

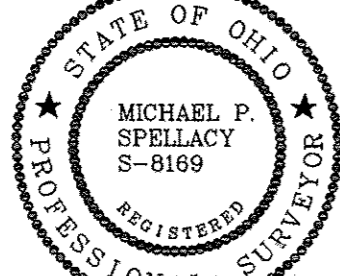
TWELFTH AMENDMENT TO  
DECLARATION OF CONDOMINIUM FOR  
QUARRY LAKES AT AMHERST CONDOMINIUM  
BEING A PART OF ORIGINAL  
AMHERST TOWNSHIP LOT NUMBER 21,  
NOW IN THE CITY OF AMHERST  
LORAIN COUNTY  
STATE OF OHIO  
NOVEMBER 15, 2013  
SCALE 1 INCH = 60 FEET

EXHIBIT B  
ADDING UNITS AS CONSTRUCTED:  
UNITS 320, 330, 340, AND 350

GRANTOR: AMHERST CONDOMINIUMS, L.L.C.

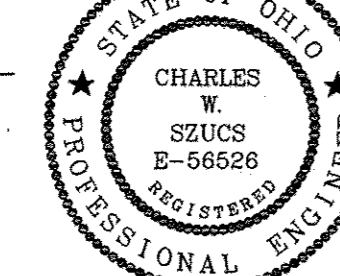
I HEREBY CERTIFY THAT THIS DRAWING ACCURATELY REFLECTS THE LOCATION OF  
IMPROVEMENTS AND RECORDED EASEMENTS REFLECTED IN FIDELITY NATIONAL TITLE INSURANCE  
COMPANY A.L.T.A. POLICY COMMITMENT FC06-1096 DATED OCTOBER 9, 2007

*Michael P. Spelly* 11/14/2013  
MICHAEL P. SPELLACY P.S. #8169 DATE



I HEREBY CERTIFY THAT THESE DRAWINGS ACCURATELY SHOW EACH BUILDING AS  
BUILT OR CONSTRUCTED.

*C.W.S.* 11-20-13  
CHARLES W. SZUCS, P.E. #56526 DATE



ACREAGE BREAKDOWN:

ACREAGE OF UNITS ..... 0.2019 ACRES  
ACREAGE OF COMMON ELEMENTS OUTSIDE OF BUILDINGS  
(NOT INCLUDING COMMON ELEMENTS UNDER BUILDINGS) ..... 0.7103 ACRES

TOTAL AREA OF LAND DECLARED ..... 0.9122 ACRES

PREVIOUSLY DECLARED ..... 15.6807 ACRES

ADDITIONAL LANDS AMHERST CONDOMINIUMS LLC..... 0.0000 ACRES

LAND CONVEYED TO THE CITY OF AMHERST FOR  
DEDICATED ROADWAY ..... 2.1352 ACRES  
(LESS 0.1184 ACRES  
OF PREVIOUSLY DECLARED LAND)  
2.0168 NET

ADDITIONAL LANDS TJCO EAST LTD..... 31.2134 ACRES

TOTAL ..... 49.8231 ACRES

BOUNDARY SURVEY LEGEND

5/8" Iron Pin Set	●	A, Act. .... Actual Measurement or Calculation
Iron Pin/Pipe Found	●	U, Used ..... Used Measurement or Monument
Mon Box Found With Pin/Pipe	■	M, Msd. .... Measured
Monument Box Found (Empty)	■	D, R, Rec. .... Deed or Record
Survey Nail Set	▲	Calc. .... Calculated
Survey Nail Found	▲	C/L ..... Centerline
Stone/Concrete Monument Found	●	O, Obs. .... Observed
Drill Hole Set	⊙	P.P.N. .... Permanent Parcel Number
Drill Hole Found	⊙	
Railroad Spike Set	⊕	
Railroad Spike Found	⊕	

UNIT NO.	PERCENTAGE OF OWNERSHIP IN COMMON AREAS
100	1.3441 % Phase 1
110	1.3441 %
120	1.3441 %
130	1.3441 %
140	1.3441 %
150	1.3441 %
160	1.3441 %
170	1.3441 %
180	1.3441 %
190	1.3441 %
200	1.3441 %
210	1.3441 %

121	1.3441 % Phase 2
131	1.3441 %
141	1.3441 %
151	1.3441 %
261	1.3441 %
271	1.3441 %
281	1.3441 %
291	1.3441 %

301	1.3441 % Phase 3
311	1.3441 %
321	1.3441 %
331	1.3441 %
570	1.6129 %

540	1.6129 % Phase 4
571	1.6129 %
591	1.6129 %

220	1.3441 % Phase 5
230	1.3441 %
240	1.3441 %
250	1.3441 %
400	1.3441 %
410	1.3441 %

581	1.6129 % Phase 6
-----	------------------

300	1.3441 % Phase 7
310	1.3441 %
420	1.6129 %
430	1.6129 %
450	1.6129 %
510	1.6129 %
520	1.6129 %
541	1.6129 %
551	1.6129 %
561	1.6129 %

341	1.3441 % Phase 8
351	1.3441 %
361	1.3441 %
371	1.3441 %
440	1.6129 %
580	1.6129 %

260	1.3441 % Phase 9
270	1.3441 %
280	1.3441 %
290	1.3441 %
501	1.6129 %
530	1.6129 %
531	1.6129 %

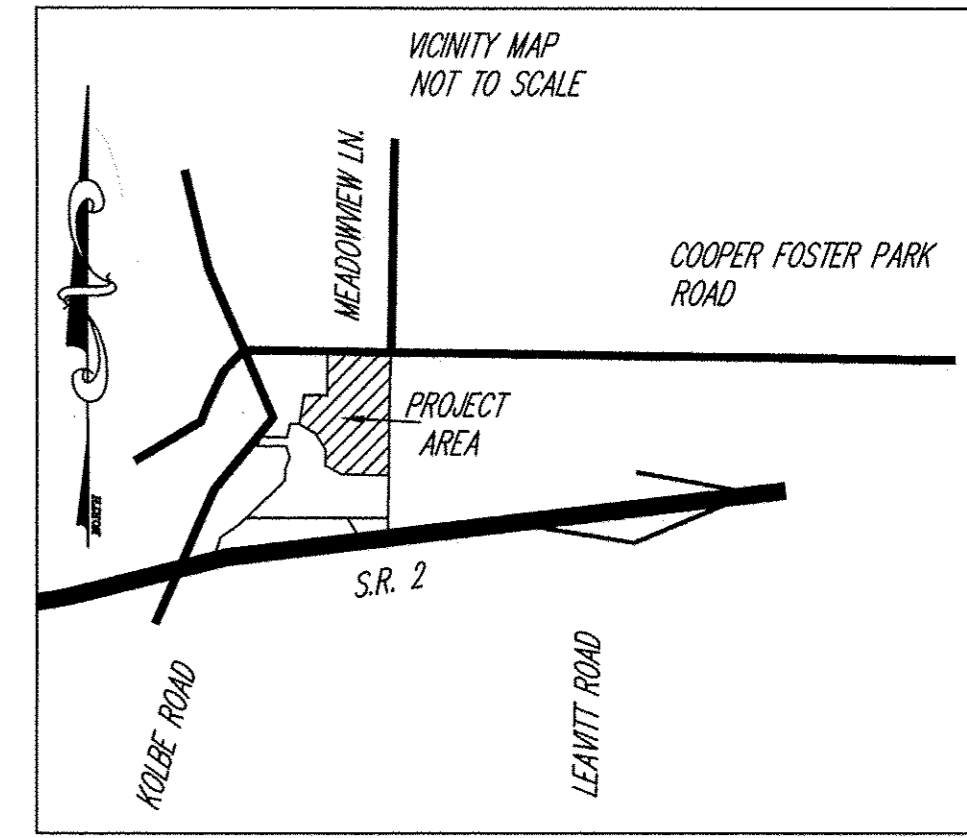
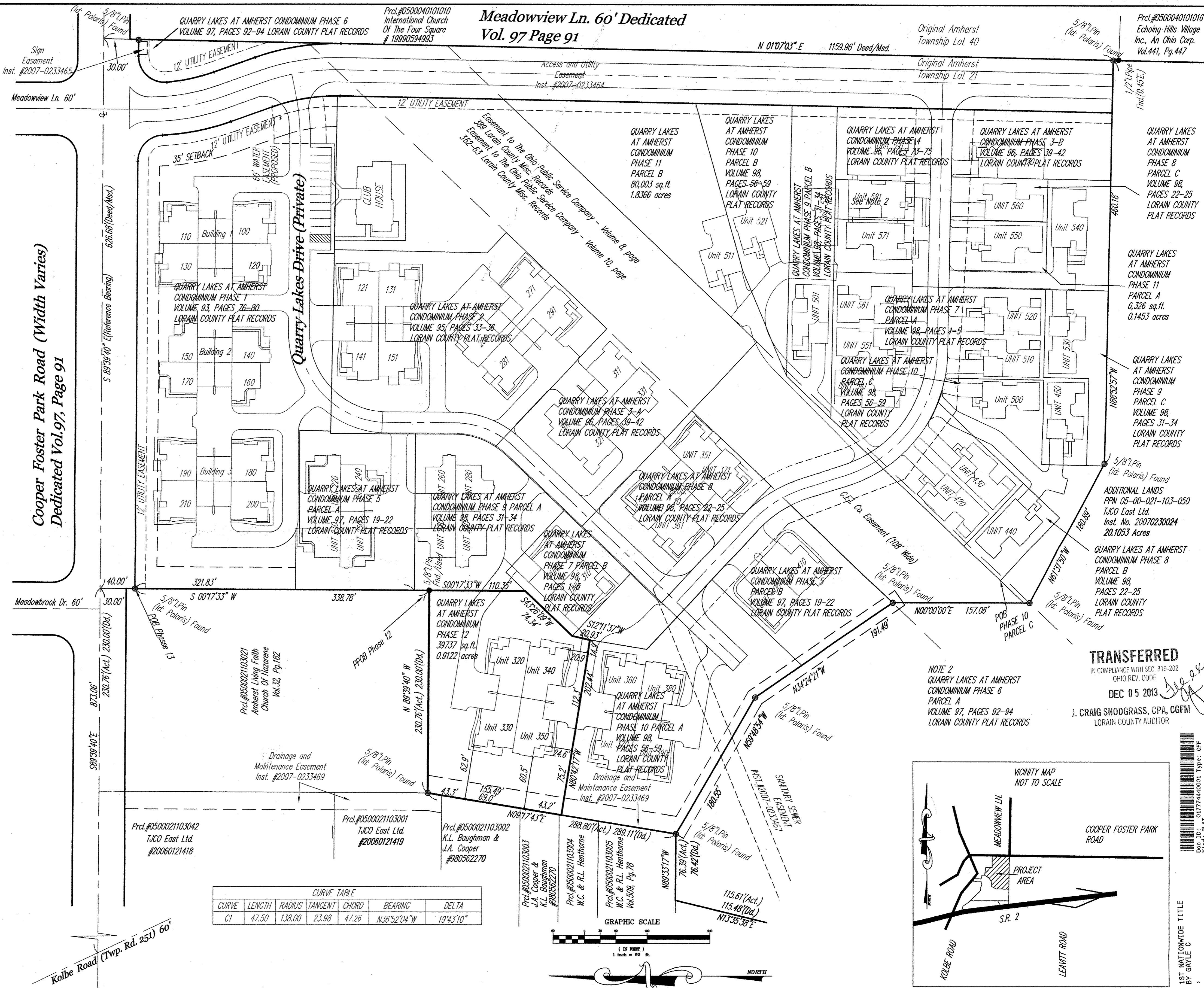
360	1.3441 % Phase 10
370	1.3441 %
380	1.3441 %
390	1.3441 %
500	1.6129 %
521	1.6129 %

511	1.6129 % Phase 11
550	1.6129 %

320	1.3441 % Phase 12
330	1.3441 %
340	1.3441 %
350	1.3441 %

DECLARED	100.0000%
----------	-----------

REMAINDER OWNED BY DECLARANT TOTAL	0
TOTAL	100.0000%

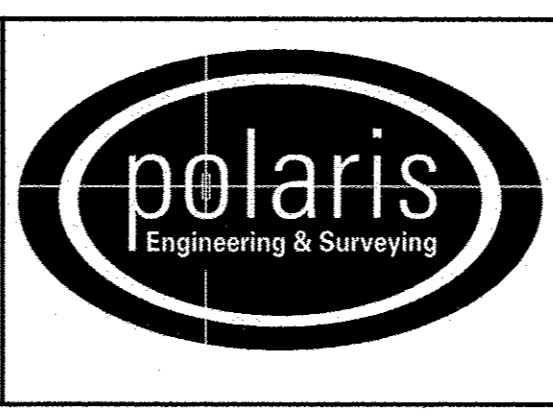


**TRANSFERRED**  
IN COMPLIANCE WITH SEC. 319-202  
OHIO REV. CODE  
DEC 05 2013  
J. CRAIG SNOGRASS, CPA, CGFM  
LORAIN COUNTY AUDITOR

REV. No.	DATE	BY	CHK'D

DATE: 11/19/2013  
SCALE: HOR. 1"=60'  
VERT. 1"=0'  
FOLDER: 07-013.dwg\plots  
FILENAME: sonda plot phase 12  
TAB: condo 12-1  
DRAWN: rat

**QUARRY LAKES AT AMHERST CONDOMINIUM PHASE 12**  
PART OF ORIGINAL AMHERST TOWNSHIP LOT 21  
CITY OF AMHERST - LORAIN COUNTY - OHIO



POLARIS ENGINEERING & SURVEYING, INC.  
34600 CHARDON ROAD - SUITE D  
WILLOUGHBY HILLS, OHIO 44094  
(440) 944-4433 (440) 944-3722 (Fax)  
www.polaris-es.com

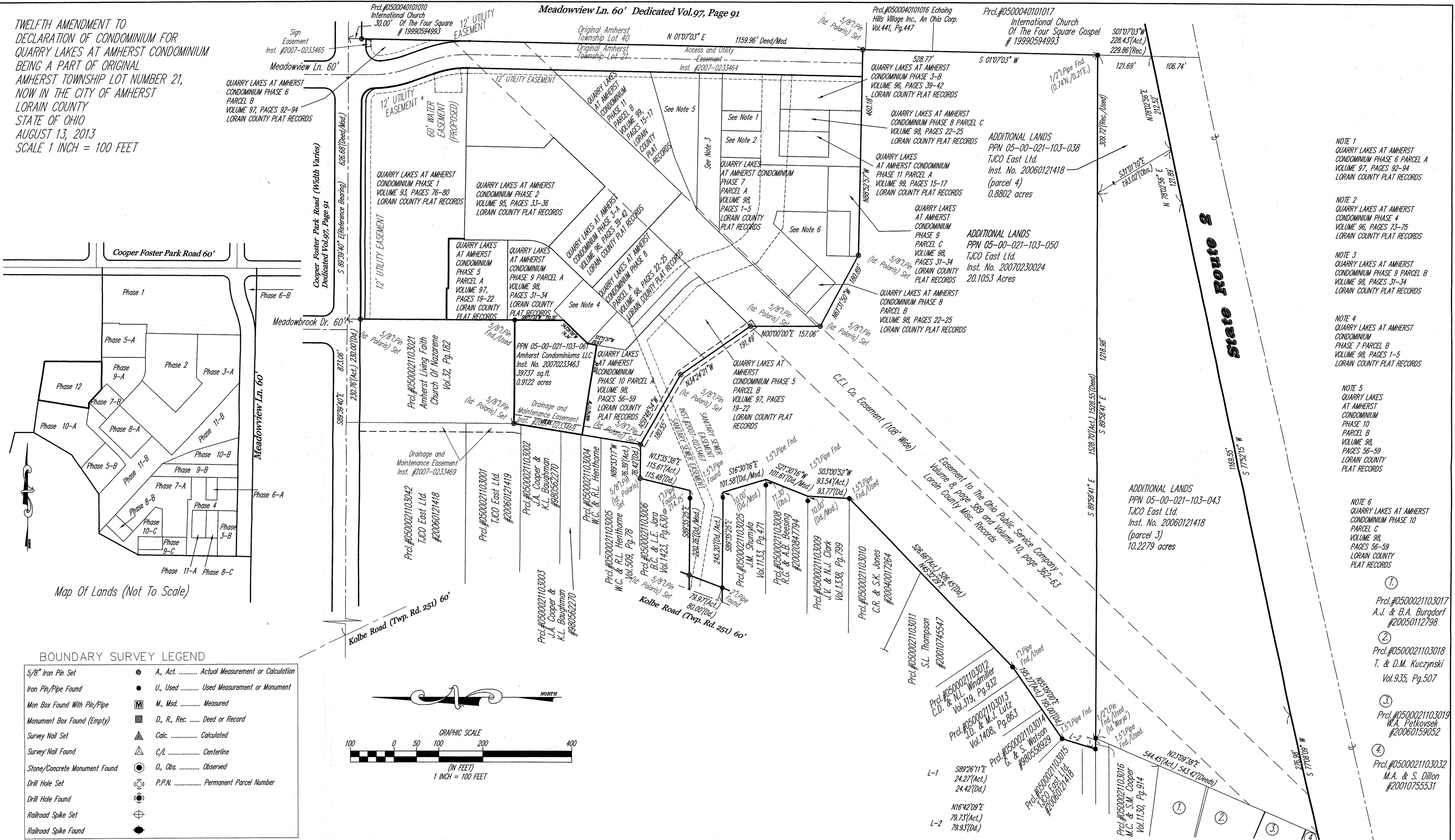
**DECLARATION OF CONDOMINIUM PHASE 12**

CONTRACT No.	07-013
SHEET	OF
01	03

STATEWIDE TITLE BY TABLE 6  
Vol-99 Pg 45, 46, 47  
FILED: 2013-0488440



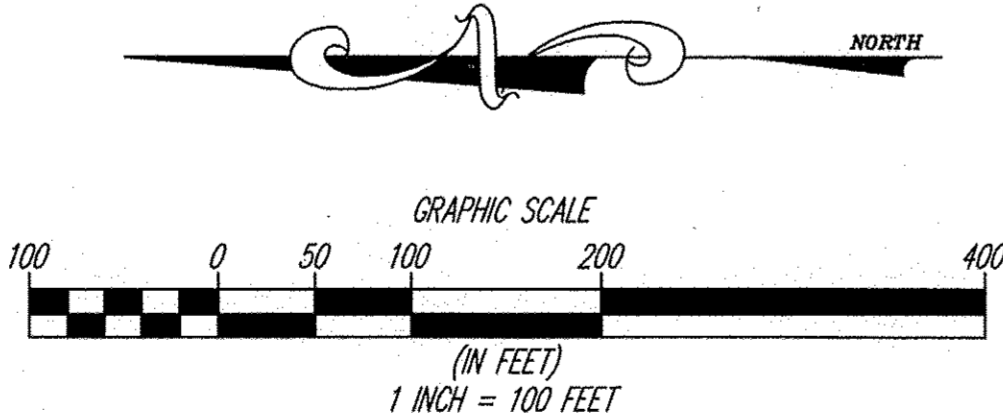
TWELFTH AMENDMENT TO  
DECLARATION OF CONDOMINIUM FOR  
QUARRY LAKES AT AMHERST CONDOMINIUM  
BEING A PART OF ORIGINAL  
AMHERST TOWNSHIP LOT NUMBER 21,  
NOW IN THE CITY OF AMHERST  
LORAIN COUNTY  
STATE OF OHIO  
AUGUST 13, 2013  
SCALE 1 INCH = 100 FEET



Map Of Lands (Not To Scale)

**BOUNDARY SURVEY LEGEND**

5/8" Iron Pin Set	● A, Act. .... Actual Measurement or Calculation
Iron Pin/Pipe Found	● U, Used ..... Used Measurement or Monument
Mon Box Found With Pin/Pipe	M, Med. .... Measured
Monument Box Found (Empty)	D, R, Rec. .... Deed or Record
Survey Nail Set	▲ Calc. .... Calculated
Survey Nail Found	△ C/L ..... Centerline
Stone/Concrete Monument Found	○ O, Obs. .... Observed
Drill Hole Set	○ P.P.N. .... Permanent Parcel Number
Drill Hole Found	
Railroad Spike Set	
Railroad Spike Found	

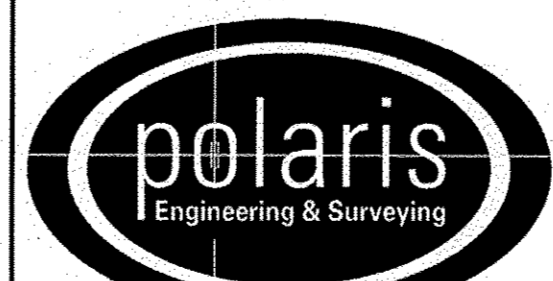


- NOTE 1  
QUARRY LAKES AT AMHERST  
CONDOMINIUM PHASE 6 PARCEL A  
VOLUME 97, PAGES 92-94  
LORAIN COUNTY PLAT RECORDS
- NOTE 2  
QUARRY LAKES AT AMHERST  
CONDOMINIUM PHASE 4  
VOLUME 96, PAGES 73-75  
LORAIN COUNTY PLAT RECORDS
- NOTE 3  
QUARRY LAKES AT AMHERST  
CONDOMINIUM PHASE 9 PARCEL B  
VOLUME 98, PAGES 31-34  
LORAIN COUNTY PLAT RECORDS
- NOTE 4  
QUARRY LAKES AT AMHERST  
CONDOMINIUM PHASE 7 PARCEL B  
VOLUME 98, PAGES 1-5  
LORAIN COUNTY PLAT RECORDS
- NOTE 5  
QUARRY LAKES  
AT AMHERST  
CONDOMINIUM  
PHASE 10  
PARCEL B  
VOLUME 98,  
PAGES 56-59  
LORAIN COUNTY  
PLAT RECORDS
- NOTE 6  
QUARRY LAKES AT AMHERST  
CONDOMINIUM PHASE 10  
PARCEL C  
VOLUME 98,  
PAGES 56-59  
LORAIN COUNTY  
PLAT RECORDS

REV. No.	DATE	BY	CHK'D

DATE: 11/15/2013  
SCALE: HOR. 1"=100'  
VERT. 1"=0'  
FOLDER: 07-013.dwg\plata  
FILENAME: condo\_plat\_phase 12  
TAB: condo 12-2  
DRAWN: rat

QUARRY LAKES AT AMHERST  
CONDOMINIUM PHASE 12  
PART OF ORIGINAL AMHERST TOWNSHIP LOT 21  
CITY OF AMHERST - LORAIN COUNTY - OHIO



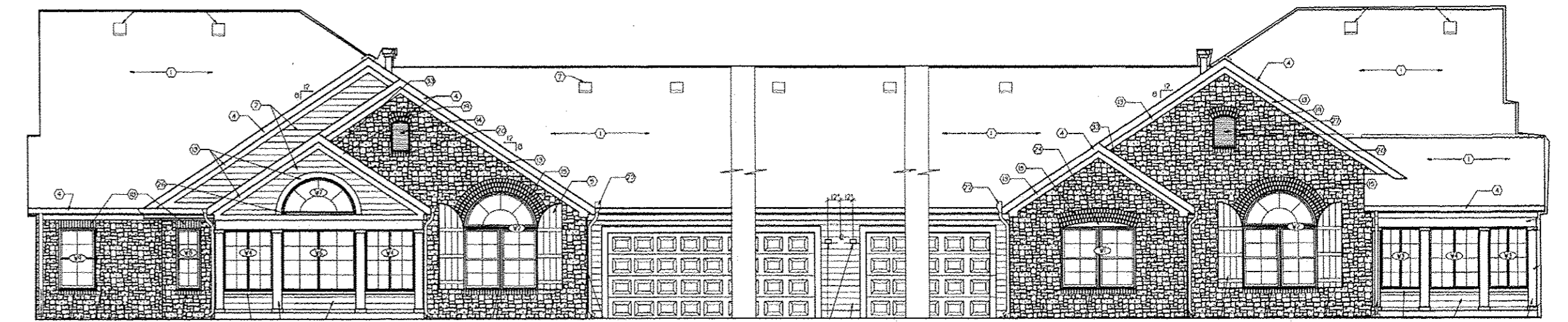
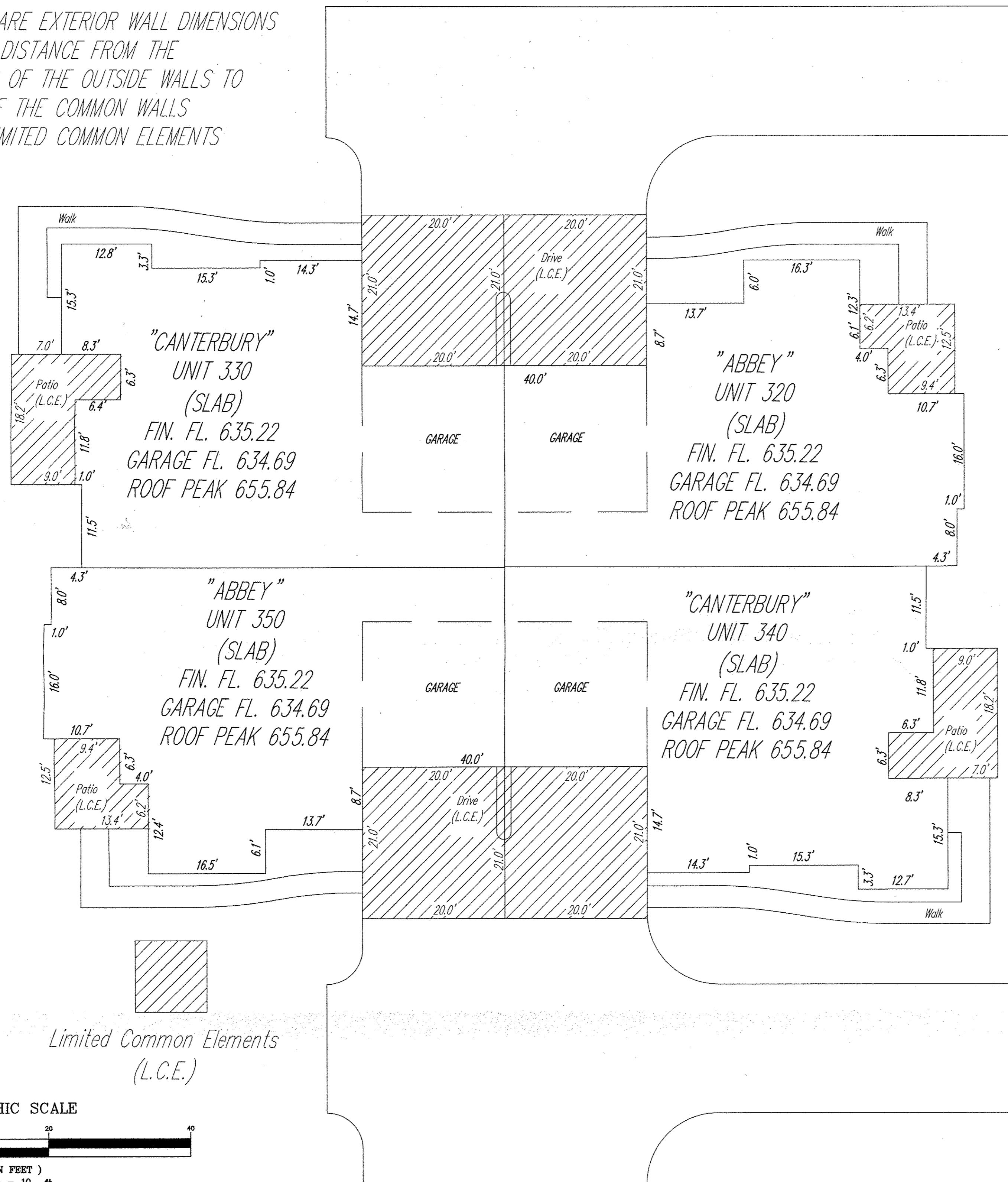
POLARIS ENGINEERING & SURVEYING, INC.  
34600 CHARDON ROAD - SUITE D  
WILLOUGHBY HILLS, OHIO 44094  
(440) 944-4433 (440) 944-3722 (Fax)  
www.polaris-es.com

DECLARATION OF  
CONDOMINIUM  
PHASE 12

CONTRACT No.	
07-013	
SHEET	OF
02	03



NOTE: ALL DIMENSIONS ARE EXTERIOR WALL DIMENSIONS  
OR INDICATE DISTANCE FROM THE  
EXTERIOR SURFACES OF THE OUTSIDE WALLS TO  
THE MIDDLE OF THE COMMON WALLS  
NOTE: L.C.E. = LIMITED COMMON ELEMENTS



"Abbey" Unit Side Elevation

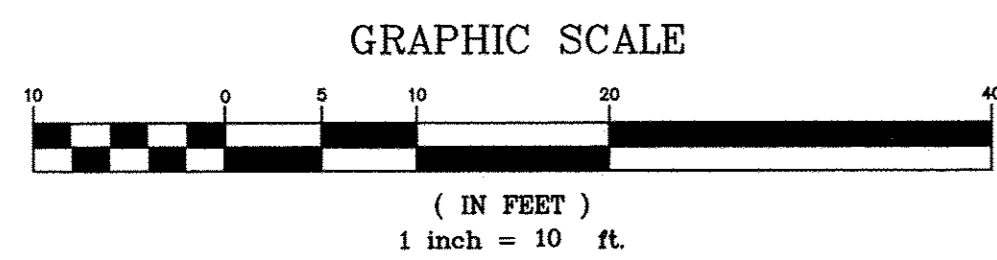
"Canterbury" Unit Side Elevation



"Canterbury" - "Abbey" Unit End Elevation

NOTE: ELEVATIONS TAKEN FROM PAGE 4.1  
OF PLANS PREPARED BY  
JESTER-JONES-SCHIFFER ARCHITECTS LTD.  
DATED 10/5/2007 NOT TO SCALE

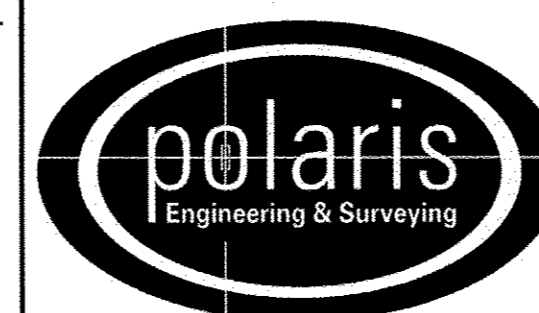
Limited Common Elements  
(L.C.E.)



REV. No.	DATE	BY	CHK'D

DATE: 11/15/2013  
SCALE: HOR. 1" = 10'  
VERT. 1" = 0'  
FOLDER: 07-013.dwg\plate  
FILENAME: condo\_plot\_phase 12  
TAB: condo\_12-3  
DRAWN: RAT

QUARRY LAKES AT AMHERST  
CONDOMINIUM PHASE 12  
PART OF ORIGINAL AMHERST TOWNSHIP LOT 21  
CITY OF AMHERST - LORAIN COUNTY - OHIO



POLARIS ENGINEERING & SURVEYING, INC.  
34600 CHARDON ROAD - SUITE D  
WILLOUGHBY HILLS, OHIO 44094  
(440) 944-4433 (440) 944-3722 (Fax)  
www.polaris-es.com

DECLARATION OF  
CONDOMINIUM  
PHASE 12

CONTRACT No.	
07-013	
SHEET	OF
03	03