

*W.M. First Amer.*  
BORNIE M. HOWE  
PORTAGE CO. RECORDER

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JUN 16 2015  
JANET ESPOSITO, *el.*  
AUDITOR

**INDEXED**

**EIGHTEENTH AMENDMENT TO THE AMENDED DECLARATION**  
**OF CONDOMINIUM OWNERSHIP** 51  
**FOR WINSLOW ESTATES CONDOMINIUMS**

Phase No. XVIII ✓

This will certify that copies of this Eighteenth Amendment to the Amended Declaration For Condominium Ownership for Winslow Estates Condominiums together with the attached exhibits have been filed in the office of the County Auditor of Portage County, Ohio this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

JUN 16 2015

Portage County Auditor

By: \_\_\_\_\_

*Janet Esposito, el.*

Prepared by:

Tina M. Donnelly, Esq.  
Aronoff, Rosen & Hunt  
2200 U.S. Bank Tower  
425 Walnut Street  
Cincinnati, Ohio 45202  
513/241-0400

**EIGHTEENTH AMENDMENT TO THE AMENDED DECLARATION  
OF CONDOMINIUM OWNERSHIP  
FOR WINSLOW ESTATES CONDOMINIUMS**

**Phase No. XVIII**

This Eighteenth Amendment to the Amended Declaration of Condominium Ownership for Winslow Estates Condominiums (the "Eighteenth Amendment") is made this \_\_\_\_ day of \_\_\_\_\_, 2015 by The Drees Company, a Kentucky corporation ("Builder") and Winslow Estates Condominium Owners' Association, an Ohio not for profit corporation ("Association") under the following circumstances:

WHEREAS, on the 28<sup>th</sup> day of April, 1997, the Ohio Land Development (Aurora) Inc. ("Original Declarant") filed Declaration of Condominium Ownership for Winslow Estates Condominiums ("Declaration") as recorded in Official Record Volume 192, Page 979 of the Portage County, Ohio Recorder's Office; and

WHEREAS, on the 20<sup>th</sup> day of February, 1998, the Amended Declaration of Condominium Ownership for Winslow Estates Condominiums ("Amended Declaration") was recorded in Official Record Volume 272, Page 108 of the Portage County, Ohio Recorder's Office; and

WHEREAS, on the 21<sup>st</sup> day of December, 2000, the Second Amendment to the Amended Declaration ("Second Amendment") was recorded in Official Record Book 593, Page 132 of the Portage County, Ohio Recorder's Office; and

WHEREAS, on the 31<sup>st</sup> day of July, 2001, the Special Amendment to the Declaration of Condominium Ownership for Winslow Estates Condominiums ("Special Amendment") was recorded as Instrument No. 200120507 of the Portage County, Ohio Recorder's Office; and

WHEREAS, on the 31<sup>st</sup> day of July, 2001, the Third Amendment to the Amended Declaration ("Third Amendment") was recorded as Instrument No. 200120508 of the Portage County, Ohio Recorder's Office; and

WHEREAS, on the 13<sup>th</sup> day of September, 2001, Special Amendment No. 2 to the Amended Declaration ("Special Amendment No. 2") was recorded as Instrument No. 200125286 of the Portage County, Ohio Recorder's Office; and

WHEREAS, on the 11<sup>th</sup> day of January, 2002, Special Amendment No. 3 to the Amended Declaration ("Special Amendment No. 3") was recorded as Instrument No. 200201096 of the Portage County, Ohio Recorder's Office; and

WHEREAS, on the 14<sup>th</sup> day of March, 2002, the Fourth Amendment to the Amended Declaration ("Fourth Amendment") was recorded as Instrument No. 200208134 of the Portage County, Ohio Recorder's Office; and

WHEREAS, on the 27<sup>th</sup> day of November, 2002, the Fifth Amendment to the Amended Declaration ("Fifth Amendment") was recorded as Instrument No. 200237209 of the Portage County, Ohio Recorder's Office; and

WHEREAS, on the 31<sup>st</sup> day of July, 2003, the Sixth Amendment to the Amended Declaration ("Sixth Amendment") was recorded as Instrument No. 200329188 of the Portage County, Ohio Recorder's Office; and

WHEREAS, on the 8<sup>th</sup> day of December, 2003, the Seventh Amendment to the Amended Declaration ("Seventh Amendment") was recorded as Instrument No. 200346170 of the Portage County, Ohio Recorder's Office; and

WHEREAS, Hersh Construction, Inc. ("Successor Declarant"), an Ohio corporation, succeeded the Original Declarant's right, title and interest to the Condominium Property pursuant to deed recorded on December 23, 2003 as Instrument No. 200347920 and by the Eighth Amendment to the Amended Declaration recorded as Instrument No. 200420530 of the Portage County, Ohio Recorder's Office; and

WHEREAS, pursuant to Section X of the Amended Declaration and §5311.05(C)(3)(b) of the Act, by document entitled Consent of Unit Owners of Winslow Estates Condominiums recorded April 26, 2004 as Instrument No. 200411476 and 200411483 of the Portage County, Ohio Recorder's Office, Successor Declarant, with the consent of a majority of the Unit Owners other than the Successor Declarant, extended the seven (7) year "add-on" period of Section X of the Amended Declaration by which the Successor Declarant has the right to add all or any part of Additional Parcel property to the Condominium Property for an additional seven-year period to February 20, 2012, unless by lawful authority it is subsequently determined that said "add-on" period expires April 28, 2011; and

WHEREAS, on the 27<sup>th</sup> day of January, 2006, the Ninth Amendment to the Amended Declaration ("Ninth Amendment") was recorded as Instrument No. 200601935 of the Portage County, Ohio Recorder's Office; and

WHEREAS, on the 2<sup>nd</sup> day of June, 2006, the Tenth Amendment to the Amended Declaration ("Tenth Amendment") was recorded as Instrument No. 200613628 of the Portage County, Ohio Recorder's Office; and

WHEREAS, on the 20<sup>th</sup> day of September, 2006, the Eleventh Amendment to the Amended Declaration (“Eleventh Amendment”) was recorded as Instrument No. 200634504 of the Portage County, Ohio Recorder’s Office; and

WHEREAS, the 25<sup>th</sup> day of January, 2007, the Twelfth Amendment to the Amended Declaration (“Twelfth Amendment”) was recorded as Instrument No. 200701802 of the Portage County, Ohio Recorder’s Office; and

WHEREAS, on the 26<sup>th</sup> day of October, 2007, the Thirteenth Amendment to the Amended Declaration (“Thirteenth Amendment”) was recorded as Instrument No. 200723710 of the Portage County, Ohio Recorder’s Office; and

WHEREAS, on the 30<sup>th</sup> day of September, 2008, the Fourteenth Amendment to the Amended Declaration of Condominium Ownership for Winslow Estates Condominium (“Fourteenth Amendment”) was recorded as Instrument No. 200817629 of the Portage County, Ohio Recorder’s Office; and

WHEREAS, on the 26<sup>th</sup> day of August, 2014, the Amendment to the Amended Declaration was recorded as Instrument No. 201412833 of the Portage County, Ohio Recorder’s Office providing for the annexation of additional condominium property; and

WHEREAS, on the 17<sup>th</sup> day of November, 2014, the Fifteenth Amendment to the Amended Declaration was recorded as Instrument No. 201417516 of the Portage County, Ohio Recorder’s Office; and

~~WHEREAS, on the 24<sup>th</sup> day of February, 2015, the Sixteenth Amendment to the Amended Declaration was recorded as Instrument No. 201502602 of the Portage County, Ohio Recorder’s Office; and~~

WHEREAS, on the 17<sup>th</sup> day of April, 2015, the Seventeenth Amendment to the Amended Declaration was recorded as Instrument No. 201505485 of the Portage County, Ohio Recorder’s Office; and

WHEREAS, the Builder and the Association pursuant to the last Amendment have the authority from 100% of the Association’s voting power to add to the condominium property and to submit the additional property pursuant to Article X of the Amended Declaration, the units as set forth herein.

NOW, THEREFORE, in accordance with the provision of Article X of the Amended Declaration and the provisions of O.R.C. §5311 as such has been amended, the Builder and the Association hereby declare as follows:

1. Builder is the owner of the land described in the attached Exhibit "1" together with all of the buildings and improvements located thereon, all easements, rights, appurtenances belonging thereto and all articles of personal property existing therein and is hereby submitting them to the provisions of O.R.C. §5311 and the provisions of the Amended Declaration as amended hereby and is hereby included and made a part of the Condominium Property.

2. The legal description of the entire property set forth in Article III B. of the Amended Declaration is amended by the deletion therefrom of the real property described in Exhibit "1" hereof, the residue of the entire property (the residue being referred to as the "Additional Property") being described in Exhibit "2" attached hereto and made a part hereof.

3. The number of Units referred to in the first paragraph of Article VI of the Amended Declaration is increased from forty-nine (49) Units to fifty-three (53) Units. A narrative description of the Units for Phase No. XVIII is set forth in Exhibit "3" attached hereto and made a part hereof.

4. The percentage or fractional interest of each Unit in the Common Elements and Facilities as set forth in Exhibit C of the Amended Declaration, as amended, is hereby further amended to be as set forth in Exhibit "4" attached hereto and made a part hereof.

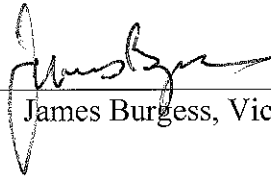
5. The particulars of the land, Units and other improvements for Phase No. XVIII including, but not limited to, the boundaries, location, designation, length, width and height of each Unit, the boundaries, location, designation and dimensions of the Common Elements and Limited Common Elements and Exclusive Use Areas, and the location and dimensions of all appurtenant easements or encroachments, are shown graphically on the set of Phase XVIII Drawings incorporated herein in this Eighteenth Amendment by reference as Exhibit A.

6. Except as amended herein, the Amended Declaration thereto shall remain in full force and effect.

7. Consent to this Eighteenth Amendment is hereby exercised by the Builder and the Association on behalf of the Unit Owners and their mortgagees pursuant to Articles X and XII of the Amended Declaration as further amended.

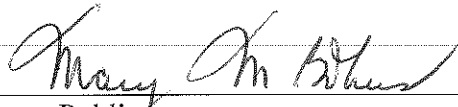


THE DREES COMPANY

By:   
James Burgess, Vice President/Cleveland

STATE OF OHIO :  
  :  
COUNTY OF CUYAHOGA :

The foregoing instrument was acknowledged before me this 8th day of June, 2015, by James Burgess, Vice President/Cleveland of The Drees Company, a Kentucky corporation, on behalf of said corporation.

  
Notary Public



MARY M. BOHUS  
Notary Public, State of Ohio  
My Commission Expires 12.16.17

WINSLOW ESTATES CONDOMINIUM  
OWNERS' ASSOCIATION

By:   
John Stojak, President

STATE OF OHIO

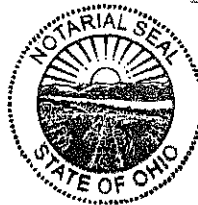
:

COUNTY OF CUYAHOGA

:

The foregoing instrument was acknowledged before me this 9th day of June, 2015, by John Stojak, President of Winslow Estates Condominium Owners' Association, an Ohio not for profit corporation, on behalf of the corporation.

  
Notary Public



MARY M. BOHUS  
Notary Public, State of Ohio  
My Commission Expires 12/16/17

EXHIBIT 1



**ENGINEERING & SURVEYING CO., INC.**

**5425 WARNER ROAD – SUITE 12**

**VALLEY VIEW, OHIO 44125**

**PH: 440-602-9071 FAX: 216-369-0259**

**LEGAL DESCRIPTION**

**PH 18-1**

**WINSLOW ESTATES CONDOMINIUMS PHASE 18**

**0.2754 TOTAL ACRES**

Situated in the City of Aurora, County of Portage, and State of Ohio, and being part of Original Aurora Township Lot 27 and being further bounded and described as follows:

Beginning at a point at the centerline intersection of East Mennonite Road, R/W Varies and S. Chillicothe Road, 66 foot R/W (S.R. 43);

Thence North 89°55'04" East, along the centerline of said East Mennonite Road, a distance of 927.76 feet to a point;

Thence North 00°07'51" East, a distance of 1,094.77 feet to a point being referenced by a ¾" iron pipe found capped "Collier" 0.87 feet north, 0.45 feet west, said point being the northeasterly corner of lands conveyed to First Baptist Church of Aurora, as recorded in File #200009237 of the Portage County Deed Records and the southerly line of Chatham Estates Subdivision, as recorded in Plat Volume 19, Page 33-34 of the Portage County Map Records;

Thence South 89°19'11" East, along the southerly line of said Chatham Estates Subdivision, a distance of 1165.04 feet to a point being referenced by a ¾" iron pipe found capped "Collier" 0.63 feet north, 0.36 feet west, said point being the northwesterly corner of lands conveyed to Susan M.W. Bernstein, as recorded in File # 200527679 of the Portage County Deed Records;

Thence South 00°07'51" West, along the westerly line of said Welch, a distance of 364.60 feet to a point, said point being the northeasterly corner of Winslow Estates Condominiums Ph-2 Amended Phase 2, as recorded in Plat 2002-3 of the Portage County Records;

Thence South 81°41'25" West, along the northerly line of said Phase 2, a distance of 25.27 feet to a point, said point being the northwesterly corner of said Phase 2;



Thence South  $00^{\circ}07'51''$  West, along the westerly line of said Phase 2, a distance of 137.74 feet to a point, said point being the northeasterly corner of Winslow Estates Condominiums Ph-3, as recorded in Plat 2001-71 of the Portage County Records;

Thence North  $84^{\circ}26'39''$  West, along the northerly line of said Ph-3, a distance of 87.46 feet to a point, said point being the northwesterly corner of said Ph-3 and the southeasterly corner of Winslow Estates Condominiums Ph-7-1, as recorded in Plat 2003-107 of the Portage County Records;

Thence North  $02^{\circ}42'15''$  East, along the easterly line of said Ph-7-1, a distance of 49.17 feet to a point, said point being the northeasterly corner of said Ph-7-1;

Thence North  $63^{\circ}52'56''$  West, along the northerly line of said Ph-7-1, a distance of 19.40 feet to a point and the Principal Place of Beginning;

Course I: Thence North  $63^{\circ}52'56''$  West, continuing along the northerly line of said Ph-7-1, a distance of 22.27 feet to a point, said point being an angle point;

Course II: Thence North  $88^{\circ}05'05''$  West, continuing along the northerly line of said Ph-7-1, a distance of 50.02 feet to a point, said point being an angle point;

Course III: Thence North  $89^{\circ}04'49''$  West, continuing along the northerly line of said Ph-7-1, a distance of 3.39 feet to a point;


Course IV: Thence North  $14^{\circ}47'51''$  West, a distance of 171.76 feet to a point on the southerly line of Winslow Estates Condominiums Ph-11, as recorded in Plat 2006-81 of the Portage County Records and a point of curvature;

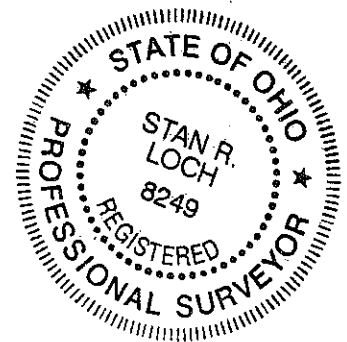
Course V: Thence along the southerly line of said Ph-11, along a curve to the left with a length 74.29 feet, radius 52.00 feet, tangent 45.09 feet, chord 68.13 feet, bearing North  $71^{\circ}39'53''$  East and delta  $81^{\circ}51'13''$  to a point;

Course VI: Thence South  $14^{\circ}47'51''$  East, a distance of 205.85 feet to the Principal Place of Beginning.

Said parcel containing 0.2754 acres or 11,999 sq. ft. of land, be the same more or less, but subject to all legal highways as surveyed and described on June, 2015 by Stan R. Loch, Ohio Registered Surveyor Number 8249. Bearings are per the Winslow Estates Condominiums Ph-14, as recorded in Plat 2008-55 of the Portage County Records and are used to denote angles only. The intent of the above description is to describe Ph-18-1, of the Winslow Estates Condominiums Phase 18.

Job#20142918

  
Stan R. Loch P.S. # 8249 Date



107# 92



**ENGINEERING & SURVEYING CO., INC.**

**5425 WARNER ROAD – SUITE 12  
VALLEY VIEW, OHIO 44125  
PH: 440-602-9071 FAX: 216-369-0259**

**LEGAL DESCRIPTION  
PH 18-2  
WINSLOW ESTATES CONDOMINIUMS PHASE 18  
0.3234 TOTAL ACRES**

Situated in the City of Aurora, County of Portage, and State of Ohio, and being part of Original Aurora Township Lot 27 and being further bounded and described as follows:

Beginning at a point at the centerline intersection of East Mennonite Road, R/W Varies and S. Chillicothe Road, 66 foot R/W (S.R. 43);

Thence North 89°55'04" East, along the centerline of said East Mennonite Road, a distance of 927.76 feet to a point;

Thence North 00°07'51" East, a distance of 1,094.77 feet to a point being referenced by a ¾" iron pipe found capped "Collier" 0.87 feet north, 0.45 feet west, said point being the northeasterly corner of lands conveyed to First Baptist Church of Aurora, as recorded in File # 200009237 of the Portage County Deed Records and also being on the southerly line of Chatham Estates Subdivision, as recorded in Plat Volume 19, Page 32 & 34 of the Portage County Records;

Thence South 62°50'56" East, a distance of 73.47 feet to a point and the Principal Place of Beginning;

Course 1: Thence South 89°24'27" East, a distance of 88.18 feet to a point, said point being the northwesterly corner of Winslow Estates Condominiums Ph-16-2, as recorded in Plat 2015-12 of the Portage County Records;

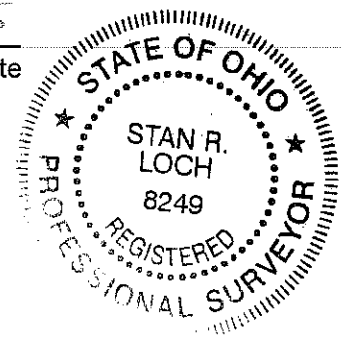
Course II: Thence South 00°35'33" West, along the westerly line of said Ph-16-2, a distance of 97.63 feet to a point, said point being an angle point;

- Course III: Thence South 22°37'31" East, continuing along the westerly line of said Ph-16-2, a distance of 57.00 feet to a point, said point being the southwesterly corner of said Ph-16-2 and also being on the northerly line of Winslow Estates Condominiums Ph-14, as recorded in Plat 2008-55 of the Portage County Plat Records;
- Course IV: Thence North 86°40'47" West, along the northerly line of said Ph-14, a distance of 14.00 feet to a point, said point being the northwesterly corner of said Ph-14;
- Course V: Thence South 02°07'25" West, along the westerly line of said Ph-14, a distance of 26.89 feet to a point, said point being the northeasterly corner of Winslow Estates Condominiums Ph-16-1, as recorded in Plat 2015-12 of the Portage County Records;
- Course VI: Thence North 42°17'57" West, along the northerly line of said Ph-16-1, a distance of 65.82 feet to a point, said point being an angle point;
- Course VII: Thence North 73°59'53" West, continuing along the northerly line of said Ph-16-1, a distance of 83.33 feet to a point, said point being the northwesterly corner of said Ph-16-1;
- Course VIII: Thence North 16°00'07" East, a distance of 109.81 feet to the Principal Place of Beginning.

Said parcel containing 0.3234 acres or 14,091 sq. ft. of land, be the same more or less, but subject to all legal highways as surveyed and described on June, 2015 by Stan R. Loch, Ohio Registered Surveyor Number 8249. Bearings are per the Winslow Estates Condominiums Ph-14, as recorded in Plat 2008-55 of the Portage County Records and are used to denote angles only. The intent of the above description is to describe Ph-18-2, of the Winslow Estates Condominiums Phase 18.

Job#20142918

Stan R. Loch 6-2-15  
 Stan R. Loch P.S. # 8249 Date



MP 44



**ENGINEERING & SURVEYING CO., INC.**

**5425 WARNER ROAD – SUITE 12  
VALLEY VIEW, OHIO 44125  
PH: 440-602-9071 FAX: 216-369-0259**

**LEGAL DESCRIPTION  
PH 18-3  
WINSLOW ESTATES CONDOMINIUMS PHASE 18  
0.2352 TOTAL ACRES**

Situated in the City of Aurora, County of Portage, and State of Ohio, and being part of Original Aurora Township Lot 27 and being further bounded and described as follows:

Beginning at a point at the centerline intersection of East Mennonite Road, R/W Varies and S. Chillicothe Road, 66 foot R/W (S.R. 43);

Thence North 89°55'04" East, along the centerline of said East Mennonite Road, a distance of 927.76 feet to a point;

Thence North 00°07'51" East, a distance of 677.51 feet, said point being on the easterly line of lands conveyed to First Baptist Church of Aurora, as recorded in File # 200009237 of the Portage County Deed Records and also being the northwesterly corner of Winslow Estates Condominiums Ph-8, as recorded in Plat 2004-62 of the Portage County Records;

Thence North 08°40'09" East, a distance of 110.85 feet to a point and the Principal Place of Beginning;

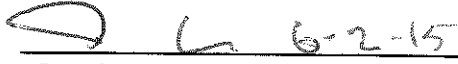
Course 1: Thence North 00°07'51" East, a distance of 101.95 feet to a point, said point being the southwesterly corner of Winslow Estates Condominiums Ph-16-1, as recorded in Plat 2015-12 of the Portage County Records;

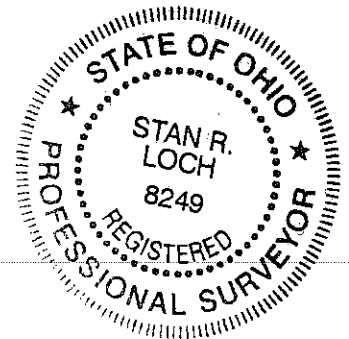
Course II: Thence South 73°59'53" East, along the southerly line of said Ph-16-1, a distance of 74.50 feet to a point, said point being an angle point;

- Course III: Thence South  $83^{\circ}47'29''$  East, continuing along the southerly line of said Ph-16-1, a distance of 71.45 feet to a point, said point being the northeasterly corner of said Ph-16-1 and also being on the westerly line of Winslow Estates Condominiums Ph-14, as recorded in Plat 2008-55 of the Portage County Plat Records;
- Course IV: Thence South  $02^{\circ}07'25''$  West, along the westerly line of said Ph-14, a distance of 20.00 feet to a point, said point being an angle point;
- Course V: Thence South  $46^{\circ}23'59''$  East, continuing along the westerly line of said Ph-14, a distance of 29.58 feet to a point;
- Course VI: Thence South  $78^{\circ}29'34''$  West, a distance of 166.91 feet to the Principal Place of Beginning.

Said parcel containing 0.2352 acres or 10,247 sq. ft. of land, be the same more or less, but subject to all legal highways as surveyed and described on June, 2015 by Stan R. Loch, Ohio Registered Surveyor Number 8249. Bearings are per the Winslow Estates Condominiums Ph-14, as recorded in Plat 2008-55 of the Portage County Records and are used to denote angles only. The intent of the above description is to describe Ph-18-3, of the Winslow Estates Condominiums Phase 18.

Job#20142918

  
 Stan R. Loch P.S. # 8249      Date



MAY 8



**ENGINEERING & SURVEYING CO., INC.**

**5425 WARNER ROAD – SUITE 12  
VALLEY VIEW, OHIO 44125  
PH: 440-602-9071 FAX: 216-369-0259**

**LEGAL DESCRIPTION  
PH 18-4  
WINSLOW ESTATES CONDOMINIUMS PHASE 18  
0.3248 TOTAL ACRES**

Situated in the City of Aurora, County of Portage, and State of Ohio, and being part of Original Aurora Township Lot 27 and being further bounded and described as follows:

Beginning at a point at the centerline intersection of East Mennonite Road, R/W Varies and S. Chillicothe Road, 66 foot R/W (S.R. 43);

Thence North  $89^{\circ}55'04''$  East, along the centerline of said East Mennonite Road, a distance of 927.76 feet to a point;

Thence North  $00^{\circ}07'51''$  East, a distance of 677.51 feet, said point being on the easterly line of lands conveyed to First Baptist Church of Aurora, as recorded in File # 200009237 of the Portage County Deed Records and also being the northwesterly corner of Winslow Estates Condominiums Ph-8, as recorded in Plat 2004-62 of the Portage County Records;

Thence South  $89^{\circ}52'09''$  East, along the northerly line of said Ph-8, a distance of 280.19 feet to a point, said point being the southeasterly corner of Winslow Estates Condominiums Ph-17-2, as recorded in Plat 2015-20 of the Portage County Records and the Principal Place of Beginning;

Course 1: Thence North  $06^{\circ}26'01''$  West, along the easterly line of said Ph-17-2, a distance of 149.27 feet to a point on the southerly line of Winslow Estates Condominiums Ph-14, as recorded in Plat 2008-55 of the Portage County Records, said point being the northeasterly corner of said Ph-17-2;

Course II: Thence North  $48^{\circ}24'11''$  East, along the southerly line of said Ph-14, a distance of 19.46 feet to a point, said point being an angle point;

- Course III: Thence South  $88^{\circ}42'57''$  East, continuing along the southerly line of said Ph-14, a distance of 61.90 feet to a point;
- Course IV: Thence South  $14^{\circ}32'56''$  East, a distance of 152.58 feet to a point, said point being on the northerly line of said Ph-14;
- Course V: Thence South  $54^{\circ}13'35''$  West, along the northerly line of said Ph-14, a distance of 21.15 feet to a point on the northerly line of said Ph-8, said point being the southwesterly corner of said Ph-14;
- Course VI: Thence North  $89^{\circ}52'09''$  West, along the northerly line of said Ph-8, a distance of 80.87 feet to the Principal Place of Beginning.

Said parcel containing 0.3248 acres or 14,149 sq. ft. of land, be the same more or less, but subject to all legal highways as surveyed and described on June, 2015 by Stan R. Loch, Ohio Registered Surveyor Number 8249. Bearings are per the Winslow Estates Condominiums Ph-14, as recorded in Plat 2008-55 of the Portage County Records and are used to denote angles only. The intent of the above description is to describe Ph-18-4, of the Winslow Estates Condominiums Phase 18.

Job#20142918

Stan R. Loch      6-2-15  
Stan R. Loch P.S. # 8249      Date

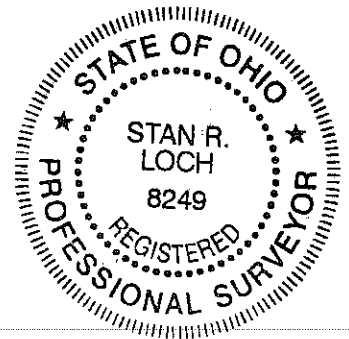








EXHIBIT 2



**ENGINEERING & SURVEYING CO., INC.**

**5425 WARNER ROAD – SUITE 12  
VALLEY VIEW, OHIO 44125  
PH: 440-602-9071 FAX: 216-369-0259**

**LEGAL DESCRIPTION  
PH 18-R1  
WINSLOW ESTATES CONDOMINIUMS PHASE 18  
0.6094 TOTAL ACRES**

Situated in the City of Aurora, County of Portage, and State of Ohio, and being part of Original Aurora Township Lot 27 and being further bounded and described as follows:

Beginning at a point at the centerline intersection of East Mennonite Road, R/W Varies and S. Chillicothe Road, 66 foot R/W (S.R. 43);

Thence North 89°55'04" East, along the centerline of said East Mennonite Road, a distance of 927.76 feet to a point;

Thence North 00°07'51" East, a distance of 1,094.77 feet to a point being referenced by a ¾" iron pipe found capped "Collier" 0.87 feet north, 0.45 feet west, said point being the northeasterly corner of lands conveyed to First Baptist Church of Aurora, as recorded in File #200009237 of the Portage County Deed Records and the southerly line of Chatham Estates Subdivision, as recorded in Plat Volume 19, Page 33-34 of the Portage County Map Records;

Thence South 89°19'11" East, along the southerly line of said Chatham Estates Subdivision, a distance of 1165.04 feet to a point being referenced by a ¾" iron pipe found capped "Collier" 0.63 feet north, 0.36 feet west, said point being the northwesterly corner of lands conveyed to Susan M.W. Bernstein, as recorded in File # 200527679 of the Portage County Deed Records;

Thence South 00°07'51" West, along the westerly line of said Welch, a distance of 364.60 feet to a point, said point being the northeasterly corner of Winslow Estates Condominiums Ph-2 Amended Phase 2, as recorded in Plat 2002-3 of the Portage County Records;

Thence South 81°41'25" West, along the northerly line of said Phase 2, a distance of 25.27 feet to a point, said point being the northwesterly corner of said Phase 2;

Thence South 00°07'51" West, along the westerly line of said Phase 2, a distance of 137.74 feet to a point, said point being the northeasterly corner of Winslow Estates Condominiums Ph-3, as recorded in Plat 2001-71 of the Portage County Records;

Thence North 84°26'39" West, along the northerly line of said Ph-3, a distance of 87.46 feet to a point, said point being the northwesterly corner of said Ph-3 and the southeasterly corner of Winslow Estates Condominiums Ph-7-1, as recorded in Plat 2003-107 of the Portage County Records;

Thence North 02°42'15" East, along the easterly line of said Ph-7-1, a distance of 49.17 feet to a point, said point being the northeasterly corner of said Ph-7-1;

Thence North 63°52'56" West, along the northerly line of said Ph-7-1, a distance of 41.67 feet to a point, said point being an angle point;

Thence North 88°05'05" West, continuing along the northerly line of said Ph-7-1, a distance of 50.02 feet to a point, said point being an angle point;

Thence North 89°04'49" West, continuing along the northerly line of said Ph-7-1, a distance of 3.39 feet to a point and the Principal Place of Beginning;

Course I: Thence North 89°04'49" West, continuing along the northerly line of said Ph-7-1, a distance of 51.80 feet to a point, said point being an angle point;

Course II: Thence South 82°11'53" West, continuing along the northerly line of said Ph-7-1, a distance of 53.46 feet to a point, said point being the northwesterly corner of said Ph-7-1 and also being the an angle point on the northerly line of said Ph-3;

Course III: Thence South 20°04'41" West, along the northerly line of Ph-3, a distance of 12.81 feet to a point, said point being an angle point;

Course IV: Thence South 77°48'37" West, continuing along the northerly line of said Ph-3, a distance of 51.11 feet to a point, said point being the northwesterly corner of said Ph-3, the northeasterly corner of Winslow Estates Condominiums Ph-4, as recorded in Plat 2002-20, and the southeasterly corner of Winslow Estates Condominiums Ph-11, as recorded in Plat 2006-81 of the Portage County Records;

Course V: Thence North 19°57'47" West, along the easterly line of said Ph-11, a distance of 106.98 feet to a point, said point being on the southerly line of said Ph-11;

Course VI: Thence North 35°21'32" East, along the southerly line of said Ph-11, a distance of 51.33 feet to a point, said point being a point of curvature;

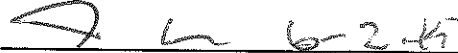
Course VII: Thence continuing along a southerly line of said Ph-11, along a curve to the right with a length 124.50 feet, radius 188.00 feet, delta 37°56'38", tangent 64.63 feet, chord 122.24 feet, bearing North 54°19'52" East to a point, said point being a point of a non-tangent curve;

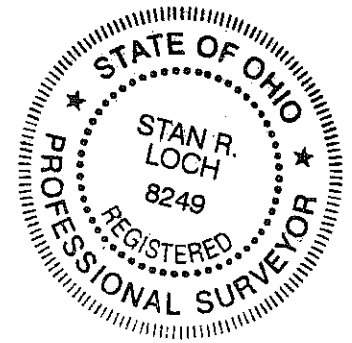
Course VIII: Thence continuing along a southerly line of said Ph-11, along a curve to the left with a length 29.65 feet, radius 52.00 feet, delta 32°40'30", tangent 15.24 feet, chord 29.25 feet, bearing South 51°04'15" East to a point;

Course IX: Thence South  $14^{\circ}47'51''$  East, a distance of 171.76 feet to the Principal Place of Beginning;

Said parcel containing 0.6094 acres or 26,548 sq. ft. of land, be the same more or less, but subject to all legal highways as surveyed and described on June, 2015 by Stan R. Loch, Ohio Registered Surveyor Number 8249. Bearings are per the Winslow Estates Condominiums Ph-14, as recorded in Plat 2008-55 of the Portage County Records and are used to denote angles only. The intent of the above description is to describe Ph-18-R1, of the Winslow Estates Condominiums Phase 18.

Job#20142918

  
Stan R. Loch P.S. # 8249      Date





**ENGINEERING & SURVEYING CO., INC.**

**5425 WARNER ROAD – SUITE 12  
VALLEY VIEW, OHIO 44125  
PH: 440-602-9071 FAX: 216-369-0259**

**LEGAL DESCRIPTION  
PH 18-R2  
WINSLOW ESTATES CONDOMINIUMS PHASE 18  
3.9411 TOTAL ACRES**

Situated in the City of Aurora, County of Portage, and State of Ohio, and being part of Original Aurora Township Lot 27 and being further bounded and described as follows:

Beginning at a point at the centerline intersection of East Mennonite Road, R/W Varies and S. Chillicothe Road, 66 foot R/W (S.R. 43);

Thence North 89°55'04" East, along the centerline of said East Mennonite Road, a distance of 927.76 feet to a point;

Thence North 00°07'51" East, a distance of 677.51 feet to a point, said point being the northwesterly corner of Winslow Estates Condominiums Ph-8 Phase 8, as recorded in Plat 2004-62 of the Portage County Records and also being on the easterly line of lands conveyed to First Baptist Church of Aurora, as recorded in File # 200009237 of the Portage County Deed Records and the Principal Place of Beginning;

Course 1: Thence North 00°07'51" East, continuing along the easterly line of said First Baptist Church of Aurora, a distance of 417.26 feet to a point being referenced by a ¾" iron pipe found capped "Collier" 0.87 feet north, 0.45 feet west, said point being the northeasterly corner of said First Baptist Church of Aurora and the southerly line of Chatham Estates Subdivision, as recorded in Plat Volume 19, Page 33-34 of the Portage County Map Records;

Course II: Thence South 89°19'11" East, along the southerly line of said Chatham Estates Subdivision, a distance of 1165.04 feet to a point being referenced by a ¾" iron pipe found capped "Collier" 0.63 feet north, 0.36 feet west, said point being the northwesterly corner of lands conveyed to Susan M.W. Bernstein, as recorded in File # 200527679 of the Portage County Deed Records;

- Course III: Thence South 00°07'51" West, along the westerly line of said Welch, a distance of 364.60 feet to a point, said point being the northeasterly corner of Winslow Estates Condominiums Ph-2 Amended Phase 2, as recorded in Plat 2002-3 of the Portage County Records;
- Course IV: Thence South 81°41'25" West, along the northerly line of said Phase 2, a distance of 25.27 feet to a point, said point being the northwesterly corner of said Phase 2;
- Course V: Thence South 00°07'51" West, along the westerly line of said Phase 2, a distance of 137.74 feet to a point, said point being the northeasterly corner of Winslow Estates Condominiums Ph-3, as recorded in Plat 2001-71 of the Portage County Records;
- Course VI: Thence North 84°26'39" West, along the northerly line of said Ph-3, a distance of 87.46 feet to a point, said point being the northwesterly corner of said Ph-3 and the southeasterly corner of Winslow Estates Condominiums Ph-7-1, as recorded in Plat 2003-107 of the Portage County Records;
- Course VII: Thence North 02°42'15" East, along the easterly line of said Ph-7-1, a distance of 49.17 feet to a point, said point being the northeasterly corner of said Ph-7-1;
- Course VIII: Thence North 63°52'56" West, along the northerly line of said Ph-7-1, a distance of 19.40 feet to a point;
- Course IX: Thence North 14°47'51" West, a distance of 205.85 feet to a point on the southerly line of Winslow Estates Condominiums Ph-11, as recorded in Plat 2006-81 of the Portage County Records;
- Course X: Thence along a southerly line of said Ph-11, along a curve to the left with a length 25.22 feet, radius 52.00 feet, delta 27°47'38", tangent 12.87 feet, chord 24.98 feet, bearing North 16°50'28" East to a point, said point being the southwestly corner of Winslow Estates Condominiums Ph-17-1, as recorded in Plat 2015-20 of the Portage County Records;
- Course XI: Thence South 87°01'29" East, along the southerly line of said Ph-17-1, a distance of 63.58 feet to a point, said point being an angle point;
- Course XII: Thence North 64°30'40" East, continuing along the southerly line of said Ph-17-1, a distance of 87.84 feet to a point, said point being the southeasterly corner of said Ph-17-1;
- Course XIII: Thence North 01°35'31" West, along the easterly line of said Ph-17-1, a distance of 109.59 feet to a point, said point being the northeasterly corners of said Ph-17-1 and Winslow Estates Condominiums Ph-12-2, as recorded in Plat 2007-05 of the Portage County Records;
- Course XIV: Thence North 41°38'23" West, along the northerly line of said Ph-12-2, a distance of 56.67 feet to a point;
- Course XV: Thence South 48°21'37" West, continuing along the northerly line of said Ph-12-2, a distance of 92.22 feet to a point;

- Course XVI: Thence South 04°05'28" East, continuing along the northerly line of said Ph-12-2, a distance of 17.95 feet to a point;
- Course XVII: Thence South 45°48'58" West, continuing along the northerly line of said Ph-12-2, a distance of 84.95 feet to a point, said point being the southwesterly corner of said Ph-12-2 and also being on the northerly line of said Ph-11;
- Course XVIII: Thence North 25°31'01" West, a distance of 32.11 feet to a point;
- Course XIX: Thence North 03°36'24" West, a distance of 122.48 feet to a point;
- Course XX: Thence South 86°53'57" West, along the northerly line of Ph-16-4 and of said Ph-11 and along the northerly line of Winslow Estates Condominiums Ph-12-1, as recorded in Plat 2007-05 of the Portage County Records, a distance of 217.11 feet to a point;
- Course XXI: Thence South 40°30'56" West, along the northerly line of said Ph-12-1, a distance of 102.55 feet to a point, said point being the northwesterly corner of said Ph-12-1;
- Course XXII: Thence South 49°29'04" East, along the westerly line of said Ph-12-1, a distance of 52.99 feet to a point, said point being the northeasterly corner of said Ph-11;
- Course XXIII: Thence South 40°30'56" West, along the northerly line of said Ph-11, a distance of 90.50 feet to a point, said point being the northwesterly corner of said Ph-11 and also being the northwesterly corner of Winslow Estates Condominiums Phase 13, as recorded in Plat 2007-57 of the Portage County Records;
- Course XXIV: Thence South 11°21'15" West, along the westerly line of said Ph-13, a distance of 71.60 feet to a point, said point being the northeasterly corner of Winslow Estates Condominiums Phase 15-2, as recorded in Plat 2014-36 of the Portage County Records;
- Course XXV: Thence North 43°08'54" West, along the northerly line of said Ph-15-2, a distance of 85.76 feet to a point;
- Course XXVI: Thence South 61°51'59" West, continuing along the northerly line of said Ph-15-2, a distance of 92.48 feet to a point, said point being the northwesterly corner of said Ph-15-2 and also being on the northerly line of Winslow Estates Condominiums Phase 14, as recorded in Plat 2008-55 of the Portage County Records;
- Course XXVII: Thence North 28°08'01" West, along the northerly line of said Ph-14, a distance of 16.14 feet to a point;
- Course XXVIII: Thence North 53°19'43" West, continuing along the northerly line of said Ph-14, a distance of 30.54 feet to a point, said point being on the southerly line of said Ph-14;
- Course XXIX: Thence North 42°38'09" East, along the southerly line of said Ph-14, a distance of 24.48 feet to a point;
- Course XXX: Thence North 58°06'46" East, continuing along the southerly line of said Ph-14, a distance of 110.00 feet to a point;

- Course XXXI: Thence South 81°49'19" East, continuing along the southerly line of said Ph-14, a distance of 26.00 feet to a point;
- Course XXXII: Thence North 33°37'41" East, continuing along the southerly line of said Ph-14, a distance of 115.00 feet to a point, said point being the northeasterly corner of said Ph-14;
- Course XXXIII: Thence North 56°22'19" West, along the northerly line of said Ph-14, a distance of 62.00 feet to a point, said point being the northeasterly corner of Winslow Estates Condominiums Ph-16-3, as recorded in Plat 2015-12 of the Portage County Plat Records;
- Course XXXIV: Thence South 72°27'19" West, along the northerly line of said Ph-16-3, a distance of 169.13 feet to a point, said point being the northwesterly corner of said Ph-16-3 and the northeasterly corner of Winslow Estates Condominiums Ph-15-1, as recorded in Plat 2014-36 of the Portage County Records;
- Course XXXV: Thence North 86°40'47" West, along the northerly line of said Ph-15-1, a distance of 55.17 feet to a point;
- Course XXXVI: Thence North 71°49'10" West, continuing along the northerly line of said Ph-15-1, a distance of 87.91 feet to a point, said point being the northwesterly corner of said Ph-15-1;
- Course XXXVII: Thence South 18°10'50" West, along the westerly line of said Ph-15-1, a distance of 89.62 feet to a point;
- Course XXXVIII: Thence South 00°00'00" East, continuing along the westerly line of said Ph-15-1, a distance of 44.27 feet to a point, said point being the southwesterly corner of said Ph-15-1 and also being on the northerly line of said Ph-14;
- Course XXXIX: Thence North 86°40'47" West, along the northerly line of said Ph-14, a distance of 55.05 feet to a point, said point being the southeasterly corner of Winslow Estates Condominiums Ph-16-2, as recorded in Plat Volume 2015-12 of the Portage County Plat Records;
- Course XL: Thence North 00°35'33" East, along the easterly line of said Ph-16-2, a distance of 152.18 feet to a point, said point being the northeasterly corner of said Ph-16-2;
- Course XLI: Thence North 89°24'27" West, along the northerly line of said Ph-16-2, a distance of 156.18 feet to a point;
- Course XLII: Thence South 16°00'07" West, a distance of 179.14 feet to a point, said point being the southwesterly corner of Winslow Estates Condominiums Ph-16-1;
- Course XLIII: Thence South 00°07'51" West, a distance of 101.95 feet to a point;
- Course XLIV: Thence North 78°29'34" East, a distance of 166.91 feet to a point, said point being on the southerly line of said Ph-14;
- Course XLV: Thence South 46°23'59" East, along the southerly line of said Ph-14, a distance of 10.85 feet to a point, said point being an angle point;

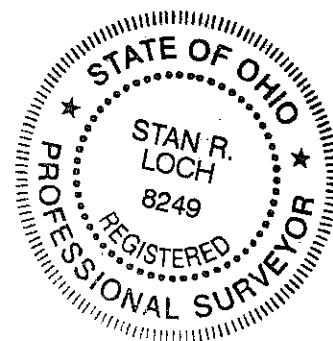


- Course XLVI: Thence South  $88^{\circ}42'57''$  East, continuing along the southerly line of said Ph-14, a distance of 8.32 feet to a point, said point being the northwesterly corner of Ph-17-2;
- Course XLVII: Thence South  $06^{\circ}26'01''$  East, along the westerly line of said Ph-17-2, a distance of 136.56 feet to a point, said point being on the northerly line of said Ph-8;
- Course XLVIII: Thence North  $89^{\circ}52'09''$  West, along the northerly line of said Ph-8, a distance of 211.74 feet to the Principal Place of Beginning.

Said parcel containing 3.9411 acres or 171,676 sq. ft. of land, be the same more or less, but subject to all legal highways as surveyed and described on June, 2015 by Stan R. Loch, Ohio Registered Surveyor Number 8249. Bearings are per the Winslow Estates Condominiums Ph-14, as recorded in Plat 2008-55 of the Portage County Records and are used to denote angles only. The intent of the above description is to describe Ph-18-R2, of the Winslow Estates Condominiums Phase 18.

Job#20142918

Stan R. Loch 6.2.15  
Stan R. Loch P.S. # 8249 Date





**ENGINEERING & SURVEYING CO., INC.**

**5425 WARNER ROAD – SUITE 12**

**VALLEY VIEW, OHIO 44125**

**PH: 440-602-9071 FAX: 216-369-0259**

**LEGAL DESCRIPTION**

**PH 18-R3**

**WINSLOW ESTATES CONDOMINIUMS PHASE 18**

**0.1928 TOTAL ACRES**

Situated in the City of Aurora, County of Portage, and State of Ohio, and being part of Original Aurora Township Lot 27 and being further bounded and described as follows:

Beginning at a point at the centerline intersection of East Mennonite Road, R/W Varies and S. Chillicothe Road, 66 foot R/W (S.R. 43);

Thence North 89°55'04" East, along the centerline of said East Mennonite Road, a distance of 927.76 feet to a point;

Thence North 00°07'51" East, a distance of 677.51 feet, said point being on the easterly line of lands conveyed to First Baptist Church of Aurora, as recorded in File # 200009237 of the Portage County Deed Records and also being the northwesterly corner of Winslow Estates Condominiums Ph-8, as recorded in Plat 2004-62 of the Portage County Records;

Thence South 89°52'09" East, along the northerly line of said Ph-8, a distance of 361.06 feet to a point, said point being the southwesterly corner of Winslow Estates Condominiums Ph-14, as recorded in Plat 2008-55 of the Portage County Records;

Thence North 54°13'35" East, along the northerly line of said Ph-14, a distance of 21.15 feet to a point and the Principal Place of Beginning;

Course 1: Thence North 14°32'56" West, a distance of 152.58 feet to a point on the southerly line of Winslow Estates Condominiums Ph-14, as recorded in Plat 2008-55 of the Portage County Records, said point being the northeasterly corner of said Ph-17-2;

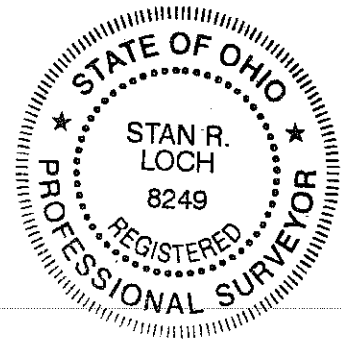
Course II: Thence South 88°42'57" East, along the southerly line of said Ph-14, a distance of 8.63 feet to a point, said point being an angle point;

- Course III: Thence South 65°32'29" East, continuing along the southerly line of said Ph-14, a distance of 56.86 feet to a point, said point being an angle point;
- Course IV: Thence South 43°02'29" East, continuing along the southerly line of said Ph-14, a distance of 60.49 feet to a point, said point being an angle point;
- Course V: Thence South 20°32'29" East, continuing along the southerly line of said Ph-14, a distance of 28.67 feet to a point, said point being on the northerly line of said Ph-14;
- Course VI: Thence South 54°13'35" West, along the northerly line of said Ph-14, a distance of 90.48 feet to the Principal Place of Beginning.

Said parcel containing 0.1928 acres or 8,398 sq. ft. of land, be the same more or less, but subject to all legal highways as surveyed and described on June, 2015 by Stan R. Loch, Ohio Registered Surveyor Number 8249. Bearings are per the Winslow Estates Condominiums Ph-14, as recorded in Plat 2008-55 of the Portage County Records and are used to denote angles only. The intent of the above description is to describe Ph-18-R3, of the Winslow Estates Condominiums Phase 18.

Job#20142918

Stan R. Loch P.S. # 8249 Date 6-2-15



*YLD* TAX MAP DEPT. 6/15/2015  
 LEGAL DESCRIPTION  
 SUFFICIENT  DEFICIENT  
 NO DIVISION OF LAND  
 (SEE PLAT)

— OUT OF —  
03-027-00-00-002.077

UNIT 0.275Ac.  
 22  
 UNIT 0.323Ac.  
 42  
 UNIT 0.235Ac.  
 44

PH 18-R1 0.609Ac.

PH 18-R2 3.941Ac.

— OUT OF —  
03-027-00-00-002.124

UNIT 0.325Ac.  
 48

PH 18-R3 0.193Ac.



### EXHIBIT 3

#### A NARRATIVE DESCRIPTION OF THE UNIT AND UNIT TYPE FOR PHASE XVIII

The condominium Development (including the Additional Property) is situated on a parcel of real estate containing approximately 29.1210 acres located on the north side of Mennonite Road, a duly dedicated public street, in the City of Aurora, Portage County, Ohio. Phase XVIII of the Condominium Development consists of four (4) "free standing", single family Condominium Units. The Units each consist of the entire structure of the free-standing Buildings. The Units are designated as Unit 22 situated on Dover Drive (a private drive), and units 42, 44 & 48 situated on Surrey Drive (a private drive).

The Buildings are principally constructed of poured reinforced concrete foundations, conventional wood frame construction, roof and wall OSB sheathing, building wrap, R-13 wall and R-38 ceiling insulation, vinyl siding, synthetic stone veneers, synthetic exterior trim, Low-E single hung vinyl windows, fiberglass entry doors. Painted drywall interior walls, painted MDF interior trim, carpet, tile, vinyl and prefinished hardwood flooring. 150 AMP electrical service. High efficiency 95% gas forced air furnace, Seer 13 air conditioning,

The Unit types being submitted by this Eighteenth Amendment are known Unit 22 as the Buchanan "C", Unit 42 as the Buchanan "E", Unit 44 as the Buchanan "A", and Unit 48 as the Alistair "D":

- BUCHANAN "C" 2-Story approximately 3,130 sq. ft. (excluding any garage and basement areas), 3 bedrooms, 2 full baths, 1 half bath, kitchen, breakfast room, family room, study, sunroom, dining room, game room, laundry room, attached 2 car garage, full unfinished basement. A patio, porch, or deck, (if any), adjacent to the Unit, is limited common area attributable to such Unit.
- BUCHANAN "E" 2-Story approximately 2,782 sq. ft. (excluding any garage and basement areas), 4 bedrooms, 2 full baths, 1 half bath, study, kitchen, dining area, family room, sunroom, laundry room, an attached two car garage, fireplace and full unfinished basement. A patio, porch, or deck, (if any), adjacent to the Unit, is limited common area attributable to such Unit.
- BUCHANAN "A", 2-Story approximately 3,240 sq. ft. (excluding any garage and basement areas), 4 bedrooms, bonus room, 2 full baths, 1 half bath, study, kitchen, dining area, family room, laundry room, an attached two car side entry garage, and full unfinished basement. A patio, porch, or deck, (if any), adjacent to the Unit, is limited common area attributable to such Unit.
- ALISTAIR "D" One-Story approximately 1,715 sq. ft. (exclusive of any garage and basement area), 3 bedrooms, 2 full baths, kitchen, sun room, family room, laundry room, attached two car side entry garage, and full unfinished basement. A patio, porch, or deck, (if any), adjacent to the Unit, is limited common area attributable to such Unit.

Any inconsistencies between the narrative descriptions of the Units and/or the Common Areas and Facilities on the one hand and the Drawings on the other hand shall be resolved in favor of the Drawings.

**EXHIBIT 4  
CONDOMINIUM DATA SHEET**

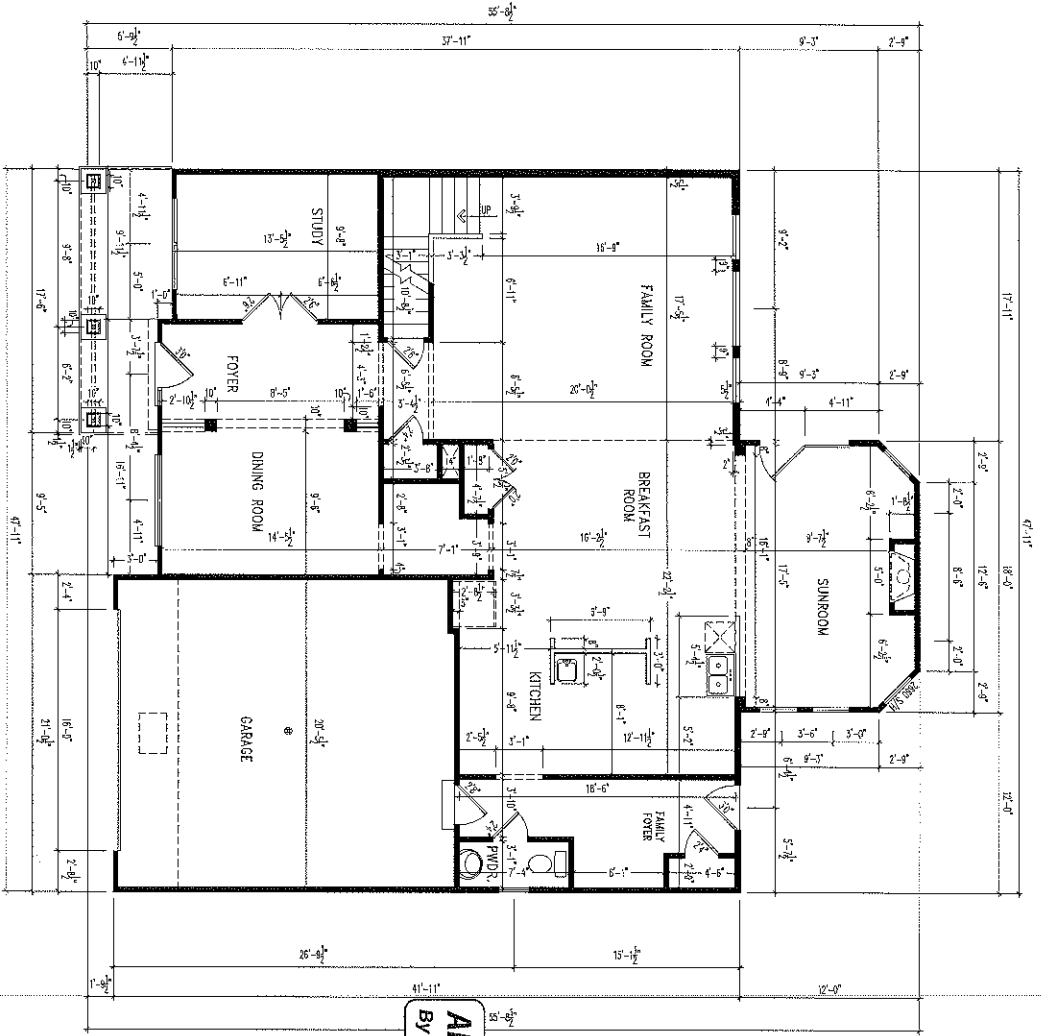
Unit #	Phase	UNIT ADDRESS	% INTEREST IN COMMON AREAS	VOTES
1	I	660 Winslow Drive	1/53	1
2	I	656 Winslow Avenue	1/53	1
3	I	652 Winslow Avenue	1/53	1
66	I	657 Winslow Avenue	1/53	1
4	II	648 Winslow Avenue	1/53	1
63	II	649 Winslow Avenue	1/53	1
16	III	625 Eaton Drive	1/53	1
19	III	613 Eaton Drive	1/53	1
5	IV	618 Eaton Drive	1/53	1
9	IV	644 Eaton Drive	1/53	1
13	IV	637 Eaton Drive	1/53	1
15	IV	629 Eaton Drive	1/53	1
64	V	653 Eaton Drive	1/53	1
65	VI	655 Eaton Drive	1/53	1
8	VII	621 Eaton Drive	1/53	1
10	VII	617 Eaton Drive	1/53	1
17	VII	640 Winslow Drive	1/53	1
18	VII	648 Winslow Avenue	1/53	1
50	VIII	608 Avon Drive	1/53	1
51	VIII	612 Avon Drive	1/53	1
52	VIII	616 Avon Drive	1/53	1
53	VIII	620 Avon Drive	1/53	1
54	VIII	624 Avon Drive	1/53	1
62	VIII	621 Avon Drive	1/53	1
6	IX	628 Avon Drive	1/53	1
7	IX	636 Avon Drive	1/53	1
55	IX	628 Avon Drive	1/53	1
56	IX	632 Avon Drive	1/53	1
57	X	641 Avon Drive	1/53	1
58	X	637 Avon Drive	1/53	1
59	X	633 Avon Drive	1/53	1
60	X	629 Avon Drive	1/53	1
61	X	625 Avon Drive	1/53	1
29	XI	581 Dover Drive	1/53	1
30	XI	585 Dover Drive	1/53	1
32	XI	593 Dover Drive	1/53	1
26	XII	571 Dover Drive	1/53	1
31	XII	589 Dover Drive	1/53	1
33	XIII	597 Dover Drive	1/53	1
36	XIV	568 Surrey Drive	1/53	1
34	XV	560 Surrey Drive	1/53	1
38	XV	576 Surrey Drive	1/53	1
39	XV	580 Surrey Drive	1/53	1
28	XVI	577 Surrey Drive	1/53	1

**EXHIBIT 4  
CONDOMINIUM DATA SHEET**

37	XVI	572 Surrey Drive	1/53	1
41	XVI	588 Surrey Drive	1/53	1
43	XVI	602 Surrey Drive	1/53	1
25	XVII	567 Dover Drive	1/53	1
47	XVII	583 Surrey Drive	1/53	1
22	XVIII	570 Dover Drive	1/53	1
42	XVIII	592 Surrey Drive	1/53	1
44	XVIII	597 Surrey Drive	1/53	1
48	XVIII	579 Surrey Drive	1/53	1
		TOTAL	100%	53





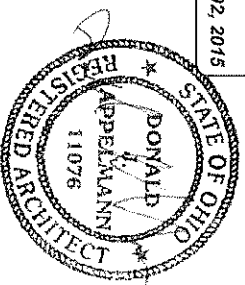


① FIRST FLOOR PLAN

**APPROVED**  
By Don Applemann at 4:49 pm, Jun 02, 2015

NOTE: All horizontal measurements are to the unfinished surfaces of the units' perimeter walls. All vertical measurements of each unit are from the unfinished surface of the top of the floor to the unfinished surface of the bottom of the ceiling.

CLEVELAND OFFSITE  
MA-0022-00  
UNIT 22  
WINSLOW ESTATES  
CONDOMINIUM  
570 DOVER DRIVE  
AURORA, OH. 44202

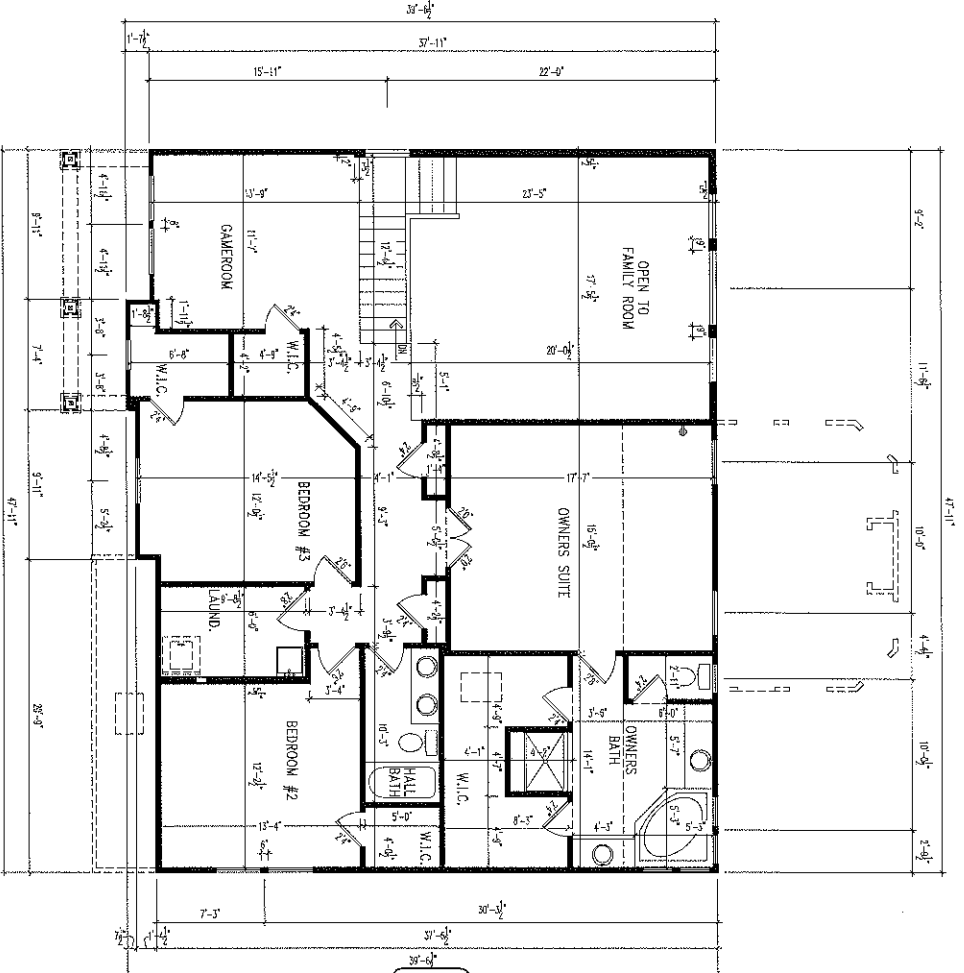


Donald J. Applemann, License #11076  
EXPIRES 12/31/2015  
The Dress Company



6650 West Snowville Road, Suite J  
Brecksville, Ohio 44141-3242

DRAWN BY:	THE DRESS CO.	SHEET #
DATE:	04/28/15	2 of 5
MODEL NAME:	BURGESS V	
16-0022-00-00a Pickay, W. & 381 - 10111111		

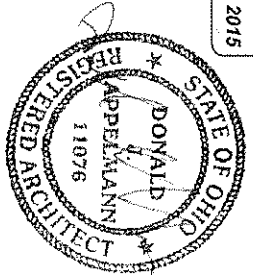


Ⓐ SECOND FLOOR PLAN

**APPROVED**  
 By Don Applemann at 4:49 pm, Jun 02, 2015

NOTE: All horizontal measurements are to the unfinished surfaces of the units' perimeter walls. All vertical measurements of each unit are from the unfinished surface of the top of the floor to the unfinished surface of the bottom of the ceiling.

CLEVELAND OFFSITE  
 MA-0022-00  
 UNIT 22  
 WINSLOW ESTATES  
 CONDOMINIUM  
 570 DOVER DRIVE  
 AURORA, OH. 44202



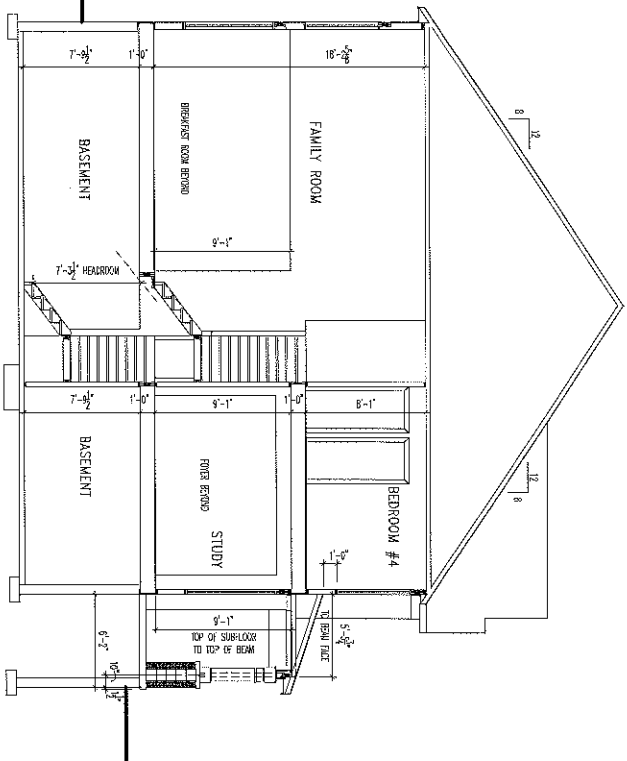
Donald J. Applemann, License #11076  
 EXPIRES 12/31/2015  
 The Drees Company



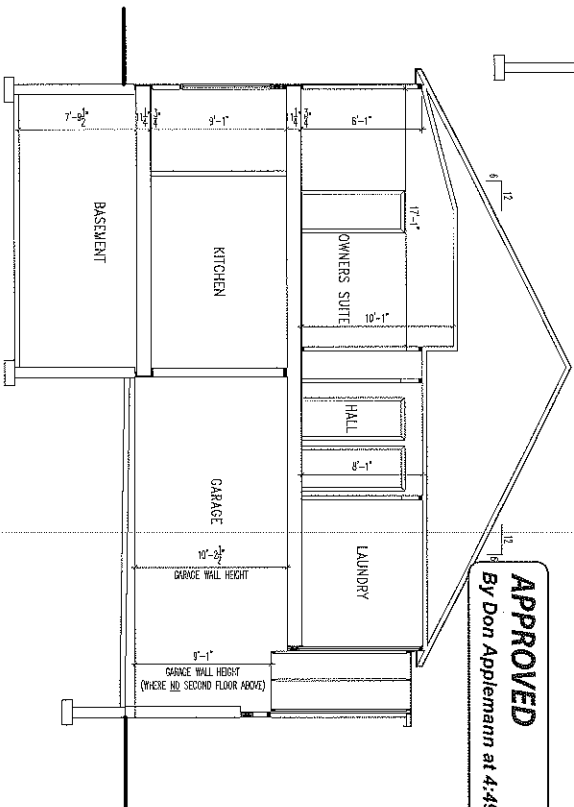
6650 West Snowville Road, Suite J  
 Brecksville, Ohio 44141-5242

DRAWN BY	THE DREES CO	SHEET #
DATE	04/28/15	3 of 5
MODEL NAME	BICHMAN 'C'	

MA-0022-00-000 Rev 04/28/15 - 10:37am



4 BUILDING SECTION THROUGH STAIRS

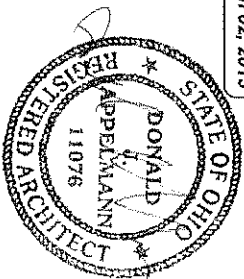


8 BUILDING SECTION THROUGH GARAGE

**APPROVED**  
By Don Applemann at 4:49 pm, Jun 02, 2015

NOTE: All horizontal measurements are to the unfinished surfaces of the units' perimeter walls. All vertical measurements of each unit are from the unfinished surface of the top of the floor to the unfinished surface of the bottom of the ceiling.

CLEVELAND OFFSITE  
MA-0022-00  
UNIT 22  
WINSLOW ESTATES  
CONDOMINIUM  
570 DOVER DRIVE  
AURORA, OH. 44202



Donald J. Applemann, License #11076  
EXPIRES 12/31/2015  
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HOMES™

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DRAWN BY	THE DREES CO	SHEET #
DATE	04/29/15	4 of 5
MODEL NAME	BRECKSVILLE C	

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CLEVELAND OFFSITE

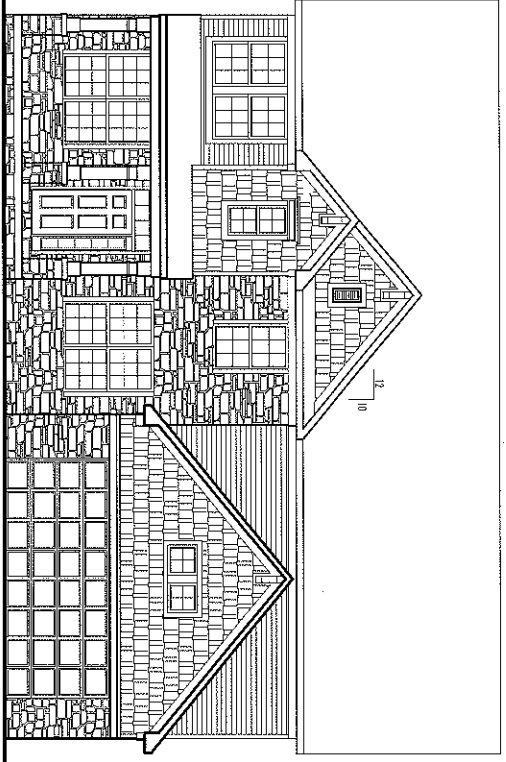
MA-0022-00

UNIT 22

WINSLOW ESTATES  
CONDOMINIUM

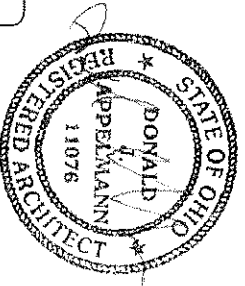
570 DOVER DRIVE  
AURORA, OH. 44202

NOTE: All horizontal measurements are to the unfinished surfaces of the units' perimeter walls. All vertical measurements of each unit are from the unfinished surface of the top of the floor to the unfinished surface of the bottom of the ceiling.



FRONT ELEVATION

**APPROVED**  
By Don Applemann at 4:49 pm, Jun 02, 2015



Donald J. Applemann, License #11076  
EXPIRES 12/31/2015  
The Drees Company

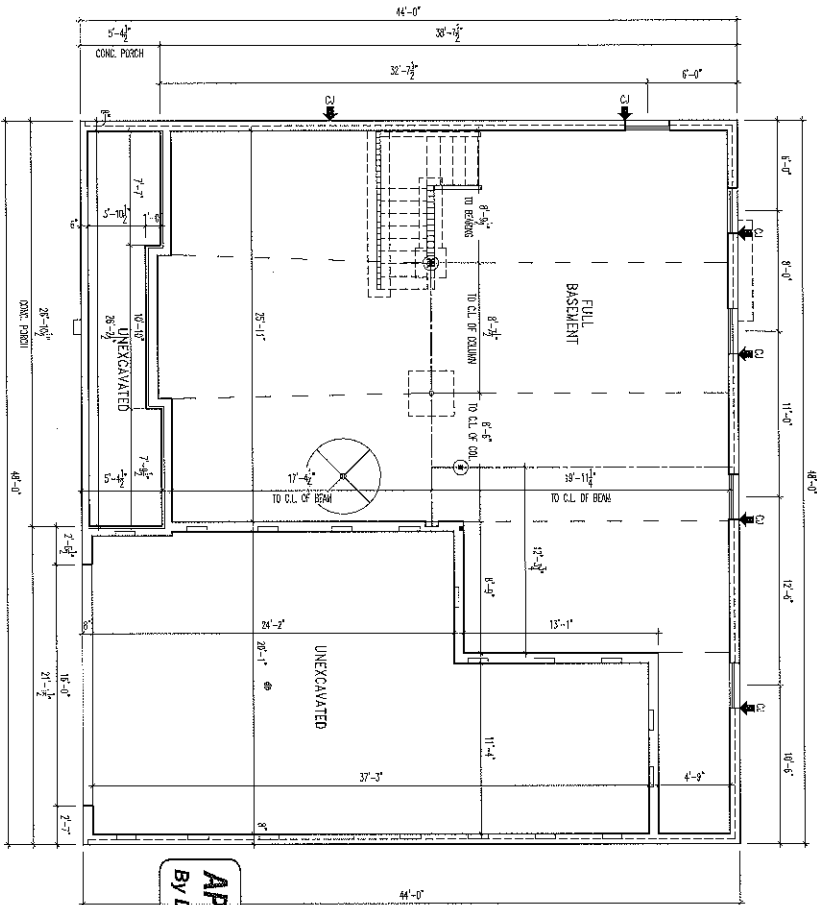


6650 West Snowville Road, Suite J  
Brecksville, Ohio 44141-5242

DRAWN BY	THE DREES COS.	SHEET #
DATE	04/29/15	5 of 5
MODEL NAME:	BIRCHMAPLE C	

MA-0022-00-Civil-Plan-ky 20. 2015 - 1811mm

FINISHED SQUARE FOOTAGE	
FIRST FLOOR (NET)	1298
SECOND FLOOR (NET)	1484
TOTAL LIVING (NET)	2782

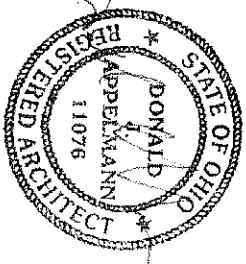


**APPROVED**  
By Don Applemann at 4:52 pm, Jun 02, 2015

CLEVELAND OFFSITE  
MA-0042-00  
UNIT 42

WINSLOW ESTATES  
CONDOMINIUM  
592 SURREY DRIVE  
AURORA, OH. 44202

NOTE: All horizontal measurements are to the unfinished surfaces of the units' perimeter walls. All vertical measurements of each unit are from the unfinished surface of the top of the floor to the unfinished surface of the bottom of the ceiling.



Donald J. Applemann, License #11076  
EXPIRES 12/31/2015  
The Drees Company

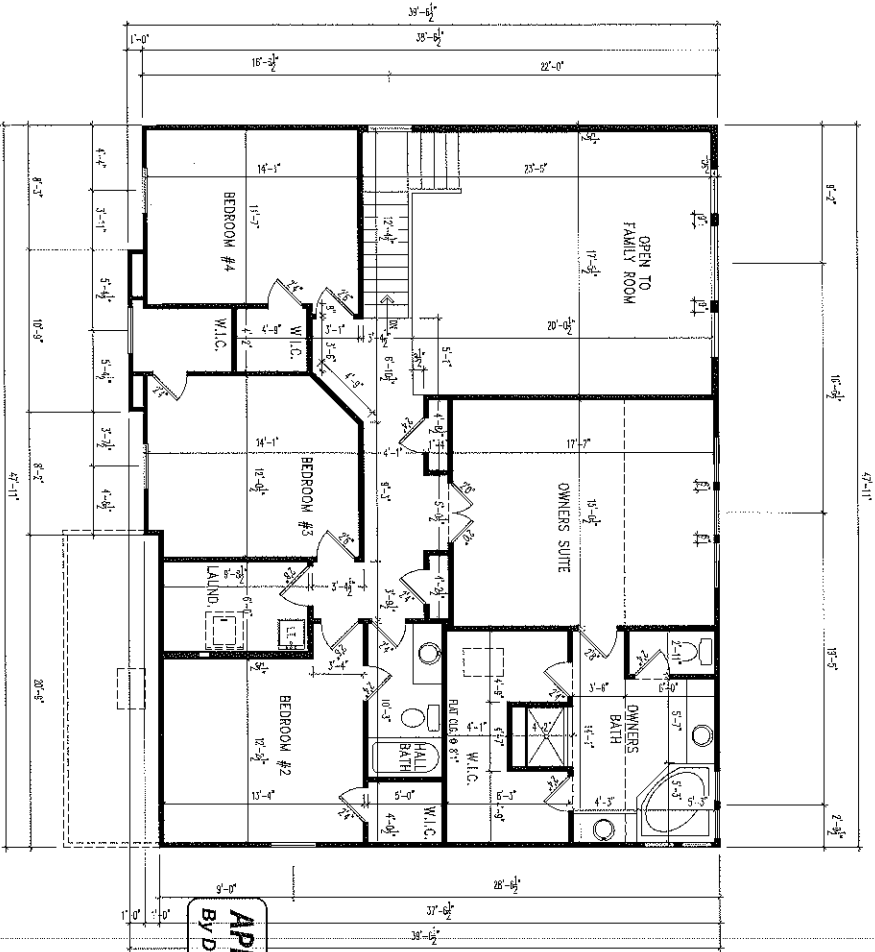


6650 West Snowville Road, Suite J  
Brecksville, Ohio 44141-5242

DRAWN BY	THE DREES CO.	SHEET #
DATE	04/28/15	1 of 5
MODEL NAME	BUCHHANN E	

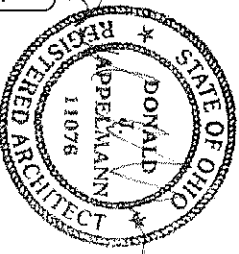
16-0002-00-0000-0000-0000-0000-0000-0000





3 SECOND FLOOR PLAN

**APPROVED**  
By Don Applemann at 4:52 pm, Jun 02, 2015



Donald J. Applemann, License #11076  
EXPIRES 12/31/2015  
The Drees Company

NOTE: All horizontal measurements are to the unfinished surfaces of the units' perimeter walls. All vertical measurements of each unit are from the unfinished surface of the top of the floor to the unfinished surface of the bottom of the ceiling.

CLEVELAND OFFSITE  
MA-0042-00  
UNIT 42  
WINSLOW ESTATES  
CONDOMINIUM  
592 SURREY DRIVE  
AURORA, OH. 44202

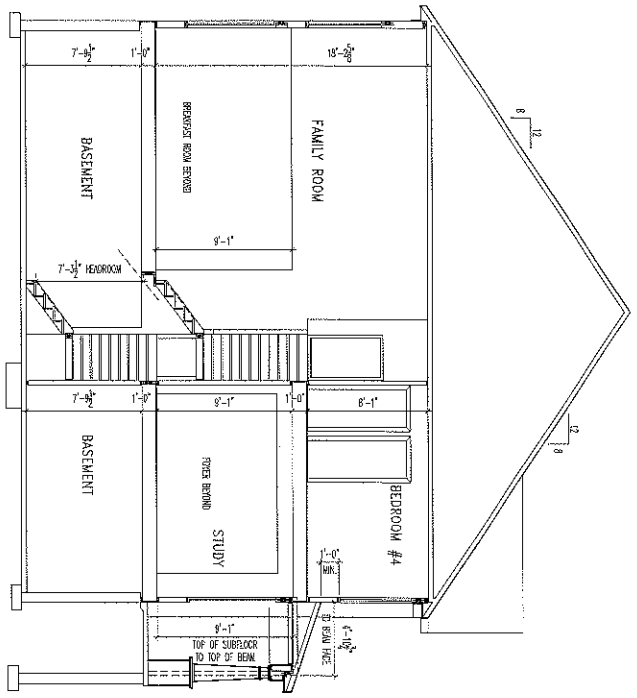
6650 West Snowville Road, Suite J  
Brecksville, Ohio 44141-5242

**Drees HOMES**

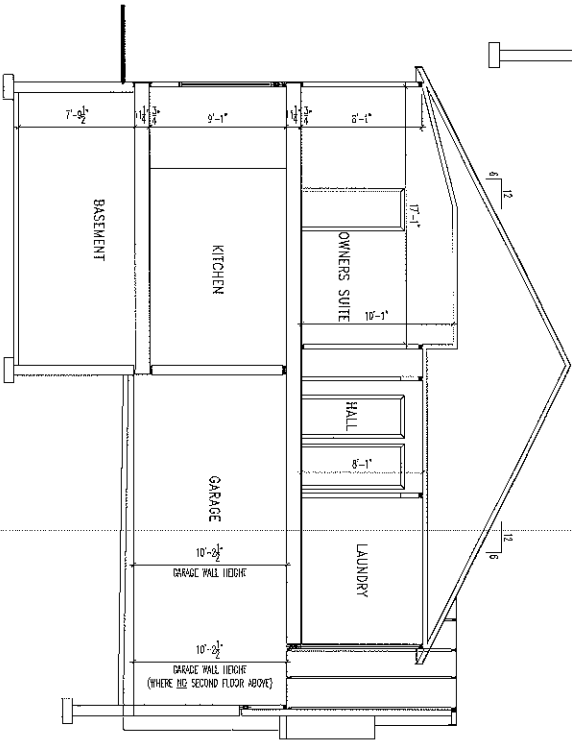
DRAWN BY: THE DREES COS.  
DATE: 04/28/15  
MODEL NAME: SUNSHINE T.  
SHEET # 3 of 5

MA-0042-00-000 04/28/15 Rev. 02, 2015 - 10:55am





4 BUILDING SECTION THROUGH STAIRS



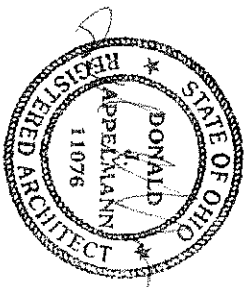
4 BUILDING SECTION THROUGH GARAGE

**APPROVED**  
By Don Appelmann at 4:52 pm, Jun 02, 2015

CLEVELAND OFFSITE  
MA-0042-00  
UNIT 42

WINSLOW ESTATES  
CONDOMINIUM  
592 SURREY DRIVE  
AURORA, OH. 44202

NOTE: All horizontal measurements are to the unfinished surfaces of the units' perimeter walls. All vertical measurements of each unit are from the unfinished surface of the top of the floor to the unfinished surface of the bottom of the ceiling.



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EXPIRES 12/31/2015  
The Drees Company

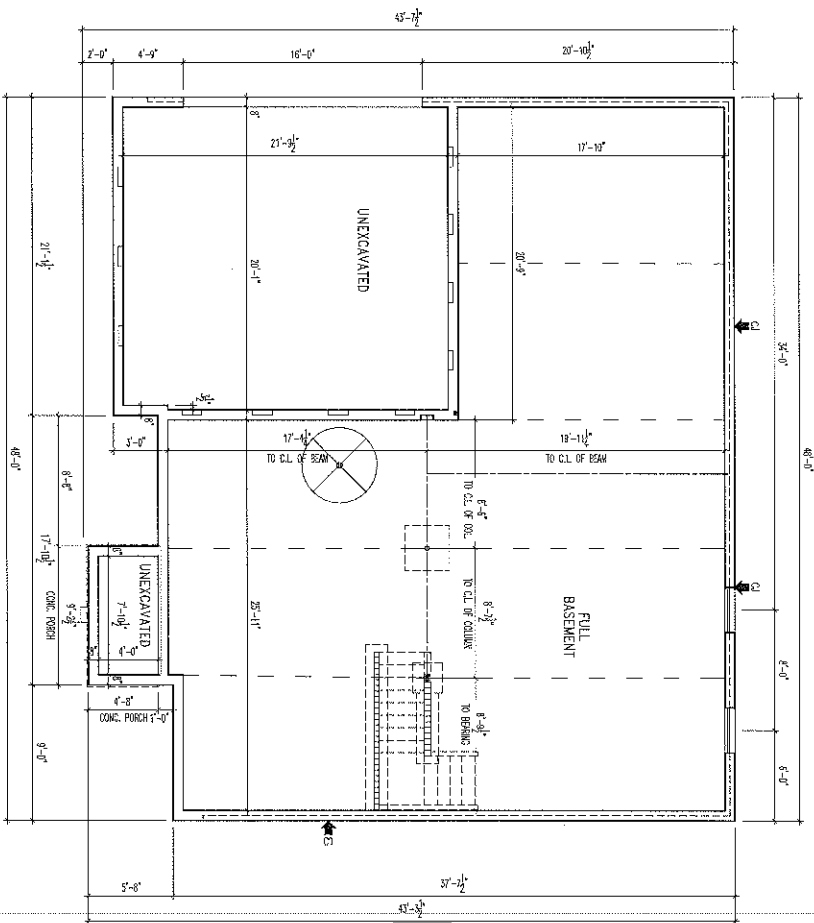


6650 West Snowville Road, Suite J  
Brecksville, Ohio 44141-5242

DRAWN BY: THE DREES COS.	SHEET #
DATE: 04/28/15	4 of 5
MODEL NAME: SUCROSMAN E	
14-0000-00-0000 Rev 04 Apr 28, 2015 - 10:58am	



FINISHED SQUARE FOOTAGE	
FIRST FLOOR (NET)	1436
SECOND FLOOR (NET)	1804
TOTAL LIVING (NET)	3240

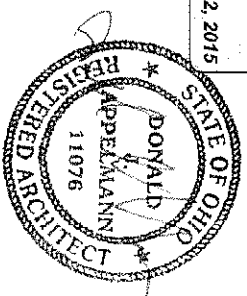


CLEVELAND OFFSITE  
 MA-0044-00  
 UNIT 44

WINSLOW ESTATES  
 CONDOMINIUM  
 597 SURREY DRIVE  
 AURORA, OH. 44202

NOTE: All horizontal measurements are to the unfinished surfaces of the unit's perimeter walls. All vertical measurements of each unit are from the unfinished surface of the top of the floor to the unfinished surface of the bottom of the ceiling.

**APPROVED**  
 By Don Appelmann at 4:51 pm, Jun 02, 2015



Donald J. Appelmann, License #11076  
 EXPIRES 12/31/2015  
 The Dress Company



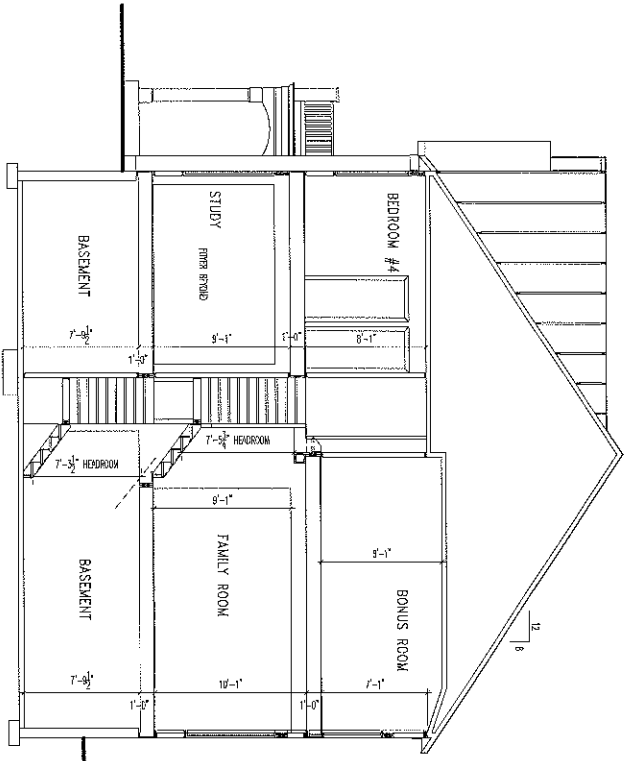
6650 West Snowville Road, Suite J  
 Brecksville, Ohio 44141-3242

DRAWN BY: THE DRESS CO.	SHEET #
DATE: 04/29/15	1 of 5
MODEL NAME: BUSHMAN 2	

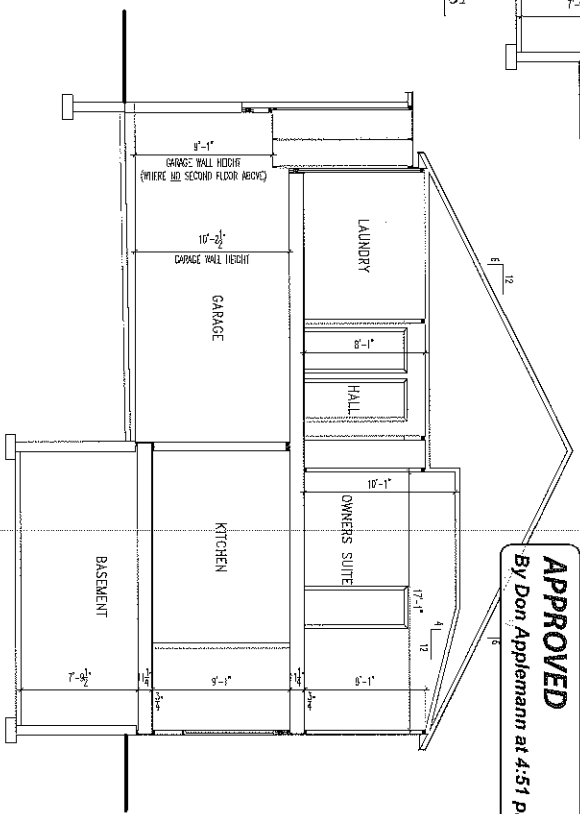
W-0044-00-0044-00 Rev. 03-2015 - 10/04/15







7 BUILDING SECTION THROUGH STAIRS

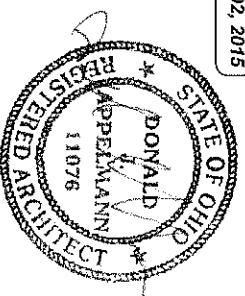


8 BUILDING SECTION THROUGH GARAGE

**APPROVED**  
By Don Appelmann at 4:51 pm, Jun 02, 2015

NOTE: All horizontal measurements are to the unfinished surfaces of the units' perimeter walls. All vertical measurements of each unit are from the unfinished surface of the top of the floor to the unfinished surface of the ceiling.

CLEVELAND OFFSITE  
MA-0044-00  
UNIT 44  
WINSLOW ESTATES  
CONDOMINIUM  
597 SURREY DRIVE  
AURORA, OH. 44202



Donald J. Appelmann, License #11076  
EXPIRES 12/31/2015  
The Drees Company



6650 West Snowville Road, Suite J  
Brecksville, Ohio 44141-5242

DRAWN BY:	THE DREES CO.	SHEET #
DATE:	05/28/15	4 of 5
SCALE:	AS SHOWN	

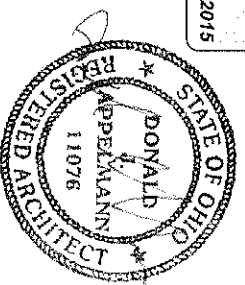
MA-0044-00-Subj. Field# 44-2015-10208

CLEVELAND OFFSITE  
 MA-0044-00  
 UNIT 44

WINSLOW ESTATES  
 CONDOMINIUM  
 597 SURREY DRIVE  
 AURORA, OH. 44202

NOTE: All horizontal measurements are to the unfinished surfaces of the unit's perimeter walls. All vertical measurements of each unit are from the unfinished surface of the top of the floor to the unfinished surface of the bottom of the ceiling.

**APPROVED**  
 By Don Appelmann at 4:51 pm, Jun 02, 2015

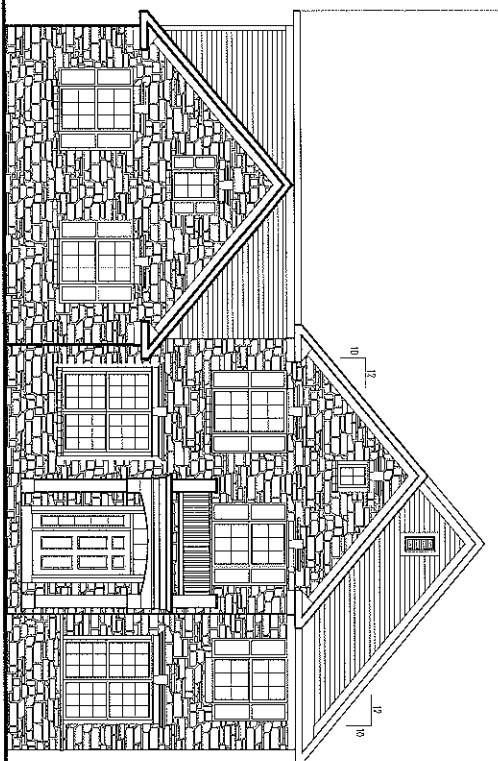


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 EXPIRES 12/31/2015  
 The Drees Company



6650 West Snowville Road, Suite J  
 Brecksville, Ohio 44141-5242

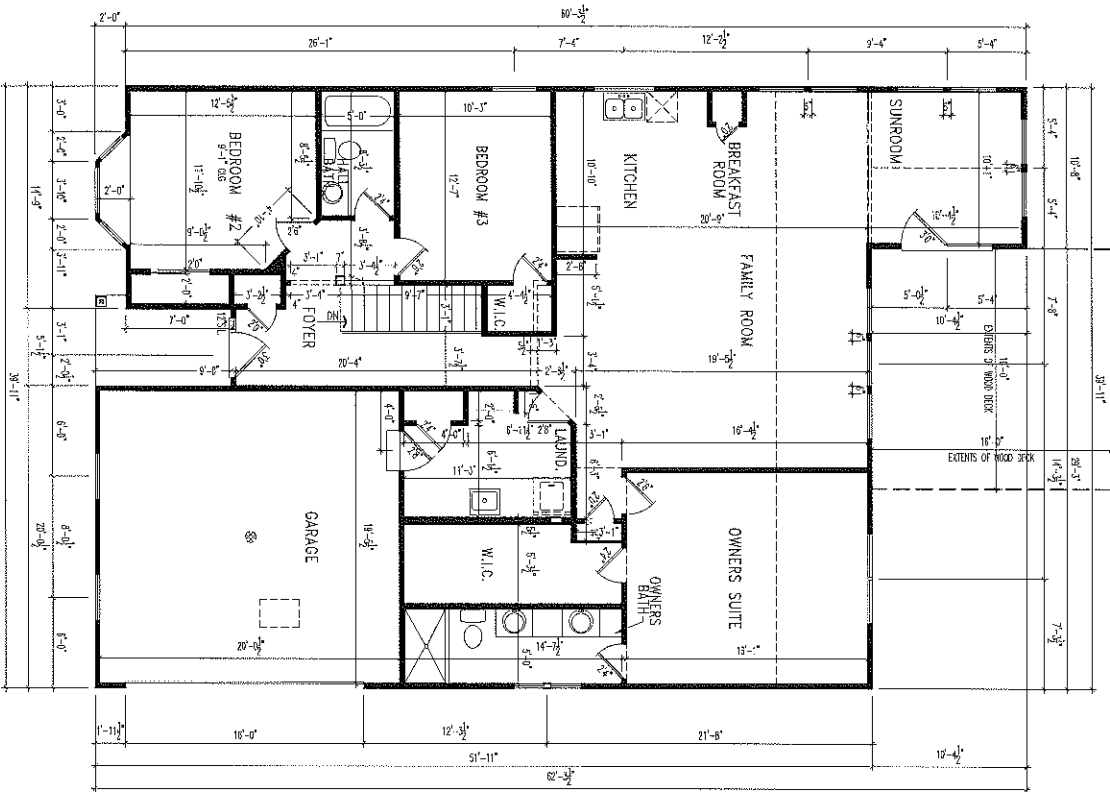
DRAWN BY: THE DREES CO.	SHEET #
DATE: 04/28/15	5 of 5
MODEL NAME: BUCHANAN 3	



FRONT ELEVATION





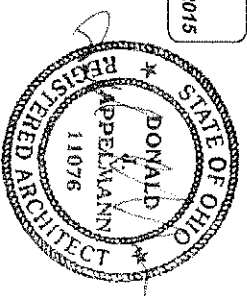


② FIRST FLOOR PLAN

**APPROVED**  
By Don Applemann at 4:50 pm, Jun 02, 2015

NOTE: All horizontal measurements are to the unfinished surfaces of the units' partition walls. All vertical measurements of such unit are from the unfinished surface of the top of the floor to the unfinished surface of the bottom of the ceiling.

CLEVELAND OFFSITE  
MA-0048-00  
UNIT 48  
WINSLOW ESTATES  
CONDOMINIUM  
579 SURREY DRIVE  
AURORA, OH. 44202



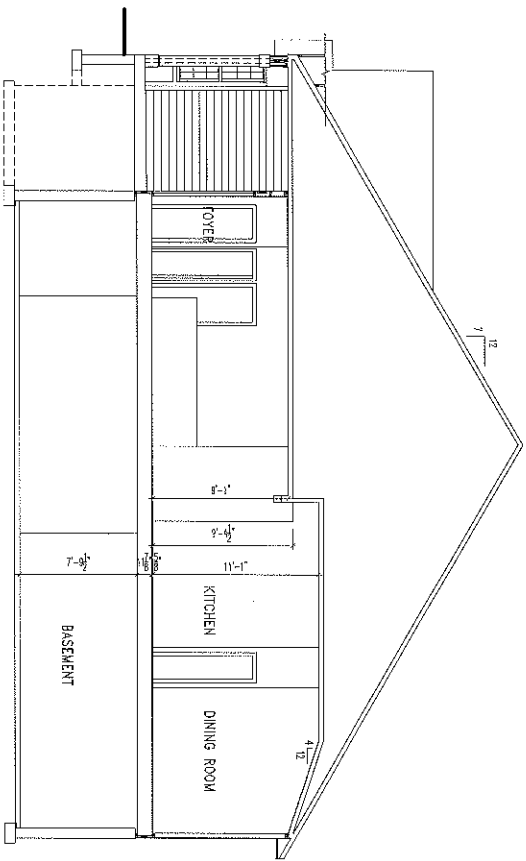
Donald J. Applemann, License #11076  
EXPIRES 12/31/2015  
The Drees Company



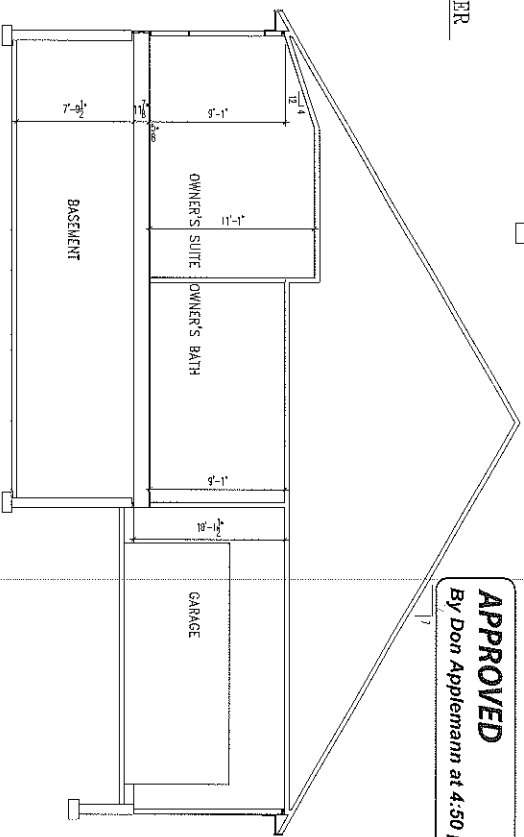
6550 West Snowville Road, Suite J  
Brecksville, Ohio 44141-5242

DRAWN BY:	THE DREES CO.	SHEET #
DATE:	04/28/15	2 of 4
MODEL NAME:	AUSAR 3	

9-000-0000 Road & 20.000 - 102000



3 BUILDING SECTION THROUGH FOYER

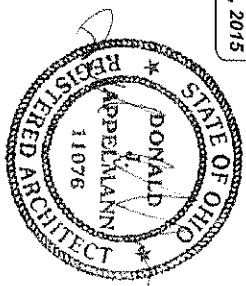


3 BUILDING SECTION THROUGH GARAGE

**APPROVED**  
By Don Appelmann at 4:50 pm Jun 02, 2015

NOTE: All horizontal measurements are to the unfinished surfaces of the units' perimeter walls. All vertical measurements of each unit are from the unfinished surface of the top of the floor to the unfinished surface of the bottom of the ceiling.

CLEVELAND OFFSITE  
MA-0048-00  
UNIT 48  
WINSLOW ESTATES  
CONDOMINIUM  
579 SURREY DRIVE  
AURORA, OH. 44202

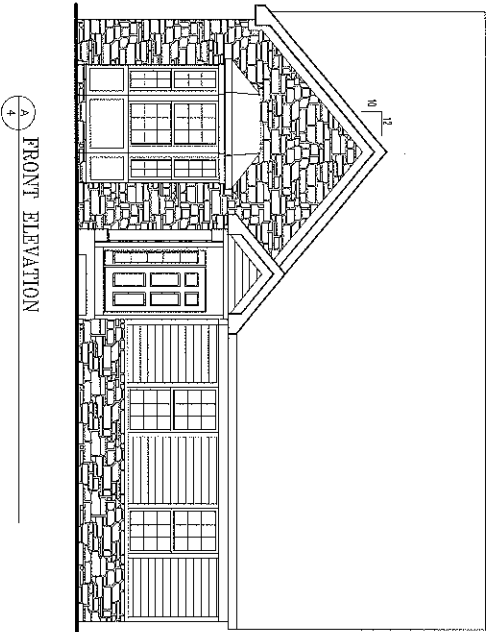


Donald J. Appelmann, License #11076  
EXPIRES 12/31/2015  
The Drees Company



6550 West Snowville Road, Suite J  
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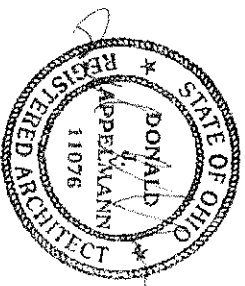
DRAWN BY: THE DREES CO.	SHEET #
DATE: 04/28/15	3 of 4
MODEL NAME: AUSTIN 3	



**APPROVED**  
By Don Appelmann at 4:50 pm, Jun 02, 2015

CLEVELAND OFFSITE  
MA-0048-00  
UNIT 48  
WINSLOW ESTATES  
CONDOMINIUM  
579 SURREY DRIVE  
AURORA, OH. 44202

NOTE: All horizontal measurements are to the unfinished surfaces of the unit's perimeter walls. All vertical measurements of each unit are from the unfinished surface of the top of the floor to the unfinished surface of the bottom of the ceiling.



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DRAWN BY:	THE DREES CO.	SHEET #
DATE:	04/28/15	4 of 4
MODEL NAME:	ALISTAR D	