

EXHIBIT "B"
TO SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP
FOR BAYWOOD ESTATES CONDOMINIUMS

LEGAL DESCRIPTION OF ADJACENT PARCEL

Situated in the City of Beachwood, County of Cuyahoga, and State of Ohio, and known as being all of Sublots Nos. 193 through 211, inclusive, and part of Falkener Road, (Proposed), in a Reallotment of the Van Sweringen Company's Shaker Country Estates Subdivision No. 32, of part of Original Warrensville Township Lot No. 49, as shown by the recorded plat in Volume 139 of Maps, Page 16 of Cuyahoga County Records, and part of Parcel 50 in the Re-Subdivision, of part of the Van Sweringen Company's Shaker Country Estates Subdivision No. 32, of part of Original Warrensville Township Lot No. 39 and 49, as shown by the recorded plat in Volume 110 of Maps, Page 17 of Cuyahoga County Records, being further bounded and described as follows:

Beginning at the intersection of the centerline of Chagrin Boulevard, 66 feet wide, with the centerline of Richmond Road, 100 feet wide, said point also being the Southeasterly corner of Original Lot No. 49;

Thence North 00 deg. 15' 30" East, along the centerline of said Richmond Road, 586.32 feet to a point;

Thence North 89 deg. 44' 30" West, 50.00 feet to the Southeasterly corner of Sublot No. 211, in the Westerly line of said Richmond Road, being the principal place of beginning of the parcel of land described herein;

Thence North 89 deg. 44' 30" West, along the Southerly line of said Sublot No. 211, 170.00 feet to the Southwesterly corner thereof;

Thence North 14 deg. 27' 00" West, along the Westerly line of Sublot Nos. 211 through 204, inclusive, 827.10 feet to the Northwesterly corner of said Sublot No. 204;

Thence North 23 deg. 41' 13" East, along the Northwesterly line of Sublot Nos. 203, 202 and 201, 327.18 feet to the Northwesterly corner of Sublot No. 201;

Thence North 00 deg. 15' 30" East, along the Westerly line of Sublot Nos. 200 through 196, inclusive, 500.00 feet to the Northwestern corner of said Sublot No. 196;

Thence North 14 deg. 53' 09" West, along the Westerly line of Sublot Nos. 195, 194 and 193, 284.90 feet to the Northeasterly corner of Sublot No. 192;

Thence South 61 deg. 52' 10" West, along the Northwestern line of said Sublot No. 192 and the Southwesterly prolongation of said Northwestern line, 290.65 feet to the centerline of Falkener Road, 60 feet wide, (Proposed);

Thence Northwesterly along the centerline of Falkener Road, (Proposed), and the arc of a circle deflecting to the left, 79.64 feet, said arc having a radius of 1276.17 and a chord bearing North 31 deg. 28' 56" West, 79.63 feet to a point;

Thence North 45 deg. 10' 50" East, and parallel with the centerline of Letchworth Road, 60 feet wide, 880.24 feet to the Westerly line of said Richmond Road;

Thence South 00 deg. 10' 50" West, along the Westerly line of said Richmond Road, 327.75 feet to an angle point;

Thence South 00 deg. 15' 30" West, along the Westerly line of said Richmond Road, 2100.06 feet to the principal place of beginning, be the same more or less, but subject to all legal highways. Bearings are to an assumed meridian and are used to denote angles only.

Excepting therefrom the premises described in "Exhibit A" to the Original Declaration (Legal Description of Parcel No. 1), the premises described in "Exhibit A" to the First Amendment (Legal Description of Parcel No. 2) and the premises described in Exhibit "A" herein (Legal Description of Parcel No. 3).

EXHIBIT "D"
TO SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP
FOR BAYWOOD ESTATES CONDOMINIUMS

ADDITIONAL DRAWINGS

ATTACHED HERETO

EXHIBIT "E"
 TO SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OWNERSHIP
 FOR BAYWOOD ESTATES CONDOMINIUMS

PERCENTAGES OF INTEREST

<u>Unit No. - Address</u>	<u>Bldg. No.</u>	<u>Unit Type</u>	<u>Square Footages</u>	<u>Percentages Of Interest</u>
3292 Richmond Road	1	D	2571	5.331
3296 Richmond Road	1	A	1935	4.012
3272 Richmond Road	2	B	1944	4.031
3276 Richmond Road	2	D	2249	4.663
3280 Richmond Road	2	A	1935	4.012
3284 Richmond Road	2	A	1935	4.012
3288 Richmond Road	2	C	2412	5.001
3244 Richmond Road	3	C	2040	4.230
3248 Richmond Road	3	B	1944	4.031
3252 Richmond Road	3	C	2435	5.049
3256 Richmond Road	3	A	1935	4.012
3260 Richmond Road	3	A	1935	4.012
3264 Richmond Road	3	D	2249	4.663
3268 Richmond Road	3	C	2040	4.230
3208 Richmond Road	4	E	2363	4.899
3212 Richmond Road	4	A*	2025	4.199
3216 Richmond Road	4	B	1944	4.031
3220 Richmond Road	4	A*	2025	4.199
3224 Richmond Road	4	A	1935	4.012
3228 Richmond Road	4	A	1935	4.012
3232 Richmond Road	4	C	2040	4.230
3236 Richmond Road	4	C	2040	4.230
3240 Richmond Road	4	E	2363	<u>4.899</u>
				100%

Each Unit contains an Omni Room (combination living room/dining room) Kitchen, Breakfast Room, Utility Room, and a Two Car attached Garage. Unit Types A, A* and B have Two (2) Full Baths, Unit Types C and D have Two and One-Half (2-1/2) Baths and Unit Type E has Three (3) Full Baths. Unit Types A, A*, B and C have two (2) Bedrooms and Unit Types D and E have either three (3) Bedrooms or two (2) Bedrooms and another room which can be used as a Library, Den or Family Room. (A* is a basic A Unit with a Modified Kitchen/Utility Room Area)

24-Jul-95

BAYWOOD STATES CONDOMINIUMS
#0025
1995 BUDGET
REVISED AS OF 8-1-95

UNIT	% OF INT.	MAINT. CODE 12	CAP RES CODE 13	TOTAL
3208	4.899	216.90 ✓	35.95	252.85 ✓
3212	4.199	185.91 ✓	30.82	216.72
3216	4.031	178.47 ✓	29.58	208.05
3220	4.199	185.91 ✓	30.82	216.72
3224	4.012	177.63 ✓	29.44	207.07
3228	4.012	177.63 ✓	29.44	207.07
3232	4.23	187.28 ✓	31.04	218.32
3236	4.23	187.28 ✓	31.04	218.32
3240	4.899	216.90 ✓	35.95	252.85
3244	4.23	187.28 ✓	31.04	218.32
3248	4.031	178.47 ✓	29.58	208.05
3252	5.049	223.54 ✓	37.06	260.60
3256	4.012	177.63 ✓	29.44	207.07
3260	4.012	177.63 ✓	29.44	207.07
3264	4.663	206.45 ✓	34.22	240.67
3268	4.23	187.28 ✓	31.04	218.32
3272	4.031	178.47 ✓	29.58	208.05
3276	4.663	206.45 ✓	34.22	240.67
3280	4.012	177.63 ✓	29.44	207.07
3284	4.012	177.63 ✓	29.44	207.07
3288	5.001	221.42 ✓	36.70	258.12
3292	5.331	236.03 ✓	39.13	275.15
3296	4.012	177.63 ✓	29.44	207.07
	100	4427.42	733.92	5161.33 ²⁷
	ANNUAL	53129	8807	61936

Annual Budget 61365 } 57435

19-Jan-00

BAYWOOD STATES CONDOMINIUMS
#0025
2000 BUDG ET

UNIT	% OF INT.	MAINT. CODE 12	CAP RES CODE 13	TOTAL	SPECIAL ASSESS.
3208	4.899	254.99	35.95	290.95	197.18
3212	4.199	218.56	30.82	249.38	169.01
3216	4.031	209.81	29.58	239.40	162.25
3220	4.199	218.56	30.82	249.38	169.01
3224	4.012	208.82	29.44	238.27	161.48
3228	4.012	208.82	29.44	238.27	161.48
3232	4.23	220.17	31.04	251.22	170.26
3236	4.23	220.17	31.04	251.22	170.26
3240	4.899	254.99	35.95	290.95	197.18
3244	4.23	220.17	31.04	251.22	170.26
3248	4.031	209.81	29.58	239.40	162.25
3252	5.049	262.80	37.06	299.86	203.22
3256	4.012	208.82	29.44	238.27	161.48
3260	4.012	208.82	29.44	238.27	161.48
3264	4.663	242.71	34.22	276.93	187.69
3268	4.23	220.17	31.04	251.22	170.26
3272	4.031	209.81	29.58	239.40	162.25
3276	4.663	242.71	34.22	276.93	187.69
3280	4.012	208.82	29.44	238.27	161.48
3284	4.012	208.82	29.44	238.27	161.48
3288	5.001	260.30	36.70	297.01	201.29
3292	5.331	277.48	39.13	316.60	214.57
3296	4.012	208.82	29.44	238.27	161.48

100	5205.00	733.92	5938.92	4025.00
-----	---------	--------	---------	---------

ANNUAL	62460	8807	71267	
--------	-------	------	-------	--