

AUBURN LAKES LIMITED PARTNERSHIP
DEED VOLUME 886, PAGE 865

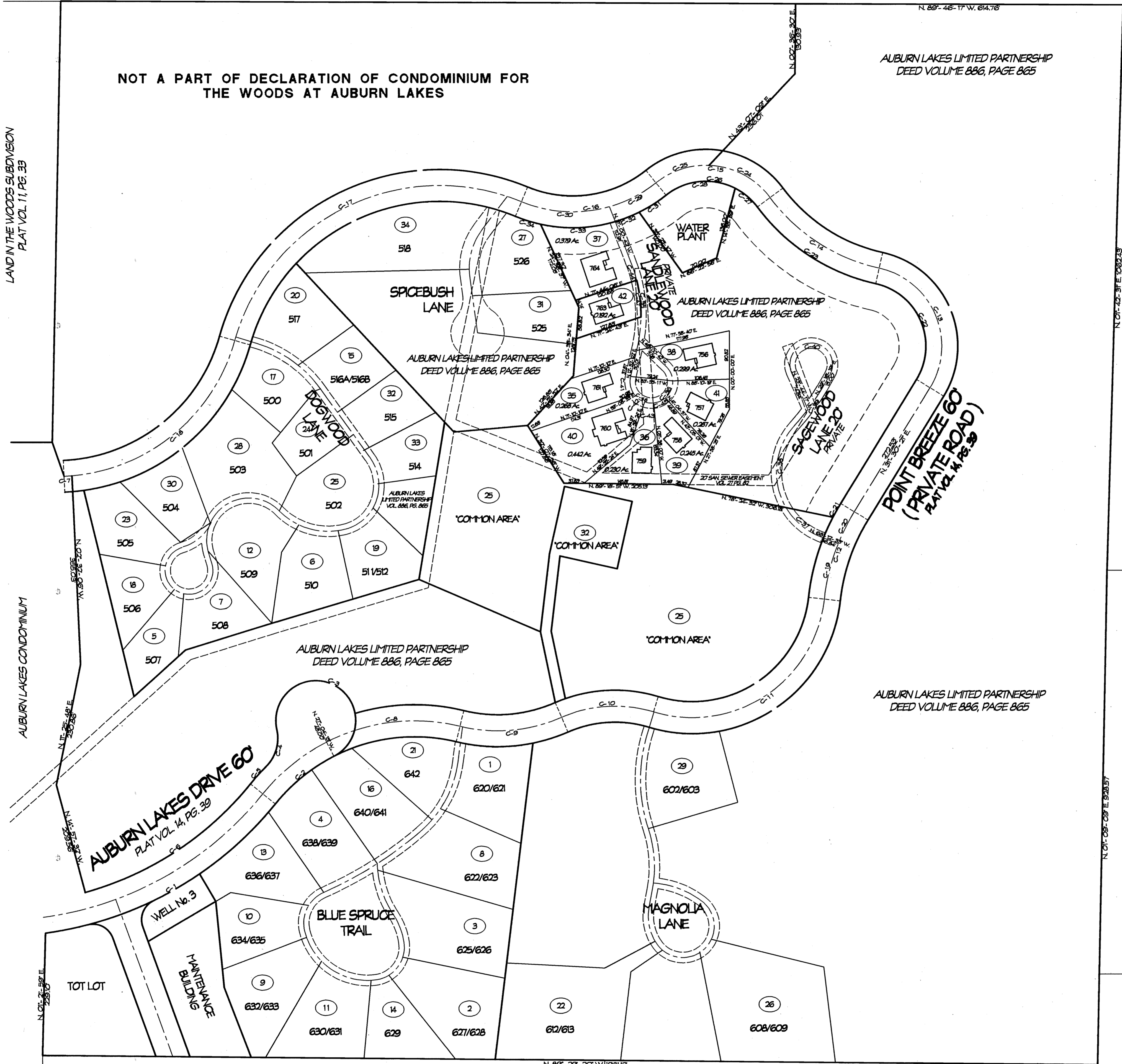
NOT A PART OF DECLARATION OF CONDOMINIUM FOR
THE WOODS AT AUBURN LAKES

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.

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

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



LSND	AMENDMENT	DATE	BLDG NO.	VOL. NO.	LSND	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. 63					
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	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						
38	AMENDMENT NO. 37	JULY 99	756						
39	AMENDMENT NO. 38	JULY 99	758						
40	AMENDMENT NO. 39	JULY 99	760						
41	AMENDMENT NO. 40	JULY 99	757						
42	AMENDMENT NO. 41	AUG. 99	763						

NUMBER	RADIUS	CENTRAL ANGLE	ARC	TANGENT	CHORD	CHORD BEARING
C-1	870.00	45° 28' 07"	508.48	267.39	486.97	N. 60° 36' 26" E.
C-2	540.99	34° 05' 57"	343.29	172.8	312.04	N. 50° 58' 52" E.
C-3	75.00	28° 36' 52"	384.60	96.66	16.51	N. 64° 52' 47" W.
C-4	75.00	57° 48' 47"	75.70	44.43	72.59	N. 8° 19' 48" E.
C-5	422.689	126° 16' 44"	43.9	23.88	43.69	N. 42° 03' 17" E.
C-6	60.00	38° 31' 52"	378.28	190.48	372.25	N. 86° 37' 51" E.
C-7	300.00	02° 25' 34"	14.83	7.71	14.82	N. 86° 15' 42" E.
C-8	362.68	47° 46' 18"	194.49	134.49	292.14	N. 63° 18' 29" E.
C-9	300.00	37° 16' 47"	185.10	103.14	191.66	N. 85° 03' 11" E.
C-10	200.00	15° 26' 17"	178.44	97.07	172.80	N. 88° 38' 29" E.
C-11	300.00	100° 30' 00"	434.51	300.39	344.43	N. 56° 36' 30" E.
C-12	400.00	28° 08' 51"	175.96	89.22	174.96	N. 9° 58' 58" E.
C-13	200.00	138° 54' 51"	285.14	239.96	344.10	N. 22° 57' 04" W.
C-14	380.00	40° 48' 30"	249.39	150.25	244.14	N. 56° 58' 48" W.
C-15	190.00	82° 06' 00"	241.2	155.60	259.86	N. 82° 38' 00" W.
C-16	190.00	87° 16' 12"	267.48	144.75	254.29	N. 8° 58' 09" E.
C-17	400.00	98° 32' 17"	676.38	426.28	598.56	N. 64° 11' 09" E.
C-18	300.00	68° 11' 38"	428.30	246.89	397.98	N. 50° 28' 55" E.
C-19	400.00	57° 25' 57"	107.74	54.20	107.41	N. 14° 04' 29" E.
C-20	400.00	09° 42' 54"	67.82	33.99	67.74	N. 98° 36' 54" E.
C-21	430.00	101° 58' 37"	29.97	14.99	139.97	N. 39° 30' 53" E.
C-22	100.00	108° 54' 51"	228.11	187.97	195.28	N. 22° 57' 04" W.
C-23	380.00	40° 48' 30"	270.76	164.42	269.07	N. 56° 58' 48" W.
C-24	190.00	87° 16' 12"	103.92	52.19	109.43	N. 62° 08' 30" W.
C-25	190.00	40° 58' 00"	107.29	56.06	105.02	N. 7° 48' 30" E.
C-26	150.00	182° 08' 00"	152.89	154.48	172.79	N. 82° 38' 00" W.
C-27	100.00	28° 18' 38"	55.00	27.98	54.52	N. 48° 42' 48" W.
C-28	190.00	68° 30' 24"	17.69	77.69	150.43	N. 84° 14' 12" E.
C-29	280.00	122° 40' 48"	284.36	151.18	348.31	N. 62° 38' 28" E.
C-30	280.00	38° 37' 24"	168.83	87.81	168.35	N. 86° 41' 30" E.
C-31	280.00	10° 16' 28"	60.00	30.12	59.69	N. 97° 37' 20" E.
C-32	380.00	09° 42' 54"	148.52	74.26	148.25	N. 89° 36' 39" E.
C-33	280.00	38° 58' 38"	148.69	74.42	140.39	N. 87° 37' 20" E.
C-34	280.00	10° 16' 28"	48.69	24.39	48.69	N. 73° 37' 30" W.
C-35	275.00	38° 00' 00"	167.99	84.71	166.59	N. 09° 30' 42" W.
C-36	400.00	240° 00' 00"	167.95	88.28	68.28	N. 78° 58' 18" W.
C-37	380.00	17° 35' 12"	44.24	22.12	44.24	N. 48° 24' 58" W.
C-38	190.00	72° 58' 42"	168.39	104.01	194.48	N. 07° 48' 28" E.
C-39	400.00	19° 00' 00"	122.10	59.37	120.86	N. 38° 48' 18" E.
C-40	400.00	238° 00' 00"	102.67	60.29	120.86	N. 87° 18' 58" W.
C-41	400.00	44° 50' 44"	31.39	16.19	30.52	N. 08° 28' 04" W.
C-42	400.00	40° 09' 12"	28.03	14.02	27.48	N. 80° 58' 07" W.
C-43	400.00	24° 37' 24"	17.9	8.78	17.08	N. 83° 18' 18" W.
C-44	275.00	07° 11' 29"	34.51	17.26	34.49	N. 17° 25' 00" W.
C-45	400.00	180° 28' 17"	24.75	12.38	24.26	N. 68° 38' 31" E.
C-46	400.00	148° 04' 18"	12.38	12.74	76.3	N. 58° 32' 50" W.
C-47	275.00	14° 31' 48"	69.74	35.06	69.95	N. 06° 35' 24" W.

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

RL & J.F. SIMPSON
DEED VOL. 911, PG. 698

RECEIVED FOR RECORD THIS 13
DAY OF August, 1999
AT 9:20 A.M. AND RECORDED IN
VOLUME 28, PAGE 56
OF GEauga COUNTY RECORDS OF PLATS
Catherine H. Heiden
CATHERINE H. HEIDEN, RECORDER

56266G

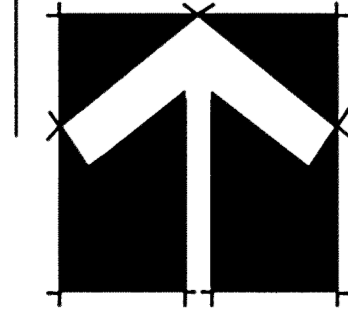
I DO HEREBY CERTIFY THESE DRAWINGS SHOW
GRAPHICALLY ALL PARTICULARS OF BUILDING
763 OF THE DECLARATION OF CONDOMINIUM FOR
THE WOODS AT AUBURN LAKES, INCLUDING THE
LAYOUT, LOCATION, DESIGNATION AND
DIMENSIONS OF EACH FAMILY UNIT AND BUILDING
AS CONSTRUCTED.



STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078

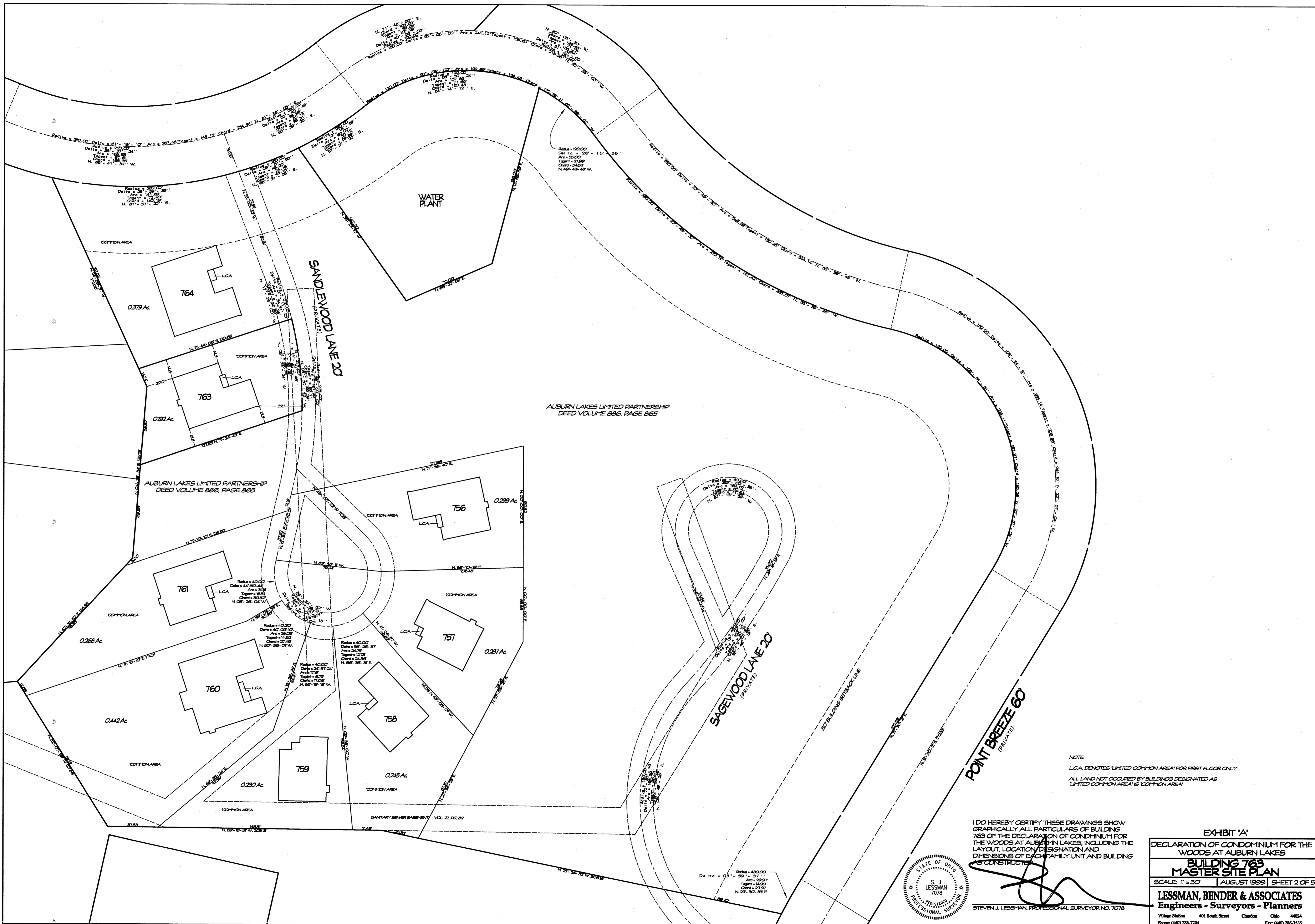
EXHIBIT 'A'
DECLARATION OF CONDOMINIUM FOR THE
WOODS AT AUBURN LAKES
MASTER SITE PLAN
SCALE: 1" = 100' | AUGUST 1999 | SHEET OF 5
LESSMAN, BENDER & ASSOCIATES
Engineers - Surveyors - Planners
Village Station 401 South Street Chardon Ohio 44024
Phone: (440) 286-7204 Fax: (440) 286-3333

28-56



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

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



AUBURN LAKES LIMITED PARTNERSHIP
DEED VOLUME 886, PAGE 865

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

POINT BREEZE 60
(PRIVATE)

SAGEWOOD LANE 20
(PRIVATE)

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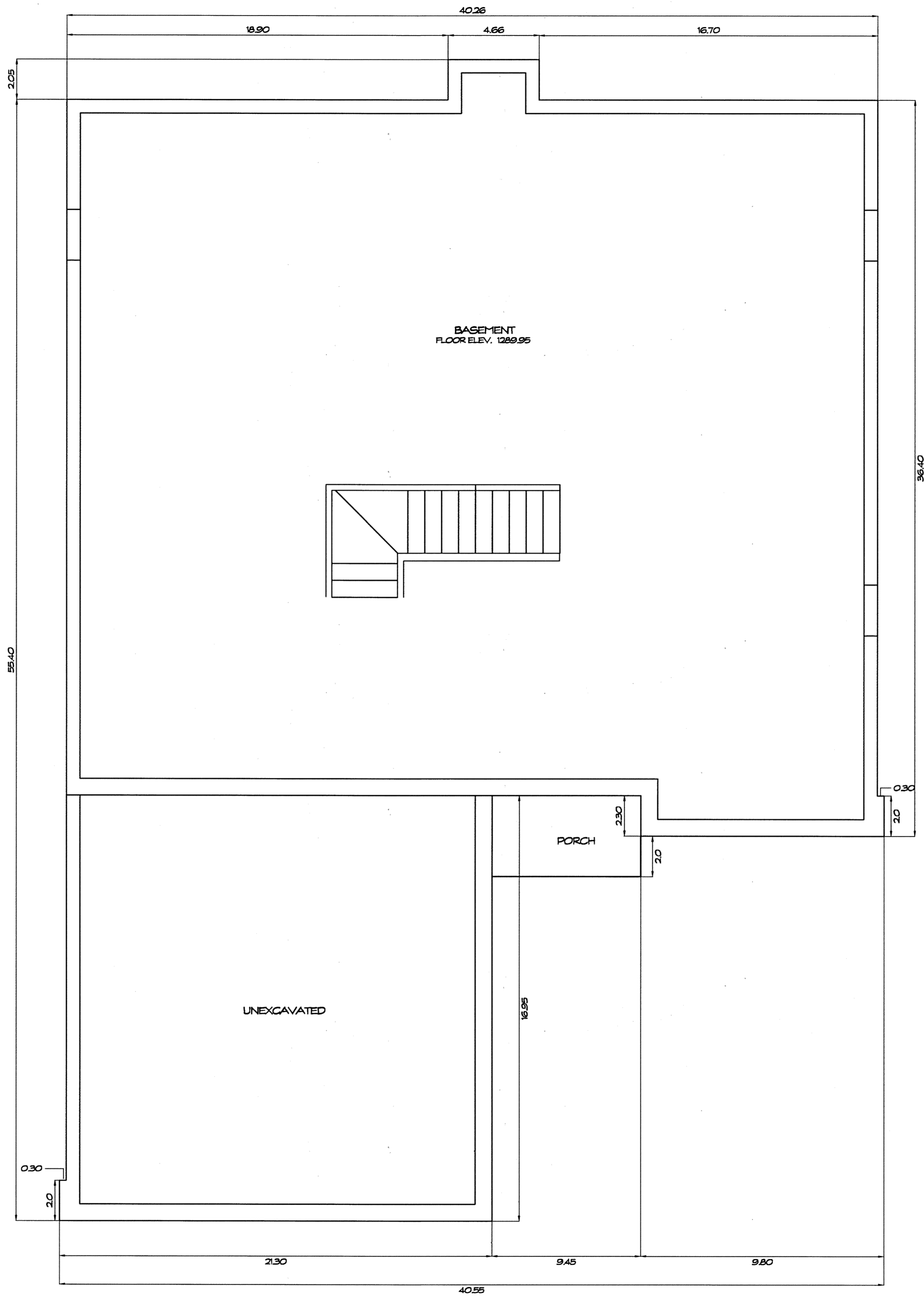


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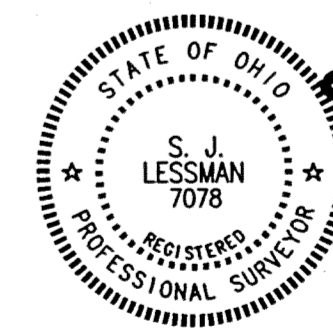
EXHIBIT "A"
DECLARATION OF CONDOMINIUM FOR THE
WOODS AT AUBURN LAKES
BUILDING 763
MASTER SITE PLAN
SCALE: T = 30' | AUGUST 1999 | SHEET 2 OF 5
LESSMAN, BENDER & ASSOCIATES
Engineers - Surveyors - Planners
Village Station 401 South Street Chardon Ohio 44024
Phone: (440) 286-7204 Fax: (440) 286-3335

28-57

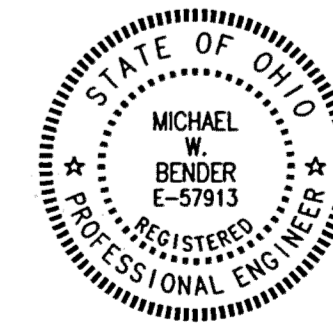
FOUNDATION PLAN
1/4" = 1'-0"



WE DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 763 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.



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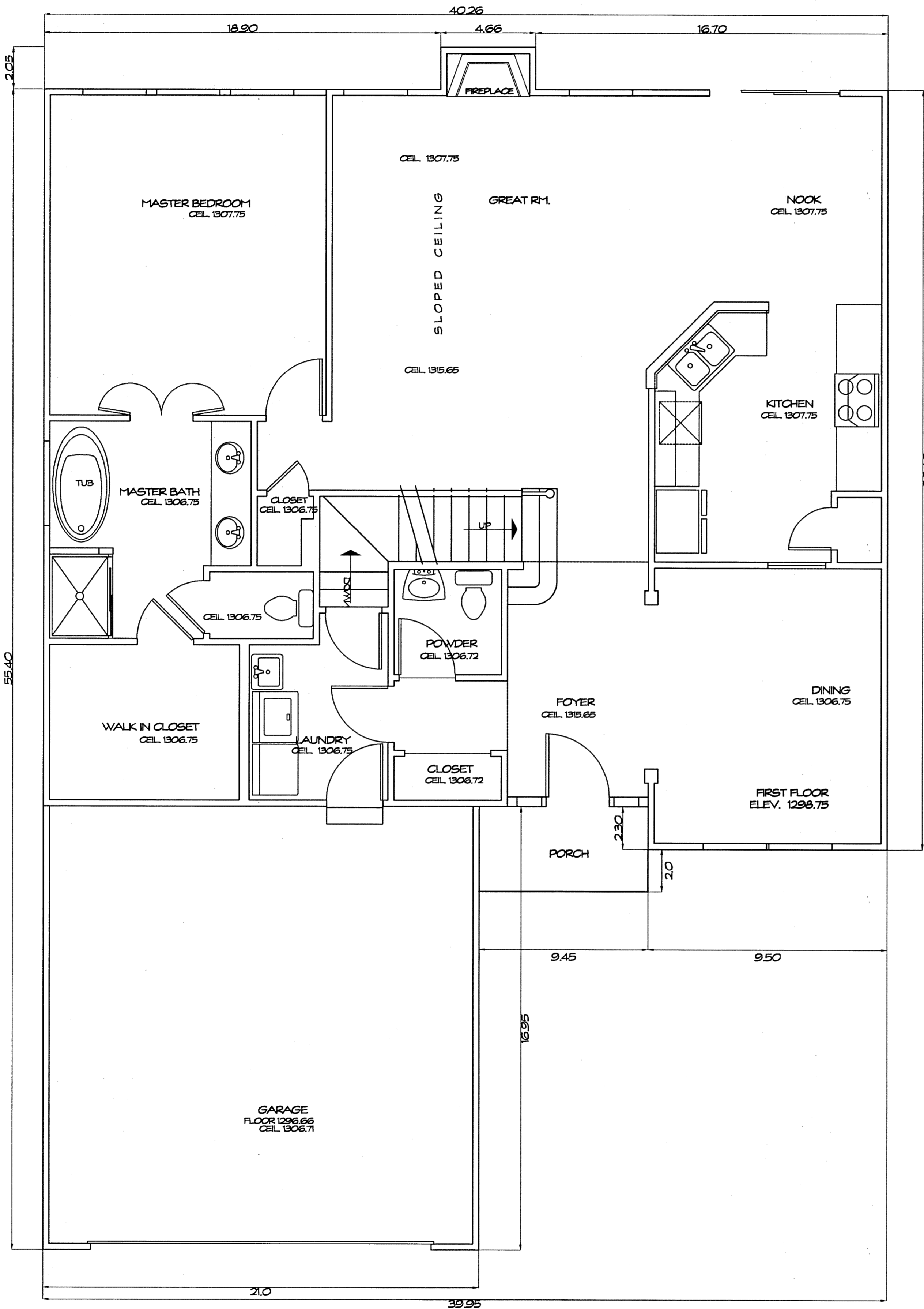


MICHAEL W. BENDER, PROFESSIONAL ENGINEER NO. 65793

EXHIBIT "A"
DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES
BUILDING 763
SCALE: 1/4" = 1'-0" | AUGUST, 1999 | SHEET 3 OF 5
LESSMAN, BENDER & ASSOCIATES
Engineers - Surveyors - Planners
Village Station 401 South Street Chardon Ohio 44024
Phone: (440) 286-7204 Fax: (440) 286-3335

28-58

STATE OF OHIO
PLANNED CORPORATION
MICHAEL W. BENDER
PROFESSIONAL ENGINEER
NO. 65793



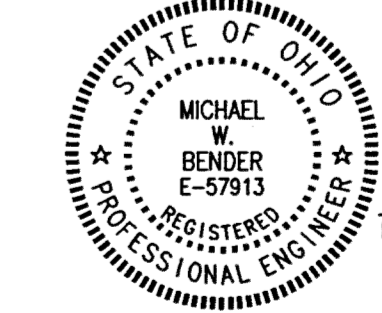
FIRST FLOOR PLAN
1/4" = 1'-0"

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		
763	1296.66	1306.71	357	1289.95	1297.65	1405	1298.75	SEE PLAN	1405	1307.65	1315.65	578	3745

WE DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 763 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.



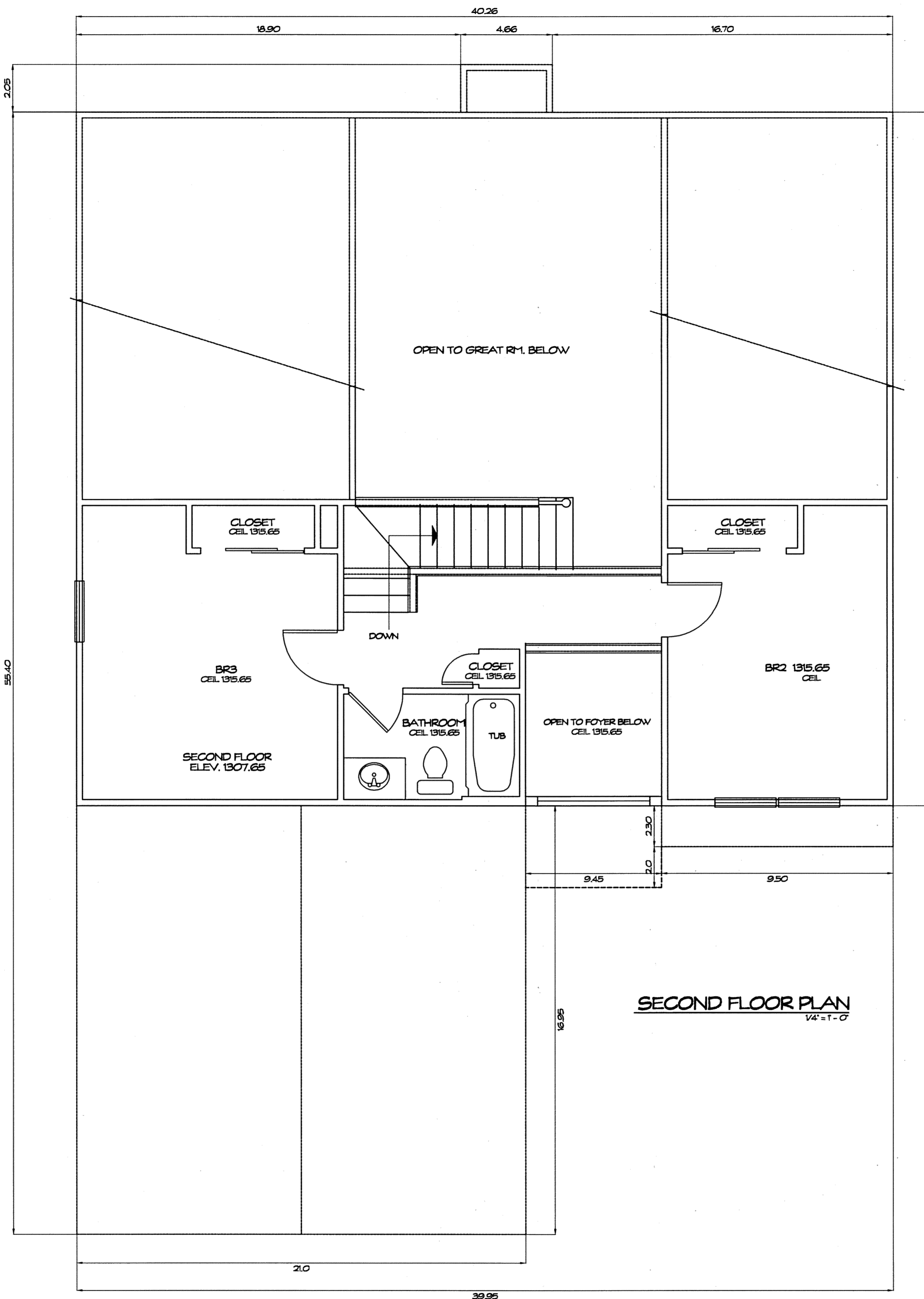
Steven J. Lessman
STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078



Michael W. Bender
MICHAEL W. BENDER, PROFESSIONAL ENGINEER NO. 557913

EXHIBIT 'A'
DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES
BUILDING 763
SCALE: 1/4" = 1'-0" | AUGUST, 1999 | SHEET 4 OF 5
LESSMAN, BENDER & ASSOCIATES
Engineers - Surveyors - Planners
Village Station 401 South Street Chardon Ohio 44024
Phone: (440) 286-7294 Fax: (440) 286-3535

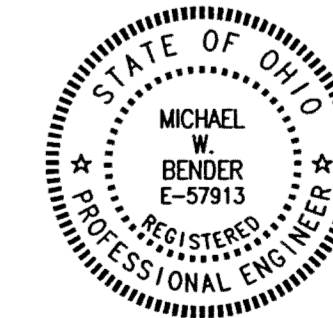
28-59



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STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078



MICHAEL W. BENDER, PROFESSIONAL ENGINEER NO. 5-57913

EXHIBIT 'A'
 DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES
BUILDING 763
 SCALE: 1/4" = 1'-0" | AUGUST, 1999 | SHEET 5 OF 5
LESSMAN, BENDER & ASSOCIATES
 Engineers - Surveyors - Planners
 Village Station 401 South Street Chardon Ohio 44024
 Phone: (440) 286-7204 Fax: (440) 286-3535

28-60

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
 REGISTERED BY NUMBER 07284
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