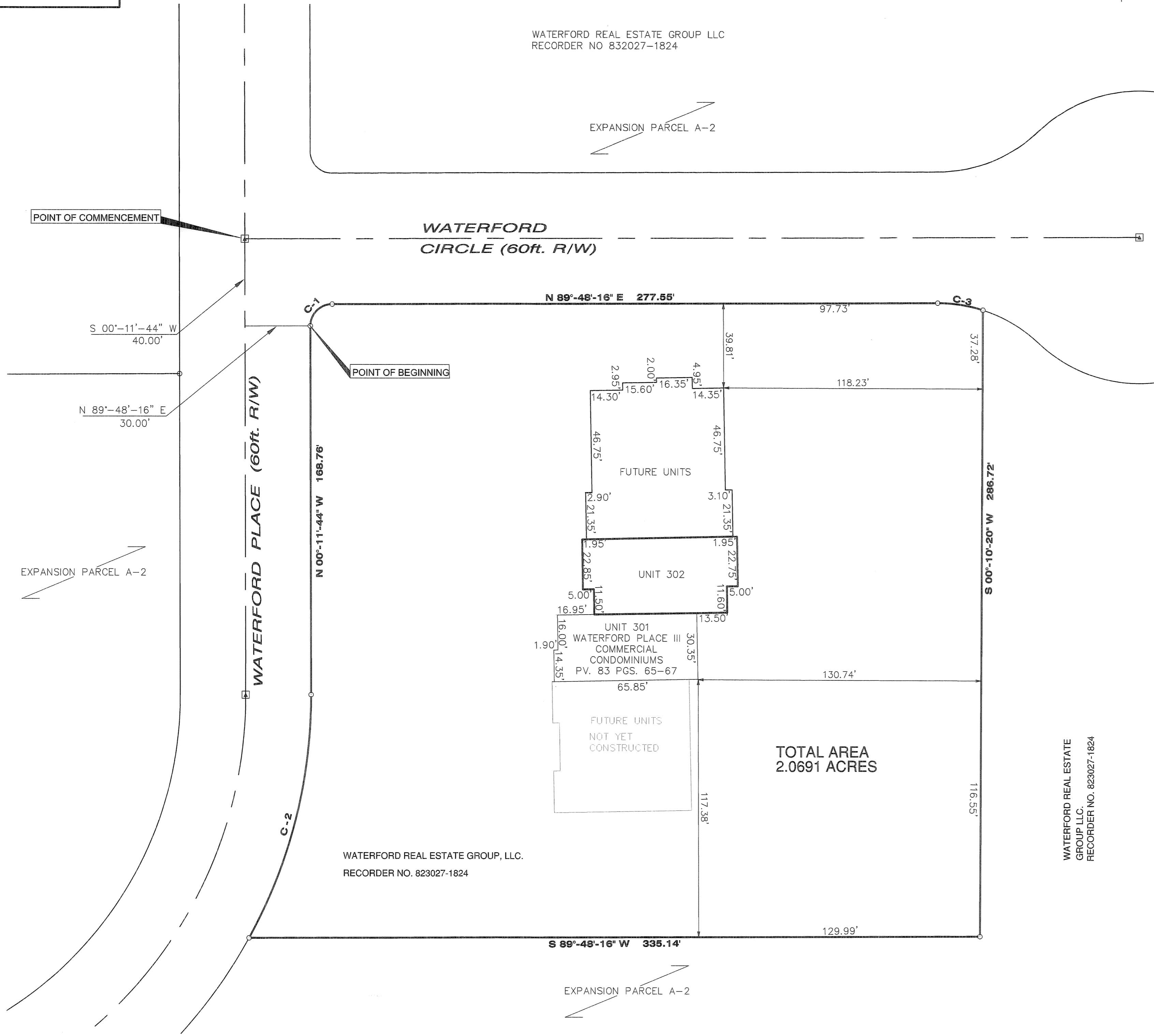
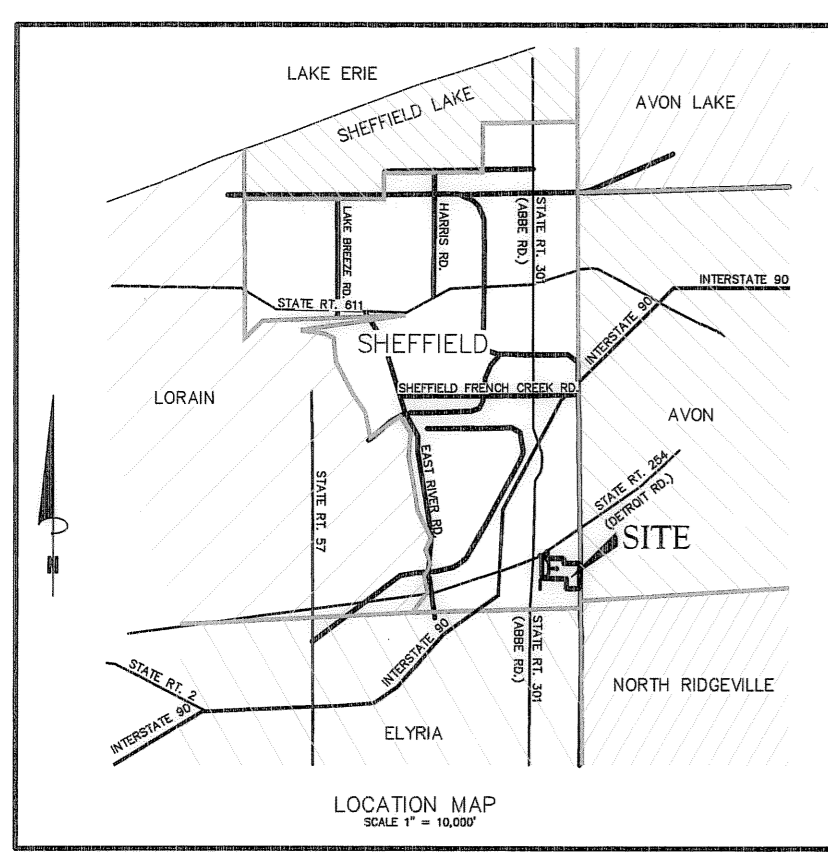
Stephanie K. Taylor, Notary Public  
 State of Ohio, Lorain County  
 My Commission Expires: September 10, 2006

INDEX	
NO.	DESCRIPTION
1	PLOT PLAN, UNIT 302 AND DECLARATION CERTIFICATE
2	MAIN FLOOR PLAN UNIT 302
3	ELEVATIONS UNIT 302

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



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



LEGEND

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

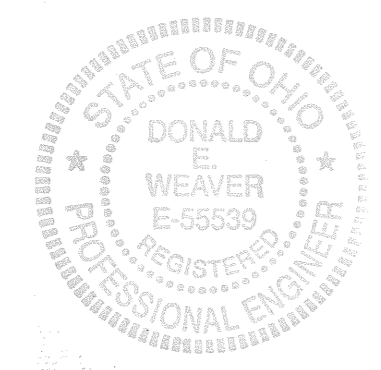
(D) DEED (M) MEASURED  
 (P) PLATTED (C) CALCULATED  
 ALL 5/8" IRON PINS SET ARE 30" LONG REBAR WITH  
 YELLOW PLASTIC CAPS STAMPED "C.D. ENG 7812"

AREA SUMMARY

UNIT NO.	AREA (S.F.)
UNIT 301	1974
UNIT 302	2306
COMMON AREA	85,850

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, Jan 10, 2005  
 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, January 10, 2005  
 RAYMOND W. FOOS  
 PROFESSIONAL SURVEYOR #7812



AUDITOR'S CERTIFICATE  
 TRANSFERRED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 200\_\_\_\_.  
 FEES PAID \_\_\_\_\_

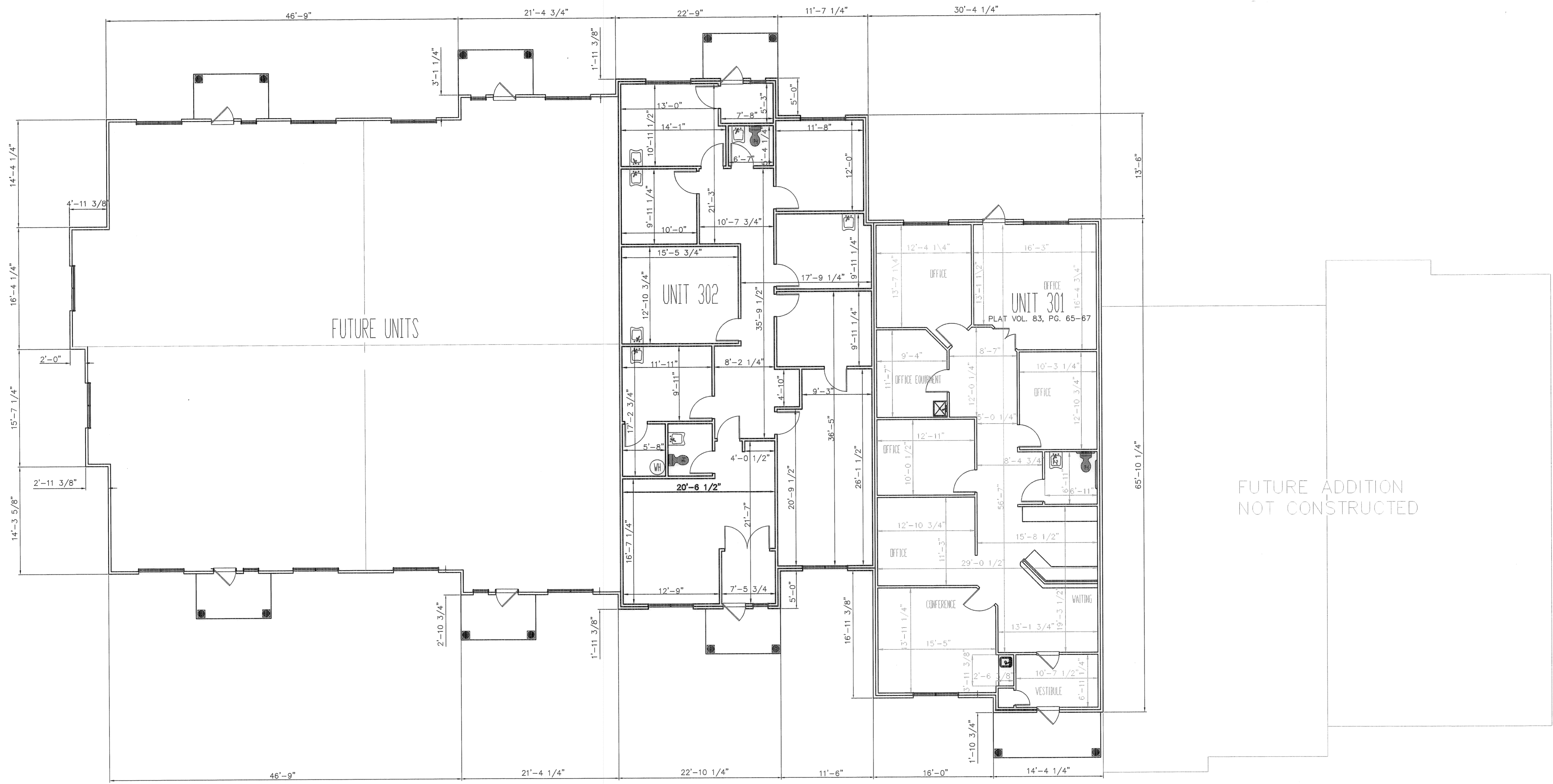
LORAIN COUNTY AUDITOR

RECORDER'S CERTIFICATE  
 RECEIVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 200\_\_\_\_.  
 FEES PAID \_\_\_\_\_  
 RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_\_\_.

LORAIN COUNTY RECORDER

TRANSFERRED  
 IN COMPLIANCE WITH SEC. 310-202  
 OHIO REV. CODE  
 JAN 31 2006  
 MARK R. STEWART  
 LORAIN COUNTY AUDITOR

CONTRACTORS  
 DESIGN ENGINEERING  
 CONSULTING ENGINEERS  
 NORWALK, OHIO  
 1623 OLD STATE ROAD  
 NORWALK, OHIO 44857  
 PH: (419) 663-0885  
 FAX: (419) 663-0984  
 SCALE: 1" = 30'  
 DATE: DEC., 2005  
 BY: TDW  
 PROJECT NO. 01-208

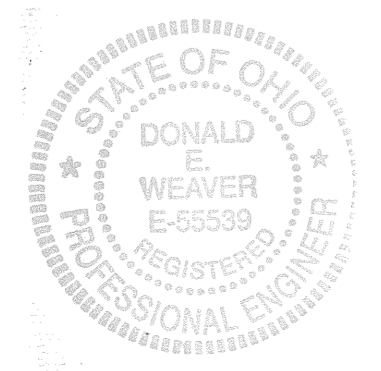


MAIN FLOOR PLAN

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* Jan 10, 2006  
 DONALD E. WEAVER  
 PROFESSIONAL ENGINEER E-55539



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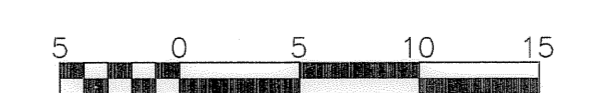
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*Raymond W. Foos* January 10, 2006  
 RAYMOND W. FOOS  
 REGISTERED SURVEYOR #7812



EXHIBIT A, FIRST AMENDMENT  
 WATERFORD PLACE III  
 COMMERCIAL CONDOMINIUMS

UNIT 302  
 WATERFORD PLACE  
 FLOOR PLAN



**DESIGN ENGINEERS**  
 CONSULTING ENGINEERS & SURVEYORS  
 NORWALK, OHIO

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 NORWALK, OHIO 44857  
 PH: (419) 663-0885  
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SCALE: 1/8" = 1'-0"	DATE: DEC., 2005	BY: RWF	PROJECT NO. 01-208
	DR: TDW	REV'D BY:	



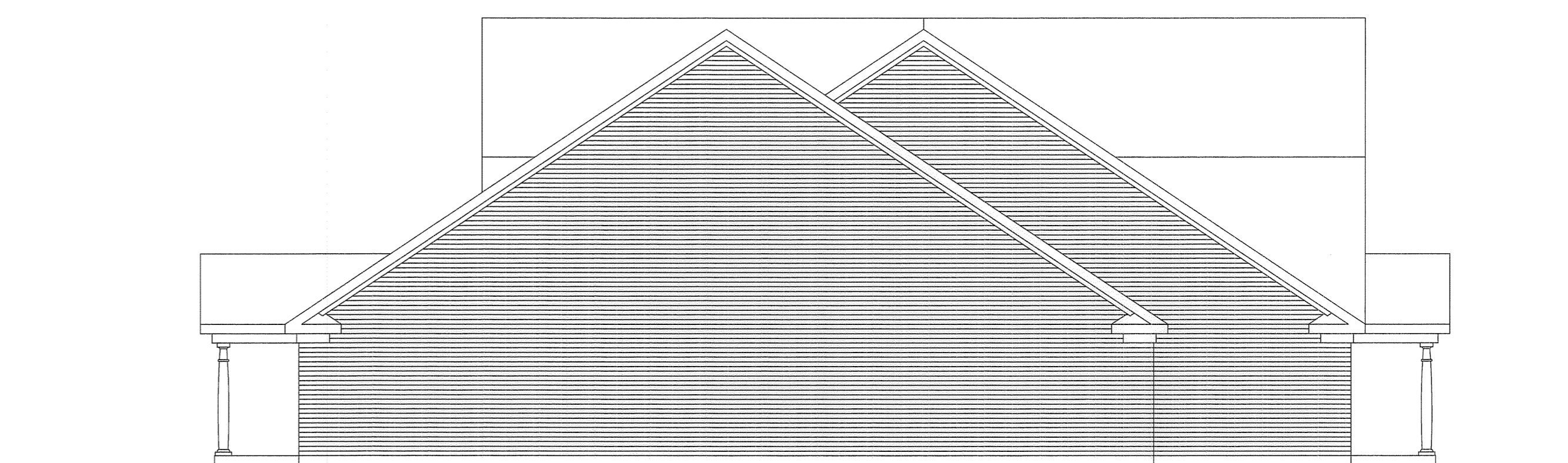
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

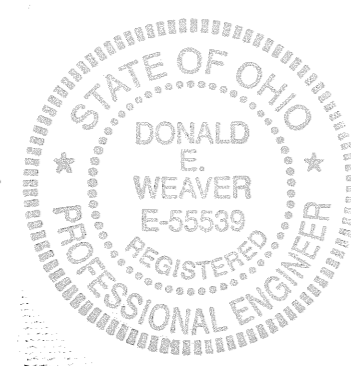


SOUTH ELEVATION

ENGINEER'S CERTIFICATE

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*Donald E. Weaver* Jan. 10, 2006  
 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. Foote* January 10, 2006  
 RAYMOND W. FOOTE  
 REGISTERED SURVEYOR #7812

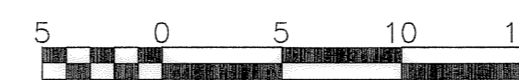


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 WATERFORD PLACE  
 ELEVATIONS

3  
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