

EXHIBIT "B"
SURVEYOR'S CERTIFICATE

"I, Ralph W. Kempke, Registered Professional Land Surveyor, State of Ohio, do hereby certify to ECI Services of Ohio, Inc., JPII Properties, Inc., and N.M. and R.M. Gattozzi that (1) the plat hereon is a true, correct and accurate representation of the property as determined by an on-ground survey; the lines and dimensions of said property being indicated by plat, the improvements are within the boundaries of the property set back from the property lines the distance as indicated and there are no visible encroachments, conflicts or protrusions except as shown on the plat; (2) the subject property abuts a dedicated public street or road as indicated; (3) no part of the subject property lies in a Special Flood Hazard Area or other flood hazard or flood plain area however designated, as determined by or in accordance with criteria established by the Federal Insurance Administration or as determined by or in accordance with criteria established by any city or governmental authority having jurisdiction; and (4) this professional service conforms to the current ALTA/ACSM Minimum Detail Survey Requirements

I CERTIFY THAT THE BOUNDARY SURVEY IS IN ACCORDANCE WITH MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. DISTANCE SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF IF IRON PINS WERE FOUND OR SET AS SHOWN. I CERTIFY ALL TO BE CORRECT. CENTERLINE BEARING OF WARD DRIVE DEDICATION MAP RECORDED IN VOLUME 7, PAGE 48 USED FOR DETERMINING BEARINGS OF SURVEY.

Ralph W. Kempke
RS 406257

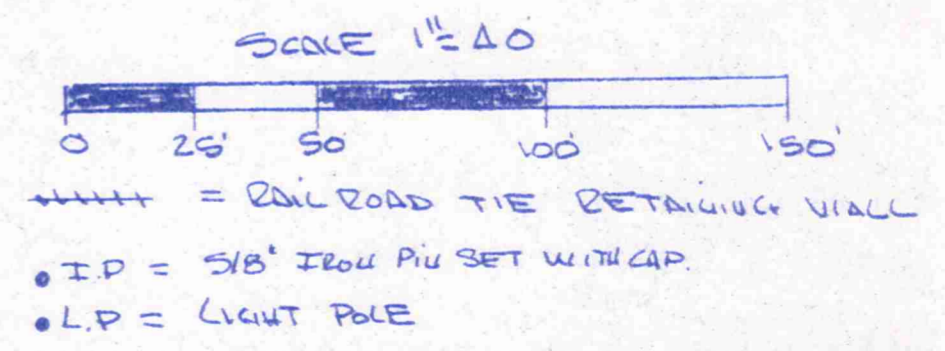
[SEAL]

Ralph W. Kempke
(name printed) *Ralph W. Kempke*
R.P.L.S. No. 6257
Date: January 14, 1998



SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

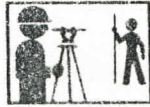
R.S. 1/27/98 (Revised)
OFFICE OF THE
GAUGA COUNTY ENGINEER



ALTA/ACSM SURVEY FOR N.M. AND R.M. GATTOZZI OF 1.9108 ACRES OF LAND LOCATED AT 12524 CHILLICOTHE ROAD CHESTERLAKE OH.		
SCALE: 1" = 40'	APPROVED BY:	DRAWN BY: R.W.K.
DATE: JAN 14, 1998		REVISED:
AND KNOWN AS BEING A PART OF ORIGINAL LOT 403A, TRACT 403 IN CHESTER TOWNSHIP		
GAUGA COUNTY, STATE OF OHIO		DRAWING NUMBER:

CHE00042
CHE00042

Gattozzi
picked up 1-23-1998
11-111300



Ralph W. Kempke Surveying

Professional Land Surveyor

11771 Jason Avenue
Concord, Ohio 44077

(216) 639-8512
Fax (216) 350-9425

Legal Description of 1.9108 Acres of Land

Situated in the Township of Chester, County of Geauga and State of Ohio and known as being a part of Original Lot No. 34, Tract No. 3 in said Township and is bounded and described as follows:

Beginning at a point at the intersection of the centerline of Ward Drive with the centerline of Chillicothe Road, thence South $4^{\circ}-44'-00''$ West, along the centerline of Chillicothe Road a distance of 182.00 feet to a P.K. Nail set at the Southeast Corner of Land conveyed to S. Travarca by deed recorded in Volume 747, Page 1008 of Geauga County Deed Records, said point being the Principal of beginning of the premises herein intended to be described.

- Course I Thence North $85^{\circ}-25'-08''$ West, along the southerly line of said Travarca lands a distance of 479.70 feet to a $5/8''$ Iron Pin Set at the southwest corner thereof.
- Course II Thence North $4^{\circ}-44'-00''$ East along the westerly line of said Travarca lands a distance of 181.55 feet to a P.K. Nail Set in the centerline of Ward Drive
- Course III Thence North $85^{\circ}-28'-20''$ West along the centerline of Ward Drive a distance of 20.00 feet to a P.K. Nail Set at the Northeast Corner of Land conveyed to C. and J. Scicolone by Deed recorded in Volume 531, Page 836 of Geauga County Deed Records.
- Course IV Thence South $4^{\circ}-44'-00''$ West along the easterly line of said Scicolone lands a distance of 181.53 feet to a $5/8''$ Iron Pin Set at the southeasterly corner thereof.
- Course V Thence along the southerly line of said Scicolone lands the following courses, North $85^{\circ}-25'-08''$ West a distance of 201.00 feet to a $5/8''$ Iron Pin Set.
- Course VI Thence South $4^{\circ}-34'-52''$ West, 5.00 feet to a $5/8''$ Iron Pin Set.
- Course VII Thence North $85^{\circ}-25'-08''$ West, 35.00 feet to a $5/8''$ Iron Pin Set.
- Course VIII Thence North $4^{\circ}-34'-52''$ East, 5.00 feet to a $5/8''$ Iron Pin Set.
- Course IX Thence North $85^{\circ}-25'-08''$ West, 164.39 feet to a Iron Pin Found at Southwest corner of said Scicolones Lands. said point also being in the Easterly line of Land conveyed to R. and W. Rosenbaun by Deed Recorded in Volume 733, Page 780 of Geauga County Deed Records.

Legal Description of
1.9108 Acres of Land
continued

Course X Thence South $0^{\circ}-04'-50''$ East along the easterly line of said Rosenbaum lands and the easterly of line of land conveyed to W. and J. Hugo by Deed recorded in Volmue 731, Page 1118 of Geauga County Deed Records a distance of 89.30 feet to a Iron Pin Set at the Northwest corner of conveyed to N. and E. Gattozzi by Deed recorded in Volume 797, Page 1048 of Geauga County Deed Records.

Course XI Thence South $85^{\circ}-25'08''$ East along the northerly line of said Gattozzi lands a distance of 892.60 feet to a P.K. Nail Set in the centerline of Chillicothe Road.

Course XII Thence North $4^{\circ}-44'-00''$ East along the centerline of Chillicothe Road a distance of 89.00 feet to the Principal Place of beginning and containing 1.9108 Acres of Land as Surveyed and Described in January 1998 by Ralph W. Kempke P.S. No. 6257 be the same more less but subject to all legal highways.

Previous Deed recorded in Volume 732, Page 1288

Centerline bearing of Ward Drive Dedication Map
Recorded in Volmue 7, Page 48 used for determining
bearing of Survey

SURVEY PLAT & LEGAL DESCRIPTION
APPROVED PER R.C. 315.251

R.S. 1/22/98 (Revised)

OFFICE OF THE
GEAUGA COUNTY ENGINEER