AVON LAKE OFFICE & STORAGE CONDOMINIUMS, A COMMERCIAL CONDOMINIUM
SECOND AMENDMENT

SITUATED IN THE CITY OF AVON LAKE,AVON TWP.SECTION 8 COUNTY OF LORAIN, AND STATE OF OHIO

Scale 1 INCH = 60 FT.

I HEREBY CERTIFY THAT THIS DESCRIPTION DESCRIBES THE AVON LAKE OFFICE & STORAGE CONDOMINIUMS AND THAT THE DRAWINGS ACCURATELY SHOW EACH BUILDING AS BUILT OR CONSTRUCTED, AND ACCURATELY REFLECT THE LOCATION OF IMPROVEMENTS AND RECORDED EASEMENTS, WITH RESPECT TO THE BOUNDARIES AS SHOWN. THE DIMENSIONS SHOWN ON THIS PLAT ARE IN FEET AND DECIMAL PARTS THEREOF ALL OF WHICH I CERTIFY TO BE CORRECT.

Ray Henry P.E., P.S.

RAY HENRY, P.E. P.S. OHIO REG. # E-34519 AND S-5108

STATE OF OHIO — RAY HENRY 5108 — REGISTERED PROFESSIONAL SURVEYOR

Line	Bearing	Distance
2	N 89°44'30 E	9.15'
3	S 89°45'10"W	10.00'
4	S 89°45'10"W	60.00'
5	N 78°59'21"E	81.48'
6	N 78°59'21"E	117.72'
9	N 16°47'12"E	68.95'
10	N 89°44'15"E	0.85'
11	N 89°46'06"W	30.00'
12	N 89°46'06"W	30.00'
13	N 89°46'06"W	30.00'
14	N 89°46'06"W	30.00'
15	N 00°13'54"E	20.00'
16	N 00°13'54"E	40.00'
17	N 11°00'39"W	40.00'
18	S 00°15'30"E	40.00'

THE DECLARATION OF CONDOMINIUM AND BY-LAWS OF THE UNIT OWNERS ASSOCIATION ARE RECORDED IN INSTRUMENT NUMBER _____ IN THE OFFICIAL RECORDS OF LORAIN COUNTY OHIO, AS AMENDED BY AMENDMENT TO DECLARATION AND BY-LAWS OF AVON LAKE OFFICE & STORAGE CONDOMINIUMS.

THE PERCENTAGE OF INTEREST IN THE COMMON ELEMENTS WHICH IS OWNED BY EACH UNIT IS SET FORTH IN THE CONDOMINIUM DECLARATION.

NOTE:
AVON LAKE OFFICE & STORAGE CONDOMINIUMS AREA CONTAINS 5.9793 ACRES, THE REMAINING EXPANSION AREA CONTAINS 1.2044 ACRES. THE TOTAL AREA OF THE FOUR SECTIONS IS 7.1837 ACRES.

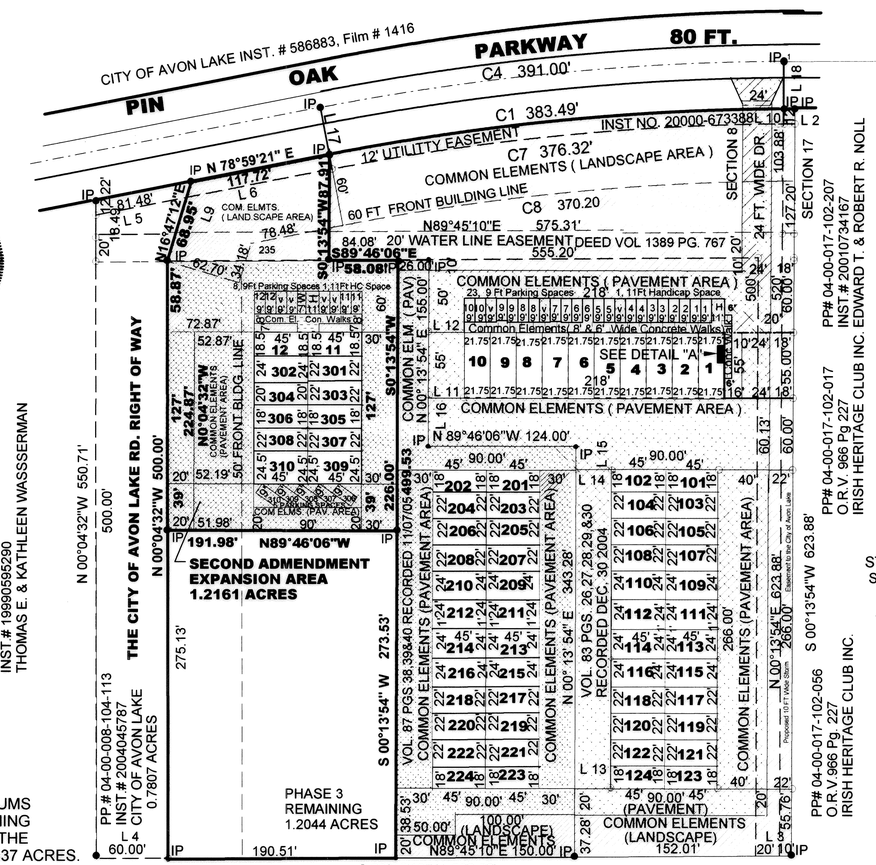
COUNTY OFFICIALS

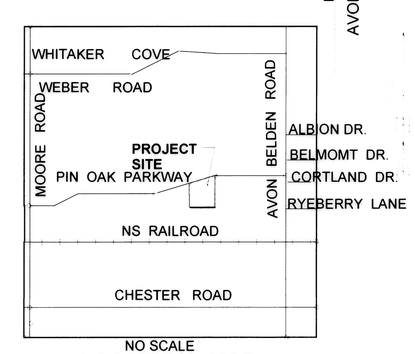
LORIAN COUNTY ENGINEER _____ DATE _____

LORAIN COUNTY AUDITOR _____ DATE _____

LEGEND

- IRON PIN FD. OR SET
- COMMON ELEMENTS(LANDSCAPE)
- COMMON ELEMENTS(ASPHALT PAV)
- LIMITED COMMON ELEMENT FOR THE BENEFIT OF STORAGE UNIT OWNERS
- W COMMON ELEMENTS CONCRETE & ASPHALTIC WALKS
- PRIVATE UNIT & PARKING SPACE
- H HANDICAP PARKING SPACE
- V VISITOR PARKING SPACE
- 1ST EXPANSION UNITS 201 TO 224
- SECOND EXPANSION UNITS 11,12,301,302,303,304,305, 306.307,308,309 AND 310

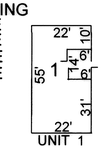




NO SCALE
LOCATION MAP

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	10°45'09"	2043.48'	383.49'	192.31'	382.93'	N 84°21'56" E
4	10°45'09"	2083.48'	391.00'	196.08'	390.43	N 84°21'56" E
7	10°45'09"	2031.48'	376.32'	188.70'	375.78'	N 84°21'56" E
8	10°45'09"	1983.48'	370.20	185.64'	369.67'	N 84°21'56" E

PURSUANT TO SECTION 4 OF THE DECLARATION OF AVON LAKE OFFICE & STORAGE CONDOMINIUMS, UNITS 1 THROUGH 12 AND UNITS 306,307,308,309 AND 310 INCLUDE THE DESIGNATED PARKING SPACES DEPICTED ON THE DRAWING. AS SHOWN HEREIN, THE PARKING SPACES ARE EACH LABELED WITH A NUMBER CORRESPONDING WITH THE UNIT THE PARKING SPACE IS A PART OF.



LIMITED COMMON ELEMENT FOR THE BENEFIT OF EACH STORAGE UNIT OWNER

DETAIL " A "
NO SCALE

STORAGE CONDOMINIUN UNIT DIMENSIONS

STORAGE UNIT NUMBER	WIDTH	DEPTH	HEIGHT
1 TO 10	21.75 FT	55 FT	16 FT
101 & 102	18 FT	45 FT	16 FT
103 TO 108	22 FT	45 FT	16 FT
109 TO 112	24 FT	45 FT	16 FT
113 TO 116	24 FT	45 FT	16 FT
117 TO 122	22 FT	45 FT	16 FT
123 TO 124	18 FT	45 FT	16 FT
201 TO 202	18 FT	45 FT	16 FT
203 TO 208	22 FT	45 FT	16 FT
209 TO 212	24 FT	45 FT	16 FT
213 TO 216	24 FT	45 FT	16 FT
217 TO 222	22 FT	45 FT	16 FT
223 TO 224	18 FT	45 FT	16 FT
11 & 12	18FT 6 INS.	45FT	16FT
301	22FT	45FT	16FT
302	24FT	45FT	16FT
303	22FT	45FT	16FT
304	20FT	45FT	16FT
305 & 306	18FT	45FT	16FT
307 & 308	22FT	45FT	16FT
309 & 310	24FT6 INS	45FT	16FT

COMMON ELEMENT OWNERSHIP PER UNIT PERCENTAGE

UNIT	EACH PERCENTAGE
1 TO 10	2.13%
101 & 102	1.28%
103 TO 108	1.56%
109 TO 112	1.70%
113 TO 116	1.70%
117 TO122	1.56%
123 & 124	1.28%
201 TO 202	1.28%
203 TO 208	1.56%
209 TO 212	1.70%
213 TO 216	1.70%
217 TO 222	1.56%
223 TO 224	1.28%
11 & 12	1.11%
301	1.32%
302	1.44%
303	1.32%
304	1.20%
305 & 306	1.08%
307 & 308	1.32%
309 & 310	1.52%

TRANSFERRED
IN COMPLIANCE WITH SEC. 319-202 OHIO REV. CODE
MAR 28 2008
MARK R. STEWART
LORAIN COUNTY AUDITOR