

ATTACHMENT 1

Provided Pursuant to §5311.26 (J) of the Ohio Revised Code.

1. Right to Review Condominium Instruments.
The Purchaser has the right to review the condominium instruments and should review them prior to entering into a contract for the purchase of a unit.

2. Purchaser's Right to Void the Contract: In the event that a contract for the purchase of a unit is executed in violation of Sections 5311.25 or 5311.26 of the Ohio Revised Code, (setting forth certain requirements to be complied with and disclosures to be made by the Declarant), the contract shall be voidable by the Purchaser for a period of 15 days after the later to occur of the following dates:

A. The date of the execution by both the Purchaser and the Declarant of the purchase contract; and

B. The date upon which the Purchaser executes a document evidencing receipt of the information required by Section 5311.26 of the Ohio Revised Code.

Upon exercise of a Purchaser's right to void the contract, the Declarant or his agent shall refund fully and promptly to the Purchaser any deposit or other prepaid fee or item and any amount paid on the purchase price and shall pay all closing costs paid by the Purchaser or for which the Purchaser is liable in connection with the void sale.

3. Conditions for the Return of Deposits. A Purchaser who wishes to void his purchase contract because of a violation of Section 5311.25 or 5311.26 of the Ohio Revised Code and obtain a return of his deposit, must notify the Declarant in writing prior to the expiration of the previously mentioned 15-day period. There are no other

conditions under the purchase contract for the return of the Purchaser's deposit except where a contract contingency, if any, is not met, and the contract requires the return of the deposit.

4. Rights of Purchasers under Section 5311.27.

A. In addition to any other remedy available, a purchaser has the rights described in paragraph numbered 2 of this attachment with regard to voiding the purchase contract.

B. Any declarant or agent who sells a condominium unit in violation of Section 5311.25 or 5311.26 of the Ohio Revised Code shall be liable to the purchaser in an amount equal to the difference between the amount paid for the unit and the least of the following amounts:

1. The fair market value of the unit as of the time the suit is brought;

2. The price at which the unit is disposed of in a bona fide market transaction before suit; and

3. The price at which the unit is disposed of after suit in a bona fide market transaction, but before judgment. In no case shall the amount recoverable under this division be less than the sum of \$500 for each violation against each purchaser bringing an action under this division, together with court costs and reasonable attorneys' fees. If the purchaser complaining of the such violation has brought or maintained an action he knew to be groundless or in bad faith and the declarant or agent prevails, the court shall award reasonable attorneys' fees to the declarant or agent.

C. Subsection 5311.27 (C) of the Ohio Revised Code permits the attorney general to pursue certain remedies under certain circumstances which, if successful, could benefit the purchasers or prospective purchasers of

ATTACHMENT 2
to
Development Statement - Bob-O-Link Condominium North

GENERAL STATUS OF CONSTRUCTION
(July 17, 1981)

As of July 17, 1981, construction of the building which contains the eight Units on Parcel 1 was basically complete. One of the Units, Unit 7715, which is the model suite, is completely finished. Units 7705, 7709, 7711 and 7713 are completed except for carpeting. Units 7703 and 7707 are being finished with cabinet and trim installation and painting yet to be completed before carpeting is laid. Drywall has yet to be installed in Unit 7701 and, when completed, the remainder of the interior work on the Unit is expected to proceed.

Landscaping has been completed on Parcel 1 and all hookups for utilities have been installed. The individual garages for each Unit have been completed. The parking area and drive have been surfaced with chip and seal material and it is expected that asphalt will be laid over the chip and seal surface in the spring of 1982.

The target date for completion of the building is currently set for the first part of September, 1981. At approximately the same time or shortly thereafter, work on the other improvements should be substantially complete.

ATTACHMENT 3
to
Development Statement - Bob-O-Link Condominium North

TWO-YEAR PROJECTION OF ANNUAL
EXPENDITURES NECESSARY TO OPERATE
AND MAINTAIN THE COMMON AREAS AND
FACILITIES OF THE CONDOMINIUM DEVELOPMENT

For the purpose of this Development Statement, the fiscal year 1985 commences January 1, 1985, and ends December 31, 1985, and the fiscal year 1986 commences January 1, 1986, and ends December 31, 1986.

1. OVERALL PROJECTION.

<u>Item</u> <u>Operating Expenses</u>	<u>Fiscal 1985</u> <u>Cost</u>	<u>Fiscal 1986</u> <u>Cost</u>
A. Common Electric	\$ 768.00	\$ 768.00
B. Sewer	1,728.00	1,728.00
C. Grounds Maintenance	1,536.00	1,536.00
D. Rubbish Removal	960.00	960.00
E. Snow Removal	576.00	576.00
F. Management Fee	1,920.00	1,920.00
G. Accounting Services	1,920.00	1,920.00
H. Legal Services	384.00	384.00
I. Insurance	1,920.00	1,920.00
J. Reserves	<u>1,728.00</u>	<u>1,728.00</u>
Total	<u>\$13,440.00</u>	<u>\$13,440.00</u>

2. ASSUMPTIONS AND BASES OF THE PROJECTION.

A. All projections have been provided to Declarant by Paul A. Weber, dba Paul Weber, Builder, a sole proprietorship, who is the current property manager for the project. The figures are based on actual expenses incurred during 1983 and 1984, and are projected in accordance with the rates of increase in such expenses experienced in past years. The projections given for grounds maintenance, snow removal, management fees and accounting services are firm figures so long as the initial Management Agreement remains in effect.

ATTACHMENT 3
to
Development Statement - Bob-O-Link Condominium North

TWO-YEAR PROJECTION OF ANNUAL
EXPENDITURES NECESSARY TO OPERATE
AND MAINTAIN THE COMMON AREAS AND
FACILITIES OF THE CONDOMINIUM DEVELOPMENT

For the purposes of this Development Statement, the first year commences July 1, 1981, and ends June 30, 1982, and the second year commences July 1, 1982 and ends July 1, 1983.

1. OVERALL PROJECTION.

<u>Item</u> <u>Operating Expenses</u>	<u>First Year</u> <u>Cost</u>	<u>Second Year</u> <u>Cost</u>
A. Common Electric	\$ 240.00	\$ 265.00
B. Sewer	840.00	925.00
C. Grounds Maintenance	840.00	840.00
D. Rubbish Removal	600.00	660.00
E. Snow Removal	300.00	300.00
F. Management Fee	960.00	960.00
G. Accounting services	960.00	960.00
H. Legal Services	230.00	250.00
I. Insurance	1,200.00	1,300.00
J. Reserves	<u>550.00</u>	<u>800.00</u>
Total	<u>\$6,720.00</u>	<u>\$7,260.00</u>

2. ASSUMPTIONS AND BASES OF THE PROJECTION.

A. All projections have been provided the Declarant by Paul A. Weber, dba Paul Weber, Builder, a sole proprietorship, who is the current property manager for the project. The figures are based on actual expenses incurred at other residential complexes of the same size and characteristics, located in the same geographic area, and are projected in accordance with the rates of increase in such expenses experienced in past years. The projections given for grounds maintenance, snow removal, management fees and accounting services are firm figures so long as the initial Management Agreement remains in effect.

B. The cost of insurance for the Condominium is based on a projection provided to Declarant by Douglas C. VanNostran, insurance agent. The projection is based upon the following coverages being provided:

Declarant has no way of projecting the monthly cost of the following insurance which would be carried and paid for by the individual Unit owner or resident:

A. Liability insurance carried by the Unit owner or resident covering occurrences involving an individual Unit. The cost of such insurance will be affected by the extent and amount of coverage desired.

B. Tenants' improvements and betterments insurance and contents insurance carried by the Unit owner or resident covering improvements which such person adds to the Unit and contents owned by the resident of the Unit, whether such contents are located within the Unit or in Common Areas. The cost of such insurance will be affected by the value of such improvements and contents and by the extent of coverage desired.

C. Any other insurance carried by the Unit owner or resident and not otherwise described herein.

7. MONTHLY COST OF UTILITIES.

The projected cost of common electricity and sewer fees to be paid by the Association is described in subsections A and B of Section 1, above. The projected cost of these items during both fiscal 1985 and fiscal 1986 for the entire Condominium is \$2,496.00 each year. The per-Unit average monthly costs of such utilities (which are included in the "ESTIMATED MONTHLY COST PER UNIT OF SUCH ANNUAL EXPENDITURES NECESSARY TO OPERATE AND MAINTAIN THE COMMON AREAS AND FACILITIES" stated in Section 3, above) is \$13.00 per month for each Unit during 1985 and 1986 (which totals \$208.00 per month for the 16 Units combined).

8. OTHER COSTS, FEES, AND ASSESSMENTS REASONABLY ASCERTAINABLE BY DECLARANT.

The per-Unit, average monthly costs of other costs, fees, and assessments reasonably ascertainable by Declarant, including grounds maintenance, rubbish removal, snow removal, management fee, accounting services, legal services, and reserves (in other words, all items in the budget set forth in Section 1, above, not already broken down per-Unit, per month in the preceding Sections dealing with insurance and utility expenses) is \$47.00 per month for each Unit during both 1985 and 1986 (which totals to \$752.00 per month for the 16 Units combined).

fiscal 1986 for each of the 16 Units is \$70.00 (which totals \$1,120.00 per month for the 16 Units combined).

4. FORMULA FOR DETERMINING EACH UNIT'S SHARE OF COMMON EXPENSES.

Each Unit's share of Common Expenses is calculated by multiplying the Common Expenses by each Unit's respective fractional interest in Common Areas and Facilities. The fractional interest for each of the Units is 1/16th.

5. TAXES AND DESCRIPTION OF THE BASIS OR FORMULA USED IN ARRIVING AT THESE AMOUNTS.

Each Unit is a separate tax parcel. Real estate taxes for the first half of 1984 were \$401.18 for each Unit, which totals \$802.36 for the year and would amount to approximately \$66.86 per month (the taxes, however, are billed semi-annually). It is impossible to know what the real estate taxes for these Units will be for 1985 and thereafter, although the amount of the current taxes should provide some guideline for a prospective purchaser.

The projections and explanations set forth above do not include any of the following tax liabilities:

- (a) Assessments. (There are currently no unpaid assessments against the property, and Declarant has not received any notice of pending assessments or improvements to be made by public authorities which could become assessments.)
- (b) Personal property taxes levied against any property being conveyed with the Units or purchased by and placed in the Units by owners.
- (c) Income or other taxes levied upon the Unit owner and not otherwise described herein.

If the present statutory provisions remain in effect, a Unit owner who occupies his Unit as his principal residence would be entitled to an additional 2-1/2% reduction on the real estate taxes shown in the last projection, above.

6. INSURANCE AND DESCRIPTION OF BASIS OR FORMULA USED IN ARRIVING AT THESE AMOUNTS.

The projected cost of insurance to be carried by the Association is described in Sections 1.I. and 2.B., above. The per-Unit monthly cost of such insurance for both fiscal 1985 and fiscal 1986 (which costs are included in the "ESTIMATED MONTHLY COST PER UNIT OF SUCH ANNUAL EXPENDITURES NECESSARY TO OPERATE AND MAINTAIN THE COMMON AREAS AND FACILITIES" stated in Section 3, above) is \$10.00 per month for each Unit during 1985 and 1986 (which totals \$160.00 per month for the 16 Units combined).

B. The cost of insurance for the Condominium is based on a projection provided to Declarant by Douglas C. VanNostran, insurance agent. The projection is based upon the following coverages being provided:

- (1) Liability insurance concerning occurrences with respect to the Common Areas and Facilities, with a limit of \$1,000,000.00 per occurrence for bodily injury and property damage.
- (2) Fire and extended coverage, vandalism and optional perils insurance with a limit of \$550,000.00 covering improvements upon each of the Parcels and subject to a deductible amount of \$100.00. (Each Unit owner should obtain tenants' improvements and betterments insurance for improvements which such owner may add to his Unit and for contents owned by the resident of each Unit, whether such contents are located within the Unit or in Limited or general Common Areas).
- (3) Excluding officers and directors insurance. The projections contained herein do not include the cost of officers and directors insurance. Generally, such insurance is not readily available during the time that a declarant has a substantial number of votes in the Association.

C. The Condominium instruments require the establishment of a reserve in an amount deemed adequate by the Board to maintain a fund for the cost of unexpected repairs and replacements of capital improvements or for the repair and replacements of capital improvements or for the repair and replacement of major improvements for which cash reserves over a period of time in excess of one year ought to be established. The amount which is to be placed in this reserve for unexpected repairs and replacements is \$1,728.00 for fiscal 1985 and another \$1,728.00 for fiscal 1986. For fiscal year 1984, the total expenses, including the reserve, were \$12,571.80.

D. The Association will act as agent for the owners in accepting real estate tax prorations at individual closings, paying tax bills until the taxes are split out by the county Auditor and billed separately to each Unit, and collecting said proportionate shares from the owners. Since this is not a common expense and is being collected and paid by the Association only as a convenience for the individual Unit owners, such amounts have not been included in the budget.

3. ESTIMATED MONTHLY COST PER UNIT OF SUCH ANNUAL EXPENDITURES NECESSARY TO OPERATE AND MAINTAIN THE COMMON AREAS AND FACILITIES.

The estimated monthly cost per Unit during fiscal 1985 and

- (1) Liability insurance concerning occurrences with respect to the Common Areas and Facilities, with a limit of \$1,000,000.00 per occurrence for bodily injury and property damage.
- (2) Fire and extended coverage, vandalism and optional perils insurance with a limit of \$550,000.00 covering improvements upon the premises. (Each Unit owner should obtain tenants' improvements and betterments insurance for improvements such owner adds to his Unit and for contents owned by the resident of each Unit, whether such contents are located within the Unit or in Limited or general Common Areas).
- (3) Officers and directors insurance. The projections contained herein do not include the cost of officers and directors insurance. Such insurance is generally not available during the time that Declarant has a substantial number of votes in the Association.

C. The Condominium instruments require the establishment of a reserve in an amount deemed adequate by the Board to maintain a fund for the cost of unexpected repairs and replacements of capital improvements or for the repair and replacements of capital improvements or for the repair and replacement of major improvements for which cash reserves over a period of time in excess of one year ought to be established. The amount which is to be placed in this reserve for unexpected repairs and replacements the first fiscal year is \$550.00, and for the second fiscal year is \$800.00.

D. The Association will act as agent for the owners in accepting real estate tax prorations at individual closings, paying tax bills until the taxes are split out by the county Auditor and billed separately to each Unit, and collecting said proportionate shares from the owners. Since this is not a common expense, and is being collected and paid by the Association only as a convenience for the individual Unit owners, such amounts have not been included in the budget.

3. ESTIMATED MONTHLY COST PER UNIT OF SUCH ANNUAL EXPENDITURES NECESSARY TO OPERATE AND MAINTAIN THE COMMON AREAS AND FACILITIES.

The estimated monthly cost per Unit during the First Year for each of the 8 Units is \$70.00 (which totals \$560.00 per month for the 8 Units combined).

The estimated monthly cost per Unit during the Second Year for each of the 8 Units is \$75.63 (which totals \$605.04 per month for the 8 Units combined).

4. FORMULA FOR DETERMINING EACH UNIT'S SHARE OF COMMON EXPENSES.

Each Unit's share of Common Expenses is calculated by multiplying the common Expenses by each Unit's respective fractional interest in common Areas and Facilities. The fractional interest for each of the units is 1/8th.

5. TAXES AND DESCRIPTION OF THE BASIS OR FORMULA USED IN ARRIVING AT THESE AMOUNTS.

At the time of this Statement, the property described as Parcel 1 is part of a larger tax parcel of approximately 6.53 acres; Parcel 1 has not yet been split for real estate tax purposes. The 6.53 acre tract is presently shown on the Stark County Auditor's tax duplicate as unimproved and having a total value of \$8,210.00. Taxes for the second half of 1980 on the entire tax parcel are \$125.85.

If these taxes for the second half of 1980 on the entire 6.53 acre parcel were to be divided among the Units on the basis of their respective percentage interests in the Common areas and Facilities, the tax liability would be approximately \$15.74 for each Unit for the second half of 1980 which is approximately \$2.63 per month per Unit (although taxes are billed semi-annually).

Declarant has no way of knowing what value will be placed on each Unit by the Stark County Auditor when separate tax parcels are created for each Unit, nor does Declarant know what the tax rates will be for 1981 and later years. If the Units and their respective percentage interests in the Common Areas and Facilities are valued for tax purposes at 35% of the prices stated in Item B-2 of the Development Statement, if the tax rate remains at the rate established for 1980, and assuming that the tax reduction factor and rollback currently in effect remain as they are today, the approximate annual taxes applicable to each Unit would be as follows:

As to all Units except Unit 7705, the annual tax liability would be \$912.00 and the monthly tax liability would be \$76.00.

As to Unit 7705, the annual tax liability would be \$965.65 and the monthly tax liability would be \$80.48.

Although these estimated projections are given on an annual and monthly basis, real estate taxes are actually billed semi-annually.

This projection does not include any of the following tax liabilities:

- (a) Assessments. (There are currently no unpaid assessments against the property, and Declarant has not received any notice of pending assessments or improvements to be made by public authorities which could become assessments.)
- (b) Personal property taxes levied against any property being conveyed with the Units or purchased by and placed in the Units by owners.
- (c) Income or other taxes levied upon the Unit owner and not otherwise described herein.

If the present statutory provisions remain in effect, a Unit owner who occupies his Unit as his principal residence would be entitled to an additional 2-1/2% reduction on the real estate taxes shown in the last projection, above.

At the closings of the respective Units, Declarant expects that pro-rated taxes would be paid to escrow funds. In the event that taxes for any period have not been "split" into 8 different tax parcels by the Stark County Auditor, then the escrow agent shall divide the bill among all owners in proportion to the respective percentage interests in the Common Areas and Facilities. The escrow agent shall then use the funds in each escrow account and bill the respective Unit owners for any remaining amounts necessary to pay that owner's share of the tax bill. Upon division of the Condominium Property into 8 tax parcels by the County Auditor, the escrow agent shall return the amounts, if any, in the escrow funds to the respective Unit owners.

6. INSURANCE AND DESCRIPTION OF BASIS OR FORMULA USED IN ARRIVING AT THESE AMOUNTS.

The projected cost of insurance to be carried by the Association is described in Sections 1.I. and 2.B., above. The per-Unit monthly cost of such insurance for both the first and second year of the Condominium's operation, which costs are included in the "ESTIMATED MONTHLY COST PER UNIT OF SUCH ANNUAL EXPENDITURES NECESSARY TO OPERATE AND MAINTAIN THE COMMON AREAS AND FACILITIES" stated in Section 3, above, are as follows:

In the First Year, the monthly cost projected for insurance is \$12.50 for each Unit (which totals \$100.00 per month for the 8 Units combined).

For the Second Year, the monthly cost projected for insurance is \$13.54 for each Unit (which total \$108.32 per month for the 8 Units combined).

Declarant has no way of projecting the monthly cost of the following insurance which would be carried and paid for by the individual Unit owner or resident:

A. Liability insurance carried by the Unit owner or resident covering occurrences involving an individual Unit. The cost of such insurance will be affected by the extent and amount of coverage desired.

B. Tenants' improvements and betterments insurance and contents insurance carried by the Unit owner or resident covering improvements which such person adds to the Unit and contents owned by the resident of the Unit, whether such contents are located within the Unit or in Common Areas. The cost of such insurance will be affected by the value of such improvements and contents and by the extent of coverage desired.

C. Any other insurance carried by the Unit owner or resident and not otherwise described herein.

7. MONTHLY COST OF UTILITIES.

The projected cost of common electricity and sewer fees to be paid by the Association is described in subsections A and B of Section 1, above. The projected cost of these items during the first year for the entire Condominium is \$1,080.00, and during the second year, \$1,150.00. The per-Unit average monthly costs of such utilities, which are included in the "ESTIMATED MONTHLY COST PER UNIT OF SUCH ANNUAL EXPENDITURES NECESSARY TO OPERATE AND MAINTAIN THE COMMON AREAS AND FACILITIES" stated in Section 3, above, are as follows:

For the First Year, the monthly cost projected for utilities is \$11.25 for each Unit (which totals \$90.00 per month for the 8 Units combined).

For the Second Year, the monthly cost projected for utilities is \$12.40 for each Unit (which totals \$99.20 per month for the 8 Units combined).

8. OTHER COSTS, FEES, AND ASSESSMENTS
REASONABLY ASCERTAINABLE BY DECLARANT.

The per-Unit, average monthly costs of other costs, fees, and assessments reasonably ascertainable by Declarant, including grounds maintenance, rubbish removal, snow removal, management fee, accounting services, legal services, and reserves (in other words, all Items in the budget set forth in Section 1, above, not already broken down per-Unit, per month in the preceding Sections dealing with insurance and utility expenses) total as follows:

For the First Year, the monthly cost projected for such other costs is \$46.25 for each Unit (which totals \$370.00 per month for the 8 Units combined).

For the Second Year, the monthly cost projected for such other costs is \$49.69 for each Unit (which totals \$397.52 per month for the 8 Units combined).

ATTACHMENT 4
to
Development Statement -- Bob-O-Link Condominium North
MANAGEMENT AGREEMENT
for
BOB-O-LINK CONDOMINIUM NORTH

This agreement made August 18, 1981, between Bob-O-Link Condominium North Owners' Association, a not-for-profit corporation organized under the laws of the State of Ohio ("the Association"), and Paul A. Weber, dba Paul Weber, Builder, a sole proprietorship, ("Agent").

In consideration of the terms, conditions, and covenants set forth below, the parties mutually agree as follows:

1. EXCLUSIVE AGENCY

(a) Location. The Association hereby appoints Agent, and Agent hereby accepts such appointment, on the terms and conditions provided below, as exclusive managing agent of the Condominium Property known as Bob-O-Link Condominium North, located at 7701-7715 Peachmont Avenue, N.W., North Canton, Ohio 44720, and presently consisting of eight Units which may be expanded to include as many as 350 Units.

(b) Scope. Agent fully understands that the function of the Association is the administration, operation, and management of the Condominium Property. Agent will, notwithstanding the authority given to him in this Agreement, confer fully and freely with the Association's Board of Managers or the Board's designee in the performance of Agent's duties as set forth below and will attend meetings of the Board of Managers and meetings of the members of the Association at any time or times requested by the Board of Managers. It is further understood that the authority and duties conferred upon Agent are generally confined to the Common Areas and Facilities and the Limited Common Areas and Facilities defined in the Declaration of Condominium Ownership, subject to the exceptions set forth below. Such authority and duties do not and shall not include supervision or management of Units, except as is provided below or directed by the Board of Managers.

2. PLANS AND SPECIFICATIONS

In order to facilitate efficient operation, the Association shall furnish Agent with a complete set of the plans and specifications of the Condominium Development, and with the aid of these documents and any inspections deemed appropriate, Agent will inform himself with respect to the layout, construction, location, character, plan, and operation of the lighting, heating, plumbing, and ventilating systems, and other mechanical equipment in the Condominium Property. Copies of guarantees and warranties pertinent to the construction of the Condominium Property and in force at the time of the execution of this Agreement shall be furnished to Agent.

3. AGENT'S MANAGERIAL PERSONNEL

Agent shall hire in his own name all managerial personnel he deems necessary for the efficient discharge of the duties of Agent hereunder. Compensation for the services of such managerial employee(s) shall be Agent's responsibility. Those employees of

Agent who handle or are responsible for the handling of the Association's monies shall, without expense to the Association, be bonded by a fidelity bond acceptable to both Agent and the Board of Managers or its designee.

4. AGENT'S POWERS AND DUTIES

Agent shall have the powers, render services, and perform duties as follows:

(a) Personnel for Maintenance and Operation. On the basis of an operating schedule, job standards, and wage rates previously approved by the Board of Managers or its designee on Agent's recommendation, Agent shall investigate, hire, pay, supervise, and discharge the personnel deemed necessary to be employed in order to properly maintain and to operate the Condominium Property. Such personnel shall in each instance be in the Association's, and not in Agent's, employ. Compensation for the services of such employees (as evidenced by certified payrolls) shall be considered an operating expense of the Condominium Property.

(b) Liaison for Construction and Preparation of Inventory. Agent shall immediately ascertain the general condition of the Condominium Property, and if accommodations therein have yet to be occupied for the first time, establish liaison with the Developer of the Condominium Property to facilitate the completion by him of such corrective work, if any, as is yet to be done. Agent shall also cause an inventory to be taken of all furniture, any office equipment, maintenance tools, and supplies owned by the Association.

(c) Relationship with Unit Owners and Residents. Agent shall maintain businesslike relations with Unit owners and residents, whose service requests regarding Common and Limited Common Areas and Facilities shall be received, considered, and recorded in systematic fashion in order to show the action taken with respect to each. Agent shall report complaints of a serious nature to the Board of Managers or its designee with appropriate recommendations after reasonably thorough investigation; and as a part of a continuing program, Agent shall take reasonable steps to secure full performance by Unit owners and residents of all maintenance and other duties for which they are responsible.

(d) Collection and Enforcement of Assessments, Charges, and Rents. Agent shall collect all regular and special assessments and charges when due from Unit owners and any and all rents which may be due the Association from lessees of any Units which may be owned or subleased by the Association. Agent shall also request, demand, collect, receive, and receipt for any and all regular and special assessments, charges, or rents due to the Association which have become delinquent, and when directed by the Board of Managers or its designee, shall take such lawful action in the name of the Association by way of legal process or otherwise as the Board of Managers or its designee shall specify, or if no specific direction is given, as Agent shall in the exercise of good faith deem proper for the collection of such delinquent accounts. As a standard practice, Agent shall furnish the Board of Managers or its designee with an itemized list of all delinquent accounts immediately following the tenth day of each month.

(e) Maintenance and Repair. Agent shall cause the grounds, lands, buildings, appurtenances, and facilities of the Common Areas and Facilities (including Limited Common Areas and Facilities)

of the Condominium Property to be maintained according to standards acceptable to the Board of Managers of the Association, subject to any limitations imposed by the Association in addition to those contained herein.

For any one item of repair, replacement, or refurnishing, the expense incurred shall not exceed the sum of One Thousand Dollars (\$1,000.00) unless specifically authorized by the Board of Managers or its designee; provided, however, that emergency repairs involving manifest danger to persons or property, or immediately necessary for the preservation and safety of any part of the Condominium Property, or for the safety of persons, or required to avoid suspension of any necessary services to the Condominium Property -- all as reasonably determined by Agent in the exercise of good faith -- may be made by Agent irrespective of the above cost limitation. Notwithstanding this authority as to emergency repairs, it is understood that Agent will, if at all possible, confer immediately with members of the Board of Managers of the Association or the Board's designee regarding emergency expenditures. Agent shall not incur liabilities (direct or contingent) that will at any time exceed the aggregate of Two Thousand Dollars (\$2,000.00) without first obtaining the written approval of the Board of Managers.

In addition, Agent shall perform such maintenance, repair, and service work for any Unit or portion thereof which either: (1) the Board of Managers (or its designee), in its (or his) sole discretion, or (2) Agent, in his sole discretion, determines to be reasonably necessary for the public safety or in order to prevent damage to or destruction of any part of the Common or Limited Common Areas and Facilities or of another Unit.

(f) Access. Agent shall have access to the Common and Limited Common Areas and Facilities of the Condominium Property, which do not require entry into or through a Unit, at all times. Agent shall also have access to all other Common and Limited Common Areas and Facilities and to all Units under the circumstances and conditions set forth in Sections 4.1(g) and 4.2 of the Bylaws.

(g) Compliance with Legal Requirements. Agent shall take such actions as may reasonably be necessary to comply promptly with any or all orders or requirements affecting Common and Limited Common Areas and Facilities of the Condominium Property of any federal, state, county, township, or municipal authority having jurisdiction thereover or other similar bodies, subject to the same limitation contained in subsection (e) of this Section in connection with the making of repairs and alterations. Agent, however, shall not take any action under this paragraph so long as the Association is contesting or has stated its intention to contest any such order or requirement. Agent shall promptly, and in no event later than 72 hours from the time of their receipt, notify the Board of Managers in writing of all such orders and notices of requirements.

(h) Securing Services and Goods. Subject to approval by the Board of Managers or its designee, Agent shall enter into agreements for electricity, gas, telephone, refuse removal, vermin extermination, and other services which are reasonably necessary or deemed advisable by the Association; and shall make purchases or place orders for such equipment, tools, vehicles, appliances, goods, supplies, and materials as are in the good faith judgment of

Agent, reasonably necessary to perform his duties, including the maintenance upkeep, repair, replacement, refurbishing, and preservation of the Condominium Property for which he is responsible. All such contracts, orders, and purchases shall be subject to the limitations set forth in subsection (e) of this Section and may be made in the name of the Association, or in Agent's discretion, in the name of Agent.

When making or placing orders for such purposes, Agent shall act at all times under the direction of the Board of Managers or its designee and shall be under a duty to secure for and credit to the Association any discount, commission, or rebates obtainable as a result of such purchases. Agent shall make reasonable efforts to obtain the best price available, all factors considered.

(i) Insurance. Agent shall cause to be placed and kept in force all forms of insurance required by the Declaration and Bylaws upon written authorization from the Board of Managers, including fire and extended coverage insurance, liability insurance, insurance for the Board of Managers and officers, and workers' compensation insurance if applicable, and such other insurance requested by the Board of Managers, for the benefit of the Association, members of the Board, officers, Unit owners, and mortgagees holding mortgages on Units, to the extent applicable, as their respective interests may appear (or as required by law). All of the various types of insurance coverage so required or requested shall be placed with such companies, in such amounts, and with such beneficial interests obtained therein as shall be acceptable to the Board of Managers or its designee. Agent shall promptly investigate and make a full written report as to all accidents or claims for damage relating to the subject matter of such insurance coverage, including any damage to or destruction of the Condominium Property (including Units) and the estimated cost of repair, and shall cooperate and make any and all reports required by any insurance company in connection therewith.

(j) Forms, Reports, and Returns. Agent shall prepare for execution by the Association all forms, reports, and returns required by law in connection with employment insurance, workers' compensation insurance, disability benefits, Social Security benefits, federal and state income taxes, and other taxes now in effect or hereafter imposed (all to the extent applicable) and also in connection with any applicable requirements relating to the employment of personnel.

(k) Association's Records. Agent shall maintain the Association's minute books, membership lists, and list of "Mortgagees of Units," and shall give notice of meetings of the members of the Association and meetings of the Board of Managers as provided in the Bylaws. Agent shall also maintain a comprehensive system of office records, books, and accounts in a manner satisfactory to the Board of Managers or its designee, including all financial records, books, accounts, and other records which the Association is required to keep by law or by the Declaration or Bylaws. All of such records shall be available for inspection by members of the Board of Managers, Unit owners, and any approved mortgagee (as that term is defined in Section 1.10(b) of the Declaration) holding a first mortgage on one or more Units, and any representative of such parties duly authorized in writing, at such reasonable times during normal business hours as may be requested. As a standard practice, Agent shall provide the Board of Managers, not later than the tenth day of each succeeding month, with a statement of receipts and disbursements as of the end of every month.

Agent shall issue certificates of account to members of the Association, their mortgagees and lienors within ten days after a request therefor, as provided in Section 5.6 of the Bylaws, without liability for errors which are not a result of gross negligence.

(l) Accounting and Auditing of Association's Records. As a standard procedure, Agent shall provide the Board of Managers, as soon as practicable after the end of the Association's fiscal year, an itemized accounting of the maintenance expenses for the preceding fiscal year which were actually incurred and paid, together with a tabulation of the amounts collected pursuant to the estimated budget, and showing the net amount by which amounts collected were over or short of the actual expenditures, plus reserves. Agent shall perform a continual internal audit of the Association's financial records for the purpose of verifying the same, but no independent or external audit shall be required of Agent.

The Association shall have the right to an external, independent audit, provided that the costs for the same and the employment of such auditor be by the Association directly and not through Agent, and provided further that the external independent auditor is acceptable to Agent, whose acceptance may not be unreasonably withheld.

(m) Agent's Records. Agent shall maintain records sufficient to describe his services hereunder, and such financial books and records sufficient in accordance with prevailing accounting standards to identify the source of all funds collected by him in his capacity as Agent and the disbursement thereof. The records shall be kept at Agent's office and shall be available for inspection by members of the Board of Managers.

(n) Auditing of Agent's Records. Agent shall perform a continual internal audit of his financial records relative to his services as managing Agent of Bob-O-Link Condominium North for the purpose of verifying the same, but no independent or external audit shall be required of him. The Association shall have the right to an annual external independent audit, provided that the cost thereof and the employment of such auditor be by the Association directly and not through Agent, and provided further that the external auditor is acceptable to Agent, whose acceptance may not be unreasonably withheld. Any such independent audit shall be at Agent's office.

(o) Reserves. Agent shall establish a funded reserve for contingencies and replacements as provided in the Declaration and Bylaws and such other reserves, both funded and unfunded, as may be appropriate for the payment of any and all costs and expenses of the Association to be disbursed by Agent hereunder. Should the Board of Directors itself decide to fund special reserve accounts, Agent shall collect and account for such funds and disburse the same on the direction of the Board of Managers or its designee.

(p) Funds. Agent shall deposit all funds collected from the Association's members or otherwise accruing to the Association in special account or accounts in such banks and/or savings and loan associations as the Board of Managers may direct from time to time, with suitable designations indicating their source and their custodial nature. Agent shall have authority to draw thereon for any payments to be made by Agent to discharge any liabilities or obligations incurred pursuant to this Agreement and for the payment of Agent's fee, all of which payments shall be subject to the limitations in this Agreement.

(q) Operating Budget. Agent shall prepare with the assistance of an accountant, if necessary, an operating budget setting forth an itemized statement of the anticipated receipts and disbursements for each fiscal year, based on the then current schedule of periodic assessments and taking into account the general condition of the Association and the Condominium Property, which budget shall comply with the requirements of the Bylaws. Each such budget, together with a statement from Agent outlining a plan of operation and justifying the estimates made in every important particular, shall be submitted to the Board of Managers in final draft, as a proposal to be considered for adoption by the Board, no later than the first week of the tenth month of the fiscal year immediately preceding the fiscal year for which such budget has been submitted.

Following the adoption of a budget by the Board of Managers, such budget shall serve as a supporting document for the schedule of periodic assessments proposed for the fiscal year. It shall also constitute a major control under which Agent shall operate. There shall be no substantial variations therefrom except as may be authorized by the Board of Managers or its designee and except for emergencies as elsewhere provided herein; that is, no expenses may be incurred or commitments made by Agent in connection with the maintenance and operation of the Condominium Property in excess of the amounts allocated to the various classifications of expense in the approved budget without prior authorization of the Board of Managers or its designee, unless: (1) there is insufficient time to obtain such prior authorization and (2) the overrun is brought promptly to the attention of the Board of Managers or its designee in writing.

(r) Employment of Experts. Agent shall retain and employ attorneys at law, tax consultants, certified public accountants, and such other experts and professionals whose services Agent may reasonably require to effectively perform his duties and exercise his powers hereunder. The Association reserves the right to employ such professionals and experts on its own account as it may desire, but the employment of the same by the Association shall in no way affect Agent's right to employ and continue the employment of the professionals and experts which he has or will employ, nor in any way relieve the Association of its obligation to pay its share of the costs of professionals and experts retained by Agent, as elsewhere provided herein.

(s) Rental Duties. Agent shall actively handle the renting or sublease of any Units which the Association may own or lease, arranging for the execution of such leases or subleases as may be required.

(t) Transfers and Leases by Unit Owners. Agent shall investigate all notices of transfers or proposed transfers of any interest in Units given pursuant to Section 6.1 of the Bylaws whenever the Board of Managers or its designee advises Agent that such notice or notices have been received. Agent shall report the findings of such investigations, together with a recommendation of whether to allow the transfer or to purchase (or find a purchaser for) the interest which is the subject of each notice. Agent shall also establish and maintain a file of all written leases under which any Units have been leased or subleased and cause such leases to be reviewed for conformity with the provisions of Section 4.80 of the Declaration; provided, however, that Agent shall not be liable for failure to detect and report to the Board of Managers or its designee any nonconforming provisions, unless such failure is the result of gross negligence. Such file of leases shall be available for inspection at all reasonable hours by the members of the Board of Managers.

(u) Vending Machines. Agent shall install on the Condominium Property such pay telephones and coin vending machines or coin operated equipment, either owned or rented by the Association, and at such locations, as the Board of Managers may from time to time direct. Any profit from the operation of any such machines and equipment shall be allocated to the maintenance, repair, administration, and upkeep of the Condominium Property for which Agent is responsible.

(v) Notice of Rules, Regulations, and Notices. Agent shall give Unit owners and residents of Units written and other appropriate notice of any rules, regulations, and directives as may be adopted, modified, or supplemented from time to time by the Board of Managers.

(w) Miscellaneous Duties. Agent shall perform such other acts and deeds as are reasonably necessary in the discharge of his duties under this Agreement.

5. SUFFICIENCY OF ASSESSMENTS

The Association agrees that it will not reduce the assessments so that the amounts produced thereby are less than the amounts necessary to pay all items set forth in Section 6, below.

Everything done by Agent under the provisions of Section 4, above, shall be done as agent of the Association, and all obligations or expenses incurred thereunder shall be for the account, on behalf, and at the expense of the Association, except that the Association shall not be obligated to pay the overhead expenses of Agent's office.

It is specifically understood that Agent does not undertake to pay any assessments from his own funds and shall only be required to perform his services, make distributions, and incur any liability or obligation for the account of the Association to the extent that, and so long as, payments received from assessments and other revenue, if any, of the Association shall be sufficient to pay the costs and expenses of such services and the amounts of such disbursements and such liabilities or obligations incurred.

If it shall appear to Agent that the assessments and other revenue, if any, of the Association are insufficient to pay the same and to fund reserves adequately, Agent shall notify the Association in detail of that fact and request the Association to increase the periodic assessments. Failure on the part of the Association to do so within a reasonable time shall give Agent the option of declaring a breach of the Association's obligations under this Agreement.

6. APPLICATION OF ASSESSMENTS

All assessments and other revenues, if any, of the Association, which Agent shall collect, shall be applied as follows:

(a) Insurance. First, to the payment of premiums on insurance policies carried by the Association and by Agent on behalf of the Association.

(b) Agent's Fee. Second, to the payment of Agent's fee as set forth below in Section 7.

(c) Utilities. Third, to the payment of utilities supplied to the Common Areas and Facilities of the Condominium Property.

(d) Balance. Lastly, the balance shall be utilized, applied, disbursed, and otherwise expended or reserved by Agent to pay the

costs and expenses of the services rendered by Agent under this Agreement. "Costs and expenses of services" as used herein shall include any and all cost or expense incurred by Agent in the performance of any of his duties or the exercise of any of his powers pursuant to this Agreement. By way of illustration and not of limitation, such costs and expenses of services shall include:

(i) PRIVATE ROAD. The Association's share of the cost of maintenance and upkeep, including paving, landscaping, and relandscaping, of the private driveway(s) in the Condominium Property.

(ii) CONDOMINIUM PROPERTY. Costs attributable to the maintenance, repair, and upkeep of the Condominium Property, to the extent provided in Section 4, above;

(iii) MATERIALS AND SUPPLIES. The cost of all motor vehicles, tools, equipment, goods, wares, materials, and supplies of every nature and description attributable to, and reasonably required by Agent in and about the performance of, his services or reasonably necessary for the utilization and enjoyment of the private road; and

(iv) PROFESSIONALS AND EXPERTS. Notwithstanding the provisions of Section 5, above, relating to Agent's overhead expenses, the fees of attorneys at law, certified public accountants, and other professionals and experts employed by Agent under the terms of this Agreement and attributable to services rendered in accordance with Section 4(r), above.

7. AGENT'S COMPENSATION

It is specifically understood and agreed that Agent shall perform all of the services required of it hereunder at no cost or expense whatever to himself, but solely at the cost and expense of the Association and/or others, as elsewhere provided herein.

As compensation for the services hereunder Agent shall receive a net fee of Ten Dollars (\$10.00) per Unit per month for the first year of the term of this Agreement and Ten Dollars (\$10.00) per Unit per month for the second year of this term.

8. SERVICE TO UNITS

Subject to the exceptions specified in the last paragraph of Section 4(e), above, this Agreement does not contemplate, nor is Agent responsible for or required to perform, the upkeep and repair of that part of the Condominium Property which is the responsibility of the individual Unit owners. Agent may, however, in his absolute discretion perform such services as are requested by a Unit owner or resident of a Unit, including maintenance and repair work and acting as an agent for a Unit owner in the lease or sale of his Unit; and Agent may charge such Unit owner or resident who shall have requested said service of Agent an amount agreed upon by Agent and the Unit owner or resident.

9. OFFICE FACILITIES

The Association shall provide Agent with office facilities which may be, or which may become under changing circumstances, reasonably necessary for the performance of Agent's duties hereunder,

including suitable residence and office facilities for a resident manager if and when Agent and the Board of Managers agree that a resident manager should be employed.

10. INTERFERENCE

The Association shall not interfere nor permit, allow, or cause any of its officers, members of the Board of Managers, or members of the Association to interfere with Agent in the performance of his duties or the exercise of any of his powers hereunder.

11. TERM OF AGREEMENT

This Agreement shall be in effect from September 1, 1981, through August 31, 1983; and thereafter for yearly periods from time to time: (1) unless sooner terminated under the provisions of Section 12 or 13, below, or (2) unless either party hereto shall give the other 90 days written notice that it elects to terminate this Agreement, in which case this Agreement shall thereby be terminated upon the expiration of such 90-day period, without penalty; provided, however, that in all events this Agreement shall terminate no later than one year after the date on which owners of Units which have been sold by the Developer of the Condominium Property assume control of the Common Areas and Facilities and of the Association, as provided in the Association's Bylaws, unless this Agreement is then renewed by a vote of the Unit owners. This Agreement may be terminated at any time by mutual consent, in writing, of the parties.

12. DEFAULT BY ASSOCIATION

If the Association or its members shall interfere with Agent in the performance of his duties and the exercise of his powers hereunder or if the Association shall fail to promptly do any of the things required of it hereunder, including, but not limited to, the assessment of its members in amounts sufficient to defray in full Agent's costs and expenses as herein defined after notice and request from Agent pursuant to Section 5, above, and to otherwise pay all of the sums mentioned in Section 6, above, then Agent may give written notice to the Association of such default, by delivering the notice to any officer of the Association or any member of the Board of Managers, and unless the Association cures such default within thirty (30) days after receipt of such notice, Agent may declare this Agreement in default.

Upon default, Agent may, in addition to any other remedy available to him by agreement or in law or in equity, terminate this Agreement, and/or bring an action against the Association for damages and/or for specific performance and/or for such other rights and remedies as he may have.

All of the rights of Agent, on default, shall be cumulative, and the exercise of one or more remedies shall not be deemed to exclude or constitute a waiver of any other additional remedies.

13. DEFAULT BY AGENT

Failure by Agent to perform substantially his duties and obligations under this Agreement, for a continuous period of thirty (30) days after written notice of default from the Association, specifying the default complained of, shall be grounds for the Association's cancellation of this Agreement.

14. TERMINATION OF CONDOMINIUM OWNERSHIP OR ASSOCIATION

If the Condominium Property shall be removed from the provisions of the Ohio Condominium Property Act, each of the Unit owners who shall thereby become a tenant in common shall, as to his separate interest, be a party to this Agreement and bound by the provisions hereof as if he were an original signatory to it; and Agent shall manage such interest pursuant to the provisions of this Agreement as the nature of such interest and the context of this Agreement shall permit.

If the Association shall be terminated, each Unit owner shall likewise be a party to this Agreement and bound by the provisions hereof as if he were an original signatory to it, and this Agreement shall continue in full force and effect.

15. MISCELLANEOUS

(a) Definitions. The terms used herein shall have the meanings as set forth in the Declaration of Condominium Ownership for Bob-O-Link Condominium North, unless the context otherwise requires.

(b) Action by the Association or Board of Managers. Nothing contained or omitted from this Agreement shall be deemed to prevent the Association from acting through the Board of Managers or through a vote of the Association's membership as a whole when required by the Declaration or Bylaws, nor to prevent the Board of Managers from selecting a designee to serve in its stead with respect to any of the provisions of this Agreement.

(c) Headings. The headings to each Section and to subsections hereof are inserted only as a matter of convenience and for reference, and in no way define, limit, or describe the scope or intent of this Agreement or in any way affect this Agreement.

(d) Severability. If any Section, subsection, sentence, clause, phrase, or word of this Agreement shall be and is for any reason held or declared to be inoperative or void, such holding will not affect the remaining portions of this Agreement, and it shall be construed to have been the intent of the parties hereto to agree without such inoperative or invalid part therein. The remainder of this Agreement after the exclusion of such parts shall be deemed and held to be valid as if such excluded parts had never been included therein.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in duplicate at North Canton, Ohio, on the date indicated above.

BOB-O-LINK CONDOMINIUM NORTH
OWNERS' ASSOCIATION

Paul A. Weber
PAUL A. WEBER, dba PAUL WEBER,
BUILDER, A SOLE PROPRIETORSHIP

By Carol A. Waters

By James J. Hartung

By William H. Bauman

BOARD OF MANAGERS

ATTACHMENT 5-a
to
Development Statement -- Bob-O-Link Condo-
minium North

ELEVATIONS

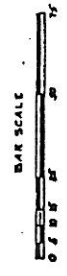
UNIT	BASINMENT	FIRST FLOOR	SECOND FLOOR
701-703	102.00	102.25	102.50
704-706	102.00	102.25	102.50
707-711	102.00	102.25	102.50
712-716	102.00	102.25	102.50

BEWARE REAR TOP OF W/DRIFT AT SW CORNER OF
BERRY MEER 170' AND MILLER DRIVE
ELEVATION 102.00

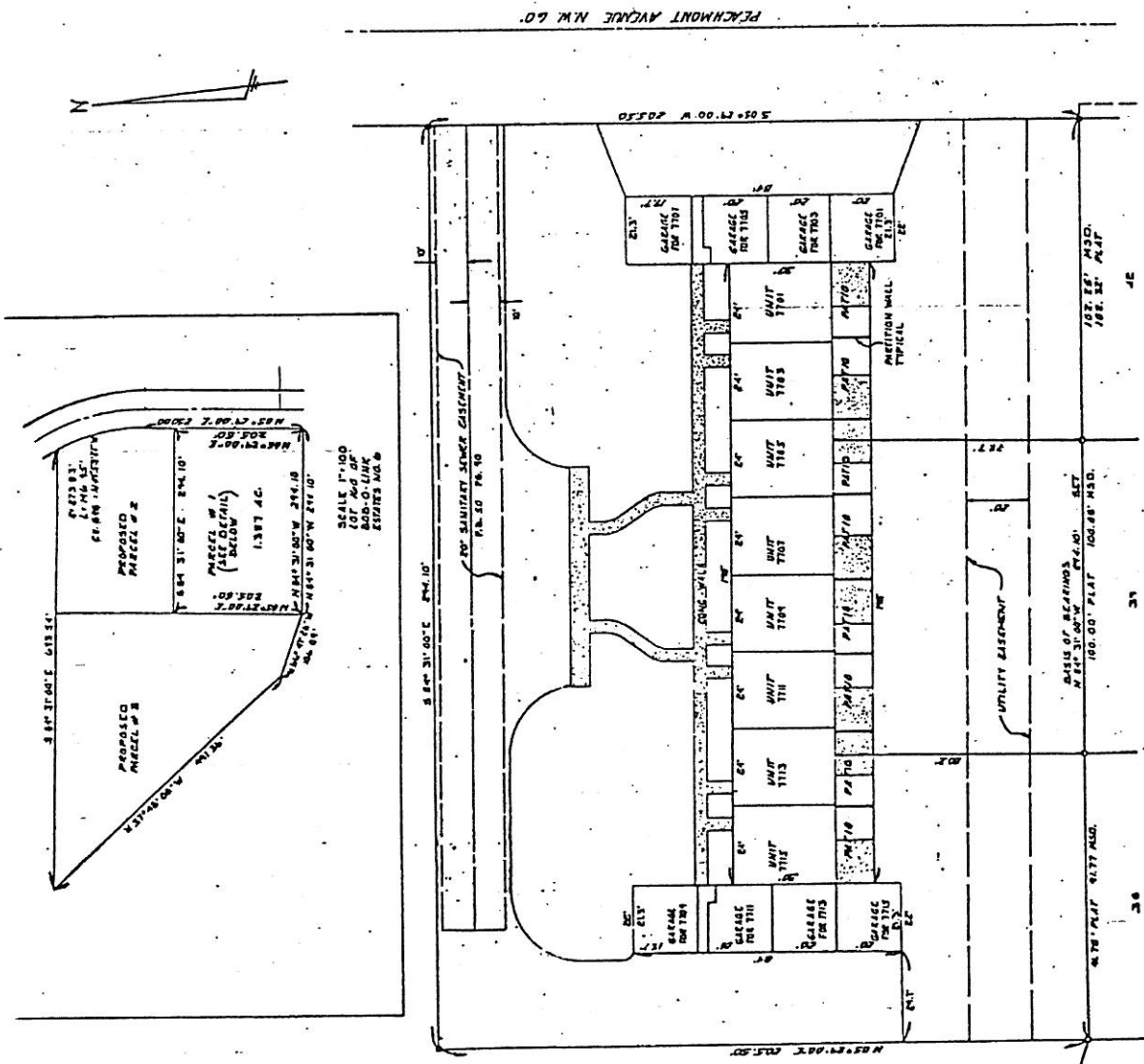
THE GARAGES ARE DESIGNATED
LIMITED COMMON AREAS AND
ASSIGNED TO THE UNITS AS SHOWN.

THE PATIO AREAS ARE DESIGNATED
LIMITED COMMON AREAS FOR A DISTANCE
OF 12 FEET FROM THE FACE OF THE
BUILDING.

ALL OTHER UNDESIGNATED AREAS
TO BE COMMON AREAS



BOB-O-LINK CONDOMINIUM NORTH
LOCATED IN COASTAL PLAZA OFFICE OF SIXTH
FLOOR, 1000 W. 12TH AVENUE, DENVER, CO 80202



W/3 - MEASURED
0 - 3/4" STEEL PIPE PILING
9 - 3/4" STEEL BAR SET

REQUIREMENTS:
- 1. REINFORCING BARS AND
CONCRETE SHALL BE SUPPLIED
AND INSTALLED IN ACCORDANCE
WITH THE 1997 IBC AND ALL
APPLICABLE CODES AND
ORDINANCES.

REINFORCING BARS SHALL BE
EQUIPPED WITH WELDED
COUPLERS AND SHALL BE
INSTALLED IN ACCORDANCE
WITH THE 1997 IBC AND ALL
APPLICABLE CODES AND
ORDINANCES.

REINFORCING BARS SHALL BE
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WITH THE 1997 IBC AND ALL
APPLICABLE CODES AND
ORDINANCES.

REINFORCING BARS SHALL BE
EQUIPPED WITH WELDED
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INSTALLED IN ACCORDANCE
WITH THE 1997 IBC AND ALL
APPLICABLE CODES AND
ORDINANCES.

CONCRETE

EQUIP AND SEAL

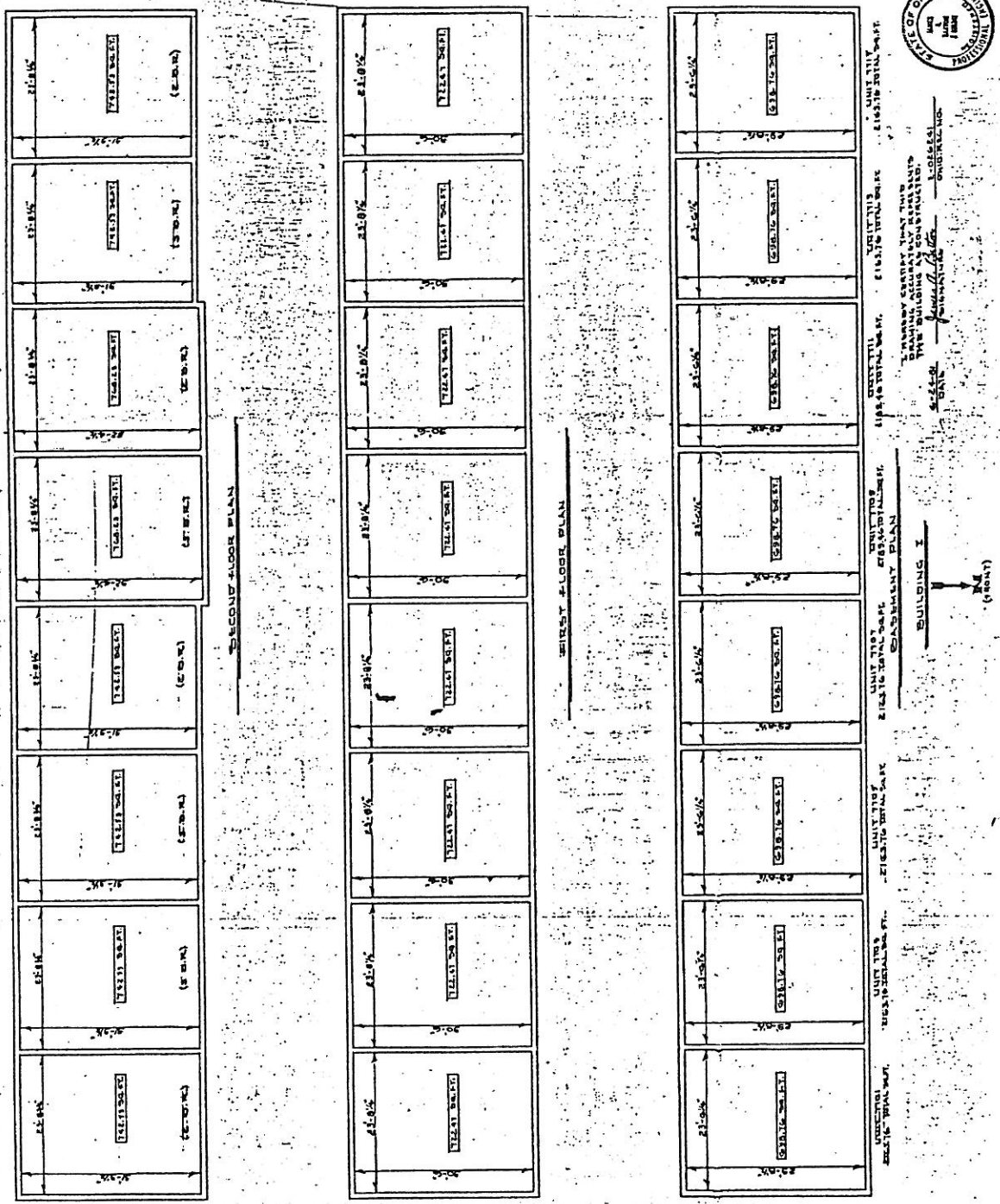
REQUIREMENTS:
- 1. REINFORCING BARS AND
CONCRETE SHALL BE SUPPLIED
AND INSTALLED IN ACCORDANCE
WITH THE 1997 IBC AND ALL
APPLICABLE CODES AND
ORDINANCES.

REINFORCING BARS SHALL BE
EQUIPPED WITH WELDED
COUPLERS AND SHALL BE
INSTALLED IN ACCORDANCE
WITH THE 1997 IBC AND ALL
APPLICABLE CODES AND
ORDINANCES.

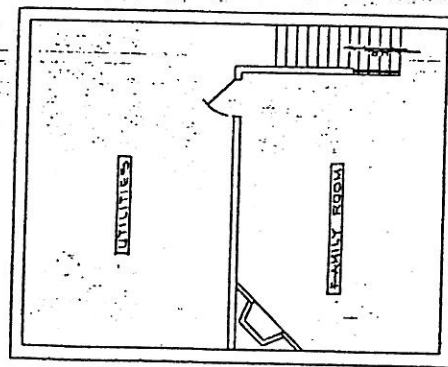
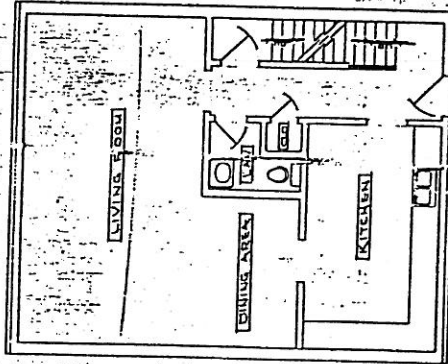
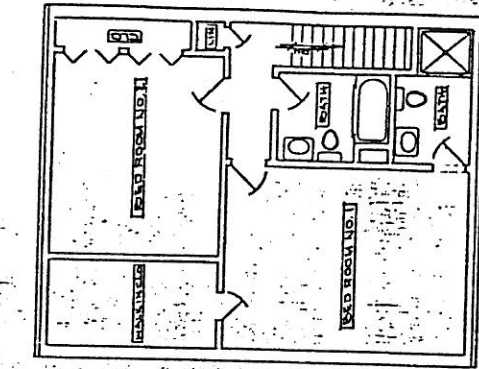
REINFORCING BARS SHALL BE
EQUIPPED WITH WELDED
COUPLERS AND SHALL BE
INSTALLED IN ACCORDANCE
WITH THE 1997 IBC AND ALL
APPLICABLE CODES AND
ORDINANCES.

REINFORCING BARS SHALL BE
EQUIPPED WITH WELDED
COUPLERS AND SHALL BE
INSTALLED IN ACCORDANCE
WITH THE 1997 IBC AND ALL
APPLICABLE CODES AND
ORDINANCES.

ATTACHMENT 5-b
to
Development Statement -- Bob-O-Link Condominium North



ATTACHMENT 5-c
to
Development Statement -- Bob-O-Link Condominium North

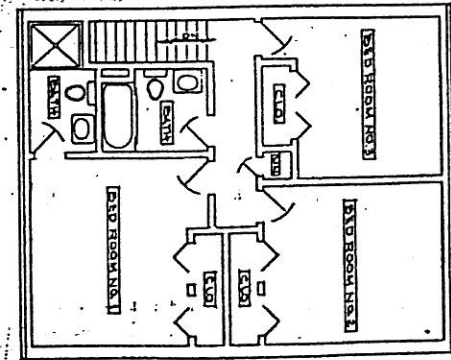
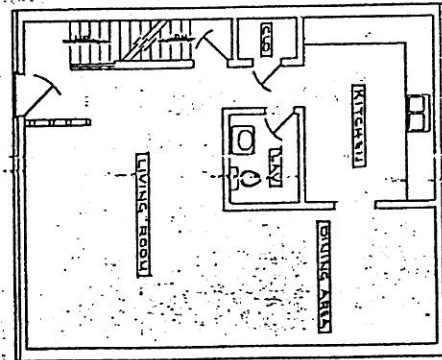
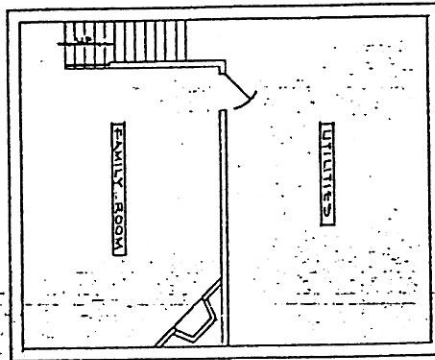


UNIT 701



THIS DOCUMENT IS THE PROPERTY OF THE ENGINEER AND ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND ARCHITECT.

DATE: 10/1/88
PROJECT: BOB-O-LINK COND. NORTH
SHEET NO. 101

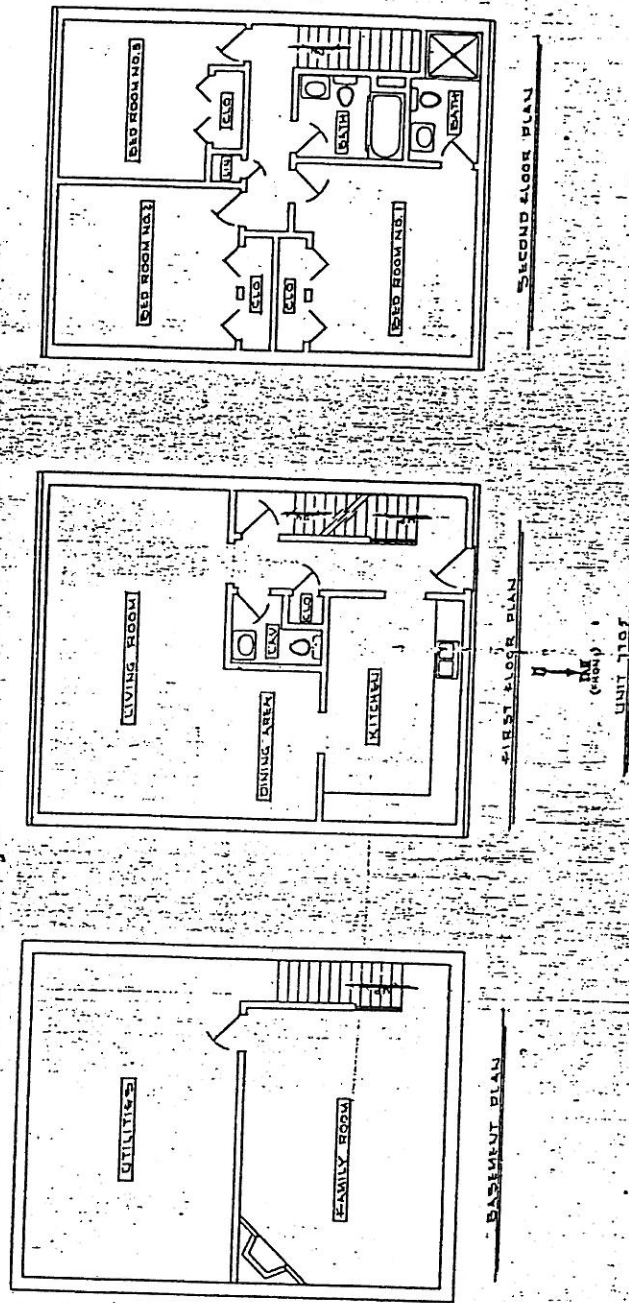


UNITS 1103

PLANNING DEPARTMENT THAT THIS
 DRAWING IS A PRELIMINARY DRAWING
 AND IS NOT TO BE USED FOR
 CONSTRUCTION OR FOR ANY OTHER
 PURPOSE WITHOUT THE WRITTEN
 PERMISSION OF THE PLANNING
 DEPARTMENT.

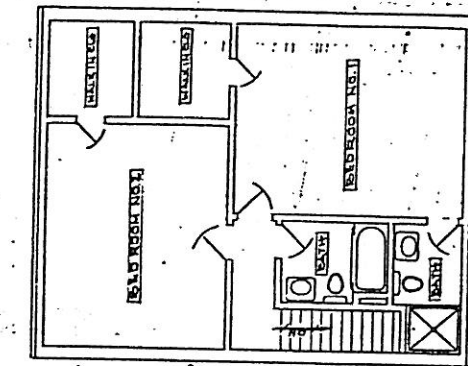


ATTACHMENT 5-e
 to
 Development Statement -- Bob-O-Link Condominium North

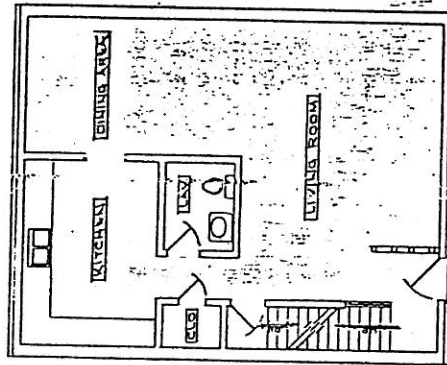


SHERRY CARRUTHERS, P.E.
 104841
 12/15/10
 STATE OF OHIO
 LICENSED PROFESSIONAL ENGINEER

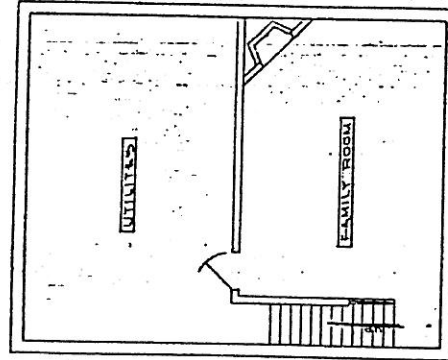
ATTACHMENT 5-f
to
Development Statement -- Bob-O-Link Condominium North



SECOND FLOOR PLAN



FIRST FLOOR PLAN



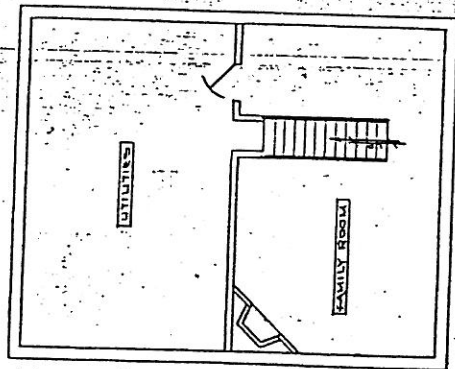
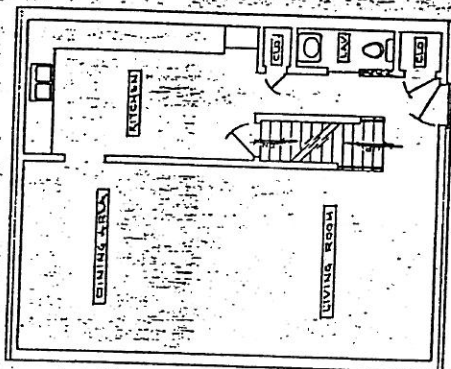
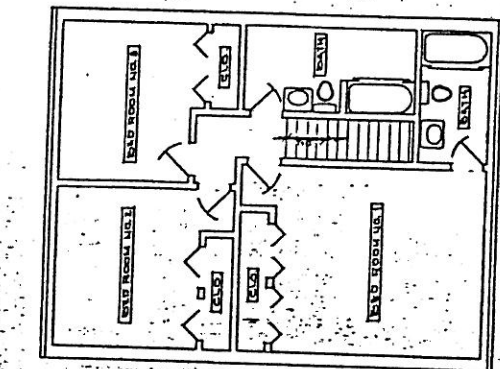
BASMENT PLAN

LOFT LINES
(SEE PLAN)



I HEREBY CERTIFY THAT THIS
DRAWING ACCURATELY REPRESENTS
THE BUILDING AS CONSTRUCTED
DATE: 11/15/02 BY: JAMES W. ...

ATTACHMENT 5-g
 to
 Development Statement -- Bob-O-Link Condominium North

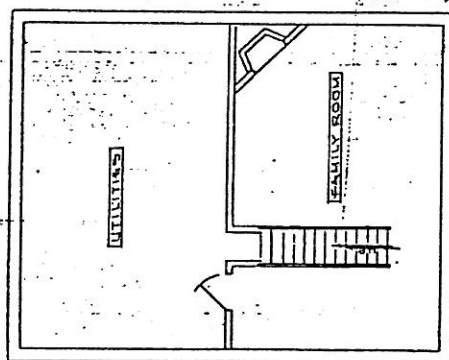
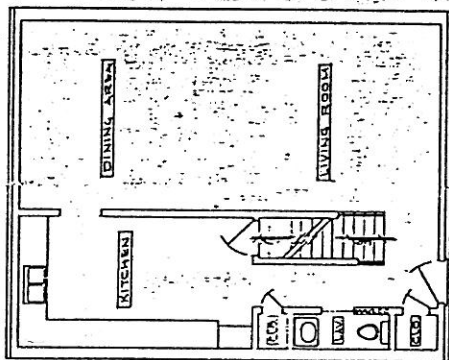
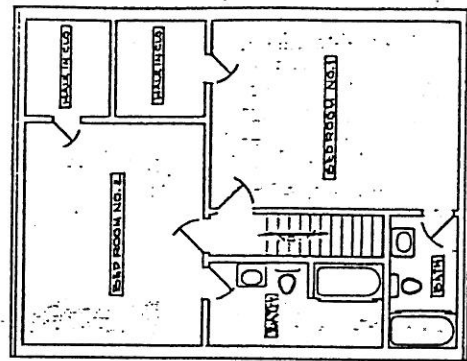


UNIT 709
 (GROUND)



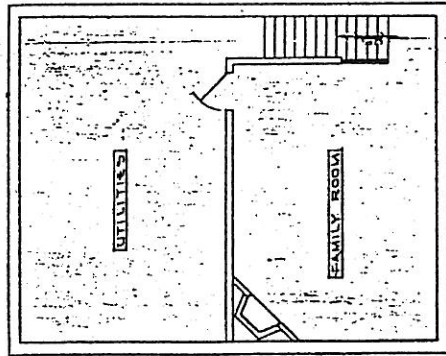
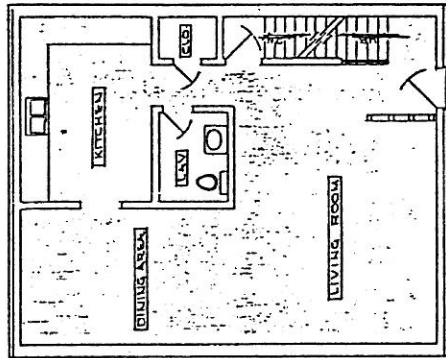
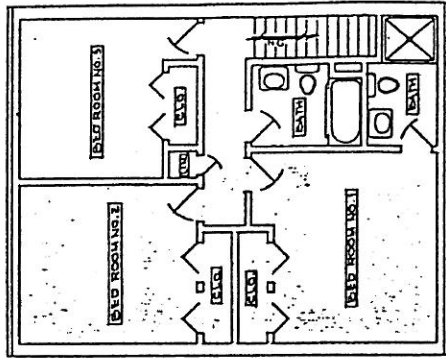
I HEREBY CERTIFY THAT THIS
 DEVELOPMENT STATEMENT REPRESENTS
 THE TRUE AND CORRECT INFORMATION
 AS TO THE FACTS OF THE PROJECT
 AS OF THE DATE OF THE SIGNATURE
 OF THE ENGINEER

ATTACHMENT 5-h
 to
 Development Statement -- Bob-O-Link Condominium North



STATE OF CALIFORNIA
 PROFESSIONAL ENGINEER
 LICENSE NO. 10000
 DATE 12/15/00

ATTACHMENT 5-i
 to
 Development Statement -- Bob-O-Link Condominium North



SECOND FLOOR PLAN

FIRST FLOOR PLAN

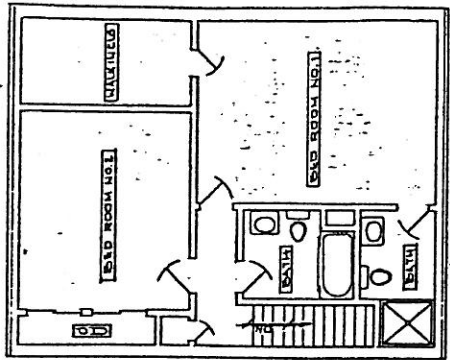
BASEMENT PLAN

UNIT 4116

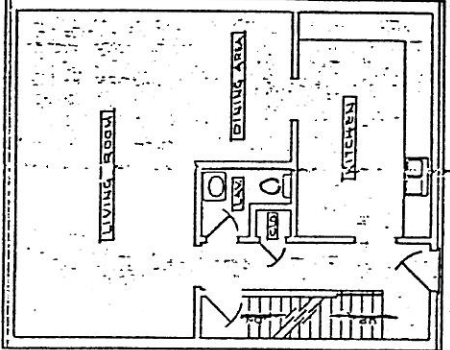


I HEREBY CERTIFY THAT THIS PLAN
 WAS PREPARED BY ME OR UNDER MY
 SUPERVISION AND THAT I AM A
 LICENSED PROFESSIONAL ENGINEER
 IN THE STATE OF OHIO

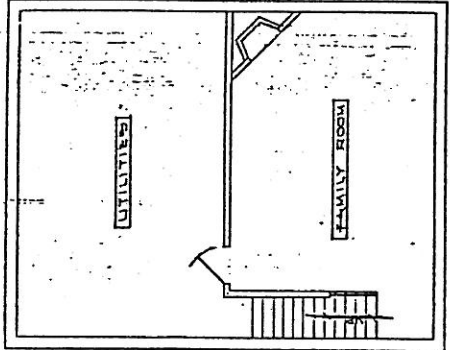
ATTACHMENT 5-j
 to
 Development Statement -- Bob-O-Link Condominium North



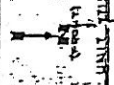
SECOND FLOOR PLAN



FIRST FLOOR PLAN



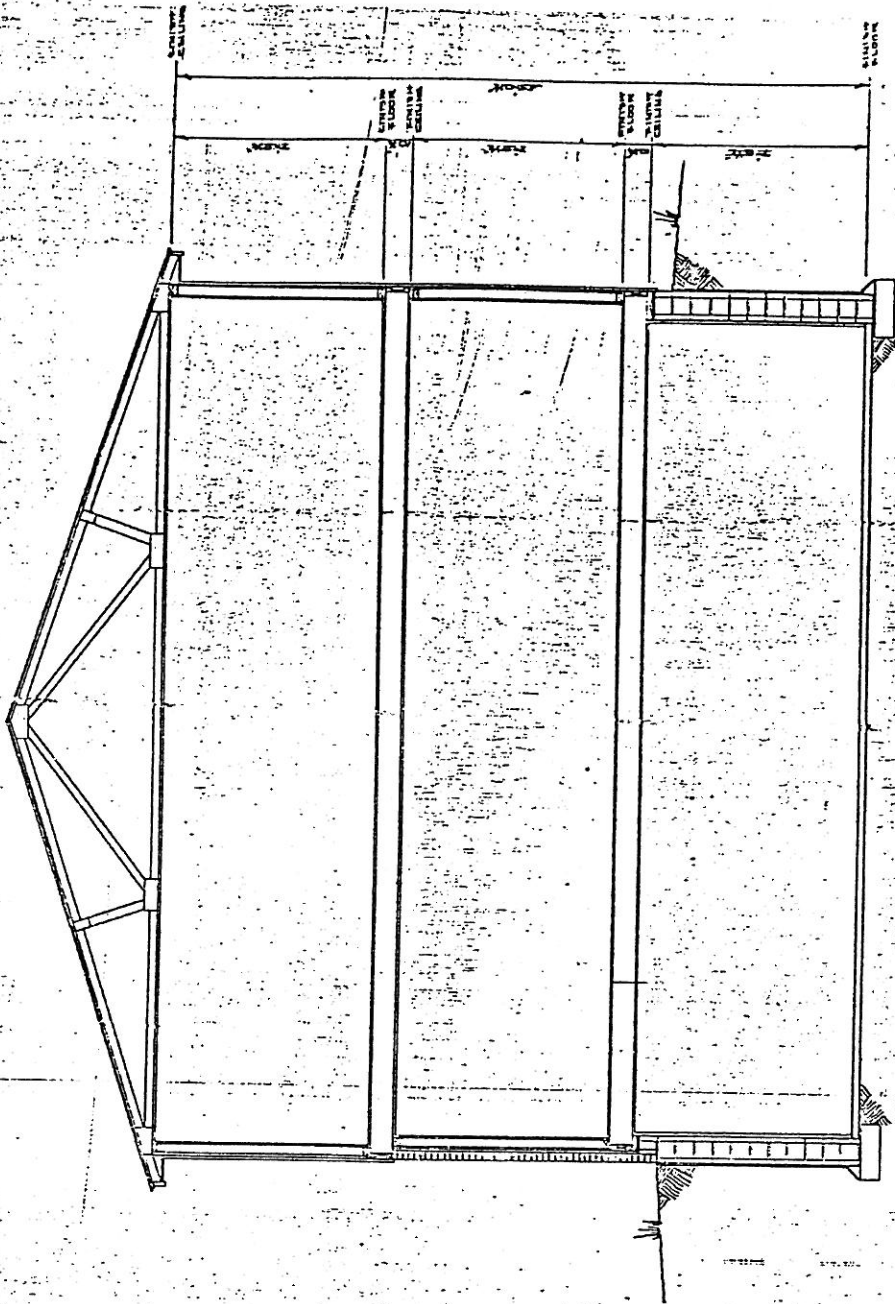
BASMENT PLAN



I HEREBY CERTIFY THAT THIS
 PLAN AND SPECIFICATIONS
 WERE PREPARED BY ME OR UNDER MY
 CLOSE PERSONAL SUPERVISION AND
 THAT I AM A LICENSED SURVEYOR
 IN THE STATE OF OHIO

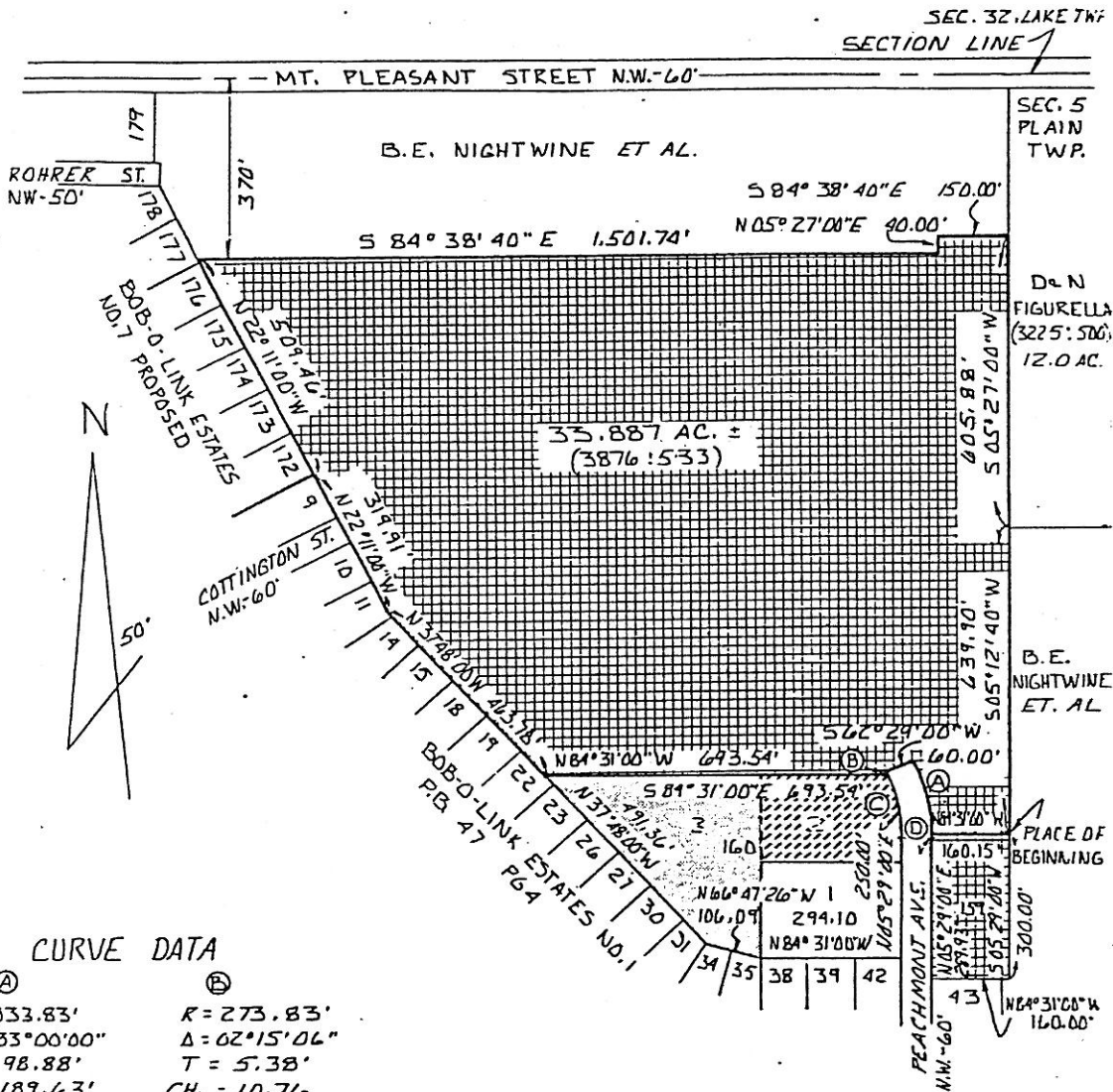
ATTACHMENT 5-k
to
Development Statement -- Bob-O-Link Condominium North

BUILDING 1



I HEREBY CERTIFY THAT THIS
DRAWING ACCURATELY REPRESENTS
THE CONDITIONS AS CONSTRUCTED
DATE: 11/11/03
BY: [Signature]

ATTACHMENT 6 to
 Development Statement -- Bob-O-Link Condominium North
ADDITIONAL PROPERTY (SHADED AREAS)
FOR BOB-O-LINK
CONDOMINIUM NORTH
 SITUATED IN THE N.E. QTR. OF SEC. 5,
 PLAIN TWP. (T-11, R-8) STARK COUNTY OHIO

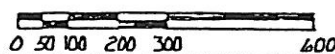


CURVE DATA

Ⓐ	Ⓑ
R = 333.83'	R = 273.83'
Δ = 33°00'00"	Δ = 02°15'06"
T = 98.88'	T = 5.38'
CH. = 189.63'	CH. = 10.76'
C.B. = N 11° 01' 00" W	C.B. = S 26° 23' 27" E
A = 192.27'	A = 10.76'
Ⓒ	Ⓓ
R = 273.83'	R = 333.83'
Δ = 30°44'53"	Δ = 01°43'42"
T = 75.29'	T = 5.04'
CH. = 145.20'	CH. = 10.07'
C.B. = N 69° 53' 27" W	C.B. = N 04° 37' 09" E
A = 146.95'	A = 10.07'

LOTS 159 & 160 AND PEACHMONT AVE. ARE PART OF BOB-O-LINK ESTATES NO. 6, P.B. 50, P.G. 75

SCALE 1" = 300'



LEGEND

- PROPOSED PARCEL # 2
- PROPOSED PARCEL # 3
- PROPOSED PARCEL # 4



FRIEDL & HARRIS, INC.

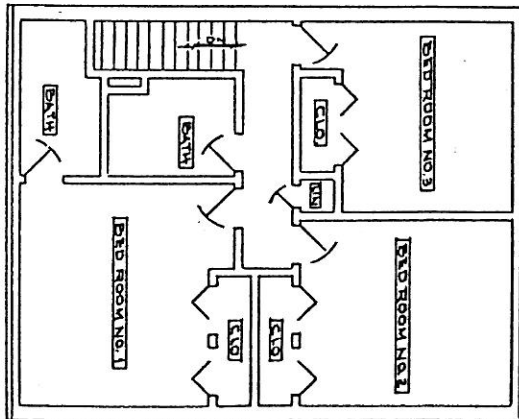
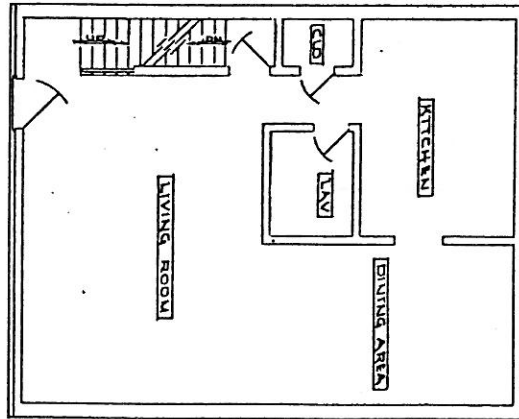
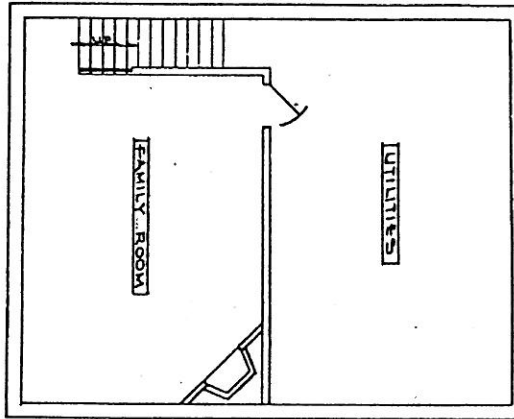
CONSULTING ENGINEERING AND SURVEYING
 SUITE 200 - 4041 - BATTON ST., N.W.
 NORTH CANTON, OHIO 44720
 CANTON 1216, 495 PE16

Development Statement -- Bob-O-Link Condominium North

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS DRAWING SHOWS ACCURATELY HEREON AS POSSIBLE THE LAYOUT, LOCATION, DIMENSION, AND DESCRIPTION OF EACH UNIT AND THE COMMON AREAS AND FACILITIES OF THE COMMON AREAS AND FACILITIES AND LIMITED COMMON AREAS AND FACILITIES OF THE BUILDING AS SHOWN ON THIS DRAWING. THE DRAWING ACCURATELY REPRESENTS THE BUILDING AS CONSTRUCTED. THE CONTENT OF THIS STATEMENT IS TO COMPLY, IN ALL RESPECTS, WITH THE PROVISIONS OF SECTION 5311.07 OF THE OHIO REVISED CODE.

DATE: Jan 31, 1983
 BY: *W. L. Cooper*

WILLIAM L. COOPER
 REGISTERED ENGINEER NO. 30888
 WILLIAM L. COOPER
 REGISTERED ARCHITECT NO. 8102

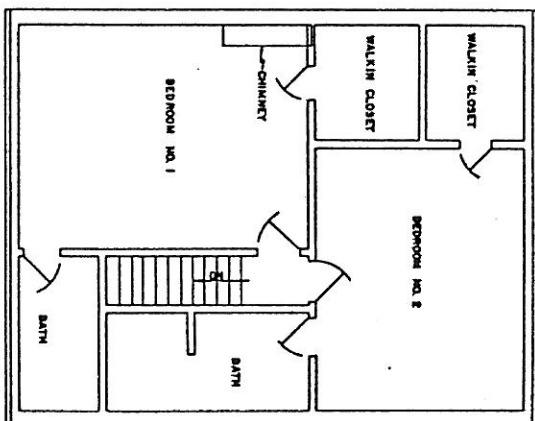
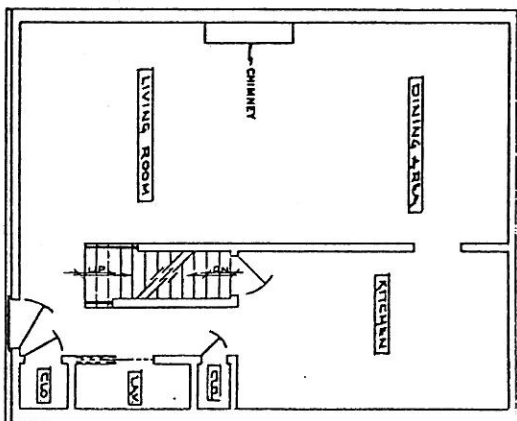
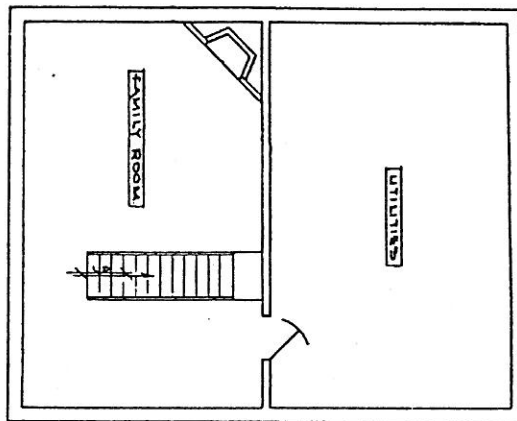


COOPER AND ASSOCIATES
 CONSULTING ENGINEERS AND ARCHITECTS
 1328 WABLER
 AVENUE, NORTH
 CANTON, OHIO 44705
 44714

JAMES L. COOPER
 & EDWARD J. COOPER JR.
 ROBERT A. SALLER
 WILLIAM L. COOPER
 WILLIAM B. COOPER

DESCRIPTION	DATE	BY
PREV. CHS.		
DATE BY: J.L.C. & E.J.C.		

Development Statement -- Bob-O-Link Condominium North



THE UNDERSIGNED HEREBY CERTIFIES THAT THIS DRAWING SHOWS GRAPHICALLY, INsofar AS POSSIBLE THE LOCATION, DISPOSITION, DIMENSIONS OF EACH UNIT AND THE LAYOUT, LOCATION, AND DIMENSIONS OF THE COMMON AREAS AND FACILITIES AND THAT THIS DRAWING ACCURATELY REPRESENTS THE REPORT OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS, WITH THE PROVISIONS OF SECTION 5311 OF THE OHIO REVISED CODE.

DATE: Jan. 21, 1983
 BY: *William J. Cooper*

William J. Cooper
 WILLIAM J. COOPER
 REGISTERED ENGINEER NO. 30188
 CIVIL
 REGISTERED PROFESSIONAL NO. 8102



BOB-O-LINK CONDOMINIUM NORTH - PARCEL 2
 FLOOR PLAN
 FOR: BOB-O-LINK NORTH, INC.



COOPER AND ASSOCIATES
 CONSULTING ENGINEERS AND SURVEYORS
 1338 W. 10th St., Suite 100
 Columbus, Ohio 43261
 Phone (614) 452-1731

ANDREW L. COOPER
 & EDWARD W. COOPER JR.
 DIRECT & OWNER
 WILLIAM J. COOPER
 WILLIAM J. COOPER

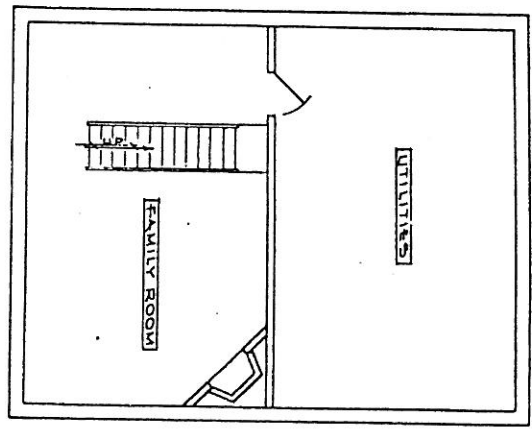
DESCRIPTION	DATE	BY
REV. 3 CDS		
CHK BY		I.D. COOPER, R.E.D.

Development Statement -- Bob-O-Link Condominium North

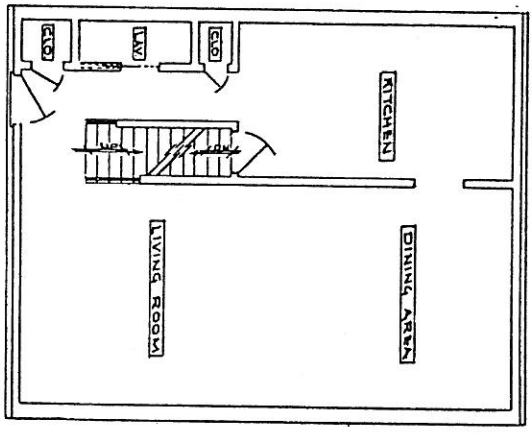
UNDESIGNED HEREIN CERTIFIES THAT THIS DRAWING SHOWS GRAPHICALLY, INsofar AS POSSIBLE, THE DIMENSIONS OF EACH UNIT AND THE LAYOUT, LOCATION, AND DIMENSIONS OF THE COMMON AREAS AND FACILITIES OF THE BUILDING AS CONSTRUCTED AND THAT THIS DRAWING ACCURATELY REPRESENTS THE BUILDING AS CONSTRUCTED, THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY WITH THE PROVISIONS OF SECTION 5311 OF THE OHIO REVISED CODE.

MR. JAMES L. COOPER
 APR 21 1983
 WILLIAM L. KYLE
 REGISTERED SURVEYOR NO. 5102

WILLIAM L. KYLE
 REGISTERED ENGINEER NO. 20242
 WILLIAM L. KYLE
 REGISTERED ARCHITECT NO. 5102

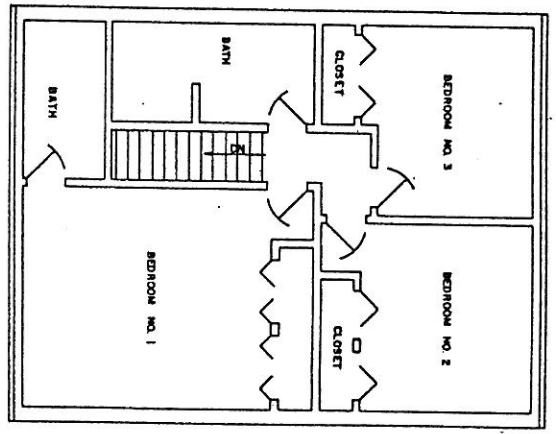


BASMENT PLAN



FIRST FLOOR PLAN

UNIT 7767



SECOND FLOOR PLAN

BOB-O-LINK, CONDOMINIUM NORTH - PARCEL 2

FLOOR PLAN
 FOR: BOB-O-LINK NORTH, INC.



COOPER AND ASSOCIATES
 CONSULTING ENGINEERS AND SURVEYORS
 1338 MARKET AVENUE, NORTH CANTON, OHIO 44714
 PHONE (216) 482-6793

JAMES L. COOPER
 A. EDWARD FUEHNBERG JR.
 ROBERT S. HULLER
 WILLIAM A. HERRL
 WILLIAM S. COOPER

DESCRIPTION	DATE	BY
REVISIONS		
DRAWN BY: T.D. CHOD BY: J.R.D.		

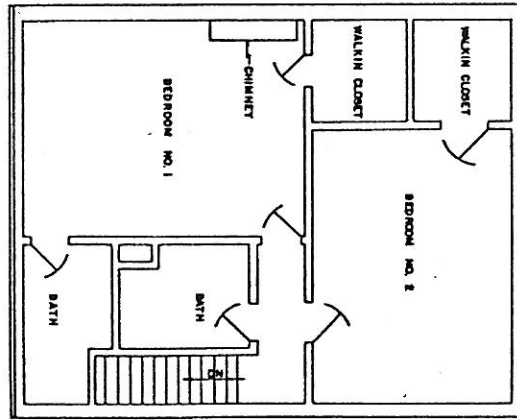
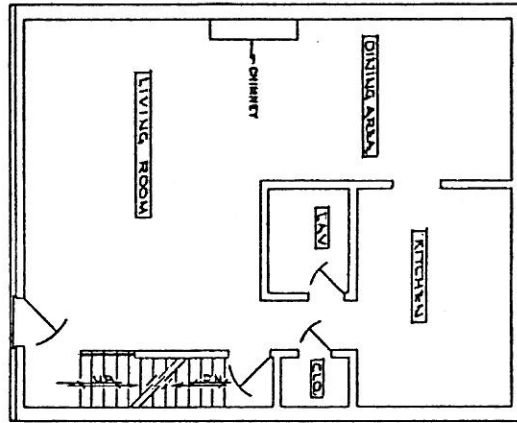
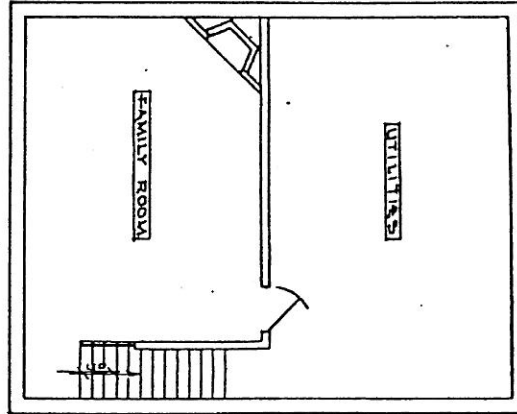
to
Development Statement -- Bob-O-Link Condominium North

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS DRAWING SHOWS GRAPHICALLY, INsofar AS POSSIBLE, THE LOCATION, LAYOUT, AND DIMENSIONS OF EACH UNIT AND THE LAYOUT, LOCATION, AND DIMENSIONS OF THE COMMON AREAS AND FACILITIES OF THE BUILDING AS CONSTRUCTED AND THAT THIS DRAWING ACCURATELY REPRESENTS THE BUILDING AS CONSTRUCTED IN ALL RESPECTS, WITH THE PROVISIONS OF SECTION 5311.07 OF THE OHIO REVISED CODE.

APPROVED: William F. Cooper
MAY 11, 1969

DATE: 4-21-69

WILLIAM F. COOPER
REGISTERED ENGINEER NO. 30888
MAY 11, 1969
MILLING & VICKROY
REGISTERED ARCHITECT NO. 8182



BOB-O-LINK CONDOMINIUM NORTH - PARCEL 2
FLOOR PLAN
FOR: BOB-O-LINK NORTH, INC.



COOPER AND ASSOCIATES
CONSULTING ENGINEERS AND ARCHITECTS
1320 MARKET
AVENUE, NORTH
CANTON, OHIO 44703
PHONE (216) 432-8754

JAMES L. COOPER
& EDWARD J. COOPER JR.
ROBERT A. MILLER
WILLIAM F. COOPER
WILLIAM F. COOPER

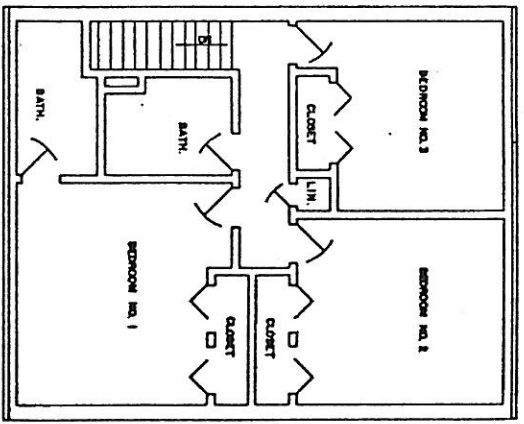
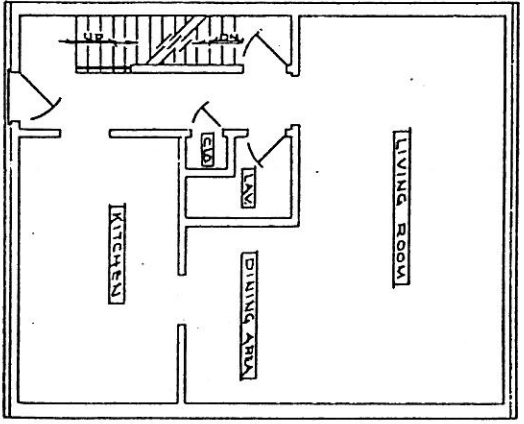
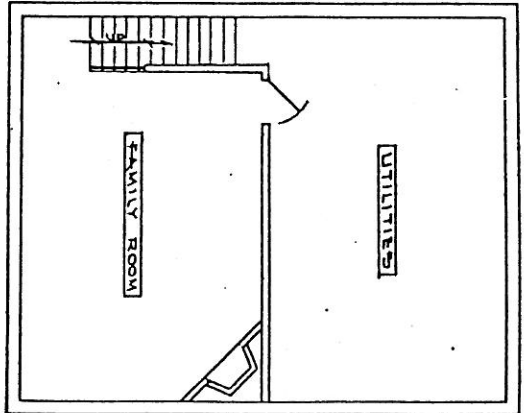
DESCRIPTION	DATE	BY
REVISIONS		
OWN BY	I.B. COOPER BY A.R.D.	

Development Statement -- Bob-O-Link Condominium North

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS DRAWING SHOWS GRAPHICALLY, INsofar AS POSSIBLE THE LAYOUT, LOCATION, DIMENSION, AND DIMENSIONS OF THE UNIT AND THE LAYOUT, LOCATION, AND DIMENSIONS OF THE COMMON AREAS AND FACILITIES AND LIMITED COMMON AREAS AND FACILITIES AS SHOWN AND CONSTRUCTED AND THAT THIS DRAWING ACCURATELY REPRESENTS THE BUILDING AS SHOWN AND CONSTRUCTED AND THAT THIS DRAWING IS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 5311 OF THE OHIO REVISED CODE.

DATE: Jan. 31, 1983
 BY: *William A. Cooper*

WILLIAM A. COOPER
 REGISTERED ENGINEER NO. 20783
 OFFICE: 10000
 REGISTERED SURVEYOR NO. 8102



BOB-O-LINK CONDOMINIUM NORTH - PARCEL 2
 FLOOR PLAN
 FOR: BOB-O-LINK NORTH, INC.

COOPER AND ASSOCIATES
 CONSULTING ENGINEERS AND ARCHITECTS
 1555 W. 10th Street
 Canton, Ohio 44705
 PHONE (216) 492-1575

JAMES L. COOPER
 EDWARD J. HENNINGER JR.
 ROBERT S. WELLS
 WILLIAM F. WEAVER
 GEORGE S. WATSON

DATE	BY
REVISION	BY

to

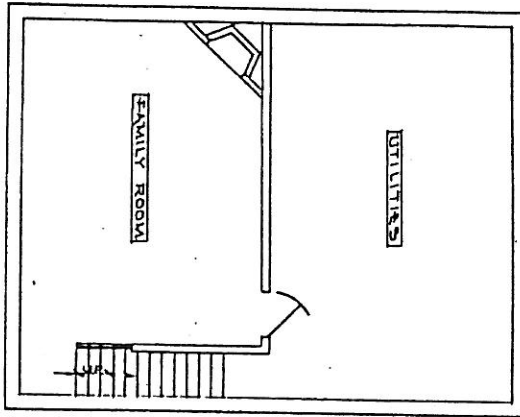
Development Statement -- Bob-O-Link Condominium North

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS DRAWING SHOWS GRAPHICALLY, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 5311.07 OF THE OHIO REVISED CODE, THE LAYOUT, LOCATION, DESIGNATION, AND DIMENSIONS OF EACH UNIT AND THE LAYOUT, LOCATION, AND DIMENSIONS OF THE COMMON AREAS AND LIMITED COMMON AREAS AND FACILITIES OF THE BUILDING AS CONSTRUCTED OR TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 5311.07 OF THE OHIO REVISED CODE.

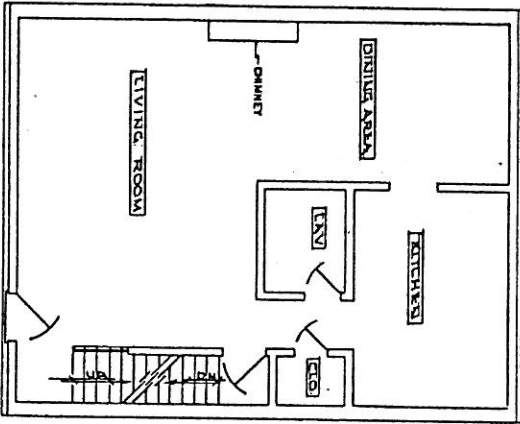
DATE: Jan. 31, 1983

BY: *John J. Hill*

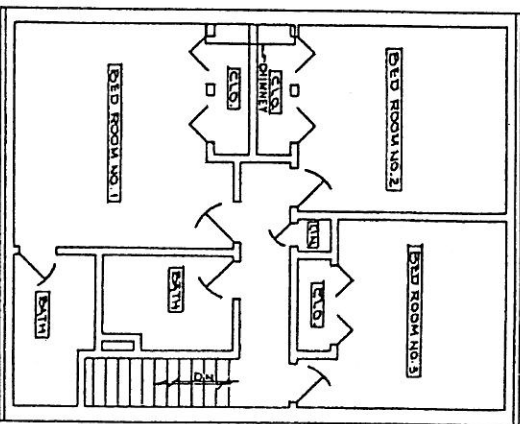
William J. Hill
 WILLIAM J. HILL
 REGISTERED ARCHITECT
 NO. 5124



BASEMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

UNIT 7773

BOB-O-LINK CONDOMINIUM NORTH - PARCEL 2

FLOOR PLAN
 FOR: BOB-O-LINK NORTH, INC.



COOPER AND ASSOCIATES
 CONSULTING ENGINEERS AND ARCHITECTS
 1550 MARKET AVENUE, NORTH CANTON, OHIO 44716
 PHONE (216) 482-8781

JAMES L. COOPER
 A. EDWARDS JAMESMANN JR.
 ROBERT A. WALKER
 WILLIAM J. WELLS
 WILLIAM R. COOPER

DESCRIPTION	DATE	BY
REVISIONS		
DRAWN BY J.D. CHAO BY R.R.O.		

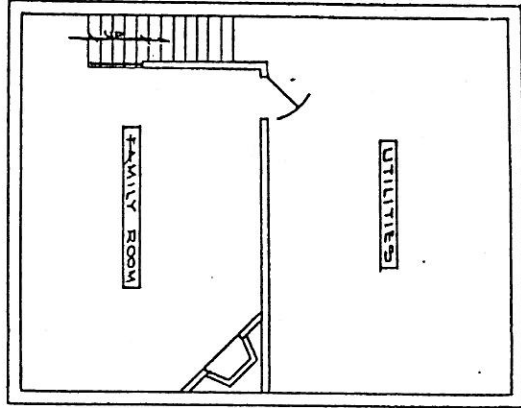
Development Statement -- Bob-O-Link Condominium North

THE UNDERSIGNED HEREBY CERTIFY THAT THIS DRAWING SHOWS GRAPHICALLY, INsofar AS POSSIBLE THE DIMENSIONS, LOCATION, AND DIMENSIONS OF EACH UNIT AND THE LAYOUT, LOCATION, AND DIMENSIONS OF THE COMMON AREAS AND FACILITIES OF THE BUILDING AS CONSTRUCTED AND THAT THIS DRAWING AND THE LIMITED COMMON AREAS AND FACILITIES OF THE BUILDING AS CONSTRUCTED ARE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 5301.02 OF THE OHIO REVISED CODE.

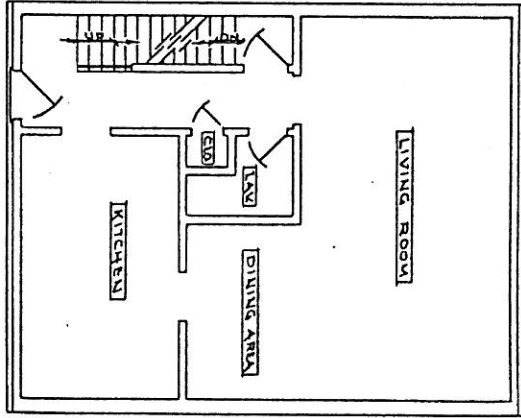
DATE: July 31, 1983

BY: William J. Meola

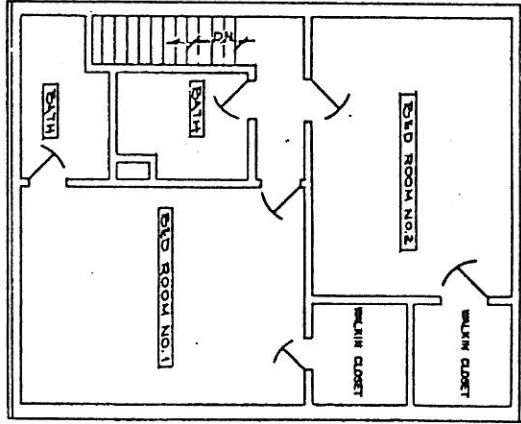
WILLIAM J. MEOLA
REGISTERED SURVEYOR NO. 5088
MULLEN & MEOLA
REGISTERED SURVEYORS NO. 5108



BASMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

11 OF 11

BOB-O-LINK CONDOMINIUM NORTH - PARCEL 2
FLOOR PLAN
FOR: BOB-O-LINK NORTH, INC.



COOPER AND ASSOCIATES
CONSULTING ENGINEERS AND SURVEYORS
1538 MARKET
AVENUE, NORTH
CANTON, OHIO
44706
PHONE (216) 482-8751

JAMES L. COOPER
J. EDWARD JUREWICZAK JR.
ROBERT A. HULLER
WILLIAM J. MEOLA
WILLIAM B. COOPER

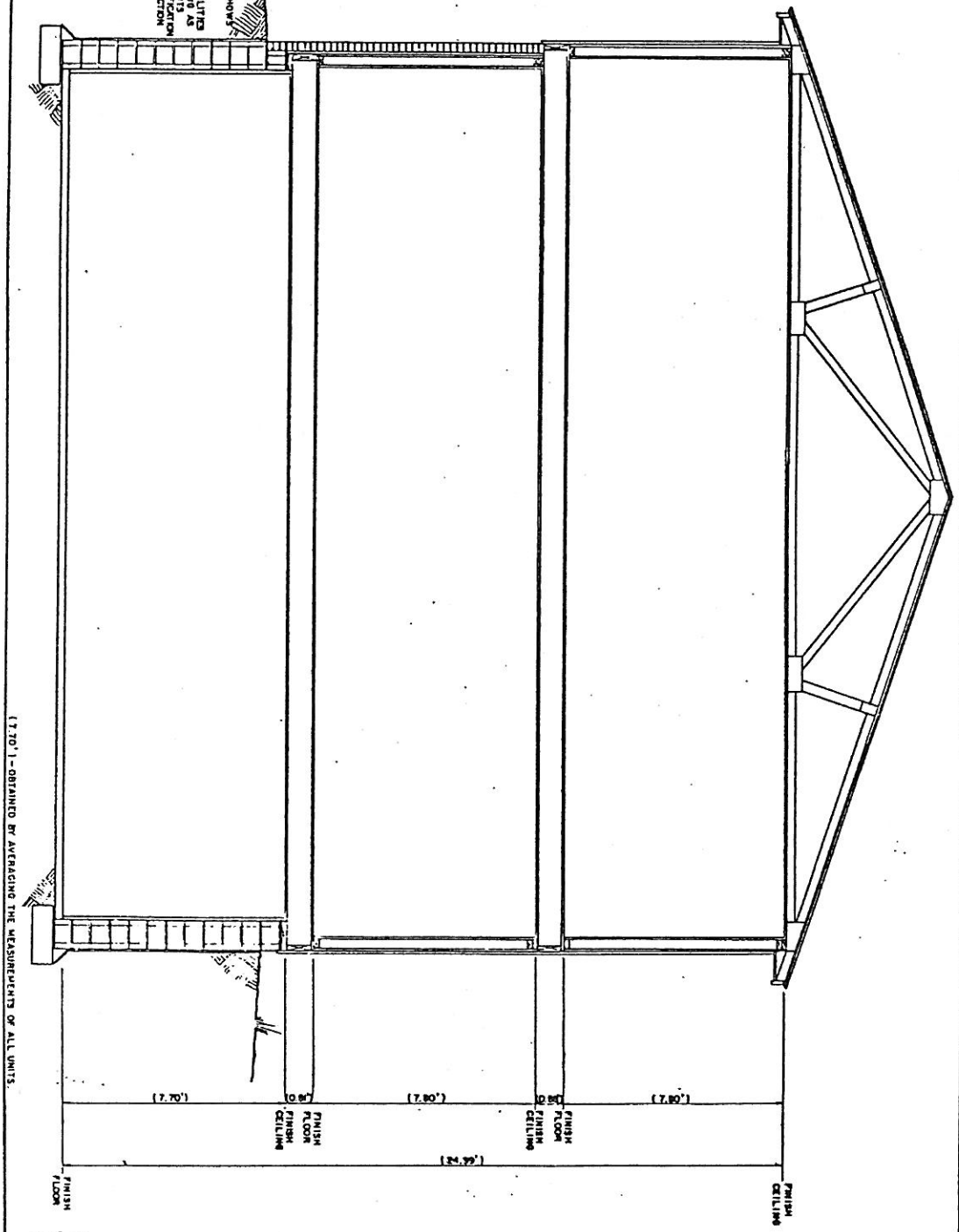
DESCRIPTION	DATE	BY
REVISIONS		
OWN BY: J.R. CHOD BY: S.E.D.		

to

Development Statement -- Bob-O-Link Condominium North

DATE: Jan. 31, 1983
 BY: William A. Cooper
 REGISTERED PROFESSIONAL ENGINEER NO. 10881

THE ENGINEER HAS BEEN ADVISED THAT THIS DRAWING SHOWS THE DIMENSIONS, FINISHES, AND SPECIFICATIONS AS POSSIBLE FOR THE UNIT AND THE LAYOUT OF THE COMMON AREAS AND FACILITIES. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE BUILDING AS CONSTRUCTED AND THAT THIS DRAWING ACCURATELY REPRESENTS THE BUILDING AS CONSTRUCTED. THE PURPOSE OF THIS CERTIFICATION IS TO STATE THAT THE DRAWING IS IN ACCORDANCE WITH THE PROVISIONS OF SECTION 5311 OF THE OHIO REVISED CODE.



3 OF 11

BOB-O-LINK CONDOMINIUM NORTH-PARCEL 2
 SECTION VIEW
 FOR: BOB-O-LINK NORTH, INC.



COOPER AND ASSOCIATES
 CONSULTING ENGINEERS AND ARCHITECTS
 1228 MARKET AVENUE, SUITE 200
 CANTON, OHIO 44705
 PHONE (216) 452-5754

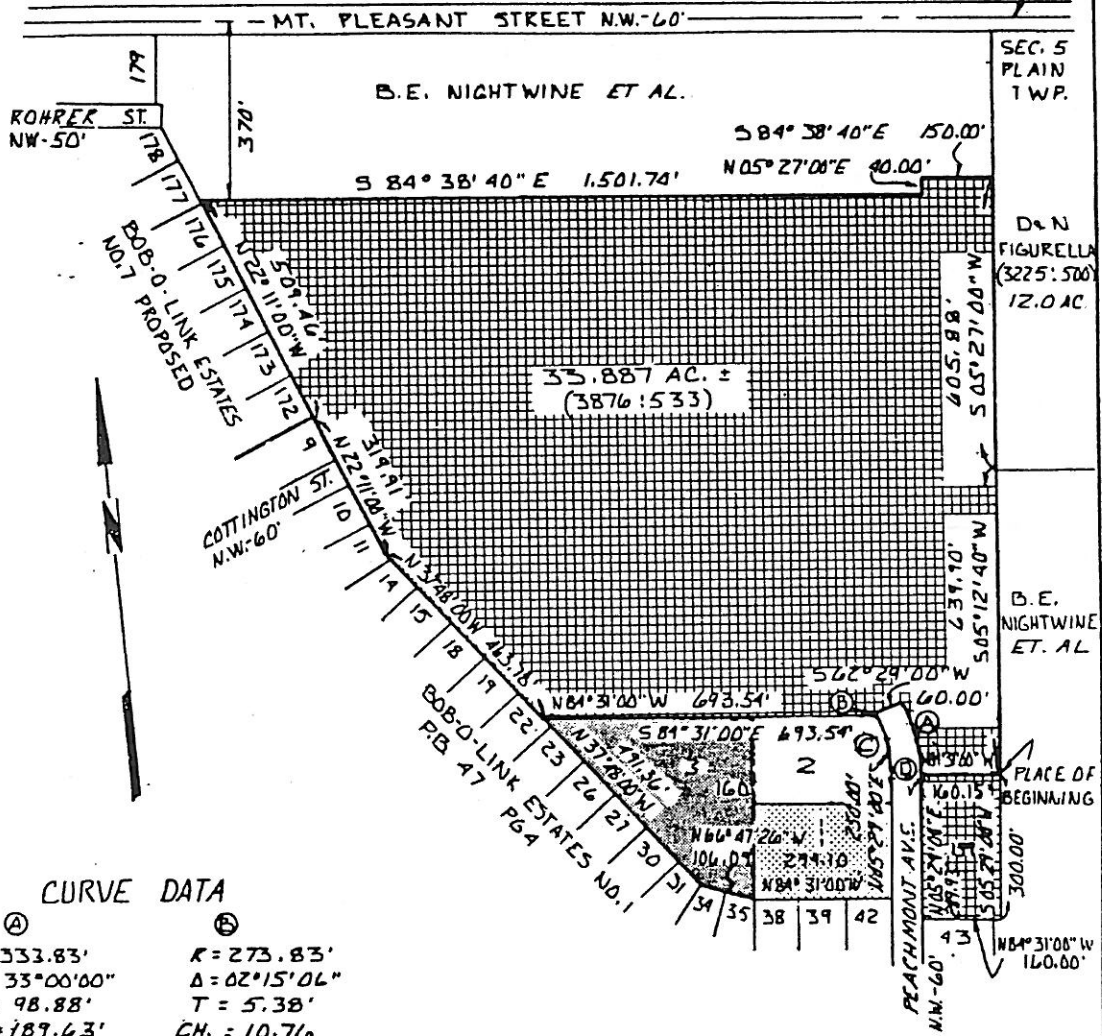
JAMES L. COOPER
 LEONARD J. COOPER JR.
 ROBERT B. WELLS
 WILLIAM A. BELO
 WILLIAM R. COOPER

DESCRIPTION	DATE	BY
REV 3-0-83		
DRAWN BY: J.L.C. CHECKED BY: R.R.O.		

Development Statement -- Bob-O-Link Condominium North
 to
ADDITIONAL PROPERTY (SHADED AREAS)
FOR BOB-O-LINK
CONDOMINIUM NORTH

SITUATED IN THE N.E. QTR. OF SEC. 5,
 PLAIN TWP. (T-11, R-8) STARK COUNTY OHIO

SEC. 32, LAKE TWP.
 SECTION LINE 1

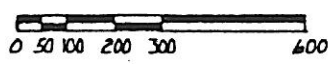


CURVE DATA

Ⓐ	Ⓑ
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CH. = 189.63'	CH. = 10.76'
∴B. = N 11° 01' 00" W	C.B. = S 26° 23' 27" E
A = 192.27'	A = 10.76'
Ⓒ	Ⓓ
R = 273.83'	R = 333.83'
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CH. = 145.20'	CH. = 10.07'
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A = 146.95'	A = 10.07'

LOTS 159 & 160 AND PEACHMONT AVE. ARE
 PART OF BOB-O-LINK ESTATES
 NO. 6, P.B. 50, P.G. 75

SCALE 1" = 300'



LEGEND

- PARCEL #1
- PARCEL #3
- PARCEL #4