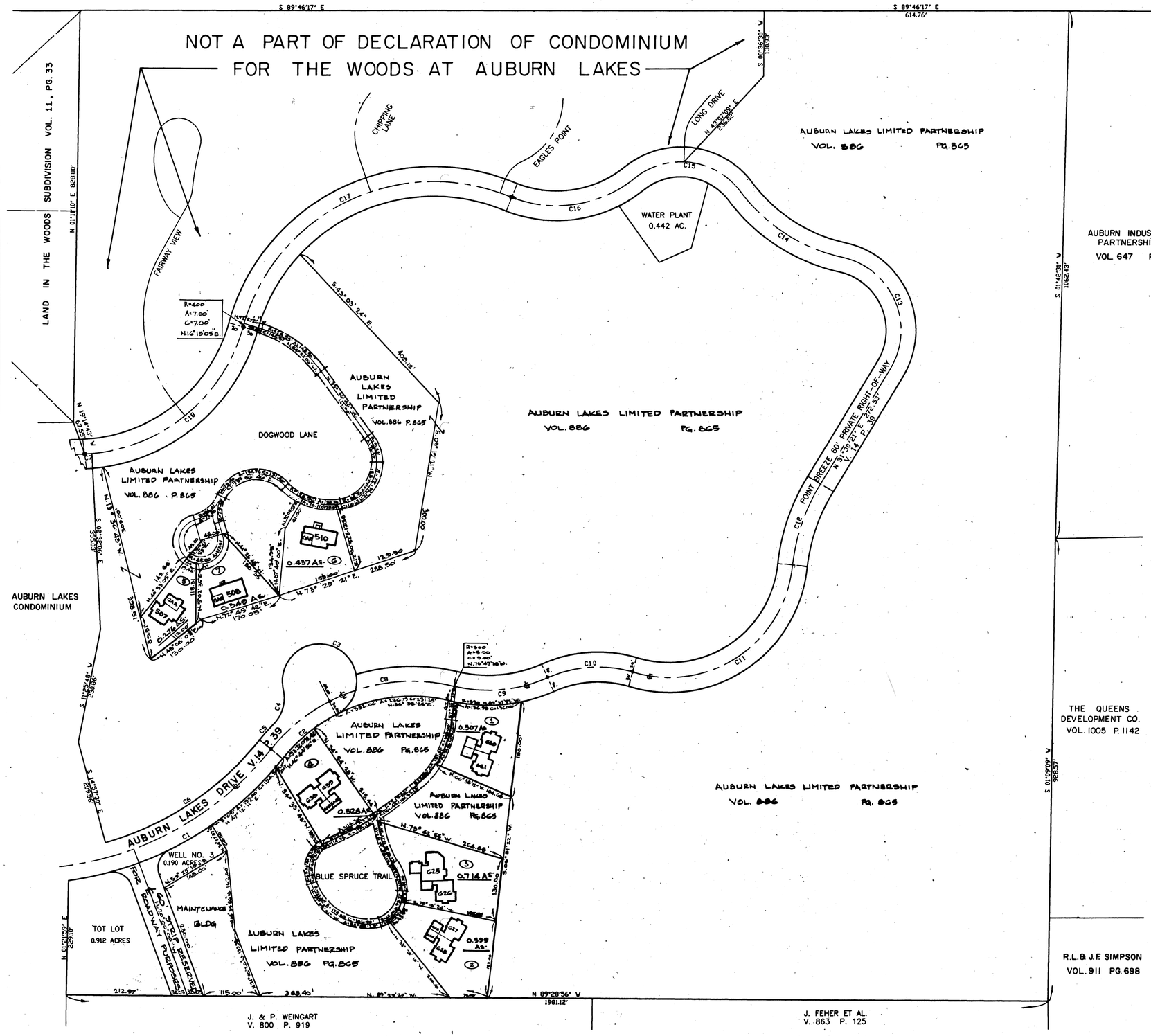
EXHIBIT "A"

DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AUBURN TOWNSHIP, SECTION ONE, TRACT TWO AND CONTAINING 83.286 ACRES OF LAND.



AUBURN INDUSTRIAL PARK
PARTNERSHIP 1
VOL 647 P. 663

LEGEND	AMENDMENT	DATE	BLDG. NO.	VOL. NO.
1	Original	FEB., 95	620, 621	
2	AMENDMENT #1	MAY, 95	624 626	
3	AMENDMENT #2	JULY, 95	623 622	
4	AMENDMENT #3	AUGUST, 95	625 628	
5	AMENDMENT #4	SEPT., 95	507	
6	AMENDMENT #5	SEPT., 95	510	
7	AMENDMENT #6	NOV., 95	508	

LEGEND	AMENDMENT	DATE	BLDG. NO.	VOL. NO.

477087
Received for Record this 17th day of November 1995.
Recorded for Record this 17th day of November 1995 at 1:58 p.m. in Vol 23 Page 28 of Geauga County records of Plats.
Catherine H. Leiden, Recorder

BOUNDARY CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	670.00'	508.49'	496.37'	N 60°36'26" E	43°29'01"	267.19'
C2	340.69'	143.09'	142.04'	N 50°53'50" E	24°03'51"	72.62'
C3	75.00'	334.60'	118.51'	S 64°52'45" E	255°37'01"	96.66'
C4	75.00'	75.70'	72.53'	S 16°13'47" W	57°49'51"	41.43'
C5	400.69'	43.91'	43.89'	N 42°00'18" E	06°16'45"	21.98'
C6	610.00'	378.28'	372.25'	N 56°37'50" E	35°31'52"	195.45'
C7	350.00'	14.82'	14.82'	N 86°15'06" E	02°25'34"	7.41'

CENTERLINE CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C8	362.06'	257.53'	252.14'	N 83°18'23" E	40°45'16"	134.49'
C9	300.69'	195.10'	191.68'	N 85°03'11" E	37°15'41"	101.14'
C10	250.00'	176.44'	172.80'	N 86°38'25" E	40°26'10"	92.07'
C11	250.00'	438.51'	384.42'	N 56°36'30" E	100°30'00"	300.59'
C12	400.00'	175.56'	174.16'	N 18°55'56" E	25°08'51"	89.22'
C13	150.00'	285.14'	244.10'	S 82°57'04" E	108°54'51"	209.96'
C14	350.00'	249.39'	244.14'	S 56°59'45" E	40°49'30"	130.25'
C15	150.00'	241.12'	215.98'	S 82°38'00" E	92°06'00"	155.60'
C16	250.00'	267.48'	254.91'	N 81°58'05" E	61°18'10"	148.15'
C17	400.00'	676.28'	598.56'	N 64°11'05" E	96°52'10"	451.08'
C18	350.00'	423.32'	397.98'	S 50°23'58" W	69°17'53"	241.89'

DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES

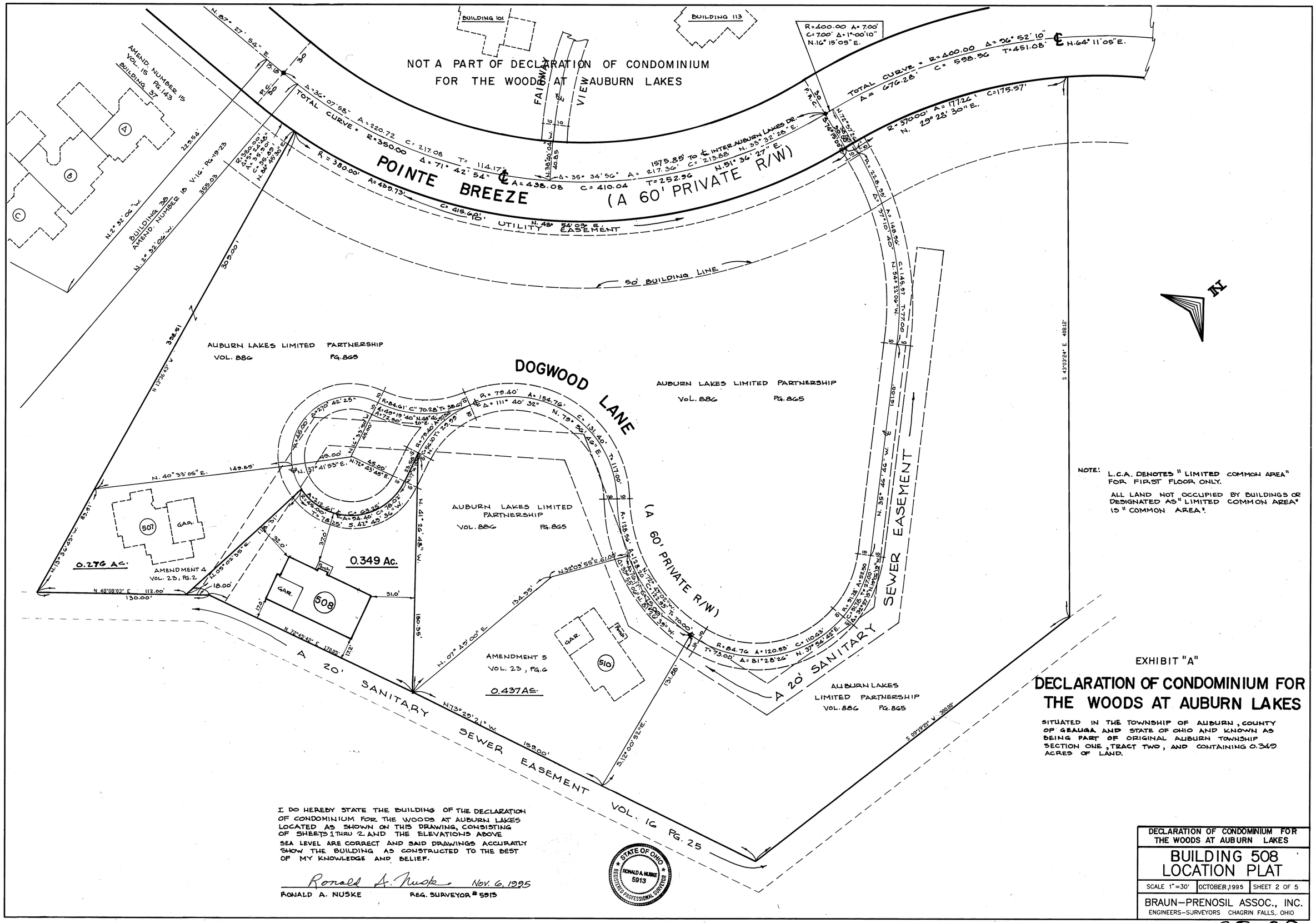
MASTER SITE PLAN

SCALE: 1" = 100' | FEB., 1995 | SHEET 1 OF 5

BRAUN-PRENOSIL ASSOC., INC.
ENGINEERS-SURVEYORS CHAGRIN FALLS, OHIO

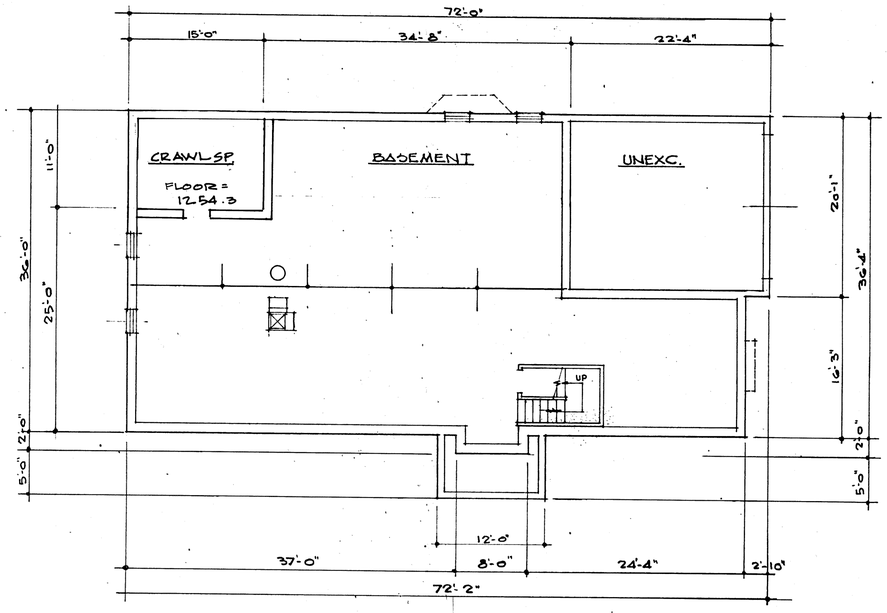
AMENDMENT NO. 6 23-28

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 127549
POSITIVE USE OF PRINTS ON THIS LINE
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 127549
POSITIVE USE OF PRINTS ON THIS LINE
PLAN HOLD CORPORATION
REORDER BY NUMBER
POSITIVE USE OF PRINTS ON THIS LINE


NOT A PART OF DECLARATION OF CONDOMINIUM
FOR THE WOODS AT AUBURN LAKES
BUILDING 101
BUILDING 113
AMEND. NUMBER 15
VOL. 15 PG. 143
BUILDING 37
BUILDING 38
AMEND. NUMBER 18 V. 16 PG. 19-23
POINTE BREEZE
(A 60' PRIVATE R/W)
FAIRWAY VIEW
TOTAL CURVE = R=350.00 A=71° 42' 54" T=252.96 C=410.04
TOTAL CURVE = R=400.00 A=96° 52' 10" T=451.08' C=598.96
TOTAL CURVE = A=676.28' C=175.57'
R=370.00' A=177.22'
N. 29° 28' 30" E.
UTILITY EASEMENT
50' BUILDING LINE
AUBURN LAKES LIMITED PARTNERSHIP
VOL. 886 PG. 865
DOGWOOD LANE
(A 60' PRIVATE R/W)
AUBURN LAKES LIMITED PARTNERSHIP
VOL. 886 PG. 865
AUBURN LAKES LIMITED PARTNERSHIP
VOL. 886 PG. 865
AUBURN LAKES LIMITED PARTNERSHIP
VOL. 886 PG. 865
AUBURN LAKES LIMITED PARTNERSHIP
VOL. 886 PG. 865
0.276 AC.
AMENDMENT 4
VOL. 23, PG. 2
0.349 Ac.
AMENDMENT 5
VOL. 23, PG. 6
0.437 AC.
A 20' SANITARY SEWER EASEMENT
A 20' SANITARY SEWER EASEMENT
VOL. 16 PG. 25
S 43°03'24" E 408.12'
S 09°19'21" W 300.00'
N
NOTE: L.C.A. DENOTES "LIMITED COMMON AREA" FOR FIRST FLOOR ONLY.
ALL LAND NOT OCCUPIED BY BUILDINGS OR DESIGNATED AS "LIMITED COMMON AREA" IS "COMMON AREA".
EXHIBIT "A"
DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES
SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AUBURN TOWNSHIP SECTION ONE, TRACT TWO, AND CONTAINING 0.349 ACRES OF LAND.
I DO HEREBY STATE THE BUILDING OF THE DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES LOCATED AS SHOWN ON THIS DRAWING, CONSISTING OF SHEETS 1 THRU 2 AND THE ELEVATIONS ABOVE SEA LEVEL ARE CORRECT AND SAID DRAWINGS ACCURATLY SHOW THE BUILDING AS CONSTRUCTED TO THE BEST OF MY KNOWLEDGE AND BELIEF.
Ronald A. Nuske Nov. 6, 1995
RONALD A. NUSKE REG. SURVEYOR # 5913
STATE OF OHIO RONALD A. NUSKE 5913 REGISTERED PROFESSIONAL SURVEYOR
DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES
BUILDING 508 LOCATION PLAT
SCALE 1"=30'
OCTOBER, 1995
SHEET 2 OF 5
BRAUN-PRENOSIL ASSOC., INC.
ENGINEERS-SURVEYORS CHAGRIN FALLS, OHIO

23-29

508



BASEMENT PLAN

I DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 508 OF THE DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES, INCLUDING THE LAYOUT, LOCATION, DESIGNATION AND DIMENSIONS OF EACH FAMILY UNIT AND BUILDING AS CONSTRUCTED.

Damon A. Braun 11-9-95

DAMON A. BRAUN, PROFESSIONAL ENGINEER # 27049

UNIT	BASEMENT ELEV.		SQ. FT.	GARAGE ELEV.		SQ. FT.	1st FLOOR ELEV.		SQ. FT.	2nd. FLOOR ELEV.		SQ. FT.	1st & 2nd Flr. TOTAL SQ. FT.
	FLOOR	CEILING		FLOOR	CEILING		FLOOR	CEILING		FLOOR	CEILING		
508	1250.0	1257.8	1976	1256.6	1266.7	442	1258.6	SEE PLAN	2154	1267.5	1275.6	672	2826

EXHIBIT "A"

DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES

BUILDING 508

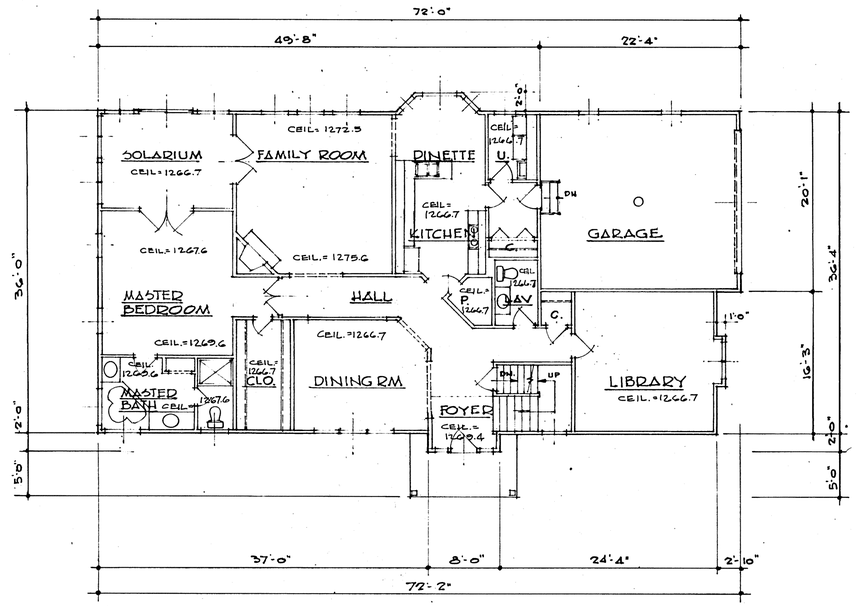
SCALE: 1/8"=1'-0" | Nov., 1995 | SHEET 3 OF 5

BRAUN-PRENOSIL ASSOC., INC.
ENGINEERS-SURVEYORS CHAGRIN FALLS, OHIO

23-30

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07-5A1
POSITION EDGE OF PAPER ON THIS LINE
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07-5A1
POSITION EDGE OF PAPER ON THIS LINE
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07-5A1
POSITION EDGE OF PAPER ON THIS LINE
PLAN HOLD CORPORATION
REORDER BY NUMBER
POSITION EDGE OF PAPER

508



FIRST FLOOR PLAN
1/8"=1'-0"

I DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 508 OF THE DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES, INCLUDING THE LAYOUT, LOCATION, DESIGNATION AND DIMMENSIONS OF EACH UNIT AND BUILDING AS CONSTRUCTED.

Damon A. Braun 11-9-95

DAMON A.BRAUN, PROFESSIONAL ENGINEER # 27049

EXHIBIT "A"

DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES		
BUILDING 508		
SCALE: 1/8"=1'-0"	NOV., 1995	SHEET 4 OF 5

BRAUN-PRENOSIL ASSOC., INC.
ENGINEERS-SURVEYORS CHAGRIN FALLS, OHIO

23-31

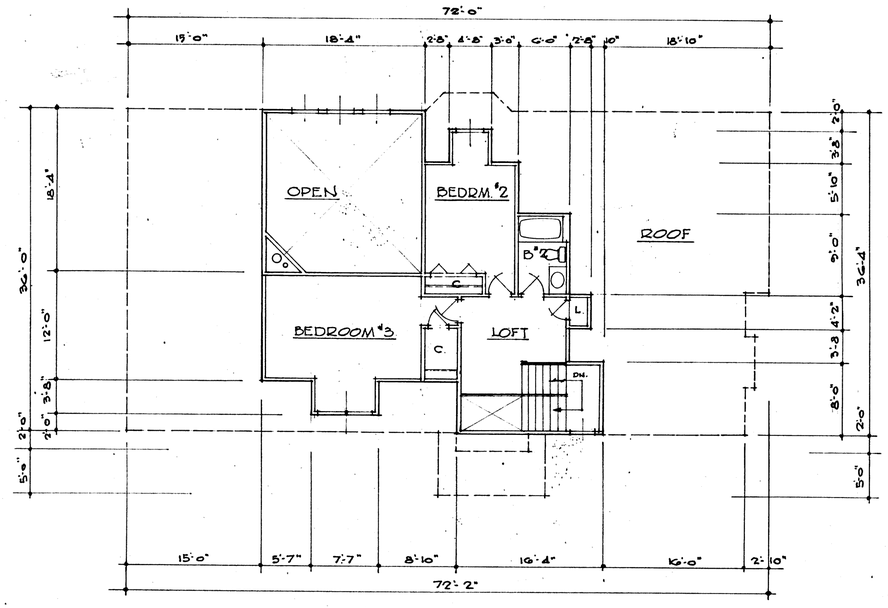
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 0275481
POSITION EDGE OF PAGE ON TRS LINE

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 0275481
POSITION EDGE OF PAGE ON TRS LINE

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 0275481
POSITION EDGE OF PAGE ON TRS LINE

PLAN HOLD CORPORATION
RECORDED BY NUMBER
POSITION EDGE OF PAGE

508



∘ SECOND FLOOR PLAN ∘

I DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 508 OF THE DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES, INCLUDING THE LAYOUT, LOCATION, DESIGNATION AND DIMENSIONS OF EACH FAMILY UNIT AND BUILDING AS CONSTRUCTED.

Damon A. Braun 11-9-95

DAMON A. BRAUN, PROFESSIONAL ENGINEER #27049

EXHIBIT "A"

DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES
BUILDING 508
SCALE: 1/8"=1'-0" | Nov., 1995 | SHEET 5 OF 5
BRAUN-PRENOSIL ASSOC., INC. ENGINEERS-SURVEYORS CHAGRIN FALLS, OHIO

23-32

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY PARCEL MAP
PARCEL MAP 88-190 PM 39/44

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY PARCEL MAP
PARCEL MAP 88-190 PM 39/44

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY PARCEL MAP
PARCEL MAP 88-190 PM 39/44

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY PARCEL MAP
PARCEL MAP 88-190 PM 39/44