

AUBURN LAKES LIMITED PARTNERSHIP
DEED VOLUME 886, PAGE 865

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

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.

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. 119					
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. 91					
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. 88					
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	612/613	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						
37	AMENDMENT NO. 36	JUN. 99	764						

NUMBER	RADIUS	CENTRAL ANGLE	ARC	TANGENT	CHORD	CHORD BEARING
C-1	670.00	43° 28' 07"	508.48	267.19	486.57	N. 60° 36' 28" E.
C-2	340.00	24° 09' 52"	254.29	122.88	142.04	N. 50° 38' 52" E.
C-3	750.00	28° 36' 52"	584.60	281.69	718.13	N. 64° 32' 41" W.
C-4	750.00	57° 48' 47"	750.00	414.3	723.53	N. 55° 18' 48" E.
C-5	400.00	08° 16' 44"	43.9	73.88	43.89	N. 42° 02' 17" E.
C-6	800.00	30° 3' 52"	578.28	395.45	772.25	N. 56° 37' 31" E.
C-7	300.00	02° 28' 34"	14.2	14.1	14.2	N. 89° 35' 42" E.
C-8	300.00	40° 25' 17"	237.63	134.49	293.14	N. 63° 18' 23" E.
C-9	300.00	37° 5' 47"	235.10	131.14	288.64	N. 62° 03' 11" E.
C-10	200.00	40° 26' 10"	178.44	92.07	172.80	N. 60° 38' 52" E.
C-11	200.00	10° 2' 00"	438.19	300.29	384.42	N. 59° 30' 32" E.
C-12	400.00	29° 08' 51"	178.56	169.22	174.16	N. 55° 58' 58" E.
C-13	150.00	108° 34' 31"	284.14	209.88	244.10	N. 22° 57' 04" W.
C-14	300.00	40° 48' 30"	249.59	130.25	244.14	N. 56° 39' 49" W.
C-15	150.00	82° 08' 07"	24.9	155.80	215.88	N. 62° 36' 00" W.
C-16	200.00	87° 16' 17"	237.48	148.15	254.61	N. 61° 18' 01" E.
C-17	400.00	96° 52' 12"	678.28	428.28	598.56	N. 64° 1' 09" E.
C-18	300.00	68° 17' 59"	425.32	241.89	397.88	N. 50° 23' 58" E.
C-19	400.00	18° 26' 37"	177.74	34.00	177.41	N. 81° 04' 21" E.
C-20	400.00	09° 42' 34"	167.82	33.99	167.74	N. 86° 38' 54" E.
C-21	430.00	03° 58' 57"	28.97	14.99	29.97	N. 89° 30' 38" E.
C-22	100.00	108° 34' 31"	228.1	167.97	285.26	N. 22° 57' 04" W.
C-23	300.00	40° 48' 30"	270.76	141.3	265.07	N. 56° 39' 49" W.
C-24	150.00	87° 16' 17"	133.82	71.3	129.43	N. 62° 06' 37" W.
C-25	150.00	40° 58' 00"	107.29	56.06	108.00	N. 71° 48' 30" E.
C-26	100.00	92° 08' 07"	92.88	54.48	112.79	N. 62° 36' 00" W.
C-27	100.00	26° 51' 36"	92.88	54.48	112.79	N. 67° 42' 38" E.
C-28	100.00	69° 50' 34"	137.89	77.89	130.43	N. 64° 16' 17" E.
C-29	200.00	22° 40' 48"	184.96	80.19	184.9	N. 63° 38' 23" E.
C-30	200.00	36° 37' 34"	158.53	87.69	158.5	N. 66° 41' 32" W.
C-31	300.00	12° 16' 38"	290.00	30.12	290.00	N. 97° 37' 27" E.
C-32	200.00	09° 25' 52"	193.10	34.46	193.1	N. 89° 35' 42" E.
C-33	300.00	28° 59' 39"	141.69	72.40	140.19	N. 67° 57' 22" E.
C-34	200.00	09° 05' 07"	193.69	34.59	193.69	N. 72° 27' 54" W.
C-35	275.00	30° 04' 00"	167.89	86.71	167.89	N. 65° 32' 42" W.
C-36	40.00	240° 00' 00"	167.59	69.28	69.28	N. 75° 58' 39" E.
C-37	150.00	87° 35' 12"	133.28	74.34	133.28	N. 64° 48' 38" W.
C-38	150.00	72° 58' 42"	133.28	86.09	133.28	N. 69° 49' 38" E.
C-39	480.00	18° 00' 00"	120.10	12.7	120.88	N. 89° 48' 19" E.
C-40	40.00	281° 02' 38"	163.01	81.3	159	N. 67° 15' 28" W.
C-41	40.00	141° 50' 44"	31.8	18.51	30.52	N. 68° 38' 04" W.
C-42	40.00	142° 08' 19"	28.03	14.83	27.48	N. 60° 38' 07" W.
C-43	40.00	24° 37' 24"	17.9	8.73	17.08	N. 62° 18' 18" W.
C-44	75.00	07° 11' 25"	34.51	17.36	34.49	N. 77° 25' 00" W.

THE QUEENS DEVELOPMENT CO.
DEED VOL. 1005, PG. 142

R.L. & J.F. SIMPSON
DEED VOL. 911, PG. 696

RECEIVED FOR RECORD THIS 13th 1999 560504
DAY OF July
AT 3:54 PM AND RECORDED IN
VOLUME 30, PAGE 30
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
764 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.



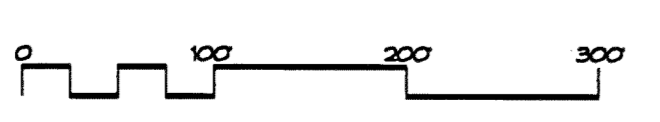
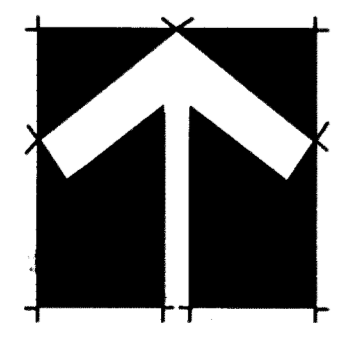
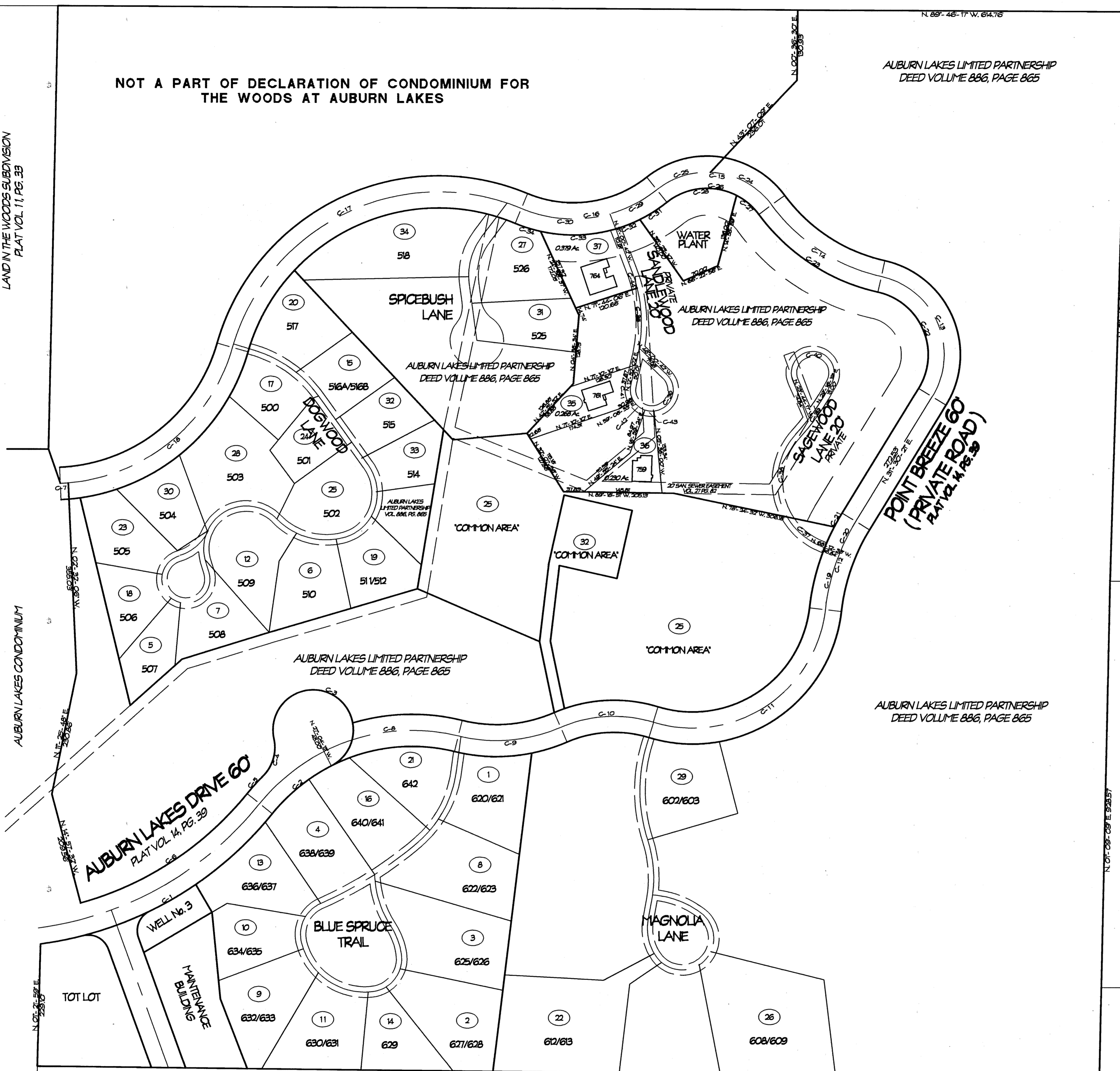
STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078

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

28-30

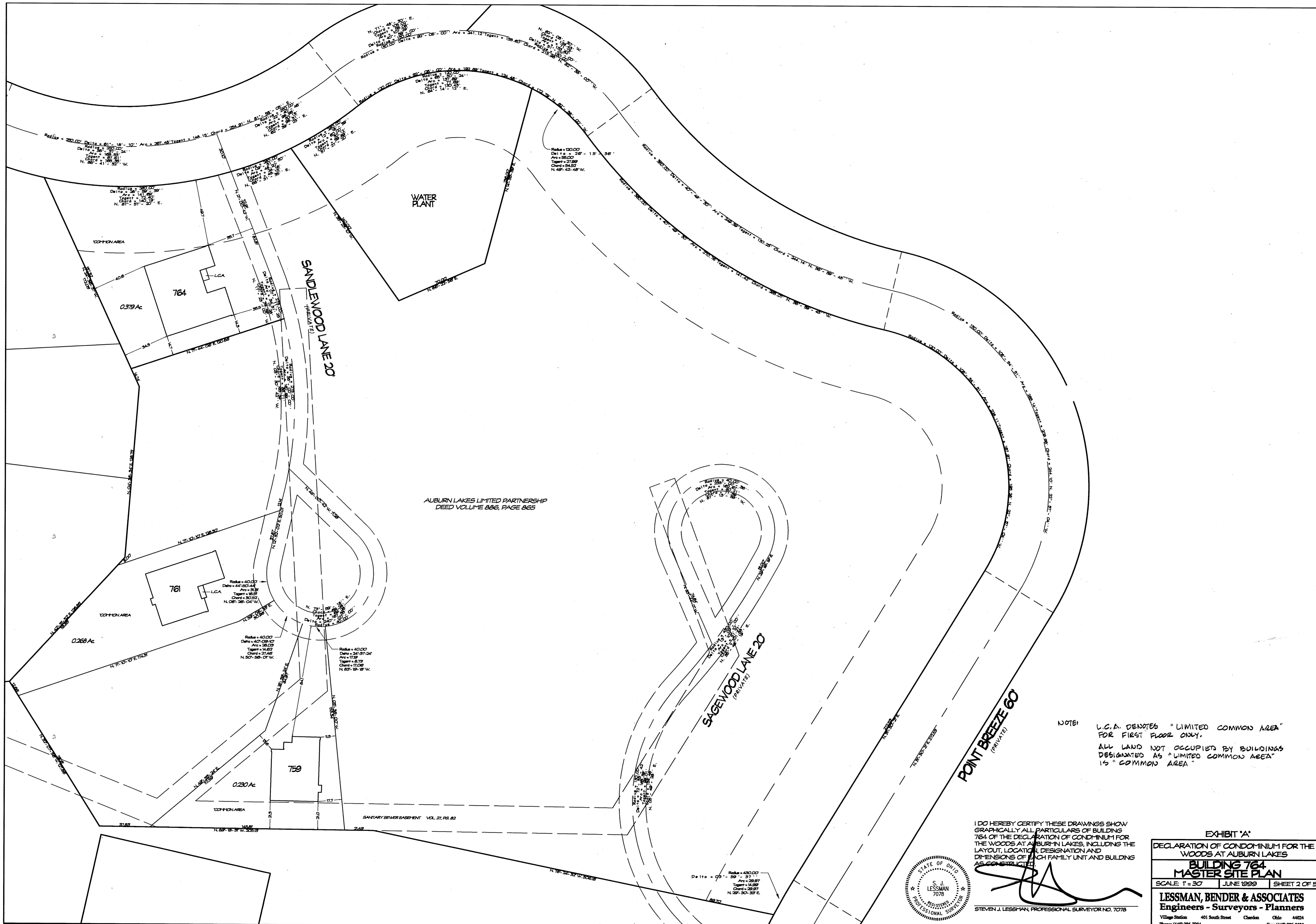
LAND IN THE WOODS SUBDIVISION
PLAT VOL. 11, PG. 35

AUBURN LAKES CONDOMINIUM



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 764 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.

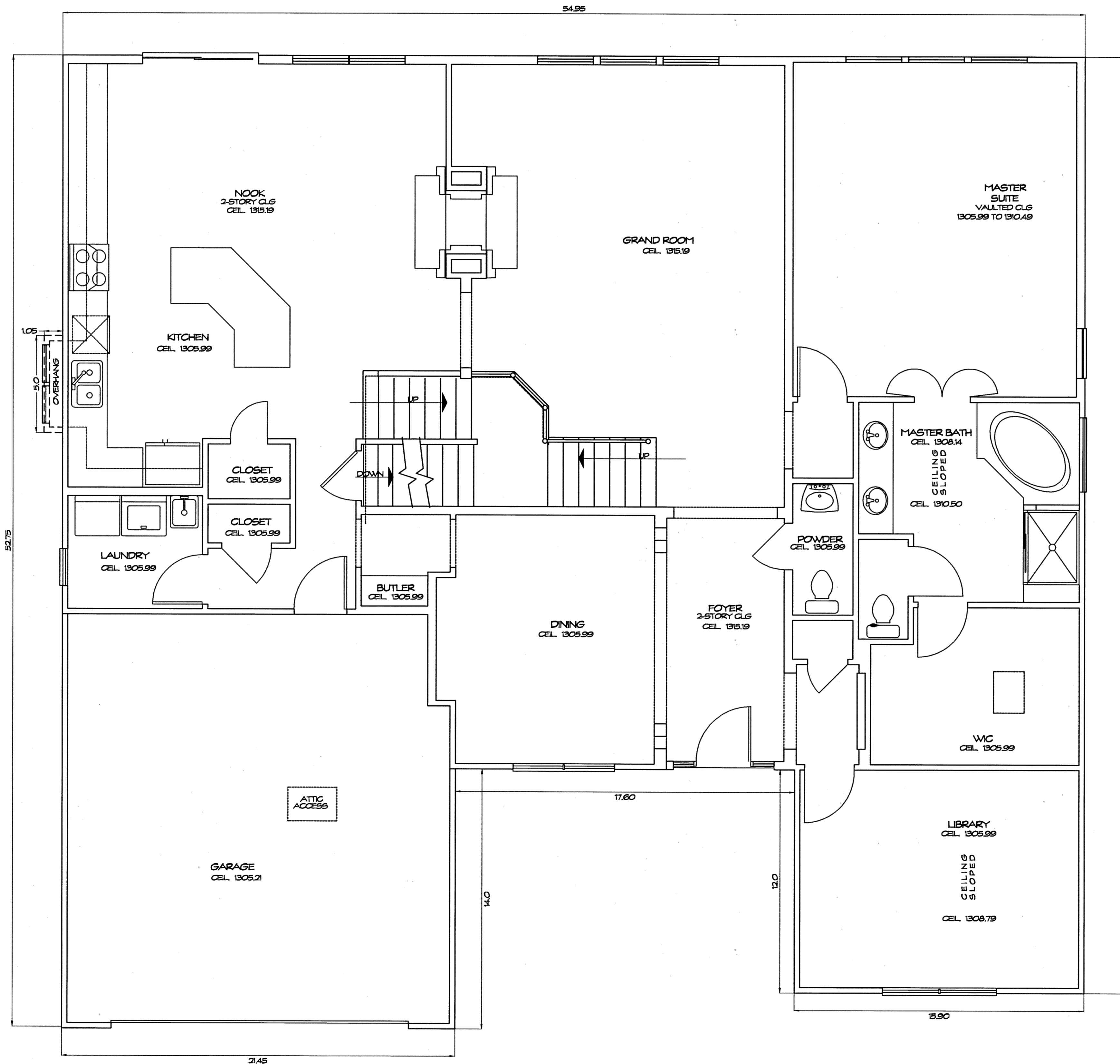


STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078

EXHIBIT 'A'
 DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES
BUILDING 764 MASTER SITE PLAN
 SCALE: 1" = 30' JUNE 1999 SHEET 2 OF 5
LESSMAN, BENDER & ASSOCIATES
 Engineers - Surveyors - Planners
 Village Station 401 South Street Canton Ohio 44704
 Phone: (440) 286-7204 Fax: (440) 286-3535

28-31

UNIT	GARAGE ELEV. FLOOR	CEILING	SQ. FT.	BASEMENT ELEV. FLOOR	CEILING	SQ. FT.	1ST FLOOR ELEV. FLOOR	CEILING	SQ. FT.	2ND FLOOR ELEV. FLOOR	CEILING	SQ. FT.	TOTAL SQ. FT.
764	1295.06	1305.21	470	1288.31	1296.11	2066	1296.99	SEE PLAN	2150	1307.19	1315.19	915	5601

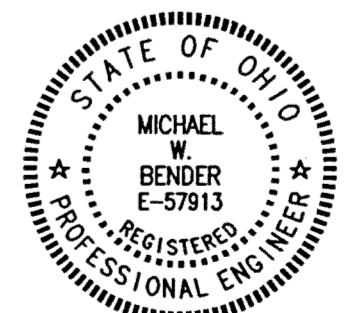


FIRST FLOOR PLAN

WE DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 764 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 764
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
Phone: (440) 286-7204 Fax: (440) 286-3333

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