

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 83.986 AC.

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

AUBURN LAKES LIMITED PARTNERSHIP
DEED VOLUME 886, PAGE 865

LGND	AMENDMENT	DATE	BLDG NO.	VOL. NO.	LGND	AMENDMENT	DATE	BLDG NO.	VOL. NO.
1	ORIGINAL	FEB. 1995	620/621	V. 22 P. 77					
2	AMENDMENT NO. 1	MAY 95	628/629	V. 22 P. 91					
3	AMENDMENT NO. 2	JUL. 95	625/626	V. 22 P. 103					
4	AMENDMENT NO. 3	AUG. 95	638/639	V. 22 P. 113					
5	AMENDMENT NO. 4	SEP. 95	507	V. 23 P. 2					
6	AMENDMENT NO. 5	SEP. 95	510	V. 23 P. 6					
7	AMENDMENT NO. 6	NOV. 95	508	V. 23 P. 28					
8	AMENDMENT NO. 7	FEB. 96	622/623	V. 23 P. 50					
9	AMENDMENT NO. 8	APR. 96	632/633	V. 23 P. 59					
10	AMENDMENT NO. 9	APR. 96	634/635	V. 23 P. 64					
11	AMENDMENT NO. 10	MAY 96	630/631	V. 23 P. 83					
12	AMENDMENT NO. 11	JUL. 96	509	V. 23 P. 93					
13	AMENDMENT NO. 12	JUL. 96	636/637	V. 24 P. 01					
14	AMENDMENT NO. 13	AUG. 96	629	V. 24 P. 25					
15	AMENDMENT NO. 14	OCT. 96	516	V. 24 P. 44					
16	AMENDMENT NO. 15	OCT. 96	640/641	V. 24 P. 51					
17	AMENDMENT NO. 16	OCT. 96	500	V. 24 P. 58					
18	AMENDMENT NO. 17	NOV. 96	506	V. 24 P. 72					
19	AMENDMENT NO. 18	JAN. 97	511/512	V. 24 P. 106					
20	AMENDMENT NO. 19	APR. 97	517	V. 25 P. 17					
21	AMENDMENT NO. 20	MAY 97	642	V. 25 P. 45					
22	AMENDMENT NO. 21	MAY 97	627/628	V. 25 P. 49					
23	AMENDMENT NO. 22	MAY 97	505	V. 25 P. 56					
24	AMENDMENT NO. 23	JAN. 98	501	V. 26 P. 14					
25	AMENDMENT NO. 24	MAR. 98	502	V. 26 P. 35					
26	AMENDMENT NO. 25	APR. 98	608/609	V. 26 P. 44					
27	AMENDMENT NO. 26	MAY 98	526	V. 26 P. 53					
28	AMENDMENT NO. 27	JUN. 98	503	V. 26 P. 63					
29	AMENDMENT NO. 28	JUL. 98	602/603	V. 26 P. 99					
30	AMENDMENT NO. 29	JUL. 98	504						
31	AMENDMENT NO. 30	AUG. 98	525						
32	AMENDMENT NO. 31	SEP. 98	515	V. 27 P. 15					
33	AMENDMENT NO. 32	NOV. 98	514						
34	AMENDMENT NO. 33	MAR. 99	518						
35	AMENDMENT NO. 34	JUN. 99	761						

NUMBER	RADIUS	CENTRAL ANGLE	ARC	TANGENT	CHORD	CHORD BEARING
C-1	670.00	43° 29' 07"	508.48	267.19	496.37	N. 60° 36' 26" E.
C-2	340.69	24° 03' 50"	143.09	72.61	142.04	N. 50° 53' 50" E.
C-3	750.00	25° 36' 52"	334.50	596.66	18.51	N. 64° 52' 41" W.
C-4	750.00	57° 48' 47"	757.00	41.45	12.83	N. 89° 13' 46" E.
C-5	400.69	08° 16' 44"	43.91	2.98	43.89	N. 42° 00' 17" E.
C-6	600.00	36° 31' 52"	378.38	195.45	372.25	N. 56° 37' 57" E.
C-7	350.00	03° 58' 34"	14.82	7.41	14.82	N. 86° 15' 40" E.
C-8	362.08	40° 45' 16"	257.53	134.49	282.14	N. 63° 16' 29" E.
C-9	300.00	57° 15' 41"	195.10	120.14	191.66	N. 69° 03' 11" E.
C-10	250.00	40° 36' 10"	176.44	92.07	172.80	N. 66° 36' 29" E.
C-11	250.00	102° 08' 00"	438.51	300.59	384.42	N. 56° 36' 30" E.
C-12	400.00	25° 08' 57"	175.56	69.22	174.16	N. 16° 56' 59" E.
C-13	150.00	108° 54' 57"	285.14	209.96	244.10	N. 22° 57' 04" W.
C-14	350.00	40° 48' 33"	249.39	130.25	244.14	N. 56° 56' 49" W.
C-15	150.00	182° 08' 00"	241.12	155.60	25.89	N. 62° 36' 02" W.
C-16	250.00	67° 15' 10"	267.48	148.15	254.91	N. 61° 58' 09" E.
C-17	400.00	96° 52' 07"	676.28	491.08	598.56	N. 64° 11' 09" E.
C-18	350.00	69° 11' 53"	423.32	244.89	397.98	N. 50° 23' 56" E.
C-19	400.00	15° 25' 57"	107.74	54.30	107.74	N. 14° 04' 29" E.
C-20	400.00	09° 42' 54"	67.82	33.99	67.74	N. 26° 36' 54" E.
C-21	430.00	03° 59' 37"	29.97	14.99	29.97	N. 29° 30' 39" E.
C-22	120.00	108° 54' 57"	228.51	167.97	195.28	N. 22° 57' 04" W.
C-23	380.00	40° 48' 30"	270.76	141.42	265.07	N. 56° 56' 49" W.
C-24	150.00	57° 07' 00"	139.82	71.73	129.43	N. 62° 08' 30" W.
C-25	150.00	40° 58' 00"	107.29	56.06	105.02	N. 71° 46' 30" E.
C-26	150.00	182° 08' 00"	192.69	124.48	172.79	N. 62° 36' 02" W.
C-27	150.00	26° 15' 36"	55.00	27.99	54.52	N. 49° 42' 48" W.
C-28	150.00	69° 50' 24"	137.89	77.69	130.43	N. 64° 14' 12" E.
C-29	350.00	27° 40' 46"	89.96	50.18	98.31	N. 62° 39' 25" E.
C-30	200.00	36° 37' 24"	168.53	87.61	165.35	N. 66° 41' 30" W.
C-31	280.00	17° 16' 36"	60.00	30.12	59.89	N. 57° 27' 30" E.
C-32	280.00	09° 55' 50"	48.20	24.16	48.15	N. 66° 36' 36" E.
C-33	280.00	26° 15' 36"	141.69	72.40	140.19	N. 67° 57' 20" E.
C-34	280.00	10° 10' 01"	49.68	24.91	49.62	N. 72° 27' 50" W.
C-35	275.00	35° 00' 00"	167.99	88.71	166.39	N. 03° 30' 42" W.
C-36	40.00	240° 00' 00"	167.55	69.28	69.28	N. 75° 59' 19" E.
C-37	150.00	87° 35' 17"	83.28	41.24	83.76	N. 49° 24' 58" W.
C-38	150.00	72° 53' 42"	165.39	98.01	154.46	N. 05° 48' 26" E.
C-39	400.00	18° 00' 00"	102.10	51.77	101.86	N. 39° 46' 19" E.
C-40	40.00	235° 00' 36"	162.67	82.01	71.59	N. 67° 15' 58" W.
C-41	40.00	44° 50' 44"	16.81	8.51	16.82	N. 09° 26' 04" W.

558379

RECEIVED FOR RECORD THIS 15
DAY OF June 1999
AT 2:50 AND RECORDED IN
VOLUME 28 PAGE 9
OF GEauga COUNTY RECORDS OF PLATS

Catherine H. Heiden
CATHERINE H. HEIDEN, RECORDER

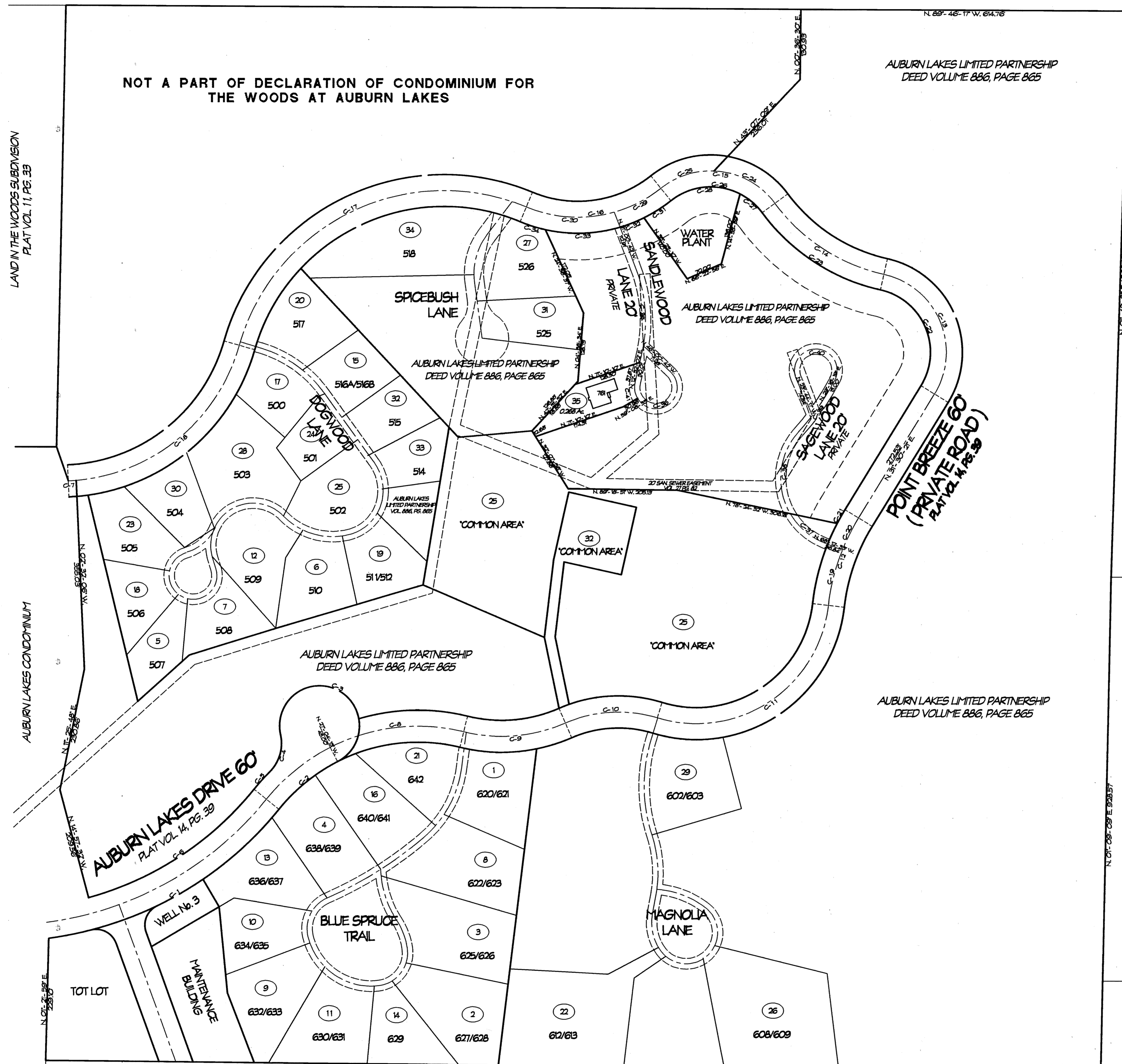
I DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 761 OF THE DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES, INCLUDING THE LAYOUT, LOCATION, DESIGNATION AND DIMENSIONS OF EACH FAMILY UNIT AND BUILDING AS CONSTRUCTED.



STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078

EXHIBIT 'A'
DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES
MASTER SITE PLAN
SCALE: 1" = 100' JUNE 1999 SHEET 1 OF 5
LESSMAN, BENDER & ASSOCIATES
Engineers - Surveyors - Planners
Village Station 401 South Street Chardon Ohio 44024
Phone: (440) 286-7204 Fax: (440) 286-3535

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LAND IN THE WOODS SUBDIVISION
PLAT VOL. 11, PG. 35

AUBURN LAKES CONDOMINIUM

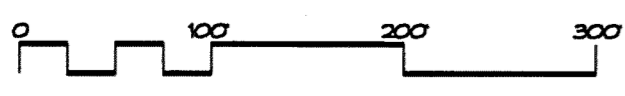
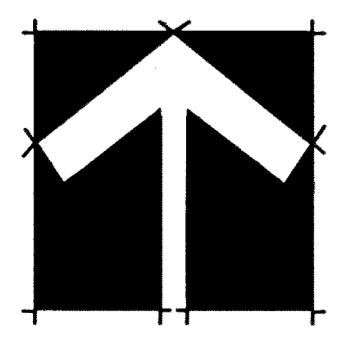
AUBURN INDUSTRIAL PARK
PARTNERSHIP
DEED VOL. 647, PG. 663

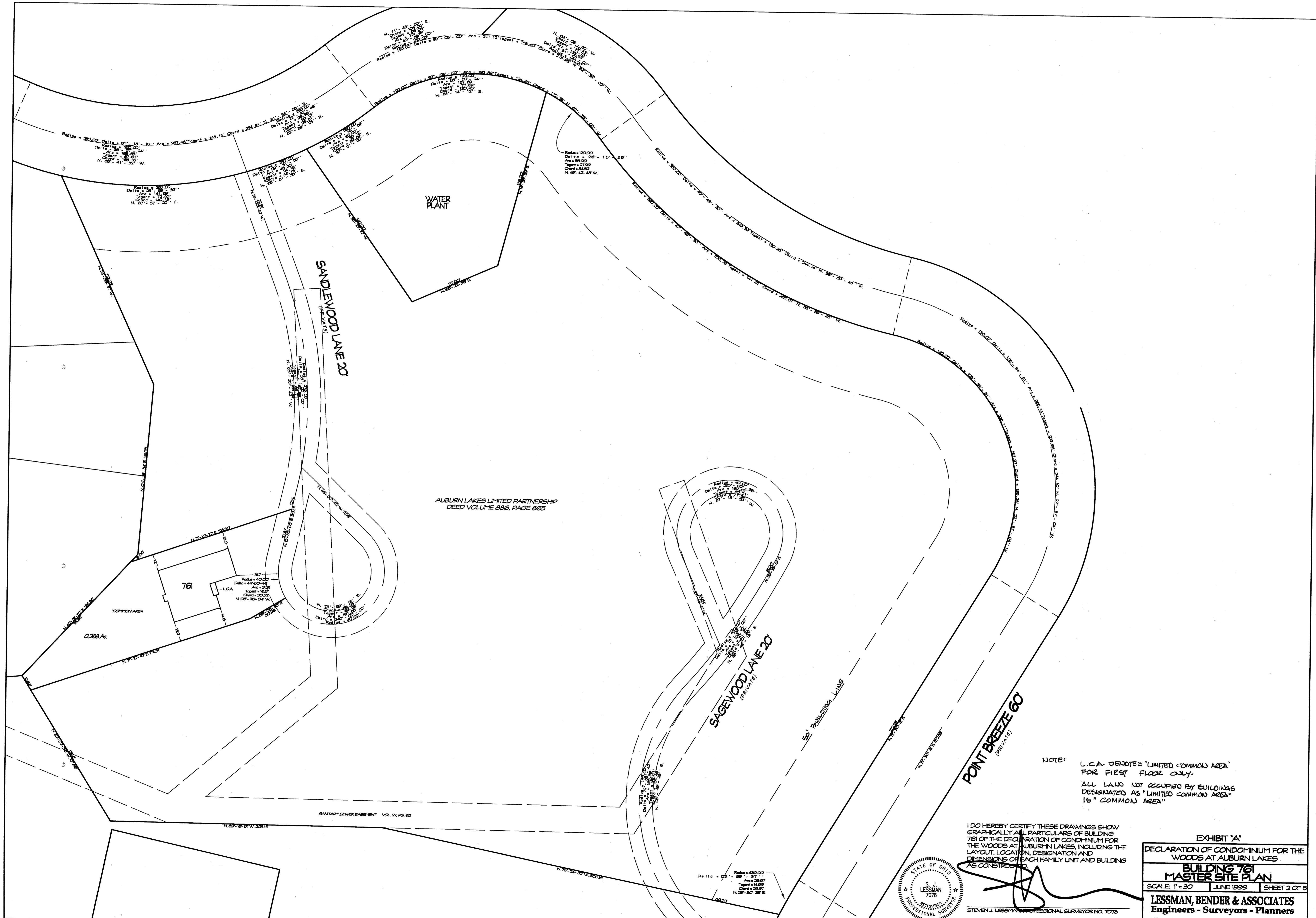
THE QUEENS DEVELOPMENT CO.
DEED VOL. 1025, PG. 142

AUBURN LAKES LIMITED PARTNERSHIP
DEED VOLUME 886, PAGE 865

J. P. WEINGART
DEED VOL. 800, PG. 919

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





NOTE: L.C.A. DENOTES "LIMITED COMMON AREA" FOR FIRST FLOOR ONLY.
 ALL LAND NOT OCCUPIED BY BUILDINGS DESIGNATED AS "LIMITED COMMON AREA" IS "COMMON AREA"

I DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 761 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.

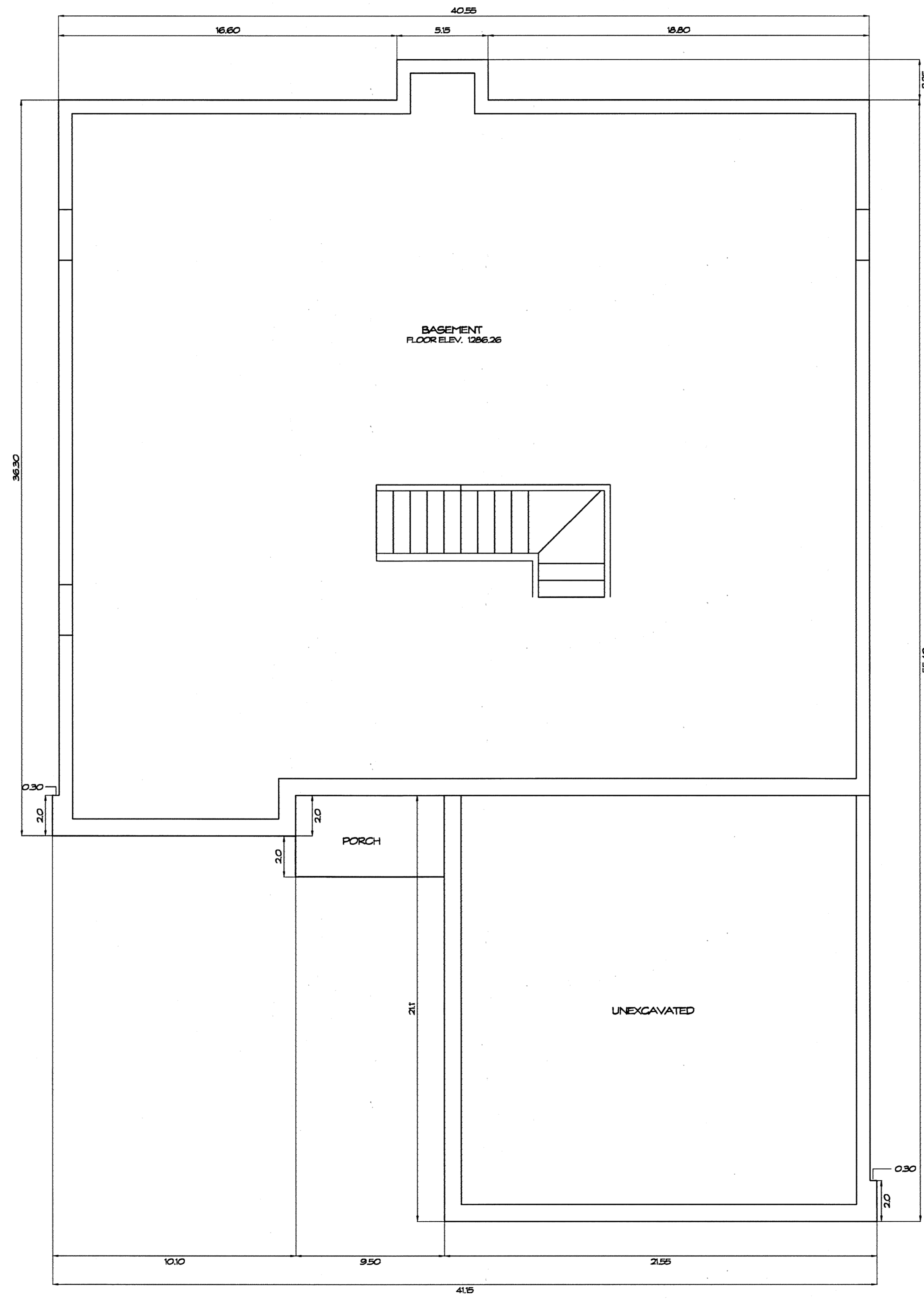


STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078

EXHIBIT 'A'		
DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES		
BUILDING 761		
MASTER SITE PLAN		
SCALE: 1" = 30'	JUNE 1999	SHEET 2 OF 5
LESSMAN, BENDER & ASSOCIATES		
Engineers - Surveyors - Planners		
Village Station	401 South Street	Chardon, Ohio 44024
Phone: (440) 286-7204		Fax: (440) 286-3335

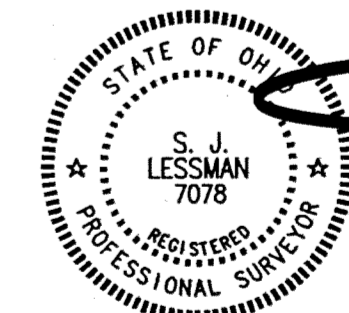
28-10

IRVINE CALIFORNIA
 PLANNING CORPORATION • IRVINE CALIFORNIA
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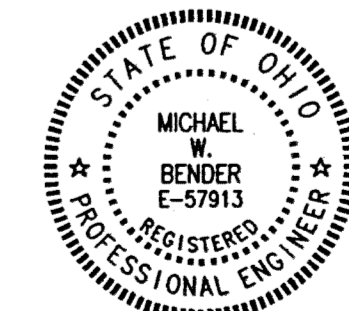


FOUNDATION PLAN
1/4" = 1'-0"

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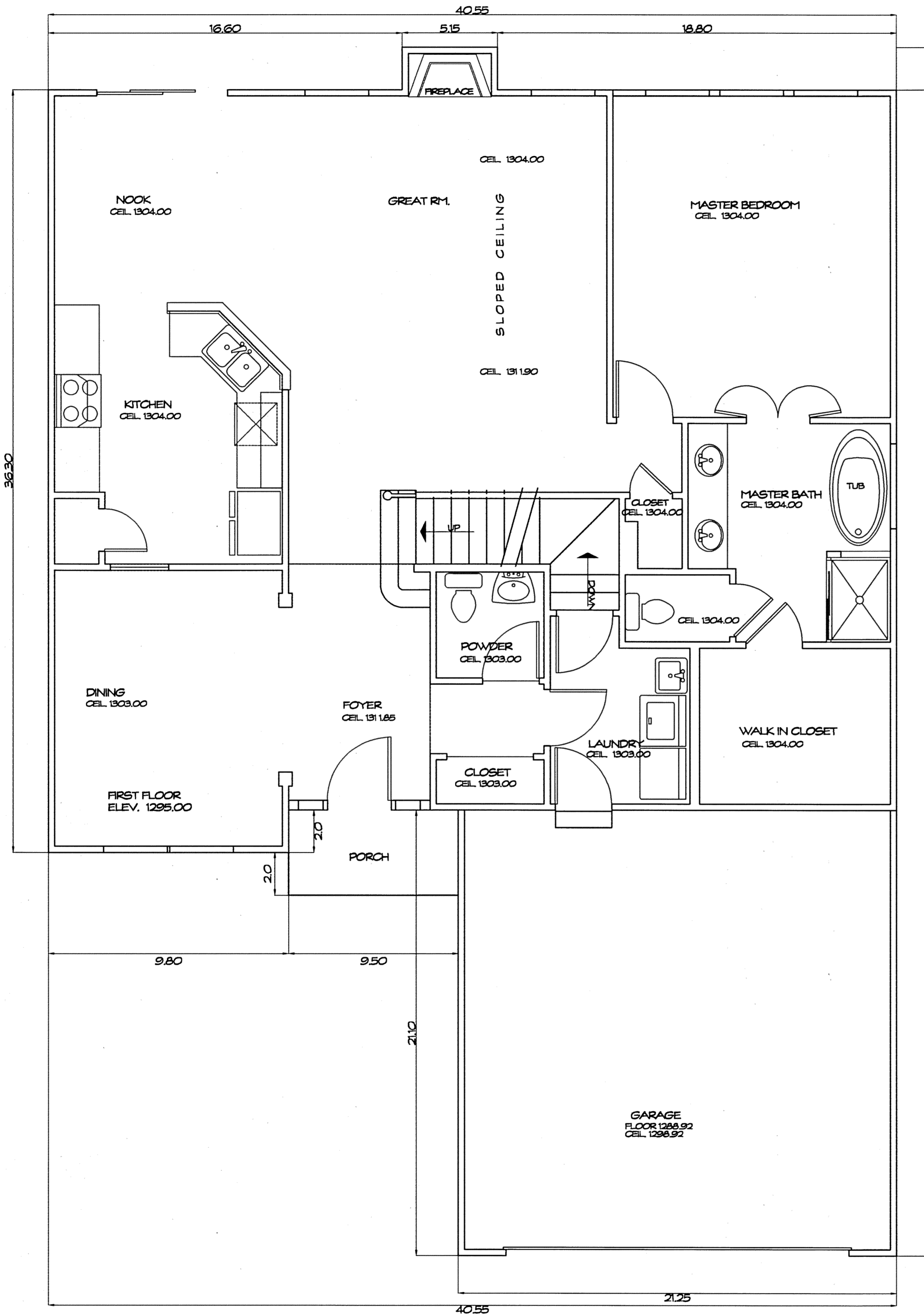
STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078



MICHAEL W. BENDER, PROFESSIONAL ENGINEER NO. E-67913

EXHIBIT 'A'
DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES
BUILDING 761
SCALE: 1/4" = 1'-0" JUNE 1999 SHEET 3 OF 5
LESSMAN, BENDER & ASSOCIATES
Engineers - Surveyors - Planners
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28-11



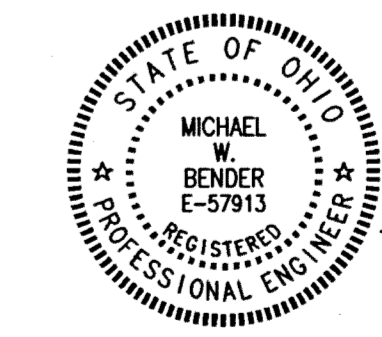
FIRST FLOOR PLAN
1/4" = 1'-0"

UNIT	GARAGE ELEV.		SQ. FT.	BASEMENT ELEV.		SQ. FT.	1ST FLOOR ELEV.		SQ. FT.	2ND FLOOR ELEV.		SQ. FT.	TOTAL SQ. FT.
	FLOOR	CEILING		FLOOR	CEILING		FLOOR	CEILING		FLOOR	CEILING		
761	1288.92	1288.92	448	1286.26	1293.83	1399	1295.00	SEE PLAN	1410	1303.85	131.85	608	3865

WE DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 761 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.



Steven J. Lessman
STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078



Michael W. Bender
MICHAEL W. BENDER, PROFESSIONAL ENGINEER NO. E-57913

EXHIBIT 'A'

DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES

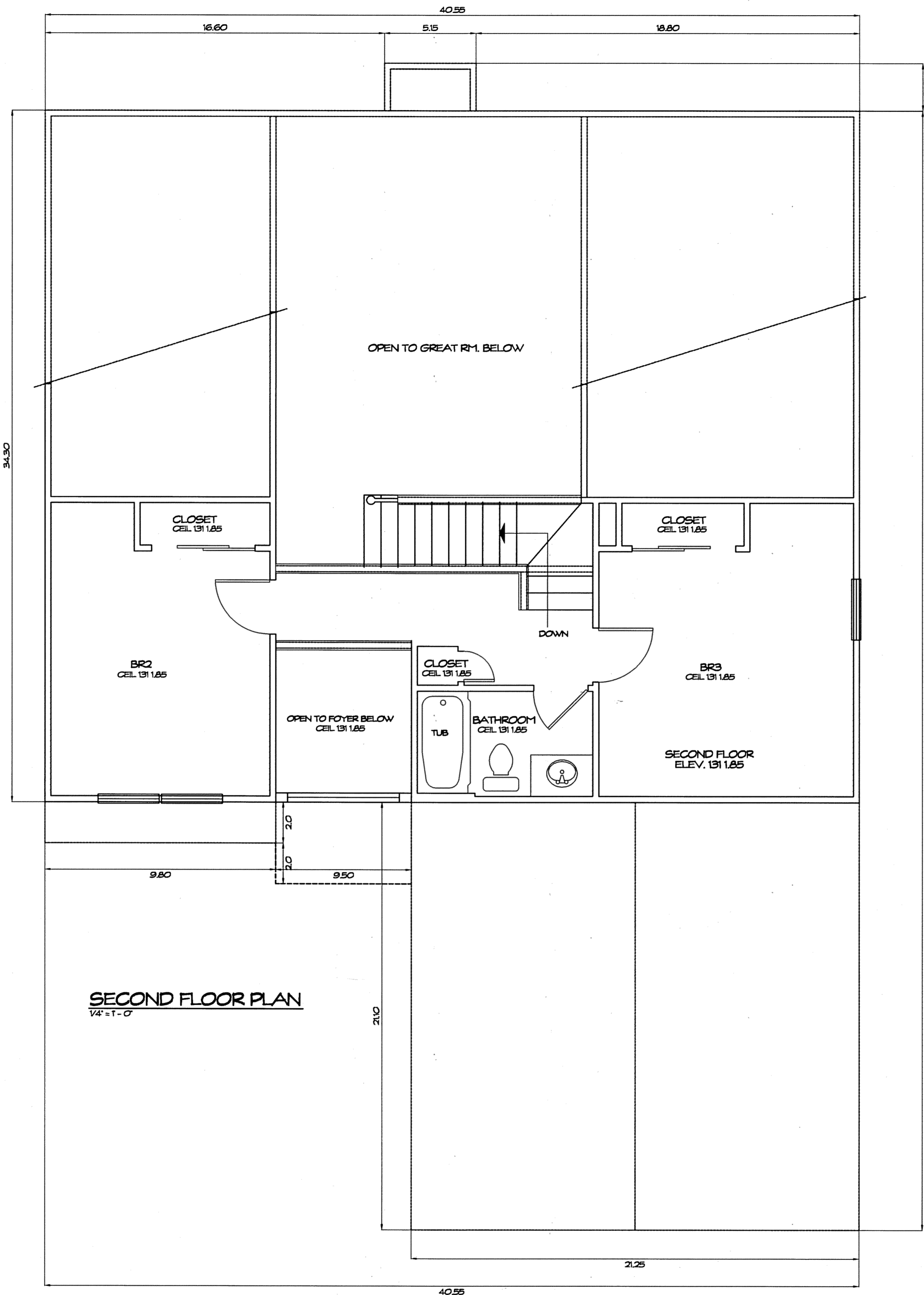
BUILDING 761

SCALE 1/4" = 1'-0" | JUNE 1999 | SHEET 4 OF 5

LESSMAN, BENDER & ASSOCIATES
Engineers - Surveyors - Planners

Village Station 401 South Street Chardon Ohio 44024
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28-12

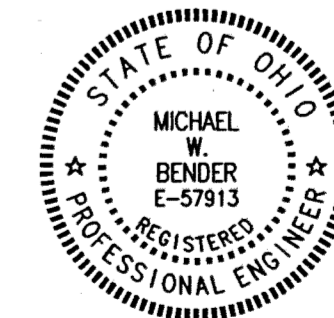


58-27-879

WE DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 761 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.



STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078



Michael W. Bender
MICHAEL W. BENDER, PROFESSIONAL ENGINEER NO. 55793

EXHIBIT 'A'
DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES
BUILDING 761
SCALE: 1/4" = 1'-0" | JUNE 1999 | SHEET 5 OF 5
LESSMAN, BENDER & ASSOCIATES
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Village Station 401 South Street Chardon Ohio 44024
Phone: (440) 286-7204 Fax: (440) 286-3335

28-13

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REGISTERED NUMBER 07348
REGISTERED OFFICE: IRVINE, CALIFORNIA