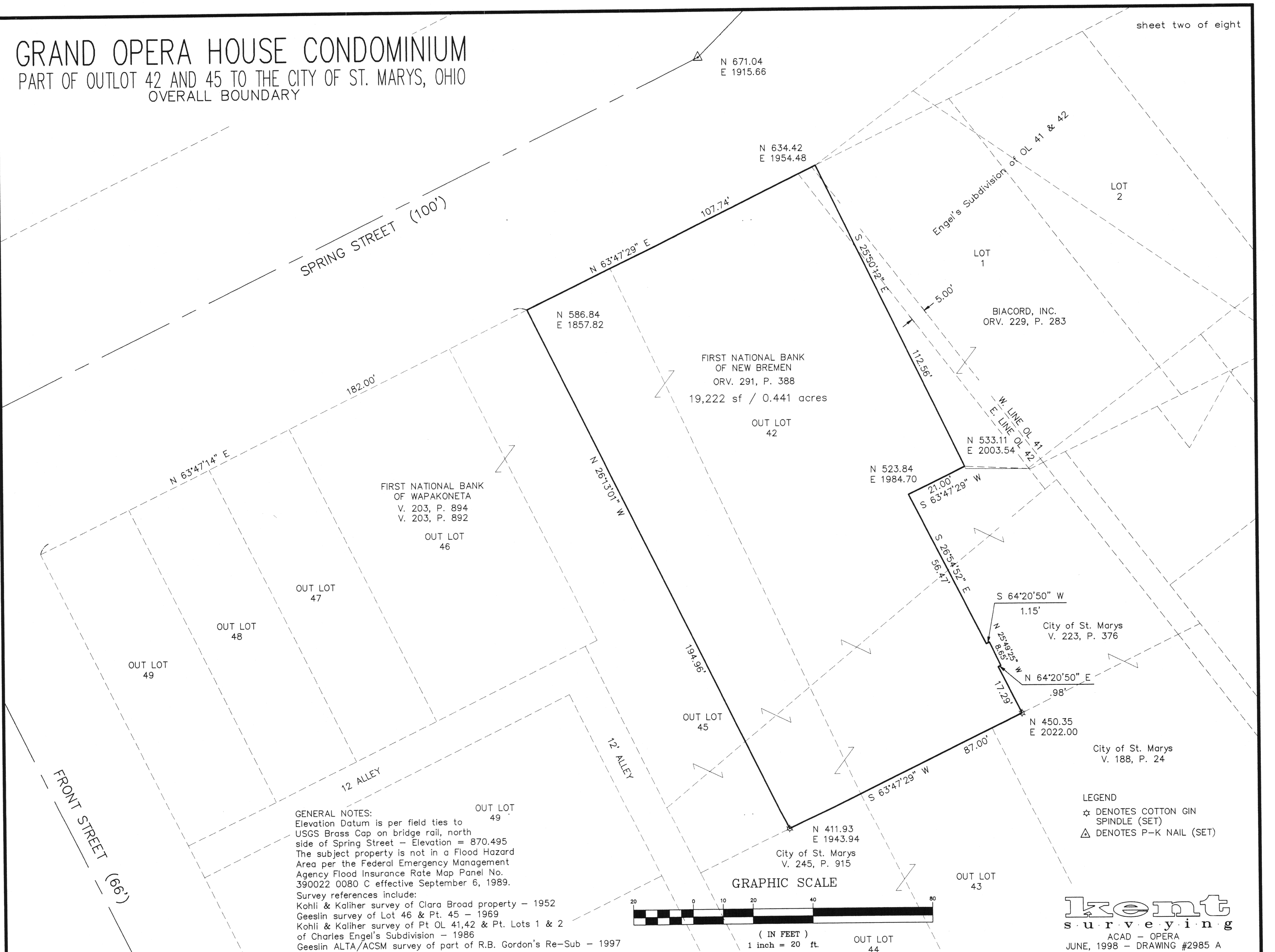


GRAND OPERA HOUSE CONDOMINIUM

PART OF OUTLOT 42 AND 45 TO THE CITY OF ST. MARYS, OHIO
OVERALL BOUNDARY



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GRAND OPERA HOUSE CONDOMINIUM

PART OF OUTLOT 42 AND 45 TO THE CITY OF ST. MARYS, OHIO

CONTENTS

SHEET ONE	TITLE SHEET
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SHEET FIVE	FIRST FLOOR
SHEET SIX	SECOND FLOOR
SHEET SEVEN	UTILITIES
SHEET EIGHT	ELEVATIONS

CERTIFICATION

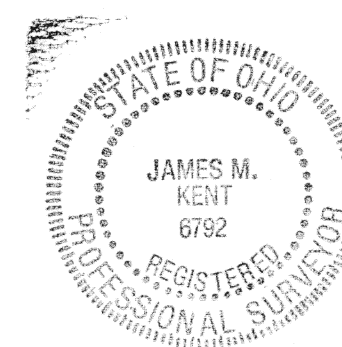
We, Dan A. Bennett, Professional Engineer, State of Ohio No. 42353, and James M. Kent, Professional Surveyor, State of Ohio No. 6792, do hereby certify that these drawings accurately show graphically the location, dimensions and configurations of Units 1, 2, 3, 4, and 5 of the Grand Opera House Condominiums as constructed.

Dated at Wapakoneta, Ohio, July 15, 1998

By: Dan Allen Bennett
Professional Engineer No.



By: James M. Kent 11/5/98
Professional Surveyor No.

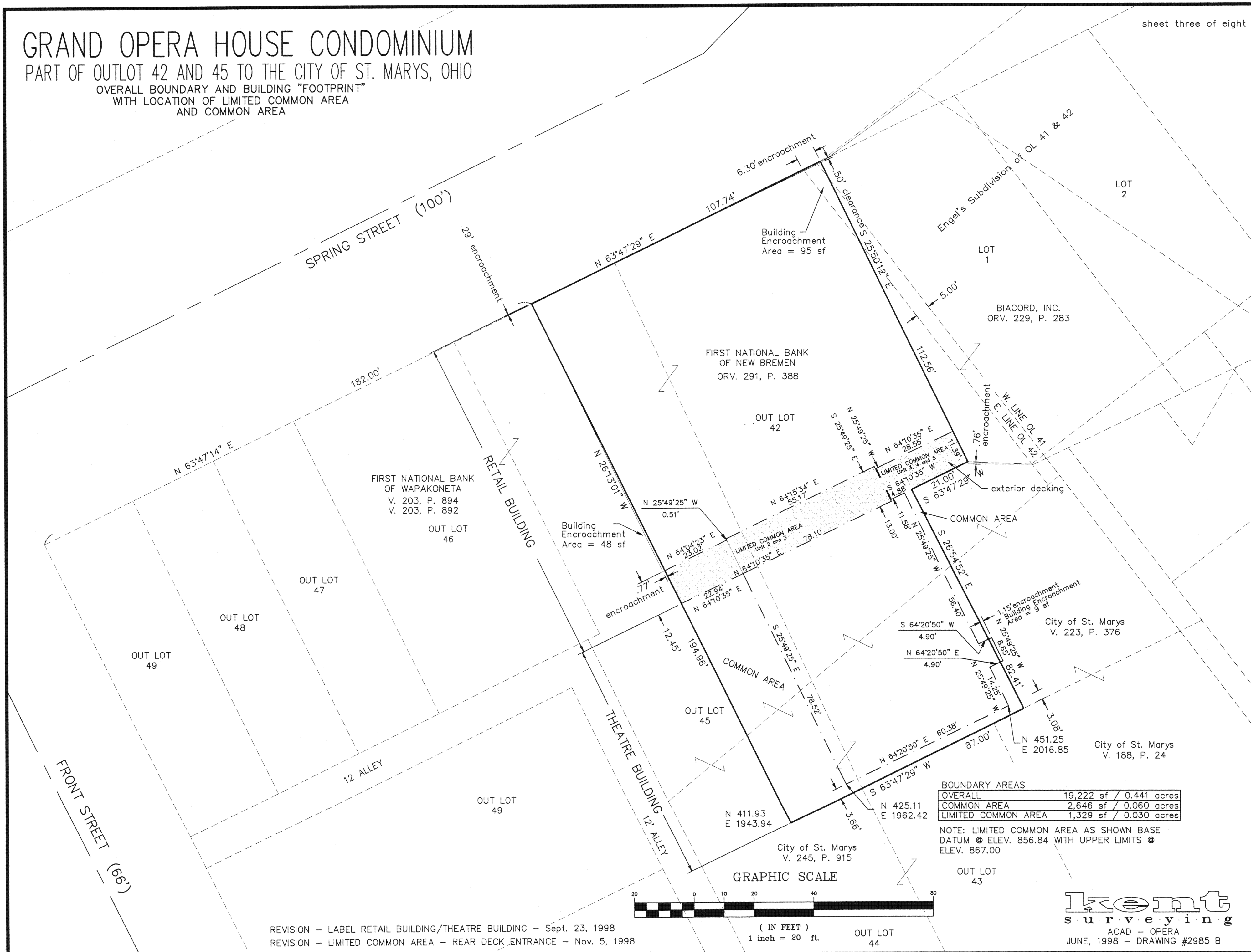


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JUNE, 1998 - DRAWING #2985 AA

GRAND OPERA HOUSE CONDOMINIUM

PART OF OUTLOT 42 AND 45 TO THE CITY OF ST. MARYS, OHIO

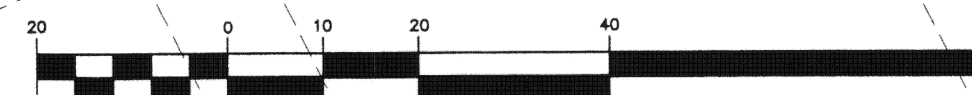
OVERALL BOUNDARY AND BUILDING "FOOTPRINT"
WITH LOCATION OF LIMITED COMMON AREA
AND COMMON AREA



BOUNDARY AREAS	
OVERALL	19,222 sf / 0.441 acres
COMMON AREA	2,646 sf / 0.060 acres
LIMITED COMMON AREA	1,329 sf / 0.030 acres

NOTE: LIMITED COMMON AREA AS SHOWN BASE
DATUM @ ELEV. 856.84 WITH UPPER LIMITS @
ELEV. 867.00

GRAPHIC SCALE



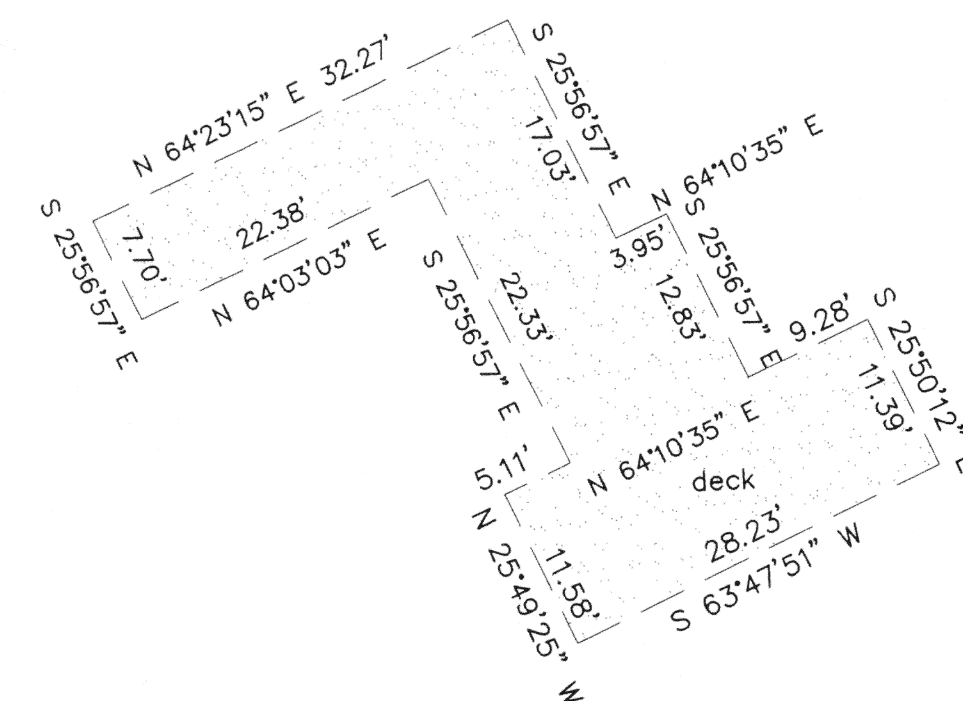
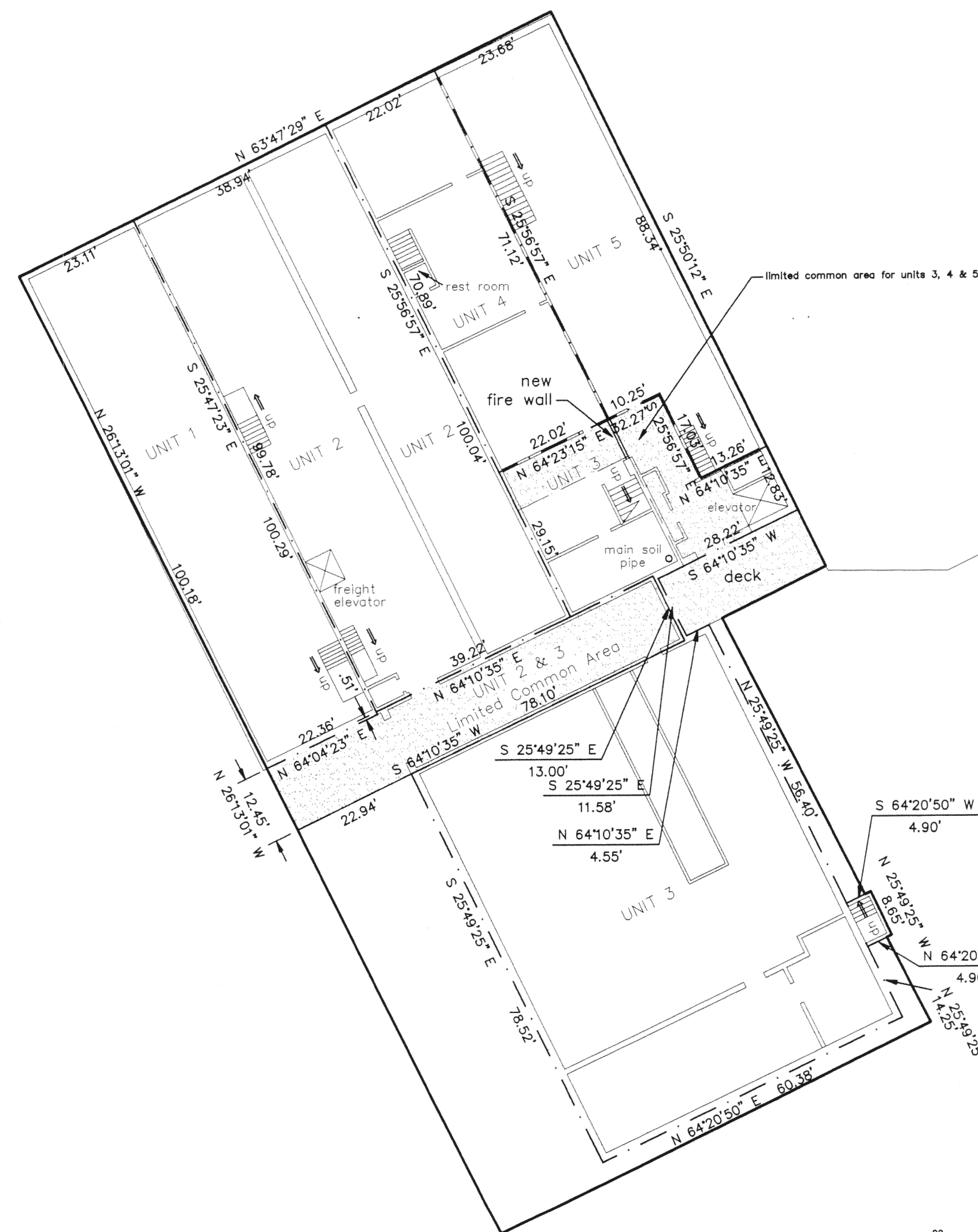
(IN FEET)
1 inch = 20 ft.

REVISION - LABEL RETAIL BUILDING/THEATRE BUILDING - Sept. 23, 1998
REVISION - LIMITED COMMON AREA - REAR DECK ENTRANCE - Nov. 5, 1998

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GRAND OPERA HOUSE CONDOMINIUM

PART OF OUTLOT 42 AND 45 TO THE CITY OF ST. MARYS, OHIO
SUBDIVISION OF BUILDING BY UNIT — BASEMENT LEVEL
WITH LOCATION OF LIMITED COMMON AREA



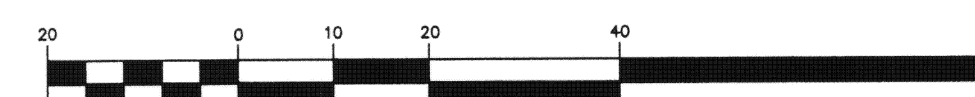
DETAIL OF LIMITED COMMON AREA
FOR UNITS 3, 4 & 5

BASEMENT AREAS

UNIT 1	2,278 sf / 0.052 acres
UNIT 2	3,901 sf / 0.089 acres
UNIT 3	5,927 sf / 0.136 acres
UNIT 4	1,563 sf / 0.035 acres
UNIT 5	1,907 sf / 0.043 acres
LIMITED COMMON AREA	1,329 sf / 0.030 acres

NOTE: Unit 2 usage of basement area under Unit 3 and Unit 2's Limited Common Area usage shall not be permitted above the elevation of 867.00.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

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REVISION—FIRE WALL & LIMITED COMMON AREA — Sept. 23, 1998
REVISION—DECK INCLUDED IN LIMITED COMMON AREA — Nov. 5, 1998

GRAND OPERA HOUSE CONDOMINIUM

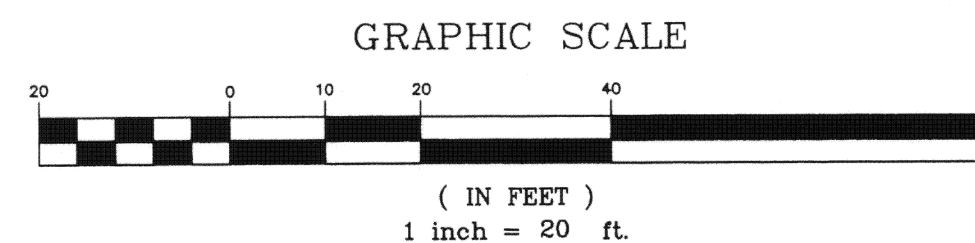
PART OF OUTLOT 42 AND 45 TO THE CITY OF ST. MARYS, OHIO
SUBDIVISION OF BUILDING BY UNIT - FIRST FLOOR



FIRST FLOOR (street level) AREAS

UNIT 1	2,278 sf / 0.052 acres
UNIT 2	2,191 sf / 0.050 acres
UNIT 3	8,306 sf / 0.190 acres
UNIT 4	1,343 sf / 0.030 acres
UNIT 5	2,168 sf / 0.049 acres

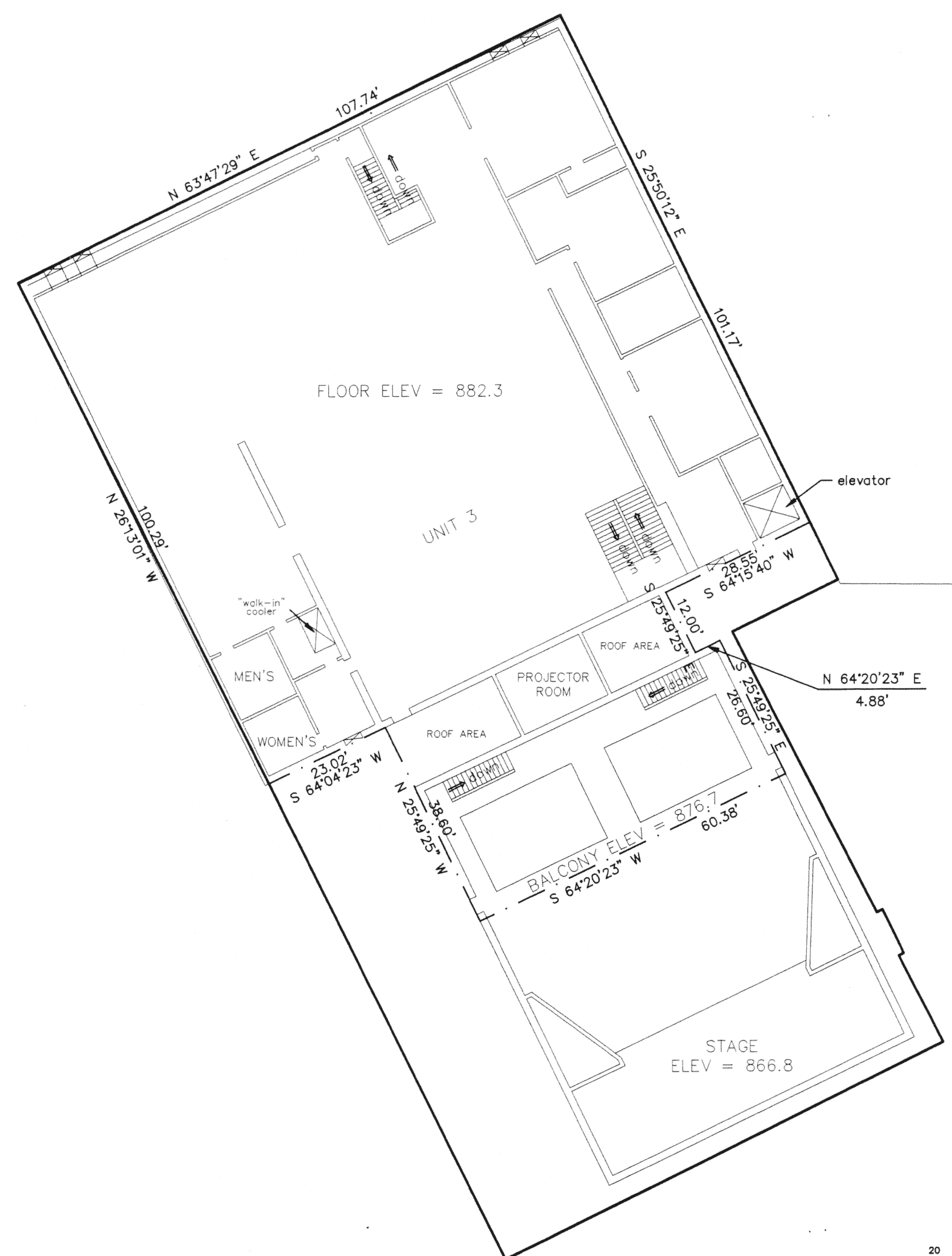
NOTE: Unit 1, 2, 4 & 5 street level usage shall not be permitted above elevation 882.2.



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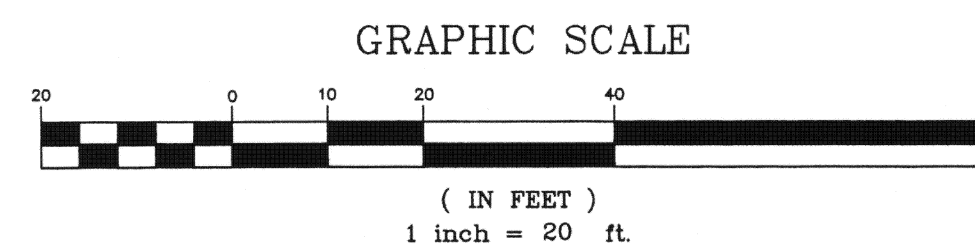
GRAND OPERA HOUSE CONDOMINIUM

PART OF OUTLOT 42 AND 45 TO THE CITY OF ST. MARYS, OHIO
SUBDIVISION OF BUILDING BY UNIT - 2nd FLOOR LEVEL



SECOND FLOOR (Upper Level)

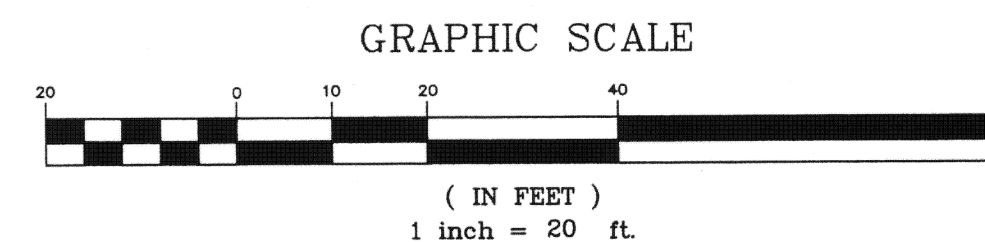
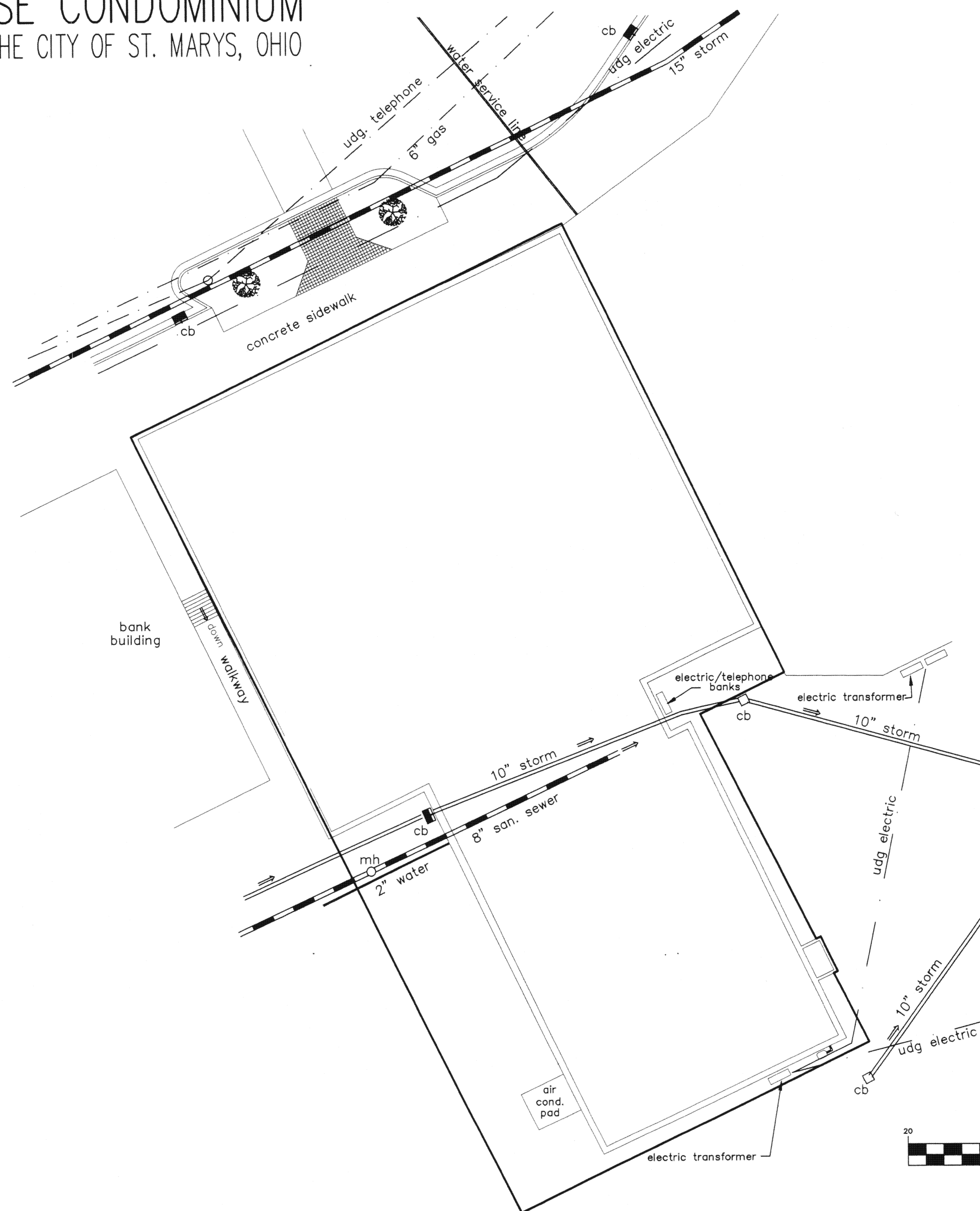
UNIT 1	N/A
UNIT 2	N/A
UNIT 3	13,065 sf / 0.299 acres
UNIT 4	N/A
UNIT 5	N/A



GRAND OPERA HOUSE CONDOMINIUM

PART OF OUTLOT 42 AND 45 TO THE CITY OF ST. MARYS, OHIO

SITE UTILITIES



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JUNE, 1998 - DRAWING #2985 G

GRAND OPERA HOUSE CONDOMINIUM

PART OF OUTLOT 42 AND 45 TO THE CITY OF ST. MARYS, OHIO

BUILDING ELEVATIONS

sheet eight of eight

