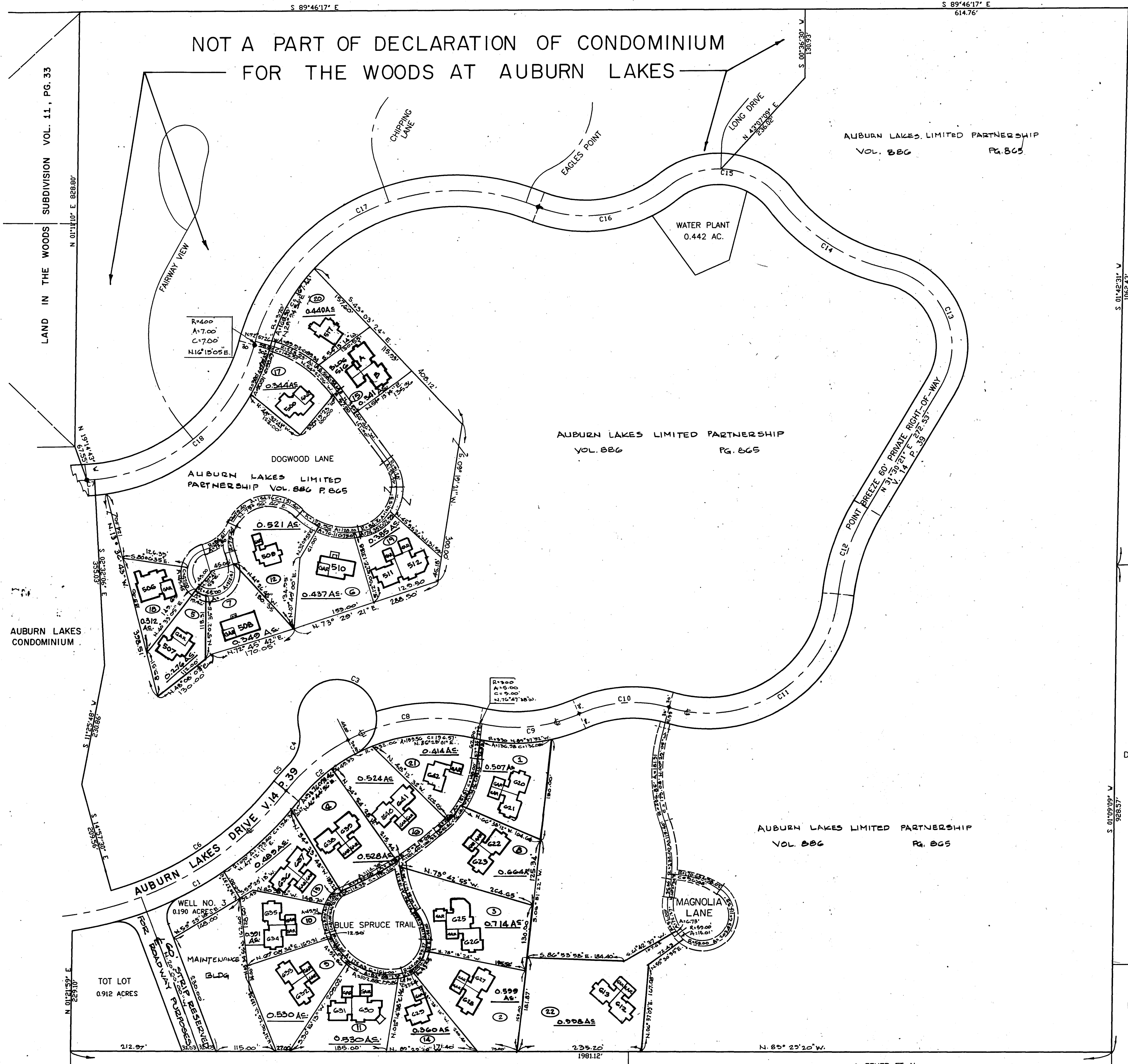
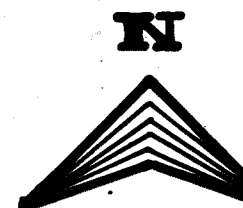


EXHIBIT "A" DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES

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 85.226 ACRES OF LAND



AUBURN INDUSTRIAL PARK
PARTNERSHIP 1
VOL. 647 P. 663

LEGEND	AMENDMENT	DATE	BLDG. NO.	VOL. NO.
1	Original	FEB., 95	220	V. 77
2	AMENDMENT #1	MAY, 95	221	V. 77
3	AMENDMENT #2	JULY, 95	222	V. 77
4	AMENDMENT #3	AUGUST, 95	223	V. 77
5	AMENDMENT #4	SEPT., 95	224	V. 77
6	AMENDMENT #5	SEPT., 95	510	V. 77
7	AMENDMENT #6	NOV., 95	500	V. 77
8	AMENDMENT #7	FEB., 96	225	V. 77
9	AMENDMENT #8	APRIL, 96	226	V. 77
10	AMENDMENT #9	APRIL, 96	227	V. 77
11	AMENDMENT #10	MAY, 96	228	V. 77
12	AMENDMENT #11	JULY, 96	229	V. 77
13	AMENDMENT #12	JULY, 96	230	V. 77
14	AMENDMENT #13	AUG., 96	231	V. 77
15	AMENDMENT #14	OCT., 96	510	V. 77
16	AMENDMENT #15	OCT., 96	511	V. 77
17	AMENDMENT #16	OCT., 96	500	V. 77
18	AMENDMENT #17	NOV., 96	500	V. 77
19	AMENDMENT #18	JAN., 97	511	V. 77
20	AMENDMENT #19	APRIL, 97	517	V. 77
21	AMENDMENT #20	MAY, 97	242	V. 77
22	AMENDMENT #21	MAY, 97	243	V. 77

505847
Received for record this 7th day of May, 1997 at 9:00 AM and recorded in Vol 25 Pg 49 of Geauga County Plat Records (Auburn Lakes Limited Partnership) Recorder

THE QUEENS DEVELOPMENT CO.
VOL. 1005 P. 1142

BOUNDARY CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	670.00'	508.49'	496.37'	N 60°36'26"	43°25'01"	267.19'
C2	340.69'	143.09'	142.04'	N 50°53'50"	24°03'51"	72.62'
C3	75.00'	304.60'	118.51'	S 64°52'45"	255°37'01"	95.66'
C4	75.00'	75.70'	72.33'	S 16°13'47"	57°49'51"	41.43'
C5	400.69'	43.91'	43.89'	N 42°00'19"	06°16'48"	21.98'
C6	610.00'	376.38'	372.25'	N 56°37'50"	35°31'42"	195.45'
C7	350.00'	14.82'	14.82'	N 86°15'06"	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"	40°45'16"	134.49'
C9	300.00'	195.10'	191.68'	N 85°03'11"	37°15'41"	101.14'
C10	250.00'	176.44'	172.80'	N 86°38'25"	40°26'10"	92.07'
C11	250.00'	438.51'	384.42'	N 56°36'30"	100°30'00"	300.59'
C12	400.00'	175.56'	174.16'	N 18°55'56"	25°08'51"	89.22'
C13	350.00'	285.14'	244.10'	N 62°57'04"	108°54'51"	209.96'
C14	350.00'	249.39'	244.10'	N 66°39'45"	40°49'30"	130.25'
C15	150.00'	241.12'	215.98'	S 82°38'00"	92°06'00"	155.60'
C16	250.00'	267.48'	254.91'	N 81°58'05"	61°18'10"	148.10'
C17	400.00'	676.28'	598.56'	N 64°11'48"	96°52'10"	451.08'
C18	350.00'	423.32'	397.98'	S 50°23'58"	69°17'53"	241.89'

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

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

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

DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES

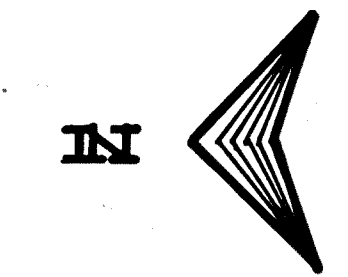
MASTER SITE PLAN

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

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

AMENDMENT NO. 21

25-49



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 GEALIGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL AUBURN TOWNSHIP SECTION ONE, TRACT TWO, AND CONTAINING 0.998 ACRES OF LAND.

J. FEHER ET. AL.
VOL. 863 PG. 125

I DO HEREBY CERTIFY THE BUILDING OF THE DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES IS 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 5/6/97
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"

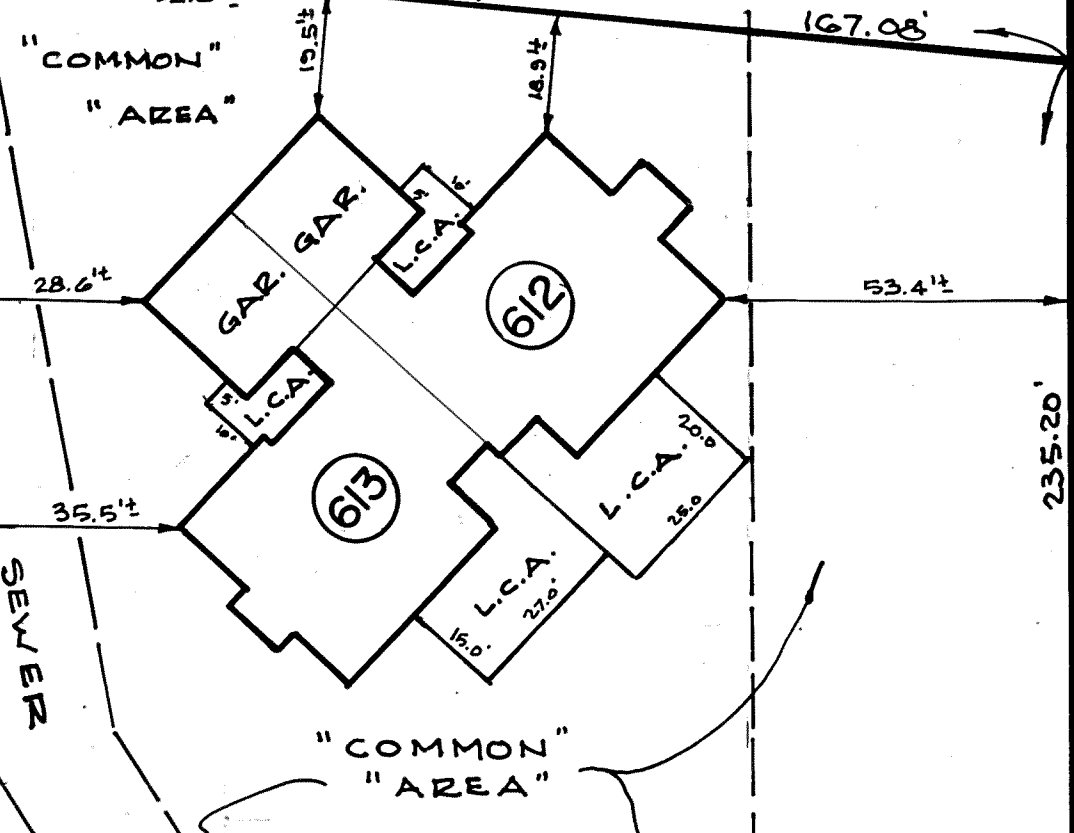
J & P WEINGART
VOL. 800 PG. 919

MAGNOLIA LANE (A 20' PRIVATE R/W)

POINTE BREEZE (A 60' PRIVATE R/W)

50' BUILDING LINE

AUBURN LAKES LIMITED PARTNERSHIP
VOL. 886 PG. 805



0.998 Ac.

ORIGINAL DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES
VOL. 22 PG. 77
0.507 Ac.

DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES, AMENDMENT NO. 7
VOL. 23 PG. 50
0.664 Ac.

DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES, AMENDMENT NO. 2
VOL. 22 PG. 103
0.714 Ac.

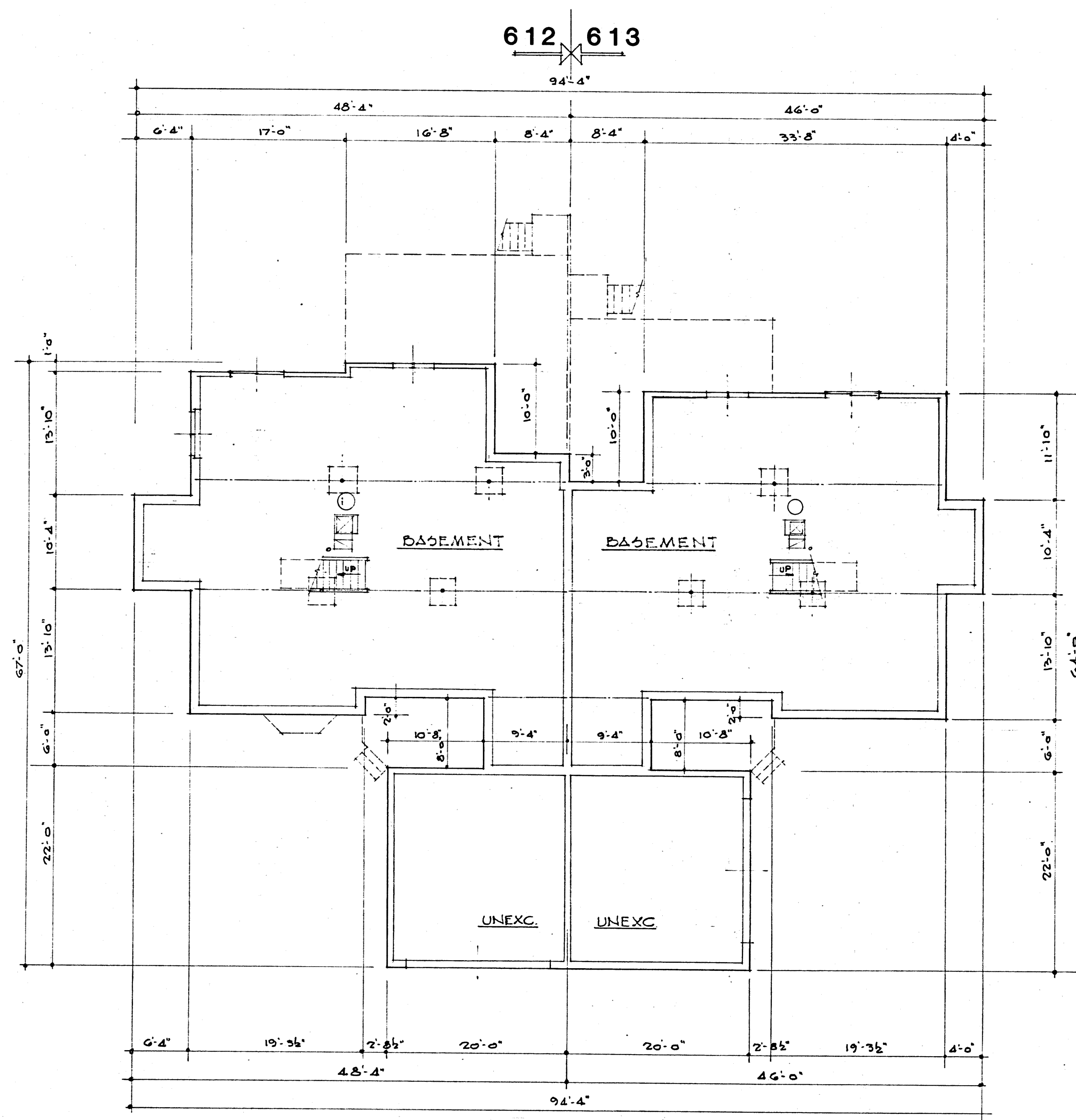
DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES, AMENDMENT NO. 1
VOL. 22 PG. 91
0.599 Ac.

DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES
**BUILDING 612-613
LOCATION PLAT**

SCALE 1"=30' MAY, 1997 SHEET 2 OF 5

BRAUN - PRENOSIL ASSOC. INC.
ENGINEERS - SURVEYORS Chagrin Falls, Ohio

25-50



I DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 612-613 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.

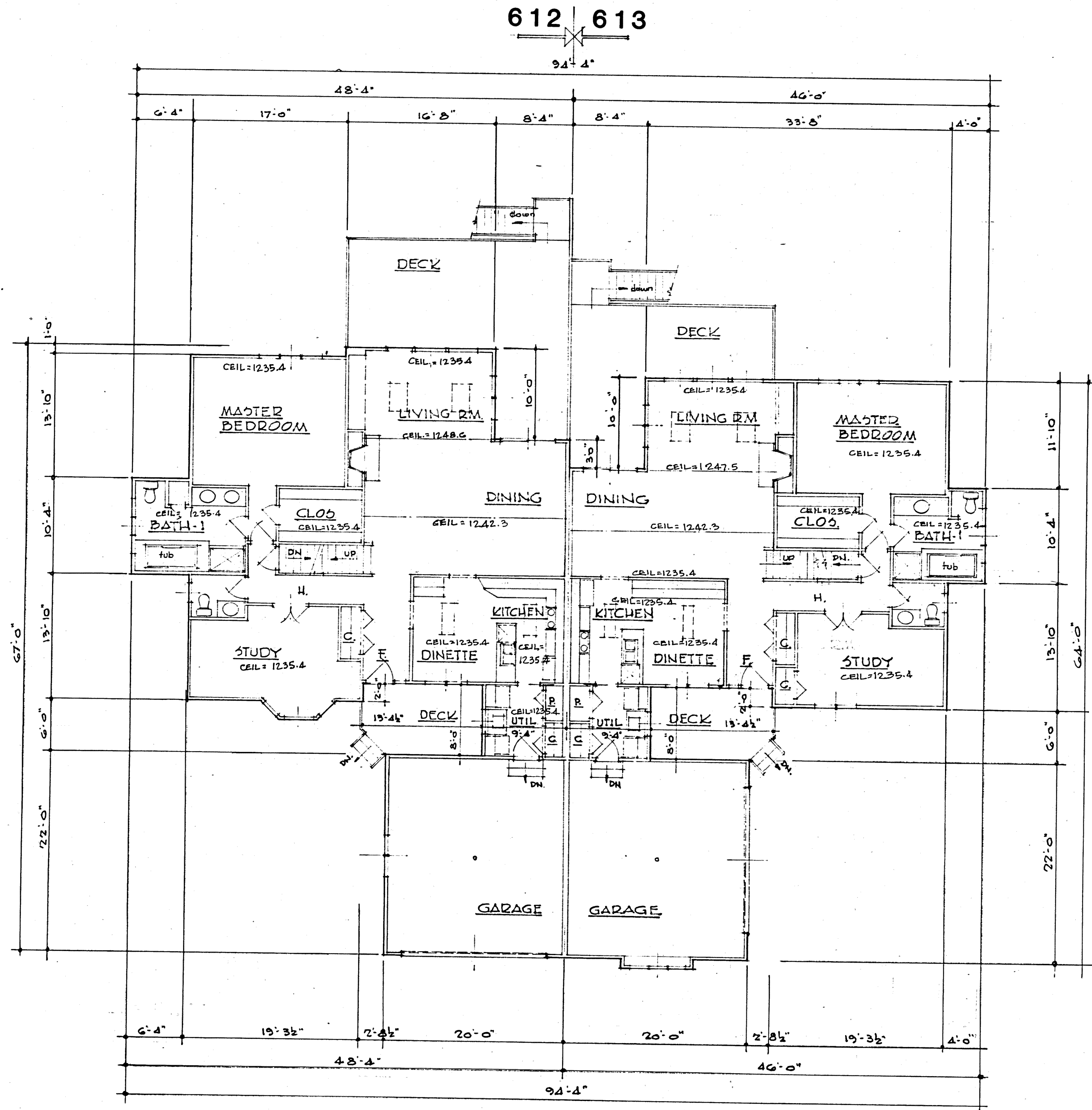
Damon A. Braun 5-5-97
 DAMON A. BRAUN-PROFESSIONAL ENG. #27049

EXHIBIT "A"

DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES		
BUILDING 612-613		
SCALE: 1/8" = 1'-0"	MAY, 1997	SHEET 3 OF 5
BRAUN-PRENOSIL ASSOC., INC. ENGINEERS-SURVEYORS CHAGRIN FALLS, OHIO		

25-51

PLAN HOLD CORPORATION • BRUCE CALDWELL
 REGISTERED PROFESSIONAL ARCHITECT
 REGISTERED PROFESSIONAL ARCHITECT
 REGISTERED PROFESSIONAL ARCHITECT
 REGISTERED PROFESSIONAL ARCHITECT



• FIRST FLOOR PLAN •

I DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 612-613 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 5-5-97
 DAMON A. BRAUN-PROFESSIONAL ENG. # 27049

UNIT	GARAGE ELEV.			BASEMENT			1ST FLOOR ELEV.			2nd FLOOR ELEV.			TOTAL SQ. FT.
	FLOOR	CEILING	SQ. FT.	FLOOR	CEILING	SQ. FT.	FLOOR	CEILING	SQ. FT.	FLOOR	CEILING	SQ. FT.	
612	12.25.3	12.35.6	440	12.18.6	12.26.7	1633	12.27.4	SEE PLAN	1647	12.36.4	SEE PLAN	666	2333
613	12.25.3	12.35.6	440	12.18.6	12.26.6	1500	12.27.4	SEE PLAN	1500	12.36.4	SEE PLAN	630	2130

EXHIBIT "A"

DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES

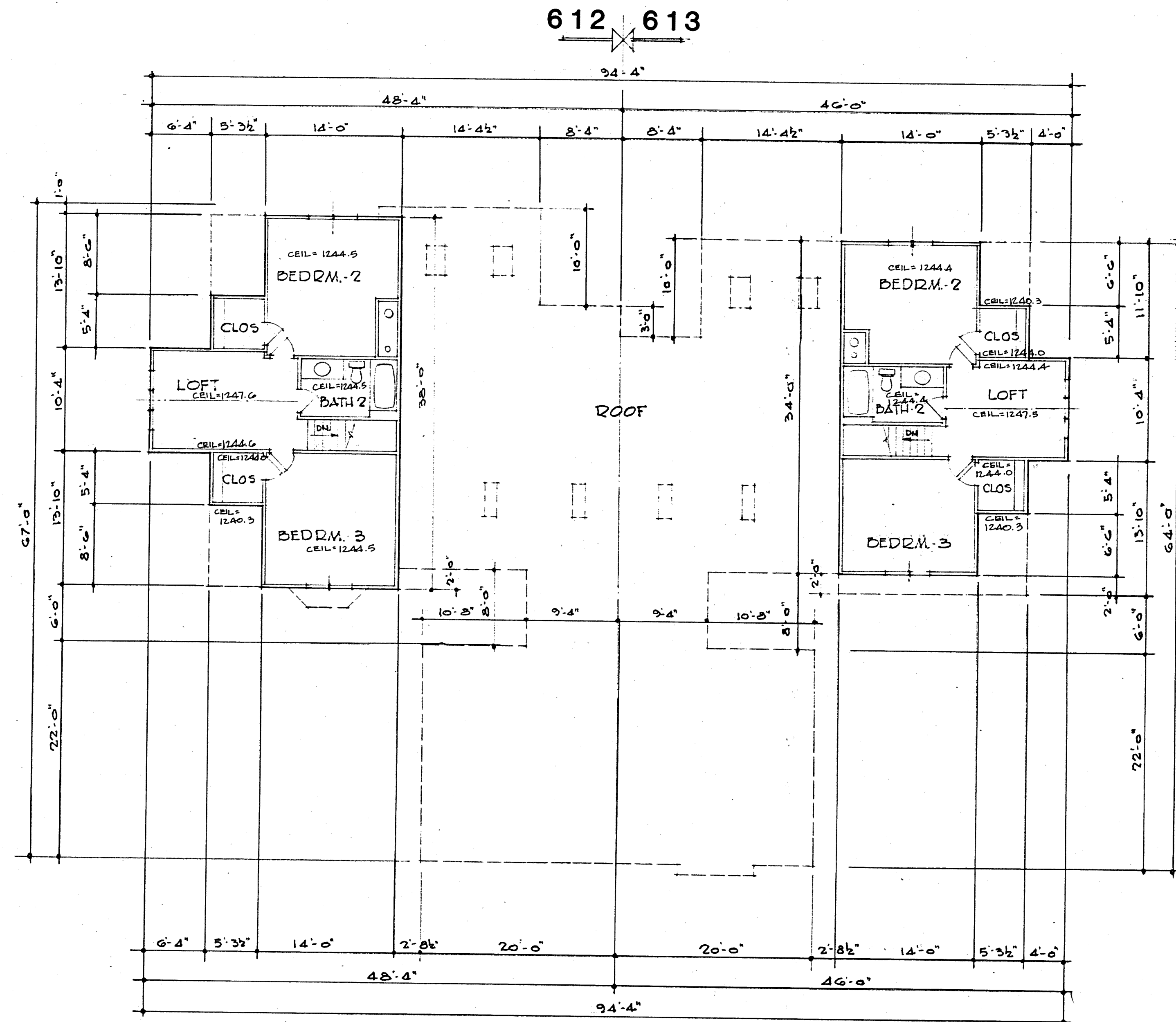
BUILDING 612-613

SCALE 1/8" = 1'-0" MAY, 1997 SHEET 4 OF 5

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

25-52

RAIN HOLD CORPORATION • RAIN HOLD CORPORATION
 REGISTERED PROFESSIONAL ENGINEER
 REGISTERED PROFESSIONAL ENGINEER
 REGISTERED PROFESSIONAL ENGINEER
 REGISTERED PROFESSIONAL ENGINEER



° SECOND FLOOR PLAN °

I DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 612-613 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 5-5-97
 DAMON A. BRAUN-PROFESSIONAL ENG. #27049

EXHIBIT "A"

DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES		
BUILDING 612-613		
SCALE 1/8"=1'-0"	MAY, 1997	SHEET 5 OF 5
BRAUN-PRENOSIL ASSOC., INC. ENGINEERS-SURVEYORS CHAGRIN FALLS, OHIO		

25-53

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 REGISTERED PROFESSIONAL ARCHITECT
 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 REGISTERED PROFESSIONAL ARCHITECT
 PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 REGISTERED PROFESSIONAL ARCHITECT