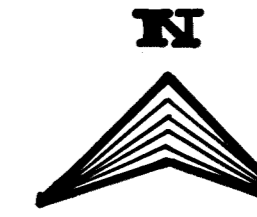


**DECLARATION OF CONDOMINIUM FOR
 THE WOODS AT AUBURN LAKES**

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,



AUBURN INDUSTRIAL PARK
 PARTNERSHIP 1
 VOL. 647 P. 663

LEGEND	AMENDMENT	DATE	BLDG. NO.	VOL. NO.	LEGEND	AMENDMENT	DATE	BLDG. NO.	VOL. NO.
1	Original	FEB., 95	620	V. 11					
2	AMENDMENT #1	MAY, 95	621	P. 17					
3	AMENDMENT #2	JULY, 95	622	V. 31					
4	AMENDMENT #3	AUGUST, 95	623	P. 103					
5	AMENDMENT #4	SEPT., 95	624	V. 113					
6	AMENDMENT #5	SEPT., 95	510	V. 31					
7	AMENDMENT #2	NOV., 95	508	V. 31					
8	AMENDMENT #7	FEB., 96	625	V. 31					
9	AMENDMENT #8	APRIL, 96	626	V. 31					
10	AMENDMENT #9	APRIL, 96	627	V. 31					
11	AMENDMENT #10	MAY, 96	628	V. 31					
12	AMENDMENT #11	JULY, 96	509	V. 31					
13	AMENDMENT #12	JULY, 96	629	V. 31					

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	340.63'	142.09'	142.04'	N 50°53'50" E	24°03'51"	72.62'
C3	75.00'	334.60'	118.51'	S 64°52'45" W	55°37'01"	36.66'
C4	75.00'	75.70'	75.53'	S 16°13'47" W	57°49'51"	41.43'
C5	400.69'	43.91'	43.89'	N 42°00'18" E	40°16'45"	21.38'
C6	610.00'	378.28'	372.25'	N 56°37'50" E	35°31'52"	155.45'
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	300.00'	195.10'	191.68'	N 85°03'11" E	37°15'41"	101.14'
C10	250.00'	176.44'	172.80'	N 85°38'25" E	40°26'10"	92.07'
C11	250.00'	438.51'	384.42'	N 56°36'30" E	100°30'00"	360.59'
C12	400.00'	175.56'	174.16'	N 18°55'56" E	25°08'51"	89.22'
C13	150.00'	265.14'	244.10'	S 23°57'04" E	108°54'51"	209.56'
C14	350.00'	249.39'	244.14'	S 56°59'45" E	40°49'30"	130.25'
C15	150.00'	241.18'	215.99'	S 82°38'00" E	92°06'00"	155.60'
C16	400.00'	567.45'	289.91'	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'

R.L. & J.F. SIMPSON
 VOL. 911 PG. 698

*Received for Record this 12th day of July 1996
 Recorded for Record this 12th day of July 1996
 in Geauga County Record of Plats in
 Volume 24 Page 1.
 Catherine A. Weiden, Recorder*

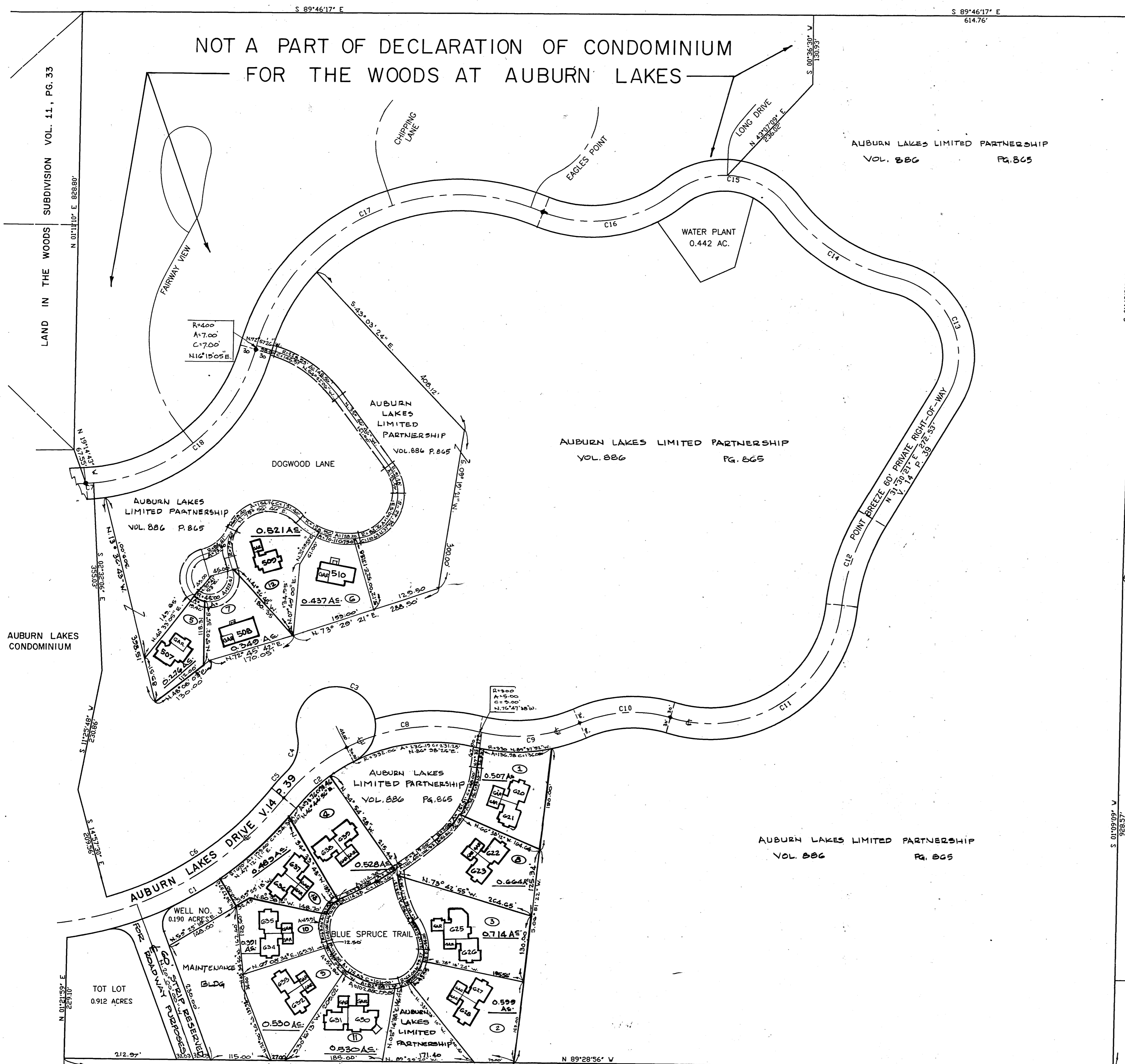
DECLARATION OF CONDOMINIUM FOR
 THE WOODS AT AUBURN LAKES

MASTER SITE PLAN

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

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

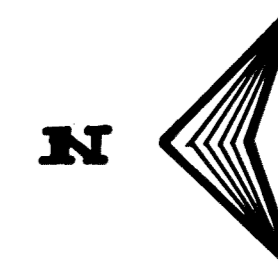
AMENDMENT NO. 12 *24-1*



NOT A PART OF DECLARATION OF CONDOMINIUM
 FOR THE WOODS AT AUBURN LAKES

J. & P. WEINGART
 V. 800 P. 919

J. FEHER ET AL.
 V. 863 P. 125



R=300.00
A= 5.00
C= 5.00
T= 2.50
Δ=0°57'18"
N.76°47'38"W

AUBURN LAKES LIMITED PARTNERSHIP
VOL. 886 PG. 805

AUBURN LAKES LIMITED PARTNERSHIP
VOL. 886 PG. 805

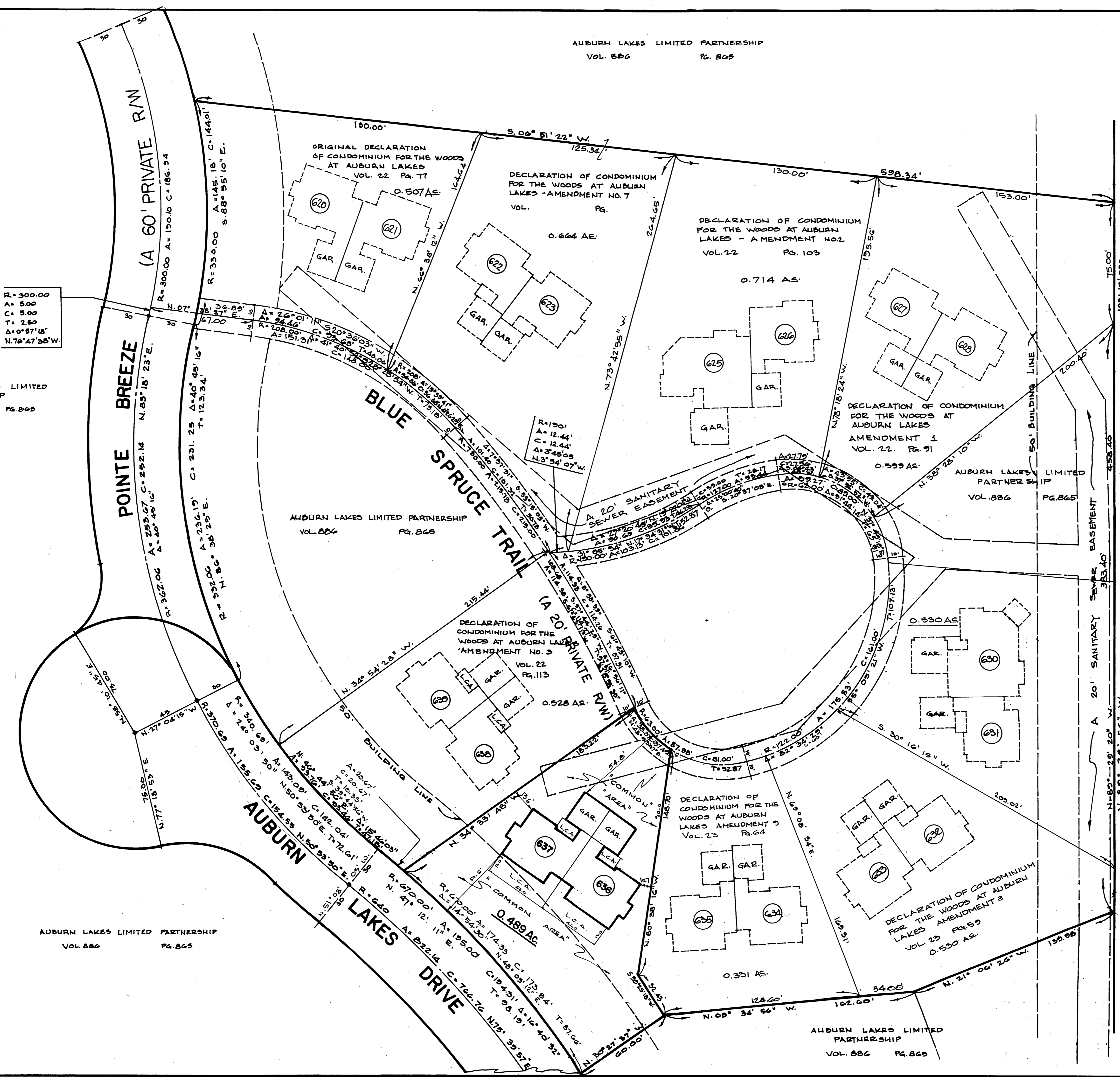


EXHIBIT "A"
DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GAUGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AUBURN TOWNSHIP SECTION ONE, TRACT TWO, AND CONTAINING 0.489 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 ACCURATELY SHOW THE BUILDING AS CONSTRUCTED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

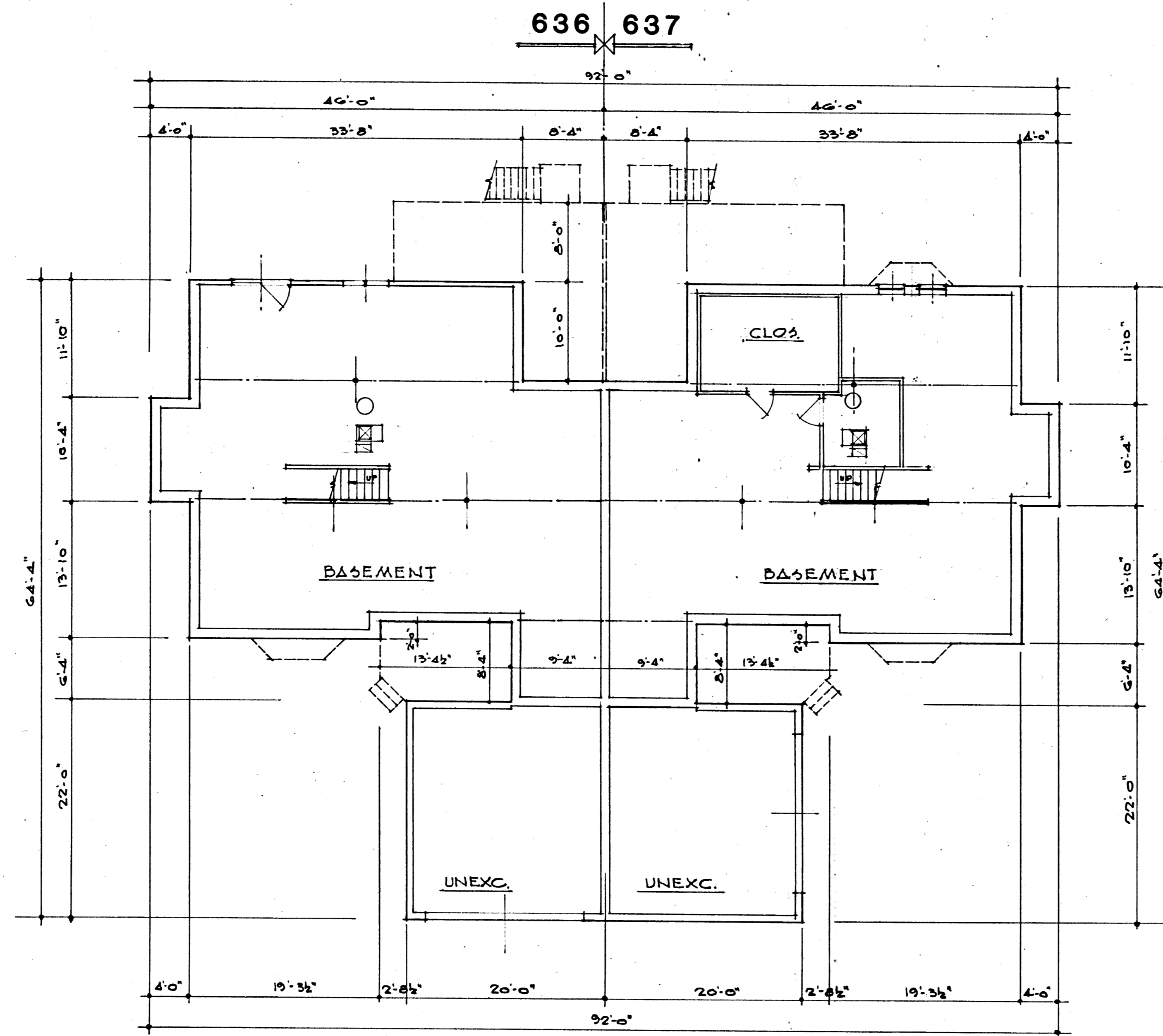
Ronald A. Nuske 7-12-96
RONALD A. NUSKE REG. SURVEYOR #5913



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"

DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES
BUILDING 636-637 LOCATION PLAT
SCALE 1"=30' JULY, 1996 SHEET 2 OF 5
BRAUN - PRENSIL ASSOC. INC.
ENGINEERS - SURVEYORS Chagrin Falls, Ohio

24-2



• BASEMENT PLAN •
1/8" = 1'-0"

I DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 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 7-12-96
DAMON A. BRAUN-PROFESSIONAL ENG. #27049

EXHIBIT "A"

DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES

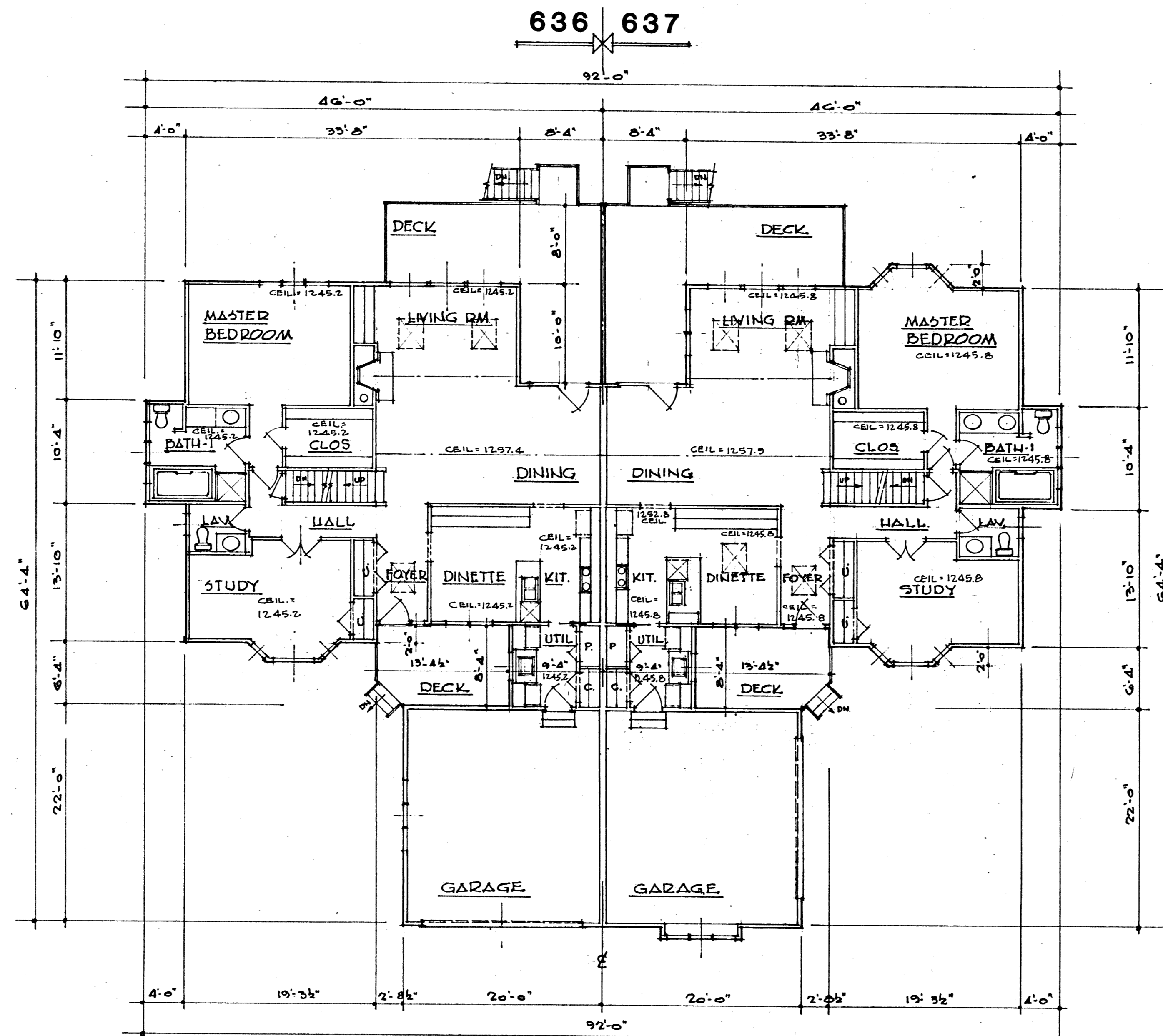
BUILDING 636-637

SCALE: 1/8" = 1'-0" JULY, 1996 SHEET 3 OF 5

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

24-3

PLAN HOLD CORPORATION • FRAME CALIFORNIA
 REGISTERED ARCHITECTS
 PROJECT NO. 96-0010
 10000 WOODS AT AUBURN LAKES



• FIRST FLOOR PLAN •
1/8" = 1'-0"

I DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 636-637 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 7-12-96
DAMON A. BRAUN-PROFESSIONAL ENG. #27049

UNIT	BASEMENT ELEV.		SQ. FT.	GARAGE ELEV.		SQ. FT.	1st FLOOR ELEV.		SQ. FT.	2nd FLOOR ELEV.		SQ. FT.	TOTAL SQ. FT.
	FLOOR	CEILING		FLOOR	CEILING		FLOOR	CEILING		FLOOR	CEILING		
636	1228.5	1236.3	1503	1235.1	1245.4	412	1237.2	SEE PLAN	1517	1246.2	1254.2	633	2150
637	1229.0	1236.8	1503	1235.6	1246.0	412	1237.7	SEE PLAN	1532	1246.2	1254.6	645	2177

EXHIBIT "A"

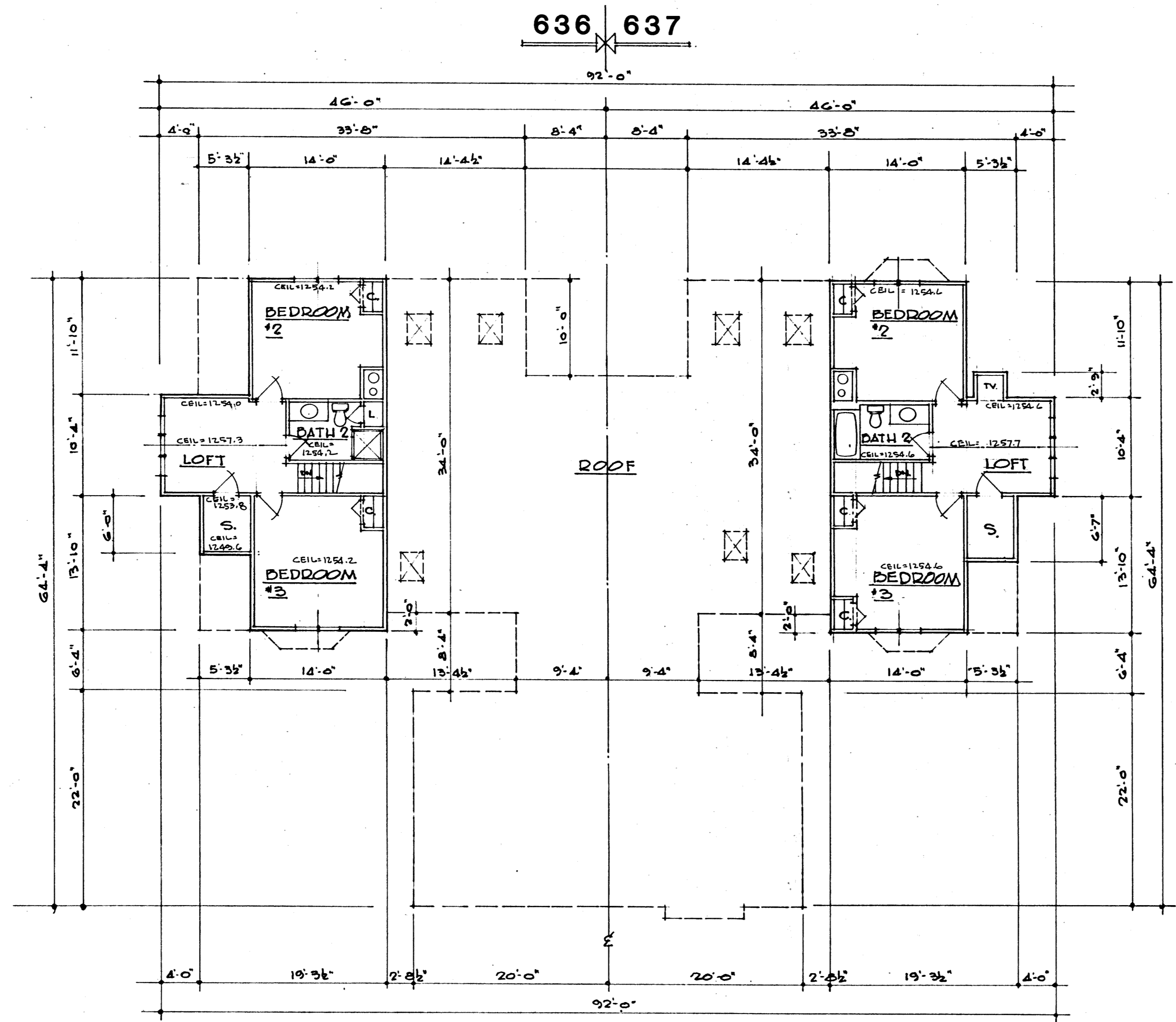
DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES

BUILDING 636-637

SCALE: 1/8" = 1'-0" JULY, 1996 SHEET 4 OF 5

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

24-4



• SECOND FLOOR PLAN •
1/8" = 1'-0"

I DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 636-637 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 7-12-96
DAMON A. BRAUN-PROFESSIONAL ENG. #27049

EXHIBIT "A"		
DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES		
BUILDING 636-637		
SCALE: 1/8" = 1'-0"	JULY, 1996	SHEET 5 OF 5
BRAUN-PRENOSIL ASSOC., INC. ENGINEERS-SURVEYORS CHAGRIN FALLS, OHIO		

24-5

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 REGISTERED PROFESSIONAL ARCHITECT
 PROJECT NO. 96-0101 (SEE SHEET 1)