

NEWBURY BUSINESS PARK CONDOMINIUMS
 SITUATED IN THE TOWNSHIP OF NEWBURY, COUNTY OF GEauga
 AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL
 LOT 12 IN TRACT 2 OF SAID NEWBURY TOWNSHIP. PP# 23-193300 (5.0027 ACRES)

A DECLARATION OF CONDOMINIUM OWNERSHIP

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, WIDTH AND HEIGHT OF EACH BUILDING, 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 FOR KINSMAN ROAD (S.R. 87) 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 NEWBURY BUSINESS PARK CONDOMINIUM AND US TITLE AGENCY, INC. THAT THE PREMISES WERE ESTABLISHED BY ACTUAL FIELD MEASUREMENTS AND THAT MONUMENTS WERE FOUND OR SET AS SHOWN HEREON.

Martin N. D'Amico 6/7/11
 MARTIN N. D'AMICO, P.S. # 7534 DATE
 WESTERN RESERVE CONSULTANTS, INC.

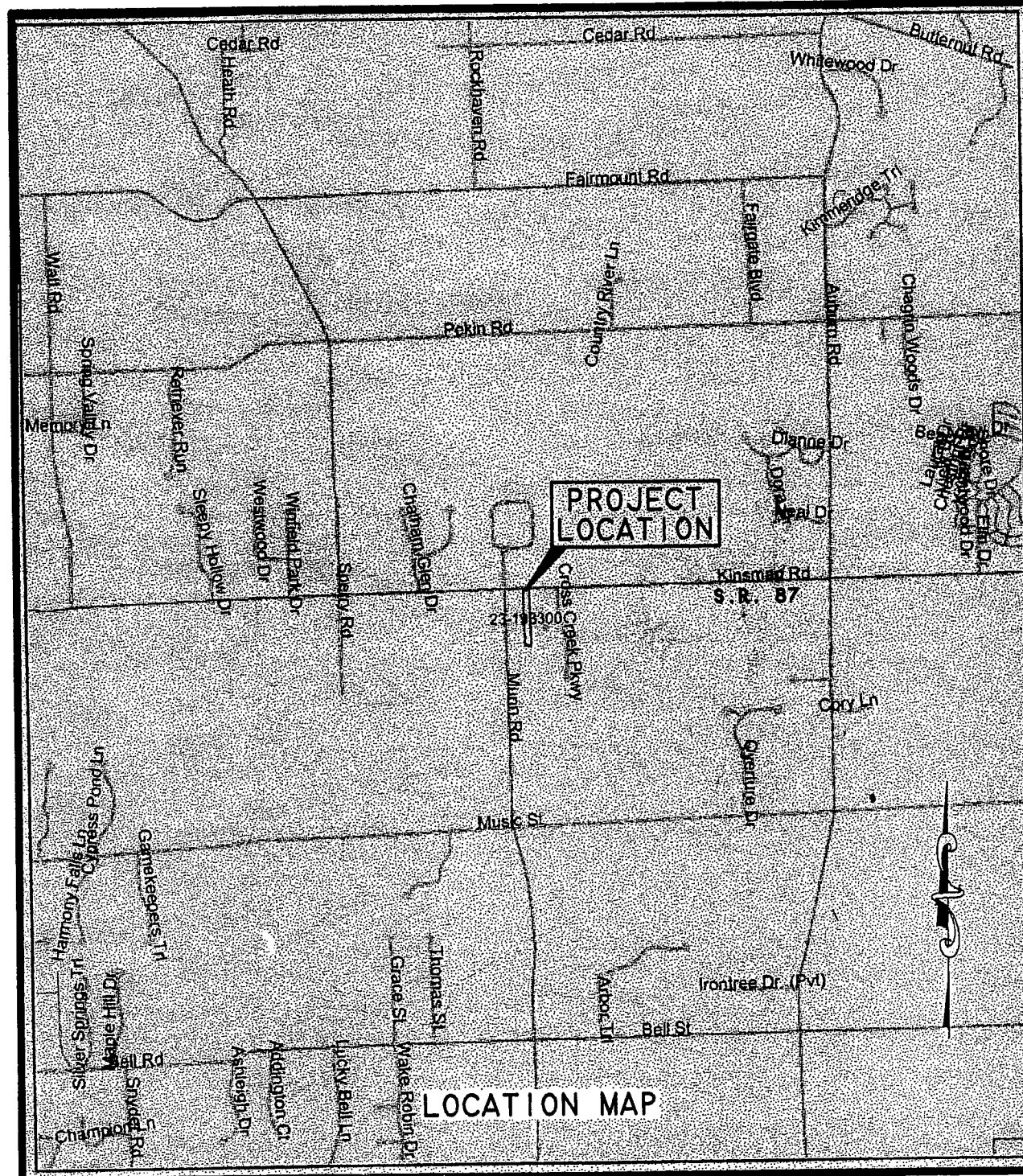
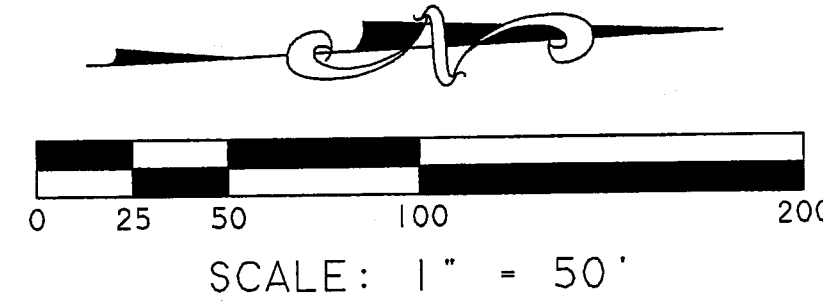


TRANSFERRED THIS 30th DAY OF June 2011.

Frank J. Gliha
 GEAGA COUNTY AUDITOR: FRANK J. GLIHA

FILED FOR RECORD THIS 30th DAY OF June, 2011, AT 11:14 AM.
 RECORDED THIS 30th DAY OF June, 2011 IN PLAT BOOK VOLUME
41, PAGE 41-46

Sharon C. Gingerich
 GEAGA COUNTY RECORDER: SHARON C. GINGERICH



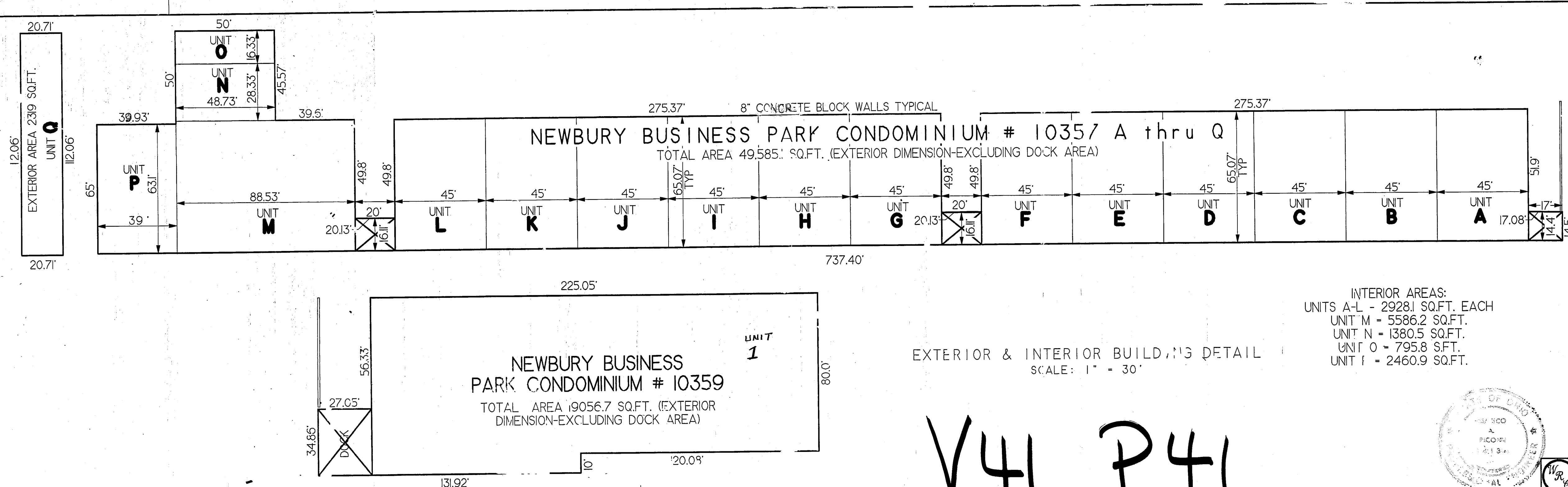
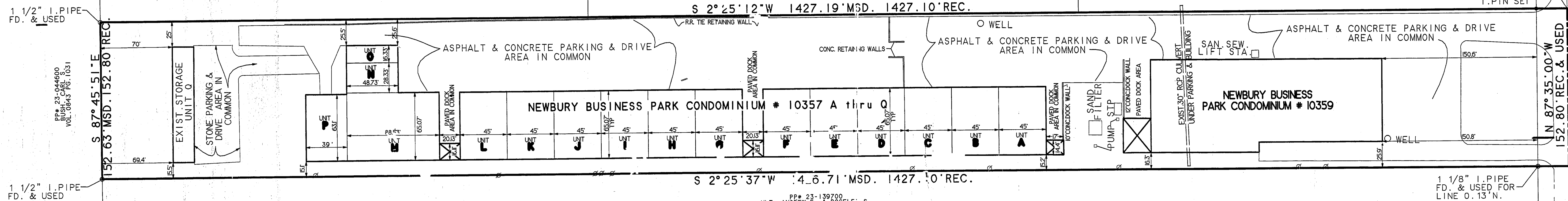
20110926846
 Filed for Record in
 GEAGA COUNTY OHIO
 SHARON C GINGERICH
 06-30-2011 At 11:14 AM
 PLAT # 240.00
 OR Book 41 Page 41 - 46

PP# 23-044500
 BUSH, CARL S.
 VOL. 18645 PG. 1033

PP# 23-029500
 WISHART, ANN A.
 VOL. 1806 PG. 1740

PP# 23-126300
 HAJMA, MARIE
 VOL. 1881 PG. 2021

PP# 23-139700
 UZ, ANDREW F. & ROSELE, S.
 & STILFE, GARY R. & PATTAY
 VOL. 0738 PG. 0538



- LEGEND:**
- DEED D - DEED DIMENSION
 - REC R - RECORD DIMENSION
 - USED U - SET WITH CAP
 - CALC. C - MONUMENT OR DIMENSION USED
 - MSD. M - DIMENSION CALCULATED
 - HSD. H - MEASURED DIMENSION
 - FOUND F - FOUND
 - WRC W - WESTERN RESERVE CONSULTANTS
 - UTILITY U - UTILITY POLE
- I.PIN SET - 5/8" DIA. BY 30" LONG IRON PIN SET WITH CAP
 I.PIN FD. - STEEL ROUND BAR OR REBAR FOUND
 I.PIPE FD. - STEEL OR IRON PIPE FOUND
 MON. BOX - MONUMENT BOX WITH PIN
 R.O.W. - RIGHT OF WAY
 B.O.B. - BASIS OF BEARINGS

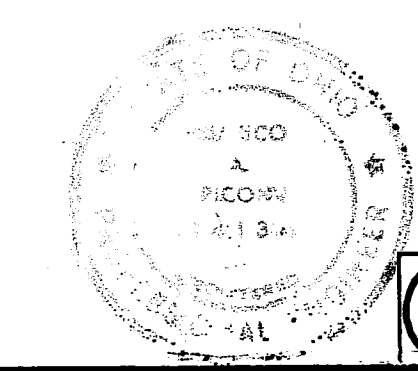
SURVEY REFERENCE MATERIAL

BOUNDARY SURVEY BY FRANK RILEY JULY, 1971
 ODOT CENTERLINE SURVEY NOVEMBER, 1960
 CROSS CREEK INDUSTRIAL PARK PLAT SEPTEMBER, 1978
 MUMBERRY ACRES SUBDIVISION PLAT NOVEMBER, 1977
 DEED VOLUME 925 PAGE 825
 DEED VOLUME 843 PAGE 1033
 DEED VOLUME 1861 PAGE 2022
 DEED VOLUME 1806 PAGE 1742
 DEED VOLUME 738 PAGE 0538
 DEED VOLUME 1498 PAGE 0587
 LEGAL DESCRIPTION BY FRANK RILEY JULY, 1971

INTERIOR AREAS:
 UNITS A-L - 2928.1 SQ.FT. EACH
 UNIT M - 5586.2 SQ.FT.
 UNIT N - 1380.5 SQ.FT.
 UNIT O - 795.8 SFT.
 UNIT P - 2460.9 SQ.FT.

EXTERIOR & INTERIOR BUILDINGS DETAIL
 SCALE: 1" = 30'

V41 P41



WESTERN RESERVE CONSULTANTS, INC. 1
 CONSULTING ENGINEERS AND SURVEYORS
 33445 BAINBRIDGE ROAD SOLON, OHIO 44139 440/248-1065 FAX 248-1565 6

KINSMAN RD. 60' (S.R. 87)

MON. BOX
FD. & USED

MON. BOX
FD. & USED

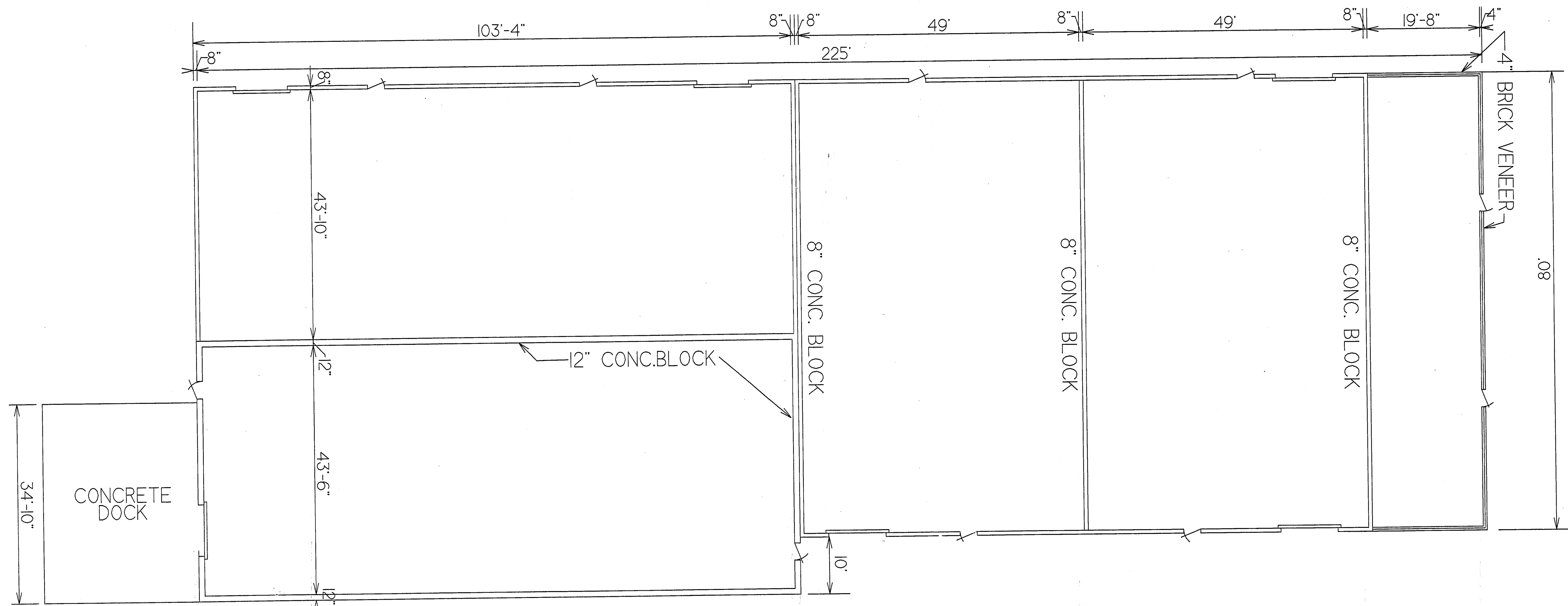
REVISIONS

GEauga COUNTY, NEWBURY, OHIO
NEWBURY BUSINESS PARK CONDOMINIUM
BUILDING #10359 (UNIT 1)

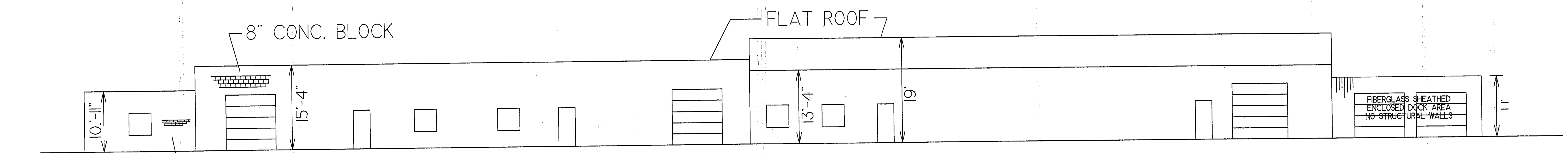
WESTERN RESERVE CONSULTANTS

 33445 Bainbridge Road
 Solon, Ohio 44139
 PHONE (440) 248-1055
 FAX (440) 248-1555

DRAWN	
MD.	
CHECKED	
M.A.P.	
DATE	MAY 22, 2007
SCALE	1" = 1/2"
JOB NO.	SCHUB NEWBURY 2011/S/1
SHEET	2
OF 6 SHEETS	



FLOOR PLAN

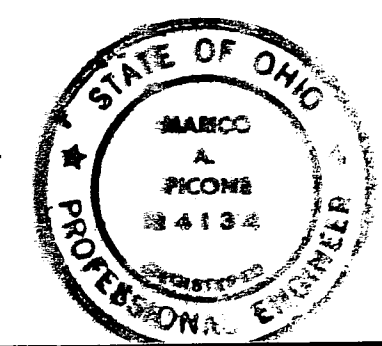


WEST ELEVATION

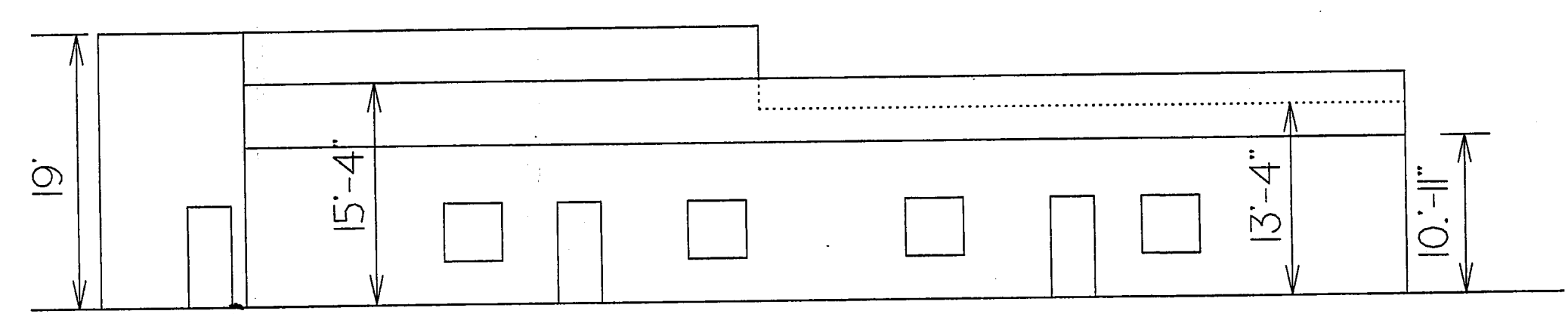
ENGINEER'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT THESE DRAWINGS 2 THROUGH 6 SHOW GRAPHICALLY THE LOCATION, DESIGNATION, DIMENSIONS OF EACH BUILDING AND UNIT, THE HEIGHT OF EACH BUILDING AND THE BOUNDARIES, LOCATION, DESIGNATION AND DIMENSIONS OF THE COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND EXCLUSIVE USE AREAS WITHIN EACH BUILDING AS BUILT OR CONSTRUCTED. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS, WITH THE REGISTERED PROFESSIONAL ENGINEER REQUIREMENTS OF SECTION 5311.07 OF THE OHIO REVISED CODE.

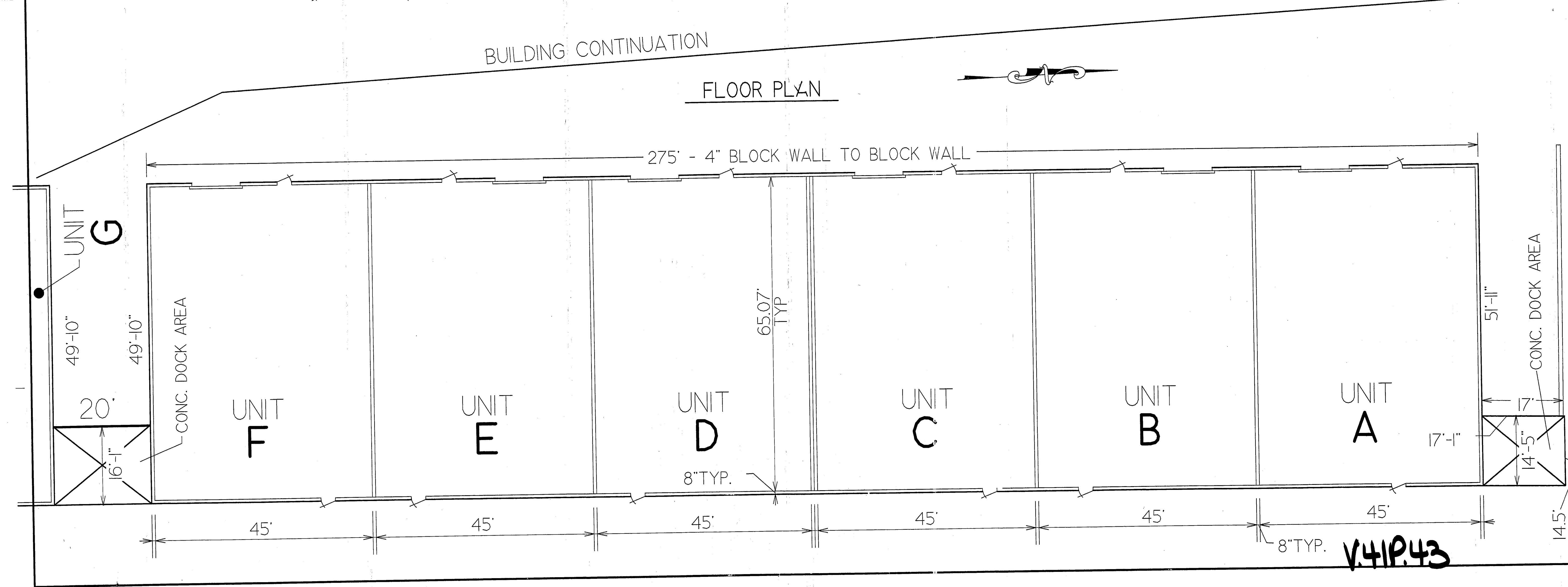
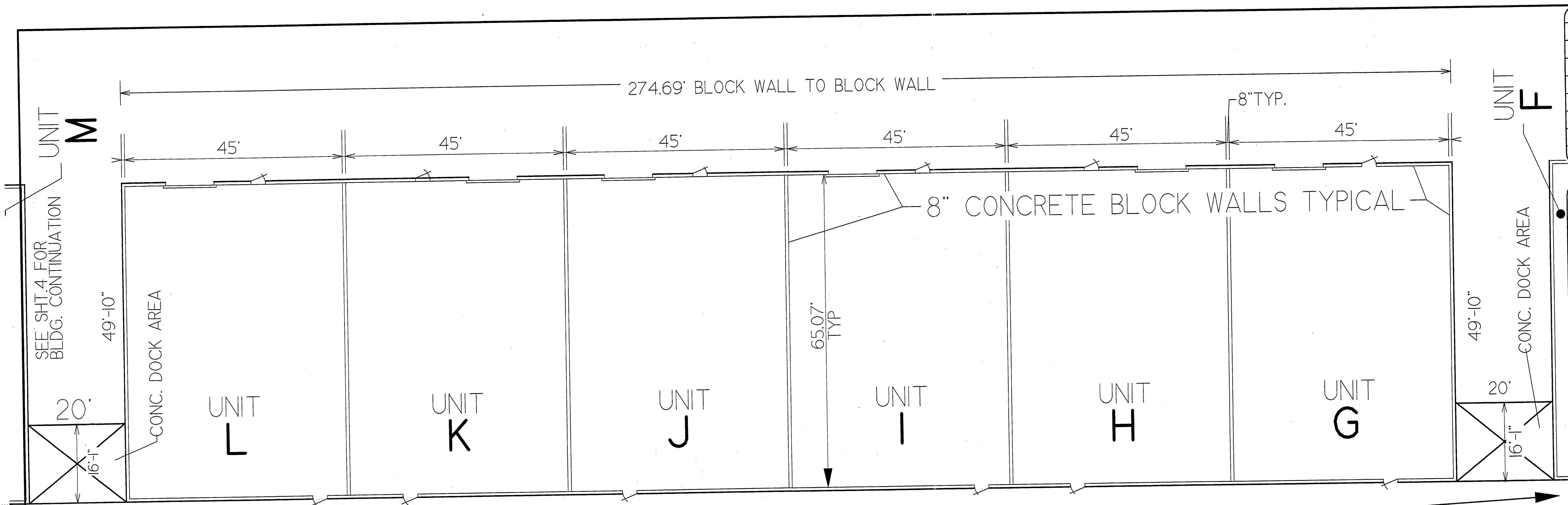
M. A. Picone, PE 24134
M. A. PICONE P.E.
 Ohio Licensed Professional Engineer No. 24134



V.41.P.42



NORTH ELEVATION



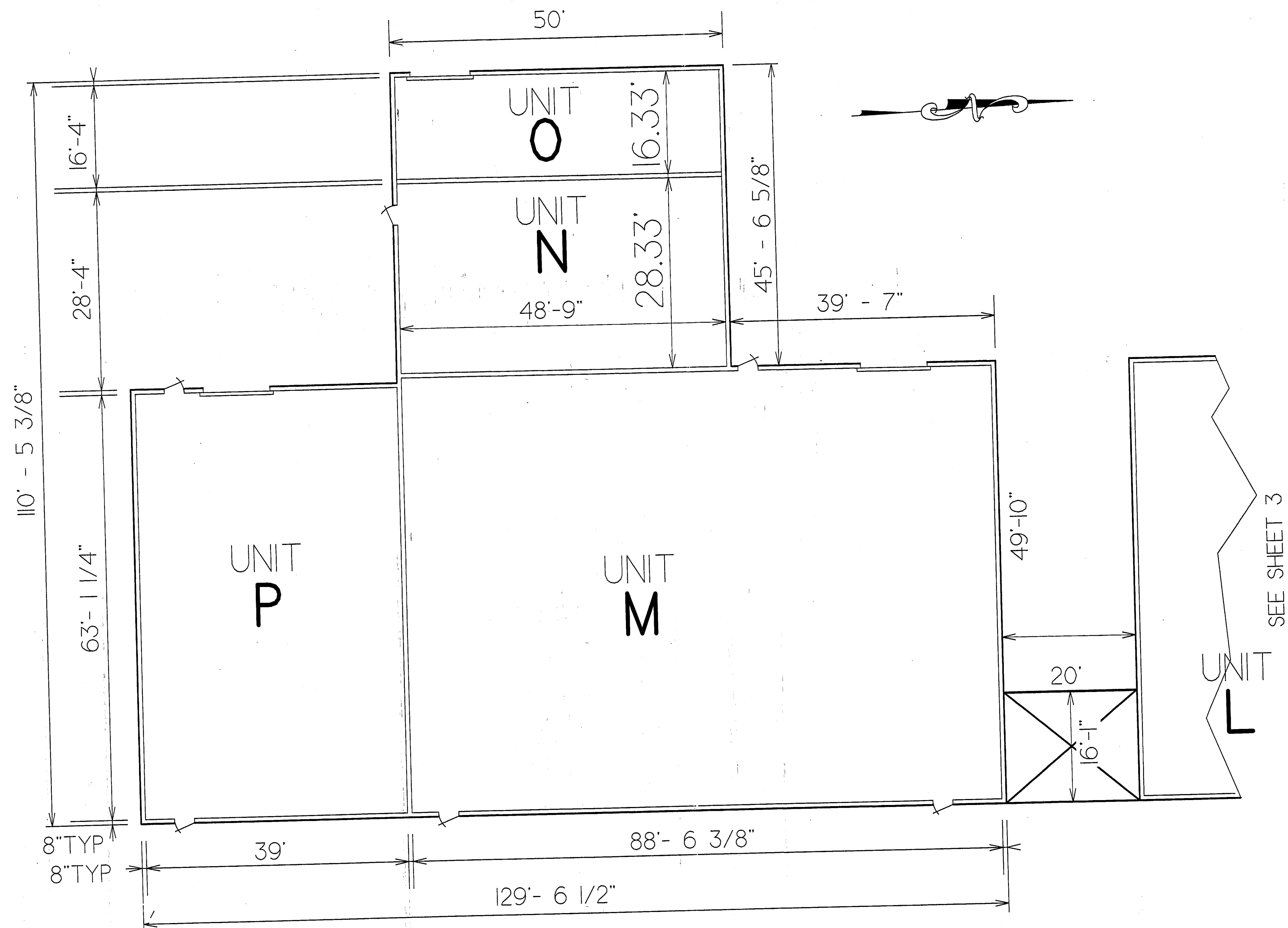
REVISIONS

GEALUCA COUNTY, NEWBURY, OHIO
 NEWBURY BUSINESS PARK CONDOMINIUM
 BUILDING # 10357 (UNITS A thru L)
 PLAN VIEW

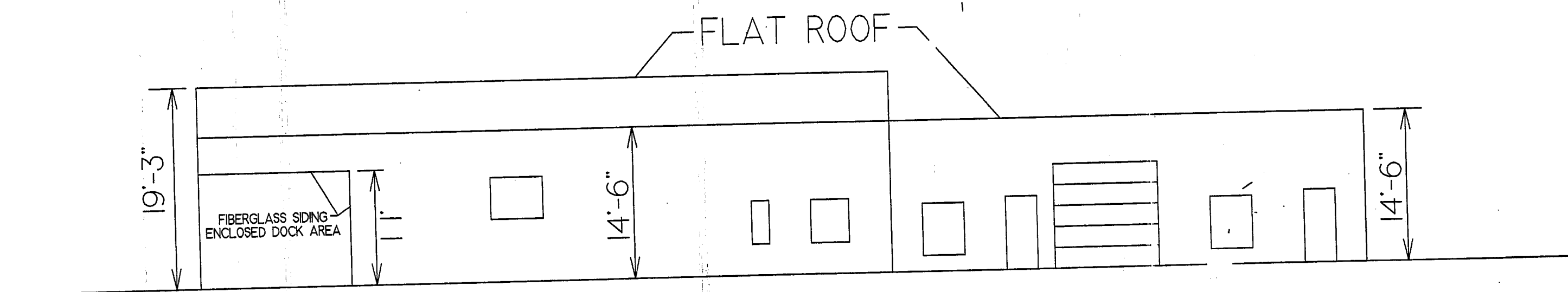
WESTERN RESERVE CONSULTANTS

33445 Bainbridge Road
 Solon, Ohio 44139
 PHONE (440) 248-1265
 FAX (440) 248-1585

DRAWN M.D.
 CHECKED M.A.P.
 DATE MAY 22, 2007
 SCALE 1" = 10'
 JOB NO. SCHALB NEWBURY 2011/5/1
 SHEET 3 OF 6 SHEETS



FLOOR PLAN



NORTH ELEVATION

* NOTE: BUILDING HEIGHT MEASURED FROM FINISH FLOOR OF BUILDINGS

SEE SHEET 5 FOR WEST ELEVATION

V.41 P.44

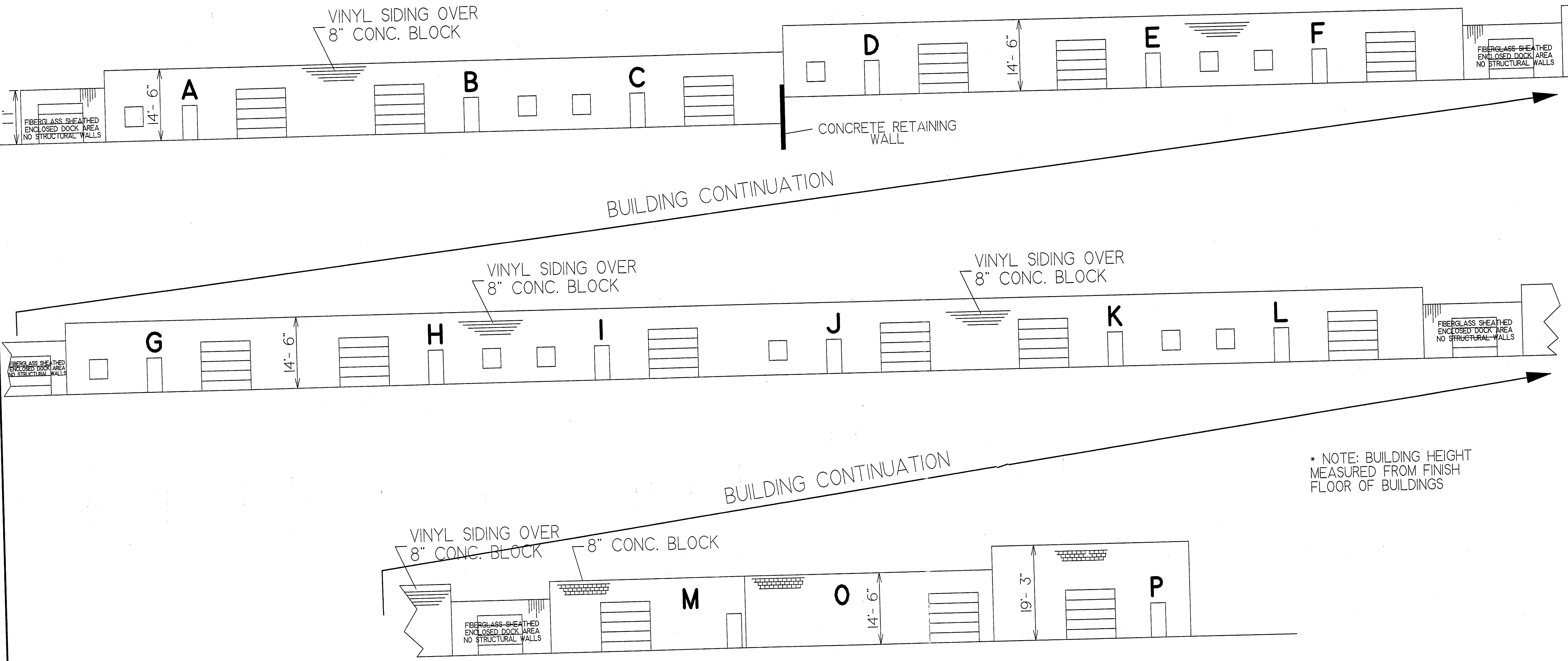
REVISIONS

NEWBURY BUSINESS PARK CONDOMINIUM BUILDING # 10357 UNITS M thru P PLAN VIEW & UNITS A thru P NORTH ELEVATION

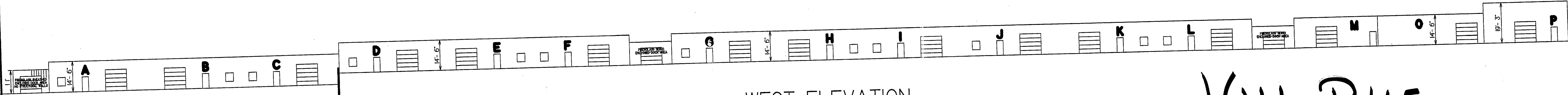
WESTERN RESERVE CONSULTANTS

33445 Bourbridge Road
Solon, Ohio 44139
PHONE: (440) 249-1065
FAX: (440) 249-1565

DRAWN	
M.D.	
CHECKED	
M.A.P.	
DATE	MAY 22, 2007
SCALE	1" = 10'
JOB NO.	SCHAUB NEWBURY 2011/5/1
SHEET	4
OF 6 SHEETS	



WEST ELEVATION
SCALE: 1" = 10'



WEST ELEVATION
NOT TO SCALE

V.41 P.45

GEAUGA COUNTY, NEWBURY, OHIO
NEWBURY BUSINESS PARK CONDOMINIUM
BUILDING # 10357 UNITS A thru P
WEST ELEVATION

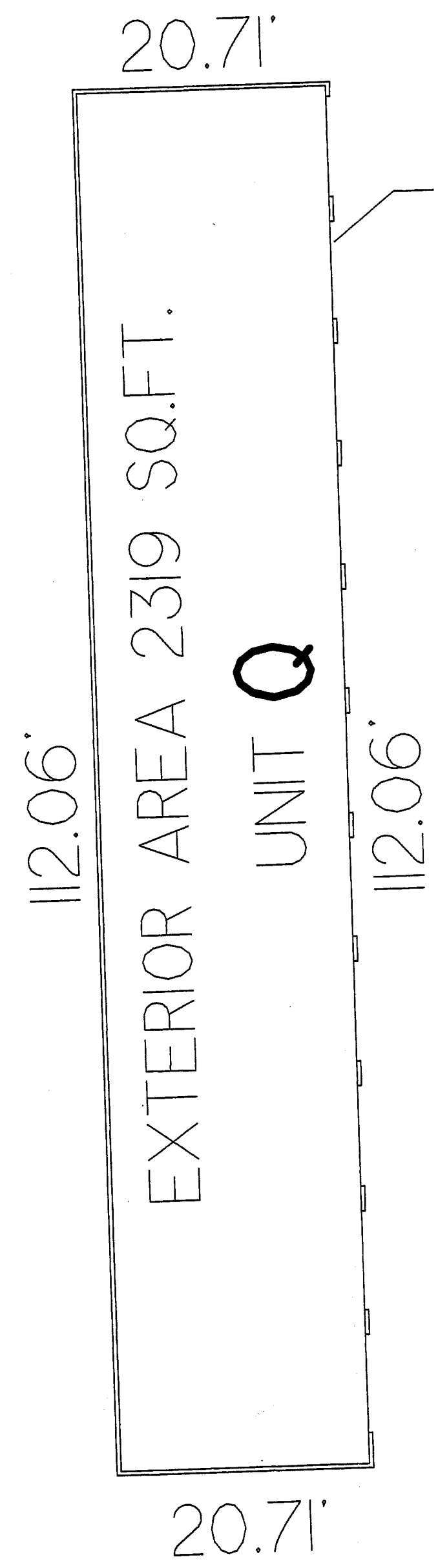
WESTERN RESERVE CONSULTANTS



33445 Bainbridge Road
Solon, Ohio 44138
PHONE (440) 248-1065
FAX (440) 248-1665

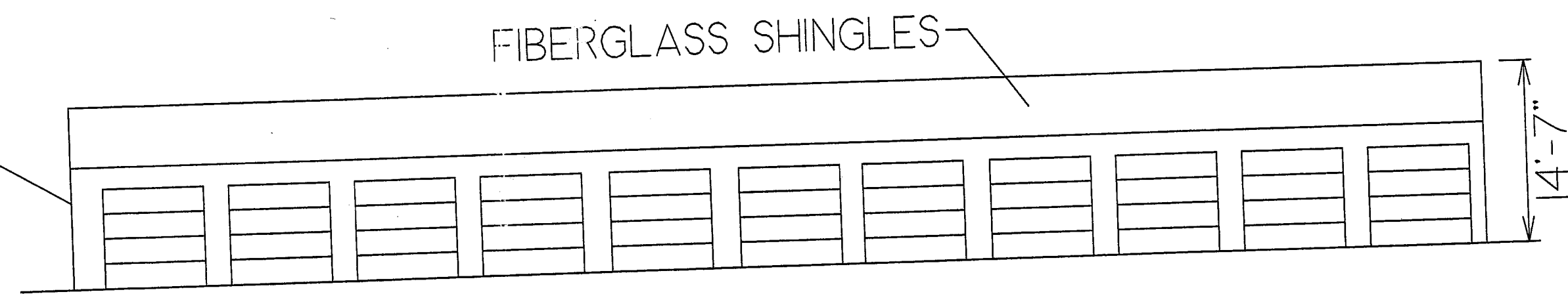
DRAWN
M.D.
CHECKED
M.A.P.
DATE
MAY 22, 2007
SCALE
AS SHOWN
JOB NO.
SCHALB NEWBURY 2211/5/1

SHEET
5
OF 6 SHEETS

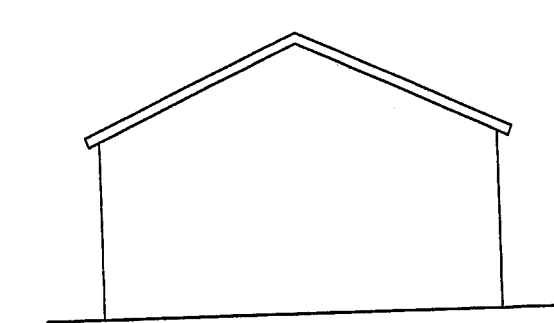


FLOOR PLAN

2 x 4 WOOD STUD BUILDING W/PLYWOOD TEXTURE SIDING



NORTH ELEVATION



WEST ELEVATION

* NOTE: BUILDING HEIGHT MEASURED FROM FINISH FLOOR OF BUILDINGS

REVISIONS

GEauga COUNTY, NEWBURY, OHIO
 NEWBURY BUSINESS PARK CONDOMINIUM
 BUILDING # 10357 UNIT Q

WESTERN RESERVE CONSULTANTS

33445 Bainbridge Road
 Solon, Ohio 44139
 PHONE (440) 248-1265
 FAX (440) 248-1555

DRAWN M.D.
CHECKED M.A.P.
DATE MAY 22, 2007
SCALE 1" = 10'
JOB NO. SCHUBB NEWBURY 2011/5/1
SHEET 6
OF 6 SHEETS

V.41 P.46