

EXHIBIT "A"

AMENDMENT NO. 1

DESCRIPTION OF PARCEL
FOR
THE MEADOWS AT PHEASANT RUN
November 30, 1994

Situated in the City of Ashland, Township of Montgomery, County of Ashland, State of Ohio and known as being a part of the Southwest Quarter of Section No. 16 and more fully described as follows;

Commencing at an iron pin found at the Southeast corner of the Southwest Quarter of Section No. 16, said iron pin also being on the centerline of Davis Road;

thence North $86^{\circ}05'11''$ West, along the South line of Section No. 16, a distance of 244.01 feet to an iron pin, the true place of beginning of the parcel herein described;

thence North $86^{\circ}05'11''$ West, along the South line of Section No. 16, passing thru an iron pin found at 354.00 feet, said iron pin also being at the Northeast corner of Lot Number 3590 of Country Club Estates - Phase 2, as recorded in Plat Volume 10, Page 90 of the Ashland County Deed Records, a total distance of 477.07 feet to an iron pin;

thence North $3^{\circ}59'23''$ East a distance of 78.04 feet to an iron pin found;

thence North $25^{\circ}35'35''$ West a distance of 163.05 feet to an iron pin;

thence North $86^{\circ}05'11''$ West, a distance of 76.12 feet to an iron pin found at the Northeast corner of Lot No. 3589, said iron pin also being at the Southeast corner of lands now owned by Thomas Siler, Trustee, as recorded in Volume 562, Page 511 of the Ashland County Deed Records;

thence North $3^{\circ}59'23''$ East, along the Easterly line of said Siler parcel, a distance of 281.06 feet to an iron pin;

thence South $86^{\circ}05'11''$ East, along the Southerly line of said Siler parcel, a distance of 243.21 feet to an iron pin set;

thence South $3^{\circ}49'52''$ West, a distance of 306.71 feet to an iron pin;

thence South $86^{\circ}10'08''$ East, 367.08 feet to an iron pin;

thence North $3^{\circ}49'52''$ East, a distance of 184.22 feet to an iron pin;

thence South $86^{\circ}10'08''$ East, 267.67 feet to an iron pin on the East line of the Southwest Quarter of Section No. 16, said iron pin also being on the centerline of Davis Road;

thence South $04^{\circ}04'55''$ West, along said East Quarter Section line and said Davis Road centerline, a distance of 268.19 feet to an iron pin;

thence North $86^{\circ}10'08''$ West, 244.50 feet to an iron pin;

thence South $3^{\circ}49'52''$ West, a distance of 110.88 feet to to the true place of beginning containing 5.4855 Acres, but subject to all legal highways and easements of record.

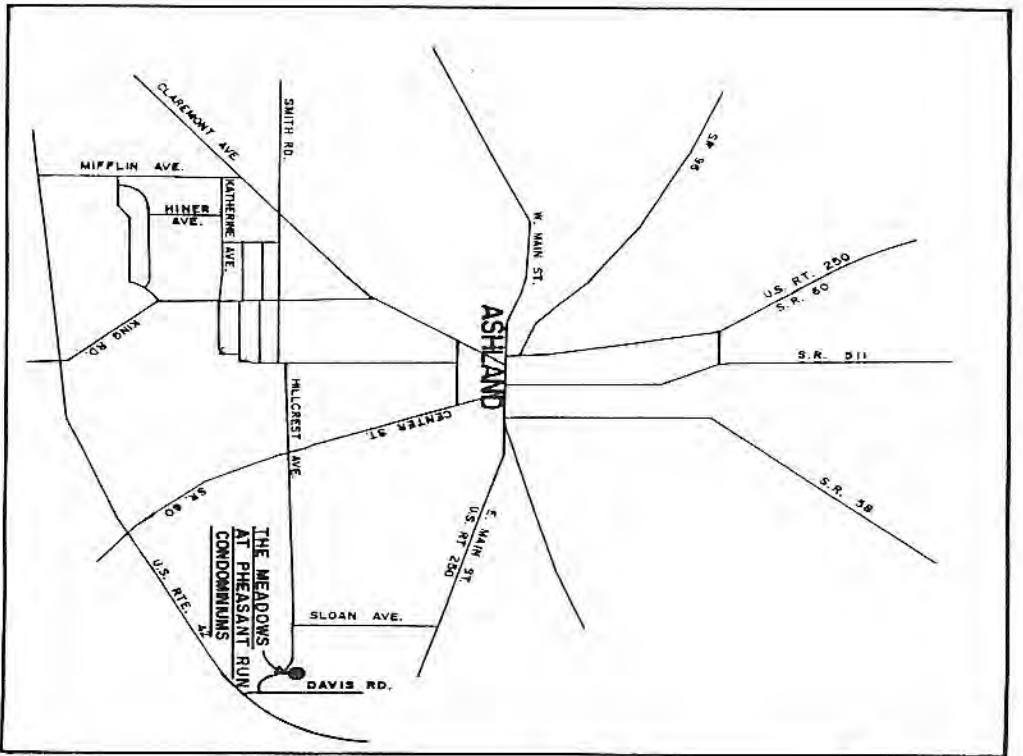
DECLARATION OF CONDOMINIUM
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS

UNIT INFORMATION SHEET

<u>Unit Designation</u>	<u>Unit Type</u> 1 (Two Bedroom--1 car gar.) 2 (Two Bedroom--2 car gar.) 3 (Three Bedroom--2 car gar.)	<u>Par Value</u>	<u>Undivided Interest</u>	<u>Purchase Price</u>
Bldg. 1-A	2	1.051	4.602	\$106,900.00
Bldg. 1-B	2	1.051	4.602	98,900.00
Bldg. 2-A	1	1.000	4.379	106,900.00
Bldg. 2-B	1	1.000	4.379	97,900.00
Bldg. 2-C	1	1.000	4.379	96,900.00
Bldg. 2-D	1	1.000	4.379	105,900.00
Bldg. 3-A	3	1.133	4.960	111,900.00
Bldg. 3-B	1	1.000	4.379	99,900.00
Bldg. 3-C	3	1.133	4.960	111,900.00
Bldg. 3-D	1	1.000	4.379	99,900.00
Bldg. 4-A	1	1.000	4.379	99,900.00
Bldg. 4-B	1	1.000	4.379	99,900.00
Bldg. 4-C	2	1.051	4.602	104,900.00
Bldg. 4-D	2	1.051	4.602	104,900.00
Bldg. 6-A	2	1.051	4.602	102,900.00
Bldg. 6-B	1	1.000	4.379	97,900.00
Bldg. 6-C	2	1.051	4.602	102,900.00
Bldg. 6-D	1	1.000	4.379	97,900.00
Bldg. 7-A	3	1.133	4.960	124,900.00
Bldg. 7-B	1	1.000	4.379	98,570.00
Bldg. 7-C	3	1.133	4.960	110,900.00
Bldg. 7-D	1	1.000	4.379	108,900.00

Total: 100.000

Exhibit D



DESCRIPTION

SITUATED IN THE CITY OF ASHLAND, TOWNSHIP OF MONTGOMERY, COUNTY OF ASHLAND, STATE OF OHIO AND KNOWN AS BEING PART OF THE SOUTHWEST QUARTER OF SECTION NO. 16

ARCHITECT'S AND SURVEYOR'S CERTIFICATION

WE HEREBY CERTIFY THAT THE WITHIN DRAWINGS 1 THRU 21 CORRECTLY REPRESENT THE BUILDINGS AS CONSTRUCTED, AND THAT THE PLAT SHOWN HEREIN WAS PREPARED FROM A SURVEY MADE BY THE OFFICE OF GRINDLE AND BENDER, ARCHITECTS, ENGINEERS, SURVEYORS, AND IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY. ALL BEARINGS ARE MAGNETIC, AND ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

[Signature]
 REGISTERED ARCHITECT NO. 3618

[Signature]
 REGISTERED SURVEYOR NO. 4978

AMENDMENT NO. 1

EXHIBIT "C"

**THE MEADOWS AT PHEASANT RUN
 CONDOMINIUMS
 ASHLAND, OHIO**

PREPARED BY
GRINDLE & BENDER
 ARCHITECTURE · ENGINEERING · SURVEYING
 ASHLAND, OHIO

LOT AREAS

Parcel No. 1 = 5.4855 ACRES = 238,948.38 S.F.

BUILDING AREAS

Building No. 2 Area

UNIT A = 1,402.24 S.F.

UNIT B = 1,421.95 S.F.

UNIT C = 1,402.24 S.F.

UNIT D = 1,421.95 S.F.

Building No. 2 = 5,648.38 S.F.

Building No. 3 Area

UNIT A = 1,720.57 S.F.

UNIT B = 1,397.77 S.F.

UNIT C = 1,713.23 S.F.

UNIT D = 1,397.77 S.F.

Building No. 3 = 6,229.34 S.F.

Building No. 4 Area

UNIT A = 1,397.77 S.F.

UNIT B = 1,397.77 S.F.

UNIT C = 1,639.65 S.F.

UNIT D = 1,639.65 S.F.

Building No. 4 = 6,074.84 S.F.

Building No. 6 Area

UNIT A = 1,639.65 S.F.

UNIT B = 1,397.77 S.F.

UNIT C = 1,639.65 S.F.

UNIT D = 1,397.77 S.F.

Building No. 6 = 6,074.84 S.F.

Building No. 7 Area

UNIT A = 1,759.10 S.F.

UNIT B = 1,456.89 S.F.

UNIT C = 1,753.84 S.F.

UNIT D = 1,426.94 S.F.

Building No. 7 = 6,396.77 S.F.

LIMITED COMMON AREA (Patio, Porch, Driveway, etc.)

Building No. 2 Limited Common Area

UNIT A = 800.75 S.F.

UNIT B = 800.75 S.F.

UNIT C = 500.75 S.F.

UNIT D = 500.75 S.F.

Building No. 2 = 2,603.00 S.F.

AMENDMENT NO. 1

THE MEADOWS AT PHEASANT RUN CONDOMINIUMS

ASHLAND, OHIO

PREPARED BY:	DATE:	SHT.
GRINDLE & BIRNBAUM ARCHITECTURE-ENGINEERING	1/30/94	3
AVENUE	DRAWN	OF 21
ASHLAND, OHIO	J.R.K.	

EXHIBIT "C"

Building No. 3 Limited Common Area

UNIT A	= 1,355.59 S.F.
UNIT B	= 765.91 S.F.
UNIT C	= 788.84 S.F.
UNIT D	= 482.66 S.F.

Building No. 3 = 3,393.00 S.F.

Building No. 4 Limited Common Area

UNIT A	= 652.61 S.F.
UNIT B	= 675.25 S.F.
UNIT C	= 1,128.89 S.F.
UNIT D	= 1,174.23 S.F.

Building No. 4 = 3,630.98 S.F.

Building No. 6 Limited Common Area

UNIT A	= 811.51 S.F.
UNIT B	= 493.99 S.F.
UNIT C	= 811.51 S.F.
UNIT D	= 493.99 S.F.

Building No. 6 = 2,611.00 S.F.

Building No. 7 Limited Common Area

UNIT A	= 866.85 S.F.
UNIT B	= 516.65 S.F.
UNIT C	= 811.51 S.F.
UNIT D	= 493.99 S.F.

Building No. 7 = 2,679.00 S.F.

COMMON AREA

TOTAL LOT AREA = 238,948.38 S.F.

TOTAL BUILDING AREA

Building No. 2	= 5,648.38 S.F.
Building No. 3	= 6,229.34 S.F.
Building No. 4	= 6,074.84 S.F.
Building No. 6	= 6,074.84 S.F.
Building No. 7	= 6,396.77 S.F.

Total Building Area = (30,424.17) S.F.

TOTAL LIMITED COMMON AREA

Building No. 2	= 2,603.00 S.F.
Building No. 3	= 3,393.00 S.F.
Building No. 4	= 3,631.00 S.F.
Building No. 6	= 2,611.00 S.F.
Building No. 7	= 2,679.00 S.F.

Total Limited Common Area = (14,917.00) S.F.

TOTAL COMMON AREA = 193,607.21 S.F.

or

= 4.4446 Acres

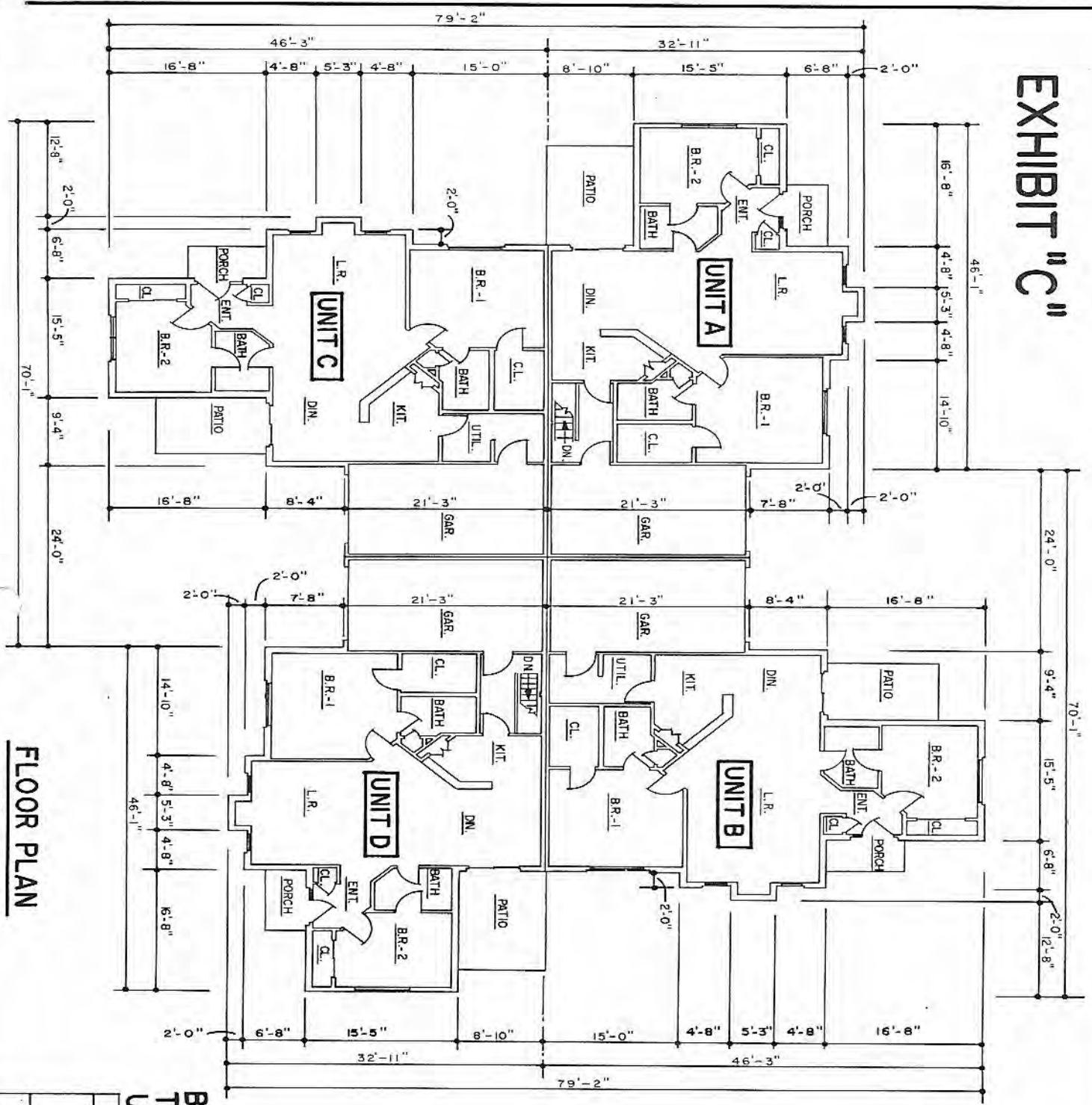
AMENDMENT NO. 1

THE MEADOWS AT PHEASANT RUN
CONDOMINIUMS
ASHLAND, OHIO

PREPARED BY:	TR	DATE	11/30/94
ARCHITECTURE-ENGINEER:	J.R.K.	DRAWN	J.R.K.
ASHLAND, OHIO		SHT.	4
		OF 21	

EXHIBIT "C"

EXHIBIT "C"



FLOOR PLAN

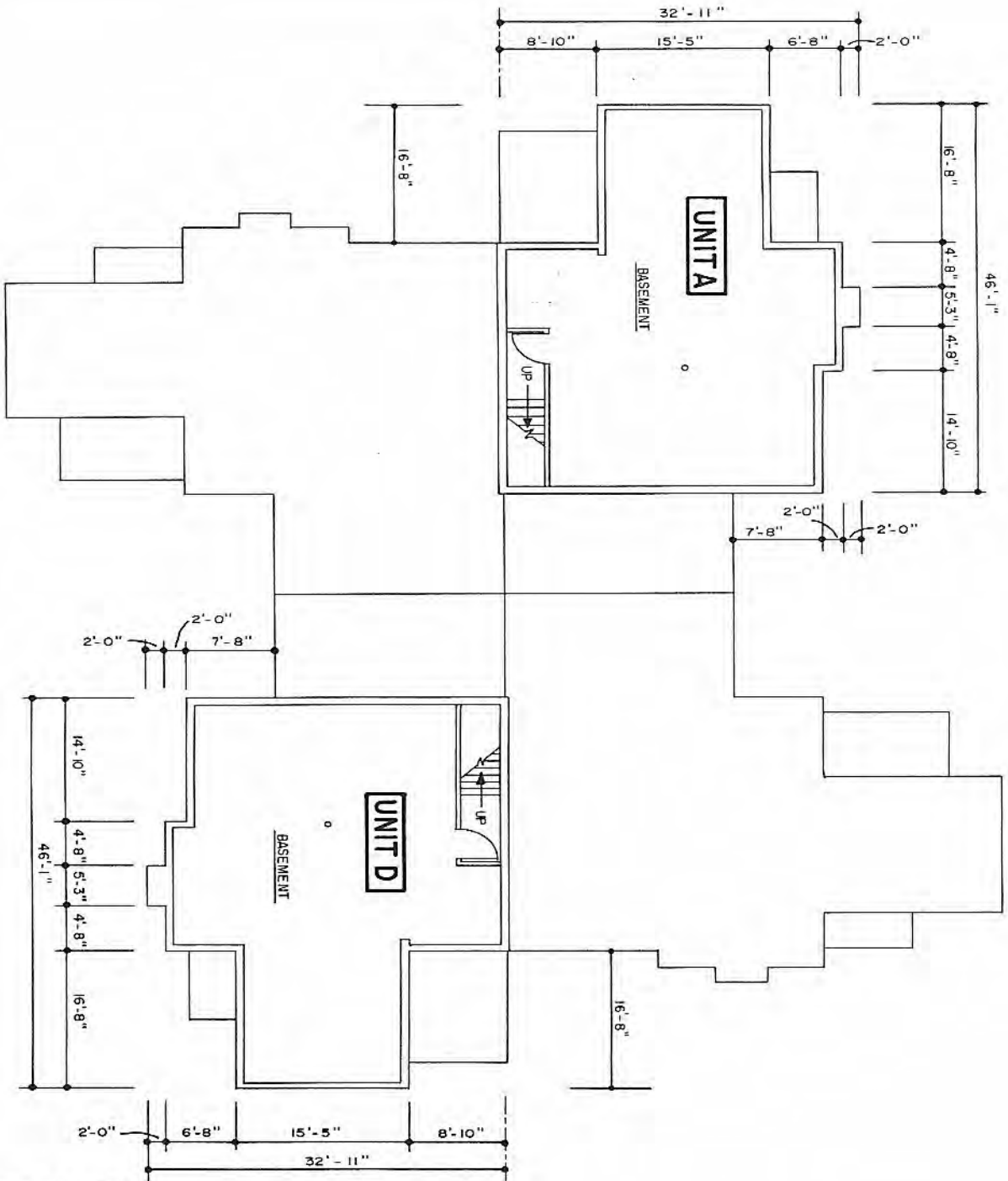


BUILDING NO. 2
TYPE I-A
UNITS A, B, C, & D

AMENDMENT NO. 1
THE MEADOWS AT PHEASANT RUN
CONDOMINIUMS
ASHLAND, OHIO

PREPARED BY	DATE	SHT
GRINDLE B. JER	11/30/94	5
ARCHITECTURE-ENGINEER-SURVEYING	DRAWN	J.R.K.
ASHLAND, OHIO	DATE	OF 21

EXHIBIT "C"



BASEMENT PLAN

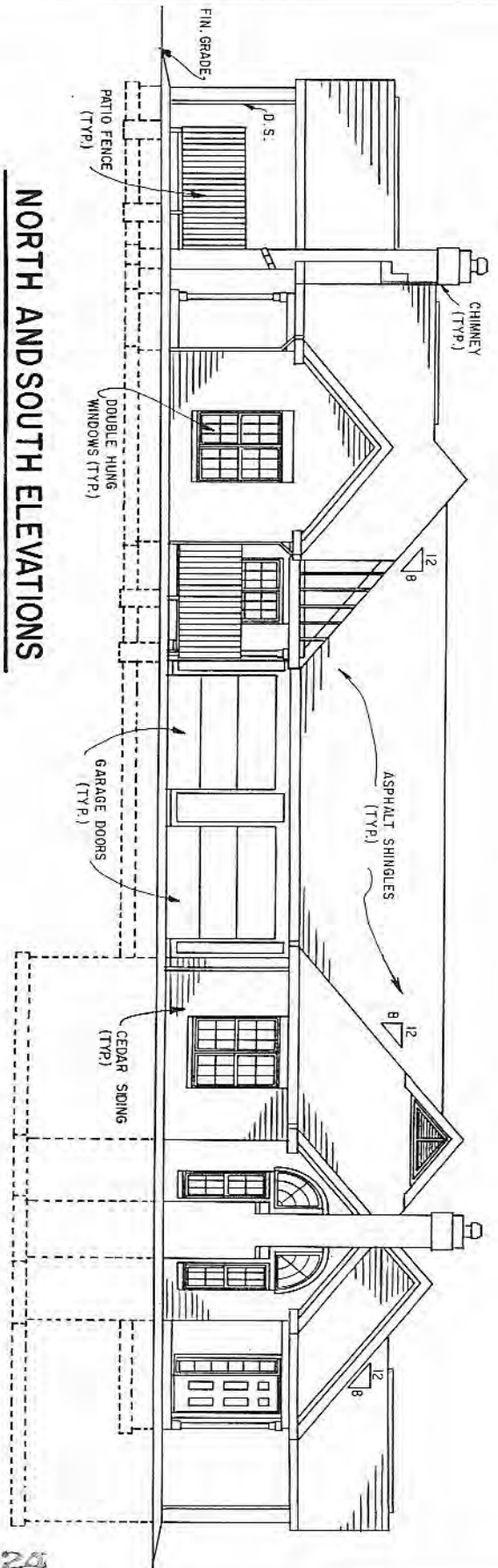
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TYPE I-A
UNITS A & D**

AMENDMENT NO. 1

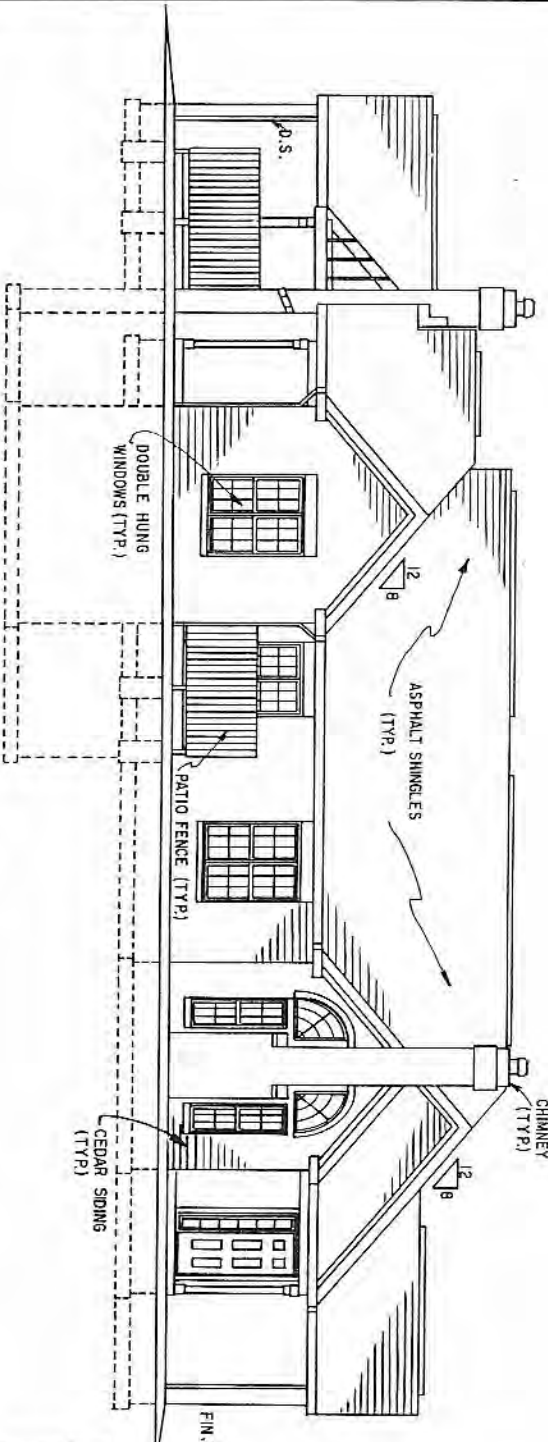
THE MEADOWS AT PHEASANT RUN
CONDOMINIUMS

PREPARED BY GRINDLE & ER	DATE 11/30/94	SHEET 6
ARCHITECTURE-ENGINEER ASHLAND, OHIO	DRAWN J. R. K.	DATE 07/21

EXHIBIT "C"



NORTH AND SOUTH ELEVATIONS



EAST AND WEST ELEVATIONS

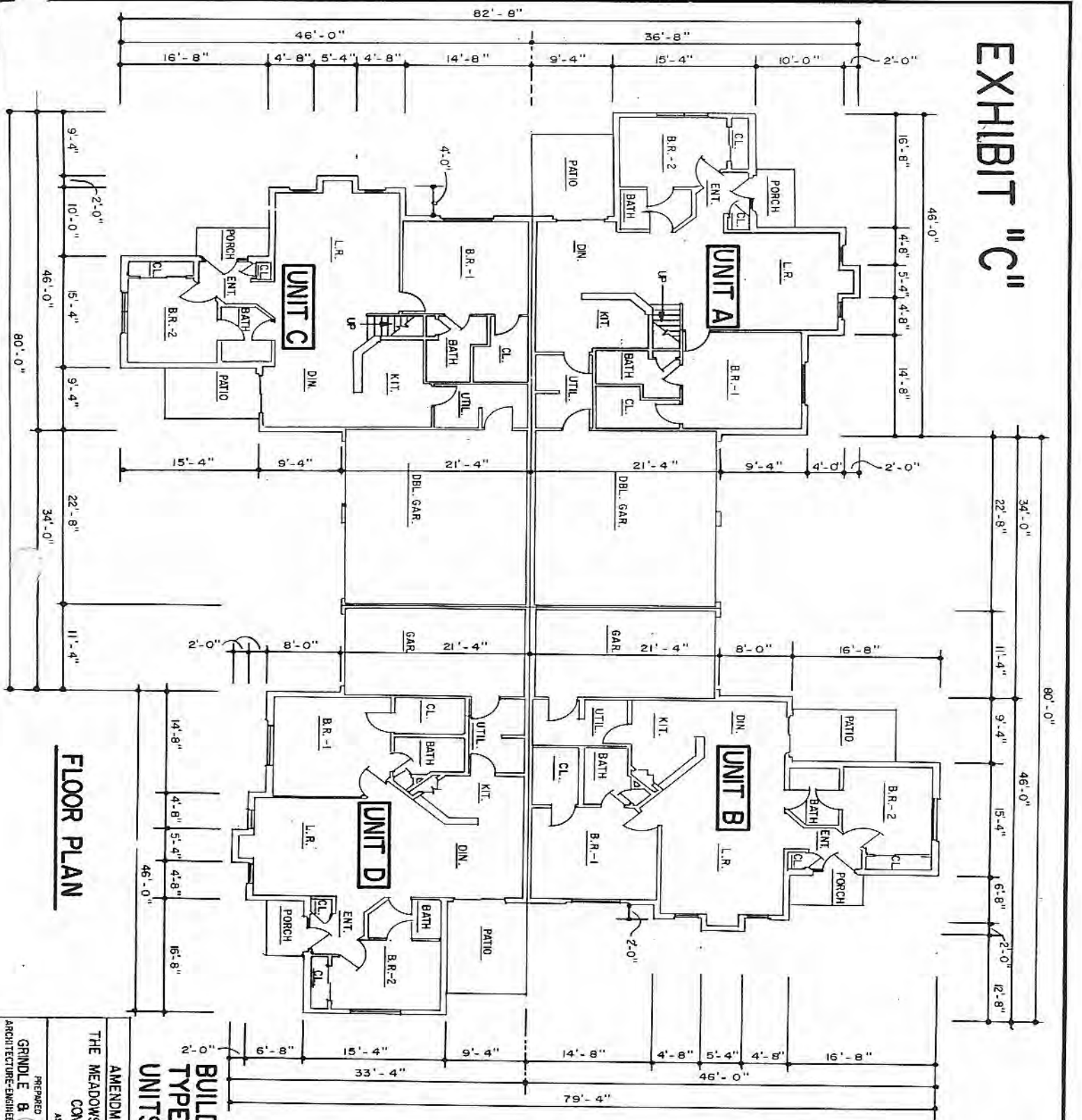
**BUILDING NO. 2
TYPE I-A
UNITS A, B, C, D**

AMENDMENT NO. 1

THE MEADOWS AT PHEASANT RUN
CONDOMINIUMS
ASHLAND, OHIO

PREPARED BY	DATE	SHT
GRINDLE & ER	11/30/94	7
ARCHITECTURE-ENGINEER-SURVEYING	DRAWN	OF 21
ASHLAND, OHIO	P. D. A.	

EXHIBIT "C"



FLOOR PLAN

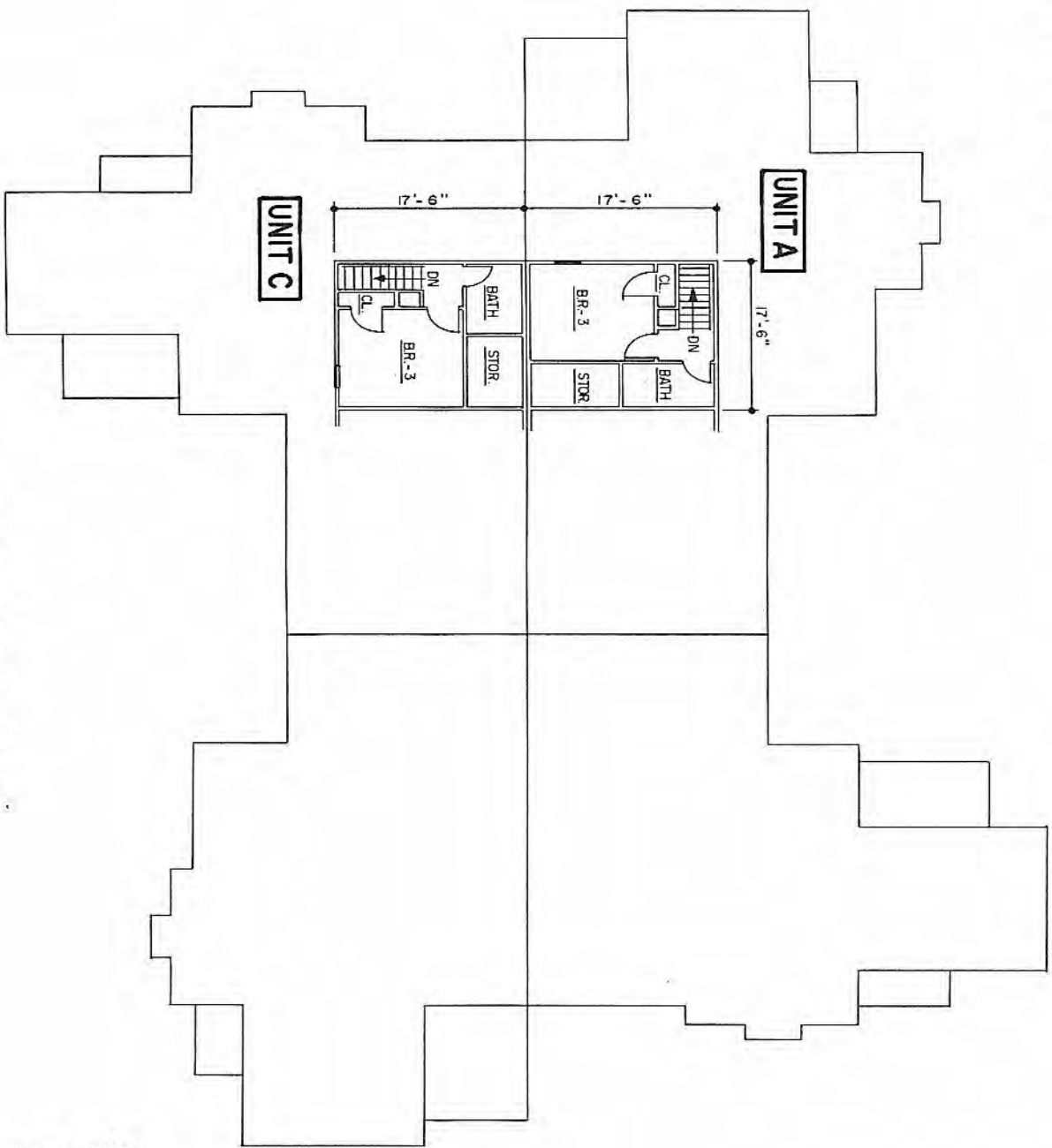
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TYPE III
UNITS A, B, C & D**

AMENDMENT NO. 1

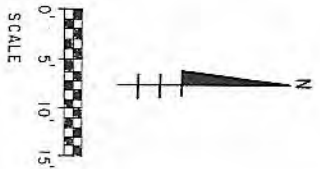
THE MEADOWS AT PHEASANT RUN
CONDOMINIUMS

PREPARED BY	DATE	SHT.
GRINDLE & BAKER	11/30/94	8
ARCHITECTURE-ENGINEER-SURVEYING	ORAWA	
ASHLAND, OHIO		
		1 OF 20

EXHIBIT "C"



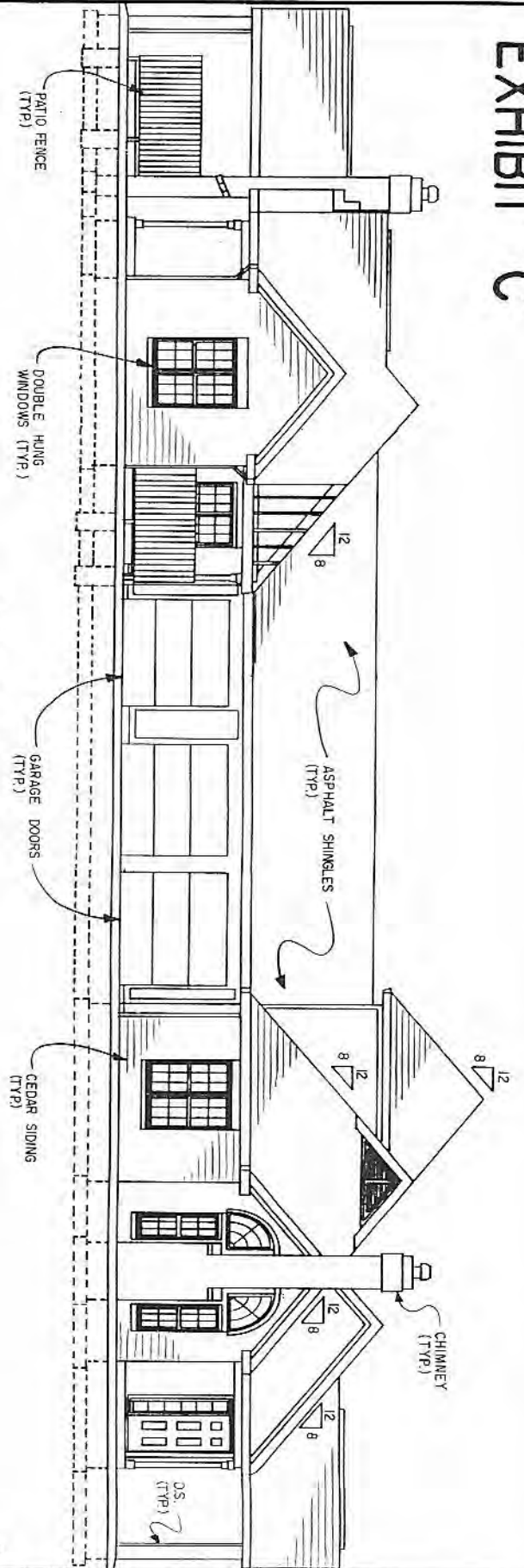
LOFT FLOOR PLAN



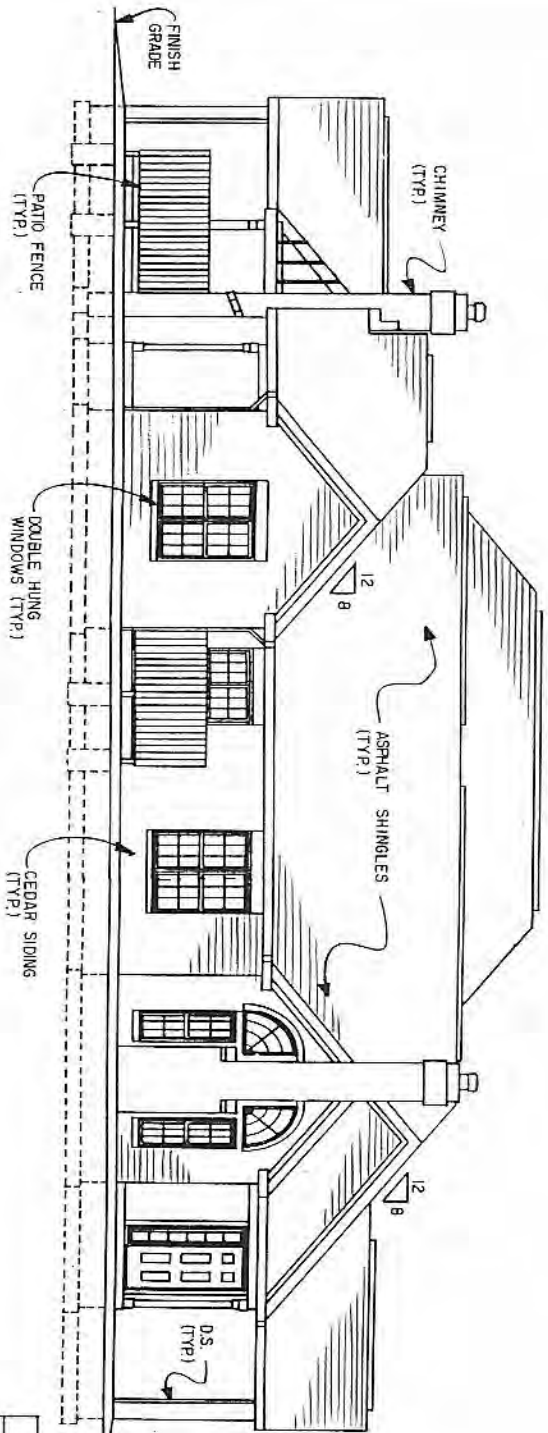
**BUILDING NOS. 3 & 7
TYPES III & III-A
UNITS A & C**

AMENDMENT NO. 1	
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS ASHLAND, OHIO	
PREPARED BY GRINDLE & JR. ARCHITECTURE-ENGINEER-SURVEYING ASHLAND, OHIO	DATE 1/30/94 SHT. 9 OF 21

EXHIBIT "C"



NORTH ELEVATION



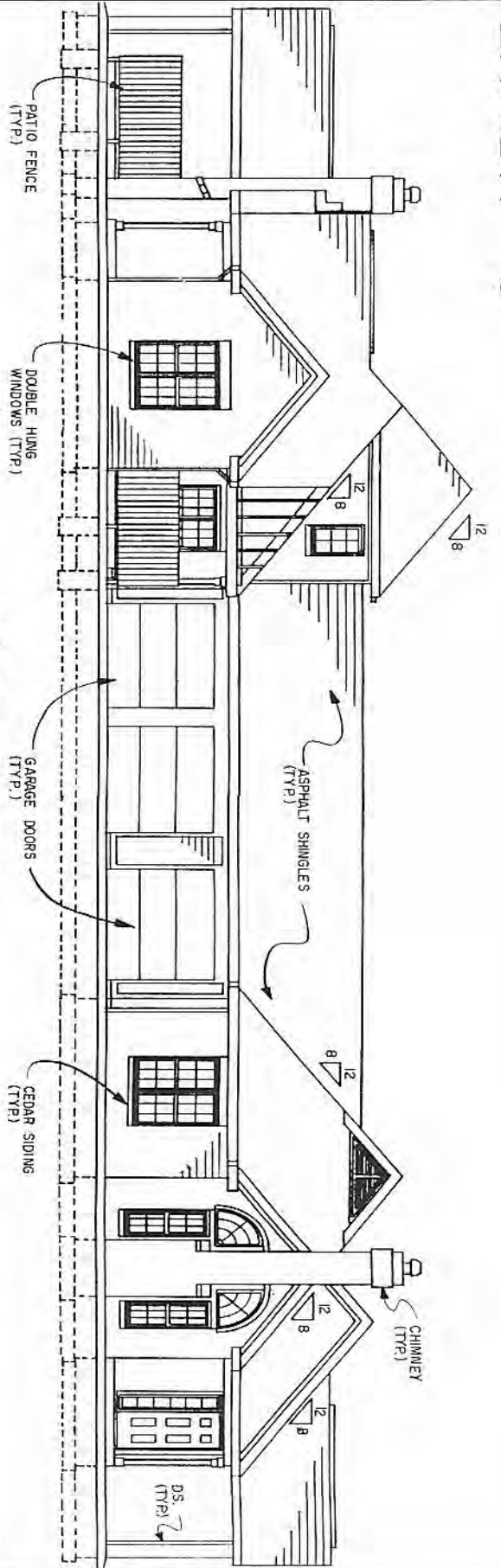
EAST ELEVATION

**BUILDING NO. 3
TYPE III
UNITS A, B, C & D**

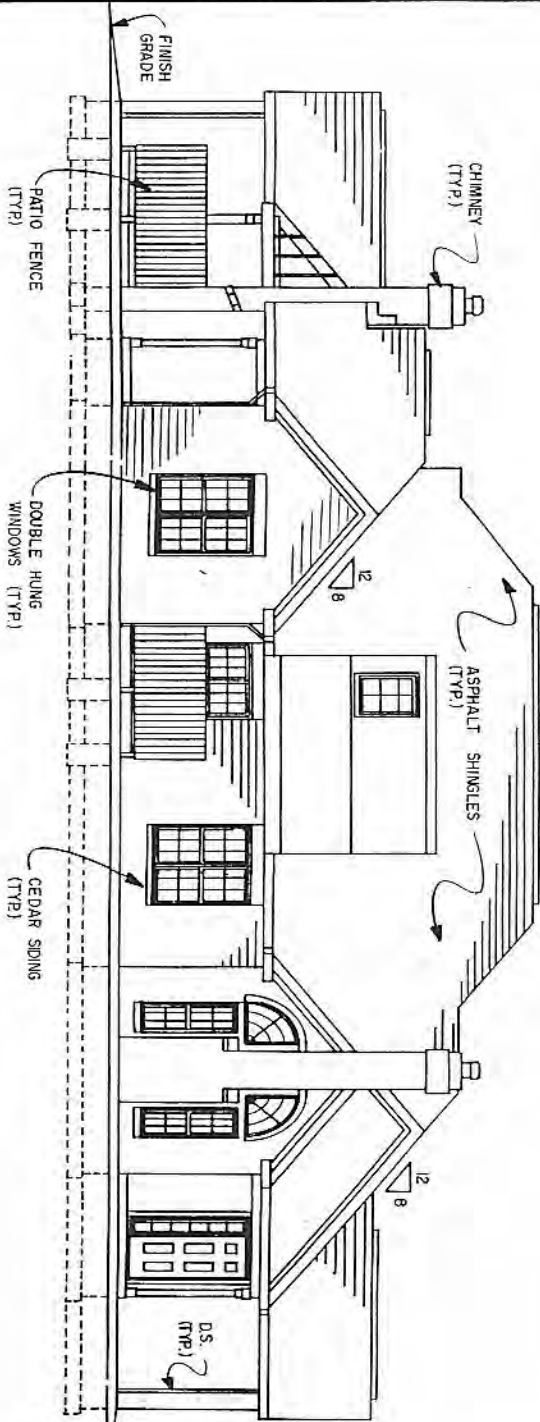
AMENDMENT NO. 1
THE MEADOWS AT PHEASANT RUN
CONDOMINIUMS
ASHLAND, OHIO

PREPARED BY	GRINDLE B. J.	DATE	1/30/94
ARCHITECTURE-ENGINEERING-SURVEYING	R	DRAWN	IO
ASHLAND, OHIO			

EXHIBIT "C"



SOUTH ELEVATION



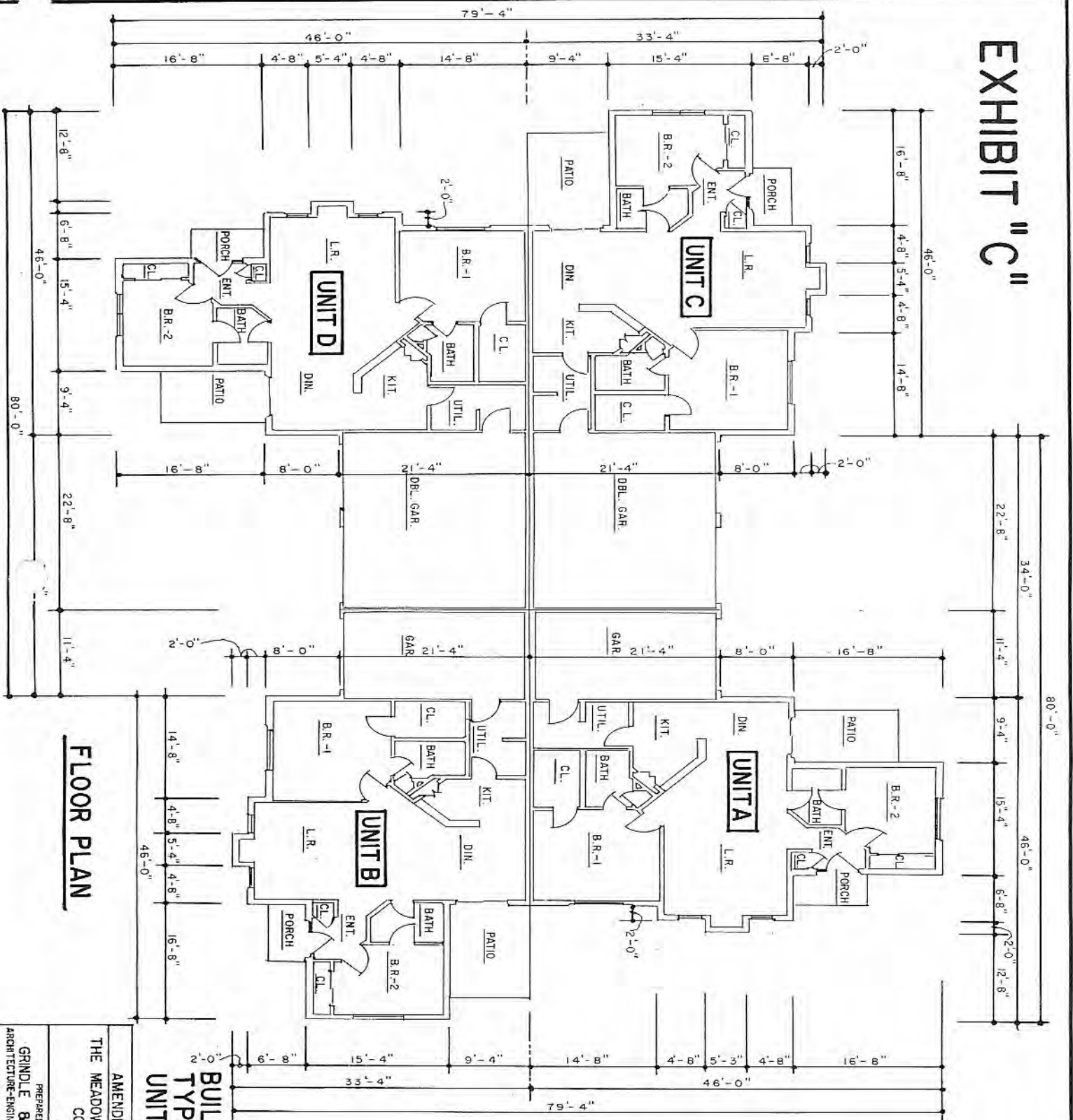
WEST ELEVATION

**BUILDING NO. 3
TYPE III
UNITS A,B,C&D**

AMENDMENT NO. 1
THE MEADOWS AT PHEASANT RUN
CONDOMINIUMS
ASHLAND, OHIO

PREPARED BY: GRINDLE & JR.
DATE: 11/30/94
ARCHITECTURE-ENGINEERING-SURVEYING DRAWN: J.R.
P. O. D. OHIO

EXHIBIT "C"



FLOOR PLAN

**BUILDING NO. 4
TYPE II
UNITS A, B, C & D**

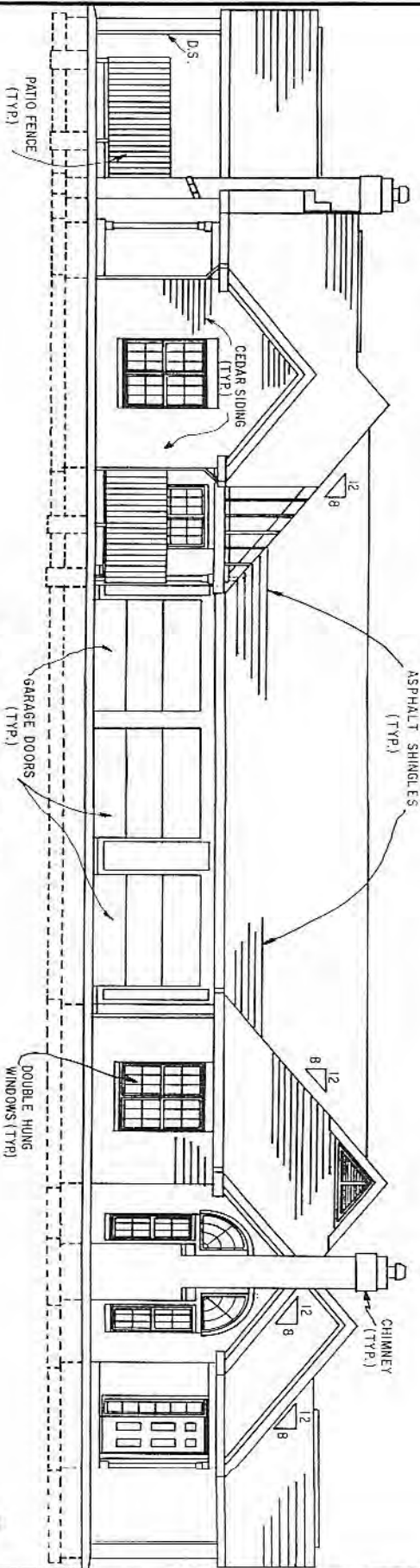
AMENDMENT NO. 1

THE MEADOWS AT PHEASANT RUN
CONDOMINIUMS
ASHLAND, OHIO

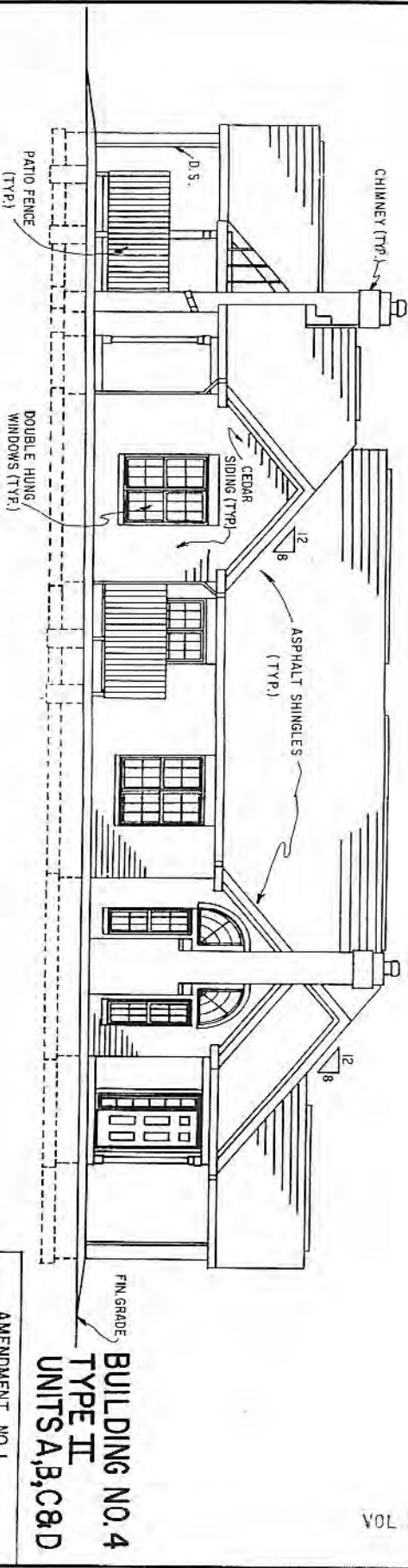
PREPARED BY: GRINDLE & R
ARCHITECTURE-ENGINEERS-SURVEYORS
DATE: 1/30/94
SHEET: 12 OF 20



EXHIBIT "C"



EAST ELEVATION



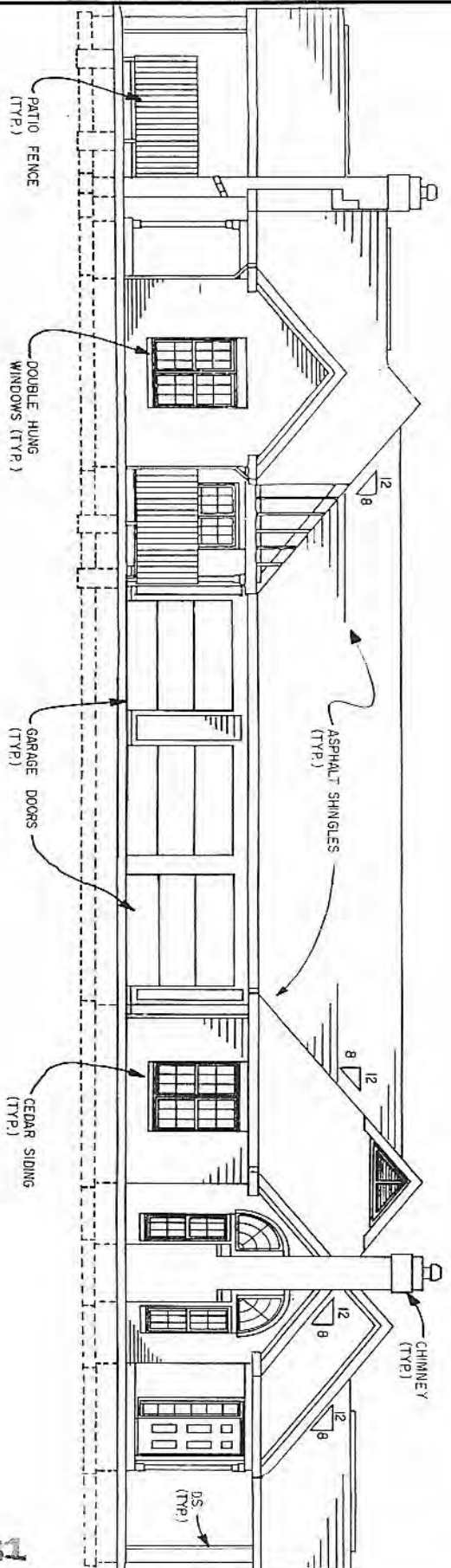
NORTH AND SOUTH ELEVATION

FIN. GRADE
BUILDING NO. 4
TYPE II
UNITS A, B, C & D

AMENDMENT NO. 1
 THE MEADOWS AT PHEASANT RUN
 CONDOMINIUMS
 ASHLAND, OHIO

PREPARED BY	DATE	SHT
GRINDLE & ER	11/20/94	13
ARCHITECTURE-ENGINEER-INVESTING DRAFTER		
ASHLAND, OHIO		

EXHIBIT "C"



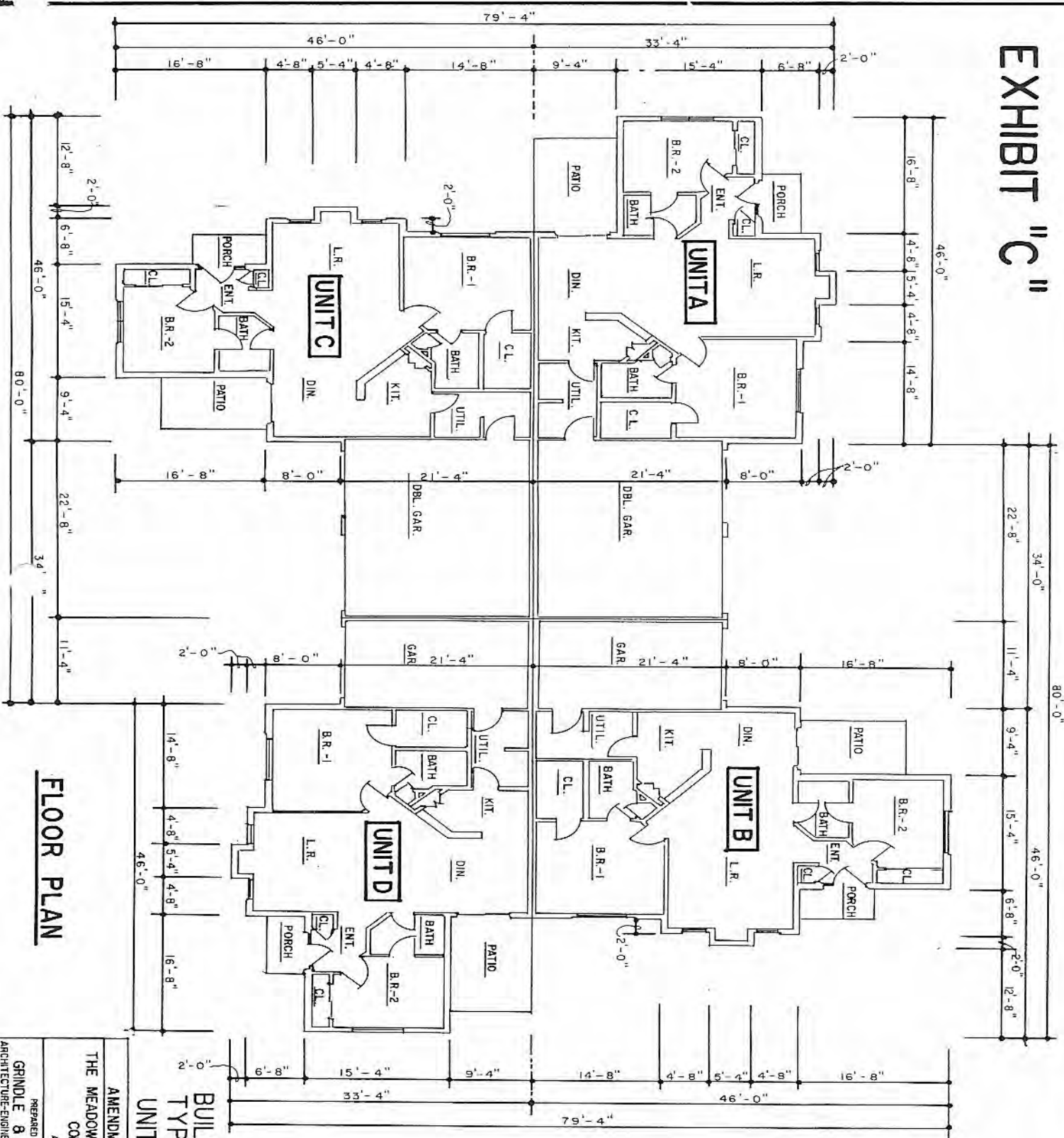
WEST ELEVATION

VOL 15 PAGE 15

**BUILDING NO. 4
TYPE II
UNITS A, B, C & D**

AMENDMENT NO. 1	
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS	
ASHLAND, OHIO	
PREPARED BY GRINDLE & JER	DATE 11/30/94
ARCHITECTURE-ENGINEER-SURVEYING ASHLAND, OHIO	SHEET 14 OF 21

EXHIBIT "C"



FLOOR PLAN



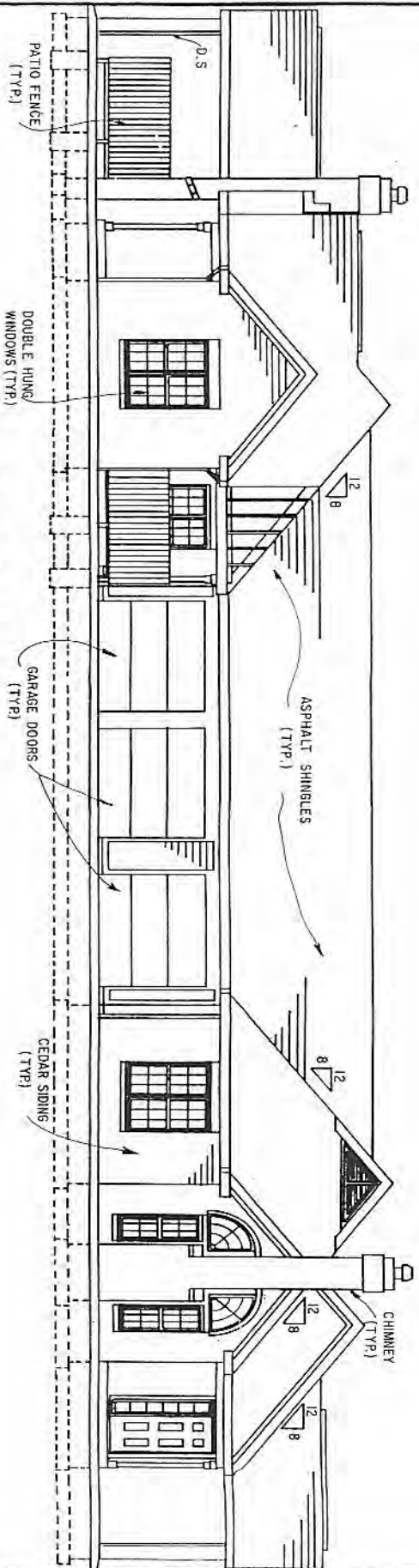
BUILDING NO. 6
TYPE II
UNITS A, B, C, & D

AMENDMENT NO. 1

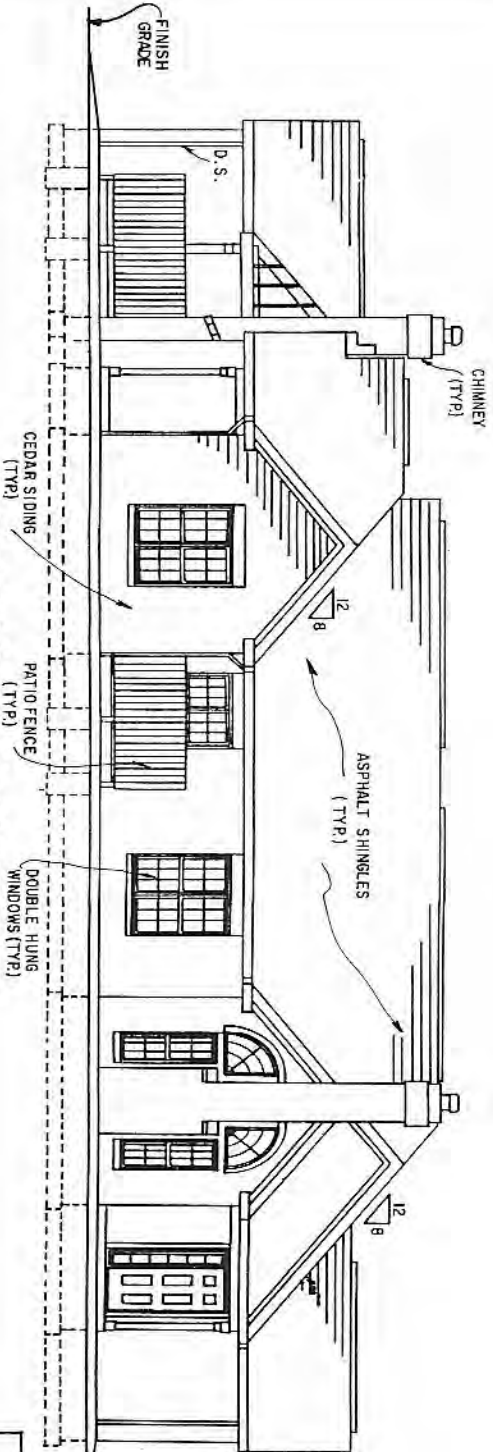
THE MEADOWS AT PHEASANT RUN
CONDOMINIUMS

PREPARED BY	GRINDLE & ER	DATE	11/30/94
ARCHITECTURE-ENGINEERING-SURVEYING		DRAWN BY	15
		SHEET	15

EXHIBIT "C"



SOUTH ELEVATION



EAST AND WEST ELEVATIONS

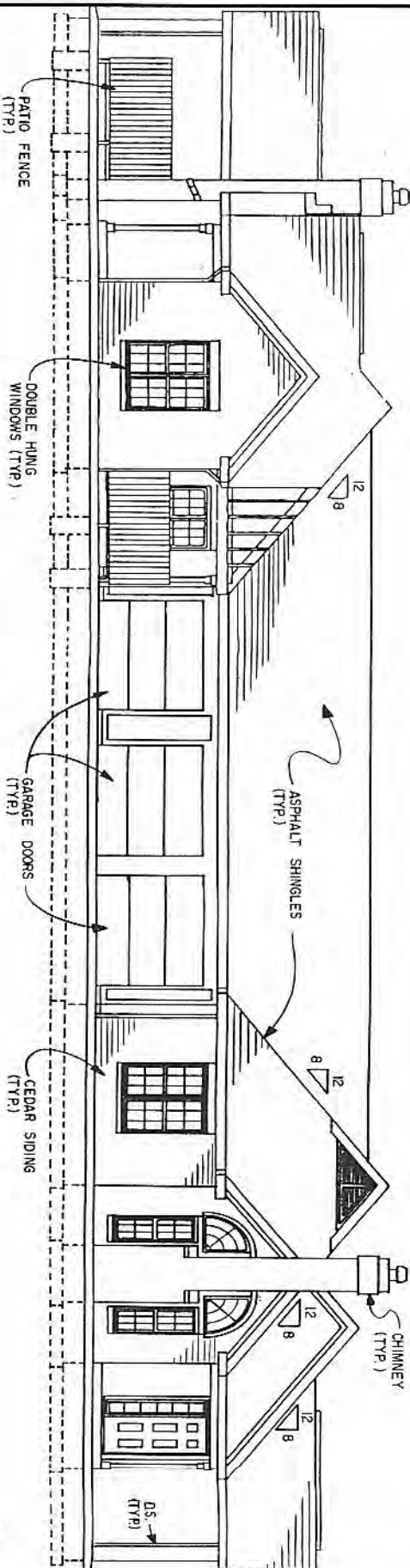
**BUILDING NO. 6
TYPE II
UNITS A, B, C & D**

**AMENDMENT NO. 1
THE MEADOWS AT PLEASANT RUN
CONDOMINIUMS**

ASHLAND, OHIO

PREPARED BY	DATE	SHEET
GRINDLE & ZIR	1/30/94	16
ARCHITECTURE-ENGINEERING-SURVEYING	DRAWN	J. R. K.
ASHLAND, OHIO	DATE	SHEET

EXHIBIT "C"



NORTH ELEVATION

BUILDING NO. 6
 TYPE II
 UNITS A, B, C & D

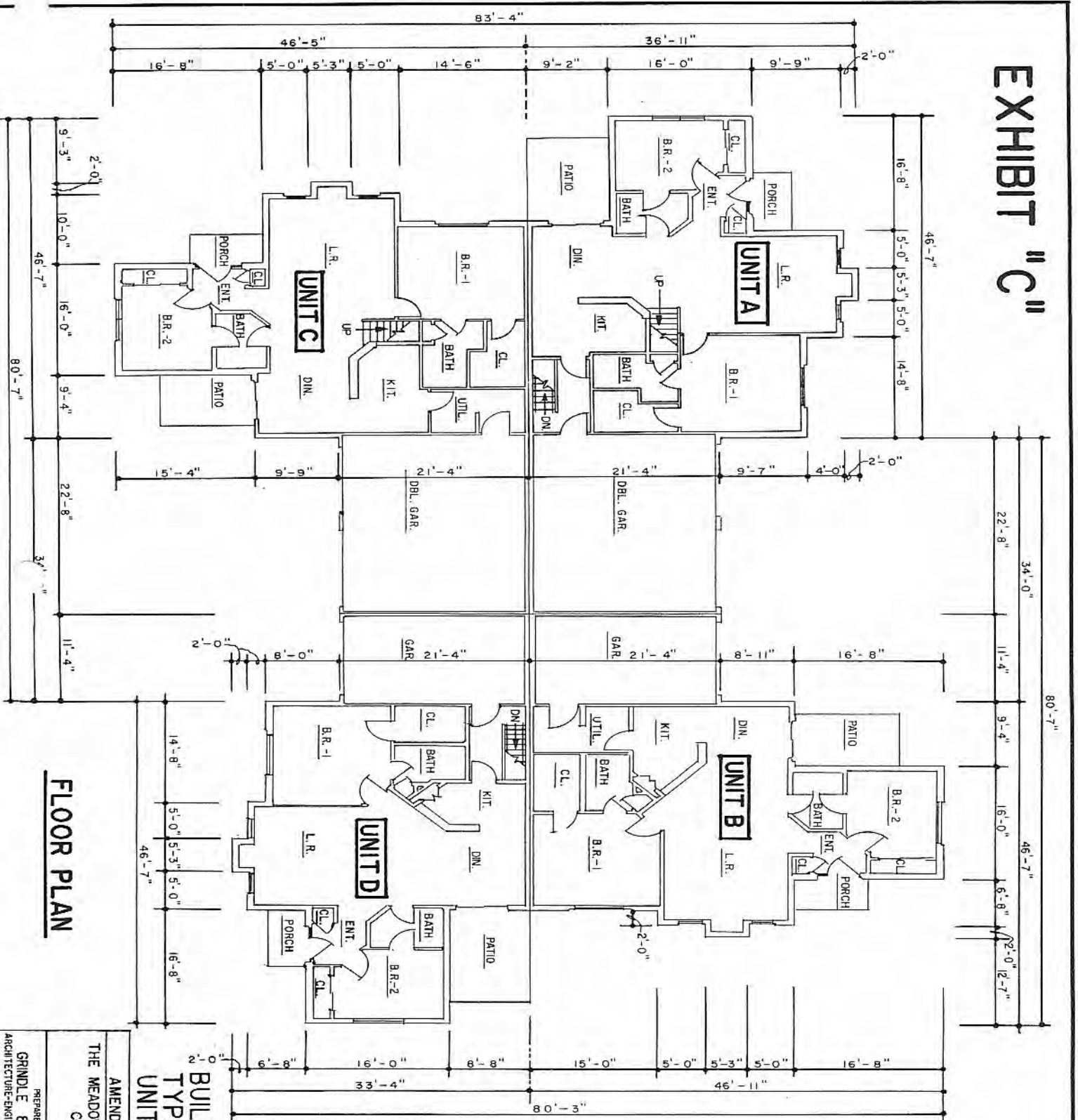
AMENDMENT NO. 1

THE MEADOWS AT PHEASANT RUN
 CONDOMINIUMS

ASHLAND, OHIO

PREPARED BY	DATE	SHT.
GRINDLE B. JER	11/30/94	17
ARCHITECTURE-ENGINEER-SURVEYING	DRAWN	
ASHLAND, OHIO	J.R.K.	10F21

EXHIBIT "C"



FLOOR PLAN



NOTE:
SEE SHEET NO. 9 FOR
LOFT FLOOR PLAN.

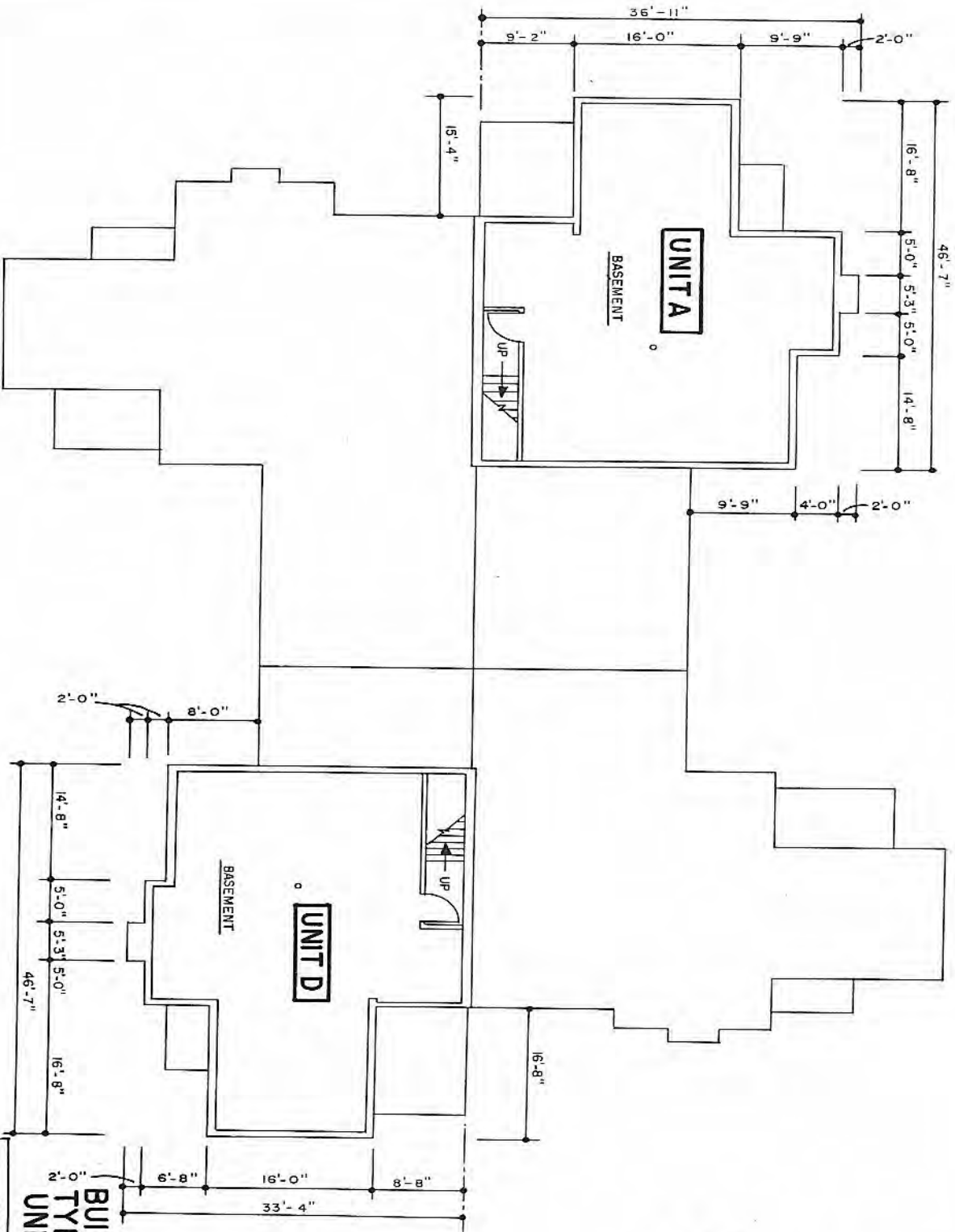
BUILDING NO. 7
TYPE III - A
UNITS A, B, C, & D

AMENDMENT NO. 1

THE MEADOWS AT PHEASANT RUN
CONDOMINIUMS

PREPARED BY	DATE	SHT.
GRINDLE & ER	11/30/94	18
ARCHITECTURE-ENGINEERING-SURVEYING	DRAWN	
ASHLAND, OHIO	P.D.A. 107-21	

EXHIBIT "C"



BASEMENT PLAN

**BUILDING NO. 7
TYPE III-A
UNITS A & D**

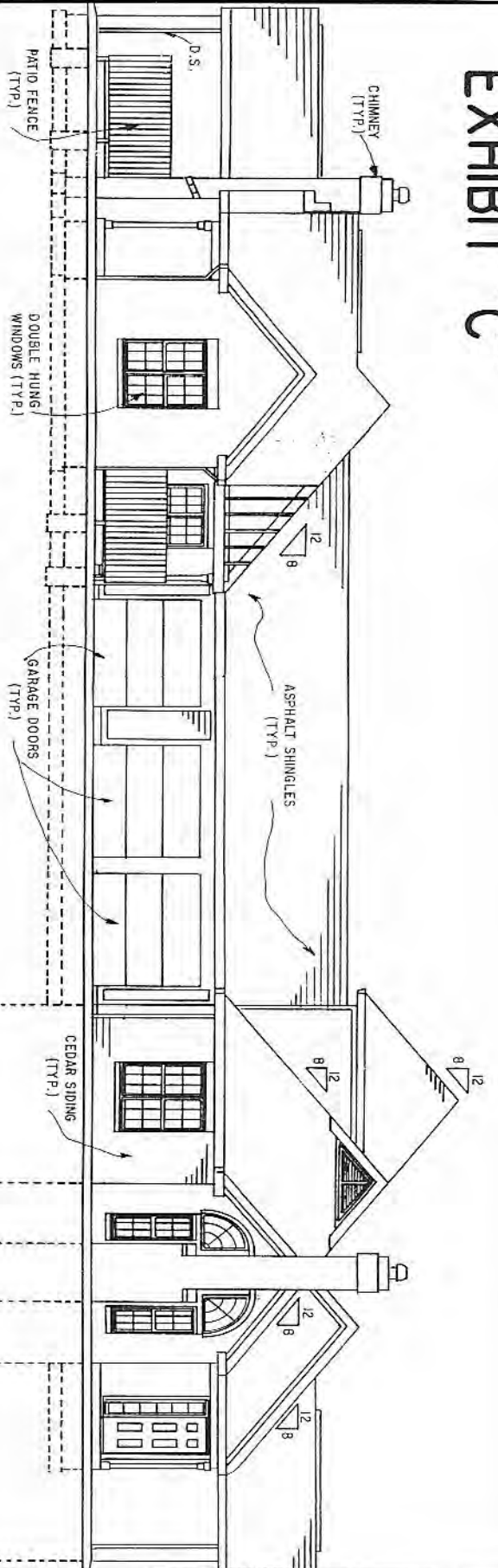
AMENDMENT NO. 1

THE MEADOWS AT PHEASANT RUN
CONDOMINIUMS

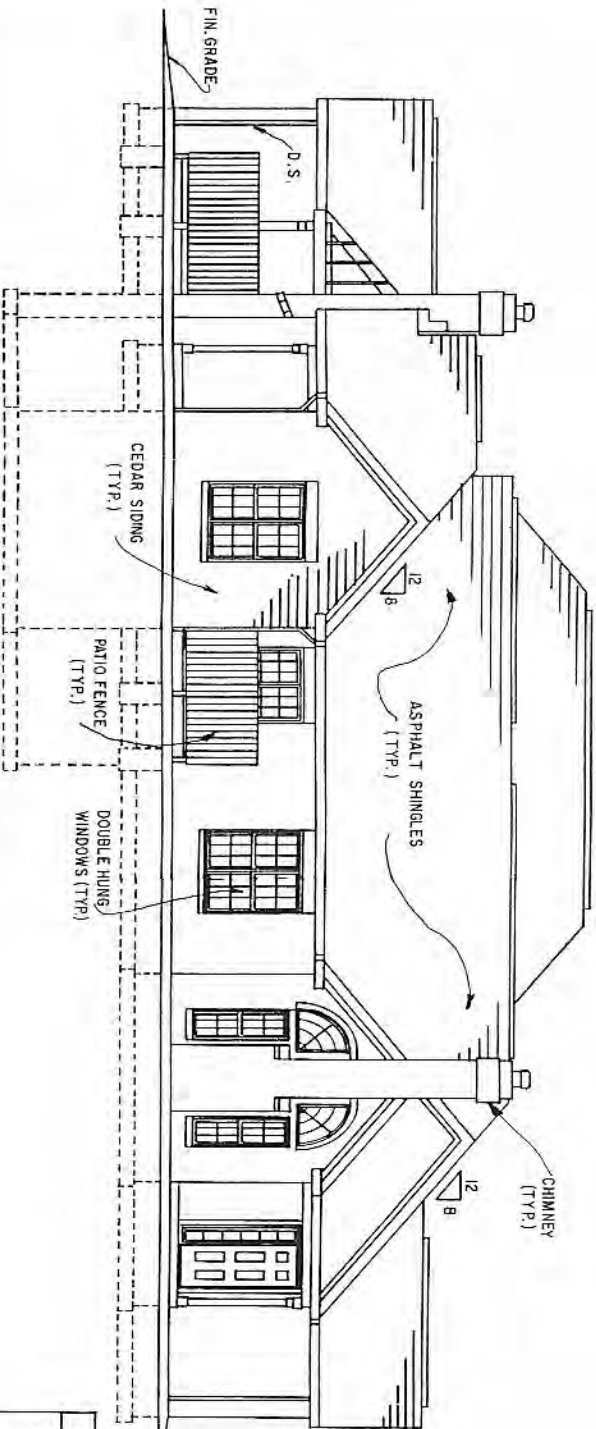
ASHLAND, OHIO

PREPARED BY:	DATE:
GRINDLE B. J. JR.	11/30/94
ARCHITECTURE-ENGINEER, SURVEYING	DRAWN:
ASHLAND, OHIO	J.R.K. 10F21

EXHIBIT "C"



NORTH ELEVATION



EAST ELEVATION

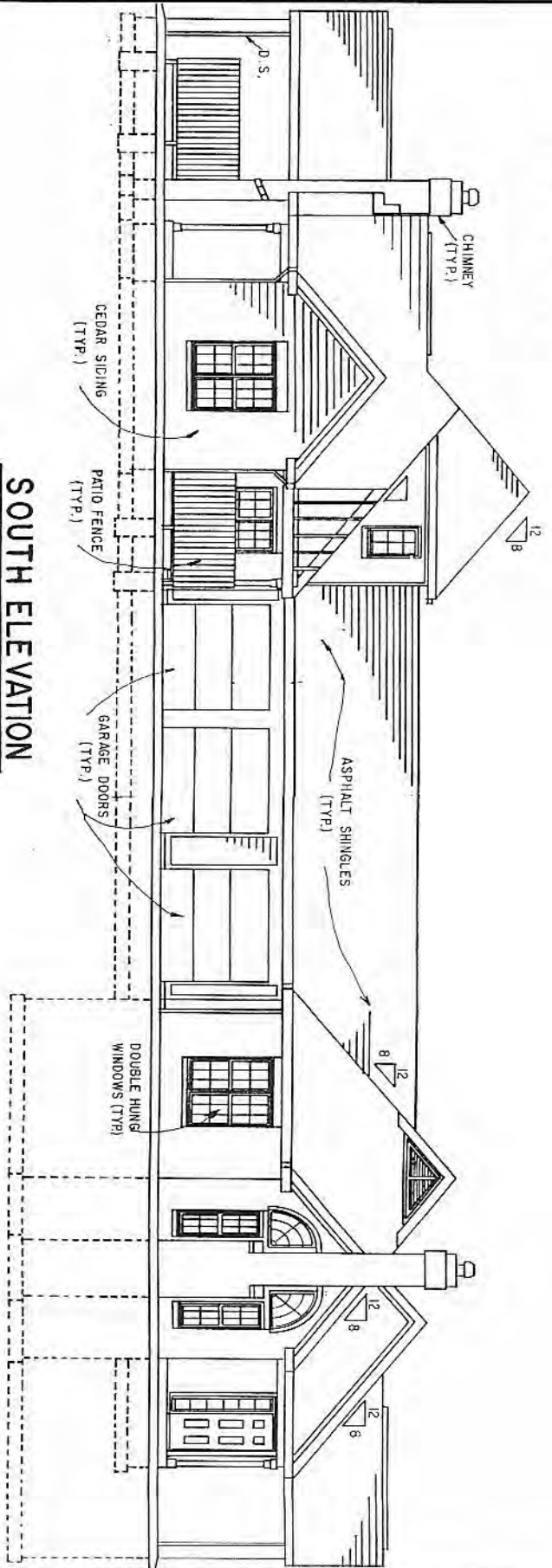
**BUILDING NO. 7
TYPE III-A
UNITS A, B, C & D**

AMENDMENT NO. 1

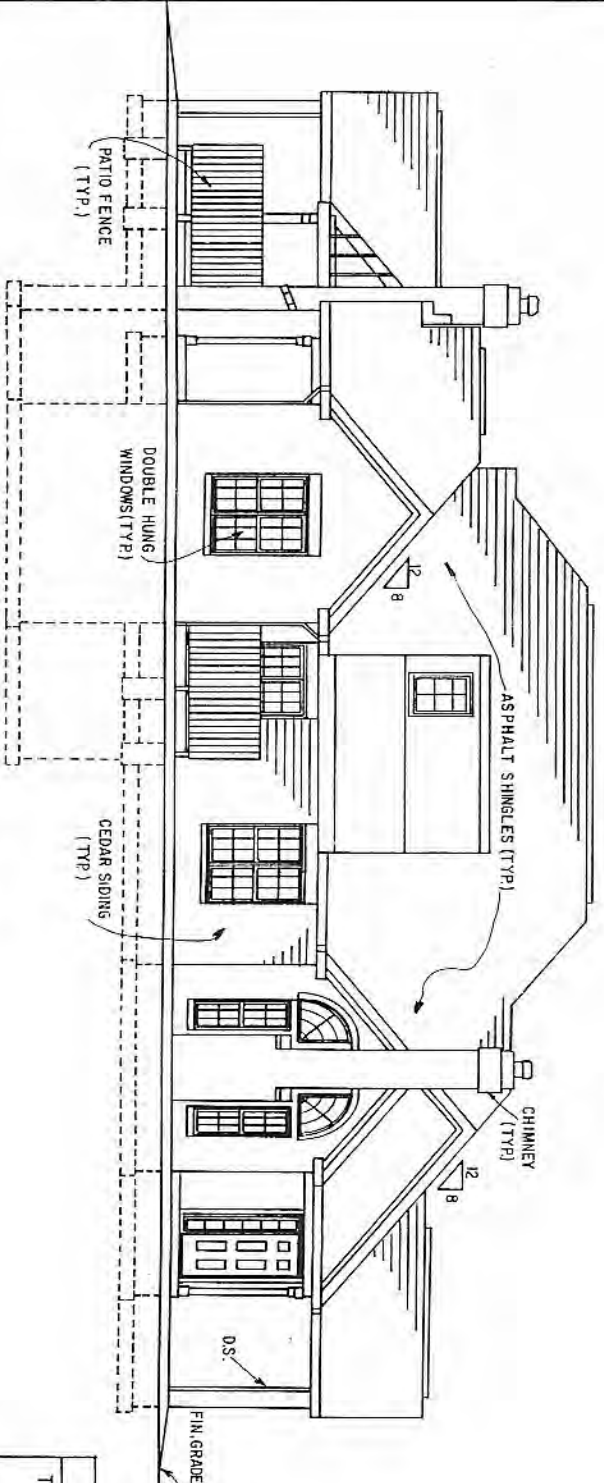
THE MEADOWS AT PHEASANT RUN
CONDOMINIUMS
ASHLAND, OHIO

PREPARED BY	ER	DATE	SRT
ARCHITECTURE-ENGINEER	SRVPCVW	11/30/94	20
ASHLAND, OHIO	J. R. K.	06/21	

EXHIBIT "C"



SOUTH ELEVATION



WEST ELEVATION

**BUILDING NO. 7
TYPE III - A
UNITS A, B, C & D**

AMENDMENT NO. 1

THE MEADOWS AT PHEASANT RUN
CONDOMINIUMS
ASHLAND, OHIO

PREPARED BY:	DATE:
GRINDLE & FARRAR	11/30/94
ARCHITECTURE-ENGINEER-PLANNING	21
ASHLAND, OHIO	J.R.K. 07/21

AFFIDAVIT

State of Ohio
Ashland County, SS.

Now comes J & B Investment Co., Inc., by and through Robert S. Stokes, Vice President, who being first duly sworn according to law, says:

1. That J & B Investment Co., Inc. is the owner of The Meadows at Pheasant Run Condominiums pursuant to the Declaration of Condominium Property, recorded in Volume 585, Pages 848-899, of Ashland County, Ohio Deed Records and the By-laws attached thereto.

2. That pursuant to the Declarations and By-Laws that it may add additional real estate and condominium units to The Meadows at Pheasant Run Condominium, as more fully described in the Amendment to Add Real Estate.

3. That a copy of said Amendment was sent to all unit owners and their respective mortgagees.

J & B INVESTMENT CO., INC.

By Robert S. Stokes
Robert S. Stokes
Vice-President

Sworn to before me and subscribed in my presence this 7th
day of December, 1994.

Frederic M. Opley
Notary Public
atty at law
Highland, Ohio

Exhibit D

AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP
FOR
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS

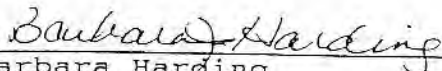
This will certify that copies of this
Amendment with the Description, Unit
Information Sheet, Drawings and Affidavit,
attached thereto as Exhibits A, B, C and D
respectively, have been filed in the office
of the County Auditor, Ashland County, Ohio.

February 2, 1996


S. E. Ryland, County Auditor

7062

Received for record February 2, 1996 at 1:39 o'clock,
P M. Recorded February 2, 1996 in ~~Book~~ Volume 22,
Page 592-606, Ashland County, Ohio. OR


Barbara Harding
County Recorder

Recorder's Fee: \$ 68.00

This instrument prepared by:
Fred M. Oxley
Attorney at Law
100 West Main Street
Ashland, Ohio 44805

ADDITION OF CONDOMINIUMS
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS
CITY OF ASHLAND, ASHLAND COUNTY, OHIO

WHEREAS, J & B Investment Co., Inc., hereafter referred to as "Developer," is the owner in fee simple of the hereinbelow described real estate; and,

WHEREAS, it is the desire of Developer to add contiguous real estate upon which there is one (1) building consisting of four (4) units to the provisions of Section 5311 of the Ohio Revised Code for condominium ownership.

NOW, THEREFORE, Developer hereby declares:

Article I. Legal Description of Additional Real Estate

The legal description of the real estate being added herein is described in Exhibit A which is attached hereto and incorporated herein by reference.

Article II. Name and Address

The name by which these additions are to be identified is The Meadows at Pheasant Run Condominiums and its address is unchanged from the Declaration of Condominium Property recorded in Volume 585 Pages 848-899, and Amendment to Declaration of Condominium recorded in Volume 588, Pages 11 - 39, Ashland County, Ohio Deed Records.

Article III. The Purpose of and Restriction on the Use of the Addition to Condominium Property

A) Purpose

The purpose of said addition and the units set forth therein is to be the same as stated in the Declaration of Condominium Property, recorded in Volume 585, Pages 848-899 and Amendment to Declaration of Condominium recorded in Volume 588, Pages 11 - 39 of Ashland County, Ohio Deed Records.

B) Restrictions

The restrictions on the use of said addition are to be the same as those stated in the Declaration of Condominium Property recorded in Volume 585, Pages 848-899 and Amendment to Declaration of Condominium recorded in Volume 588, Pages 11 - 39 of Ashland County, Ohio Deed Records.

Article IV. General Description of Buildings

The unit designation, layout, location, designation, approximate area, numbers of rooms and dimensions of each unit and the layout, location and dimensions of the common areas and facilities to be added, insofar as it is graphically possible are shown on the set of drawings prepared by Grindle and Bender, Architect and Surveyor of Ashland, Ohio. Said drawings are attached hereto as Amendment No. 2, Exhibit C. The percentage of interest of such common areas to each unit are stated in Exhibit B. The basis for such allocation, how such interest is alterable, the principal materials of which the buildings are constructed and the method by which the original Declaration can be amended are to be the same as those listed in the Declaration of Condominium Property, recorded in Volume 585, Pages 848-899, and Amendment to Declaration of Condominium recorded in Volume 588, Pages 11 - 39 of the Ashland County, Ohio Deed Records.

Article V. Unit Owners Association

Each unit added herein shall be a member of the Unit Owners Association as provided in the Declaration of Condominium Property, recorded in Volume 585, Pages 848-899 of the Ashland County, Ohio Deed Records.

Article VI. Limitations

All units herein added are subject to all the provisions of the Declaration of Condominium Property and the Amendment to Declaration of Condominium and the By-laws of The Meadows at Pheasant Run Condominiums.

Article VII.

The name and address of the person to receive service of process for the Unit Owners Association and the methods by which the Declaration of Condominium may be amended are set forth in the Declaration of Condominium Property recorded in Volume 585, Pages 848-899 of the Ashland County, Ohio Deed Records.

IN WITNESS WHEREOF, said corporation has hereunto set its hand this 2nd day of February, 1996.

Signed and Acknowledged in the presence of:

Cheryl R. Burkholder
Cheryl R. Burkholder
Janice G. Kinney
Janice G. Kinney

J & B INVESTMENT CO., INC.
By Robert S. Stokes
Robert S. Stokes
Vice President

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named J & B Investment Co., Inc., by Robert S. Stokes, its Vice President, who acknowledged that he signed the foregoing instrument and that the same is his free act and deed and the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 2nd day of February, 1996.

Cheryl R. Burkholder
Notary Public
Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct 4, 2000

EXHIBIT "A"
AMENDMENT NO. 2
DESCRIPTION OF PARCEL
FOR
THE MEADOWS AT PHEASANT RUN

Situated in the City of Ashland, Township of Montgomery, County of Ashland, State of Ohio and known as being a part of the Southwest Quarter of Section No. 16. and more fully described as follows;

Commencing at an iron pin found at the Southeast corner of the Southwest Quarter of Section No. 16, said iron pin also being on the centerline of Davis Road;

thence North $04^{\circ}04'55''$ East, along the East line of the Southwest Quarter of Section No. 16, a distance of 379.43 feet to a railroad spike set, the true place of beginning of the parcel herein described;

thence North $86^{\circ}10'08''$ West, a distance of 267.67 feet to an iron pin found;

thence South $03^{\circ}49'52''$ West a distance of 184.22 feet to an iron pin found;

thence North $86^{\circ}10'08''$ West, a distance of 367.08 feet to an iron pin found;

thence North $03^{\circ}49'52''$ East, a distance of 306.71 feet to an iron pin found, said iron pin also being on the South line of lands now or formerly owned by Thomas Siler, trustee, as recorded in Volume 562, page 511 of the Ashland County Deed Records;

thence South $86^{\circ}05'11''$ East, along the Southerly line of said Siler parcel, a distance of 420.28 feet to an iron pin set;

thence South $04^{\circ}04'55''$ West, a distance of 95.00 feet to an iron pin set;

thence South $86^{\circ}05'11''$ East, a distance of 215.00 feet to a railroad spike set on the East line of the Southwest Quarter of Section No. 16, said railroad spike also being on the centerline of Davis Road;

thence South $04^{\circ}04'55''$ West along said East Quarter Section line, and said Davis Road centerline, a distance of 26.57 feet to the true place of beginning containing 2.8624 acres, but subject to all legal highways and easements of record.

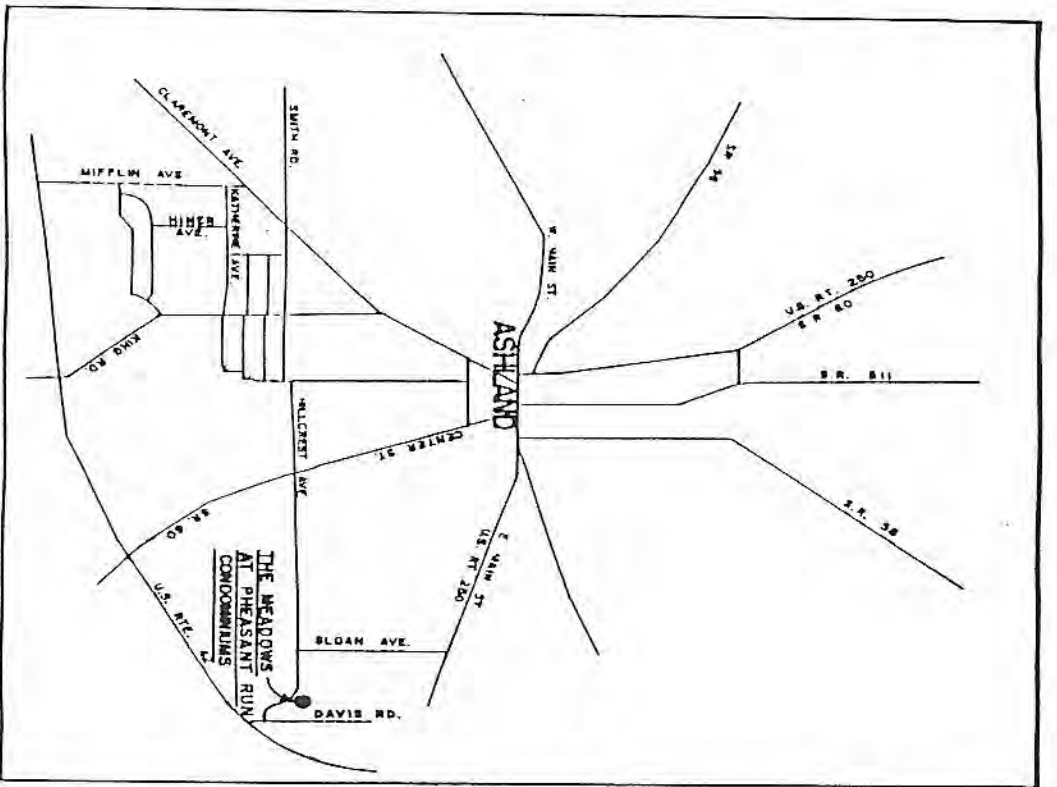
DECLARATION OF CONDOMINIUM
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS

UNIT INFORMATION SHEET

<u>Unit Designation</u>	<u>Unit Type</u> 1 (Two Bedroom--1 car gar.) 2 (Two Bedroom--2 car gar.) 3 (Three Bedroom--2 car gar.)	<u>Par Value</u>	<u>Undivided Interest</u>	<u>Purchase Price</u>
Bldg. 1-A	2	1.051	3.840	\$106,900.00
Bldg. 1-B	2	1.051	3.840	98,900.00
Bldg. 2-A	1	1.000	3.654	106,900.00
Bldg. 2-B	1	1.000	3.654	97,900.00
Bldg. 2-C	1	1.000	3.654	96,900.00
Bldg. 2-D	1	1.000	3.654	105,900.00
Bldg. 3-A	3	1.133	4.139	111,900.00
Bldg. 3-B	1	1.000	3.654	99,900.00
Bldg. 3-C	3	1.133	4.139	111,900.00
Bldg. 3-D	1	1.000	3.654	99,900.00
Bldg. 4-A	1	1.000	3.654	99,900.00
Bldg. 4-B	1	1.000	3.654	99,900.00
Bldg. 4-C	2	1.051	3.840	104,900.00
Bldg. 4-D	2	1.051	3.840	104,900.00
Bldg. 6-A	2	1.051	3.840	102,900.00
Bldg. 6-B	1	1.000	3.654	97,900.00
Bldg. 6-C	2	1.051	3.840	102,900.00
Bldg. 6-D	1	1.000	3.654	97,900.00
Bldg. 7-A	3	1.133	4.139	124,900.00
Bldg. 7-B	1	1.000	3.654	98,570.00
Bldg. 7-C	3	1.133	4.139	110,900.00
Bldg. 7-D	1	1.000	3.654	108,900.00
Bldg. 8-A	3	1.133	4.139	112,900.00
Bldg. 8-B	3	1.133	4.139	112,900.00
Bldg. 8-C	3	1.133	4.139	111,900.00
Bldg. 8-D	3	1.133	4.139	111,900.00

Total: 100.000

Exhibit B



DESCRIPTION

SITUATED IN THE CITY OF ASHLAND, TOWNSHIP OF MONTGOMERY, COUNTY OF ASHLAND, STATE OF OHIO AND KNOWN AS BEING PART OF THE SOUTHWEST QUARTER OF SECTION NO. 16

ARCHITECT'S AND SURVEYOR'S CERTIFICATION

WE HEREBY CERTIFY THAT THE WITHIN DRAWINGS 1 THRU 8 CORRECTLY REPRESENT THE BUILDINGS AS CONSTRUCTED, AND THAT THE PLAT SHOWN HEREIN WAS PREPARED FROM A SURVEY MADE BY THE OFFICE OF GRINDLE AND BENDER, ARCHITECTS, ENGINEERS, SURVEYORS, AND IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY. ALL BEARINGS ARE MAGNETIC, AND ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

REGISTERED ARCHITECT NO. 3618

REGISTERED SURVEYOR NO. 4978

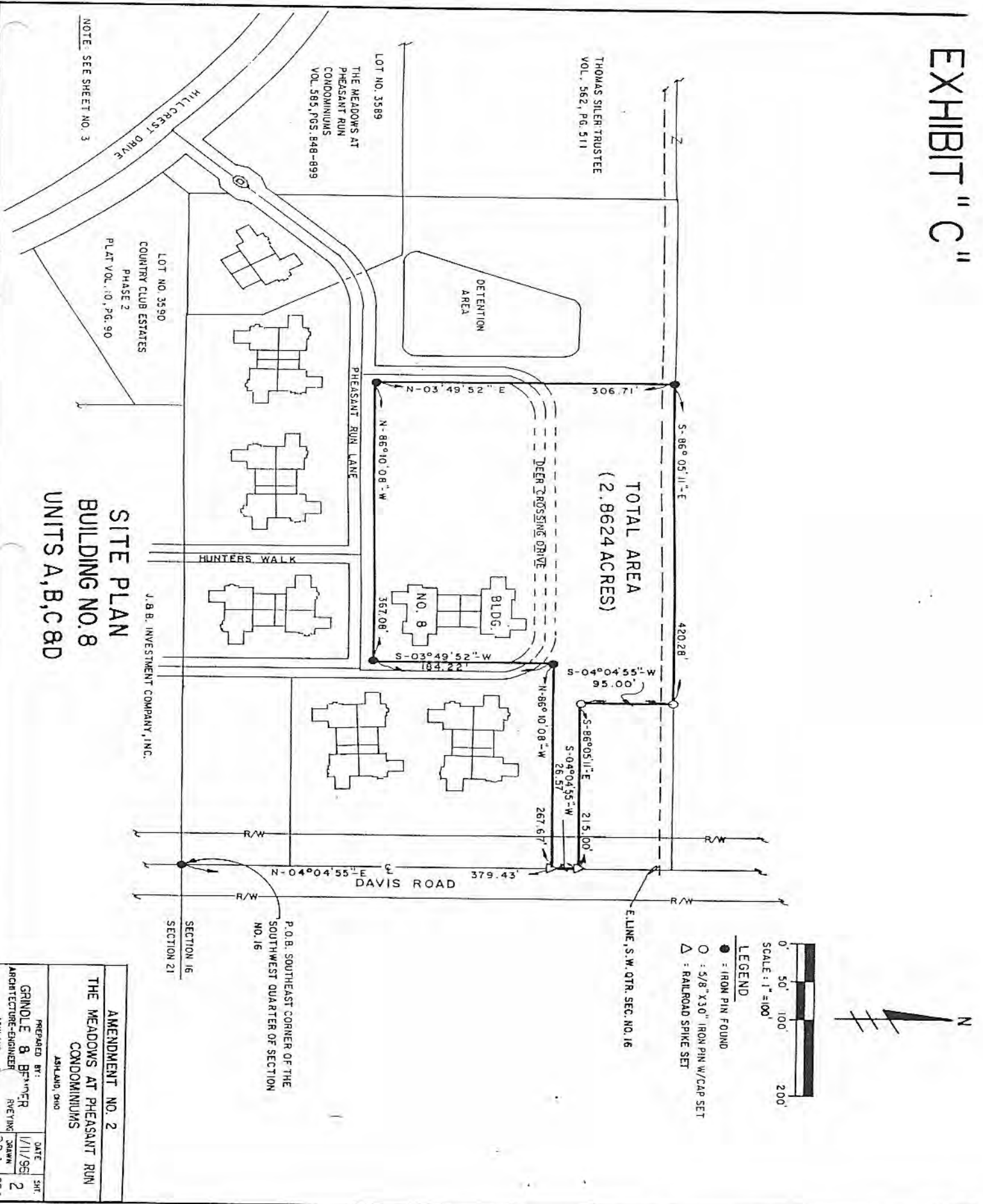
AMENDMENT NO. 2

EXHIBIT "C"

**THE MEADOWS AT PHEASANT RUN
CONDOMINIUMS
ASHLAND, OHIO**

PREPARED BY
GRINDLE & BENDER
ARCHITECTURE · ENGINEERING · SURVEYING
ASHLAND, OHIO

EXHIBIT "C"



NOTE: SEE SHEET NO. 3

LOT NO. 3589
THE MEADOWS AT
PHEASANT RUN
CONDOMINIUMS
VOL. 585, PGS. 848-899

THOMAS SILER TRUSTEE
VOL. 562, PG. 511

LOT NO. 3690
COUNTRY CLUB ESTATES
PHASE 2
PLAT VOL. 10, PG. 90

DETERENTION
AREA

TOTAL AREA
(2.8624 ACRES)

PHEASANT RUN LANE

DEER CROSSING DRIVE

HUNTERS WALK

NO. 8
BLDG.

J.B.B. INVESTMENT COMPANY, INC.

SITE PLAN BUILDING NO. 8 UNITS A, B, C & D

P.O.B. SOUTHEAST CORNER OF THE
SOUTHWEST QUARTER OF SECTION
NO. 16

SECTION 16
SECTION 21

E.LINE, S.W. QTR. SEC. NO. 16



- LEGEND
- = IRON PIN FOUND
 - = 5/8" X 30" IRON PIN W/CAP SET
 - △ = RAILROAD SPIKE SET

AMENDMENT NO. 2		DATE	SHT.
THE MEADOWS AT PHEASANT RUN		1/11/98	2
CONDOMINIUMS		DRAWN	2
ASHLAND, OHIO		BY	2
PREPARED BY:		DATE	SHT.
GRINDLE & BROTHER		1/11/98	2
ARCHITECTURE-ENGINEER		DRAWN	2
RVEYING		BY	2
ASHLAND, OHIO		DATE	SHT.
		1/11/98	2
		DRAWN	2
		BY	2
		DATE	SHT.
		1/11/98	2
		DRAWN	2
		BY	2
		DATE	SHT.
		1/11/98	2
		DRAWN	2
		BY	2
		DATE	SHT.
		1/11/98	2
		DRAWN	2
		BY	2

SCALE 30 60 120

LEGEND

- LCA = LIMITED COMMON AREA
- 4.37' = PORCHES (TYPICAL) (LCA)
- 8.37' = PATIOS (TYPICAL) (LCA)
- 9.00' = PATIOS (TYPICAL) (LCA)
- 13.19' = PATIOS (TYPICAL) (LCA)
- = LCA AREAS
- (A) = BUILDING UNIT
- = IRON PIN FOUND
- = 3/8" X 30" IRON PIN W/CAP SET
- △ = RAILROAD SPIKE SET

2.8624 ACRES

DEER CROSSING DRIVE

PHEASANT RUN LANE

HUNTERS WALK

DAVIS ROAD

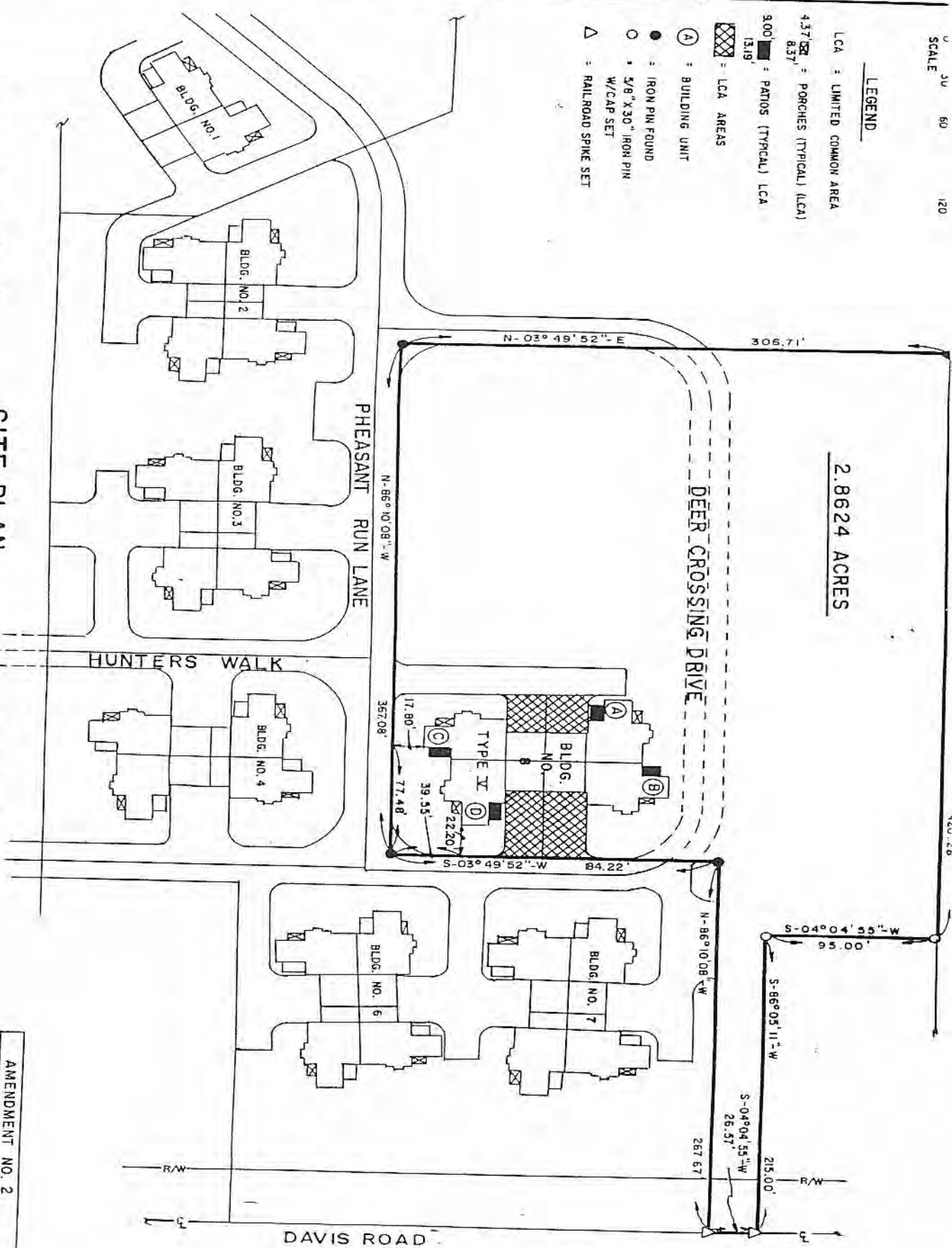


EXHIBIT "C"

**SITE PLAN
BUILDING NO. 8
UNITS A, B, C & D**

NOTE: SEE SHEET NO. 2

AMENDMENT NO. 2	
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS	
PREPARED BY ASHLAND, OHIO	
GRINDLE B. ER	DATE 1/11/96
ARCHITECTURE - ENGINEERING - SURVEYING	SHEET 3
ASHLAND, OHIO	DATE 1/11/96
PROJECT NO. 2	SHEET NO. 3

LOT AREAS

Parcel No. 1 = 2.8624 ACRES = 124,686.14 S.F.

BUILDING AREA

Building No. 8 Area

UNIT A = 1,759.10 S.F.

UNIT B = 1,753.84 S.F.

UNIT C = 1,759.10 S.F.

UNIT D = 1,753.84 S.F.

Building No. 8 = 7,025.88 S.F.

LIMITED COMMON AREA (Patio, Porch, Driveway, etc.)

Building No. 8 Limited Common Area

UNIT A = 706.65 S.F.

UNIT B = 1231.04 S.F.

UNIT C = 706.65 S.F.

UNIT D = 1231.04 S.F.

Building No. 8 = 3,875.38 S.F.

COMMON AREA

TOTAL LOT AREA = 124,686.14 S.F.

TOTAL BUILDING AREA, Building No. 8 = (7,025.88) S.F.

TOTAL LIMITED COMMON AREA, Building No. 8 = (3,875.38) S.F.

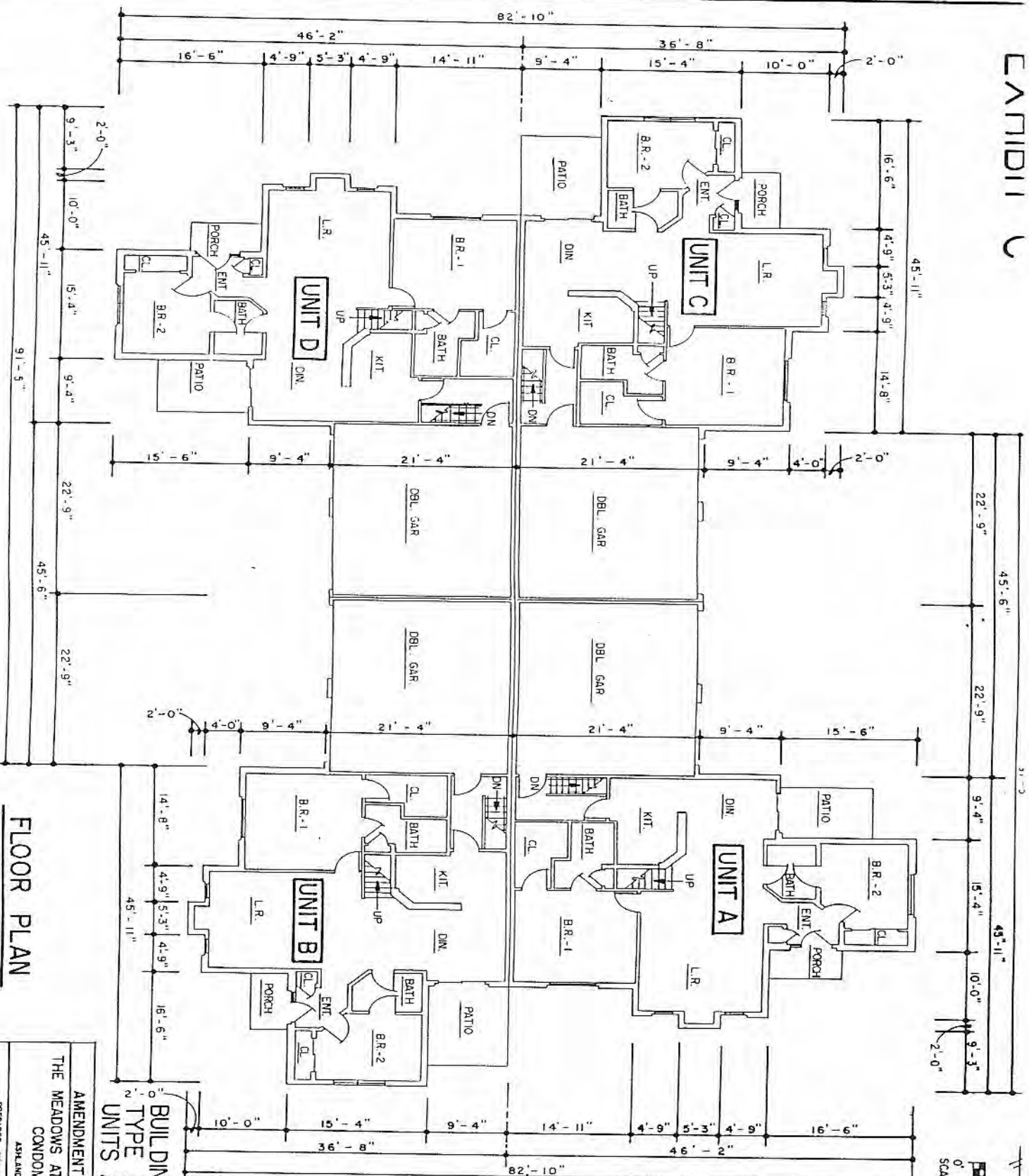
TOTAL COMMON AREA = 113,784.88 S.F.

or

= 2.6121 ACRES

EVIDIT II II

AMENDMENT NO. 2	
THE MEADOWS AT PHEASANT RUN	
CONDOMINIUMS	
PREPARED BY:	DATE:
ASHLAND, OHIO	11/11/96
GRINDLE R REINFOR	SIT



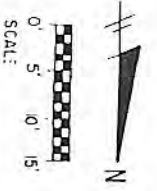
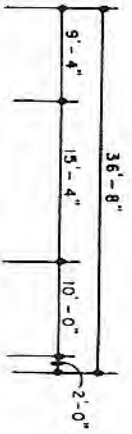
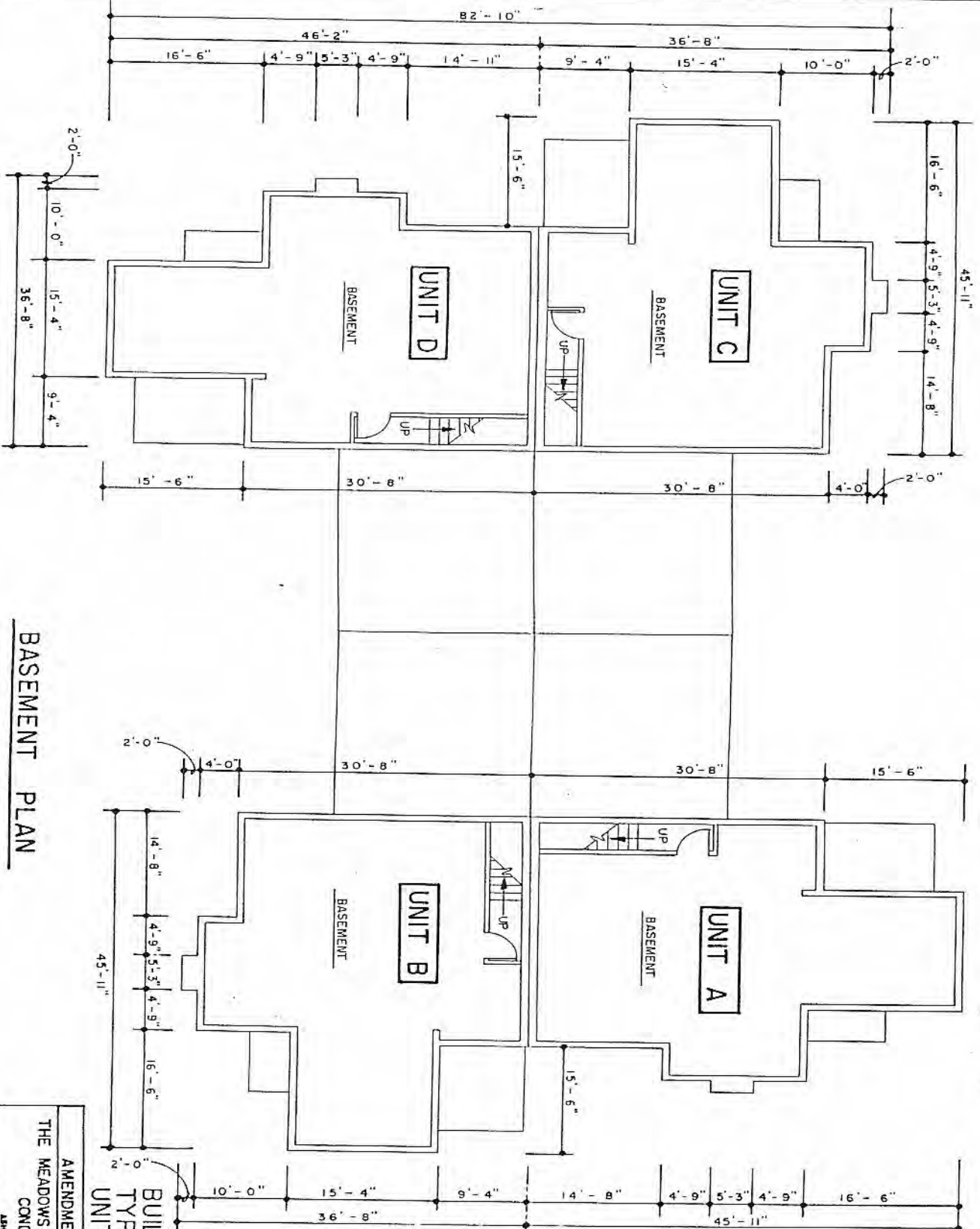
FLOOR PLAN

BUILDING NO. 8
 TYPE V
 UNITS A, B, C & D

AMENDMENT NO. 2
 THE MEADOWS AT PHEASANT RUN
 CONDOMINIUMS
 ASHLAND, OHIO

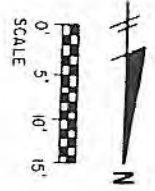
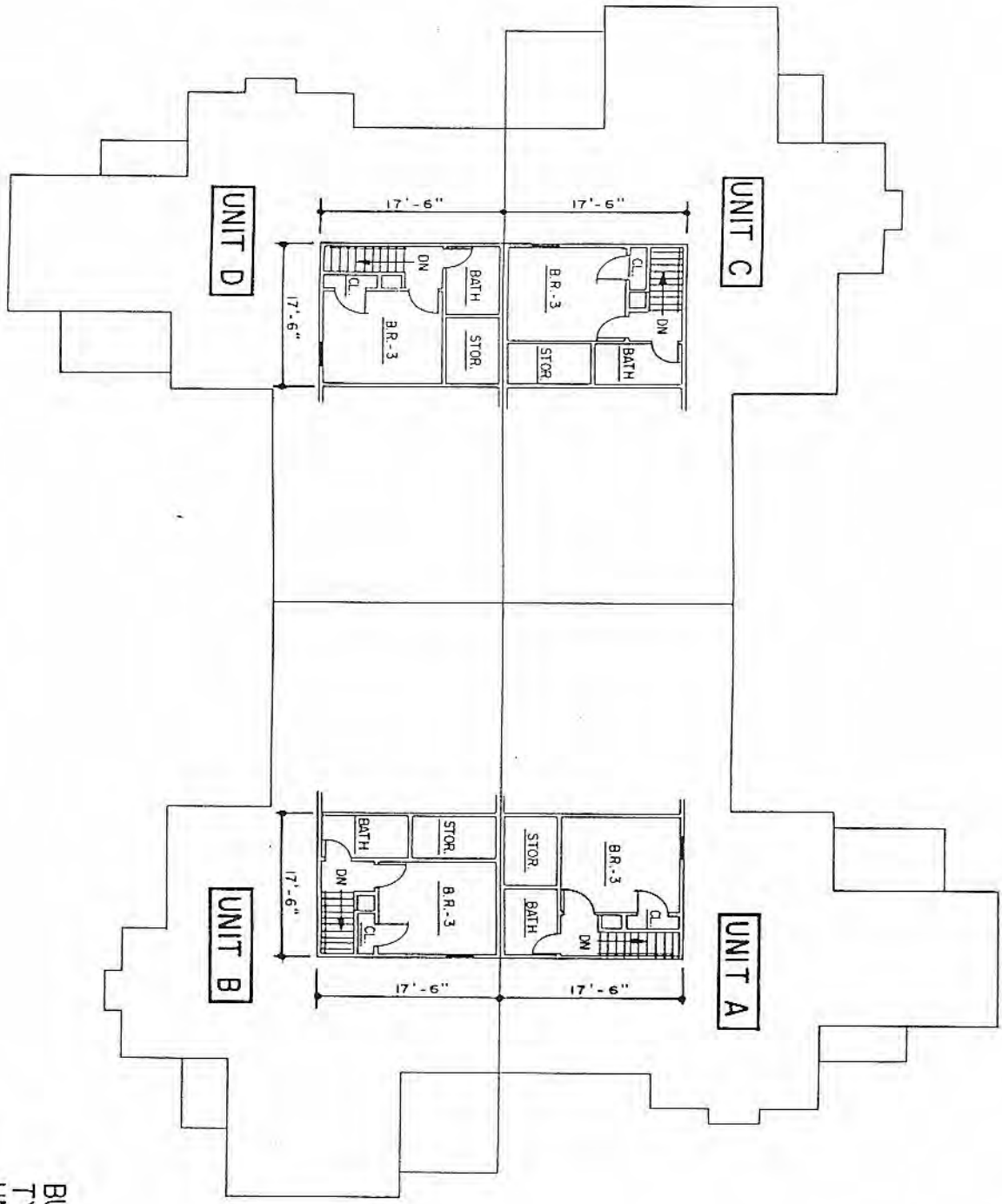
PREPARED BY:	DATE:
GRINDLE & BENDER	1/11/96
ARCHITECTURE-ENGINEERING-SURVEYING	5
ASHLAND, OHIO	J.R.K. 10F8

EXHIBIT "C"



BASEMENT PLAN

BUILDING NO. 8
 TYPE V
 UNITS A, B, C & D
 AMENDMENT NO. 2
 THE MEADOWS AT PHEASANT RUN
 CONDOMINIUMS
 AKRON, OHIO
 ARCHITECTURE-ENGINEERING-SURVEYING
 GRINDLE BENDER
 DATE 1/11/96
 BY: [Signature]



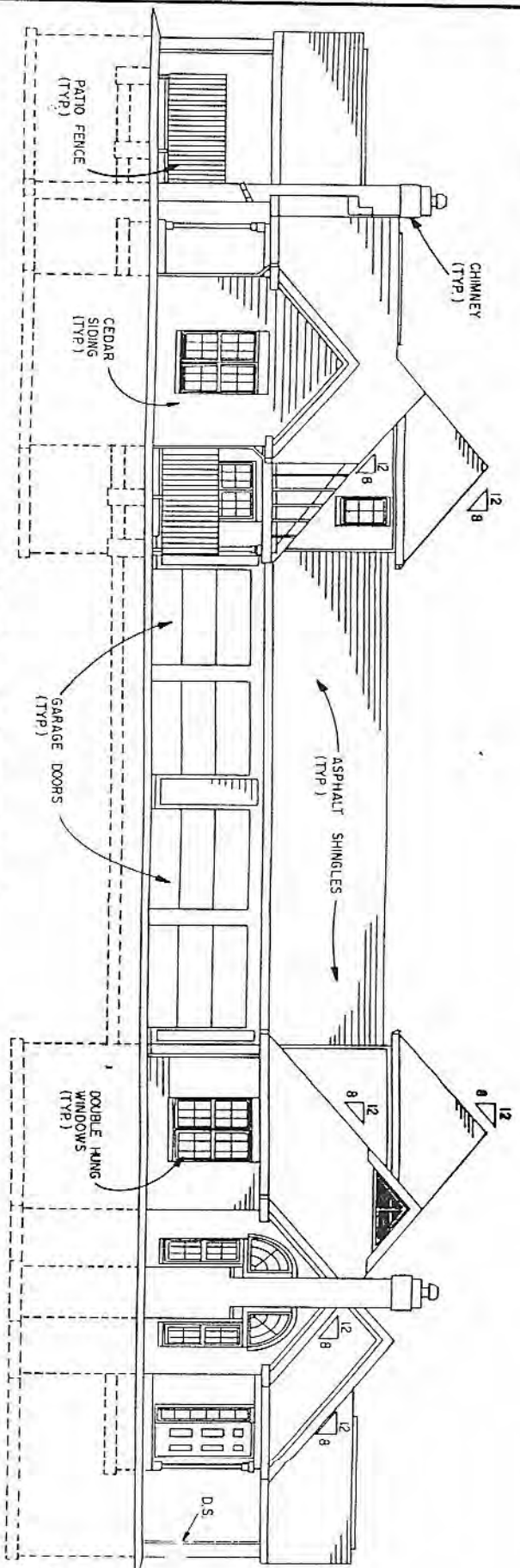
LOFT FLOOR PLAN

BUILDING NO 8
 TYPE V
 UNITS A, B, C & D

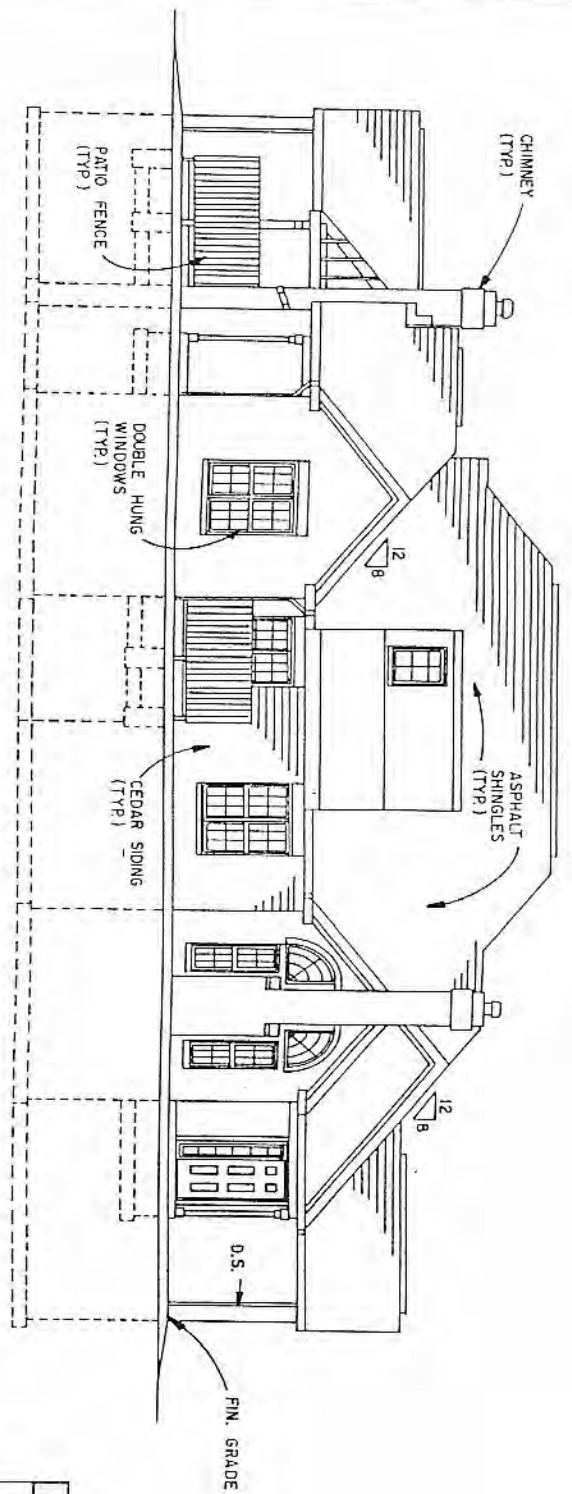
AMENDMENT NO. 2

THE MEADOWS AT PLEASANT RUN
 CONDOMINIUMS
 ASHLAND, OHIO

PREPARED BY:	DATE:
GRINDLE 8 UNDER	1/11/96
ARCHITECTURE-ENGL	7
ASHLAND, OHIO	J.R.K.
	OF 8



EAST 8 WEST ELEVATION



NORTH & SOUTH ELEVATION

BUILDING NO. 8
 TYPE V
 UNITS A, B, C & D
 AMENDMENT NO.
 THE MEADOWS AT PEASANT RUN
 CONDOMINIUMS
 ASHLAND, OHIO
 PREPARED BY: GRINDLE SANDER ARCHITECTURE-ENG. ASHLAND, OHIO
 DATE: 1/11/96
 DRAWN BY: J.R.K.

605

AFFIDAVIT

State of Ohio
Ashland County, SS.

Now comes J & B Investment Co., Inc., by and through Robert S. Stokes, Vice President, who being first duly sworn according to law, says:

1. That J & B Investment Co., Inc. is the owner of The Meadows at Pheasant Run Condominiums pursuant to the Declaration of Condominium Property, recorded in Volume 585, Pages 848-899, of Ashland County, Ohio Deed Records and the By-laws attached thereto.

2. That pursuant to the Declarations and By-Laws that it may add additional real estate and condominium units to The Meadows at Pheasant Run Condominium, as more fully described in the Amendment to Add Real Estate.

3. That a copy of said Amendment is being sent to all unit owners and their respective mortgagees.

J & B INVESTMENT CO., INC.

By Robert S. Stokes
Robert S. Stokes
Vice-President

Sworn to before me and subscribed in my presence this 2nd
day of February, 1996.

Cheryl R. Burkholder
Notary Public

Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct 4, 2000

**DECLARATION OF CONDOMINIUM OWNERSHIP FOR
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS**

This will certify that copies of this
Correction of Legal Description of Amendment
No. 2 to Declaration of Condominium Ownership
for the Meadows at Pheasant Run Condominium
has been filed in the office of the County
Auditor, Ashland County, Ohio.

April _____, 1997

S. E. Ryland, County Auditor

Received for record April _____, 1997 at _____ o'clock,
____ M. Recorded April _____, 1997 in OR Volume _____,
Page _____, Ashland County, Ohio.

Barbara Harding
County Recorder

Recorder's Fee: \$ _____

This instrument prepared by:
Fred M. Oxley
Attorney at Law
100 West Main Street
Ashland, Ohio 44805

**CORRECTION OF LEGAL DESCRIPTION OF
AMENDMENT NO. 2 TO DECLARATION OF
CONDOMINIUM OWNERSHIP FOR THE MEADOWS AT
PHEASANT RUN CONDOMINIUMS**

WHEREAS, J & B Investment Co., Inc., as the Declarant of the Meadows at Pheasant Run Condominiums, filed Amendment No. 2 to the Declaration of Condominium Ownership for The Meadows At Pheasant Run Condominiums on February 2, 1996, recorded in OR Volume 22, Pages 592 - 606 of the Ashland County Records with respect to a certain building and a parcel of real estate described in Exhibit "A" thereto containing altogether 2.8624 acres and

WHEREAS, because the inclusion of the entire 2.8624 acre parcel was in error this Declarant is filing this instrument to correct the error and this Declarant is joined by all of the Unit owners for the purpose of releasing and quit claiming any interest that they might have in the portion of the 2.8624 acre parcel erroneously included and described in Exhibit "B" attached hereto.



Now, therefore, Declarant hereby declares:

The legal description of the real estate attached to Amendment No. 2 recorded in OR Volume 22 Pages 592 - 606 is hereby corrected and amended to read as shown in Exhibit "A" attached hereto.

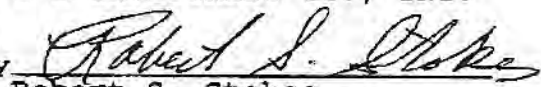
All other terms, conditions and declarations as set forth in said Amendment No. 2 are hereby ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, the said undersigned set their hand on the dates set forth below.

Signed and Acknowledged in
the presence of:


Alan C. Brown

Robert J. Donley

J & B INVESTMENT CO., INC.

By 
Robert S. Stokes
Vice President

DATED: April 30, 1997

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named J & B Investment Co., Inc., by Robert S. Stokes, its Vice President, who acknowledged that he signed the foregoing instrument and that the same is his free act and deed and the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 30th day of April, 1997.

Rae V. Benton

Notary Public

RAE V. BENTON, Notary Public
STATE OF OHIO

My Commission Expires March 28, 1998

The undersigned for \$10.00 and other good valuable consideration, join in the foregoing Correction of Legal Description of Amendment No. 2 to Declaration of Condominium Ownership for The Meadows at Pheasant Run Condominiums to remise and release and forever quit claim any and all interest they may have in the real estate described in Exhibit "B" attached hereto.

Signed and Acknowledged in the presence of:

Fred M. Oxley
Fred M. Oxley
 Cheryl R. Burkholder
Cheryl R. Burkholder

Benjamin C. Ryan
Benjamin C. Ryan
 Anne K. Ryan
Anne K. Ryan

DATED: April 17, 1997

Cheryl R. Burkholder
Cheryl R. Burkholder
 Janice G. Kinney
Janice G. Kinney

Ann H. Beckert
Ann H. Beckert

DATED: May 6, 1997

Fred M. Oxley
Fred M. Oxley
 Cheryl R. Burkholder
Cheryl R. Burkholder

Shirley J. Chandler
Shirley J. Chandler

DATED: April 17, 1997

Fred M. Oxley
Cheryl R. Burkholder
Fred M. Oxley
Cheryl R. Burkholder

Mary Jane Small
Mary Jane Small

DATED: April 17, 1997

Fred M. Oxley
Cheryl R. Burkholder
Fred M. Oxley
Cheryl R. Burkholder

Joseph C. Vaughn
Mary Ellen Vaughn
Joseph C. Vaughn
Mary Ellen Vaughn

DATED: April 17, 1997

Fred M. Oxley
Cheryl R. Burkholder
Fred M. Oxley
Cheryl R. Burkholder

Cleo Poorbaugh
Cleo Poorbaugh

DATED: April 17, 1997

Fred M. Oxley
Cheryl R. Burkholder
Fred M. Oxley
Cheryl R. Burkholder

Yvonne M. Kehl
Yvonne M. Kehl

DATED: April 17, 1997

Fred M. Oxley
Cheryl R. Burkholder
Fred M. Oxley
Cheryl R. Burkholder

Shawn Ramion - (Shawn Ramion)
Machelle R. Boyce Ramion
Shawn Ramion - (Shawn Ramion)
Machelle R. Boyce Ramion

DATED: April 17, 1997

Fred M. Oxley
Cheryl R. Burkholder
Fred M. Oxley
Cheryl R. Burkholder

Philip M. Riddle
Philip M. Riddle

DATED: April 17, 1997

Fred M. Oxley
Cheryl R. Burkholder
Fred M. Oxley
Cheryl R. Burkholder

Robert W. Burcaw
Ruth Burcaw
Robert W. Burcaw
Ruth Burcaw

DATED: April 17, 1997

Fred M. Oxley
Cheryl R. Burkholder
Fred M. Oxley
Cheryl R. Burkholder

Ryan M. Sponsler
Kerri S. Donley nka
Kerri S. Sponsler
Ryan M. Sponsler
Kerri S. Donley nka
Kerri S. Sponsler

DATED: April 17, 1997

Fred M. Oxley
Fred M. Oxley
Cheryl R. Burkholder
Cheryl R. Burkholder

Bruce Perry
Bruce Perry
DATED: April 17, 1997

Shirley A. Hollis
Shirley A. Hollis
Robert J. Donley
Robert J. Donley

William O. Somers
William O. Somers
DATED: 5/6/97

Fred M. Oxley
Fred M. Oxley
Janice G. Kimrey
Janice G. Kimrey

Stanley B. Reed
Stanley B. Reed
Kay D. Reed
Kay D. Reed
DATED: May 5, 1997

Fred M. Oxley
Fred M. Oxley
Cheryl R. Burkholder
Cheryl R. Burkholder

Robert P. Schoonover
Robert P. Schoonover
Alyxandra L. Schoonover
Alyxandra L. Schoonover
DATED: April 17, 1997

Fred M. Oxley
Fred M. Oxley
Cheryl R. Burkholder
Cheryl R. Burkholder

William Gregory Gerrick
William Gregory Gerrick
DATED: 04-17-97

Fred M. Oxley
Fred M. Oxley
Cheryl R. Burkholder
Cheryl R. Burkholder

Delores T. Kane POA
Delores T. Kane
DATED: April 18, 1997

Fred M. Oxley
Fred M. Oxley
Cheryl R. Burkholder
Cheryl R. Burkholder

Richard M. Bachtel
Richard M. Bachtel
Diane D. Bachtel
Diane D. Bachtel
DATED: April 17, 1997

Fred M. Oxley
Fred M. Oxley
Cheryl R. Burkholder
Cheryl R. Burkholder

Dorothy E. Danziger
Dorothy E. Danziger,
Trustee of the Dorothy E.
Danziger Trust
DATED: April 17, 1997

Deborah L. Roessler
 Deborah L. Roessler
Randee Talmadge
 Randee Talmadge

Thomas Scovel
 Thomas Scovel
Janene A. Scovel
 Janene A. Scovel
 DATED: 5/10/97

John A. Vansell
 John A. Vansell
Bonnie S. Ropp
 (Bonnie S. Ropp)

Deane E. Eggert
 Deane E. Eggert
Lois A. Eggert
 Lois A. Eggert
 DATED: 5-7-97

State of Ohio
 Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Benjamin C. Ryan and Anne K. Ryan**, who acknowledged that they signed the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 17th day of April, 1997.

Cheryl R. Burkholder
 Notary Public
 Cheryl R. Burkholder
 Notary Public, State of Ohio
 My Commission Expires, Oct 4, 2000

State of Ohio
 Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Ann H. Beckert**, who acknowledged that she signed the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 6th day of May, 1997.

Cheryl R. Burkholder
 Notary Public
 Cheryl R. Burkholder
 Notary Public, State of Ohio
 My Commission Expires, Oct 4, 2000

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Shirley J. Chandler**, who acknowledged that she signed the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 17th day of April, 1997.

Cheryl R. Burkholder
Notary Public

Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct. 4, 2000

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Mary Jane Small**, who acknowledged that she signed the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 17th day of April, 1997.

Cheryl R. Burkholder
Notary Public

Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct. 4, 2000

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Joseph C. Vaughn and Mary Ellen Vaughn**, who acknowledged that they signed the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 17th day of April, 1997.

Cheryl R. Burkholder
Notary Public

Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct. 4, 2000

7

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Cleo Poorbaugh**, who acknowledged that she signed the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 17th day of April, 1997.

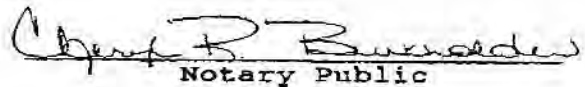

Notary Public

Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct. 4, 2000

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Yvonne M. Kehl**, who acknowledged that she signed the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 17th day of April, 1997.

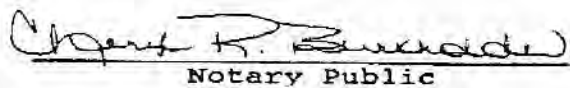

Notary Public

Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct. 4, 2000

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Shawn Ramion and Machelie R. Ramion fns Machelie R. Boyce**, who acknowledged that they signed the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 17th day of April, 1996.


Notary Public

Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct. 4, 2000

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Philip M. Riddle**, who acknowledged that he signed the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 17th day of April, 1997.

Cheryl R. Burkholder
Notary Public

Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct. 4, 2000

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Robert W. Burcaw and Ruth Burcaw**, who acknowledged that they signed the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 17th day of April, 1997.

Cheryl R. Burkholder
Notary Public

Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct. 4, 2000

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Ryan M. Sponsler and Kerri S. Donley nka Kerri S. Sponsler**, who acknowledged that they signed the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 17th day of April, 1997.

Cheryl R. Burkholder
Notary Public

Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct. 4, 2000

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Bruce Perry**, who acknowledged that he signed the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 17th day of April, 1997.

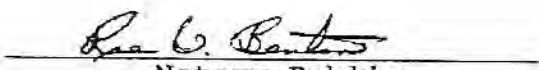

Notary Public

Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct. 4, 2000

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **William O. Somers**, who acknowledged that he signed the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 6th day of May, 1997.

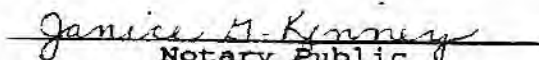

Notary Public

RAE V. BENTON, Notary Public
STATE OF OHIO
My Commission Expires March 28, 1998

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Stanley B. Reed and Kay D. Reed**, who acknowledged that they signed the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 5th day of May, 1997.


Notary Public

JANICE G. KINNEY
Notary Public, State of Ohio
My Commission Expires 8-31-2000

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Robert P. Schoonover and Alyxandra L. Schoonover**, who acknowledged that they signed the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 17th day of April, 1997.

Cheryl R. Burkholder
Notary Public

Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct. 4, 2000

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **William Gregory Gerrick**, who acknowledged that he signed the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 17th day of April, 1997.

Cheryl R. Burkholder
Notary Public

Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct. 4, 2000

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Delores T. Kane by Jacqueline S. Crew, POA**, who acknowledged that she signed the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 18th day of April, 1997.

Cheryl R. Burkholder
Notary Public

Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct. 4, 2000

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Richard M. Bachtel and Diane D. Bachtel**, who acknowledged that they signed the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 17th day of April, 1997.

Cheryl R. Burkholder
Notary Public

Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct. 4, 2000

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Dorothy E. Danziger**, who acknowledged that she signed the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 17th day of April, 1997.

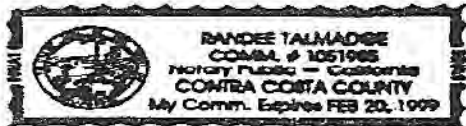
Cheryl R. Burkholder
Notary Public

Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct. 4, 2000

State of California
Contra Costa County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Thomas Scovel and Janene A. Scovel**, who acknowledged that they signed the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 10th day of May, 1997.




Randee Talmadge
Notary Public

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State,
personally appeared the above named **Deane E. Eggert and Lois A.
Eggert**, who acknowledged that they signed the foregoing
instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and
official seal this 17th day of May, 1997.





Notary Public

**JOHN A. VANOSDALL, Notary Public
STATE OF OHIO
Attorney at Law, Lifetime Commission**

DECLARATION OF CONDOMINIUM OWNERSHIP FOR
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS

This will certify that copies of this
Correction of Legal Description of Amendment
No. 2 to Declaration of Condominium Ownership
for the Meadows at Pheasant Run Condominium
and drawings, all attached hereto as Exhibits
A, B, B-1 and C has been filed in the office
of the County Auditor, Ashland County, Ohio.

September 5, 1997

S. E. Ryland J.L.
S. E. Ryland, County Auditor

22653

Received for record Sept. 5, 1997 at 2:56 o'clock,
P. M. Recorded Sept. 5, 1997 in OR Volume 71,
Page 570-589 Ashland County, Ohio.

Barbara Harding
Barbara Harding
County Recorder

Recorder's Fee: \$ 88.00

This instrument prepared by:
Fred M. Oxley
Attorney at Law
100 West Main Street
Ashland, Ohio 44805

**CORRECTION OF LEGAL DESCRIPTION OF
AMENDMENT NO. 2 TO DECLARATION OF
CONDOMINIUM OWNERSHIP FOR THE MEADOWS AT
PHEASANT RUN CONDOMINIUMS**

WHEREAS, J & B Investment Co., Inc., as the Declarant of the Meadows at Pheasant Run Condominiums, filed Amendment No. 2 to the Declaration of Condominium Ownership for The Meadows At Pheasant Run Condominiums on February 2, 1996, recorded in OR Volume 22, Pages 592 - 606 of the Ashland County Records with respect to a certain building and a parcel of real estate described in Exhibit "A" thereto containing altogether 2.8624 acres and

WHEREAS, because the inclusion of the entire 2.8624 acre parcel was in error this Declarant is filing this instrument to correct the error and this Declarant is joined by all of the Unit owners for the purpose of releasing and quit claiming any interest that they might have in that portion of the 2.8624 acre parcel erroneously included and described in Exhibit "B" attached hereto and shown on the Plat Exhibit B-1.


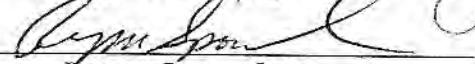
Now, therefore, Declarant hereby declares:

The legal description of the real estate attached to Amendment No. 2 recorded in OR Volume 22 Pages 592 - 606 is hereby corrected and amended to read as shown in Exhibit "A" attached hereto and shown on Plat Exhibit C.

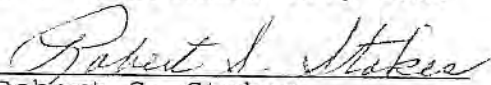
All other terms, conditions and declarations as set forth in said Amendment No. 2 are hereby ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, the said undersigned set their hand on the dates set forth below.

Signed and Acknowledged in the presence of:


Fred M. Oxley

Ryan Sponsler

J & B INVESTMENT CO., INC.

By 
Robert S. Stokes
Vice President

DATED: April 30, 1997

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **J & B Investment Co., Inc.**, by Robert S. Stokes, its Vice President, who acknowledged that he signed the foregoing instrument and that the same is his free act and deed and the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 30th day of April, 1997.

Rae V. Bentch
Notary Public
RAE V. BENTCH, Notary Public
STATE OF OHIO
My Commission Expires March 28, 1998

The undersigned for \$10.00 and other good valuable consideration, join in the foregoing Correction of Legal Description of Amendment No. 2 to Declaration of Condominium Ownership for The Meadows at Pheasant Run Condominiums to remise and release and forever quit claim any and all interest they may have in the real estate described in Exhibit "B" attached hereto to J & B Investment Co., Inc.

Signed and Acknowledged in the presence of:

Witness our hands on the date set forth herein.

Fred M. Oxley
Fred M. Oxley
Cheryl R. Burkholder
Cheryl R. Burkholder

Benjamin C. Ryan
Benjamin C. Ryan
Anne K. Ryan
Anne K. Ryan
DATED: April 17, 1997

Cheryl R. Burkholder
Cheryl R. Burkholder
Janice G. Kinney
Janice G. Kinney

Ann H. Beckert
Ann H. Beckert
DATED: May 6, 1997

Fred M. Oxley
Fred M. Oxley
Cheryl R. Burkholder
Cheryl R. Burkholder

Shirley J. Chandler
Shirley J. Chandler
DATED: April 17, 1997

Fred M. Oxley
Cheryl R. Burkholder
Fred M. Oxley
Cheryl R. Burkholder

Mary Jane Small
Mary Jane Small
DATED: April 17, 1997

Fred M. Oxley
Cheryl R. Burkholder
Fred M. Oxley
Cheryl R. Burkholder

Joseph C. Vaughn
Mary Ellen Vaughn
Joseph C. Vaughn
Mary Ellen Vaughn
DATED: April 17, 1997

Fred M. Oxley
Cheryl R. Burkholder
Fred M. Oxley
Cheryl R. Burkholder

Cleo Poorbaugh
Cleo Poorbaugh
DATED: April 17, 1997

Fred M. Oxley
Cheryl R. Burkholder
Fred M. Oxley
Cheryl R. Burkholder

Yvonne M. Kehl
Yvonne M. Kehl
DATED: April 17, 1997

Fred M. Oxley
Cheryl R. Burkholder
Fred M. Oxley
Cheryl R. Burkholder

Shawn Ramion (Shawn Ramion)
Machelle R. Boyce Ramion
Machelle R. Boyce Ramion
DATED: April 17, 1997

Fred M. Oxley
Cheryl R. Burkholder
Fred M. Oxley
Cheryl R. Burkholder

Philip M. Riddle
Philip M. Riddle
DATED: April 17, 1997

Fred M. Oxley
Cheryl R. Burkholder
Fred M. Oxley
Cheryl R. Burkholder

Robert W. Burcaw
Ruth Burcaw
Robert W. Burcaw
Ruth Burcaw
DATED: April 17, 1997

Fred M. Oxley
Cheryl R. Burkholder
Fred M. Oxley
Cheryl R. Burkholder

Ryan M. Sponsler
Kerri S. Sponsler
Ryan M. Sponsler
Kerri S. Donley nka
Kerri S. Sponsler
DATED: April 17, 1997

Fred M. Oxley
Fred M. Oxley
Cheryl R. Burkholder
Cheryl R. Burkholder

Shirley A. Hollis
Shirley A. Hollis
Robert J. Donley
Robert J. Donley

Fred M. Oxley
Fred M. Oxley
Janice G. Kinney
Janice G. Kinney

Fred M. Oxley
Fred M. Oxley
Cheryl R. Burkholder
Cheryl R. Burkholder

Fred M. Oxley
Fred M. Oxley
Cheryl R. Burkholder
Cheryl R. Burkholder

Fred M. Oxley
Fred M. Oxley
Cheryl R. Burkholder
Cheryl R. Burkholder

Fred M. Oxley
Fred M. Oxley
Cheryl R. Burkholder
Cheryl R. Burkholder

Fred M. Oxley
Fred M. Oxley
Cheryl R. Burkholder
Cheryl R. Burkholder

Bruce Perry
Bruce Perry
DATED: April 17, 1997

William O. Somers
William O. Somers
DATED: 5/6/97

Stanley B. Reed
Stanley B. Reed
Kay D. Reed
Kay D. Reed
DATED: May 5, 1997

Robert P. Schoonover
Robert P. Schoonover
Alyxandra L. Schoonover
Alyxandra L. Schoonover
DATED: April 17, 1997

William Gregory Gerrick
William Gregory Gerrick
DATED: 04-17-97

Delores T. Kane POA
Delores T. Kane
DATED: April 18, 1997

Richard M. Bachtel
Richard M. Bachtel
Diane D. Bachtel
Diane D. Bachtel
DATED: April 17, 1997

Dorothy E. Danziger
Dorothy E. Danziger,
Trustee of the Dorothy E.
Danziger Trust
DATED: April 17, 1997

Deborah L. Roessler
Deborah L. Roessler
Randee Talmadge
Randee Talmadge

Thomas Scovel
Thomas Scovel
Janene A. Scovel
Janene A. Scovel
DATED: 5/10/97

John A. Vansdall
(John A. Vansdall)
Bonnie S. Ropp
(Bonnie S. Ropp)

Deane E. Eggert
Deane E. Eggert
Lois A. Eggert
Lois A. Eggert
DATED: 5-7-97

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Benjamin C. Ryan and Anne K. Ryan**, who acknowledged that they signed the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 17th day of April, 1997.

Cheryl R. Burkholder
Notary Public
Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct. 4, 2000

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Ann H. Beckert**, who acknowledged that she signed the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 6th day of May, 1997.

Cheryl R. Burkholder
Notary Public
Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct. 4, 2000

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Shirley J. Chandler**, who acknowledged that she signed the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 17th day of April, 1997.

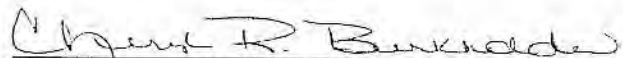

Notary Public

Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct 4, 2000

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Mary Jane Small**, who acknowledged that she signed the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 17th day of April, 1997.



Notary Public

Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct 4, 2000

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Joseph C. Vaughn and Mary Ellen Vaughn**, who acknowledged that they signed the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 17th day of April, 1997.


Notary Public

Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct 4, 2000

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Cleo Poorbaugh**, who acknowledged that she signed the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 17th day of April, 1997.


Notary Public

Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct 4, 2000

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Yvonne M. Kehl**, who acknowledged that she signed the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 17th day of April, 1997.


Notary Public

Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct 4, 2000

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Shawn Ramion and Machel R. Ramion fna Machel R. Boyce**, who acknowledged that they signed the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 17th day of April, 1996.


Notary Public

Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct 4, 2000

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Philip M. Riddle**, who acknowledged that he signed the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 17th day of April, 1997.


Notary Public

Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct. 4, 2000

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Robert W. Burcaw and Ruth Burcaw**, who acknowledged that they signed the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 17th day of April, 1997.


Notary Public

Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct. 4, 2000

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Ryan M. Sponsler and Kerri S. Donley nka Kerri S. Sponsler**, who acknowledged that they signed the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 17th day of April, 1997.


Notary Public

Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct. 4, 2000

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Bruce Perry**, who acknowledged that he signed the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 17th day of April, 1997.


Notary Public

Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct. 4, 2000

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **William O. Somers**, who acknowledged that he signed the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 6th day of May, 1997.

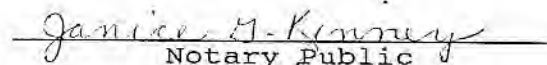

Notary Public

RAE V. BEATON, Notary Public
STATE OF OHIO
My Commission Expires March 26, 1998

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Stanley B. Reed and Kay D. Reed**, who acknowledged that they signed the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 5th day of May, 1997.


Notary Public

JANICE G. KINNEY
Notary Public, State of Ohio
My Commission Expires 8-31-2000

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Robert P. Schoonover and Alyxandra L. Schoonover**, who acknowledged that they signed the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 17th day of April, 1997.



Notary Public

Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct. 4, 2000

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **William Gregory Gerrick**, who acknowledged that he signed the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 17th day of April, 1997.


Notary Public

Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct. 4, 2000

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Delores T. Kane by Jacqueline S. Crew, POA**, who acknowledged that she signed the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 18th day of April, 1997.


Notary Public

Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct. 4, 2000

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Richard M. Bachtel and Diane D. Bachtel**, who acknowledged that they signed the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 17th day of April, 1997.

Cheryl R. Burkholder
Notary Public

Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct. 4, 2000

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Dorothy E. Danziger**, who acknowledged that she signed the foregoing instrument and that the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 17th day of April, 1997.

Cheryl R. Burkholder
Notary Public

Cheryl R. Burkholder
Notary Public, State of Ohio
My Commission Expires, Oct. 4, 2000

State of California
Contra Costa County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Thomas Scovel and Janene A. Scovel**, who acknowledged that they signed the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 10th day of May, 1997.

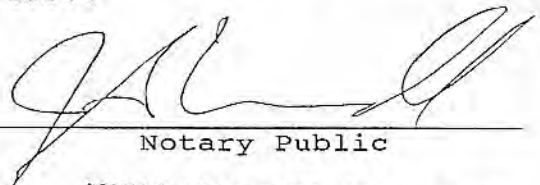


Randee Talmadge
Notary Public

State of Ohio
Ashland County, SS.

Before me, a Notary Public in and for said County and State, personally appeared the above named **Deane E. Eggert and Lois A. Eggert**, who acknowledged that they signed the foregoing instrument and that the same is their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my name and official seal this 17th day of May, 1997.



Notary Public

**JOHN A. VANOSDALL, Notary Public
STATE OF OHIO
Attorney at Law, Lifetime Commission**

EXHIBIT "A"

DESCRIPTION OF PARCEL
FOR
THE MEADOWS AT PHEASANT RUN

**CORRECTION TO
AMENDMENT NO. 2**

May 27, 1997

Situated in the City of Ashland, Township of Montgomery, County of Ashland, State of Ohio and known as being a part of the Southwest Quarter of Section No. 16. and more fully described as follows;

Commencing at an iron pin found at the Southeast corner of the Southwest Quarter of Section No. 16, said iron pin also being on the centerline of Davis Road;

thence North $04^{\circ}04'55''$ East, along the East line of the Southwest Quarter of Section No. 16, a distance of 379.43 feet to a railroad spike found;

thence North $86^{\circ}10'08''$ West, a distance of 267.67 feet to an iron pin found;

thence South $03^{\circ}49'52''$ West a distance of 16.22 feet to a railroad spike found, the true place of beginning of the parcel herein described;

thence continuing South $03^{\circ}49'52''$ West, a distance of 168.00 feet to a railroad spike found;

thence North $86^{\circ}10'08''$ West, a distance of 138.50 feet to a railroad spike found;

thence North $03^{\circ}49'52''$ East, a distance of 168.00 feet to an iron pin found;

thence South $86^{\circ}10'08''$ East, a distance of 138.50 feet to the true place of beginning containing 0.534 acres, but subject to all legal highways and easements of record.

EXHIBIT "B"

DESCRIPTION OF PARCEL
REMOVED FROM
CONDOMINIUM AMENDMENT NO. 2
FOR
THE MEADOWS AT PHEASANT RUN

MAY 27, 1997

Situated in the City of Ashland, Township of Montgomery, County of Ashland, State of Ohio and known as being a part of the Southwest Quarter of Section No. 16. and more fully described as follows;

Commencing at an iron pin found at the Southeast corner of the Southwest Quarter of Section No. 16, said iron pin also being on the centerline of Davis Road;

thence North 04° 04' 55" East, along the East line of the Southwest Quarter of Section No. 16, a distance of 379.43 feet to a railroad spike found, the true place of beginning of the parcel herein described;

thence North 86° 10' 08" West, a distance of 267.67 feet to an iron pin found;

thence South 03° 49' 52" West a distance of 16.22 feet to an iron pin set;

thence North 86° 10' 08" West, a distance of 138.50 feet to an iron pin set;

thence South 03° 49' 52" West a distance of 168.00 feet to an iron pin set;

thence North 86° 10' 08" West, a distance of 228.58 feet to an iron pin found;

thence North 03° 49' 52" East, a distance of 306.71 feet to an iron pin found, said iron pin also being on the South line of lands now or formerly owned by Thomas Siler, trustee, as recorded in Volume 562, page 111 of the Ashland County Deed Records;

thence South 86° 05' 11" East, along the Southerly line of said Siler parcel, a distance of 420.28 feet to an iron pin found, said iron pin also being at the Northwest corner of land now owned by Mark W. Kehl as recorded in Official Record Volume 47, Page 282 of the Ashland County Deed Records;

thence South 04° 04' 55" West, along said Mark W. Kehl's West line, a distance of 95.00 feet to an iron pin found at the Southwest corner of said Kehl land;

thence South 86° 05' 11" East, along the South line of said Kehl land, a distance of 215.00 feet to a railroad spike found on the East line of the Southwest Quarter of Section No. 16, said railroad spike also being on the centerline of Davis Road;

thence South 04° 04' 55" West along the East line of the Southwest Quarter of Section No. 16 and the centerline of Davis Road, a distance of 26.57 feet to the true place of beginning containing 2.328 acres, but subject to all legal highways and easements of record. There being 0.058 Acres in a 6 foot wide strip along the north side of this parcel and 2.270 Acres in the remainder.

SURVEYOR'S CERTIFICATION:

I hereby certify that this description was prepared from the notes of a survey made August 21, 1995 by the office of Grindle and Bender, Architecture-Engineering-Surveying, Ashland, Ohio and Lowell E. Bender, Registered Surveyor No. 4978. All bearings are assumed and are for the determination of angles only. All distances are in feet and decimals thereof. All iron pins set are 5/8" x 30" with cap.



Lowell E. Bender
Registered Surveyor No. 4978

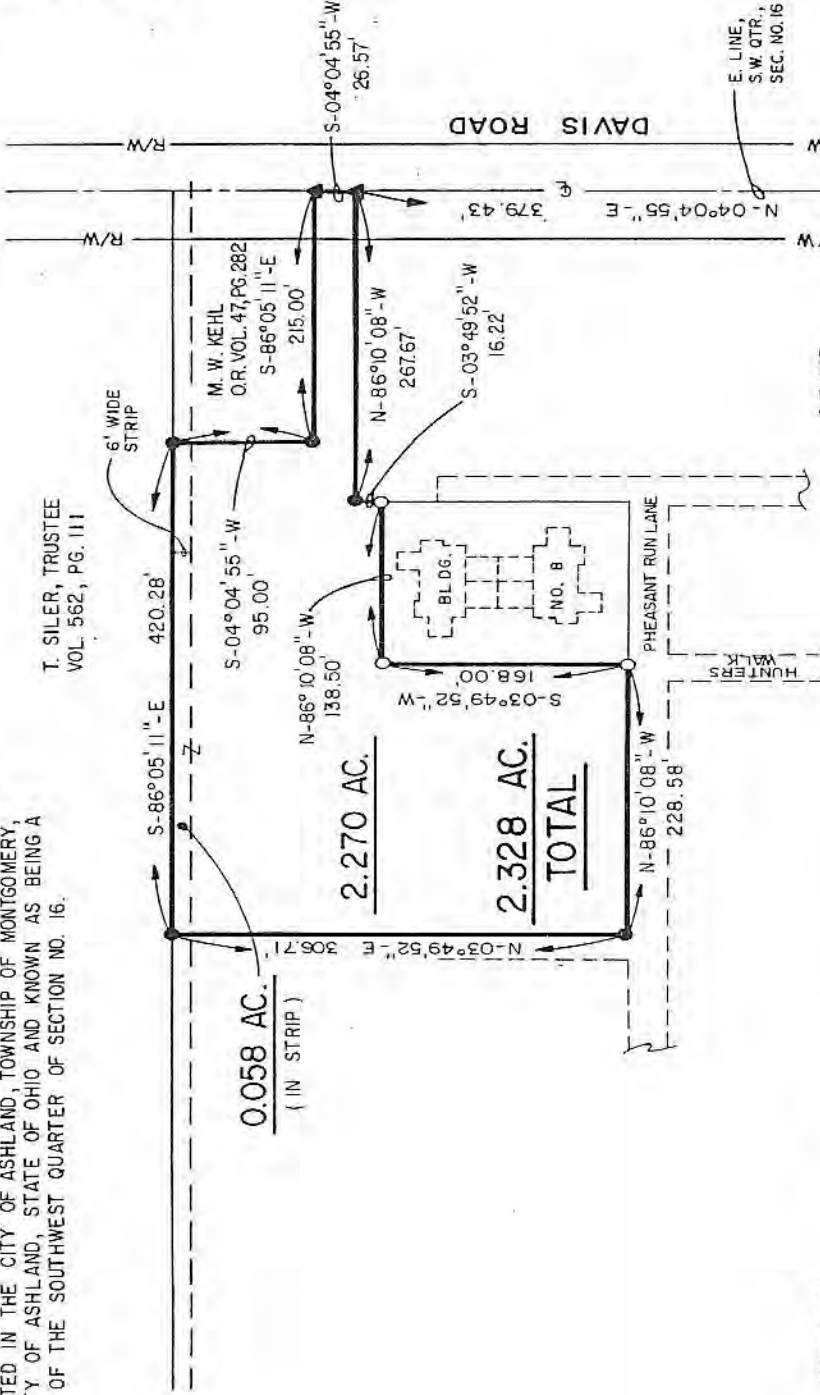
PLAT OF SURVEY
OF PARCEL
REMOVED FROM

CONDOMINIUM AMENDMENT NO.2
FOR

THE MEADOWS AT PHEASANT RUN

SITUATED IN THE CITY OF ASHLAND, TOWNSHIP OF MONTGOMERY,
COUNTY OF ASHLAND, STATE OF OHIO AND KNOWN AS BEING A
PART OF THE SOUTHWEST QUARTER OF SECTION NO. 16.

Neil Bower 3/5/97
DIRECTOR OF ENGINEERING DATE
CITY OF ASHLAND, OHIO



SURVEYOR'S CERTIFICATION:

I hereby certify that this plat was prepared from the notes of a survey made *Aug. 21, 1975* by the office of Grindle and Bender, Architecture - Engineering - Surveying, Ashland, Ohio and Lowell E. Bender, Registered Surveyor No. 4978. All bearings are assumed and are for the determination of angles only. All distances are in feet and decimals thereof. All iron pins set are 5/8" x 30" with caps.

Lowell E. Bender
Lowell E. Bender,
Registered Surveyor No. 4978



EXHIBIT "B-1"

PREPARED BY
GRINDLE & BENDER
ARCHITECTURE - ENGINEERING - SURVEYING
ASHLAND, OHIO

PERTINENT DOCUMENTS
DEEDS AS SHOWN

- LEGEND
- = IRON PIN FOUND AND ACCEPTED
 - = 5/8" X 30" IRON PIN W/CAP SET
 - ▲ = RAILROAD SPIKE FOUND AND ACCEPTED

SCALE: 1" = 100'
DATE: 3/4/97
REVISED: 3/24/97
REVISED: 5/27/97

DESCRIPTION

SITUATED IN THE CITY OF ASHLAND, TOWNSHIP OF MONTGOMERY, COUNTY OF ASHLAND, STATE OF OHIO AND KNOWN AS BEING PART OF THE SOUTHWEST QUARTER OF SECTION NO. 16

ARCHITECT'S AND SURVEYOR'S CERTIFICATION

WE HEREBY CERTIFY THAT THE WITHIN DRAWINGS 1 THRU 8 CORRECTLY REPRESENT THE BUILDINGS AS CONSTRUCTED, AND THAT THE PLAT SHOWN HEREIN WAS PREPARED FROM A SURVEY MADE BY THE OFFICE OF GRINDLE AND BENDER, ARCHITECTS, ENGINEERS, SURVEYORS, AND IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY. ALL BEARINGS ARE MAGNETIC, AND ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

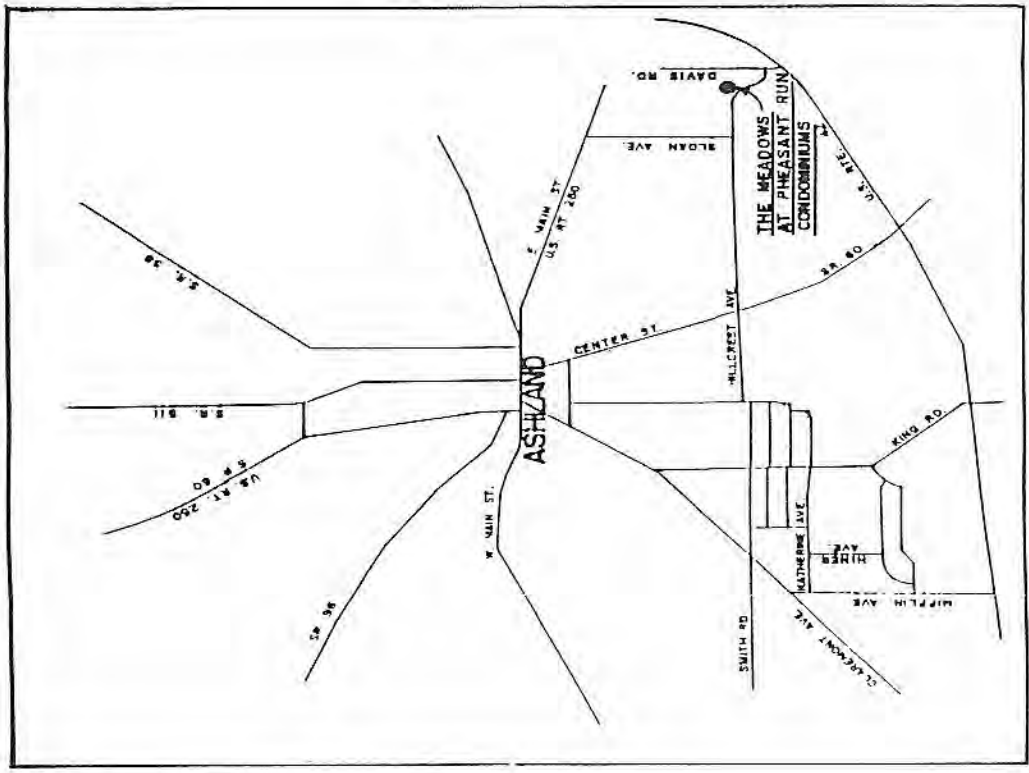
R. E. U. I.
REGISTERED ARCHITECT NO. 3618

[Signature]
REGISTERED SURVEYOR NO. 4578

**CORRECTION TO
AMENDMENT NO. 2**

EXHIBIT "C"

**THE MEADOWS AT PHEASANT RUN
CONDOMINIUMS
ASHLAND, OHIO**

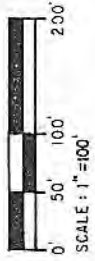


PREPARED BY
GRINDLE & BENDER
ARCHITECTURE · ENGINEERING · SURVEYING
ASHLAND, OHIO

DATE: 5/27/97

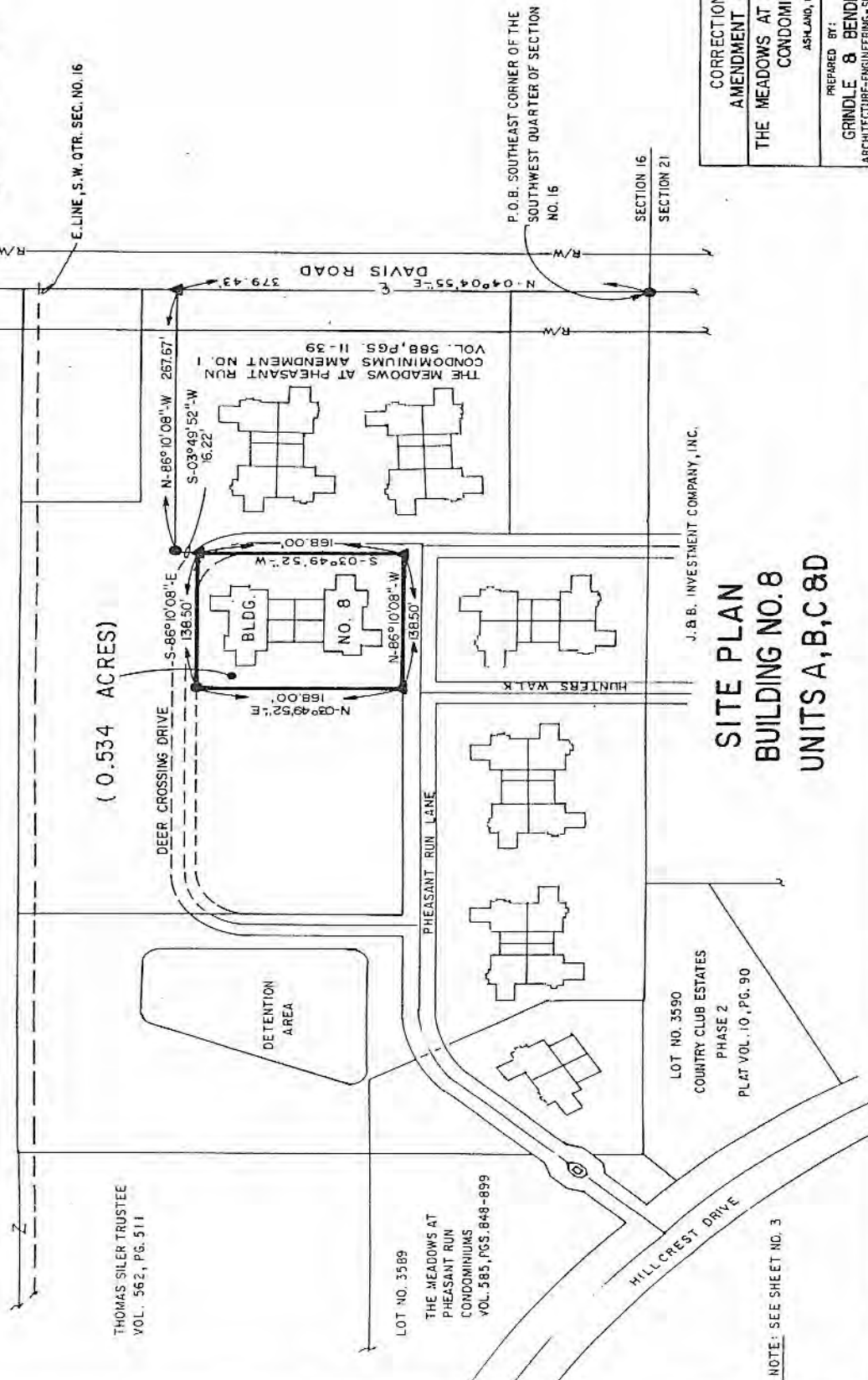
SHEET NO. 1 OF 8

EXHIBIT "C"



LEGEND

- = IRON PIN FOUND
- ▲ = RAILROAD SPIKE FOUND



SITE PLAN BUILDING NO. 8 UNITS A, B, C & D

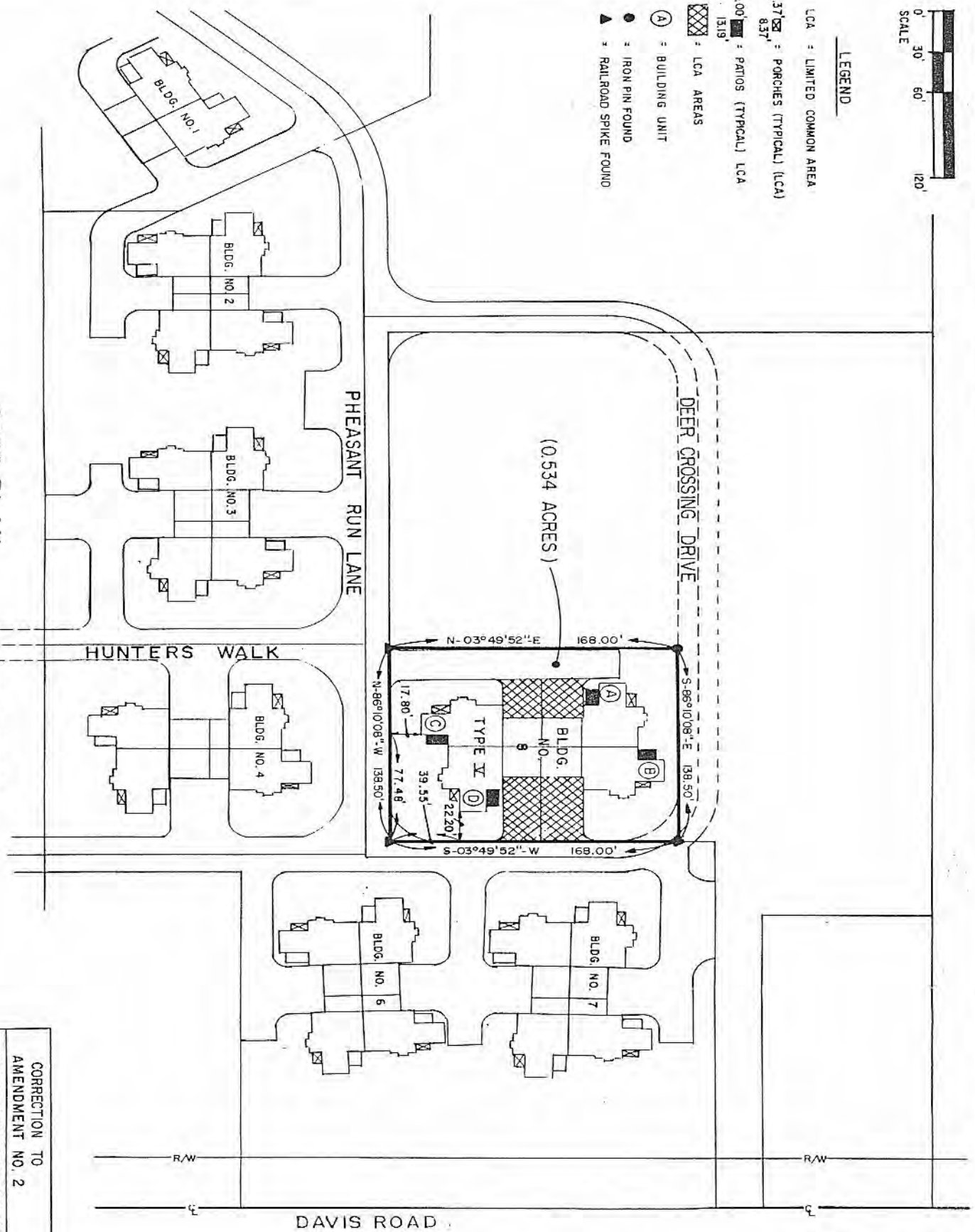
CORRECTION TO AMENDMENT NO. 2		DATE	SHT
THE MEADOWS AT PHEASANT RUN CONDOMINIUMS		5/27/97	2
ASHLAND, OHIO		DRAWN	J.R.K. C.F. 9
PREPARED BY:		ARCHITECTURE-ENGINEERING-SURVEYING	
GRINDLE & BENDER		ASHLAND, OHIO	



LEGEND

- LCA = LIMITED COMMON AREA
- 437' 83" = PORCHES (TYPICAL) (LCA)
- 900' = PATIOS (TYPICAL) LCA
- 1319' = PATIOS (TYPICAL) LCA
- ⊗ = LCA AREAS
- Ⓐ = BUILDING UNIT
- = IRON PIN FOUND
- ▲ = RAILROAD SPIKE FOUND

EXHIBIT "C"
SITE PLAN
BUILDING NO. 8
UNITS A, B, C & D



NOTE: SEE SHEET NO. 2

CORRECTION TO	
AMENDMENT NO. 2	
THE MEADOWS AT PHEASANT RUN	
CONDOMINIUMS	
PREPARED BY	DATE
ASHLAND, OHIO	5/27/97
GRINDLE & LUTHER	SHEET
	3
	DRAWN

LOT AREAS

Parcel No. 1 = 0.534 ACRES = 23,268.00 S.F.

BUILDING AREA

Building No. 8 Area

UNIT A = 1,759.10 S.F.
 UNIT B = 1,753.84 S.F.
 UNIT C = 1,759.10 S.F.
 UNIT D = 1,753.84 S.F.
 Building No. 8 = 7,025.88 S.F.

LIMITED COMMON AREA (Patio, Porch, Driveway, etc.)

Building No. 8 Limited Common Area

UNIT A = 706.65 S.F.
 UNIT B = 1231.04 S.F.
 UNIT C = 706.65 S.F.
 UNIT D = 1231.04 S.F.
 Building No. 8 = 3,875.38 S.F.

COMMON AREA

TOTAL LOT AREA

= 23,268.00 S.F.

TOTAL BUILDING AREA, Building No. 8

= (7,025.88) S.F.

TOTAL LIMITED COMMON AREA, Building No. 8

= (3,875.38) S.F.

TOTAL COMMON AREA

= 12,366.74 S.F.

or

= 0.2839 ACRES

CORRECTION TO
 AMENDMENT NO. 2
 THE MEADOWS AT PHEASANT RUN
 CONDOMINIUMS
 ASHLAND, OHIO

PREPARED BY: GRINDLE & BENDER
 ARCHITECTURE-ENGINEERING-SURVEYING
 ASHLAND, OHIO
 DATE: 5/27/97
 DRAWN BY: J.R.K.

EXHIBIT "C"