

**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

LAND	AMENDMENT	DATE	BLDG NO.	VOL. NO.	LAND	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. 119					
5	AMENDMENT NO. 4	SEP. 95	507	V. 23 P. 2					
6	AMENDMENT NO. 5	SEP. 95	510	V. 23 P. 2					
7	AMENDMENT NO. 6	NOV. 95	508	V. 23 P. 26					
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	632/631	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	511512	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	622/623	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						
36	AMENDMENT NO. 35	JUN. 99	759						

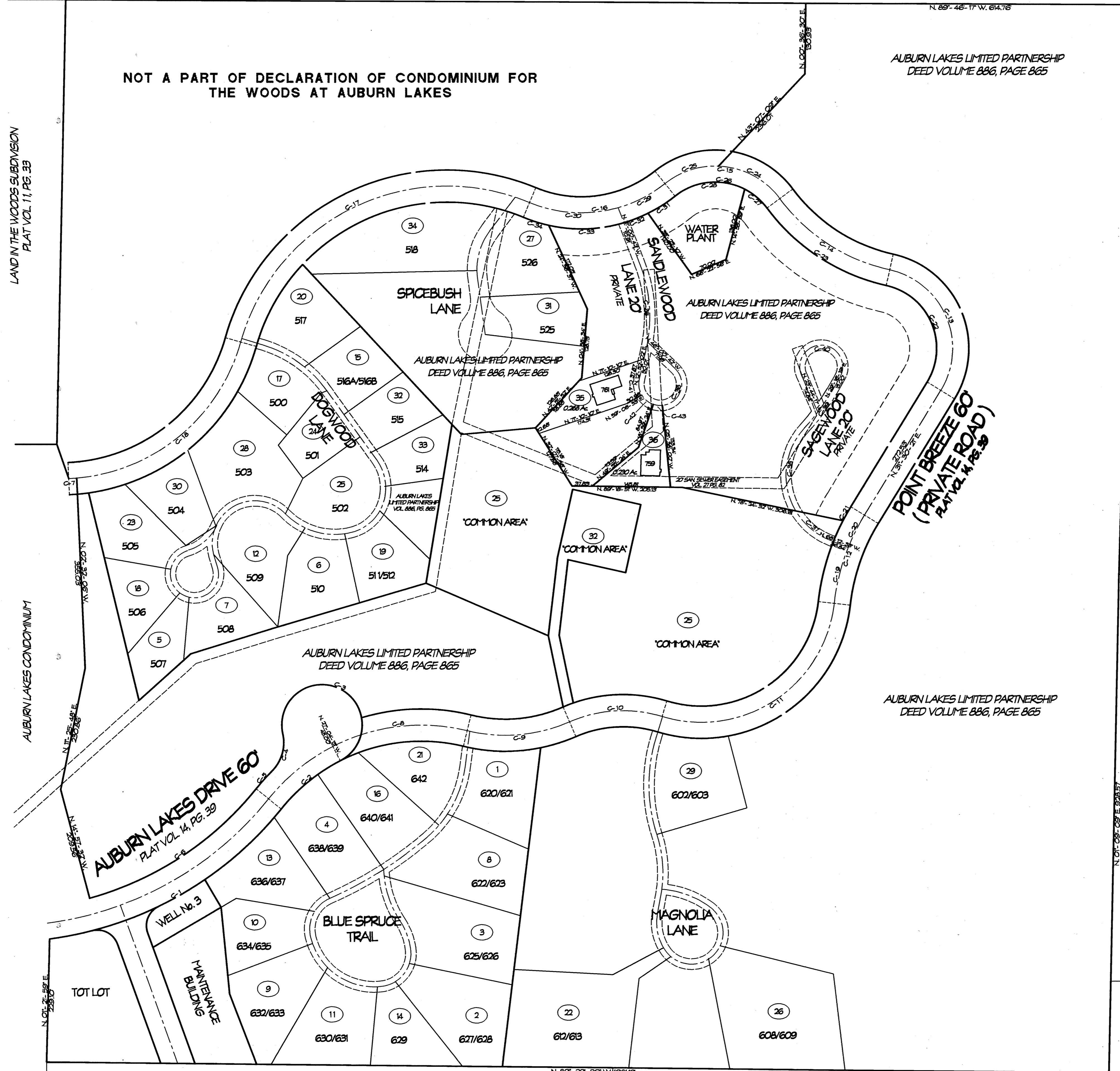
LAND IN THE WOODS SUBDIVISION
PLAT VOL. 11, PG. 33

AUBURN LAKES CONDOMINIUM

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

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

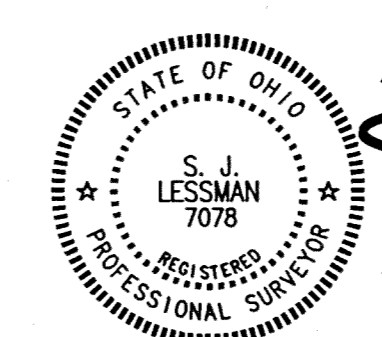
R.L. & J.F. SIMPSON
DEED VOL. 911, PG. 698



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	75.00	25° 36' 52"	33.45	16.51	16.51	N. 64° 52' 41" W.
C-4	75.00	57° 48' 47"	75.70	41.43	72.93	N. 69° 13' 46" E.
C-5	400.69	08° 16' 44"	43.91	21.98	43.89	N. 42° 00' 17" E.
C-6	600.00	36° 31' 52"	378.28	195.45	372.25	N. 56° 37' 57" E.
C-7	350.00	02° 35' 34"	14.82	7.41	14.82	N. 86° 15' 40" E.
C-8	362.06	40° 45' 16"	257.53	134.49	252.14	N. 63° 16' 29" E.
C-9	300.00	37° 16' 41"	196.10	101.14	191.68	N. 66° 03' 17" E.
C-10	250.00	40° 36' 10"	176.44	92.07	172.80	N. 66° 36' 29" E.
C-11	150.00	102° 30' 00"	438.51	300.59	384.42	N. 56° 36' 32" E.
C-12	400.00	28° 08' 57"	175.56	89.22	174.16	N. 61° 56' 59" E.
C-13	150.00	108° 54' 57"	285.14	209.96	244.30	N. 22° 57' 04" W.
C-14	350.00	40° 48' 30"	249.39	130.25	244.34	N. 56° 58' 49" W.
C-15	150.00	182° 08' 00"	241.2	156.60	275.89	N. 62° 36' 02" W.
C-16	280.00	67° 15' 10"	267.48	148.15	254.91	N. 61° 56' 09" E.
C-17	400.00	96° 52' 10"	676.28	451.08	598.56	N. 64° 11' 09" E.
C-18	350.00	69° 17' 58"	423.32	244.89	397.98	N. 50° 29' 56" E.
C-19	400.00	15° 22' 57"	107.74	54.30	107.41	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	138° 54' 57"	128.51	167.97	195.28	N. 22° 57' 04" W.
C-23	380.00	40° 48' 30"	270.76	141.42	265.07	N. 56° 58' 49" W.
C-24	150.00	51° 07' 00"	139.82	71.73	139.43	N. 62° 08' 30" W.
C-25	150.00	40° 36' 10"	107.29	56.06	105.02	N. 71° 46' 30" E.
C-26	150.00	182° 08' 00"	192.69	124.44	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	77.89	130.43	N. 64° 14' 12" E.
C-29	250.00	27° 42' 46"	96.96	50.18	96.31	N. 62° 39' 29" E.
C-30	250.00	36° 37' 24"	165.53	87.61	165.25	N. 66° 41' 32" W.
C-31	280.00	17° 16' 36"	60.00	30.12	59.89	N. 57° 27' 30" E.
C-32	280.00	09° 51' 50"	48.20	24.16	48.19	N. 66° 36' 36" E.
C-33	280.00	28° 58' 39"	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	36° 00' 00"	167.99	86.71	163.39	N. 63° 30' 42" W.
C-36	40.00	240° 00' 00"	167.55	69.28	69.28	N. 75° 59' 19" E.
C-37	130.00	37° 35' 10"	63.28	44.24	63.76	N. 69° 24' 58" W.
C-38	130.00	72° 53' 42"	165.39	96.01	154.46	N. 65° 48' 28" E.
C-39	480.00	18° 00' 00"	102.10	51.77	101.88	N. 36° 46' 19" E.
C-40	40.00	235° 00' 36"	162.67	80.21	71.59	N. 67° 15' 59" W.
C-41	40.00	44° 52' 44"	35.35	18.91	30.92	N. 69° 26' 04" W.
C-42	40.00	40° 09' 10"	28.03	14.62	27.46	N. 50° 16' 01" W.
C-43	40.00	24° 37' 24"	17.19	8.79	17.06	N. 63° 19' 18" W.

RECEIVED FOR RECORD THIS 8th DAY OF July 1999 560163
AT 2:39 PM AND RECORDED IN VOLUME 25 PAGE 25 OF GEauga COUNTY RECORDS OF PLATS

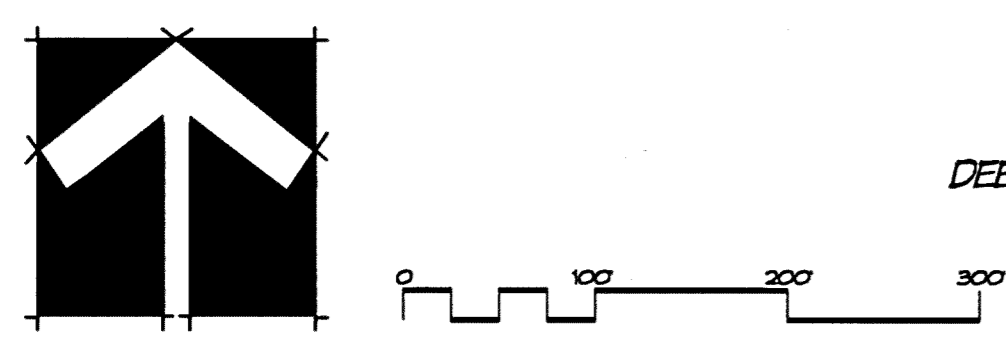
Catherine H. Heiden
CATHERINE H. HEIDEN, RECORDER



I DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 759 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

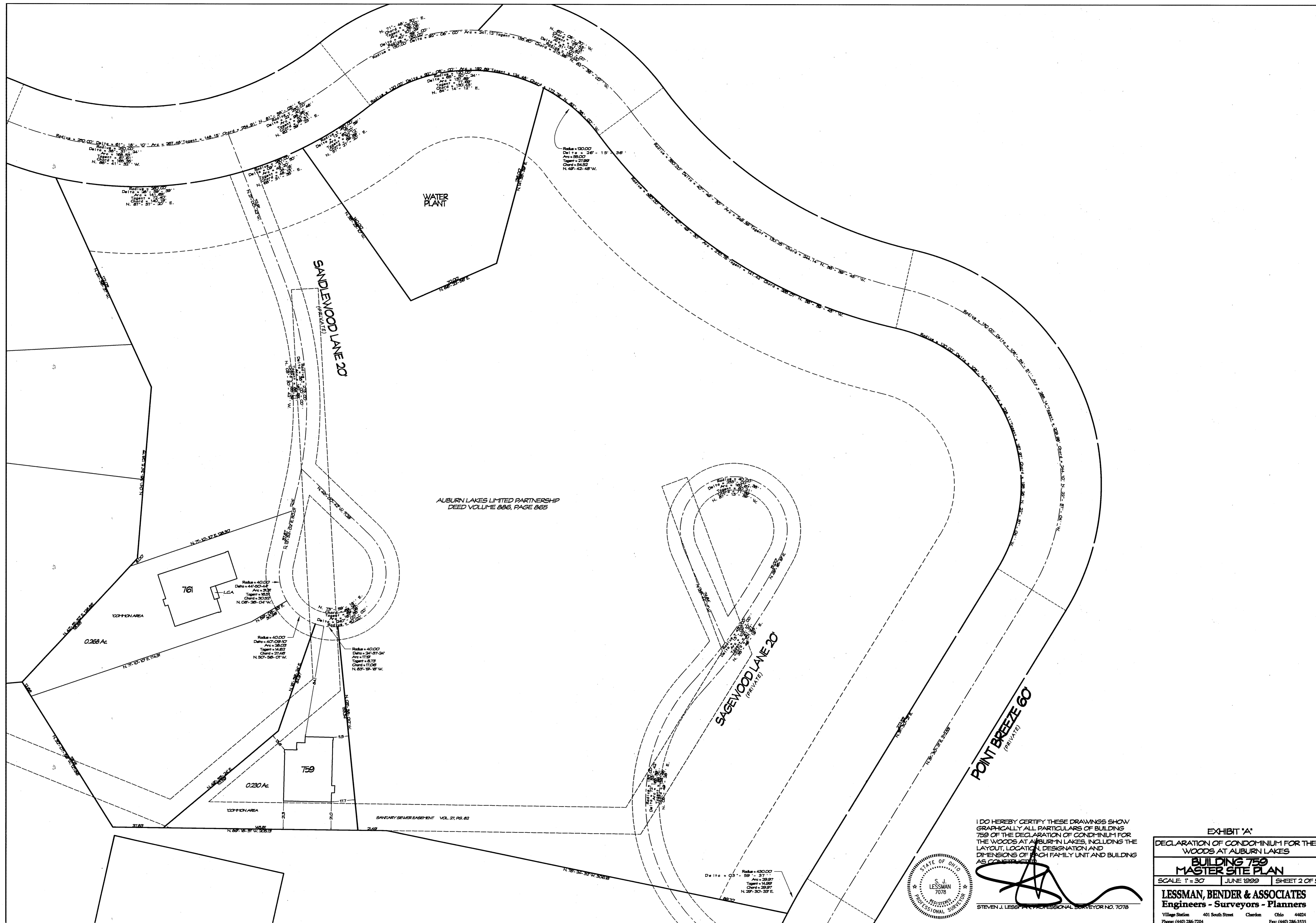
EXHIBIT 'A'
DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES
MASTER SITE PLAN
SCALE: 1" = 100' JUNE 1999 SHEET 1 OF 5
LESSMAN, BENDER & ASSOCIATES
Engineers - Surveyors - Planners
Village Station 401 South Street Chardon Ohio 44024
Phone: (440) 286-7204 Fax: (440) 286-3535



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

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

28-25



I DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 750 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 COPIED FROM THE RECORDS.

STEVEN J. LESSMAN PROFESSIONAL SURVEYOR NO. 7078

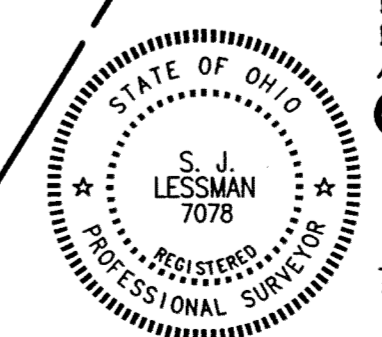


EXHIBIT 'A'

DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES

BUILDING 750

MASTER SITE PLAN

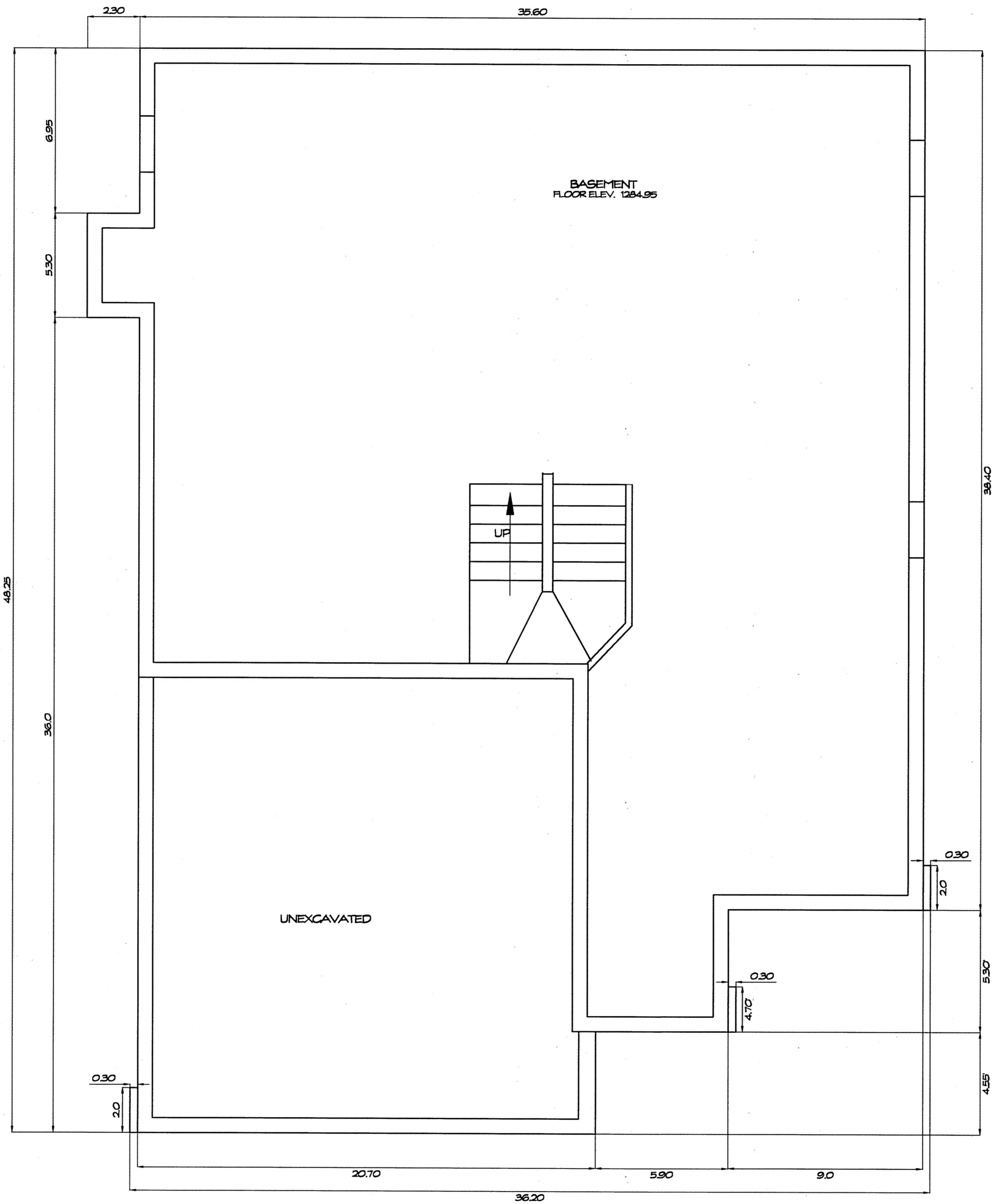
SCALE: 1" = 30'	JUNE 1999	SHEET 2 OF 5
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LESSMAN, BENDER & ASSOCIATES
Engineers - Surveyors - Planners

Village Station 401 South Street Chardon Ohio 44024
 Phone: (440) 286-7204 Fax: (440) 286-3535

28-26

STATE OF OHIO
 SURVEYORS
 STEVEN J. LESSMAN
 PROFESSIONAL SURVEYOR NO. 7078
 401 SOUTH STREET
 VILLAGE STATION
 CHARDON, OHIO 44024
 (440) 286-7204

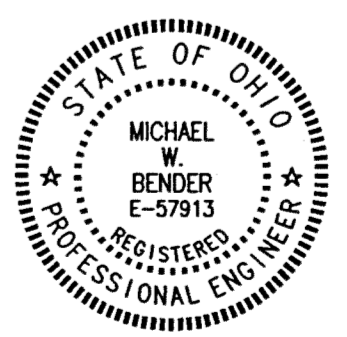


FOUNDATION PLAN
1/4" = 1'-0"

WE DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 759 OF THE DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES, INCLUDING THE LAYOUT, LOCATION, DESIGNATION AND DIMENSIONS OF EACH FAMILY UNIT AND BUILDING TO BE CONSTRUCTED.



STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7076

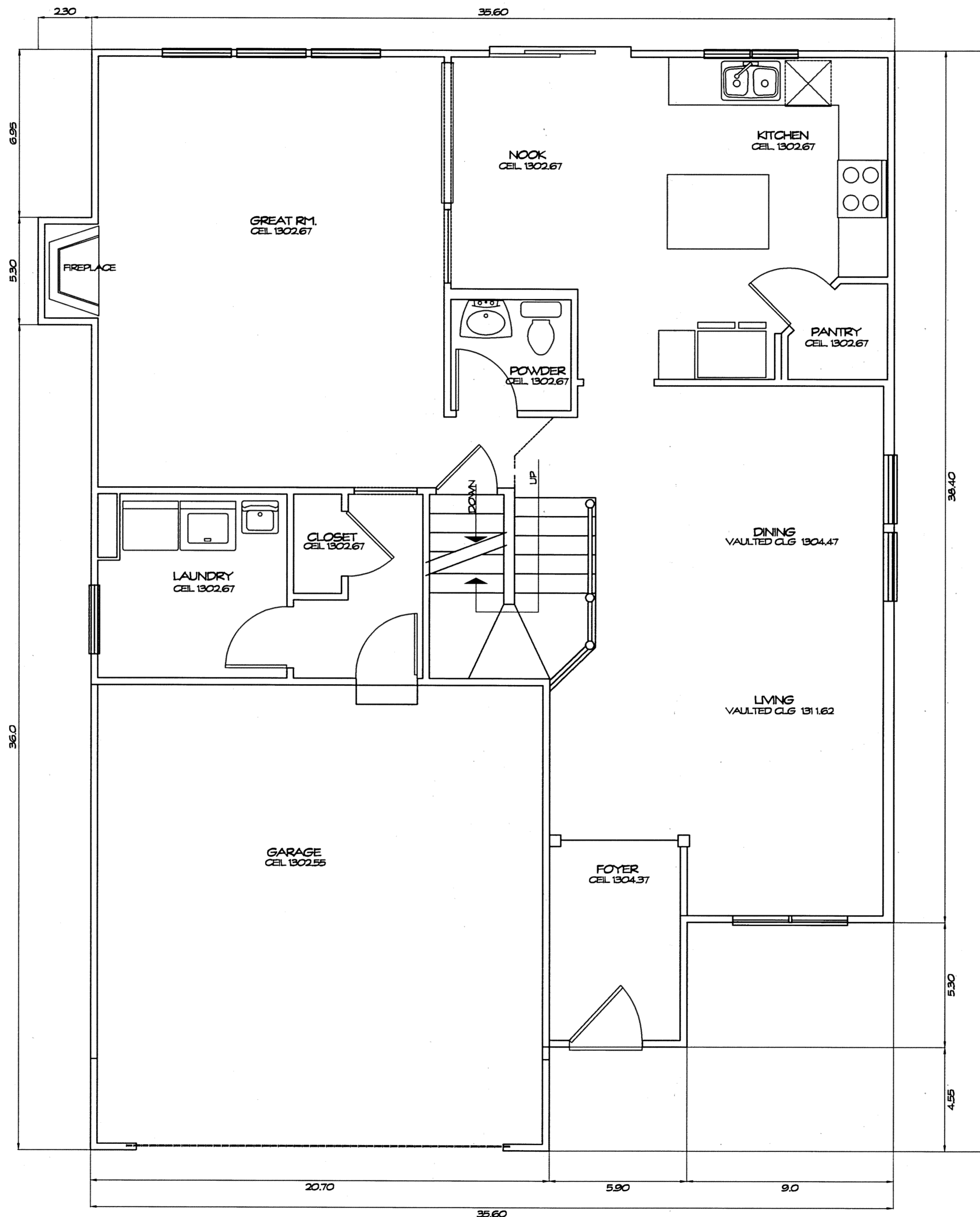


MICHAEL W. BENDER, PROFESSIONAL ENGINEER NO. E-57913

EXHIBIT "A"
DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES
BUILDING 759
SCALE: 1/4" = 1'-0" | JUNE, 1999 | SHEET 3 OF 5
LESSMAN, BENDER & ASSOCIATES
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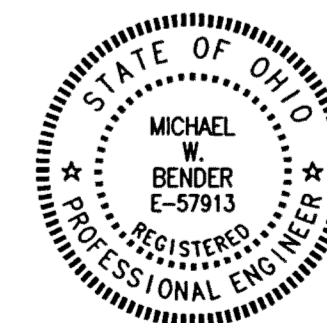
FIRST FLOOR PLAN
1/4" = 1'-0"

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		
759	1291.80	1302.55	428	1284.95	1292.85	1614	1293.67	SEE PLAN	1174	1303.62	SEE PLAN	1140	4356

WE DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 759 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, PROFESSIONAL ENGINEER NO. E-57913

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DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES

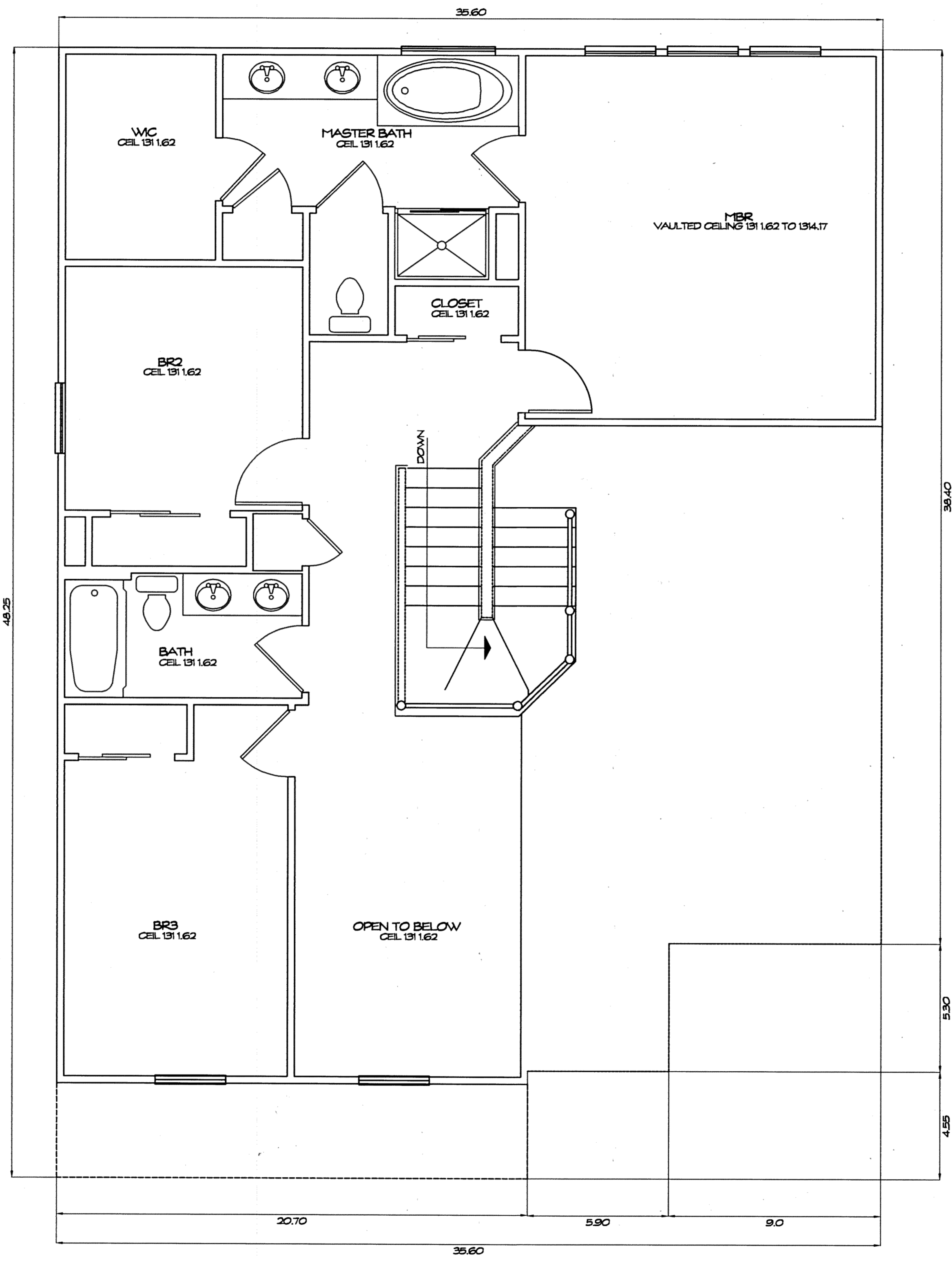
BUILDING 759

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

LESSMAN, BENDER & ASSOCIATES
Engineers - Surveyors - Planners

Village Station 401 South Street Camden Ohio 44024
Phone: (440) 286-7204 Fax: (440) 286-3535

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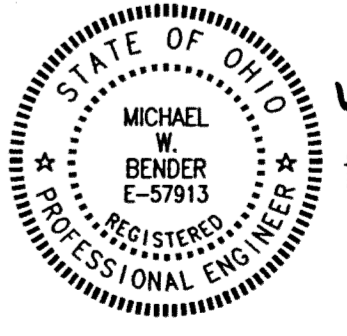


SECOND FLOOR PLAN
1/4" = 1'-0"

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[Signature]
STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078



[Signature]
MICHAEL W. BENDER, PROFESSIONAL ENGINEER NO. E-57913

EXHIBIT "A"
DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES
BUILDING 759
SCALE: 1/4" = 1'-0" | JUNE, 1999 | SHEET 5 OF 5
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28-29

RAY HOLD CORPORATION • RINE CAUTERNA
 REGISTERED PROFESSIONAL ENGINEER
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