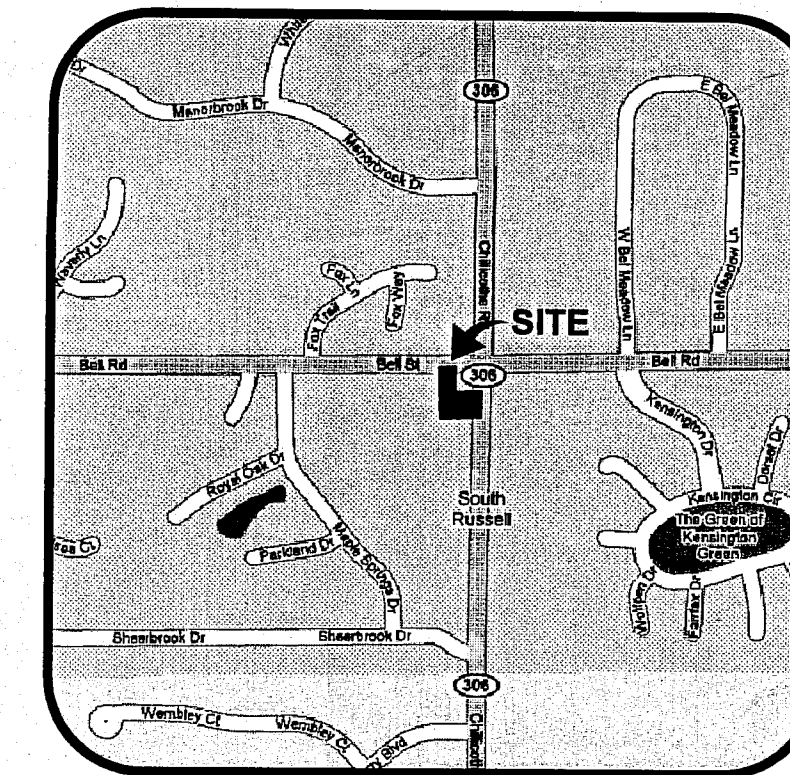


306 & BELL CONDOMINIUM

PART OF ORIGINAL LOT NO. 9 - TRACT NO. 3 -
VILLAGE OF SOUTH RUSSELL - GEauga COUNTY - OHIO

ALSO CONTAINING 2.0858 ACRES, BEING PART OF THE LAND CONVEYED TO THE CIPRIANI INVESTMENT COMPANY, LTD.
IN THE DEED RECORDED IN VOLUME 1463, PAGE 313 OF THE GEAGA COUNTY DEED RECORDS.



VICINITY MAP
SCALE: 1"=1500'

BASIS OF BEARING:

The meridian for all bearings shown hereon is the Centerline of Bell Street, assumed as being North 88°00'20" East.

BENCHMARK:

Geauga County Geodetic Survey Monument #152, a 2.5" brass disc in concrete found at the southeast corner of the intersection of Bell Rd. and Chillicothe Road (Ohio State Route 306), 42' south of the centerline of Bell Rd., 42' east of the centerline of Chillicothe Road, and 16' northwest of the northwest corner of a house.

ELEV=1193.75

ARCHITECT'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT THESE DRAWINGS THROUGH AS SHOWN SHOW GRAPHICALLY THE LOCATION, DESIGNATION, LENGTH, WIDTH AND HEIGHT OF EACH UNIT AND THE BOUNDARIES, LOCATION, DESIGNATION AND DIMENSIONS OF THE COMMON ELEMENTS, LIMITED COMMON ELEMENTS, AND EXCLUSIVE USE AREAS WITHIN EACH UNIT AS BUILT OR CONSTRUCTED. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS, WITH THE REGISTERED ARCHITECT OR REGISTERED PROFESSIONAL ENGINEER REQUIREMENTS OF SECTION 5311.07 OF THE OHIO REVISED CODE.

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY, THAT THE SAME GRAPHICALLY SHOWS THE BOUNDARIES, LOCATION, DESIGNATION, LENGTH AND WIDTH OF EACH BUILDING AND UNIT, THE BOUNDARIES, LOCATION, DESIGNATION AND DIMENSIONS OF THE COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND EXCLUSIVE USE AREAS NOT WITHIN EACH BUILDING AND THE LOCATION AND DIMENSIONS OF ALL APPURTENANT EASEMENTS OR ENCROACHMENTS; THAT ALL PROPERTIES SURVEYED, INCLUDING THE RIGHT OF WAY LINE(S) FOR 306 & BELL CONDOMINIUM IS/ARE CONTIGUOUS TO THE PERIMETER LINES OF THE PREMISES ALONG THEIR ENTIRE LENGTH; OR IF NOT CONTIGUOUS, THE PLAT SHOWS THE DISTANCES BETWEEN PARCELS OF LAND. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS WITH THE SURVEY REQUIREMENTS OF SECTION 5311.07 OF THE OHIO REVISED CODE, INCLUDING THE REQUIREMENT THAT THIS PLAT ACCURATELY REFLECTS THE LOCATION OF IMPROVEMENTS AND RECORDED EASEMENTS.

I FURTHER CERTIFY TO CIPRIANI INVESTMENT COMPANY, LTD., CHARTER ONE BANK, N.A. AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT THE PREMISES WERE ESTABLISHED BY ACTUAL FIELD MEASUREMENTS AND THAT MONUMENTS WERE FOUND OR SET AS SHOWN HEREON.

Deron J. Millman, P.S. No. 7717

GEAGA COUNTY AUDITOR

Received for transfer by the Geauga County Auditor this 26th day of June, 2007.

Troy A. Semisa
Gaugua County Auditor

GEAGA COUNTY RECORDER

Received for recording purposes by the Geauga County Recorder this _____ day of _____, 2007.

Recorded this 26th day of June, 2007 at 3:35 P.M.

In Plat Book Volume No. 40 Page No. 30-32

Mary Margaret McBride
Gaugua County Recorder

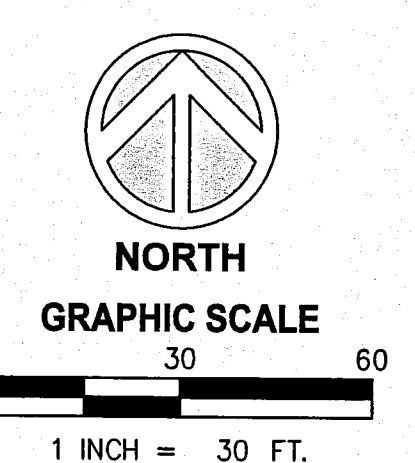
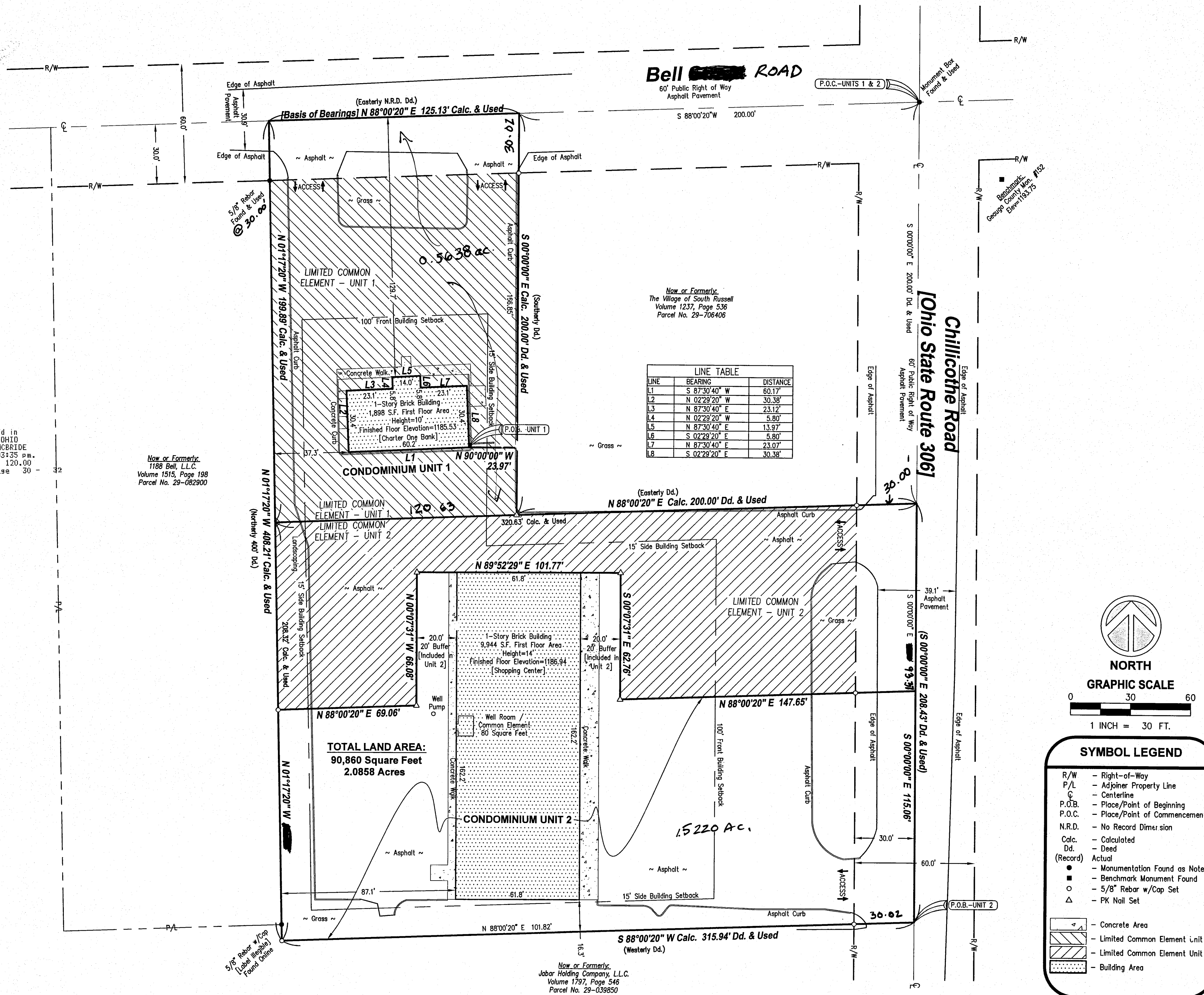
200700764100
Filed for Record in
GEAGA COUNTY, OHIO
MARY MARGARET MCBRIDE
05-26-2007 At 03:35 P.M.
PLAT
OR Book 40 Page 30

NO VILLAGE PAYMENTS
REMARKS

David A. ...
...
...

OWNERSHIP INFORMATION:

Geauga County Parcel No. 29-104300 is vested in Cipriani Investment Company, Ltd., as per Volume 1463, Page 313 of the Geauga County Records.



SYMBOL LEGEND

- R/W - Right-of-Way
- P/L - Adjoiner Property Line
- C - Centerline
- P.O.B. - Place/Point of Beginning
- P.O.C. - Place/Point of Commencement
- N.R.D. - No Record Dimension
- Calc. - Calculated
- Dd. - Deed
- (Record) - Monumentation Found as Noted
- - Monumentation Found as Noted
- - Benchmark Monument Found
- - 5/8" Rebar w/Cap Set
- △ - PK Nail Set
- ▨ - Concrete Area
- ▤ - Limited Common Element Unit 1
- ▥ - Limited Common Element Unit 2
- ▧ - Building Area

V40.P30

CONDOMINIUM PLAN PREPARED FOR:

Cipriani Investment Company, Ltd.

306 & BELL CONDOMINIUM
1194 Bell Street
Village of South Russell
County of Geauga
State of Ohio

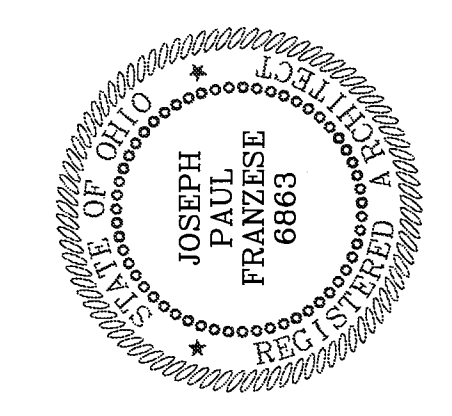
Drawn By: SQP/DWG Project Manager: KMB
Date: 6/7/07 Scale: 1"=30'
Checked: DJM Sheet: 1 of 1
HAS No.: OH7

REVISION NOTES

By	Date	Comment
DWG	6/11/07	Architect Comments
DWG	6/12/07	P.O.C., Well Room
DWG	6/15/07	Revised Unit 2

National Commercial Division
MSI Site No.: 11529 (11090)

MILLMAN SURVEYING, Inc.
www.SURVEYINGAMERICA.com
1742 Georgetown Road, Suite H
Hudson, Ohio 44236
Phone: (800) 520-1010
Fax: (330) 542-0854



OMNI ASSOCIATES, INC. ARCHITECTS
TELEPHONE: (440) 247-2900
TELEFAX: (440) 247-0147
34 SOUTH MAIN STREET - SUITE 200
CHAGRIN FALLS • OHIO • 44022

306 & BELL CONDOMINIUMS
1194 BELL STREET
VILLAGE OF SOUTH RUSSELL
COUNTY OF GAUGA
STATE OF OHIO

CONDOMINIUM UNIT 1
ARCHITECT'S CERTIFICATE
THE UNDERSIGNED HEREBY CERTIFIES THAT THIS DRAWING GRAPHICALLY DEPICTS THE DESIGNATION, LENGTH, WIDTH AND HEIGHT OF THIS UNIT AND THE BOUNDARIES, LOCATION, DESIGNATION AND DIMENSIONS OF THE COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND EXCLUSIVE USE AREAS WITHIN THE UNIT AS BUILT OR CONSTRUCTED.

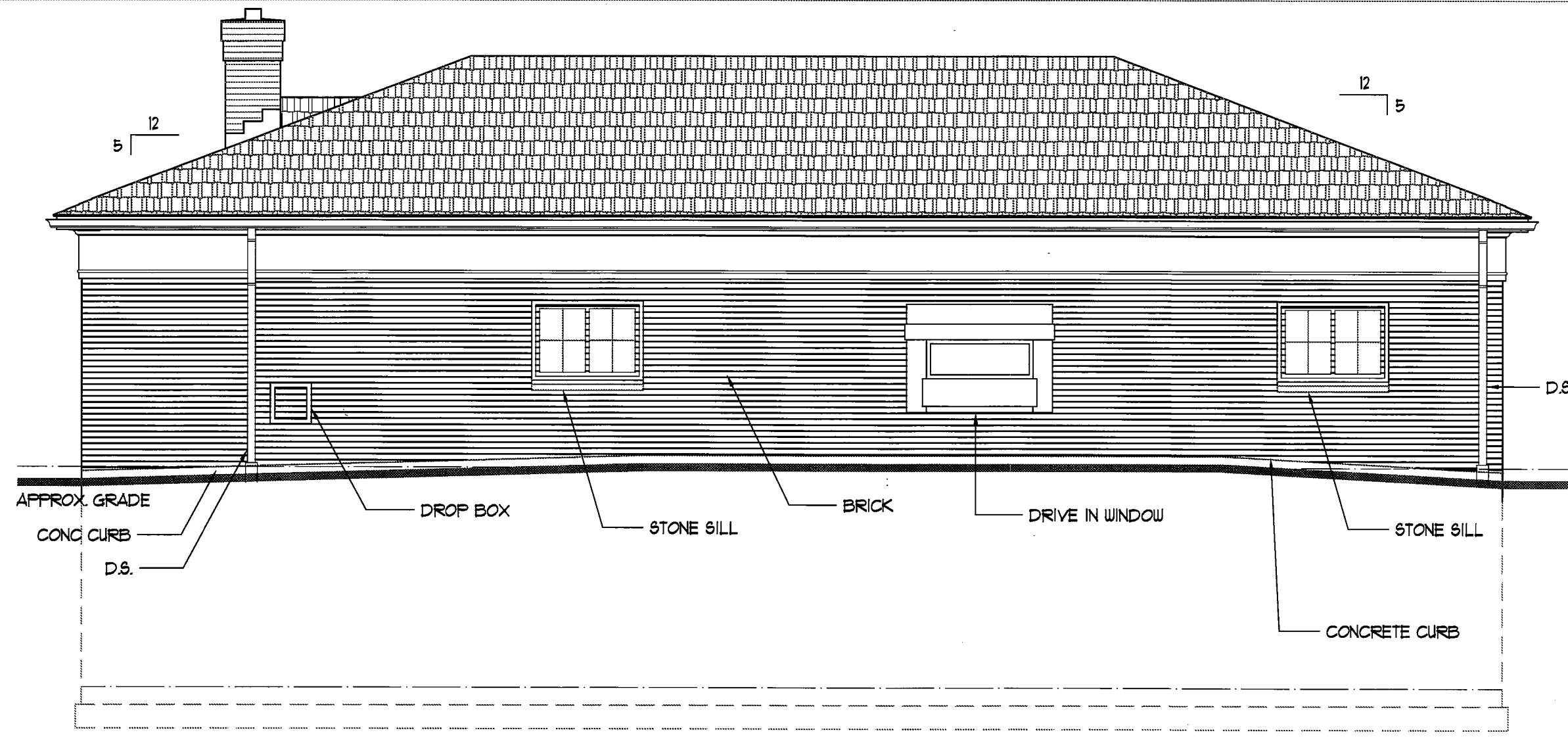
THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS, WITH THE REGISTERED ARCHITECT OR REGISTERED PROFESSIONAL ENGINEER REQUIREMENTS OF SECTION 5311.07 OF THE OHIO REVISED CODE.

Joseph Paul Franze
JOSEPH PAUL FRANZESE
OHIO REGISTERED ARCHITECT NO. 6863

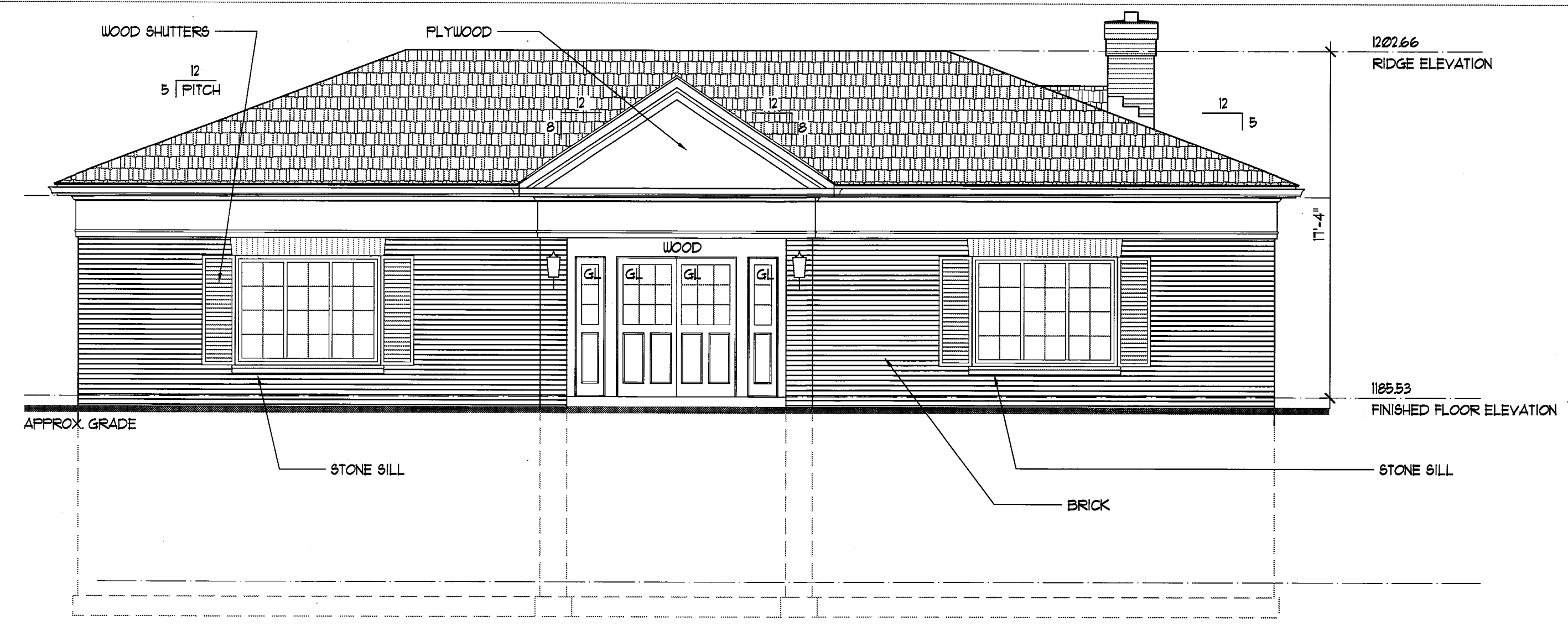
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ISSUE DATE
06/12/2007
06/15/2007

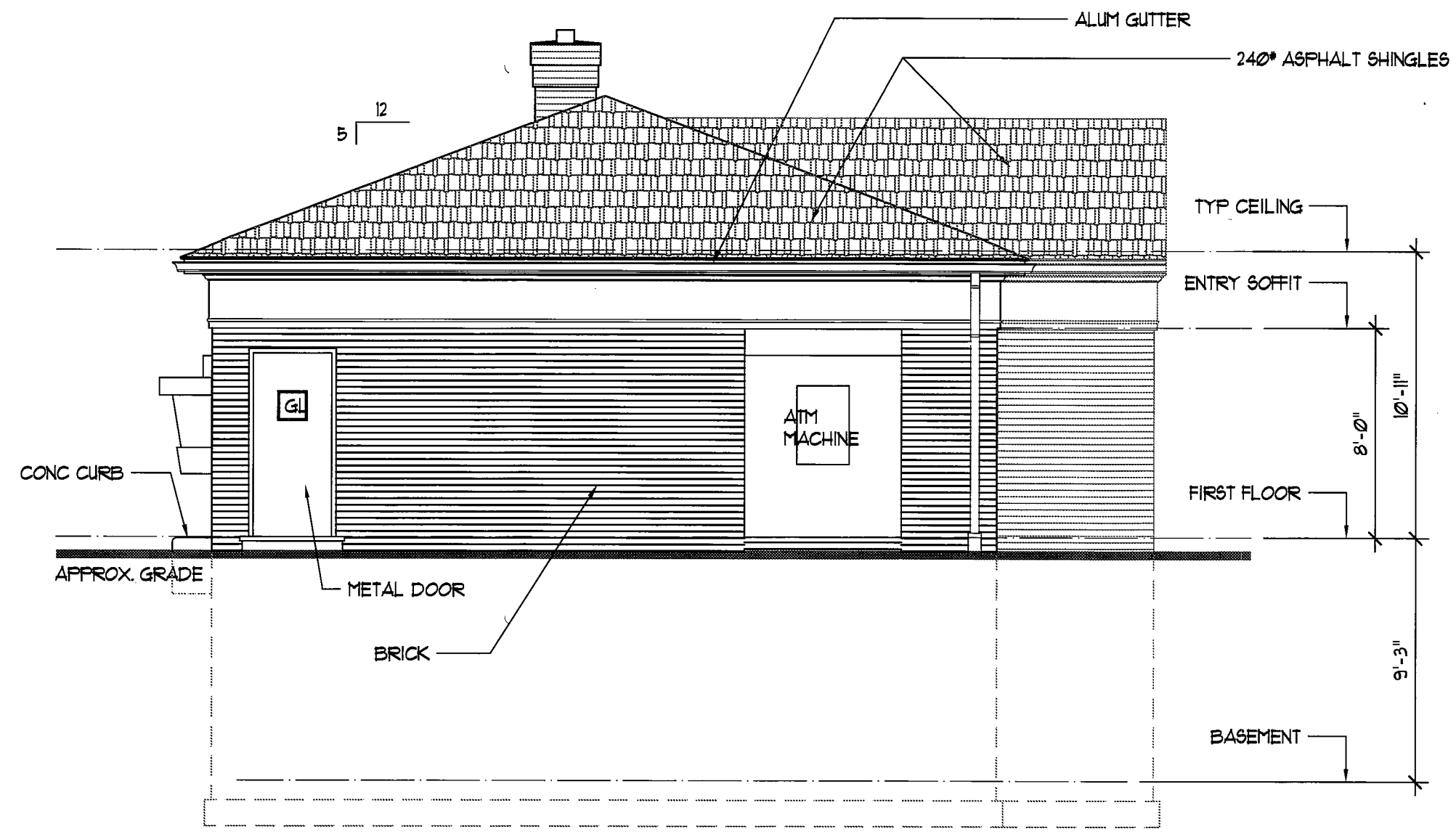
SHEET NO.
A-01.00



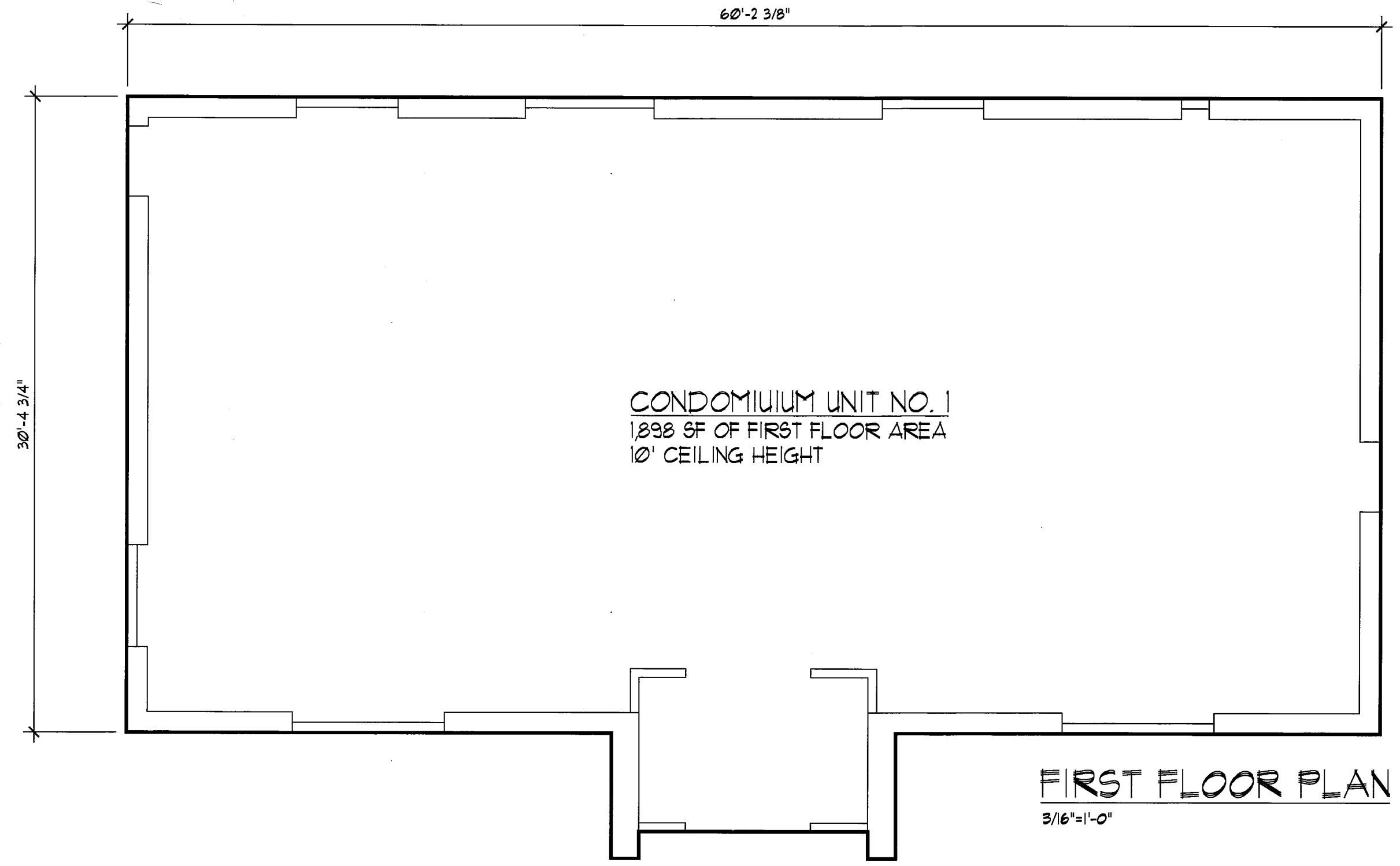
SOUTH ELEVATION
3/16"=1'-0"



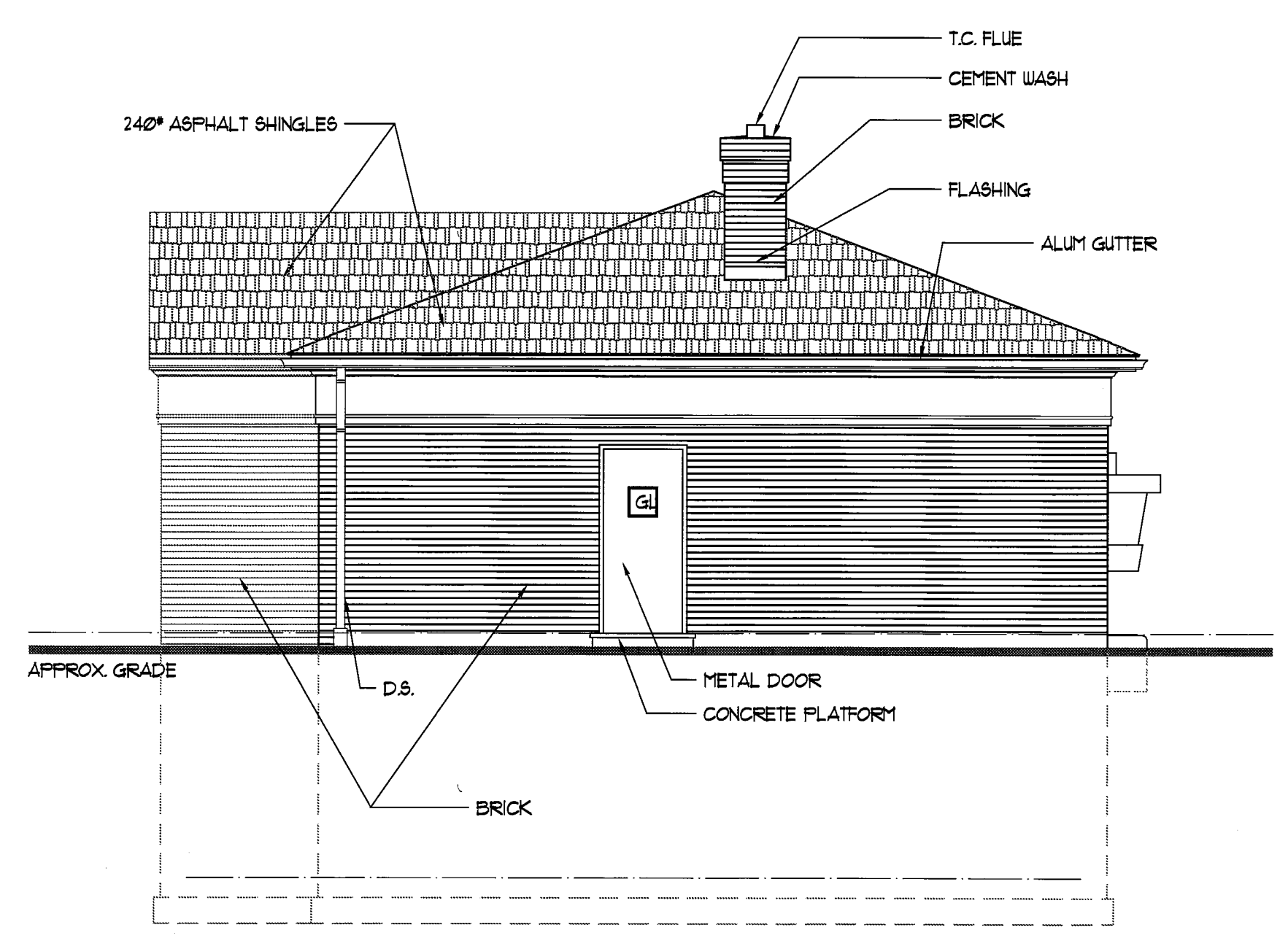
NORTH ELEVATION
3/16"=1'-0"



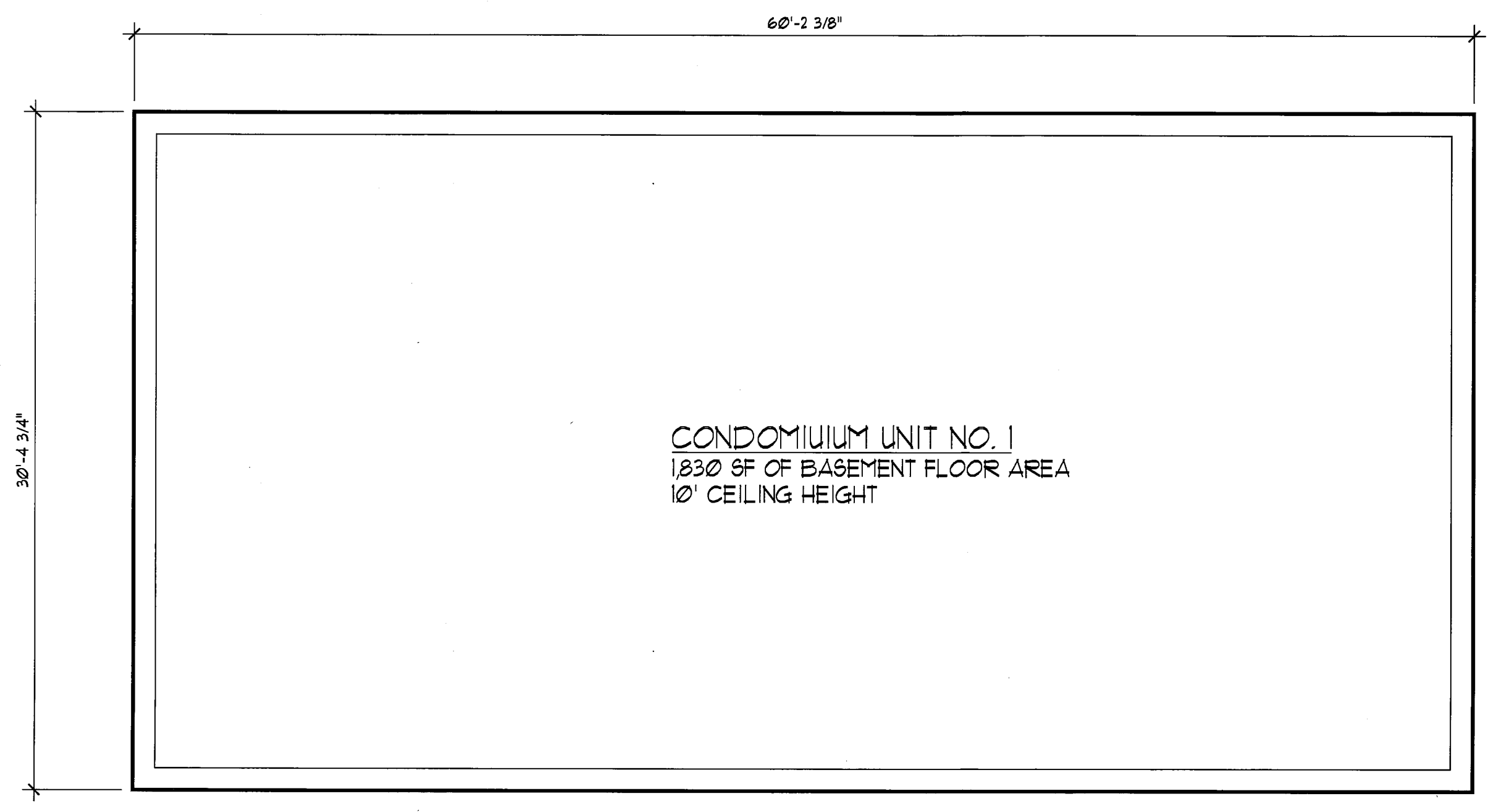
EAST ELEVATION
3/16"=1'-0"



FIRST FLOOR PLAN
3/16"=1'-0"

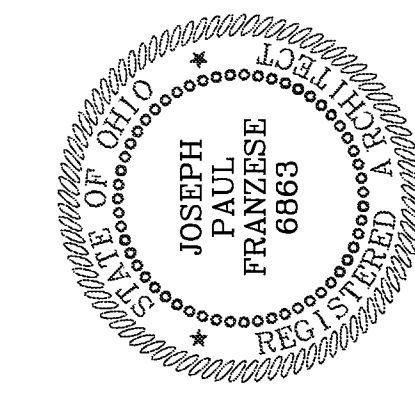


WEST ELEVATION
3/16"=1'-0"

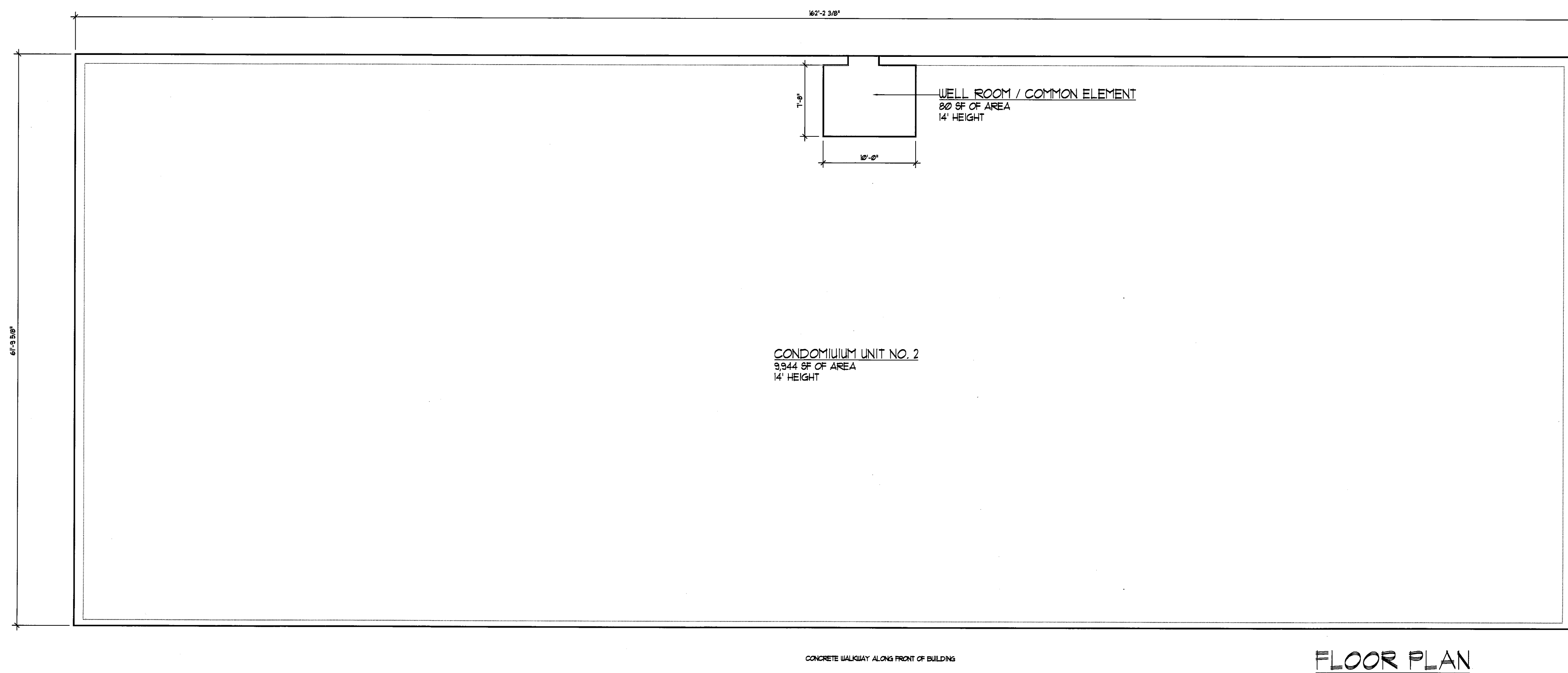
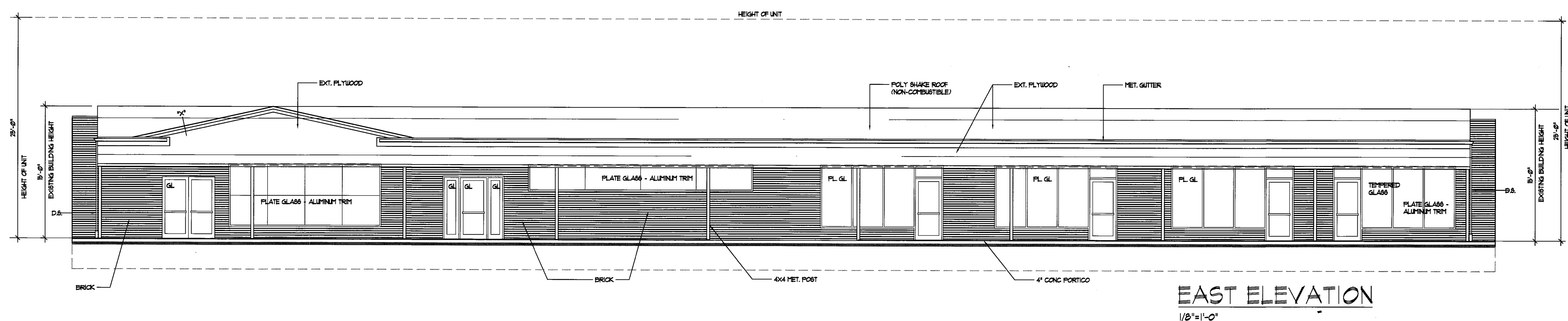
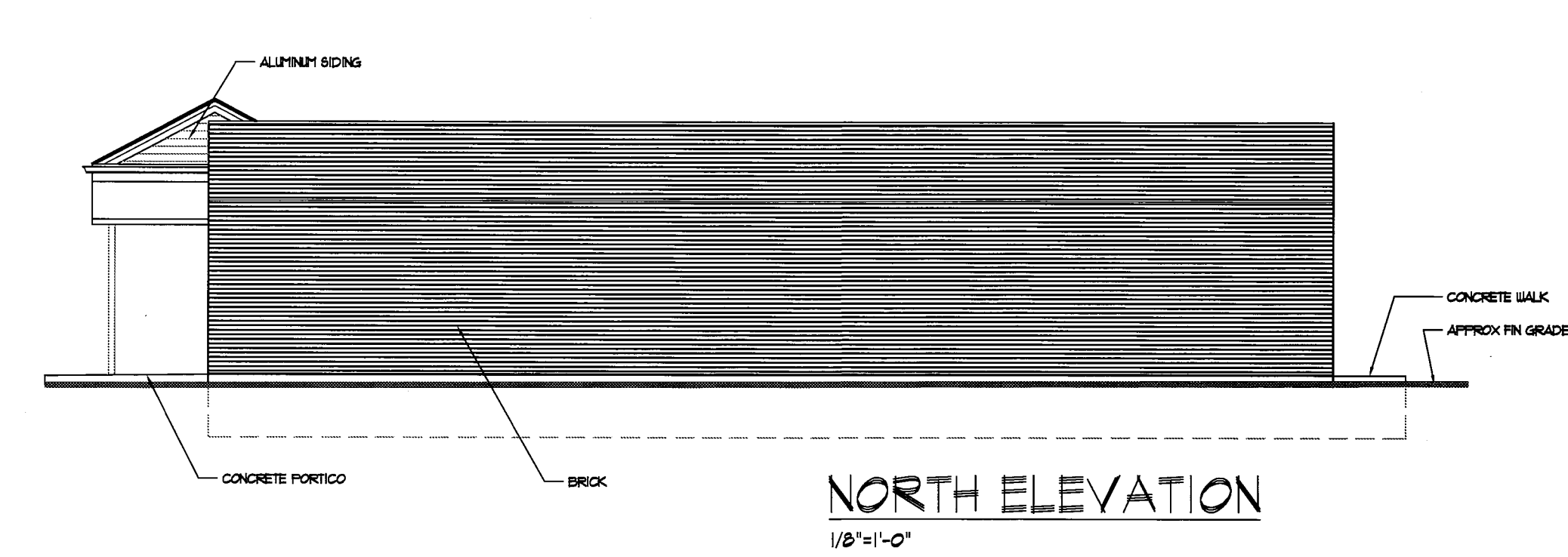
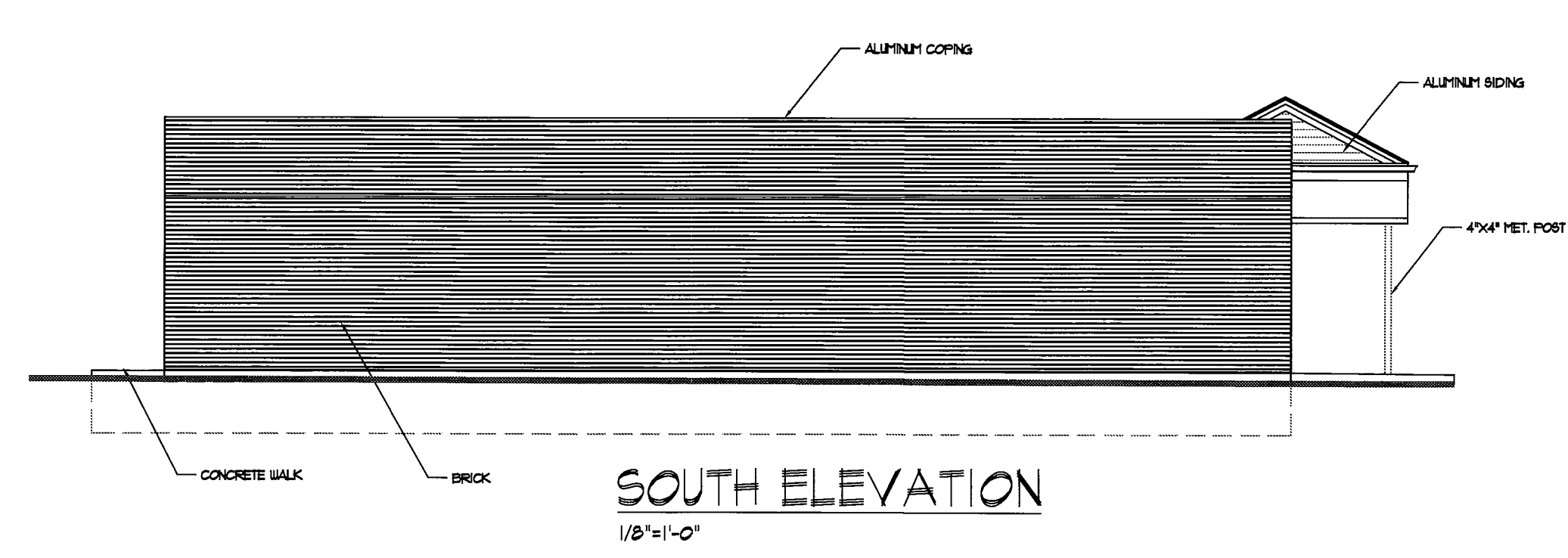
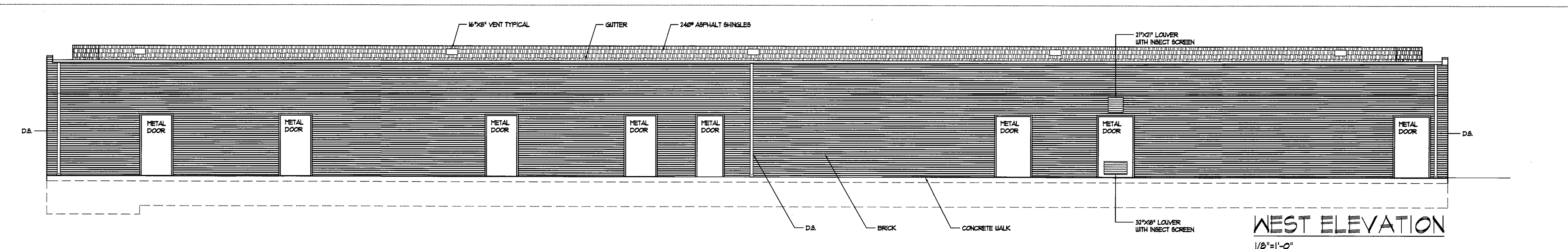


BASEMENT FLOOR PLAN
3/16"=1'-0"

V40.P31



OMNI ASSOCIATES, INC. ARCHITECTS
 TELEPHONE: (440) 247-2900
 TELEFAX: (440) 247-0147
 34 SOUTH MAIN STREET • SUITE 200
 CHAGRIN FALLS • OHIO • 44022



CONDOMINIUM UNIT 2
 ARCHITECTS CERTIFICATE
 THE UNDERSIGNED HEREBY CERTIFIES THAT THIS DRAWING GRAPHICALLY DEPICTS THE DESIGNATION, LENGTH, WIDTH AND HEIGHT OF THIS UNIT AND THE BOUNDARIES, LOCATION, DESIGNATION AND DIMENSIONS OF THE COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND EXCLUSIVE USE AREAS WITHIN THE UNIT AS BUILT OR CONSTRUCTED.

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Joseph Paul Franze
 JOSEPH PAUL FRANZE
 OHIO REGISTERED ARCHITECT NO. 6863

306 & BELL CONDOMINIUMS
 1194 BELL STREET
 VILLAGE OF SOUTH RUSSELL
 COUNTY OF GEauga
 STATE OF OHIO

ISSUE DATE	06 / 12 / 2007
	06 / 15 / 2007

SHEET NO.
A-02.00

V40-P32