

EXHIBIT 'A'

To Declaration of Condominium Ownership  
Cambridge Harbour House Condominium

Situated in the City of Lorain, County of Lorain and State of Ohio  
and known as being part of Original Black River Township Lots 20 & 21, Tract 2  
April 2013 SCALE 1"=30'

ZONING

CURRENT ZONING:  
SUBJECT PROPERTY IS LOCATED IN R-2, RESIDENTIAL DISTRICT

FLOOD NOTE

SUBJECT PROPERTY IS LOCATED IN "ZONE X" BY GRAPHICAL PLOTTING ONLY. A MINIMUM FLOOD ZONE AS SHOWN ON THE FEDERAL FLOOD MAPS COMMUNITY PANEL NO. 39093C0103D, AND 39093C0104D Dated 08/19/2008.

BASIS OF BEARINGS

Deed of subject property recorded in Instrument No. 2006-0145108 of Lorain County Deed Records.

ENCROACHMENTS

NONE APPARENT

SCHEDULE "B" ITEMS

- 10. Easement, recorded in Deed Volume 568, Page 537 of Lorain County Records.
ABUTTS SUBJECT PROPERTY TO EAST
11. Easement, recorded in Deed Volume 650, Page 189 of Lorain County Records.
EFFECTS SUBJECT PROPERTY - PLOTTED
12. Easement, recorded in Deed Volume 699, Page 599 of Lorain County Records.
EFFECTS SUBJECT PROPERTY - PLOTTED
13. Easement, recorded in Deed Volume 940, Page 357 of Lorain County Records.
EFFECTS SUBJECT PROPERTY - PLOTTED
14 (Esmt. #11) Easement, recorded in Deed Volume 961, Page 646 of Lorain County Records.
ABUTTS SUBJECT PROPERTY TO WEST.
PLOTTED
14 (Esmt. #21) Easement, recorded in Deed Volume 961, Page 646 of Lorain County Records.
EFFECTS & BENEFITS SUBJECT PROPERTY TO NORTH- PLOTTED
15. Right of Way, recorded in Deed Volume 334, Page 591 of Lorain County Official Records.
EFFECTS ENTIRE SUBJECT PROPERTY - NOT PLOTTED.
Blanket Easement for Waterline and Ingress & Egress over entire Parcel

CERTIFICATIONS

The undersigned hereby state that this plat was prepared from an actual field survey, that this plat shows graphically, insofar as possible, the layout, location, designation and dimensions of the buildings, common areas and limited common areas. That there are no encroachments upon the subject property nor from the subject premises, other than shown. The purpose of this statement is to comply with provisions set forth in section 5311.07 of the Ohio Revised Code.

James R. Pogoraro Jr. PS 8150

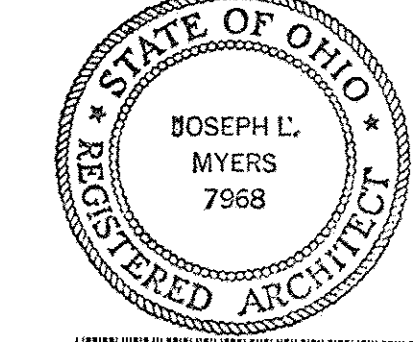
TO: Cambridge Companies MSM, LLC, Old Republic National Title Insurance Company (NO LENDER)
ORDER NO.: W-27363 (Effective March 10, 2013 @ 7:59 a.m.)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/CMSL LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7a, 8-11b, 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 1, 2012.

3/12/2013
James R. Pogoraro Jr. P.S. 8150

The undersigned hereby certifies that drawing on SHEET 2 shows graphically insofar as possible, the layout, location and sizes of the Limited Common Areas and facilities of the buildings as they exist on this date. The purpose of the drawings is to comply in respects with the provisions of section 5311.07(B) of the Ohio Revised Code.

Joseph L. Myers Ohio Reg. No. 7968

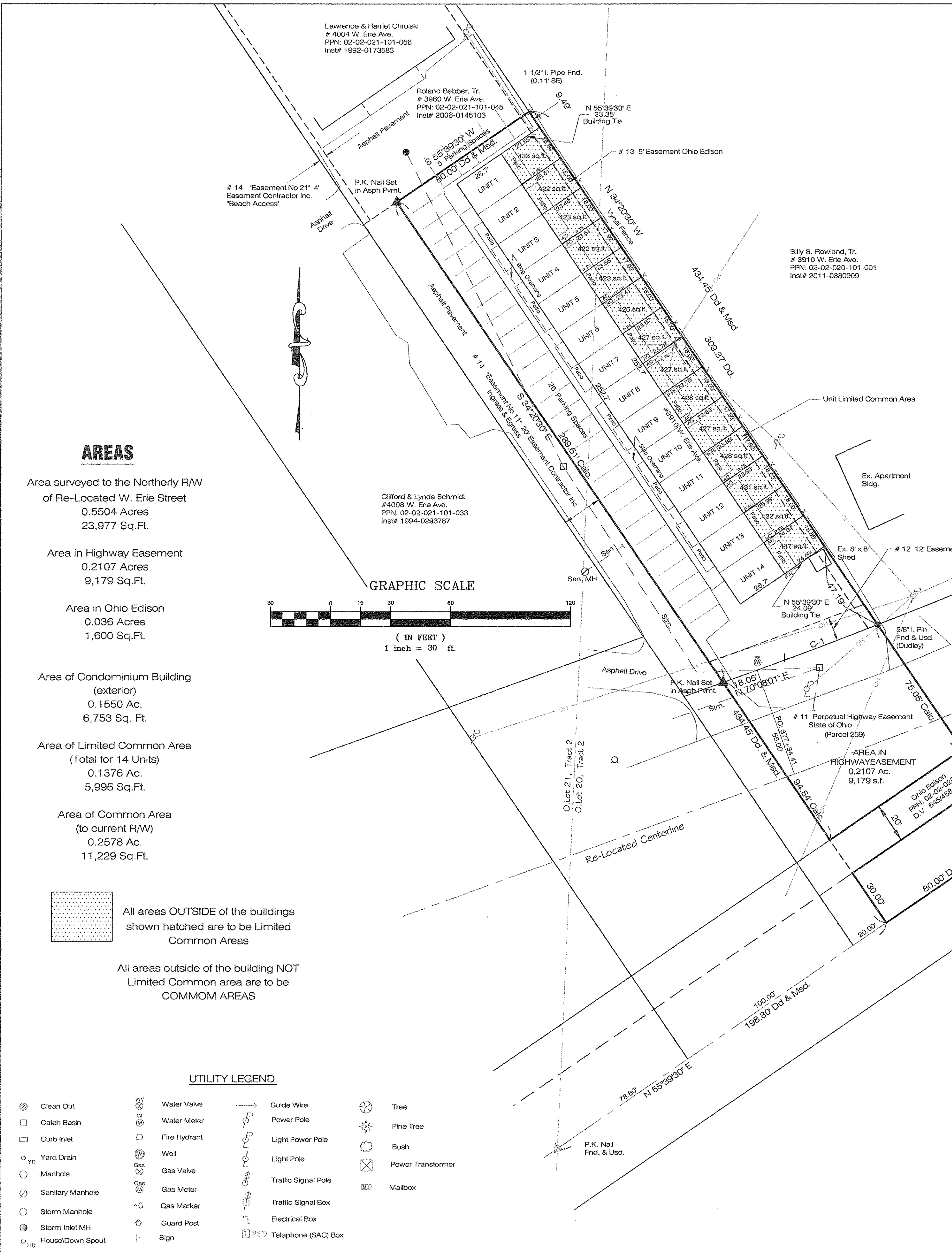


TRANSFERRED

IN COMPLIANCE WITH SFC 319-207
OHIO REV. CODE
JUN 07 2013
J. CRAIG SNODGRASS, CPA, CG
LORAIN COUNTY ALIEN(TO):

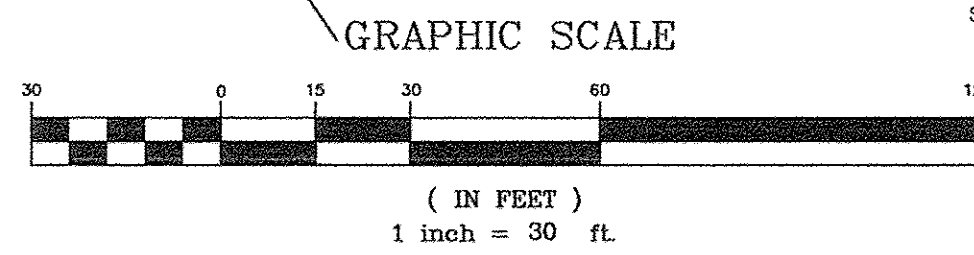
Doc ID: 017514480002 Type: OFF
Kind: PLAT
Recorded: 06/07/2013 at 10:48:22 AM
Fee Amt: \$172.80 Page 1 of 2
Lorain County, Ohio
Judith R. Newdick County Recorder
File 2013-0464600
Vol 98 Pgs 70,71

VICINITY MAP



AREAS

- Area surveyed to the Northerly RW of Re-Located W. Erie Street: 0.5504 Acres, 23,977 Sq.Ft.
Area in Highway Easement: 0.2107 Acres, 9,179 Sq.Ft.
Area in Ohio Edison: 0.036 Acres, 1,600 Sq.Ft.
Area of Condominium Building (exterior): 0.1550 Ac., 6,753 Sq. Ft.
Area of Limited Common Area (Total for 14 Units): 0.1376 Ac., 5,995 Sq.Ft.
Area of Common Area (to current R/W): 0.2578 Ac., 11,229 Sq.Ft.



All areas OUTSIDE of the buildings shown hatched are to be Limited Common Areas

All areas outside of the building NOT Limited Common area are to be COMMON AREAS

UTILITY LEGEND

- Clean Out, Catch Basin, Curb Inlet, Yard Drain, Manhole, Sanitary Manhole, Storm Manhole, Storm Inlet MH, House/Down Spout, Water Valve, Water Meter, Fire Hydrant, Well, Gas Valve, Gas Meter, Gas Marker, Guard Post, Sign, Guide Wire, Power Pole, Light Power Pole, Light Pole, Traffic Signal Pole, Traffic Signal Box, Electrical Box, Telephone (SAC) Box, Tree, Pine Tree, Bush, Power Transformer, Mailbox

Condominium Plat

LAND DESIGN consultants logo and contact information.

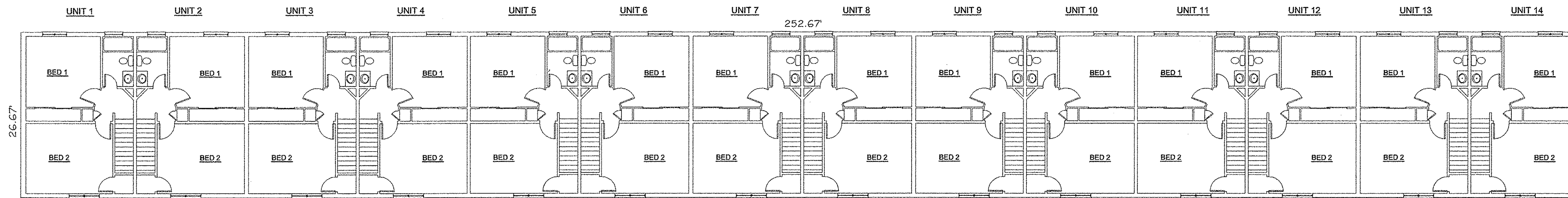
DATE: 03/27/2013
SCALE: HOR. 1"=30'
FILENAME: Plat
COMPUTER S:
TAB NAME: Plat

Cambridge Harbour House Condominiums
City of Lorain - Lorain County - Ohio

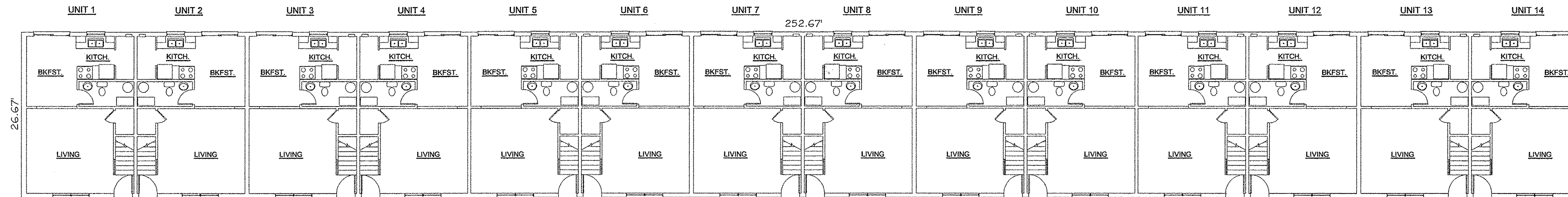
SHEET 1 OF 2
CONTRACT NO. CAMBC1-1301

**EXHIBIT 'A'**  
 To Declaration of Condominium Ownership  
**Cambridge Harbour House Condominium**

Building (14 Unit) - 2 Bedroom Townhouses  
 882 Sq. Ft. / 25'-4" x 17'-5" (per floor)  
 (Typical)



**UPPER LEVEL FLOOR PLAN**  
 SPACES SHOWN HAVE AN (7'-7") CEILING



**ENTRY LEVEL FLOOR PLAN**  
 SPACES SHOWN HAVE AN (7'-7") CEILING

Condominium Plat

**LAND DESIGN consultants**  
 ENGINEERS PLANNERS SURVEYORS  
 www.l.d.cinc.net  
 6025 Osborn Drive Mentor, Ohio 44060  
 Tel: (440) 255-9576 Fax: (440) 255-9576  
 L.D.C. Inc. d.b.a.

DATE: 03/27/2013  
 SCALE: HOR. 1"=10'  
 FILENAME: Plat  
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**Cambridge Harbour House  
 Condominiums**  
 City of Lorain - Lorain County - Ohio

SHEET 2 OF 2  
 CONTRACT No. CAMBC1-1301