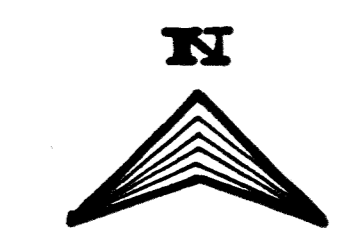


DECLARATION OF CONDOMINIUM FOR

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 83.266 ACRES OF LAND



AUBURN INDUSTRIAL PARK
PARTNERSHIP 1
VOL. 647 P. 663

LEGEND	AMENDMENT	DATE	BLDG. NO.	VOL. NO.
1	Original	FEB. 95	622	V. 22
2	AMENDMENT #1	MAY. 95	621	P. 17
3	AMENDMENT #2	JULY. 95	623	V. 22
4	AMENDMENT #3	AUGUST. 95	625	P. 103
5	AMENDMENT #4	SEPT. 95	507	P. 115
6	AMENDMENT #5	SEPT. 95	510	V. 23
7	AMENDMENT #6	NOV. 95	508	P. 25
8	AMENDMENT #7	FEB. 96	511	V. 23
9	AMENDMENT #8	APRIL. 96	513	V. 23
10	AMENDMENT #9	APRIL. 96	514	P. 22
11	AMENDMENT #10	MAY. 96	517	P. 33
12	AMENDMENT #11	JULY. 96	509	P. 23
13	AMENDMENT #12	JULY. 96	508	P. 24
14	AMENDMENT #13	AUG. 96	623	P. 34
15	AMENDMENT #14	OCT. 96	516	V. 23
16	AMENDMENT #15	OCT. 96	511	P. 21
17	AMENDMENT #16	OCT. 96	500	P. 28
18	AMENDMENT #17	NOV. 96	506	P. 27
19	AMENDMENT #18	JAN. 97	512	P. 22
20	AMENDMENT #19	APRIL. 97	517	V. 23
21	AMENDMENT #20	MAY. 97	642	V. 23
22	AMENDMENT #21	MAY. 97	612	V. 23
23	AMENDMENT #22	MAY. 97	505	P. 22
24	AMENDMENT #23	JAN. 98	501	P. 12
25	AMENDMENT #24	MAR. 98	502	P. 33
26	AMENDMENT #25	APR. 98	628	V. 24
27	AMENDMENT #26	MAY. 98	526	P. 25
28	AMENDMENT #27	JUNE. 98	503	P. 23
29	AMENDMENT #28	JULY. 98	520	V. 24
30	AMENDMENT #29	JULY. 98	504	P. 12
31	AMENDMENT #30	AUG. 98	525	V. 24
32	AMENDMENT #31	SEPT. 98	515	V. 24

LEGEND	AMENDMENT	DATE	BLDG. NO.	VOL. NO.

Received for Record this 18th day of September 1998 at 11:04 AM and Recorded in Geauga County Plat Volume 27 Page 15. Recorder Katherine H. Holden.

BOUNDARY CURVE TABLE

CURVE#	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C8	670.00'	508.49'	496.37'	N 60°36'26" E	43°29'11"	267.19'
C9	340.69'	143.09'	142.04'	N 50°53'50" E	24°03'51"	72.62'
C3	75.00'	334.60'	118.51'	N 64°56'45" E	255°37'01"	96.66'
C4	75.00'	75.70'	161.134'	N 15°13'47" E	57°48'51"	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	92°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'	135.10'	131.68'	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"	306.59'
C12	400.00'	175.36'	174.16'	N 18°05'56" E	25°08'51"	89.22'
C13	150.00'	285.14'	244.10'	N 55°23'57" E	108°54'51"	209.56'
C14	350.00'	249.39'	244.14'	N 56°59'45" E	40°45'30"	135.60'
C15	150.00'	241.12'	215.98'	N 82°38'00" E	92°08'30"	130.25'
C16	250.00'	267.48'	254.91'	N 81°58'05" E	61°18'10"	148.15'
C17	400.00'	676.28'	338.58'	N 64°11'06" E	36°52'10"	451.08'
C18	350.00'	423.32'	397.98'	N 50°23'58" E	69°17'53"	241.89'

THE QUEENS DEVELOPMENT CO.
VOL. 1005 P. 1142

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

DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES

MASTER SITE PLAN

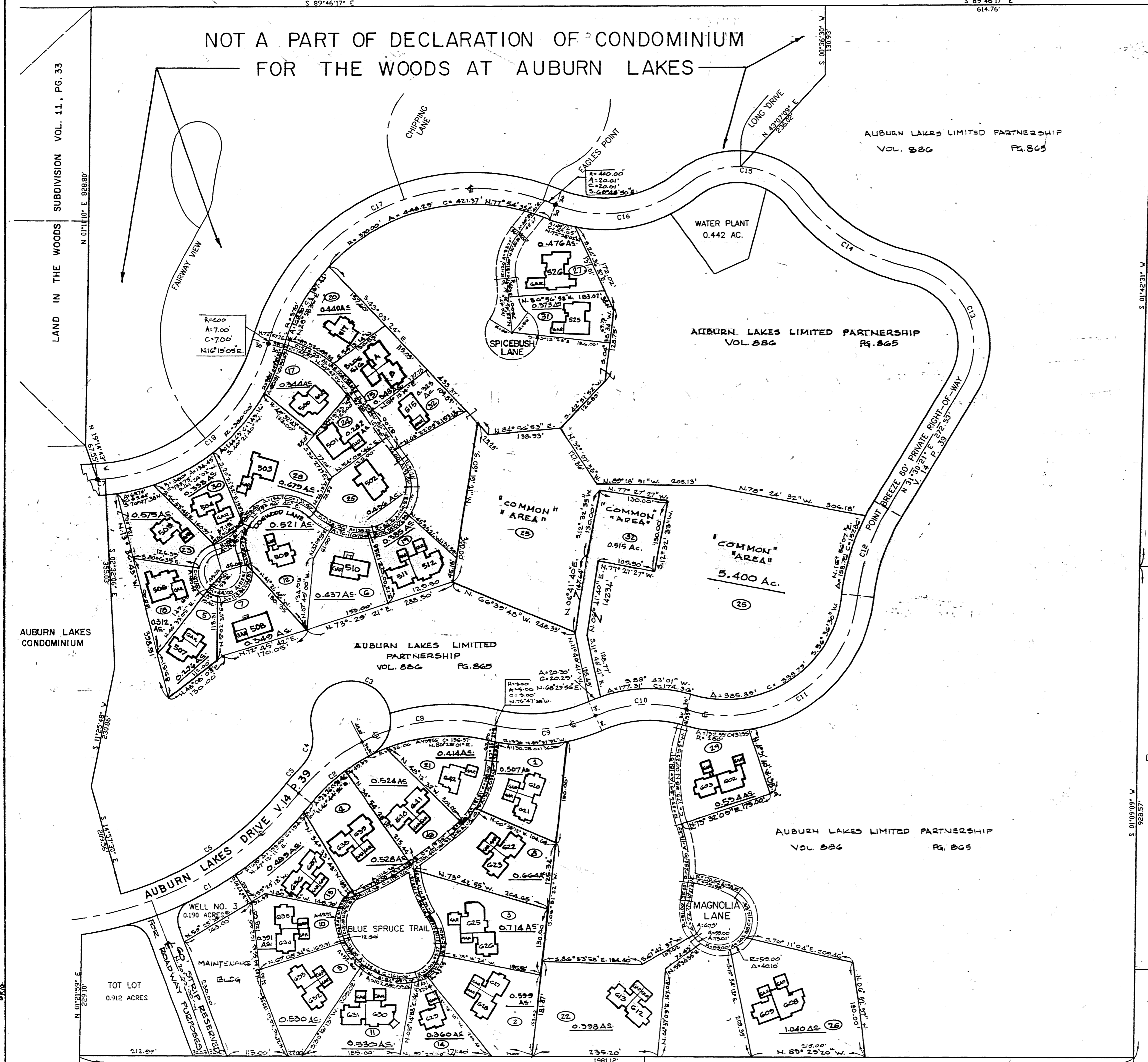
SCALE 1" = 100' FEB, 1995 SHEET 1 OF 6

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

AMENDMENT NO. 31

27-15

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



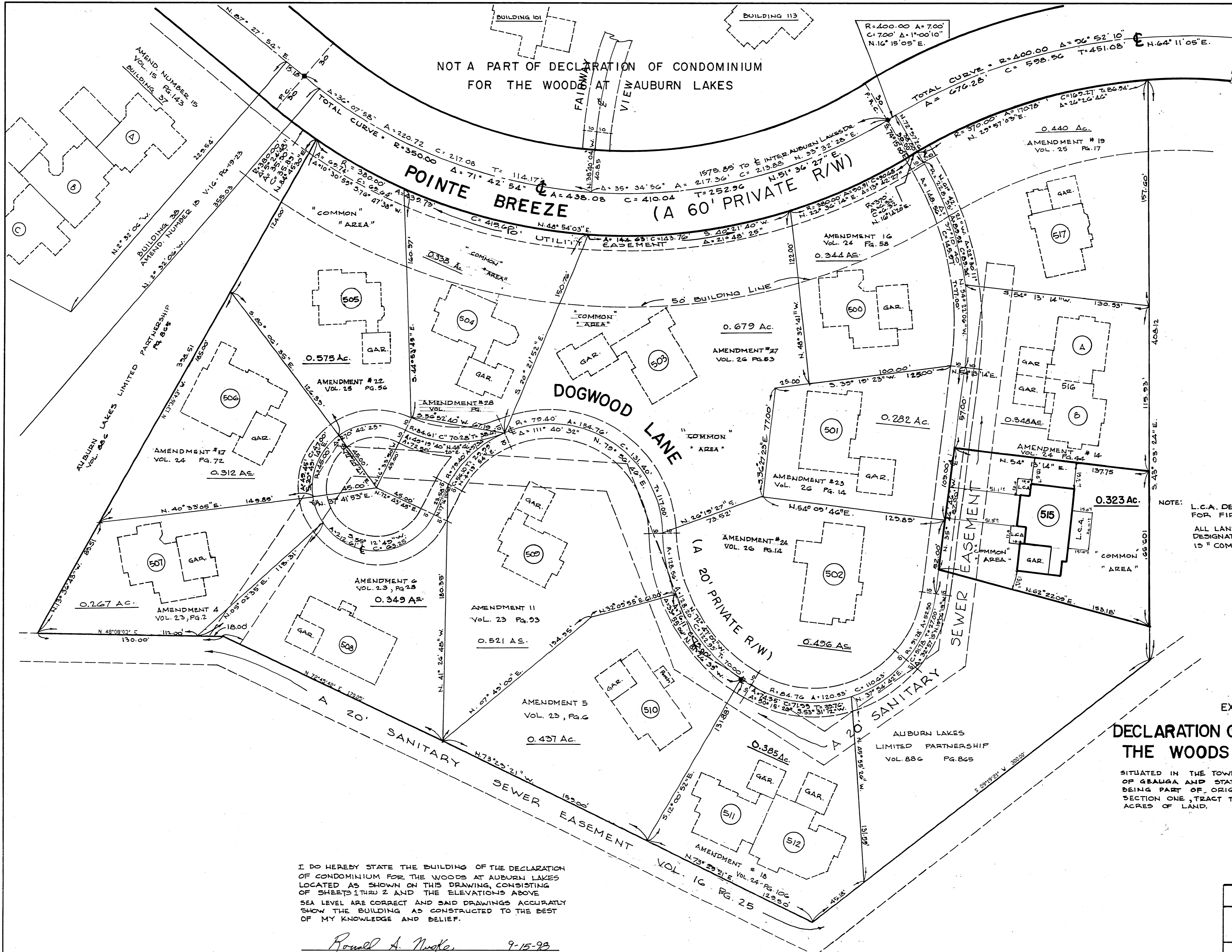
J. & P. WEINGART
V. 800 P. 919

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

AUBURN LAKES CONDOMINIUM

LAND IN THE WOODS SUBDIVISION VOL. 11, PG. 33

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



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 0.323 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 9-15-98
RONALD A. NUSKE REG. SURVEYOR # 5913

DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES		
BUILDING 515 LOCATION PLAT		
SCALE 1"=30'	SEPT., 1998	SHEET 2 OF 6
BRAUN-PRENOSIL ASSOC., INC. ENGINEERS-SURVEYORS CHAGRIN FALLS, OHIO		

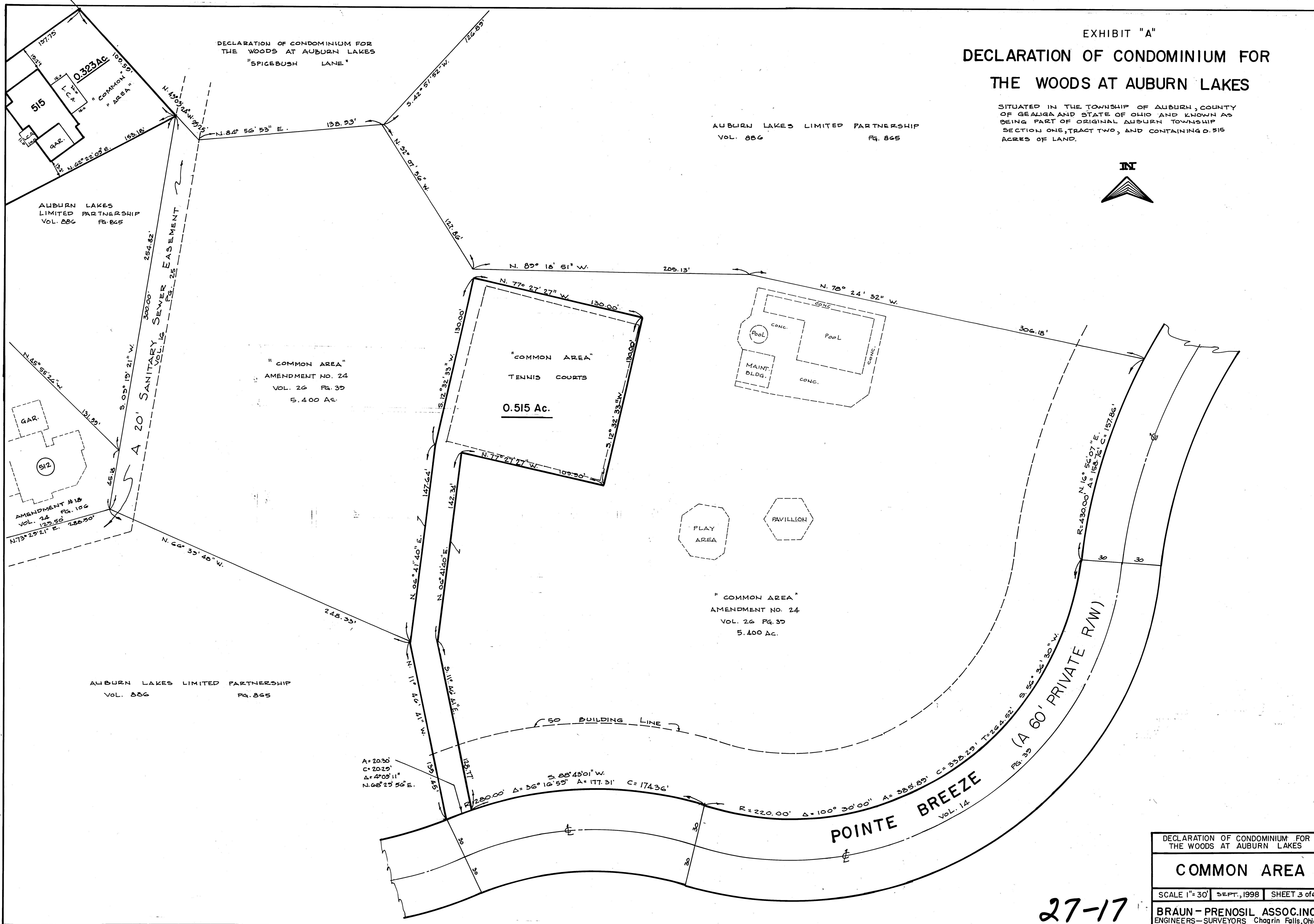
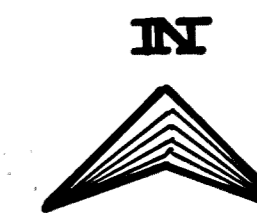
27-16

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 10000
 PROJECT NO. 98-001
 DATE: 09/15/98

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 0.515 ACRES OF LAND.

AUBURN LAKES LIMITED PARTNERSHIP
 VOL. 886 Pg. 865



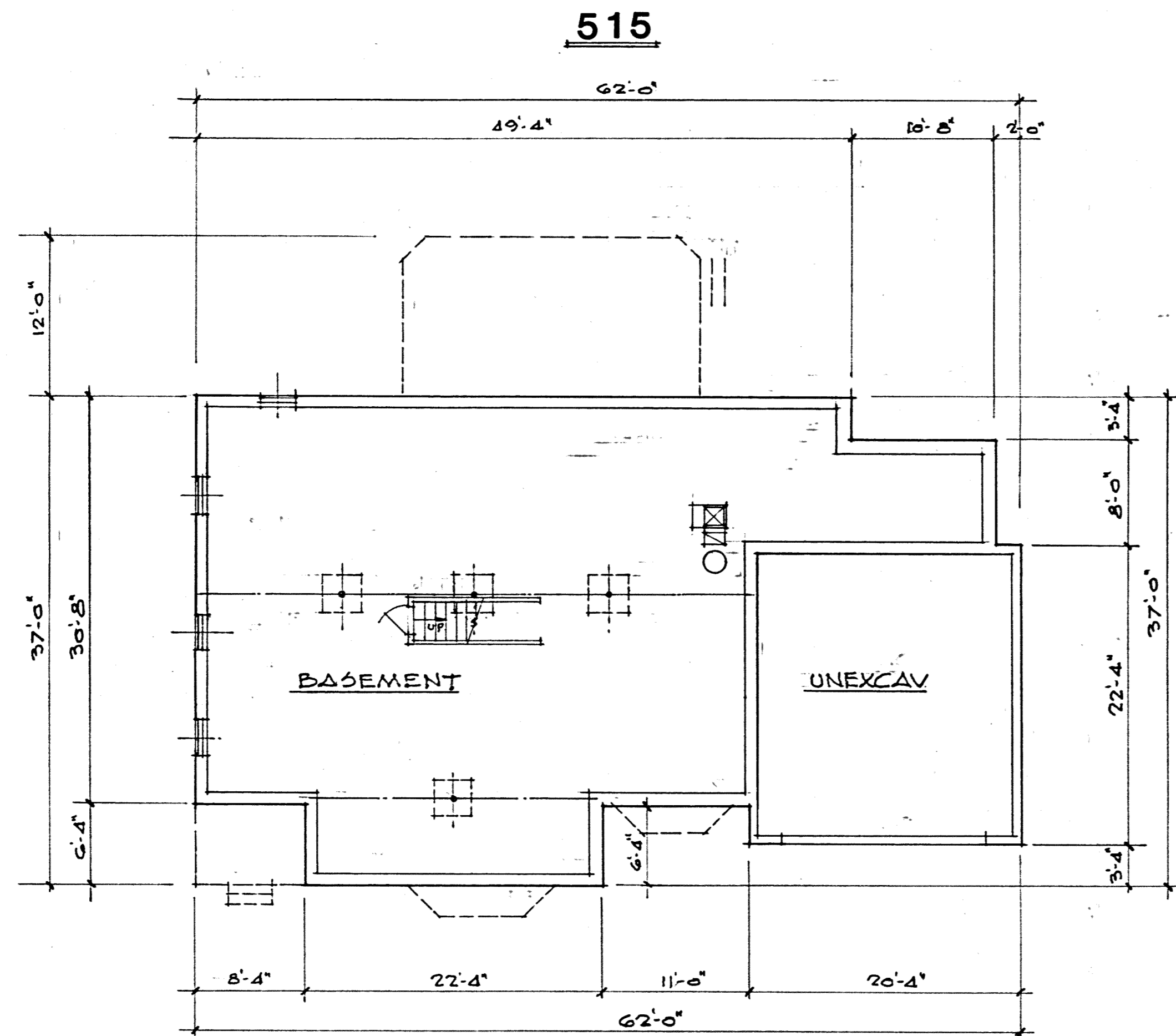
DECLARATION OF CONDOMINIUM FOR
 THE WOODS AT AUBURN LAKES

COMMON AREA

SCALE 1" = 30' SEPT., 1998 SHEET 3 of 6

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

27-17



BASEMENT PLAN

I DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 515 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.

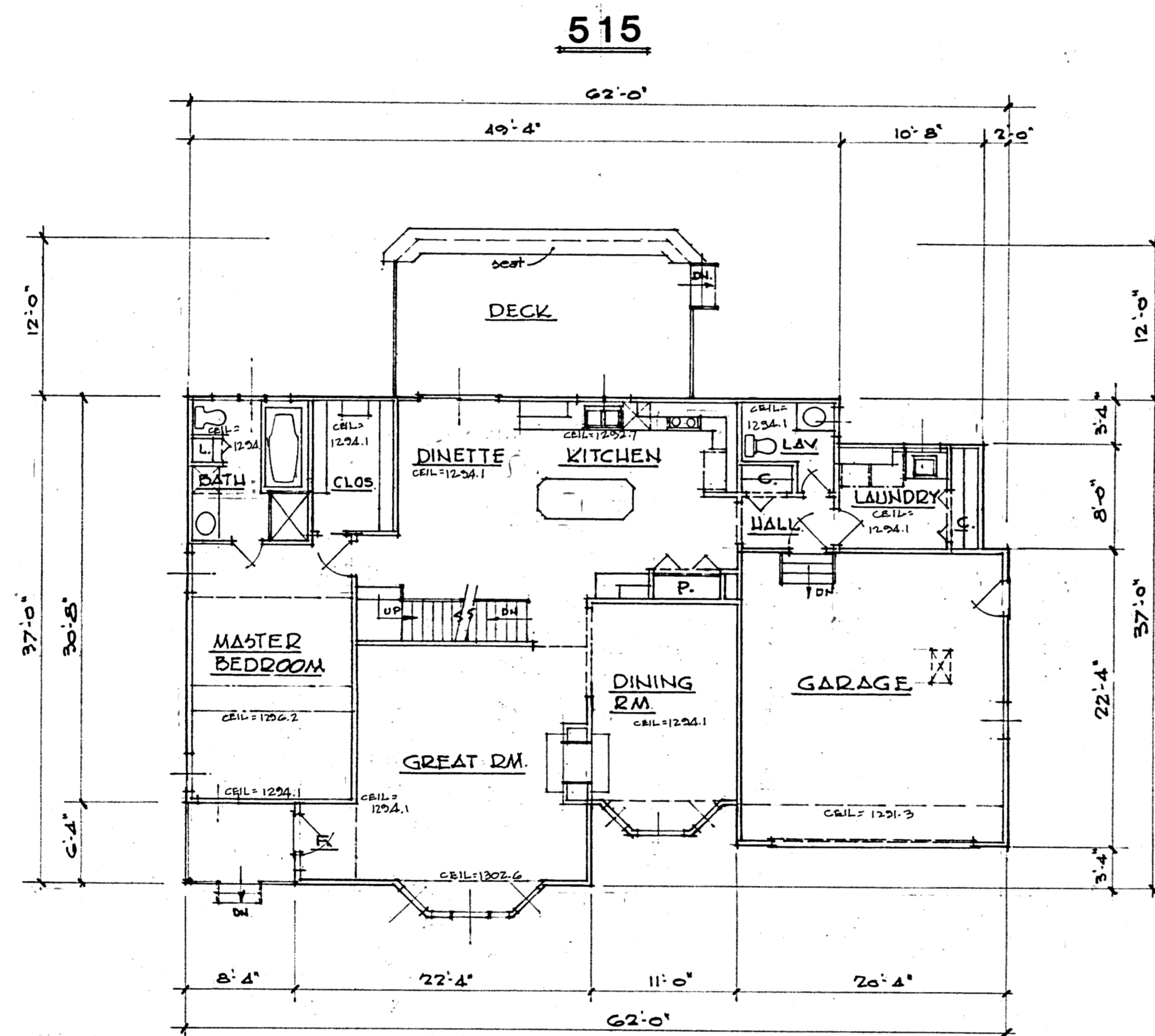
Mark A. Smoley 9-15-98
 MARK A. SMOLEY - PROFESSIONAL ENG. #57447

EXHIBIT "A"

DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES		
BUILDING 515		
SCALE: 1/8"=1'-0"	SEPT., 1998	SHEET 4 OF 6
BRAUN-PRENOSIL ASSOC., INC. ENGINEERS-SURVEYORS CHAGRIN FALLS, OHIO		

27-18

PLAN-HOLD CORPORATION • IRVINE, CALIFORNIA
 REGISTERED NUMBER 07248
 PROFESSIONAL SEAL OF IRVINE, CALIFORNIA
 PLAN-HOLD CORPORATION • IRVINE, CALIFORNIA
 REGISTERED NUMBER 07248
 PROFESSIONAL SEAL OF IRVINE, CALIFORNIA
 PLAN-HOLD CORPORATION • IRVINE, CALIFORNIA
 REGISTERED NUMBER 07248
 PROFESSIONAL SEAL OF IRVINE, CALIFORNIA



FIRST FLOOR PLAN

UNIT	GARAGE ELEV.		SQ. FT.	BASEMENT		SQ. FT.	1st FLOOR ELEV.		SQ. FT.	2nd FLOOR ELEV.		SQ. FT.	TOTAL SQ. FT.
	FLOOR	CEILING		FLOOR	CEILING		FLOOR	CEILING		FLOOR	CEILING		
515	1282.7	1294.1	442	1276.4	1284.2	1616	1285.1	SEE PLAN	1652	1295.1	SEE PLAN	837	2489

I DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 515 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.

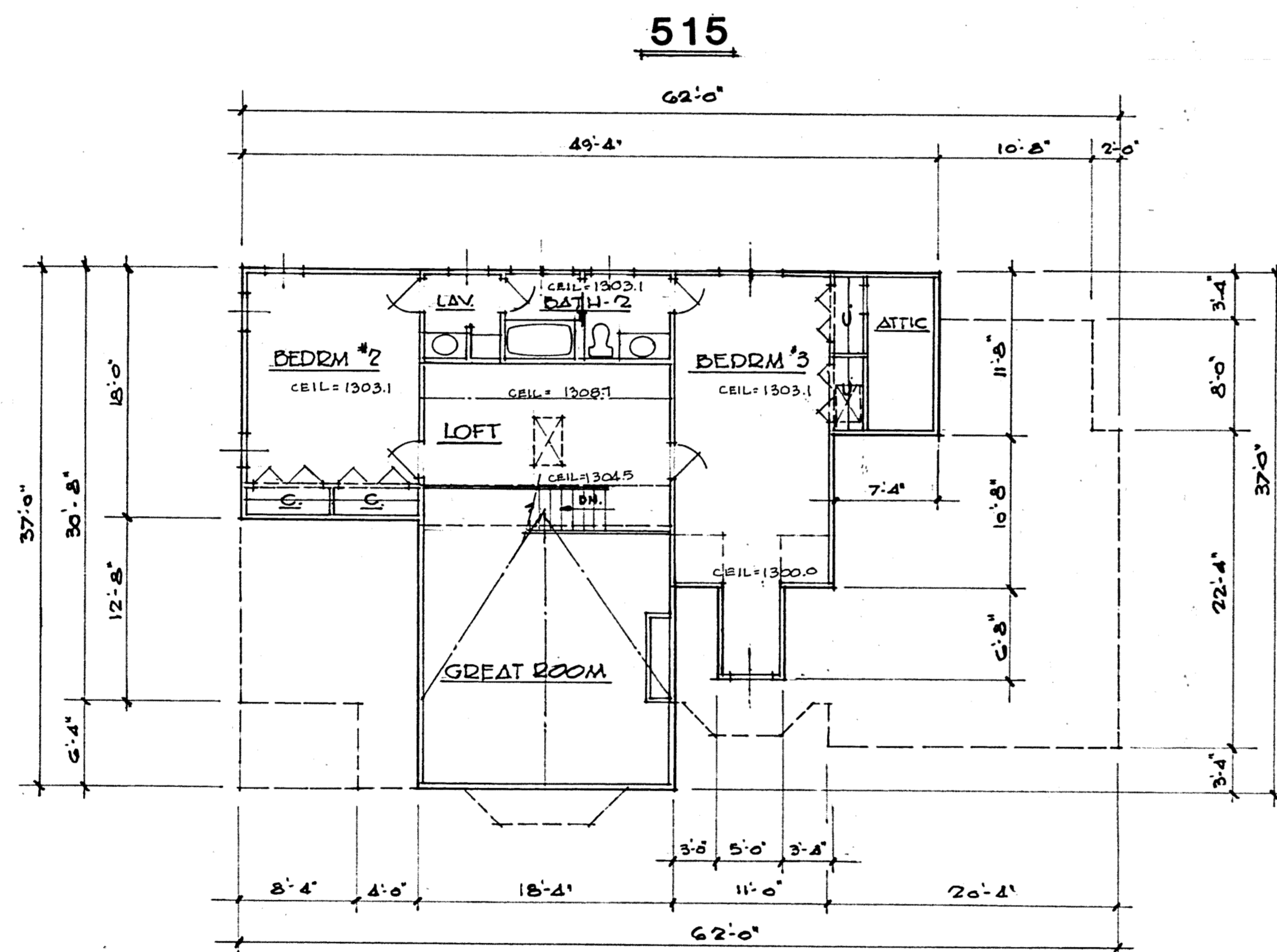
Mark A. Smoley 9-15-98
 MARK A. SMOLEY - PROFESSIONAL ENG. #57447

EXHIBIT "A"

DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES		
BUILDING 515		
SCALE: 1/8"=1'-0"	SEPT, 1998	SHEET 5 OF 6
BRAUN-PRENOSIL ASSOC., INC. ENGINEERS-SURVEYORS CHAGRIN FALLS, OHIO		

27-19

PLAN/HOLD CORPORATION • IRVINE, CALIFORNIA
 REPORT BY NUMBER 0754
 PLAN/HOLD CORPORATION • IRVINE, CALIFORNIA
 REPORT BY NUMBER 0754
 PLAN/HOLD CORPORATION • IRVINE, CALIFORNIA
 REPORT BY NUMBER 0754
 PLAN/HOLD CORPORATION • IRVINE, CALIFORNIA
 REPORT BY NUMBER 0754



SECOND FLOOR PLAN

I DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 515 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.

Mark A. Smoley 9-15-98
 MARK A. SMOLEY - PROFESSIONAL ENG. #57447

EXHIBIT "A"

DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES		
BUILDING 515		
SCALE: 1/8" = 1'-0"	SEPT., 1998	SHEET 6 OF 6
BRAUN-PRENOSIL ASSOC., INC. ENGINEERS-SURVEYORS CHAGRIN FALLS, OHIO		

27-20

PLAN HOLD CORPORATION • RAINIER, CALIFORNIA
 REGISTERED PROFESSIONAL ARCHITECT
 PROJECT NO. 98-0018 (PLAN SET)