

AUBURN LAKES LIMITED PARTNERSHIP
DEED VOLUME 886, PAGE 865

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

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

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

AUBURN LAKES CONDOMINIUM

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

RL & J.F. SIMPSON
DEED VOL. 911, PG. 628

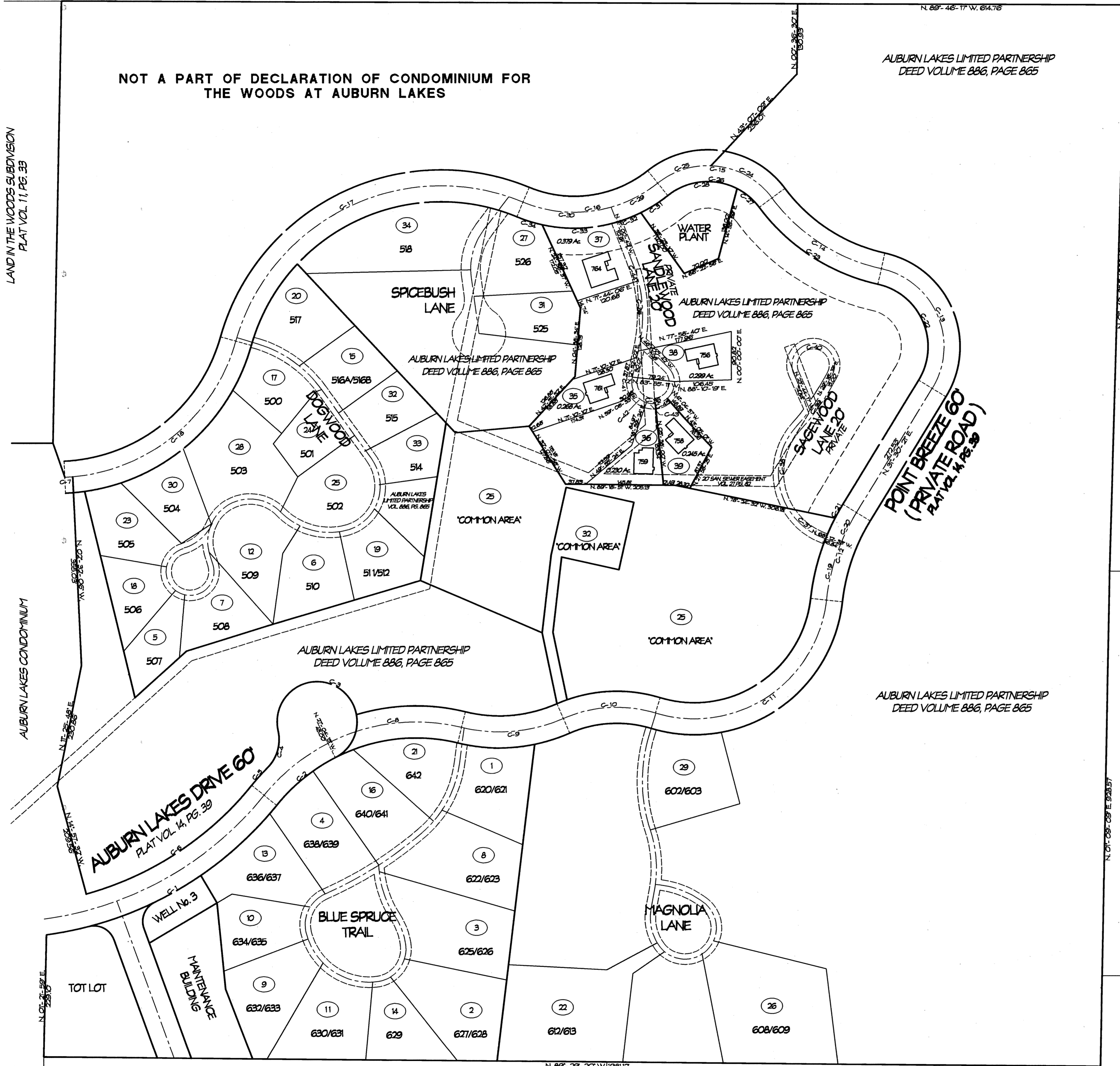


EXHIBIT A
DECLARATION OF CONDOMINIUM FOR
THE WOODS AT AUBURN LAKES

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	636/639	V. 22 P. 113					
5	AMENDMENT NO. 4	SEP. 95	507	V. 23 P. 2					
6	AMENDMENT NO. 5	SEP. 95	50	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	630/633	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	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	JUL. 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						
38	AMENDMENT NO. 37	JULY 99	756						
39	AMENDMENT NO. 38	JULY 99	758						

NUMBER	RADIUS	CENTRAL ANGLE	ARC	TANGENT	CHORD	CHORD BEARING
C-1	670.00	43°-26'-07"	508.48	267.39	486.37	N. 60°-28'-28" E.
C-2	340.00	24°-03'-57"	143.09	73.69	142.04	N. 50°-18'-30" E.
C-3	75.00	25°-36'-52"	334.60	96.66	16.91	N. 64°-52'-41" W.
C-4	75.00	57°-48'-47"	78.70	41.43	72.53	N. 56°-15'-48" E.
C-5	400.00	05°-15'-44"	43.91	2.98	43.90	N. 42°-02'-17" E.
C-6	600.00	30°-31'-52"	378.28	195.45	372.25	N. 56°-37'-31" E.
C-7	300.00	02°-28'-34"	14.82	1.41	14.82	N. 60°-55'-40" E.
C-8	360.00	40°-40'-16"	297.93	194.49	293.14	N. 60°-03'-11" E.
C-9	300.00	37°-15'-41"	198.10	131.4	191.66	N. 60°-03'-11" E.
C-10	250.00	40°-28'-10"	178.44	121.07	172.80	N. 60°-38'-28" E.
C-11	250.00	100°-30'-00"	438.51	300.59	384.42	N. 56°-36'-30" E.
C-12	400.00	25°-08'-51"	178.56	88.22	174.38	N. 56°-56'-59" E.
C-13	150.00	108°-54'-51"	286.14	238.96	244.12	N. 22°-57'-04" W.
C-14	350.00	40°-48'-30"	348.39	130.25	244.14	N. 56°-59'-49" W.
C-15	150.00	82°-08'-07"	34.13	109.60	20.98	N. 62°-38'-00" W.
C-16	250.00	167°-15'-17"	267.48	148.19	254.49	N. 61°-54'-30" E.
C-17	400.00	96°-52'-17"	678.26	491.08	398.26	N. 64°-11'-09" E.
C-18	350.00	69°-11'-55"	428.93	241.89	397.88	N. 57°-25'-36" E.
C-19	400.00	15°-25'-57"	107.74	54.20	107.41	N. 41°-04'-29" E.
C-20	400.00	09°-42'-54"	67.82	33.99	67.74	N. 36°-58'-54" E.
C-21	450.00	03°-28'-57"	28.97	14.89	28.97	N. 59°-30'-33" E.
C-22	100.00	108°-54'-51"	238.1	167.97	198.28	N. 22°-57'-04" W.
C-23	360.00	40°-48'-30"	370.76	144.2	263.07	N. 56°-59'-49" W.
C-24	150.00	167°-15'-17"	138.62	71.13	129.45	N. 62°-08'-30" W.
C-25	150.00	40°-28'-10"	127.29	86.06	126.02	N. 71°-48'-50" E.
C-26	100.00	107°-08'-00"	193.69	134.48	172.39	N. 62°-38'-00" W.
C-27	100.00	26°-15'-36"	95.00	27.99	54.52	N. 49°-42'-48" W.
C-28	100.00	69°-50'-24"	137.89	77.89	130.43	N. 64°-14'-17" E.
C-29	250.00	22°-43'-46"	88.90	152.13	88.13	N. 62°-38'-29" E.
C-30	250.00	36°-37'-24"	168.53	87.69	169.35	N. 60°-41'-32" W.
C-31	260.00	05°-16'-38"	60.00	30.12	59.69	N. 57°-17'-20" E.
C-32	260.00	04°-16'-50"	48.20	24.96	48.19	N. 60°-37'-20" E.
C-33	260.00	36°-58'-39"	144.69	73.40	140.19	N. 57°-57'-20" E.
C-34	260.00	101°-10'-01"	49.68	24.19	49.63	N. 72°-02'-00" W.
C-35	375.00	30°-02'-00"	167.89	66.71	165.39	N. 03°-30'-42" W.
C-36	400.00	240°-00'-00"	167.59	69.26	69.26	N. 75°-58'-19" E.
C-37	150.00	37°-35'-12"	69.29	44.24	63.76	N. 64°-14'-17" E.
C-38	150.00	12°-53'-42"	165.39	96.02	154.46	N. 03°-48'-29" E.
C-39	480.00	19°-00'-00"	122.10	15.07	120.88	N. 60°-48'-19" E.
C-40	400.00	238°-00'-36"	160.67	160.23	17.99	N. 67°-15'-36" W.
C-41	400.00	44°-50'-44"	31.9	18.51	31.9	N. 08°-26'-04" W.
C-42	400.00	40°-08'-17"	28.03	14.82	27.48	N. 62°-38'-00" W.
C-43	400.00	34°-37'-24"	17.19	6.73	17.08	N. 63°-19'-18" W.
C-44	375.00	07°-11'-27"	34.91	17.36	34.49	N. 71°-26'-00" W.
C-45	400.00	30°-26'-57"	24.75	12.19	24.36	N. 66°-36'-31" E.

RECEIVED FOR RECORD THIS 19
DAY OF July, 1999
AT 3:16 PM AND RECORDED IN
VOLUME 28, PAGE 40
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
758 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

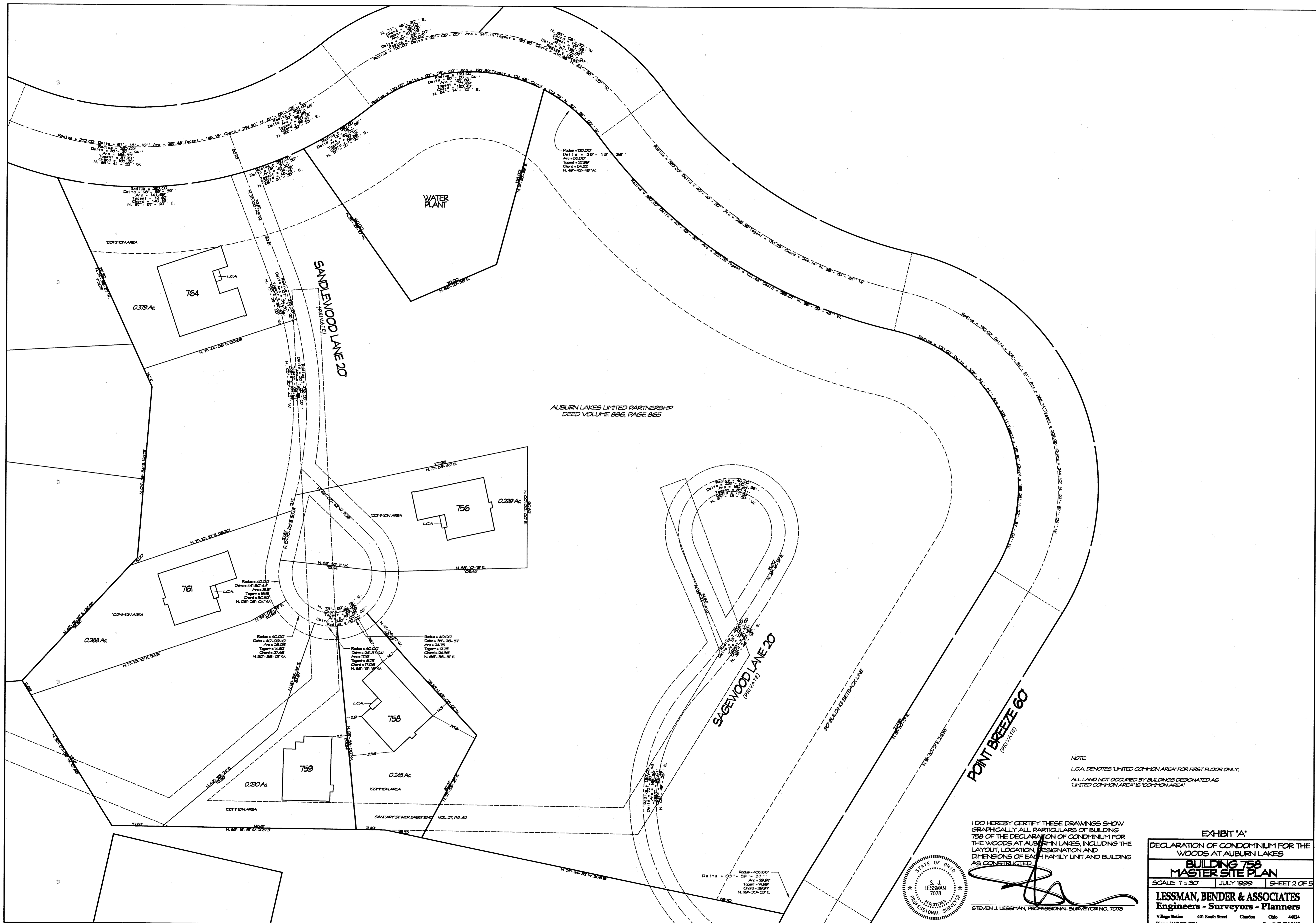
MASTER SITE PLAN

SCALE 1"=100' JULY 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) 286-3335

28-40



AUBURN LAKES LIMITED PARTNERSHIP
DEED VOLUME 886, PAGE 865

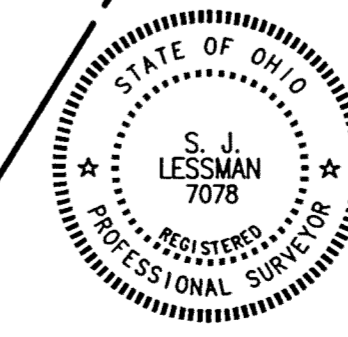
NOTE
LCA DENOTES LIMITED COMMON AREA FOR FIRST FLOOR ONLY.
ALL LAND NOT OCCUPIED BY BUILDINGS DESIGNATED AS
LIMITED COMMON AREA IS COMMON AREA

POINT BREEZE 60
(PRIVATE)

SAGEWOOD LANE 20
(PRIVATE)

SANDWOOD LANE 20
(PRIVATE)

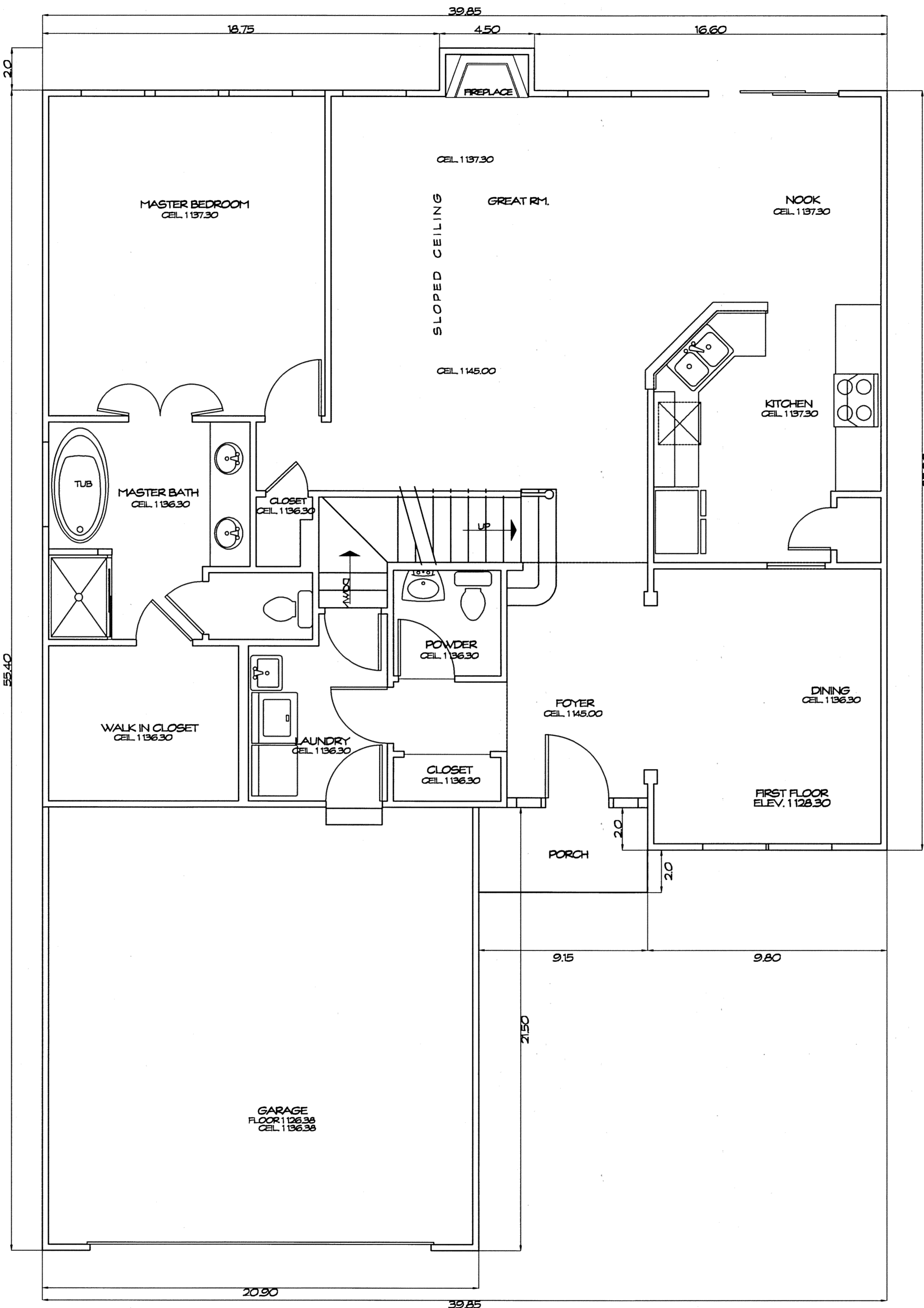
I DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 758 OF THE DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES, INCLUDING THE LAYOUT, LOCATION, DESIGNATION AND DIMENSIONS OF EACH FAMILY UNIT AND BUILDING AS CONSTRUCTED.



STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078

EXHIBIT 'A'	
DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES	
BUILDING 758	
MASTER SITE PLAN	
SCALE: 1" = 30'	JULY 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) 286-3535

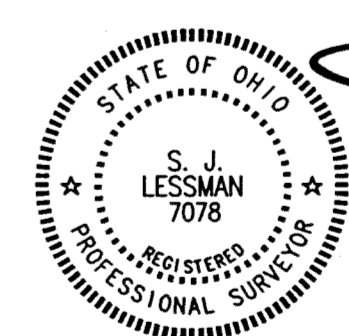
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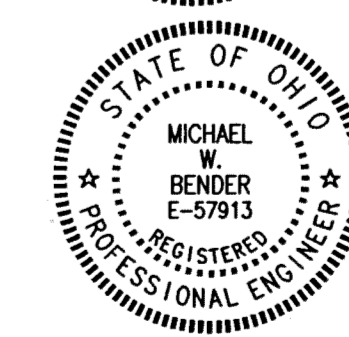
FIRST FLOOR PLAN
1/4" = 1'-0"

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.
758	1126.38	1136.38	445	1119.60	1127.45	1379	1128.30	SEE PLAN	1370	1137.00	1145.00	598				3792	

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STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078

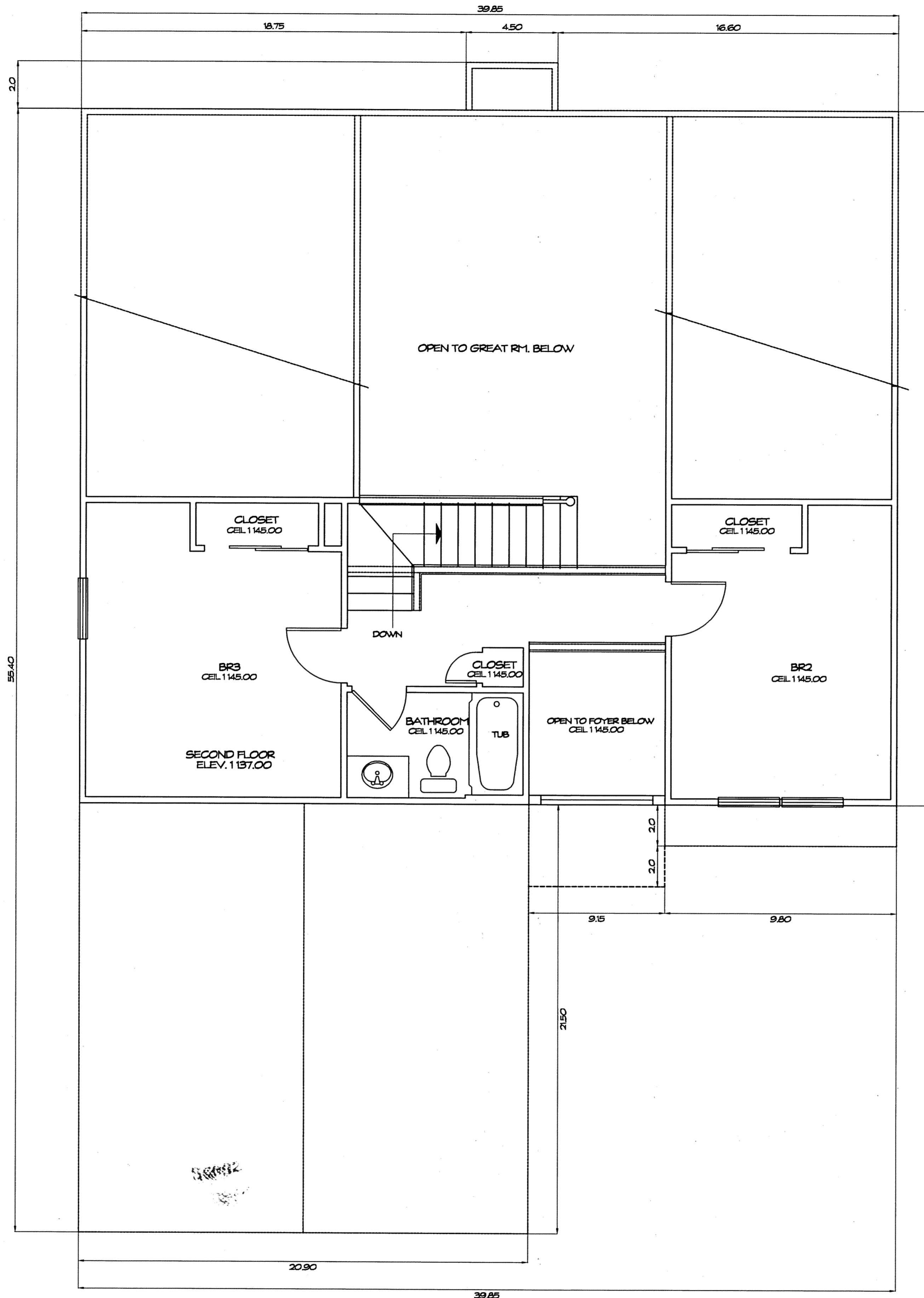


MICHAEL W. BENDER, PROFESSIONAL ENGINEER NO. E-57913

EXHIBIT 'A'
DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES
BUILDING 758
SCALE: 1/4" = 1'-0" JULY, 1999 SHEET 4 OF 5
LESSMAN, BENDER & ASSOCIATES
Engineers - Surveyors - Planners
Village Station 401 South Street Cledo Ohio 44024
Phone: (440) 286-7204 Fax: (440) 286-3535

28-43

IRVING CALIFORNIA
RAY HOLD CORPORATION • IRVING CALIFORNIA
REGISTERED PROFESSIONAL SURVEYOR
REGISTERED PROFESSIONAL ENGINEER

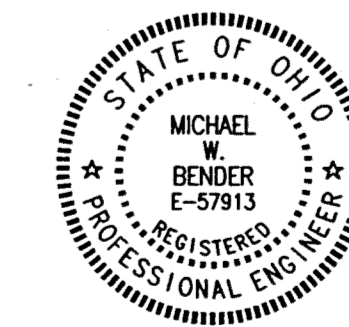


SECOND FLOOR PLAN
1/4" = 1'-0"

WE DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 758 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. 57913

EXHIBIT "A"

DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES

BUILDING 758

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

LESSMAN, BENDER & ASSOCIATES
Engineers - Surveyors - Planners

Village Station 401 South Street Camden Ohio 44604
Phone: (440) 286-7204 Fax: (440) 286-3535

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STATE OF OHIO
PLANNING CORPORATION • ENGINEERS • SURVEYORS