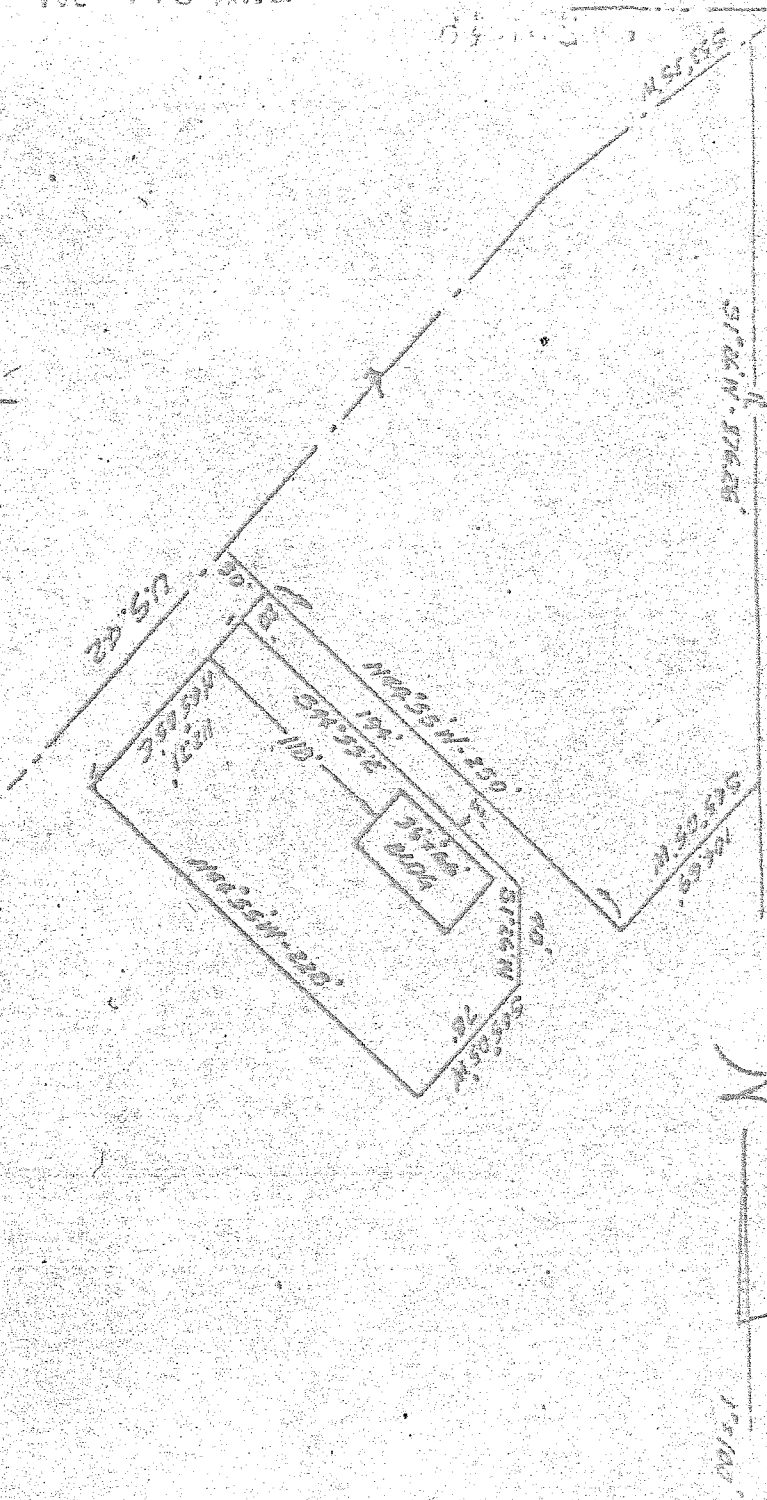


EXHIBIT B

TERENCE, DE.



LEGAL DESCRIPTION: BURGER CMT

Situated in the Northwest quarter of Section 23, T. 21, R. 18 of Madison Township, Richland County, Ohio and being further described as follows:

Commencing at a point in the centerline of the Mansfield - Ashland Road, U.S. 42, said point being the intersection of the North line of said quarter and the centerline of U.S. 42; thence South 53°35' West, along said centerline, 24.71 feet to an intersection with the West line of Terrace Drive; thence South 1°26' West, along the West line of Terrace Drive, 376.26 feet; thence South 45°05' West, 101.69 feet; thence North 44°55' West, 250 feet to the right of way line of U.S. 42; then a South 45°05' West, along said right of way line, 20 feet to the true place of beginning. Thence South 44°55' East, 194 feet; thence South 1°26' West, 48 feet; thence South 45°05' West, 78 feet; thence North 44°55' West, 228 feet; to the right of way line of U.S. 42; thence North 45°05' East, along said right of way line, 112.71 feet to the place of beginning.

Containing 0.5767 acres of land.....

Prepared by

Phillip Marcus

Reg. Surveyor # 4518

January 30, 1978