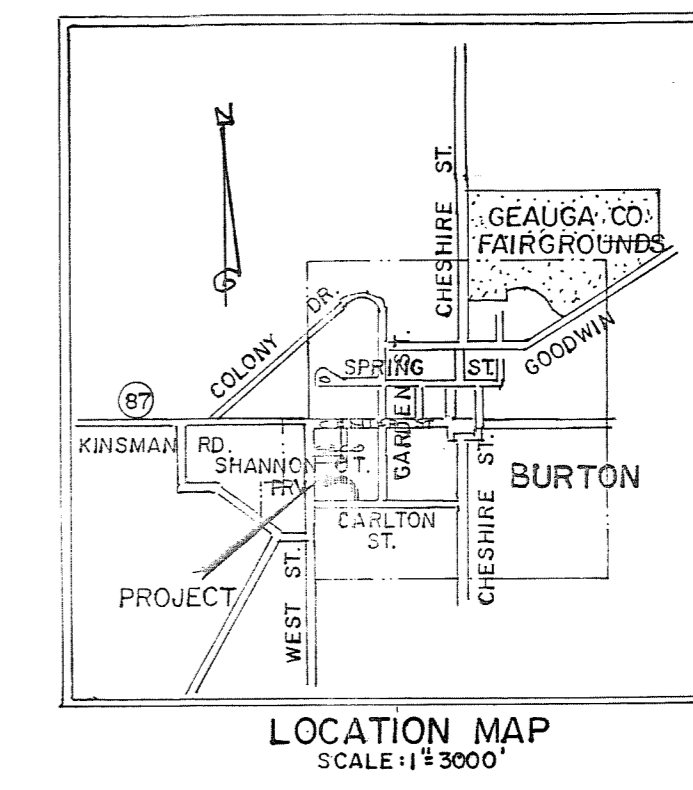


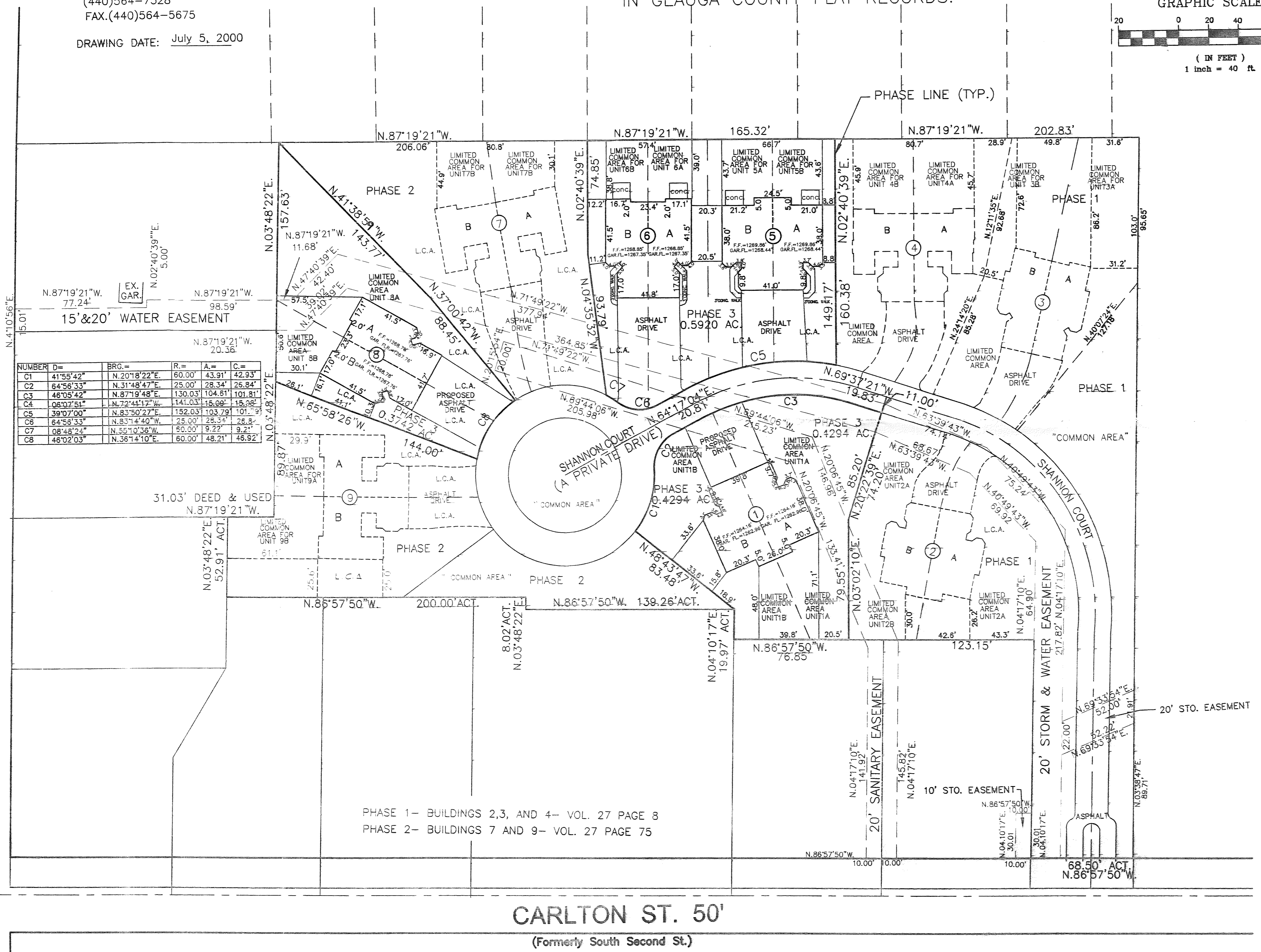
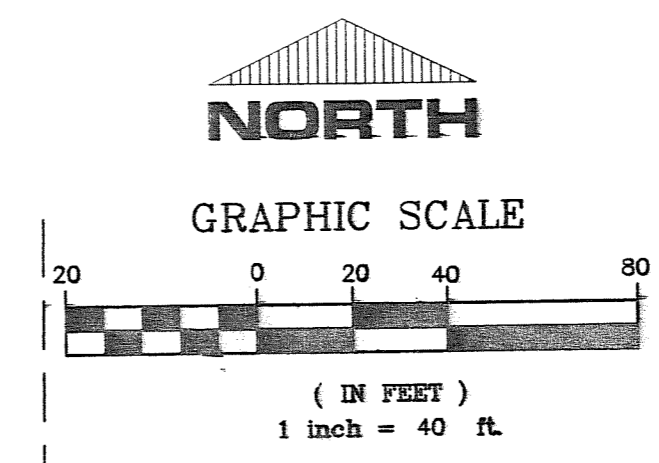
EXHIBIT "B" TO DECLARATION OF CONDOMINIUM FOR SHANNON COURT (PHASE 3) OF GEAGA CONDOMINIUM AND AMENDMENTS TO PHASE 1 AND 2

SITUATED IN THE VILLAGE OF BURTON COUNTY
OF GEAGA AND STATE OF OHIO AND KNOWN AS
BEING PART OF ORIGINAL LOTS 41 AND 42 IN
GREAT LOT 45 IN THE VILLAGE OF BURTON AS
RECORDED BY PLAT VOLUME 1, PAGE 24 AND 25
IN GEAGA COUNTY PLAT RECORDS.



PREPARED BY:
RUDY E. SCHWARTZ
PROFESSIONAL LAND SURVEYOR
15750 AUBURN ROAD
NEWBURY, OHIO 44065
(440)564-7528
FAX: (440)564-5675

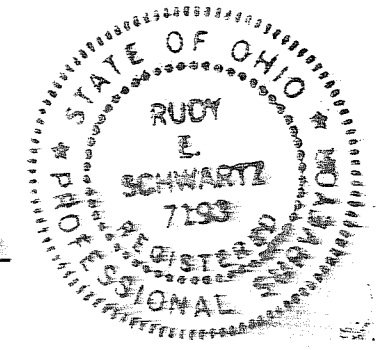
DRAWING DATE: July 5, 2000



NUMBER	D=	BRO.	R=	A=	C=
C1	41°55'42"	N.20°18'22"E	60.00'	43.91'	42.93'
C2	64°56'33"	N.31°48'47"E	25.00'	28.34'	26.84'
C3	48°05'42"	N.8°19'48"E	130.03'	104.61'	101.81'
C4	08°07'51"	N.72°41'17"W	141.03'	16.98'	15.98'
C5	39°07'00"	N.83°50'27"E	152.03'	103.79'	101.79'
C6	84°58'33"	N.83°44'01"W	28.00'	28.31'	28.84'
C7	08°48'24"	N.55°10'36"W	80.00'	9.22'	9.21'
C8	48°02'03"	N.36°14'10"E	60.00'	48.21'	48.92'

SURVEYORS CERTIFICATION:

I DO HEREBY CERTIFY THE BUILDINGS OF THE DECLARATION OF CONDOMINIUM FOR SHANNON COURT PHASE 3 OF GEAGA CONDOMINIUM LOCATED AS SHOWN ON THIS DRAWING, CONSISTING OF SHEET 1, AND THE ELEVATIONS ABOVE SEA LEVEL ARE CORRECT AND SAID DRAWING ACCURATELY SHOW THE BUILDINGS AS CONSTRUCTED TO THE BEST OF MY KNOWLEDGE AND BELIEF. DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF, BEARINGS ARE TO AN ASSUMED MERIDIAN AND ARE SHOWN TO INDICATE ANGLES ONLY.



Rudy E. Schwartz 7-5-00
RUDY E. SCHWARTZ PROFESSIONAL SURVEYOR NO. 7193

ELLANDELL, INC. AN OHIO CORPORATION, HEREBY GRANTS A PERPETUAL EASEMENT TO THE VILLAGE OF BURTON, THE CLEVELAND ELECTRIC ILLUMINATING, AMERITECH TELEPHONE COMPANY, THE EAST OHIO GAS COMPANY, CABLEVISION OF GEAGA COUNTY, THE VILLAGE OF BURTON WATER DEPARTMENT AND THE VILLAGE OF BURTON SANITARY DEPARTMENT AND ALL OTHER PUBLIC UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS THE GRANTEE) TO ENTER UPON THE COMMON AREA AND EASEMENTS AS SPECIFIED AND DESIGNATED AS SUCH UPON THIS CONDOMINIUM PLAT AS AMENDED FROM TIME TO TIME UNDER, OVER THROUGH NOW AND AS A RESULT OF FUTURE AMENDMENTS OF SAID CONDOMINIUM PLAT OR PLATS, FOR THE PURPOSE OF INSTALLING, TO CONSTRUCT, TO PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT OR RELOCATE SUCH UNDERGROUND STORM SEWERS, SANITARY SEWERS, ELECTRIC, OIL, GAS, WATER AND COMMUNICATION SYSTEM CABLE, DUCTS, CONDUITS, PIPES, MANHOLES, SURFACE OR GROUND INSTALLED TRANSFORMERS, PEDESTALS, CONCRETE PADS, REGULATING AND METERING EQUIPMENT, SURFACE MARKERS AND OTHER BELOW AND ABOVE GROUND FACILITIES, FIXTURES AND APPURTENANCES AS ARE DEEMED NECESSARY OR CONVENIENT BY MUTUAL CONSENT OF THE DECLARANT AND GRANTEE FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, OIL, WATER, COMMUNICATION SIGNALS, STORM WATER AND SANITARY SEWAGE FOR PUBLIC AND PRIVATE USE AS ARE LOCATED HEREON NOW AND AS A RESULT OF FUTURE AMENDMENTS OF SAID CONDOMINIUM PLAT OR PLATS.

DECLARANT HEREBY GRANTS UNTO THE VILLAGE OF BURTON, GEAGA COUNTY, OHIO THE FULL OWNERSHIP OF ALL WATER MAINS, SANITARY SEWER MAINS, INCLUDING ALL APPURTENANCES NOW OR HEREAFTER INSTALLED UNDER, OVER, AND THROUGH THE AREAS OF THE CONDOMINIUM PLAT OR PLATS AS AMENDED FROM TIME TO TIME UPON THE COMMON AREA AND EASEMENTS AS SPECIFIED AND DESIGNATED AS SUCH, AND FURTHER DEDICATES SUCH ITEMS TO THE OWNERSHIP, CARE, USE AND CONTROL OF SAID VILLAGE. THE DRAWING ARE SUBJECT TO FUTURE MODIFICATIONS AND TO EASEMENTS AS SPECIFIED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP FILED HEREWITH.

I, THE UNDERSIGNED MARY LAMBERT, PRESIDENT OF ELLANDELL, INC., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS SHANNON COURT OF GEAGA CONDOMINIUM, DO HEREBY ASSENT TO AND ADOPT THIS PLAT OF SAME, AND ACKNOWLEDGE THAT THE SAME WAS MADE AT OUR REQUEST AND DO HEREBY DEDICATE TO PUBLIC USE THE EASEMENTS, SANITARY SEWERS, WATER MAINS AND RELATED APPURTENANCES

ELLANDELL, INC.
Mary Lambert President 7-5-00
MARY LAMBERT PRESIDENT DATE:

STATE OF OHIO) BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY OF) PERSONALLY APPEARED THE ABOVE NAMED MARY LAMBERT, PRESIDENT OF ELLANDELL, INC., WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HER FREE ACT AND DEED AS PRESIDENT OF ELLANDELL, INC., IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS ____ DAY OF ____ 2000 AT ____, OHIO.

[Signature]
NOTARY PUBLIC

Description Approved
Geauga County Engineer
By *[Signature]* 7-2-2000
Chase only



ZARANEC SURVEYING CO.

Professional Land Surveyors

PHASE 3 - BUILDING 1 - SHANNON COURT OF GEAUGA CONDOMINIUM

PAGE 1

A - 05-003692

B - 05-003693

Situated in the Village of Burton, County of Geauga and State of Ohio and known as being part of Original Lots 41 and 42 in Great Lot 45 in The Village of Burton as Recorded by Plat Volume 1, Page 24 and 25 in Geauga County Plat Records and bounded and described as follows:

Beginning at the intersection of the centerline of Rapids Road, 50 feet wide (formerly West Street), with the centerline of Carlton Street, 50 feet wide (formerly South Second Street).

Thence South 86 degrees 57 minutes 50 seconds East, 25.00 feet along the centerline of said Carlton Street to its intersection with the easterly line of said Rapids Road;

Thence North 03 degrees 48 minutes 22 seconds East along the easterly line of said Rapids Road, 5.00 feet to the Southwest corner of said Original Lot 41;

Thence South 86 degrees 57 minutes 50 seconds East along the southerly line of said Original Lots 41 and 42, 683.06 feet to a point therein;

Thence North 04 degrees 10 minutes 17 seconds East passing through a 5/8 inch iron pin set at 20.00 feet, 165.03 feet to a 5/8 inch iron pin set;

Thence North 86 degrees 57 minutes 50 seconds West, 123.15 feet to the principal place of beginning of the parcel herein described;

Thence North 86 degrees 57 minutes 50 seconds West, 76.85 feet to a 5/8 inch iron pin set in the easterly line of a parcel of land conveyed to Joseph M. and Joanne M. Rought by Deed Volume 690, Page 1022 O.R.G.C.;

Thence North 04 degrees 10 minutes 17 seconds East along the easterly line of said parcel of land conveyed to Joseph M. and Joanne M. Rought, 19.97 feet to a 5/8 inch iron pin set at the Northeast corner thereof;

Thence North 48 degrees 43 minutes 47 seconds West, 83.48 feet to a point;

Thence Northeasterly along the arc of a circle deflecting to the left 43.91 feet, said curve having a radius of 60.00 feet and a chord which bears North 20 degrees 18 minutes 22 seconds East 42.93 feet to a point;

Thence Northeasterly along the arc of a circle deflecting to the right 28.34 feet, said curve having a radius of 25.00 feet and a chord which bears North 31 degrees 48 minutes 47 seconds East 26.84 feet to a point;

Thence North 64 degrees 17 minutes 04 seconds East, 20.81 feet;

Thence Northeasterly along the arc of a circle deflecting to the right 104.61 feet, said curve having a radius of 130.03 feet and a chord which bears North 87 degrees 19 minutes 48 seconds East 101.81 feet to a point;

Thence South 69 degrees 37 minutes 21 seconds East, 19.83 feet to a point;

(440) 543-1403

Fax: (440) 543-8798

Knowles Industrial Park

16744 W. Park Circle Drive

Chagrin Falls, Ohio 44023

John M. Zaranec, Jr.
President



ZARANEC SURVEYING CO.

Professional Land Surveyors

PHASE 3 - BUILDING 1 - SHANNON COURT OF GEAUGA CONDOMINIUM

PAGE 2

Thence South 20 degrees 22 minutes 39 seconds West, 74.20 feet to a point;

Thence South 03 degrees 02 minutes 10 seconds West, 79.55 feet to the principal place of beginning and containing 18,704 square feet or 0.4294 acres of land as calculated by John M. Zaranec, Jr. P.S.
7126 of Zaranec Surveying Co. Plat 11

By R.S. 8-2-2000
closure only

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John M. Zaranec, Jr.
President



ZARANEC SURVEYING CO.

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PHASE 3 - BUILDING 5 AND 6 - SHANNON COURT OF GEAUGA CONDOMINIUM

PAGE 1

5 A - 05-003625
B - 05-003627

6 A - 05-003628
B - 05-003629

Situated in the Village of Burton, County of Geauga and State of Ohio and known as being part of Original Lots 41 and 42 in Great Lot 45 in The Village of Burton as Recorded by Plat Volume 1, Page 24 and 25 in Geauga County Plat Records and bounded and described as follows:

Beginning at the intersection of the centerline of Rapids Road, 50 feet wide (formerly West Street), with the centerline of Carlton Street, 50 feet wide (formerly South Second Street).

Thence South 86 degrees 57 minutes 50 seconds East, 25.00 feet along the centerline of said Carlton Street to its intersection with the easterly line of said Rapids Road;

Thence North 03 degrees 48 minutes 22 seconds East along the easterly line of said Rapids Road, 5.00 feet to the Southwest corner of said Original Lot 41;

Thence South 86 degrees 57 minutes 50 seconds East along the southerly line of said Original Lots 41 and 42, 683.06 feet to a point therein;

Thence North 04 degrees 10 minutes 17 seconds East passing through a 5/8 inch iron pin set at 20.00 feet, 165.03 feet to a 5/8 inch iron pin set;

Thence North 86 degrees 57 minutes 50 seconds West, 123.15 feet to a point;

Thence North 03 degrees 02 minutes 10 seconds East, 79.55 feet to a point;

Thence North 20 degrees 22 minutes 39 seconds East, 85.20 feet to a point;

Thence North 69 degrees 37 minutes 21 seconds West, 19.83 feet to a point;

Thence Northwesterly along the arc of a circle deflecting to the left 15.09 feet, said curve having a radius of 141.03 feet and a chord which bears North 72 degrees 41 minutes 17 seconds West 15.08 feet to a point;

Thence North 02 degrees 40 minutes 39 seconds East 11.21 feet to the principal place of beginning of the parcel herein described;

Thence Southwesterly along the arc of a circle deflecting to the left 103.79 feet, said curve having a radius of 152.03 feet and a chord which bears South 83 degrees 50 minutes 27 seconds West 101.79 feet to a point;

Thence South 64 degrees 17 minutes 04 seconds West, 20.81 feet to a point;

Thence Northwesterly along the arc of a circle deflecting to the right 28.34 feet, said curve having a radius of 25.00 feet and a chord which bears North 83 degrees 14 minutes 40 seconds West 26.84 feet to a point;

Thence Northwesterly along the arc of a circle deflecting to the left 9.22 feet, said curve having a radius of 60.00 feet and a chord which bears North 55 degrees 10 minutes 36 seconds West 9.21 feet to a point;

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President



ZARANEC SURVEYING CO.

Volume 6, Page 151-153 G.C.P.R.;

Thence South 87 degrees 19 minutes 21 seconds East along the southerly line of said Seco and Elmar Subdivision, 165.32 feet to a point therein;

Thence South 02 degrees 40 minutes 39 seconds West, 149.17 feet to the principal place of beginning and containing 25,788 square feet or 0.5920 acres of land as calculated by John M. Zaranec, Jr. P.S. 7126 of Zaranec Surveying Co. Dated November, 1998.

The courses used in this description are based on an assumed meridian and are intended to indicate angles only.

Description Approved
Geauga County Engineer

By

R.S.

8-2-2000

Closure only

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Fax: (440) 543-8798

Knowles Industrial Park

16744 W. Park Circle Drive

Chagrin Falls, Ohio 44023

John M. Zaranec, Jr.
President



ZARANEC SURVEYING CO.

Professional Land Surveyors

PHASE 3 - BUILDING 8 - SHANNON COURT OF GEAUGA CONDOMINIUM

PAGE 1

A = 05-003690
B = 05-003691

Situated in the Village of Burton, County of Geauga and State of Ohio and known as being part of Original Lots 41 and 42 in Great Lot 45 in The Village of Burton as Recorded by Plat Volume 1, Page 24 and 25 in Geauga County Plat Records and bounded and described as follows:

Beginning at the intersection of the centerline of Rapids Road, 50 feet wide (formerly West Street), with the centerline of Carlton Street, 50 feet wide (formerly South Second Street).

Thence South 86 degrees 57 minutes 50 seconds East, 25.00 feet along the centerline of said Carlton Street to its intersection with the easterly line of said Rapids Road;

Thence North 03 degrees 48 minutes 22 seconds East along the easterly line of said Rapids Road, 5.00 feet to the Southwest corner of said Original Lot 41;

Thence South 86 degrees 57 minutes 50 seconds East along the southerly line of said Original Lots 41 and 42, 683.06 feet to a point therein;

Thence North 04 degrees 10 minutes 17 seconds East passing through a 5/8 inch iron pin set at 20.00 feet, 165.03 feet to a 5/8 inch iron pin set;

Thence North 86 degrees 57 minutes 50 seconds West, 200.00 feet to a 5/8 inch iron pin set in the easterly line of a parcel of land conveyed to Joseph M. and Joanne M. Rought by Deed Volume 690, Page 1022 O.R.G.C.;

Thence North 04 degrees 10 minutes 17 seconds East along the easterly line of said parcel of land conveyed to Joseph M. and Joanne M. Rought, 19.97 feet to a 5/8 inch iron pin set at the Northeast corner thereof;

Thence North 86 degrees 57 minutes 50 seconds West along the northerly line of said parcel of land conveyed to Joseph M. and Joanne M. Rought and the northerly line of a parcel of land conveyed to Joseph M. and Joanne M. Rought by Deed Volume 1004, Page 813 O.R.G.C., 139.26 feet to a 5/8 inch iron pin set at its intersection with the easterly line of a parcel of land conveyed to Robert Louis Bukovics by Deed Volume 1004, Page 811 O.R.G.C.;

Thence North 03 degrees 48 minutes 22 seconds East along the easterly line of said parcel of land conveyed to Robert Louis Bukovics, 8.02 feet to a 5/8 inch iron pin set at the Northeasterly corner thereof from which point a "Temple" iron pin found bears 1.15 feet South 03 degrees 02 minutes 10 seconds West and 1.09 feet South 86 degrees 57 minutes 50 seconds East;

Thence North 86 degrees 57 minutes 50 seconds West along the northerly line of said parcel of land conveyed to Robert Louis Bukovics and its prolongation, 200.00 feet to a 5/8 inch iron pin set at its intersection with the easterly line of a parcel of land conveyed to Teresa A. Collins by Deed Volume 931, Page 492 O.R.G.C.;

Thence North 03 degrees 48 minutes 22 seconds East along the easterly line of said parcel of land conveyed to Teresa A. Collins, 52.91 feet to its intersection with the southerly line of a parcel of land conveyed to Lowell G. and Laurie Taylor by Deed Volume 816, Page 14 O.R.G.C. from which point a "Temple" iron pin found bears 0.02 feet South 02 degrees 40 minutes 39 seconds West and 0.93 feet

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John M. Zaranec, Jr.
President



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Professional Land Surveyors

PHASE 3 - BUILDING 8 - SHANNON COURT OF GEAUGA CONDOMINIUM

PAGE 2

South 87 degrees 19 minutes 21 seconds East

Thence North 03 degrees 48 minutes 22 seconds East along the easterly line of said parcel of land conveyed to Lowell G. and Laurie Taylor and a parcel of land conveyed to Grace Homes, Inc. by Deed Volume 1025, Page 346 O.R.G.C., 157.63 feet to its intersection with the southerly line of Seco and Elmar Subdivision as recorded by Plat Volume 6, Page 151-153 G.C.P.R. from which point a 1 inch pipe found bears 0.40 feet South 87 degrees 19 minutes 21 seconds East and 0.17 feet North 02 degrees 40 minutes 39 seconds East;

Thence South 41 degrees 38 minutes 59 seconds East, 143.77 feet to a point;

Thence South 37 degrees 00 minutes 42 seconds East, 88.45 feet to a point;

Thence southwesterly along the arc of a circle deflecting to the left 48.21 feet, said curve having a radius of 60.00 feet and a chord which bears South 36 degrees 14 minutes 10 seconds West 46.92 feet to a point;

Thence North 65 degrees 58 minutes 26 seconds West, 144.00 feet to the principal place of beginning and containing 16,299 square feet or 0.3742 acres of land as calculated by John M. Zaranec, Jr. P.S. 7126 of Zaranec Surveying Co. Dated November, 1998.

The courses used in this description are based on an assumed meridian and are intended to indicate angles only.

Description Approved
Geauga County Engineer

By

R.S.

8-2-2000

Closure only

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