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TENTH AMENDMENT TO

VOL 1283 PAGE 459

DECLARATION OF

CONDOMINIUM OWNERSHIP

UNDER CHAPTER 5311 OF THE REVISED CODE OF OHIO

FOR

EASTWOOD CONDOMINIUM

September 21, 1992

This is to certify that copies of the Tenth Amendment to the Declaration, By-Laws and Drawings for Eastwood Condominium have been filed this date with the Auditor of Stark County, Ohio.

Just Weir Creighton
Auditor of Stark County, Ohio
Patricia A. Jallet, Deputy

INDEX	
DESCR	
C-REF	
COMPT	

This instrument prepared by:

Bruce M. Soares, Esq.
Black, McCuskey, Souers & Arbaugh
1000 United Bank Plaza
Canton, Ohio 44702
Telephone: (216) 456-8341

RECORDED THIS DATE
JANE VIGORS
STARK COUNTY RECORDER
92 SEP 21 AM 9:36
FEE 5.42

TENTH AMENDMENT TO DECLARATION
OF EASTWOOD CONDOMINIUM

This Tenth Amendment to the Declaration of Eastwood Condominium is made this 17th day of September, 1992, by Lemmon-Leach, Inc., (hereinafter referred to as "Declarant") pursuant to the provisions of Chapter 5311 of the Revised Code of Ohio.

WITNESSETH:

WHEREAS, Declarant has heretofore executed a Declaration of Condominium Ownership dated December 11, 1989, known as Eastwood Condominium, which was filed for record with the Stark County, Ohio, Recorder on December 12, 1989, and is recorded in Volume 885, Page 510 of the Stark County Records, and included in said Declaration is a description of the Condominium Property along with a Plot Plan of said property; and

WHEREAS, pursuant to Article XVII of the Declaration,, Declarant has reserved the right to amend the original Declaration for the purpose of expanding and adding additional lands to the Condominium Property; said additional lands being described in "Exhibit G" to the Declaration; and

WHEREAS, Declarant has heretofore executed a First Amendment to Declaration of Condominium Ownership, dated March 5, 1990, and recorded in Volume 913, Page 207 of the Stark County Records; and

WHEREAS, Declarant has heretofore executed a Second Amendment to Declaration of Condominium Ownership, dated May 14, 1990, and recorded in Volume 933, Page 883 of the Stark County Records; and

WHEREAS, Declarant has heretofore executed a Third Amendment to Declaration of Condominium Ownership, dated July 25, 1990, and recorded in Volume 963, Page 47 of the Stark County Records; and

WHEREAS, Declarant has heretofore executed a Fourth Amendment to Declaration of Condominium Ownership, dated September 25, 1990, and recorded in Volume 979, Page 694 of the Stark County Records; and

WHEREAS, Declarant has heretofore executed a Fifth Amendment to Declaration of Condominium Ownership, dated April 25, 1991, and recorded in Volume 1050, Page 750 of the Stark County Records; and

WHEREAS, Declarant has heretofore executed a Sixth Amendment to Declaration of Condominium Ownership, dated May 31, 1991, and recorded in Volume 1060, Page 871 of the Stark County Records;

and

WHEREAS, Declarant has heretofore executed a Seventh Amendment to Declaration of Condominium Ownership, dated September 16, 1991, and recorded in Volume 1110, Page 314 of the Stark County Records; and

WHEREAS, Declarant has heretofore executed an Eighth Amendment to Declaration of Condominium Ownership, dated January 9, 1992, and recorded in Volume 1152, Page 516 of the Stark County Records; and

WHEREAS, Declarant has heretofore executed a Ninth Amendment to Declaration of Condominium Ownership, dated May 26, 1992 and recorded in Volume 1227, Page 675 of the Stark County Records; and

WHEREAS, Declarant has now determined to add another portion of the additional property to the original development so that said property shall become Condominium Property in all respects and be subject to the same requirements and conditions as the present Condominium Property in Eastwood Condominium; and

WHEREAS, Declarant has determined that additional Amendments may be made to add portions of said land to the Condominium Property.

NOW, THEREFORE, Declarant does hereby submit the following amendments to the Declaration of Condominium Ownership of Eastwood Condominium for the purpose of submitting to Condominium Ownership, pursuant to Chapter 5311 of the Revised Code of Ohio, part of the Additional Property described in "Exhibit G" of the Declaration:

1. Article I, "The Land", is hereby deleted and the following is hereby substituted in lieu thereof:

The Land. A legal description of the land located in Plain Township, Stark County, Ohio, which is hereby submitted to the provisions of the Condominium Law, constituting the Condominium Property is attached hereto as "Exhibit A" and also includes the parcels described in Exhibit A of the First Amendment to the Declaration, in Exhibit A of the Second Amendment to the Declaration, in Exhibit A of the Third Amendment to the Declaration, in Exhibit A of the Fourth Amendment to the Declaration, in Exhibit A of the Fifth Amendment to the Declaration, in Exhibit A of the Sixth Amendment to the Declaration, in Exhibit A of the Seventh Amendment to the Declaration, in Exhibit A of the Eighth Amendment to the Declaration, in Exhibit A of the Ninth Amendment to the Declaration and in Exhibit A of the Tenth Amendment to the Declaration.

2. Article IV, "Building Descriptions", is hereby deleted and the following is hereby substituted in lieu thereof:

Building Description. There are nineteen residential buildings on the Condominium Property and each building contains two single family dwelling units. The description and composition of the buildings are set forth in Exhibit C of the Declaration, Exhibit C of the First Amendment to the Declaration, Exhibit C of the Second Amendment to the Declaration, Exhibit C of the Third Amendment to the Declaration, Exhibit C of the Fourth Amendment to the Declaration, Exhibit C of the Fifth Amendment to the Declaration, Exhibit C of the Sixth Amendment to the Declaration, Exhibit C of the Seventh Amendment to the Declaration, Exhibit C of the Eighth Amendment to the Declaration, Exhibit C of the Ninth Amendment to the Declaration and Exhibit C of the Tenth Amendment to the Declaration.

3. Article V "Units" is hereby amended as follows:

Section 1. Unit Designations. Each of the Units is designated by a number on the Drawings where that Unit is located. The Units are designated as "Units 6380, 6382, 6386, 6388, 6392, 6394, 6406, 6408, 6420, 6422, 6434, 6436, 6460, 6462, 6470, 6472, 6482, 6484, 6471, 6473, 6483, 6485, 6461, 6463, 6433, 6435, 6419, 6421, 6405, 6407, 6494, 6496, 6510, 6512, 6387, 6389, 6391 and 6393". Unit locations and designations are shown on the Drawings attached hereto as Exhibit B, on the drawings attached to the First Amendment as Exhibit B, on the drawings attached to the Second Amendment as Exhibit B, on the drawings attached to the Third Amendment as Exhibit B, on the drawings attached to the Fourth Amendment as Exhibit B, on the drawings attached to the Fifth Amendment as Exhibit B, on the drawings attached to the Sixth Amendment as Exhibit B, on the drawings attached to the Seventh Amendment as Exhibit B, on the drawings attached to the Eighth Amendment as Exhibit B, on the drawings attached to the Ninth Amendment as Exhibit B and on the drawings attached to the Tenth Amendment as Exhibit B.

Section 2. Description of Units.

(a) Units. For a description of each Unit, see Exhibit D attached hereto and the drawings attached hereto, see Exhibit D to the First Amendment and the drawings attached thereto, see Exhibit D to the Second Amendment and the drawings attached thereto, see Exhibit D to the Third Amendment and the drawings attached thereto, see Exhibit D to the Fourth Amendment and the drawings attached thereto, see Exhibit D to the Fifth Amendment and the drawings attached thereto, see Exhibit D to the Sixth Amendment and the drawings attached thereto, see Exhibit D to the Seventh Amendment and the drawings attached thereto, see Exhibit D to the Eighth Amendment and the drawings attached thereto, see Exhibit D to the Ninth Amendment and the drawings attached thereto and see Exhibit D to the Tenth Amendment and the drawings attached thereto.

4. Article VI. Common and Limited Common Areas is hereby amended by replacing the first sentence in Section 3 thereof with the following:

Section 3. Percentage of Ownership. The percentage of interest in the Common Areas of each Unit is shown on Exhibit E to the Tenth Amendment.

The remainder of Section 3 is unchanged hereby.

5. Exhibit C to the Declaration shall mean Exhibit C as amended from time to time. Exhibit C to the Declaration, Exhibit C to the First Amendment, Exhibit C to the Second Amendment, Exhibit C to the Third Amendment, Exhibit C to the Fourth Amendment, Exhibit C to the Fifth Amendment, Exhibit C to the Sixth Amendment, Exhibit C to the Seventh Amendment, Exhibit C to the Eighth Amendment and Exhibit C to the Ninth Amendment are hereby amended to include the description contained in Exhibit C to this Tenth Amendment.

6. Exhibit D to the Declaration shall mean Exhibit D as amended from time to time. Exhibit D to the Declaration, Exhibit D to the First Amendment, Exhibit D to the Second Amendment, Exhibit D to the Third Amendment, Exhibit D to the Fourth Amendment, Exhibit D to the Fifth Amendment, Exhibit D to the Sixth Amendment, Exhibit D to the Seventh Amendment, Exhibit D to the Eighth Amendment and Exhibit D in the Ninth Amendment are hereby amended to include the descriptions contained on Exhibit D to this Tenth Amendment.

7. Exhibit E to the Declaration shall mean Exhibit E as amended and/or replaced from time to time. Exhibit E to the Declaration, Exhibit E to the First Amendment, Exhibit E to the Second Amendment, Exhibit E to the Third Amendment, Exhibit E to the Fourth Amendment, Exhibit E to the Fifth Amendment, Exhibit E to the Sixth Amendment, Exhibit E to the Seventh Amendment and Exhibit E to the Eighth Amendment and Exhibit E to the Ninth Amendment are hereby deleted and replaced with Exhibit E to this Tenth Amendment.

8. Exhibit F to the Declaration shall mean Exhibit F as amended from time to time.

9. Exhibit G of the Declaration, Exhibit G to the First Amendment, Exhibit G to the Second Amendment, Exhibit G to the Third Amendment, Exhibit G to the Fourth Amendment, Exhibit G to the Fifth Amendment, Exhibit G to the Sixth Amendment, Exhibit G to the Seventh Amendment, Exhibit G to the Eighth Amendment, and Exhibit G to the Ninth Amendment are hereby deleted and replaced with Exhibit G to this Tenth Amendment.

10. The original Declaration, the By-Laws attached thereto, the original drawings and other Exhibits to the Declaration as

each of the foregoing have been amended and are hereby amended and supplemented shall remain in full force and effect and all reference thereto in the Declaration shall include amendments thereto.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 17th day of Sept., 1992.

Signed and acknowledged in the presence of:

LEMMON-LEACH, INC.

Lisa E. Leach
Janet P. Kuhlman

By: Robert P. Leach
Robert P. Leach
President

DECLARANT

STATE OF OHIO, STARK COUNTY, SS:

This instrument was acknowledged before me by Lemmon-Leach, Inc., by and through its President, Robert P. Leach, having been duly authorized to act in such capacity on behalf of the Corporation, this 17th day of September, 1992.

Lisa E. Leach
Notary Public

LISA E. LEECH
Notary Public, State of Ohio
My Commission Expires Feb. 23, 1995
Recorded In Stark County

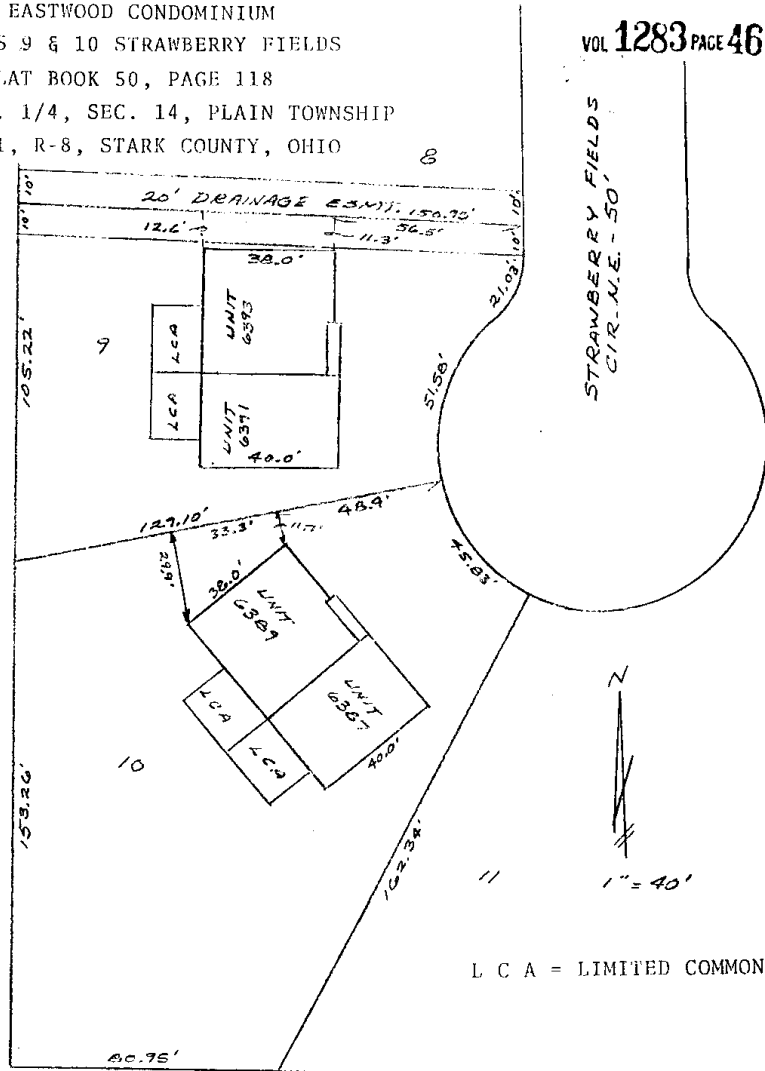
EXHIBIT A

Description of Land For
Eastwood Condominium

Known as and being Lot Nine (9), and Lot Ten (10), in Strawberry Fields, a subdivision in the Northeast Quarter of Section 14 (T-11, R-18), Plain Township, Stark County, Ohio, as the same is recorded in Plat Book 50, Page 118, of the Stark County Plat Records.

EXHIBIT B
 EASTWOOD CONDOMINIUM
 LOTS 9 & 10 STRAWBERRY FIELDS
 PLAT BOOK 50, PAGE 118
 N. E. 1/4, SEC. 14, PLAIN TOWNSHIP
 T-11, R-8, STARK COUNTY, OHIO

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L C A = LIMITED COMMON AREA



I HEREBY CERTIFY THAT THIS DRAWING ACCURATELY
 SHOWS THE BUILDINGS AS CONSTRUCTED.

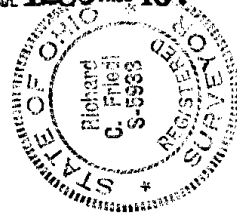
Richard C. Friedl

9-10-92

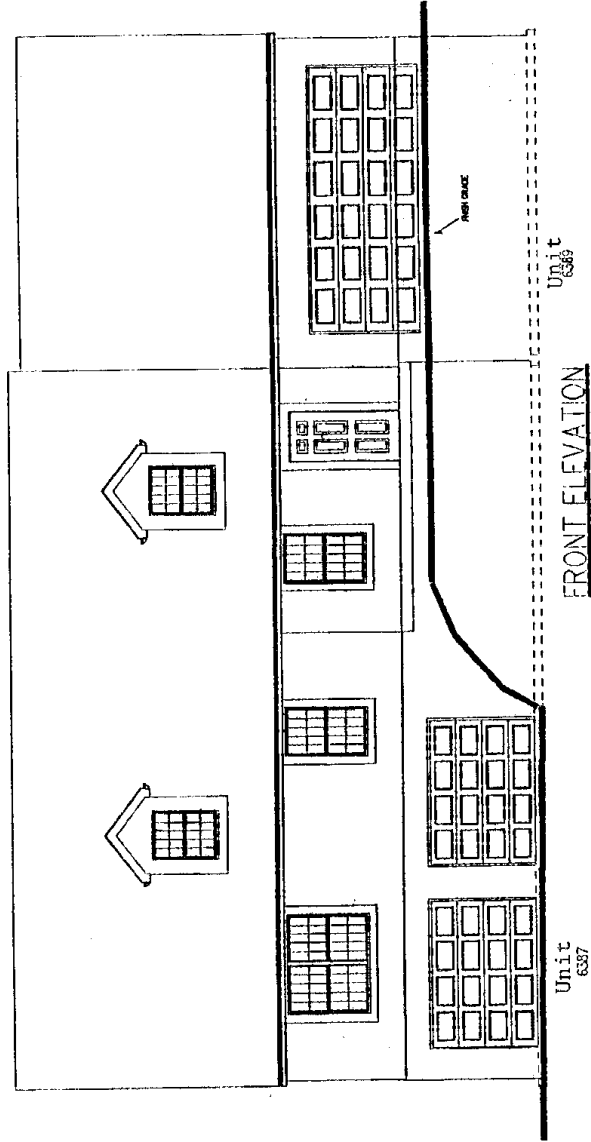


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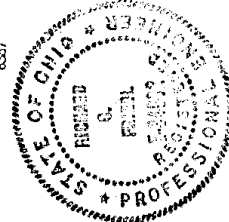
EASTWOOD CONDOMINIUM
UNITS 6387 & 6389
SCALE: 1/8" = 1'



FRONT ELEVATION

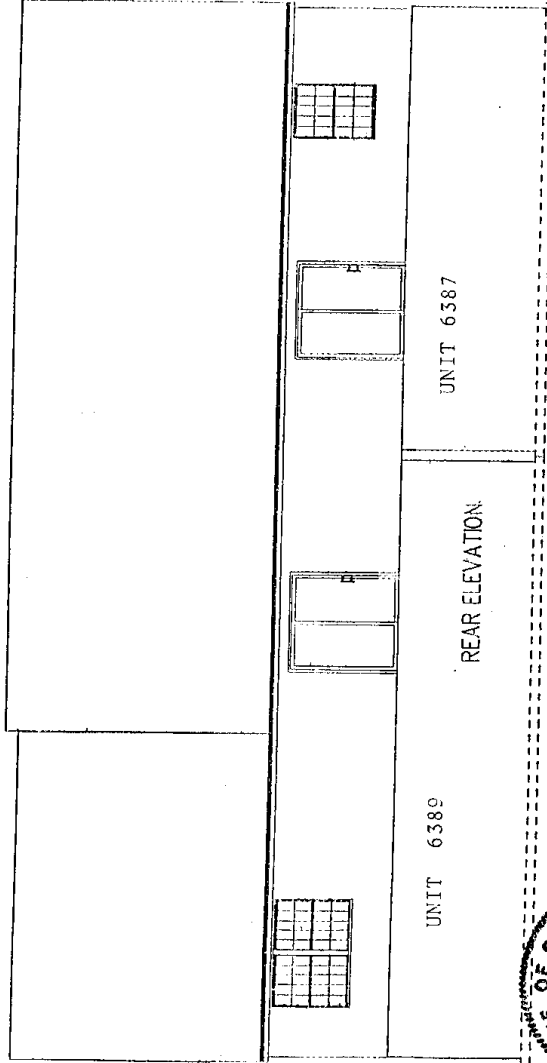
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Richard C. Friedl 9-10-92



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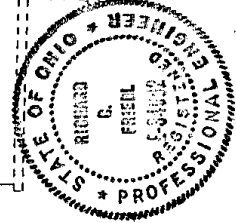
EASTWOOD CONDOMINIUM
REAR ELEVATION
UNITS 6387 & 6389
SCALE: 1/8" = 1'



UNIT 6389

UNIT 6387

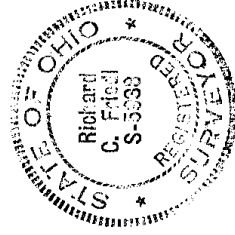
REAR ELEVATION



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Richard G. Friel

9-10-92



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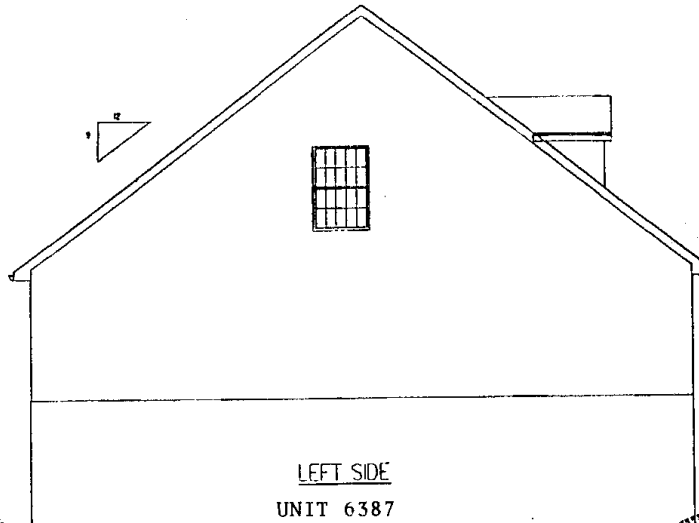
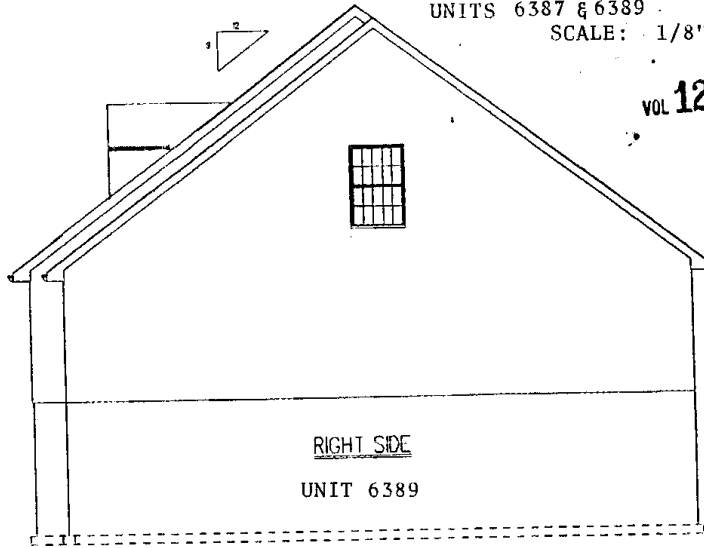
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(216) 966-8808

EXHIBIT B3
EASTWOOD CONDOMINIUM
RIGHT SIDE & LEFT SIDE ELEVATIONS
UNITS 6387 & 6389

SCALE: 1/8" = 1'

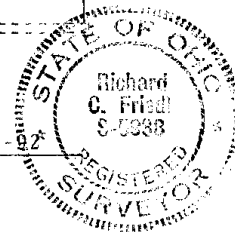
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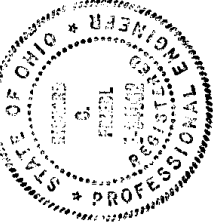
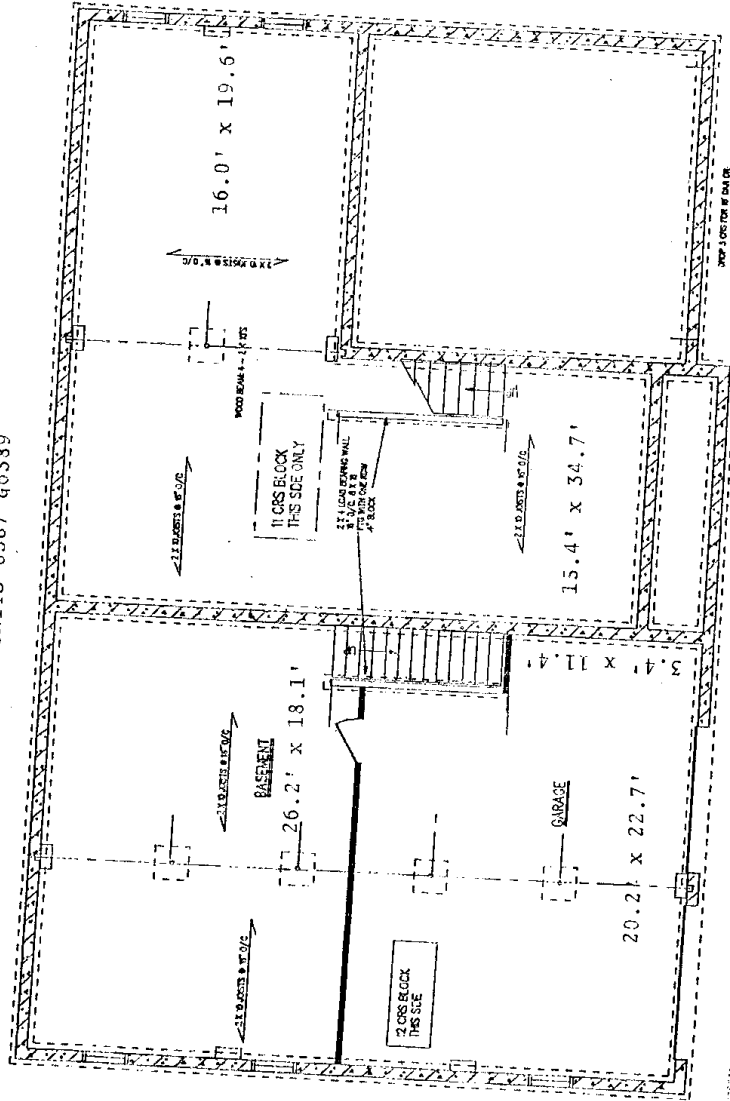
Richard C. Friedl

9-10-82



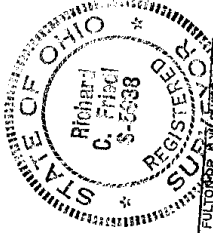
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EASTWOOD CONDOMINIUM
SCALE: 1/8" = 1'
UNITS 6387 & 6399



FOUNDATION PLAN

UNIT 6387



I HEREBY CERTIFY THAT THIS DRAWING ACCURATELY
SHOWS THE BUILDING AS CONSTRUCTED.

Richard C. Field

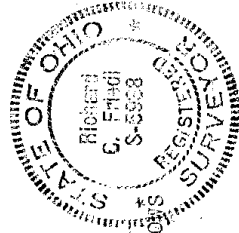
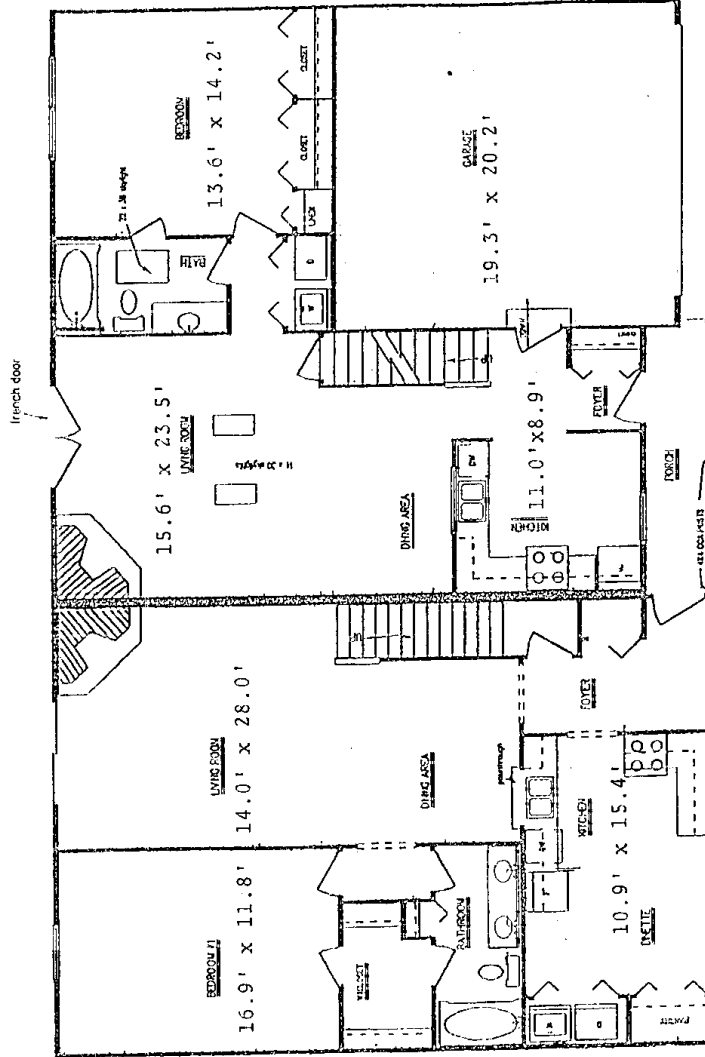
9-10-92

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REG. NO. 12549-9808

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EASTWOOD CONDOMINIUM
FIRST FLOOR PLAN
UNITS 6387 & 6389
SCALE 1/8" = 1'



UNIT 6389 SF
UNIT
6389

FIRST FLOOR

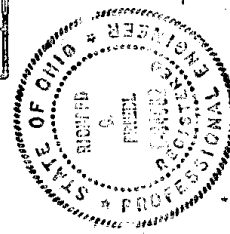
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Richard C. Finkel

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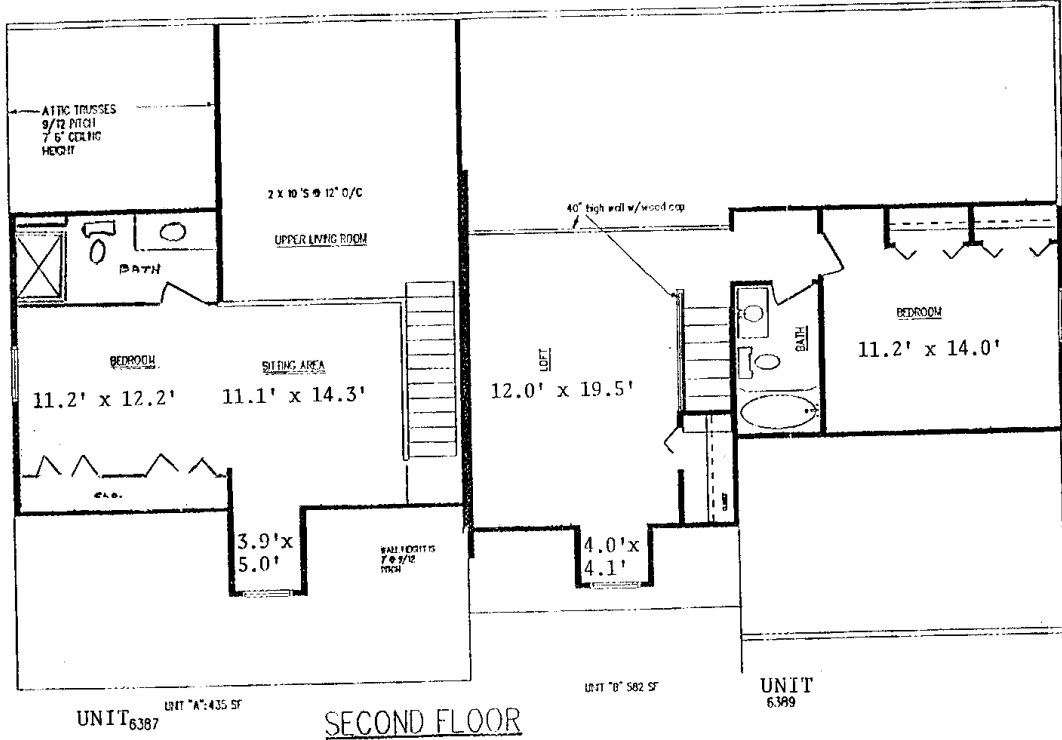


UNIT 6387 SF
UNIT
6387

9-10-92

EXHIBIT B6
 EASTWOOD CONDOMINIUM
 SECOND FLOOR PLAN
 UNITS 6387 & 6389
 SCALE 1/8" = 1'

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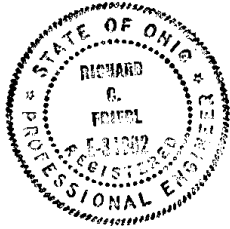


SECOND FLOOR

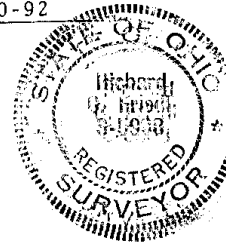
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Richard C. Fiedel

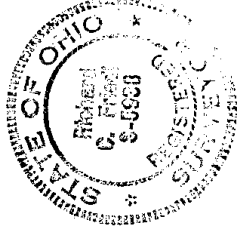
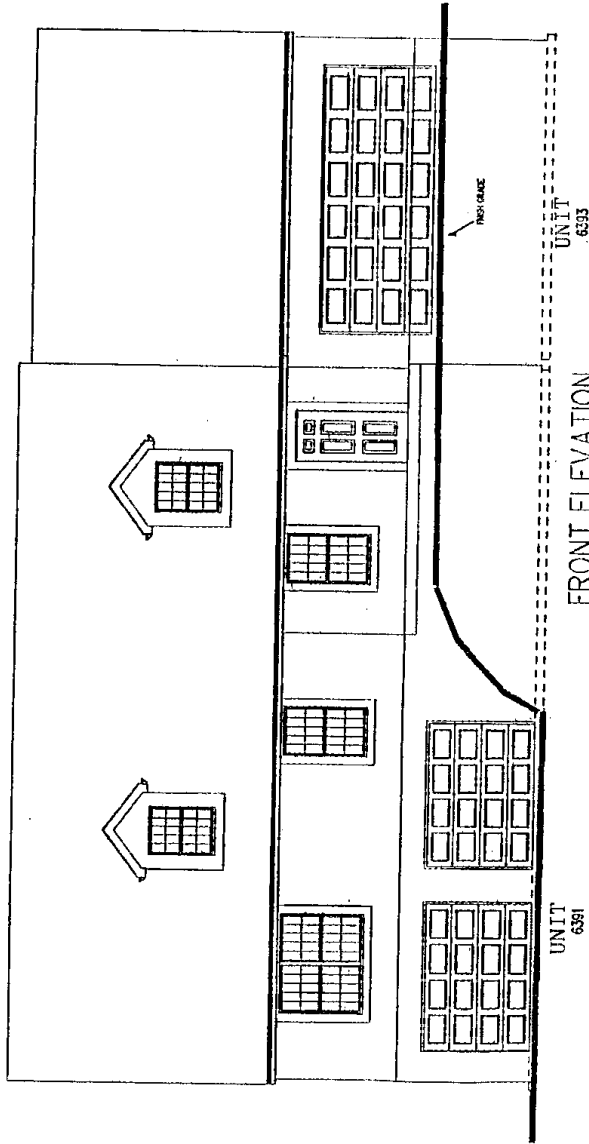
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EASTWOOD CONDOMINIUM
UNITS 6391 & 6393
SCALE: 1/8" = 1'



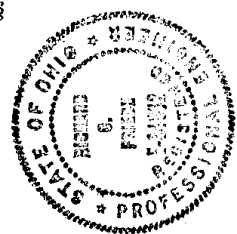
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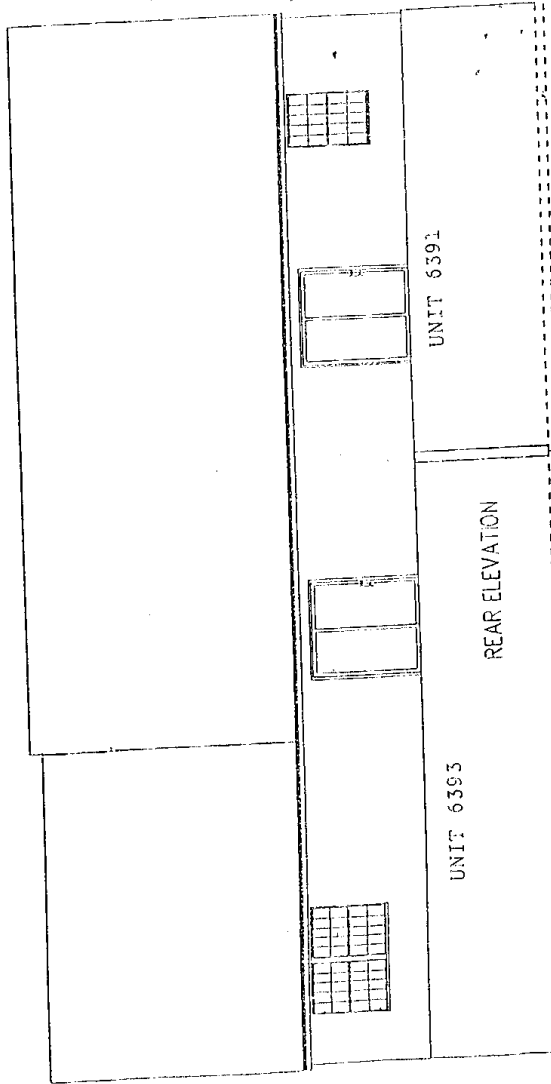
Richard C. Frazier



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EASTWOOD CONDOMINIUM
REAR ELEVATION
UNITS 6393 & 6391
SCALE: 1/8" = 1'



I HEREBY CERTIFY THAT THIS DRAWING
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Richard C. Fiedel

9-10-92

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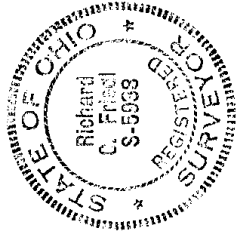
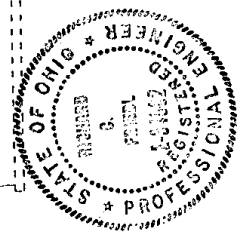
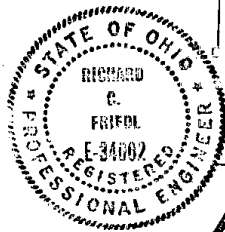
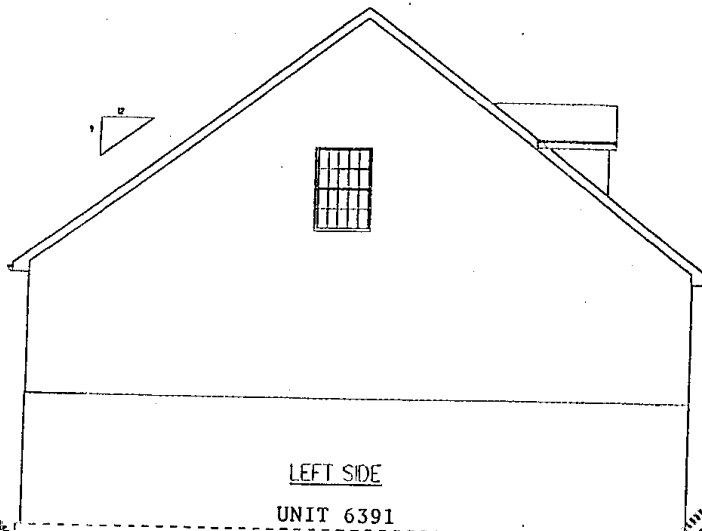
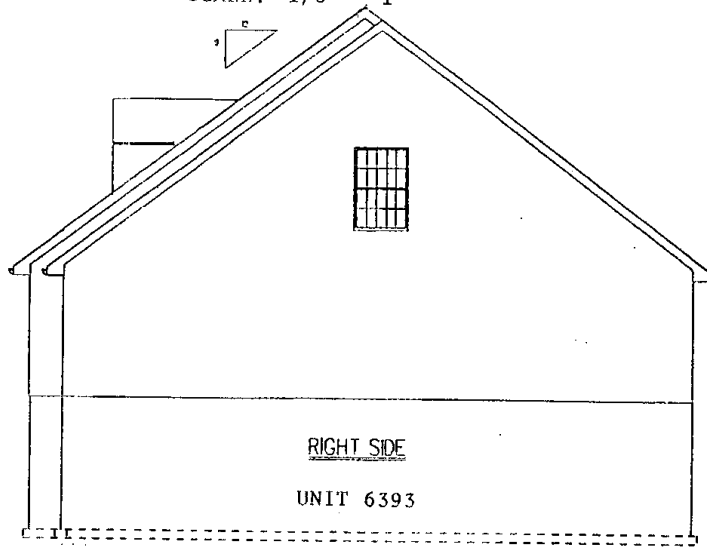


EXHIBIT B9
EASTWOOD CONDOMINIUM
RIGHT & LEFT SIDE ELEVATIONS
UNITS 6391 & 6393
SCALE: 1/8" = 1'

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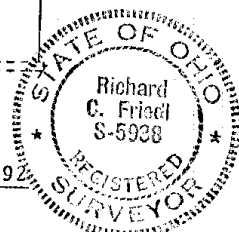
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Richard C. Frieel

9-10-92

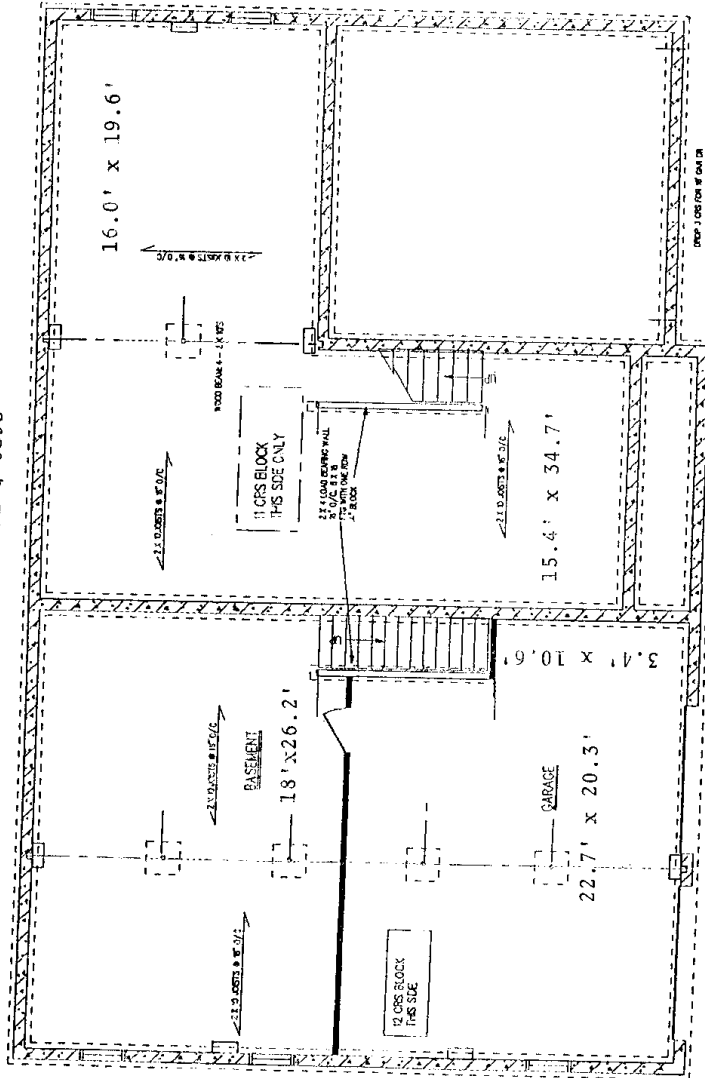


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EASTWOOD CONDOMINIUM
SCALE: 1/8" = 1'
UNITS 6391 & 6393



UNIT
6391

UNIT
6393

FOUNDATION PLAN

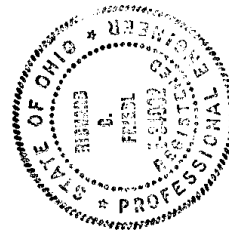
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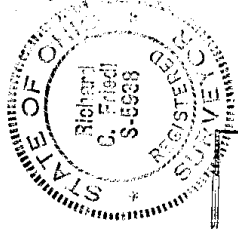
Richard C. Friedl

9-10-92

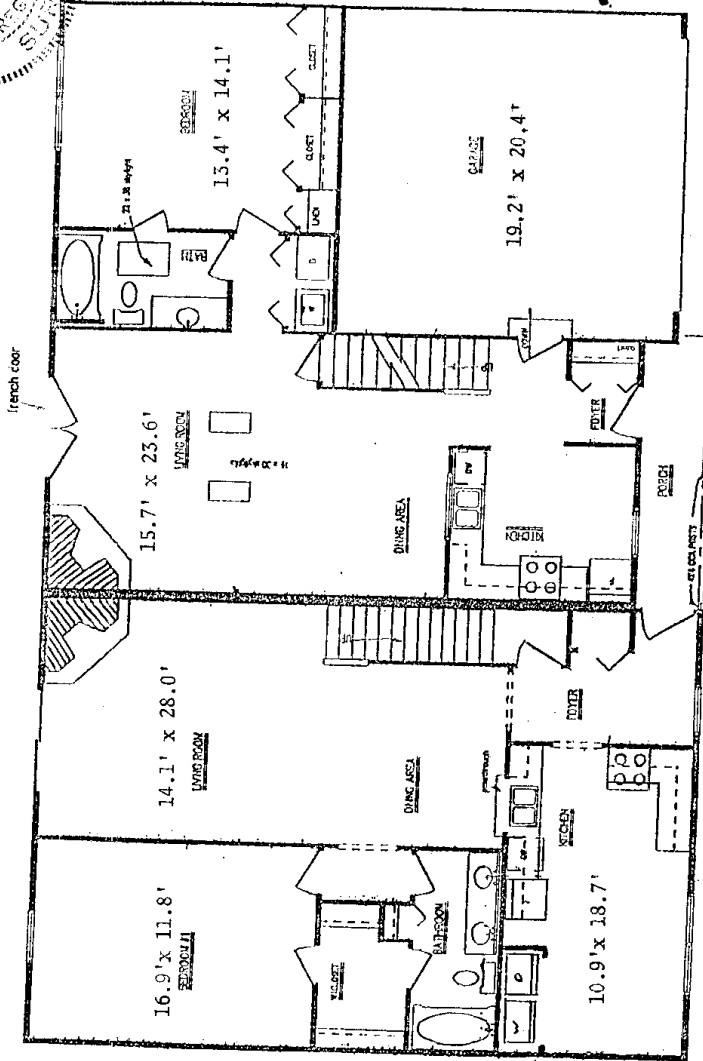
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EASTWOOD CONDOMINIUM
FIRST FLOOR PLAN
UNITS 6391 & 6393
SCALE 1/8" = 1'



UNIT 6391 SF
UNIT
6391

FIRST FLOOR

I HEREBY CERTIFY THAT THIS DRAWING ACCURATELY SHOWS THE
BUILDINGS AS CONSTRUCTED.

Richard C. Friedel 9-10-92

UNIT 6393 SF
UNIT
6393

5440 BULTON DR. N.W. SUITE 211
CANTON, OHIO 44719
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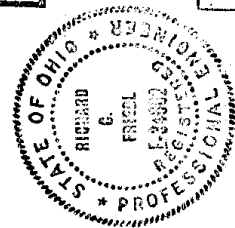
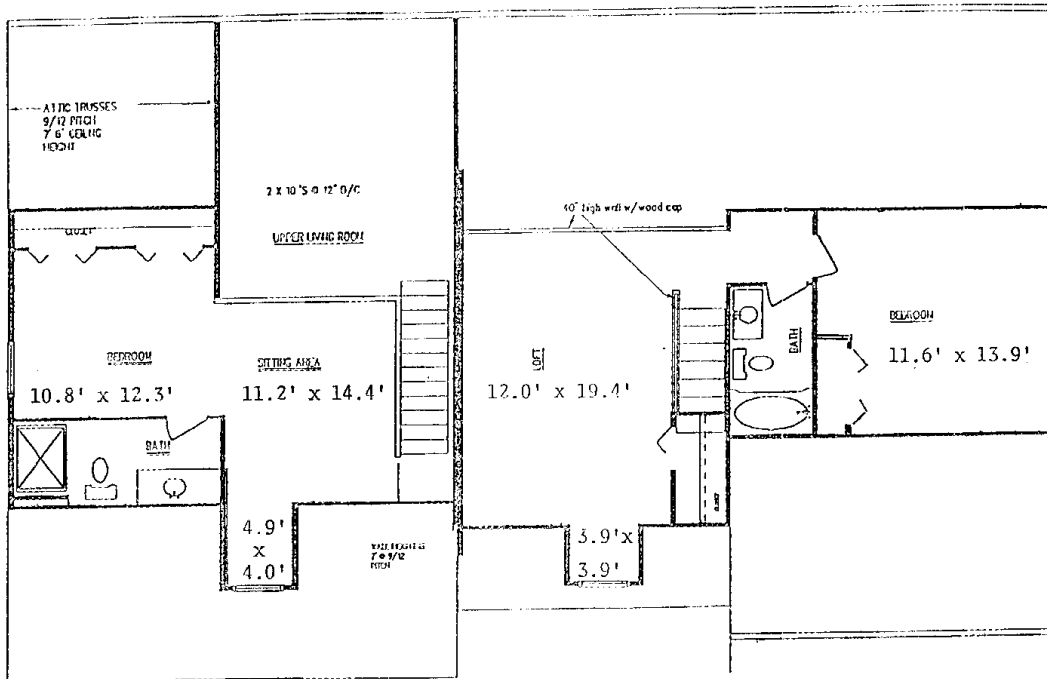


EXHIBIT B12

EASTWOOD CONDOMINIUM
SECOND FLOOR PLAN
UNITS 6387 & 6389
SCALE 1/8" = 1'

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UNIT 6387

SECOND FLOOR

UNIT 6389

I HEREBY CERTIFY THAT THIS DRAWING ACCURATELY SHOWS
THE BUILDINGS AS CONSTRUCTED.

Richard C. Friedl

9-10-92



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CANTON, OHIO 44718
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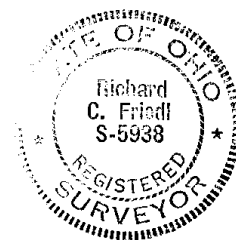


EXHIBIT C

Description of Residential Building

Two residential buildings are being added to the condominium. Both buildings have two units. Both buildings are constructed of wood frame, with vinyl and aluminum exterior siding. The roofs are asphalt or fiberglass shingles.

Each building contains two Units which are story and a half designed units. One Unit has a full basement and an attached garage and the other Unit has a basement, part of which is a garage.

Each building has a covered front entry porch, which is shared by the two units in the respective building.

EXHIBIT D

Description of Units

Unit numbers 6389 and 6393 are story and a half units, each containing 1500 square feet of living area. These units contain a kitchen, dining area, living room, bedroom, and a full bath on the first floor, and a full bath, loft, and bedroom on the second floor. There is a closet on the first floor with laundry hookups. There is a full basement, and a two-car attached garage with direct access to the unit.

Unit numbers 6387 and 6391 are story and a half units, each containing 1519 square feet of living area and a different design than those of 6389 and 6393. These units contain a kitchen, dinette, dining area, living room, bedroom, and a full bath on the first floor. The second floor contains a full bath and a bedroom/loft. There is a closet on the first floor with laundry hookups. The full basement contains a two-car garage and a utility area, with direct access to the unit.

The kitchens in all units have a range, hood, dishwasher and garbage disposer. Each unit has a gas fireplace in the living room.

Adjacent to the back of each unit is an area designated as limited common area and is for use exclusively by occupants of said unit. This area is approximately 18' x 15'. There may be a wood deck in this area.

Each unit has a concrete driveway.

EXHIBIT E

PERCENTAGE OF OWNERSHIP OF COMMON AREA

The percentage of interest in the Common Area of each unit owner is as follows:

<u>Unit</u>	<u>Square Footage</u>	<u>Percentage Interest in Common Area</u>
6434	1224	2.50%
6436	1305	2.51%
6460	1305	2.51%
6462	1224	2.50%
6470	1224	2.51%
6472	1305	2.51%
6394	1388	2.51%
6392	1299	2.51%
6380	1350	2.51%
6382	1320	2.51%
6386	1320	2.51%
6388	1350	2.51%
6484	1296	2.51%
6482	1305	2.51%
6406	1316	2.51%
6408	1399	2.51%
6420	1316	2.51%
6422	1399	2.51%
6471	1348	2.51%
6473	1336	2.51%
6483	1336	2.51%
6485	1348	2.51%
6461	1418	2.866%
6463	1512	2.867%
6433	1515	2.867%
6435	1481	2.867%
6419	1481	2.867%
6421	1515	2.867%
6405	1354	2.51%
6407	1418	2.867%
6494	1299	2.51%
6496	1515	2.867%
6510	1515	2.867%
6512	1299	2.51%
6387	1519	2.867%
6389	1500	2.867%
6391	1519	2.867%
6393	1500	2.867%
		<u>100%</u>

EXHIBIT F

EASEMENTS, RIGHTS OF WAY, LEASES AND MORTGAGES OF RECORD

Oil and Gas Lease to H. P. Nuhlbach, received for record September 30, 1929, recorded in Volume 41, Page 243 of the Stark County, Ohio, Records.

Easement to The Ohio Bell Telephone Company received for record October 5, 1981, recorded in Volume 4359, Page 872, of the Stark County, Ohio, Records.

Easement to Ohio Power Company received for record September 8, 1982, recorded in Volume OR 49, Page 255, of the Stark County, Ohio, Records.

Supplemental Gas Storage Agreement to East Ohio Gas Company, received for record May 7, 1943, and recorded in Volume 1408, Page 100, of the Stark County, Ohio, Records.

Sanitary Sewer Easement to Stark County, Ohio, received for record March 17, 1981, and recorded in Plat Book Volume 50, Page 104, of the Stark County, Ohio, Records.

All matters set forth on Plat of Strawberry Fields Allotment No. 1, located in Stark County, Ohio, received for record and recorded in Plat Book Volume 50, Page 188 of the Stark County, Ohio Plat Records.

Joint driveway easement covering a portion of Lot No. 14 and a part of Lot No. 15 of Strawberry Fields, a Subdivision in the Northeast Quarter of Section 14 (T-11, R-18), Plain Township, Stark County, Ohio, as the same is recorded in Plat Book 50, Page 118, of the Stark County Plat Records. This joint driveway easement is described on Exhibit A hereof.

Drainage easement, twenty (20) feet in width located along the common lot line between Lots 3 and 4 of Strawberry Fields Subdivision.

Drainage easement, twenty (20) feet in width located along the common lot line between Lots 8 and 9 of Strawberry Fields Subdivision. Note possible slight encroachment of Unit 6405 upon the same.

Joint driveway easement covering a portion of Lot No. 6 and a part of Lot No. 7 of Strawberry Fields, a Subdivision in the Northeast Quarter of Section 14 (T-11, R-18), Plain Township, Stark County, Ohio, as the same is recorded in Plat Book 50, Page 118, of the Stark County Plat Records. This easement is appurtenant to Unit No. 6433 and Unit No. 6421.

EXHIBIT G

Description of Additional Property For
Eastwood Condominium

Known as and being Lot Nos. 1 and 2 in Strawberry Fields, a subdivision in the Northeast Quarter of Section 14 (T-11, R-18), Plain Township, Stark County, Ohio, as the same is recorded in Plat Book 50, Page 118, of the Stark County Plat Records.