

THE RESIDENCE ON THE GREEN CONDOMINIUMS-PHASE 1

SITUATED IN THE CITY OF LORAIN, LORAIN COUNTY, OHIO
 LOT NOS. 1 AND 2, TRACT 3 - ORIG. BLACK RIVER TOWNSHIP
 BEING A RESUBDIVISION OF *SUBLOT 33 IN THE KOLBE ACRES NO. 2
 PLAT OF CORRECTION VOL. 26, PG. 43 OF LORAIN COUNTY RECORDS

* Pt. Of

UNIT 1, GARAGE 1 and 2 Building

OWNERS CERTIFICATE:

SITUATED IN THE CITY OF LORAIN, COUNTY OF LORAIN, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BLACK RIVER TOWNSHIP LOT NO'S 1 AND 2, TRACT 3, AS DESCRIBED IN DEEDS TO JON R. AND JOY I. VEARD, AS RECORDED IN VOL. 1473, PG. 0093 OF LORAIN COUNTY DEEDS RECORDS, FOR PARCEL NOS. 0203001104017, NO. 0203001104018, AND NO. 0203001104013, CONTAINING 3.4580 ACRES OF LAND, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL THE EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES OR REGULATIONS OF THE CITY OF LORAIN, OHIO, FOR THE BENEFIT OF ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS SHOWN ON THE PLAT ARE IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT AND ARE PROVIDED IN THE DECLARATION FOR THE CONDOMINIUM STATED ABOVE.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS IN THIS 11th DAY OF October, 2006.

[Signature] Date: 10/17/06
 JON R. VEARD, - GENERAL PARTNER
 TOWNER/VEARD JOINT VENTURE,
 AN OHIO GENERAL PARTNERSHIP

WITNESS *[Signature]* Date: 10/17/06
 WITNESS *[Signature]* Date: 10/17/06

NOTARY SEAL:

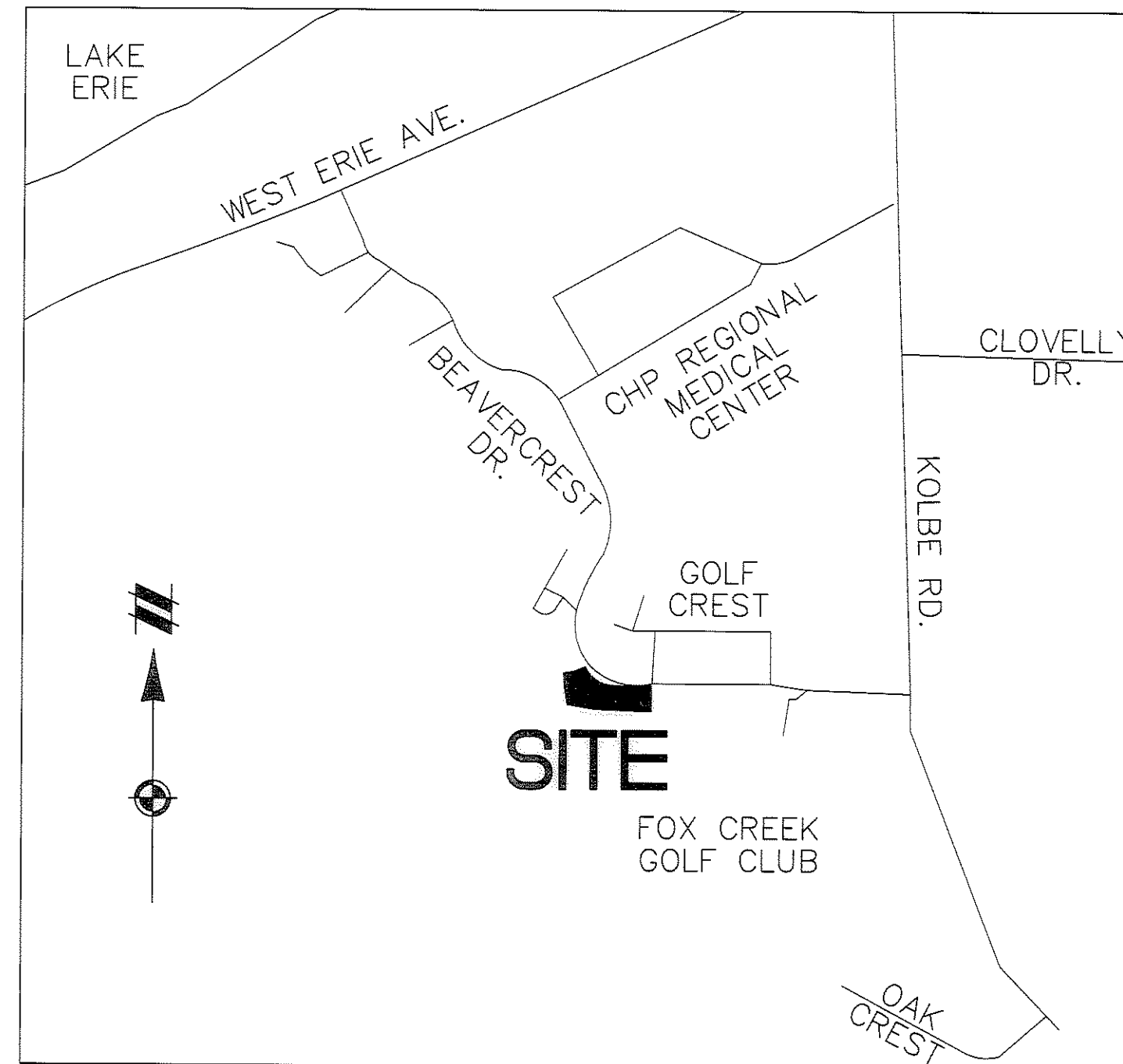
STATE OF OHIO, COUNTY OF Lorain, AS BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WHO ACKNOWLEDGED, THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS WHEREOF, he, HAS HERE UNTO SET HIS HAND THIS 11th DAY OF October, 2006.

MY COMMISSION EXPIRES 200 October 1, 2009
 NOTARY PUBLIC-STATE OF OHIO



Elizabeth M. Sego, Notary Public
 State of Ohio, Lorain County
 My Commission Expires 2-26-09



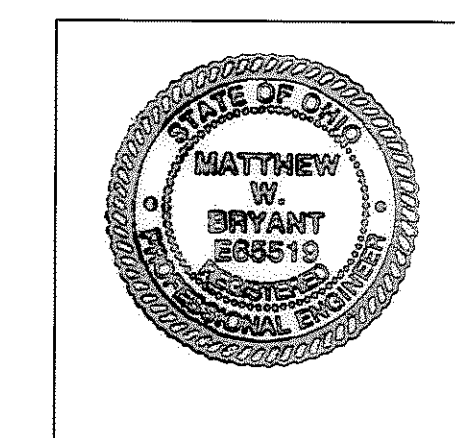
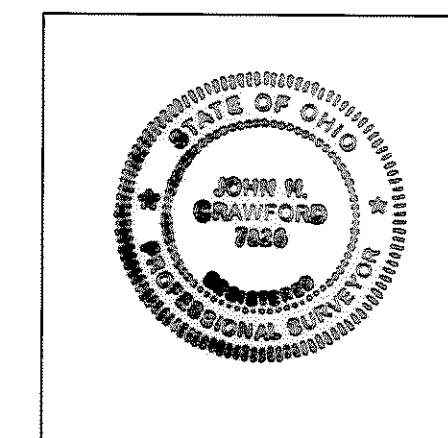
VICINITY MAP
 NOT TO SCALE

SURVEYOR/ENGINEER:

THE BELOW NAMED LICENSED PROFESSIONAL SURVEYOR AND LICENSED PROFESSIONAL ENGINEER, UNDER THE LAWS OF THE STATE OF OHIO, HEREBY CERTIFY THAT THESE PAGES SHOW GRAPHICALLY ALL OF THE PARTICULARS OF THE BUILDINGS, THE LAYOUT, LOCATION, DESIGNATION AND DIMENSIONS OF EACH UNIT AND FACILITIES SO FAR AS IS GRAPHICALLY POSSIBLE, AND THAT SAID GRAPHIC REPRESENTATION ALSO SHOWS BUILDING NOT YET COMPLETED. THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, AND COUNTY SURVEY RECORDS. BEARING SHOWN ARE TO ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

[Signature] Date: 10/12/06
 John H. Crawford, P.S.
 Registered Professional Surveyor No. 7826

[Signature] Date: 10/17/06
 Matthew W. Bryant, P.E.
 Registered Professional Engineer No. 65519



INDEX OF SHEET:

TITLE SHEET	01
CONDOMINIUM PLAT	02
BUILDING 1-FIRST & SECOND FLOOR PLAN	A-1
BUILDING 1-EXTERIOR ELEVATIONS	A-2
GARAGE 1-FLOOR AND EXTERIOR ELEVATIONS	A-3

AREA TABLE		
DESCRIPTION	SQ. FT.	ACRE.
UNIT 1	9,850.918	0.2261
GARAGE 1	1,115.569	0.0256
GARAGE 2	2,743.335	0.0630
COMMON AREA	136,920.919	3.1433
TOTAL PLAT AREA	150,630.741	3.4580

NOTE:

- LORAIN COUNTY OR AN AUTHORIZED REPRESENTATIVE SHALL HAVE THE RIGHT OF INGRESS/EGRESS TO AND FROM ANY EASEMENT SHOWN WITHIN.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS N89°41'30"W AS THE CENTERLINE OF BEAVERCREST DRIVE (60') AS SHOWN ON KOLBE ACRES NO. 2 SUBDIVISION PLAT IN VOL. 19, PG. 18, LORAIN COUNTY MAP RECORDS AND PREPARED BY RAY E. HOLLIS, CIVIL ENGINEER & SURVEYOR.
- ALL FUTURE UNITS SHOWN ARE FOR REPRESENTATIONAL PURPOSES ONLY. FINAL SUBLOT SIZE AND SHAPE TO BE DETERMINED IN FUTURE PLANS.

REFERENCES:

- KOLBE ACRES NO. 2 SUBDIVISION PLAT VOL. 19, PG. 18, LORAIN COUNTY MAP RECORDS PREPARED BY RAY E. HOLLIS, CIVIL ENGINEER & SURVEYOR.
- KOLBE ACRES NO. 2 SUBDIVISION PLAT-PLAT OF CORRECTION VOL. 26, PG. 43, LORAIN COUNTY MAP RECORDS PREPARED BY MICHAEL G. HURA, REGISTERED SURVEYOR.
- BOUNDARY SURVEY FOR VEARD CONSTRUCTION BY CARL R. ANDERSON REGISTERED SURVEYOR NO. 6582.

NOTICE:

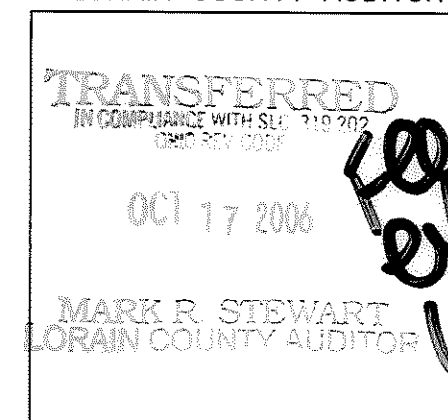
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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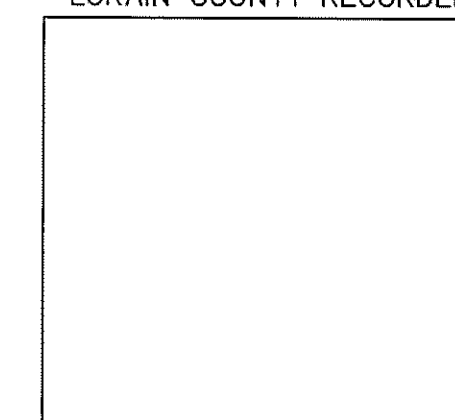
OWNER:
 TOWNER/VEARD JOINT VENTURE,
 AN OHIO GENERAL PARTNERSHIP
 300 BROADWAY AVENUE
 SUITE 202
 LORAIN, OHIO 44055
 JON R. VEARD - GENERAL PARTNER
 (440)-245-2813 - PHONE

SURVEYOR:
 ATWELL-HICKS, LLC
 30575 BAINBRIDGE ROAD, SUITE 180
 SOLON, OHIO 44139
 (440)-349-2000 PHONE
 CONTACT: JOHN H. CRAWFORD, P.S.

LORAIN COUNTY AUDITOR



LORAIN COUNTY RECORDER



ATWELL-HICKS
 Engineering • Surveying • Planning • Environmental • Water/Wastewater
 866.850.4200
 www.atwell-hicks.com
 MICHIGAN ILLINOIS OHIO FLORIDA

CLIENT: JON R. VEARD
 CONDOMINIUM PLAT FOR THE RESIDENCE ON THE GREEN
 5537 BEAVERCREST DRIVE

CAD FILE: 06001246-TB

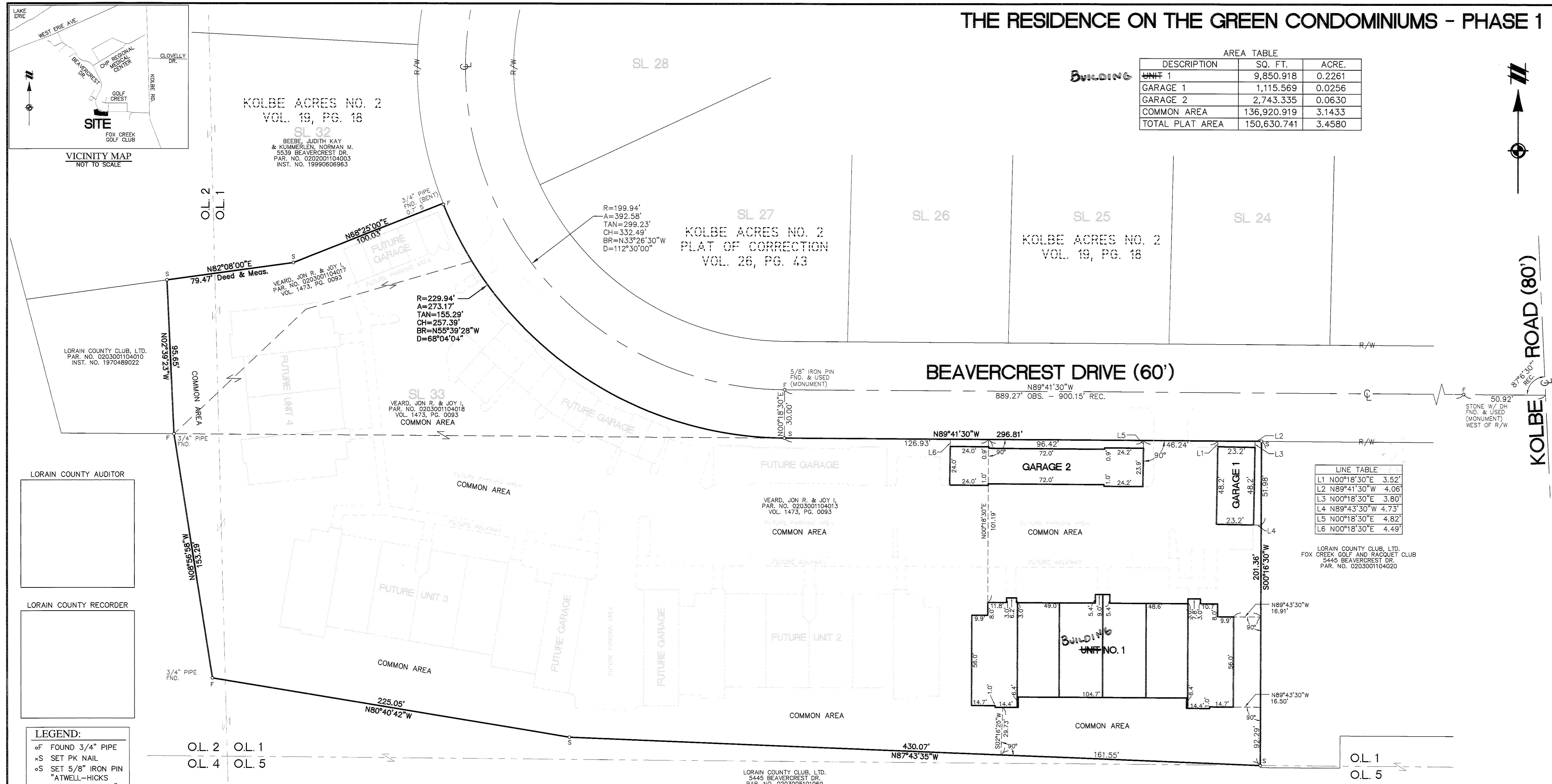
REVISIONS:

DATE: 09-11-06

SCALE: 1" = 30 FEET

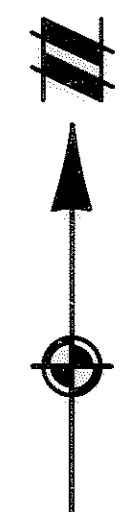
DR. SJM | CH. SC
 P.M. J. CRAWFORD
 BOOK 157
 JOB 06001246
 FILE NO. 1501-9-1
 SHEET 1 of 5

THE RESIDENCE ON THE GREEN CONDOMINIUMS - PHASE 1



AREA TABLE

DESCRIPTION	SQ. FT.	ACRE.
UNIT 1	9,850.918	0.2261
GARAGE 1	1,115.569	0.0256
GARAGE 2	2,743.335	0.0630
COMMON AREA	136,920.919	3.1433
TOTAL PLAT AREA	150,630.741	3.4580



KOLBE ROAD (80')

BEAVERCREST DRIVE (60')

LINE TABLE

L1	N00°18'30"E	3.52'
L2	N89°41'30"W	4.06'
L3	N00°18'30"E	3.80'
L4	N89°43'30"W	4.73'
L5	N00°18'30"E	4.82'
L6	N00°18'30"E	4.49'

LORAIN COUNTY AUDITOR

LORAIN COUNTY RECORDER

LEGEND:
 oF FOUND 3/4" PIPE
 xS SET PK NAIL
 oS SET 5/8" IRON PIN
 "ATWELL-HICKS CRAWFORD-7826"

NOTE:
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 MICHIGAN ILLINOIS OHIO FLORIDA

ORIG. LOTS NO. 1 & NO. 2, TRACT 3
 ORIG. BLACK RIVER TOWNSHIP
 CITY OF LORAIN
 LORAIN COUNTY, OHIO

CLIENT
 JON R. VEARD
 CONDOMINIUM PLAT
 FOR
 THE RESIDENCE ON THE GREEN
 5537 BEAVERCREST DRIVE

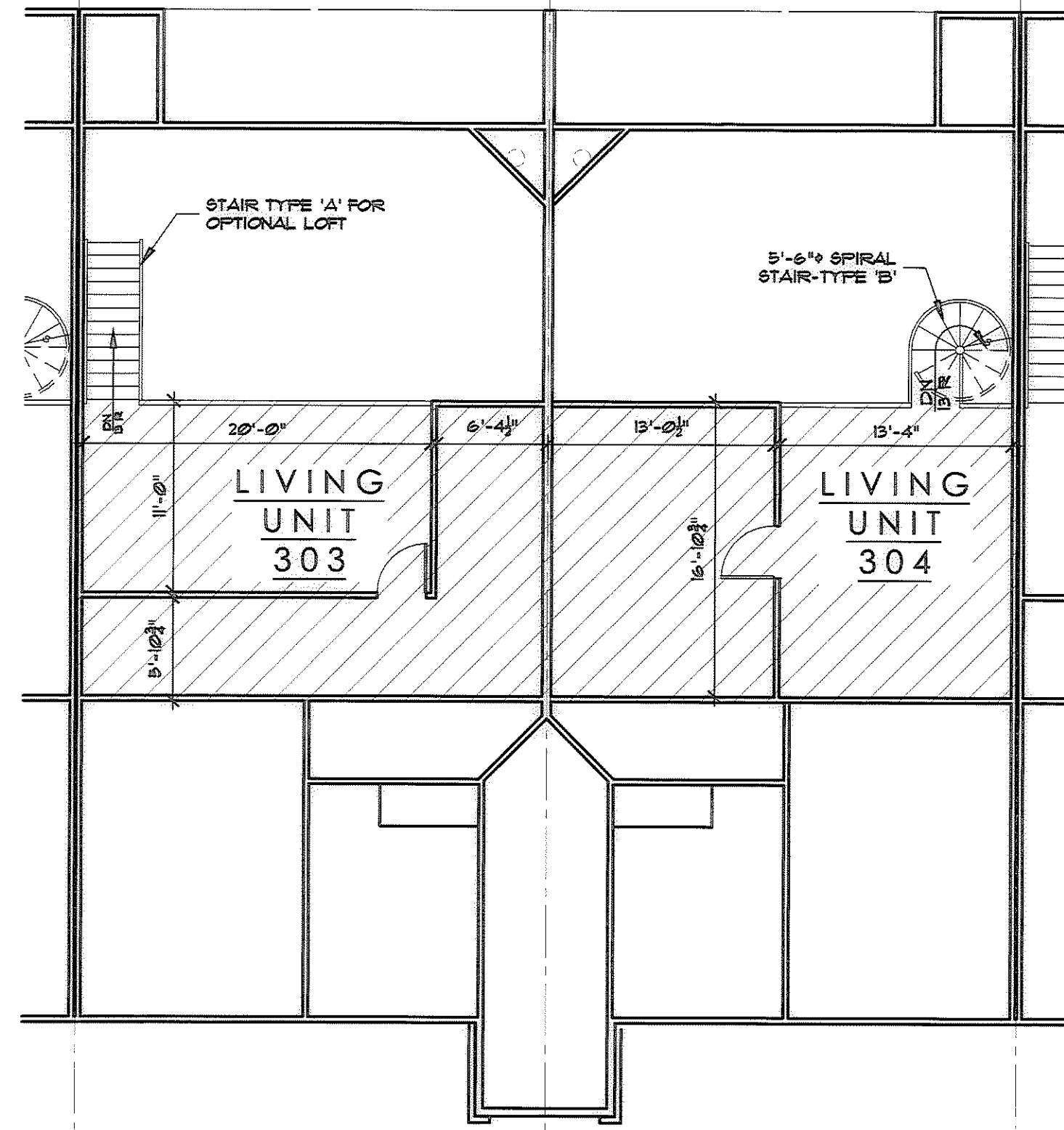
CAD FILE
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10-13-06 ADD GARAGE NO. 2
 10-02-06 OWNER NAME REVISION
 REVISIONS
 DATE 09-11-06

AH

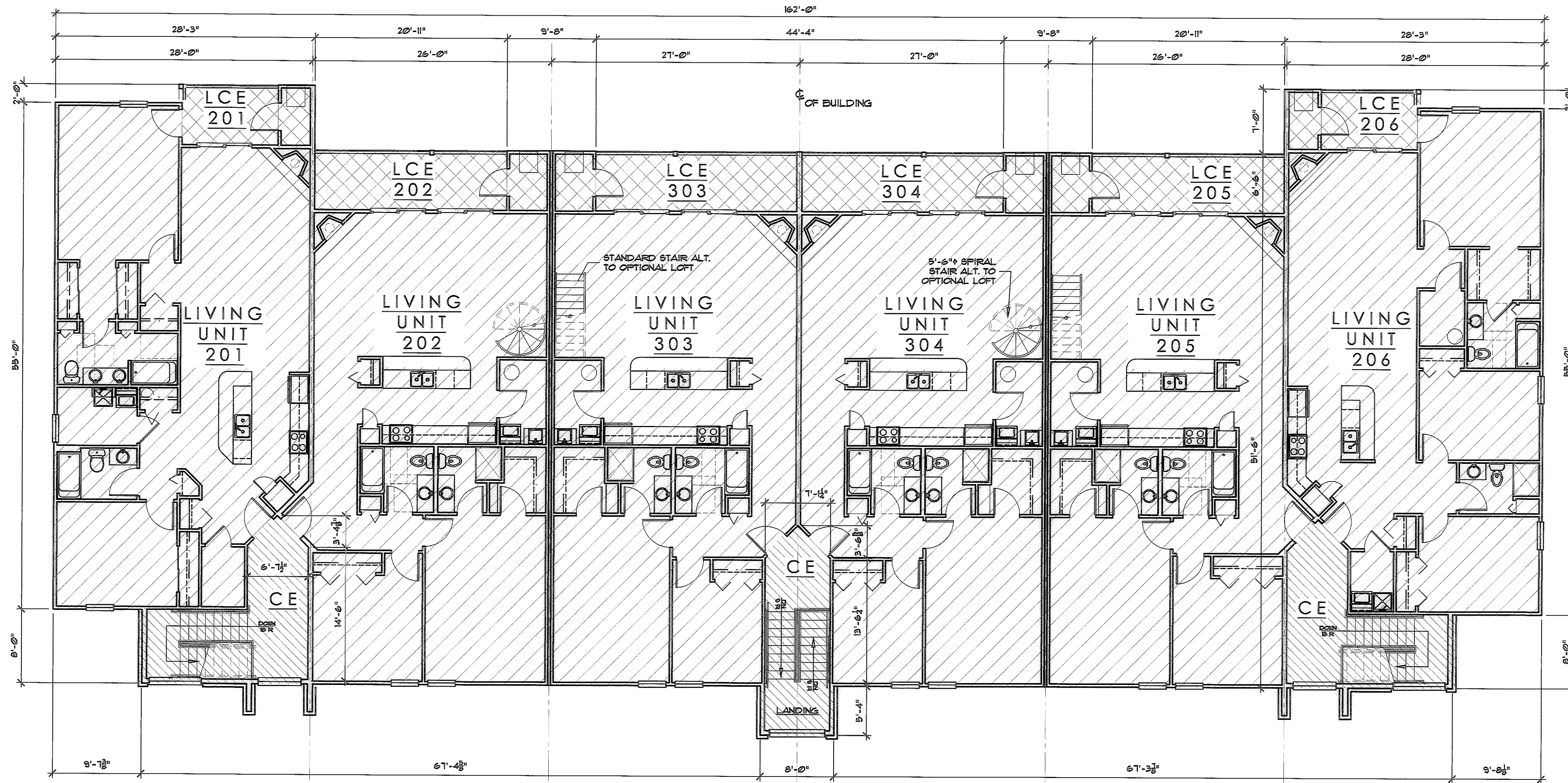
SCALE 0 15 30
 1" = 30 FEET

THE RESIDENCE ON THE GREEN CONDOMINIUMS - PHASE 1
 DR. SJM | CH. SC
 P.M. J. CRAWFORD
 BOOK 157
 JOB 06001246
 FILE NO. 1501-9-1
 SHEET 2 of 5



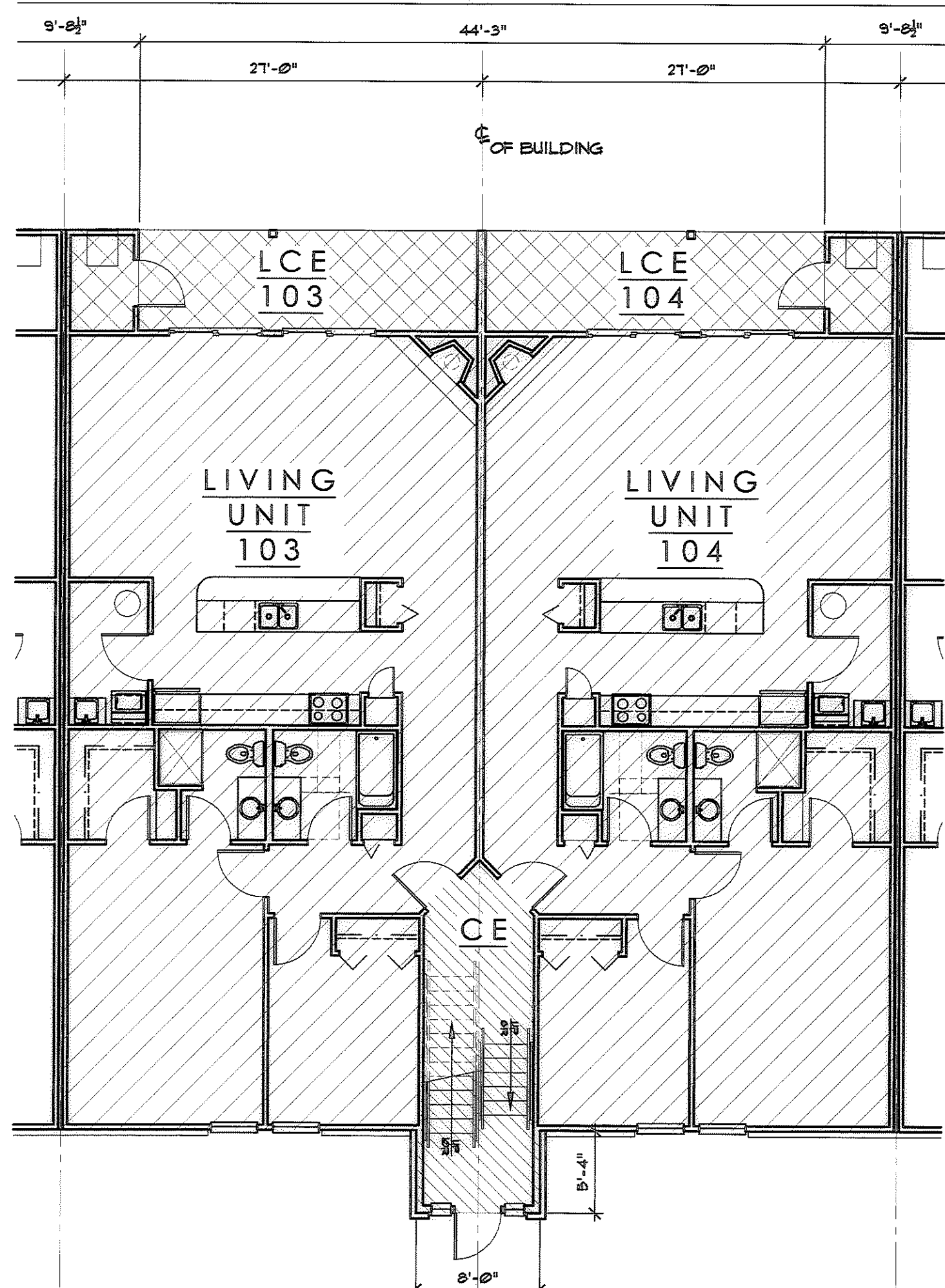
ALT LOFT PLAN

SCALE: 1/8"=1'-0"



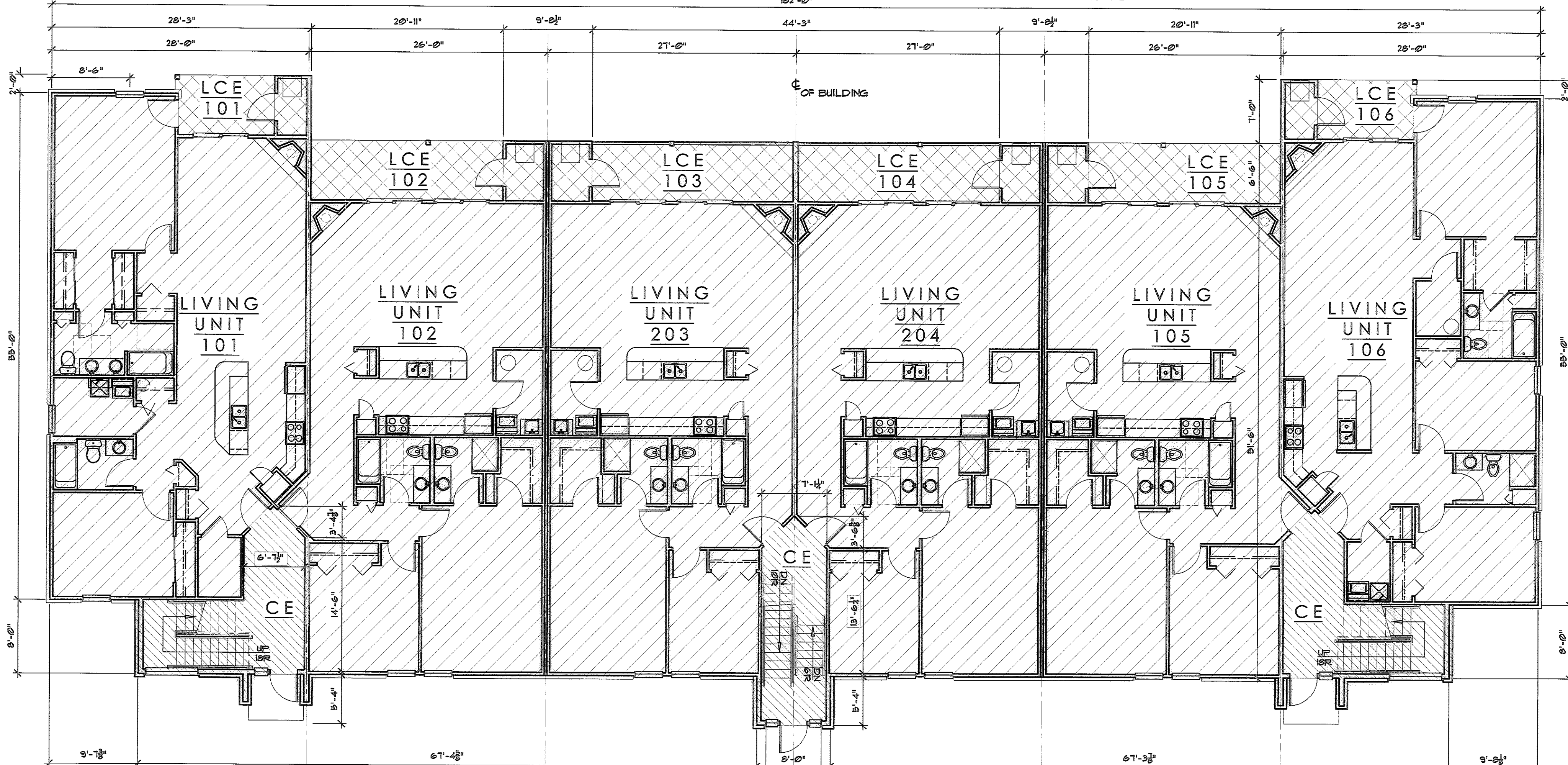
SECOND FLOOR PLAN

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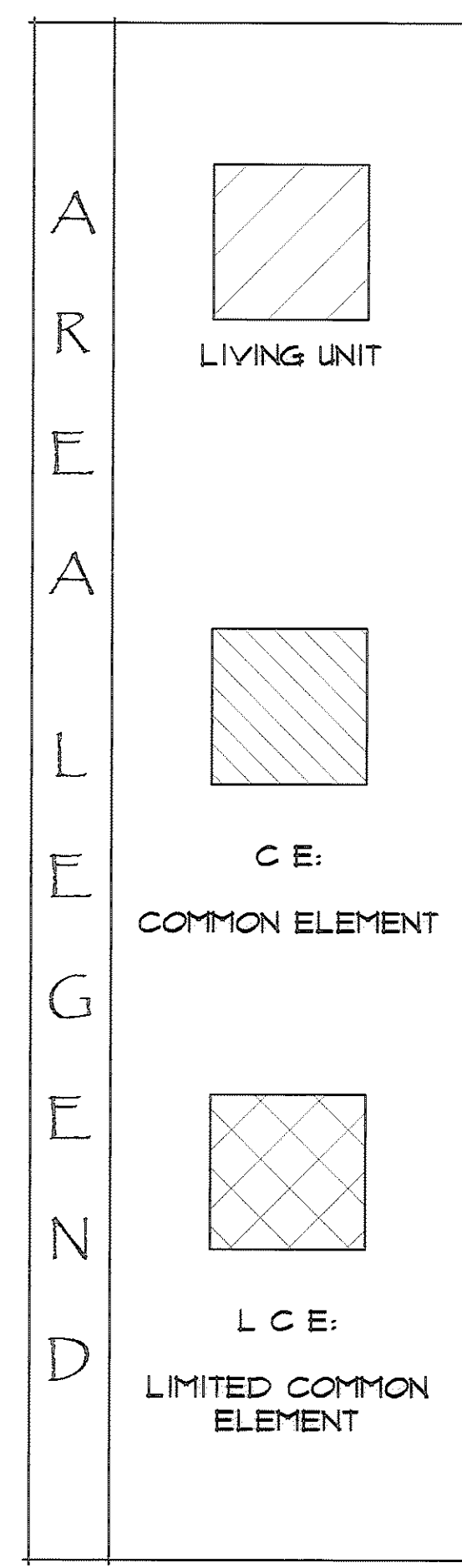
GROUND FLOOR PLAN

SCALE: 1/8"=1'-0"



FIRST FLOOR PLAN

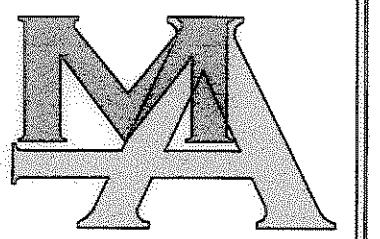
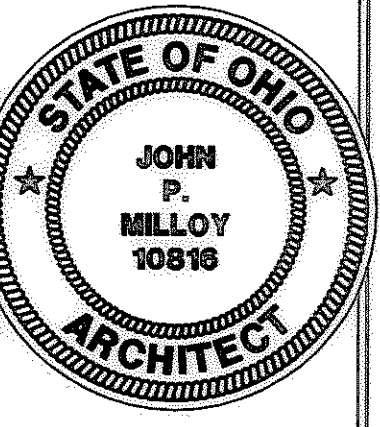
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 COPYRIGHT YEAR 2006

DATES & REVISIONS

02/05/06	ASSOCIATION
02/22/06	FILING
02/22/06	AMENDED



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 JOHN P. MILLOY, R.A.
 3409 LIBERTY AVENUE
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 JPM@RIENET.NET

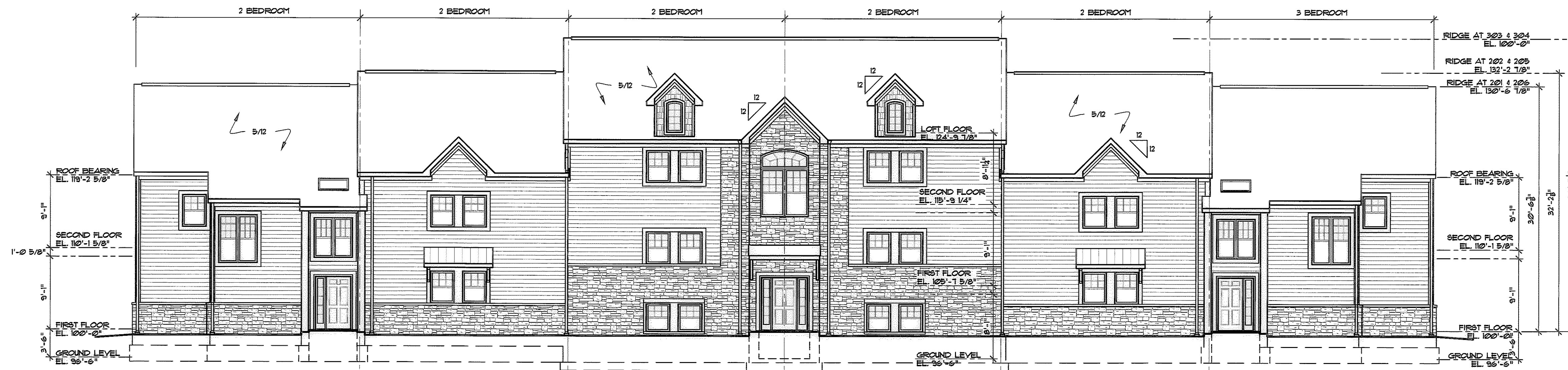
FLOOR PLANS
PROPOSED CONDOMINIUM BUILDING 'A' AT THE RESIDENCE ON THE GREEN
 5537 BEAVERCREST DRIVE
 TOWNER/VEARD JOINT VENTURE
 LORAIN, OHIO 44053
 AN OHIO GENERAL PARTNERSHIP
 JON R. VEARD, GENERAL PARTNER

PROJECT NO. 06C34
 DRAWN BY NDM
 CHECKED BY JFM

SHEET NO. **3 OF 5**

I CERTIFY THAT THIS DRAWING ACCURATELY SHOWS EACH BUILDING AS BUILT OR CONSTRUCTED, PLUS OR MINUS 1.00"
 JOHN P. MILLOY, R.A.
 JOHN P. MILLOY, ARCHITECT
 REG. #10816

TELEPHONE: 440-967-4904
 440-967-3005 fax



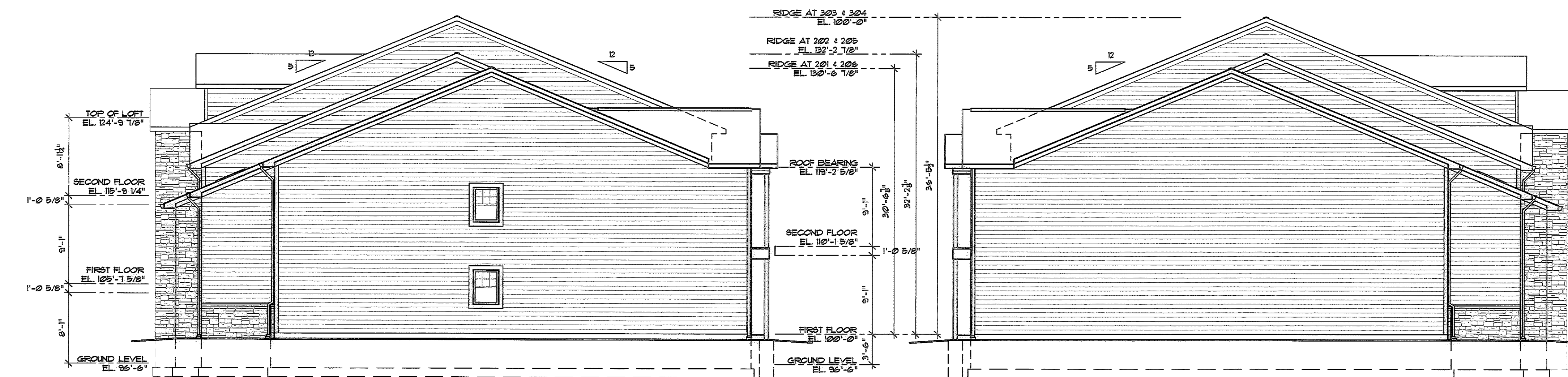
NORTH ELEVATION

SCALE: 1/8"=1'-0"



SOUTH ELEVATION

SCALE: 1/8"=1'-0"



WEST ELEVATION

SCALE: 1/8"=1'-0"

EAST ELEVATION

SCALE: 1/8"=1'-0"

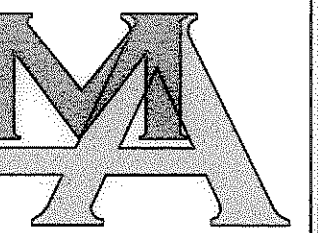
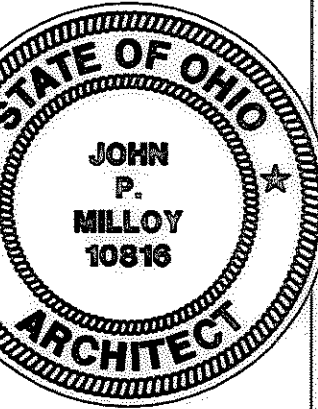
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DATE & REVISIONS

02.05.06	ASSOCIATION
10.02.06	AMENDED



MILLOY ARCHITECTS, LLC
 JOHN P. MILLOY, R.A.
 3409 LIBERTY AVENUE
 SUITE 200, P. O. BOX 112
 VERMILION, OHIO 44089
 JPM@ERIENET.NET

EXTERIOR ELEVATIONS
PROPOSED CONDOMINIUM BUILDING "1" AT THE RESIDENCE ON THE GREEN
 5637 BEAVERCREST DRIVE
 TOWNIER/VEARD JOINT VENTURE
 JON R. VEARD, GENERAL PARTNER
 LORAIN, OHIO 44053
 AN OHIO GENERAL PARTNERSHIP

PROJECT NO.	06634
DRAWN BY	N.D.M.
CHECKED BY	J.P.M.

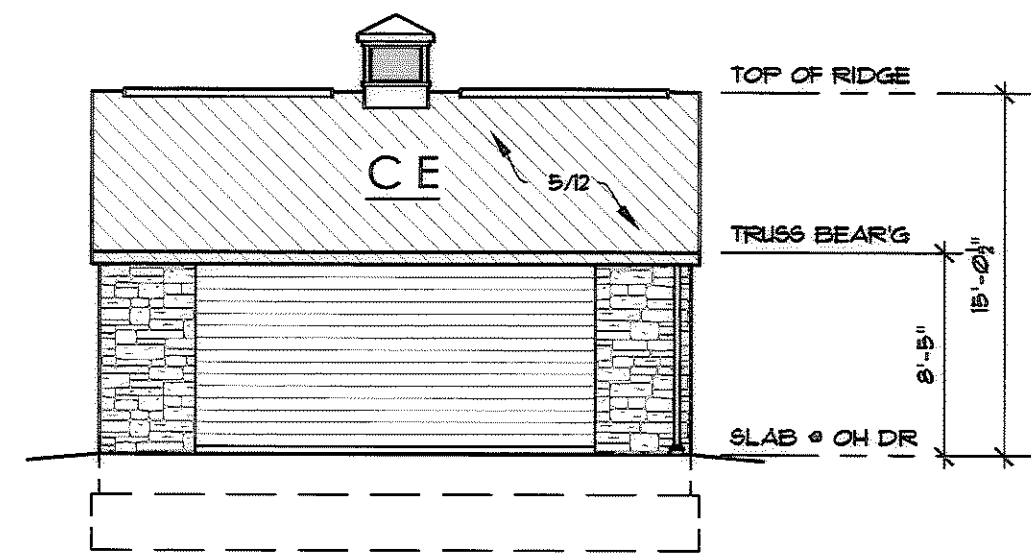
SHEET NO.

4 OF 5

I CERTIFY THAT THIS DRAWING ACCURATELY SHOWS EACH BUILDING AS BUILT OR CONSTRUCTED, PLUS OR MINUS 1.00"

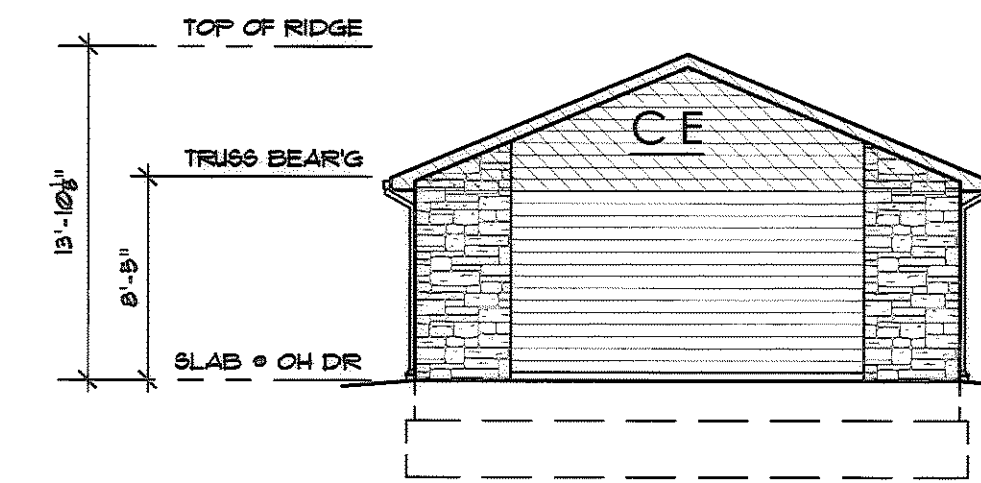
 JOHN P. MILLOY, ARCHITECT
 REG. #10816

TELEPHONE:
 440-967-4904
 440-967-3005 fax



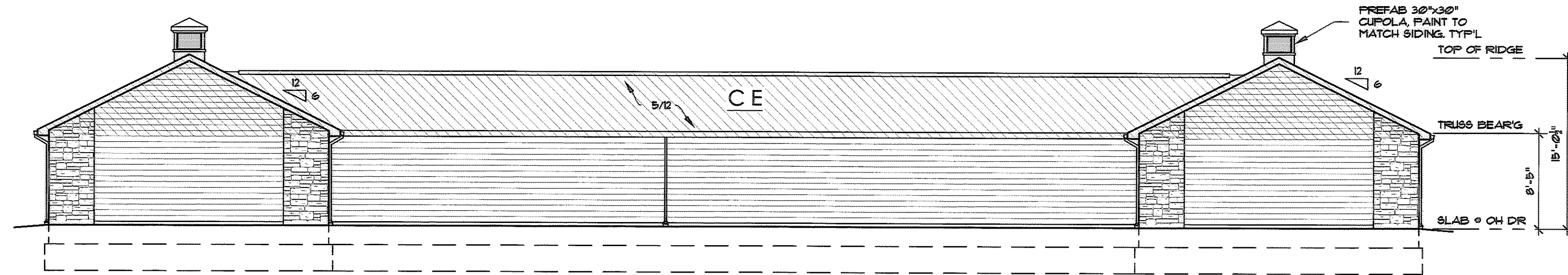
EAST ELEVATION G-2

SCALE: 1/8"=1'-0"
NOTE: WEST ELEVATION SAME



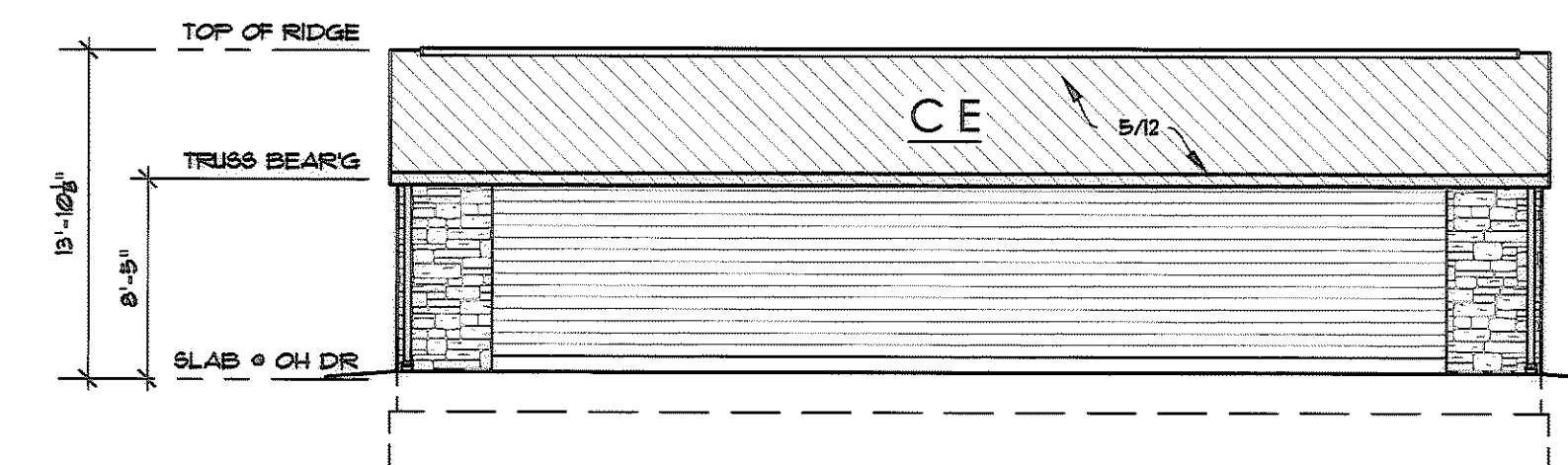
NORTH ELEVATION G-1

SCALE: 1/8"=1'-0"
NOTE: SOUTH ELEVATION SAME



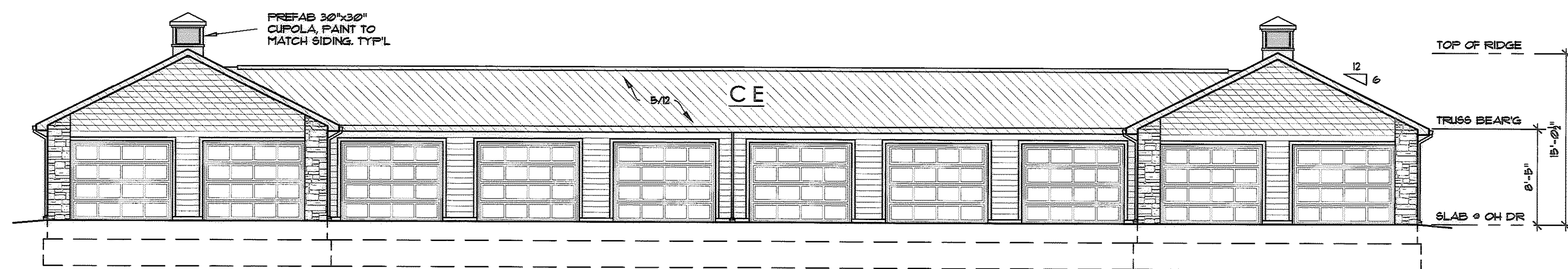
NORTH ELEVATION G-2

SCALE: 1/8"=1'-0"



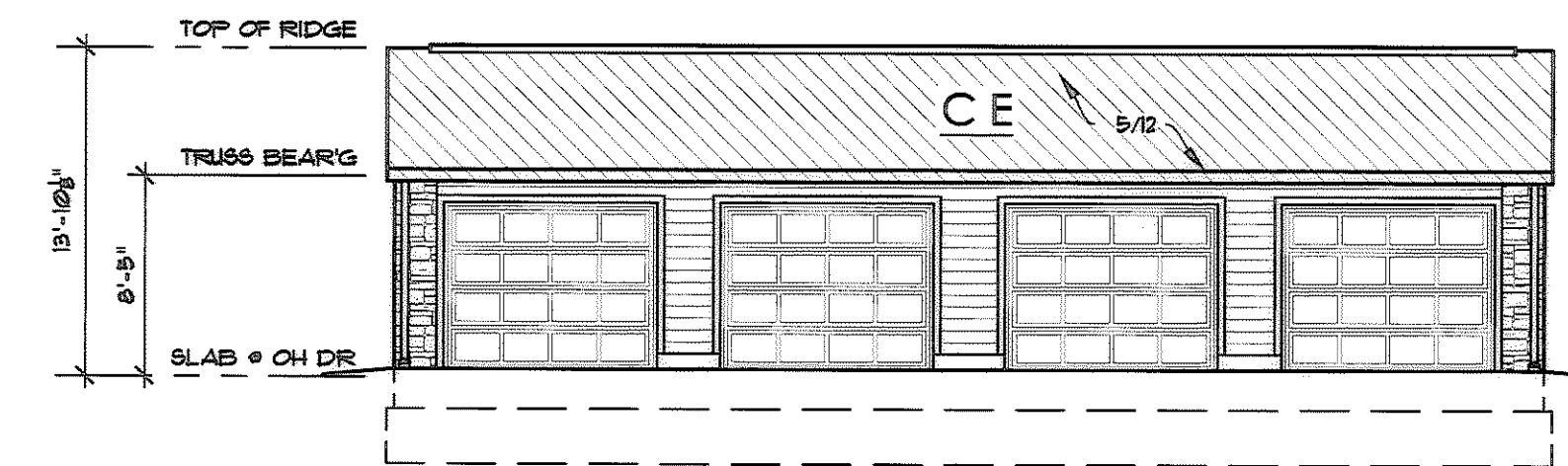
EAST ELEVATION G-1

SCALE: 1/8"=1'-0"



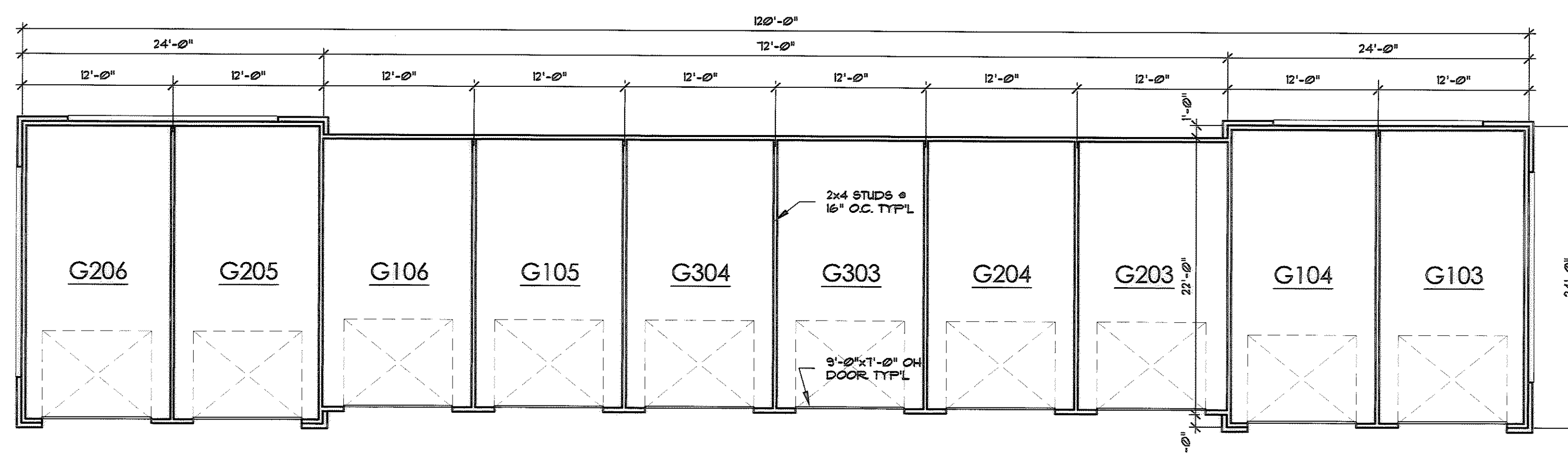
SOUTH ELEVATION G-2

SCALE: 1/8"=1'-0"



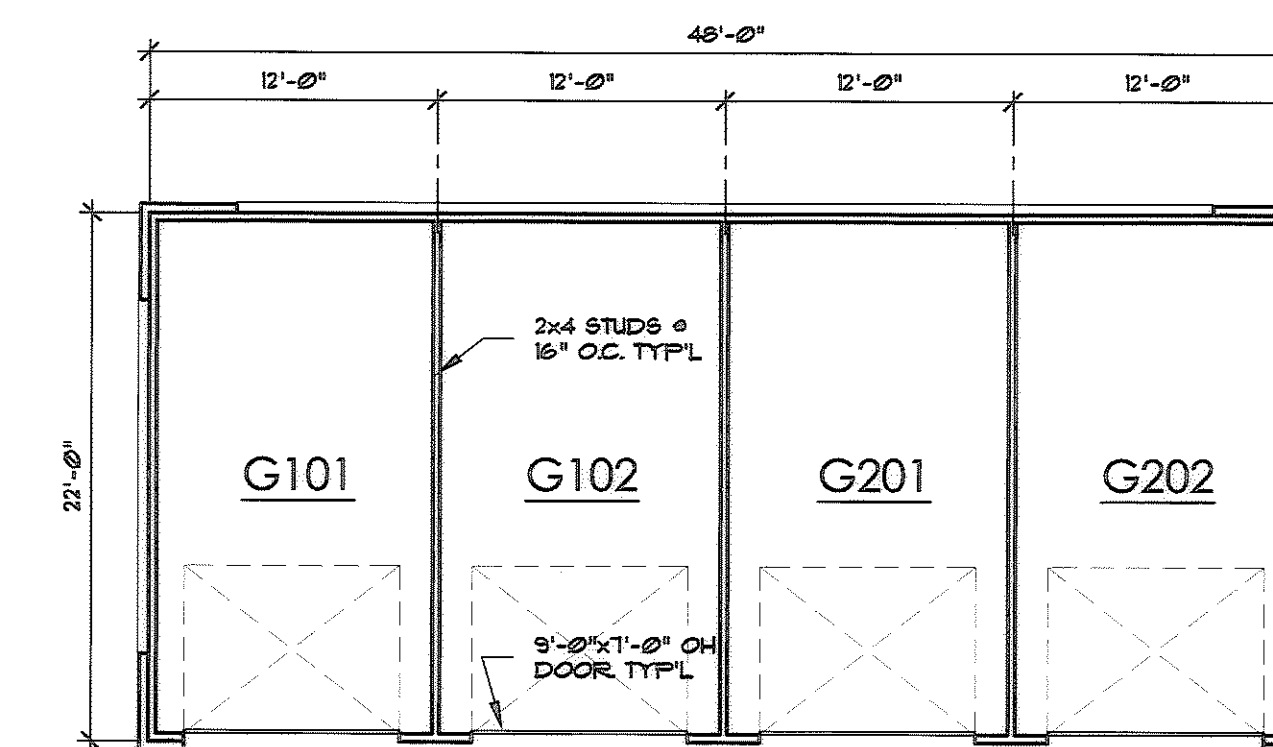
WEST ELEVATION G-1

SCALE: 1/8"=1'-0"



FLOOR PLAN G-2

SCALE: 1/8"=1'-0"



FLOOR PLAN G-1

SCALE: 1/8"=1'-0"

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JOHN P. MILLOY, R.A.
JOHN P. MILLOY, ARCHITECT
REG. #10816

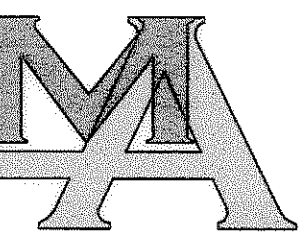
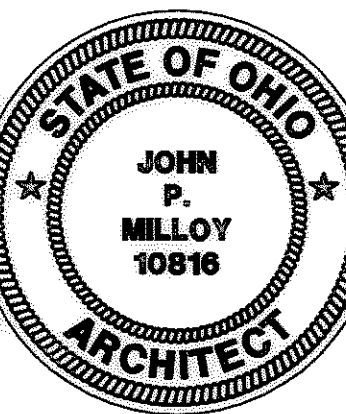
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DATES & REVISIONS

DATE	ASSOCIATION	REVISION
02.05.06	ASSOCIATION	FILING
02.22.06	AMENDED	



MILLOY ARCHITECTS, LLC
JOHN P. MILLOY, R.A.
3409 LIBERTY AVENUE
SUITE 200, P.O. BOX 12
VERMILION, OHIO 44089
JPM@ERIENET.NET

GARAGE PLANS AND EXTERIOR ELEVATIONS
PROPOSED CONDOMINIUM BUILDING #1 AT
THE RESIDENCE ON THE GREEN
LORAIN, OHIO 44053
AN OHIO GENERAL PARTNERSHIP
TOWNER/VEARD JOINT VENTURE
JON R. VEARD, GENERAL PARTNER

PROJECT NO. 0434
DRAWN BY NDM
CHECKED BY JPM

SHEET NO.
5 OF 5

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