

**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

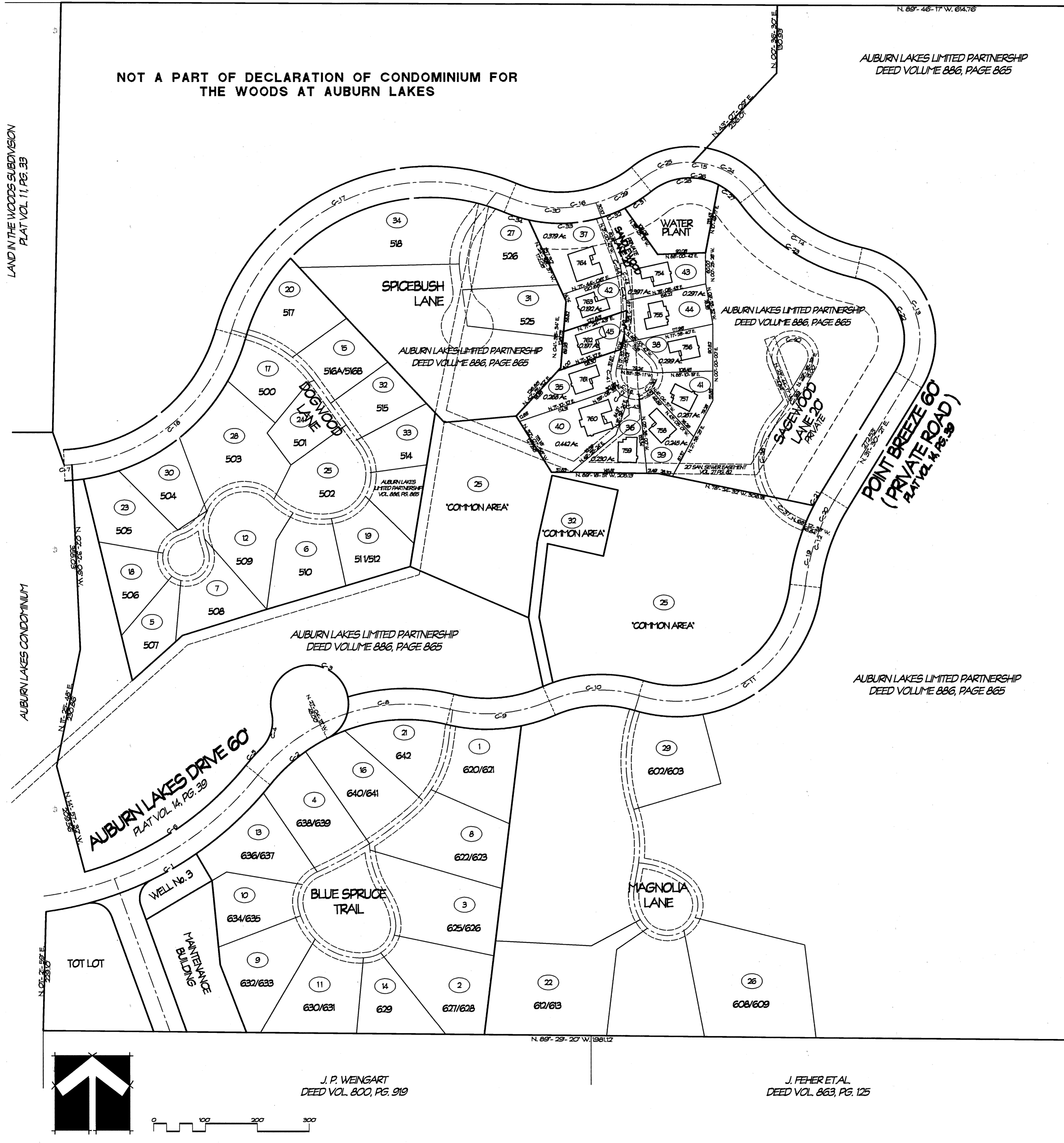
AUBURN LAKES LIMITED PARTNERSHIP  
DEED VOLUME 886, PAGE 865

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

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

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

R.L. & J.F. SIMPSON  
DEED VOL. 911, PG. 628



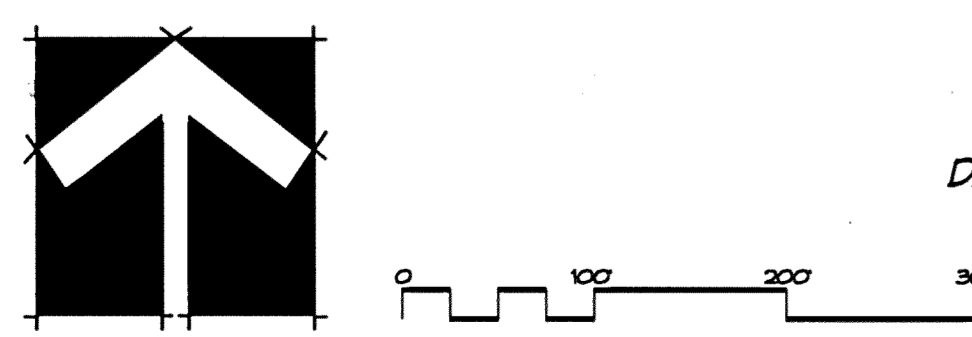
LGND	AMENDMENT	DATE	BLDG NO.	VOL. NO.
(1)	ORIGINAL	FEB. 1995	620/621	V. 22 P. 77
(2)	AMENDMENT NO. 1	MAY 95	628/629	V. 22 P. 91
(3)	AMENDMENT NO. 2	JUL. 95	625/626	V. 22 P. 103
(4)	AMENDMENT NO. 3	AUG. 95	638/639	V. 22 P. 113
(5)	AMENDMENT NO. 4	SEP. 95	507	V. 23 P. 2
(6)	AMENDMENT NO. 5	SEP. 95	510	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	505	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. 63
(28)	AMENDMENT NO. 27	JUN. 98	503	V. 26 P. 63
(29)	AMENDMENT NO. 28	JUL. 98	602/603	V. 26 P. 89
(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	
(43)	AMENDMENT NO. 42	AUG. 99	754	

NUMBER	RADIUS	CENTRAL ANGLE	ARC	TANGENT	CHORD	CHORD BEARINGS
C-1	670.00	43° 29' 07"	508.48	287.19	496.37	N. 60° 36' 26" E.
C-2	340.00	34° 09' 30"	143.09	72.66	142.04	N. 60° 55' 50" E.
C-3	75.00	285° 36' 52"	134.60	188.66	18.58	N. 64° 52' 45" W.
C-4	75.00	87° 48' 47"	75.70	41.43	72.53	N. 65° 15' 46" E.
C-5	400.00	08° 15' 44"	43.91	2.98	43.89	N. 42° 00' 17" E.
C-6	800.00	88° 35' 52"	578.39	389.46	372.29	N. 86° 31' 58" E.
C-7	800.00	02° 25' 34"	14.82	7.41	14.82	N. 86° 35' 40" E.
C-8	363.06	40° 45' 16"	27.53	184.48	223.14	N. 85° 16' 29" E.
C-9	300.00	97° 15' 47"	195.10	101.14	191.68	N. 89° 05' 11" E.
C-10	280.00	40° 36' 10"	176.44	122.07	172.80	N. 86° 36' 29" E.
C-11	280.00	100° 32' 02"	438.51	300.59	384.42	N. 96° 36' 32" E.
C-12	400.00	25° 08' 25"	179.86	89.22	174.16	N. 91° 55' 59" E.
C-13	800.00	036° 54' 35"	305.14	209.86	244.10	N. 22° 57' 04" W.
C-14	800.00	40° 48' 30"	249.89	160.29	244.14	N. 86° 39' 49" W.
C-15	800.00	80° 06' 00"	241.1	155.60	245.86	N. 82° 36' 00" W.
C-16	280.00	67° 16' 10"	207.48	143.9	254.91	N. 87° 58' 02" E.
C-17	400.00	06° 52' 10"	676.28	491.08	695.56	N. 64° 11' 02" E.
C-18	800.00	66° 17' 59"	429.32	244.89	397.98	N. 50° 25' 56" E.
C-19	400.00	15° 28' 37"	127.14	84.20	124.46	N. 14° 04' 29" E.
C-20	400.00	08° 42' 54"	67.82	33.89	67.74	N. 26° 38' 54" E.
C-21	430.00	03° 59' 37"	29.97	14.89	29.97	N. 29° 30' 39" E.
C-22	100.00	100° 14' 59"	72.61	97.97	100.28	N. 22° 21' 04" W.
C-23	800.00	40° 48' 30"	270.76	144.2	265.07	N. 86° 39' 49" W.
C-24	800.00	97° 07' 00"	133.62	71.9	139.43	N. 82° 05' 50" W.
C-25	800.00	40° 39' 00"	171.29	126.06	152.02	N. 77° 45' 30" E.
C-26	100.00	80° 06' 00"	82.89	54.48	121.79	N. 62° 36' 00" W.
C-27	100.00	26° 15' 36"	85.00	27.89	84.92	N. 45° 42' 48" W.
C-28	100.00	66° 50' 24"	137.89	77.89	130.43	N. 84° 14' 17" E.
C-29	280.00	22° 42' 48"	36.96	20.18	36.9	N. 62° 36' 29" E.
C-30	280.00	38° 37' 24"	180.59	87.81	193.39	N. 66° 44' 30" E.
C-31	800.00	1° 16' 39"	60.00	30.12	60.00	N. 97° 27' 20" E.
C-32	280.00	08° 15' 44"	48.32	24.88	48.32	N. 66° 31' 39" E.
C-33	280.00	28° 59' 39"	141.69	72.40	140.19	N. 87° 57' 20" E.
C-34	280.00	18° 10' 01"	49.89	24.91	49.82	N. 72° 27' 50" W.
C-35	280.00	18° 16' 48"	63.74	32.03	63.60	N. 67° 42' 48" W.
C-36	40.00	240° 00' 00"	167.55	69.36	69.36	N. 73° 59' 18" W.
C-37	100.00	97° 35' 10"	66.26	44.24	63.76	N. 46° 24' 56" W.
C-38	100.00	12° 13' 42"	160.39	98.07	154.48	N. 69° 42' 38" E.
C-39	480.00	1° 00' 00"	123.10	6.77	123.06	N. 99° 44' 59" E.
C-40	40.00	285° 02' 36"	40.67	60.23	7.59	N. 87° 15' 59" W.
C-41	40.00	44° 50' 44"	31.5	16.5	30.82	N. 08° 58' 04" W.
C-42	40.00	40° 08' 10"	28.23	14.62	27.46	N. 50° 58' 07" W.
C-43	40.00	34° 31' 24"	17.9	8.73	17.28	N. 65° 15' 18" W.
C-44	275.00	07° 11' 29"	34.51	17.26	34.49	N. 77° 25' 02" W.
C-45	40.00	35° 26' 57"	24.75	12.76	24.36	N. 66° 35' 39" E.
C-46	40.00	149° 04' 19"	12.28	12.14	76.59	N. 56° 32' 57" W.
C-47	275.00	14° 31' 48"	69.74	35.06	69.25	N. 08° 33' 24" W.
C-48	275.00	17° 44' 29"	69.9	42.92	64.8	N. 02° 25' 32" E.
C-49	275.00	17° 19' 37"	62.84	41.9	62.62	N. 09° 25' 32" E.
C-50	275.00	15° 16' 48"	63.74	32.01	63.60	N. 07° 20' 59" E.

Traversed this 9th day of  
September, 1999.  
Tracy Arpinson, County Auditor  
By: Wendy A. Lester,  
Deputy Auditor

554301  
RECEIVED FOR RECORD THIS 9th  
DAY OF September, 1999  
AT 10:57 AND RECORDED IN  
VOLUME 28, PAGE 81  
OF GEauga COUNTY RECORDS OF PLATS  
Catherine H. Heiden  
CATHERINE H. HEIDEN, RECORDER

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

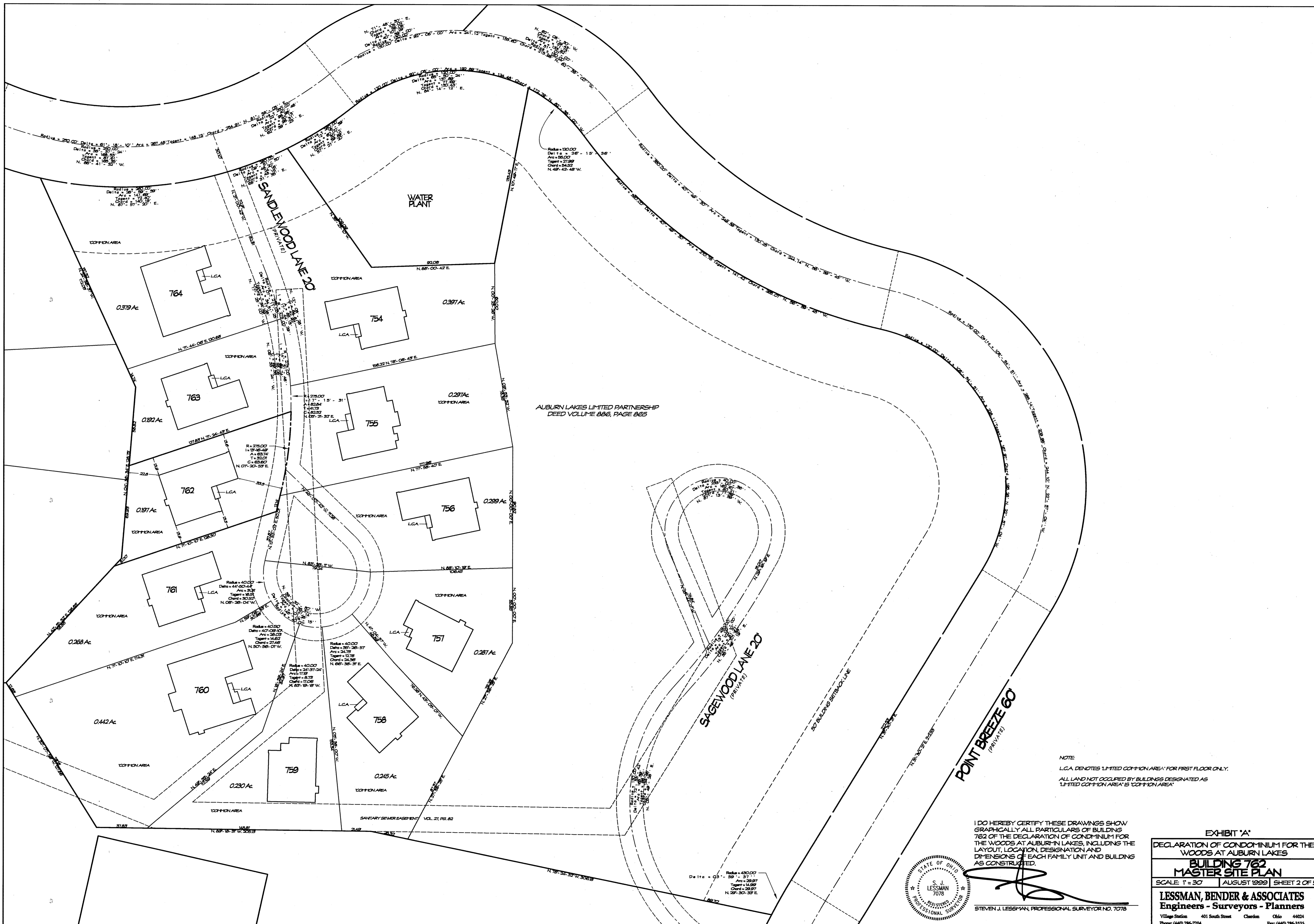


J. P. WEINGART  
DEED VOL. 800, PG. 919

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

I DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 762 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

28-81



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.

I DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 762 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.

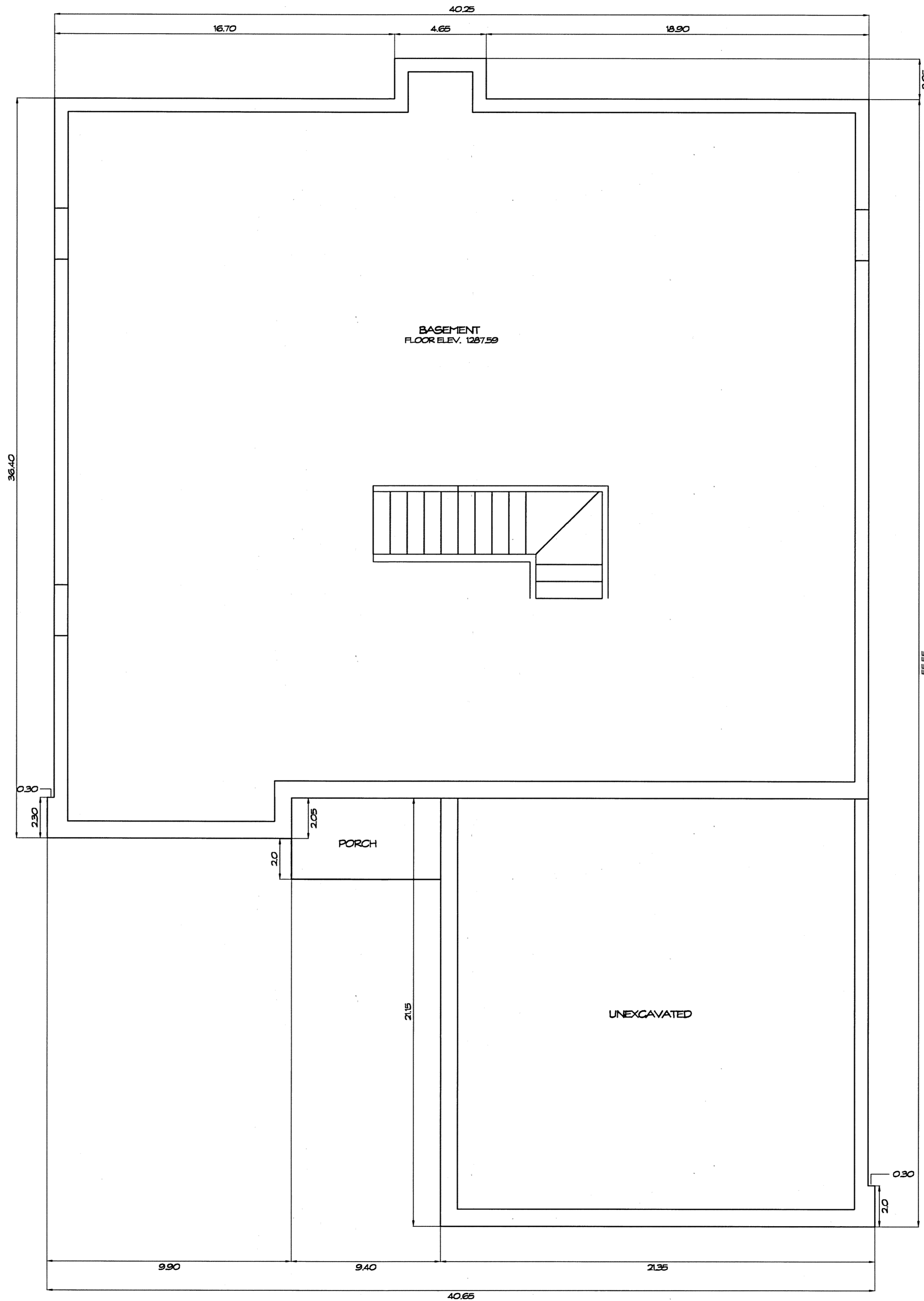


STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078

EXHIBIT 'A'  
DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES  
**BUILDING 762**  
**MASTER SITE PLAN**  
SCALE: 1" = 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) 286-3535

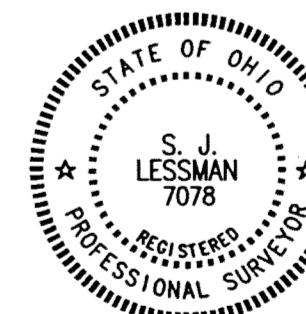
28-82



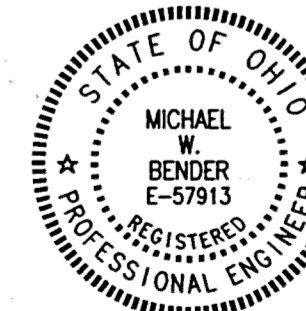


FOUNDATION PLAN  
1/4" = 1'-0"

WE DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 762 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

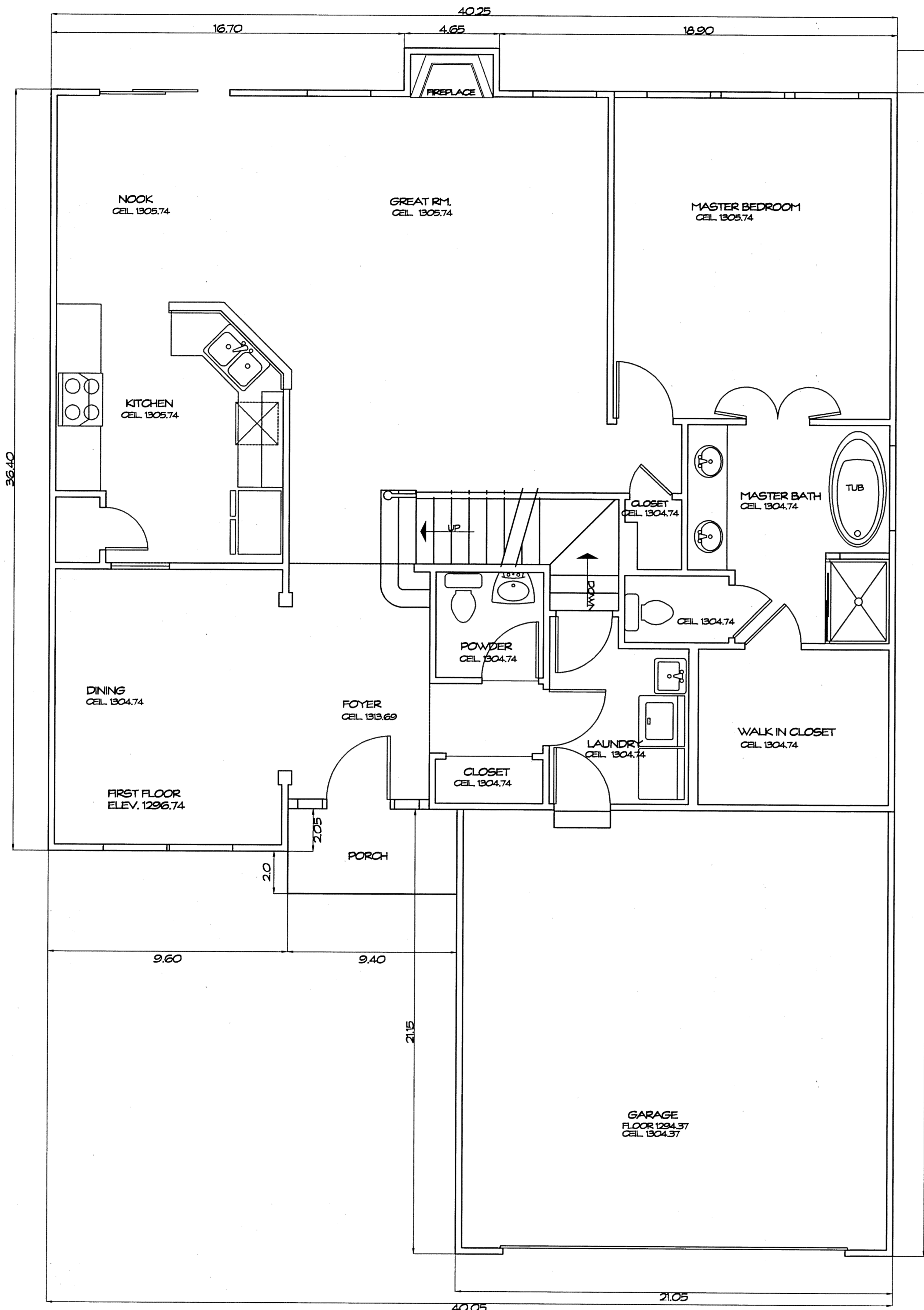


MICHAEL W. BENDER, PROFESSIONAL ENGINEER NO. E-57913

EXHIBIT 'A'  
DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES  
**BUILDING 762**  
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) 286-3535

28-83

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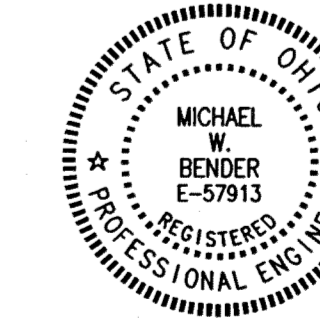
**FIRST FLOOR PLAN**  
1/4" = 1'-0"

UNIT	GARAGE ELEV.		SQ. FT.	BASEMENT ELEV.		SQ. FT.	1ST FLOOR ELEV.		SQ. FT.	2ND FLOOR ELEV.		SQ. FT.	TOTAL
	FLOOR	CEILING		FLOOR	CEILING		FLOOR	CEILING		FLOOR	CEILING		SQ. FT.
762	1294.37	1304.37	452	1287.59	1295.34	1402	1296.74	SEE PLAN	1402	1305.69	1313.69	515	3772

WE DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 762 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.



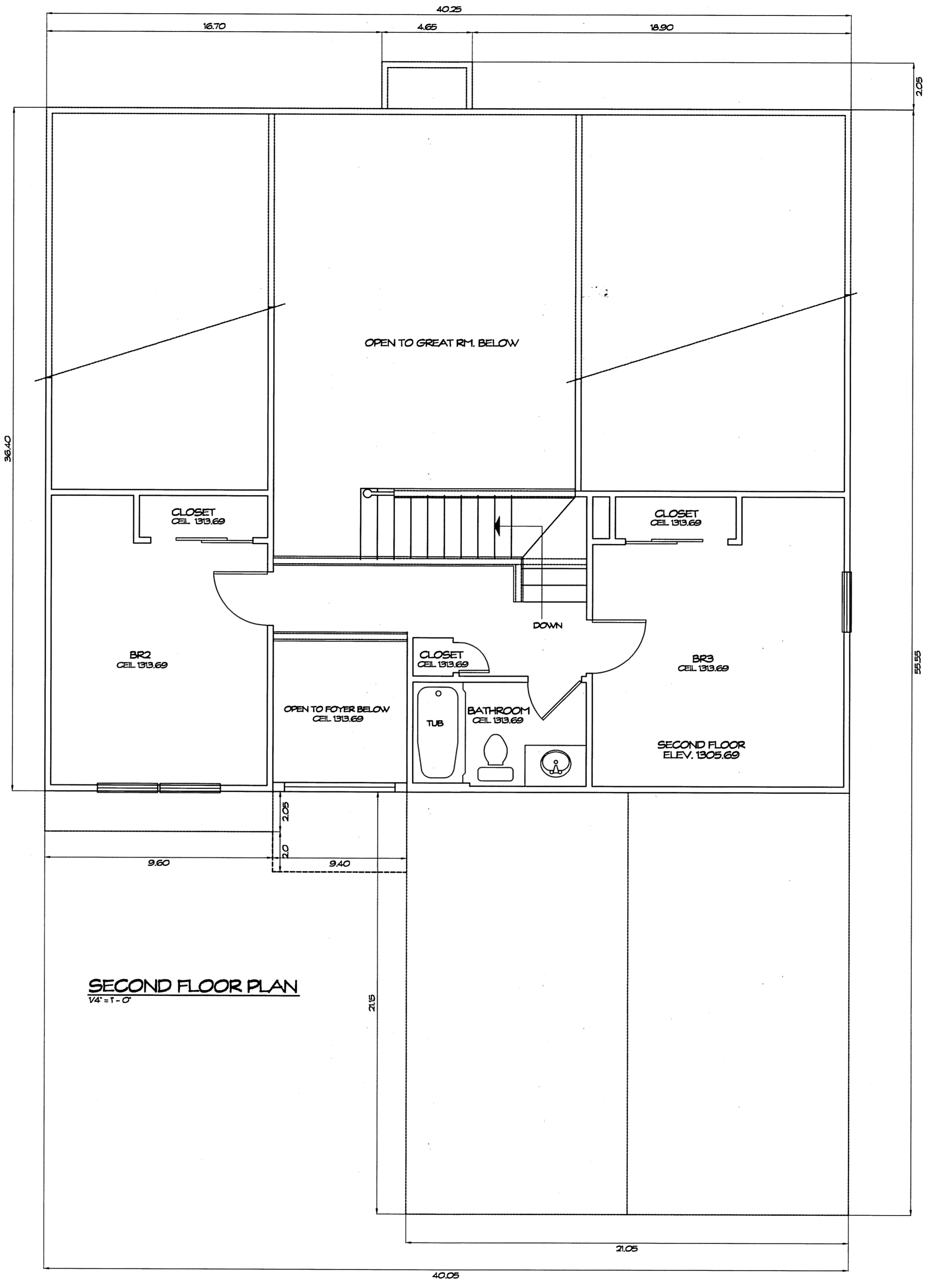
STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078



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

EXHIBIT "A"  
DECLARATION OF CONDOMINIUM FOR THE  
WOODS AT AUBURN LAKES  
**BUILDING 762**  
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) 286-7204 Fax: (440) 286-3333

28-84

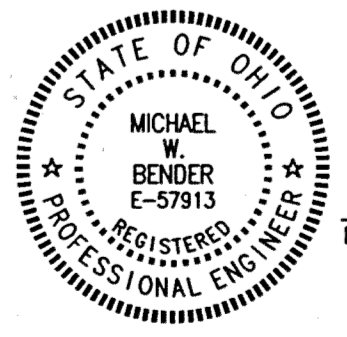


**SECOND FLOOR PLAN**  
1/4" = 1'-0"

WE DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 762 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

EXHIBIT "A"  
DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES  
**BUILDING 762**  
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) 286-7294 Fax: (440) 286-3335

28-85

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
REGISTERED PROFESSIONAL ARCHITECT  
REGISTERED PROFESSIONAL SURVEYOR  
REGISTERED PROFESSIONAL ENGINEER