

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

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

AUBURN LAKES CONDOMINIUM

AUBURN INDUSTRIAL PARK
PARTNERSHIP 1
DEED VOL. 647, PG. 663

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

R.L. & J.F. SIMPSON
DEED VOL. 911, PG. 658

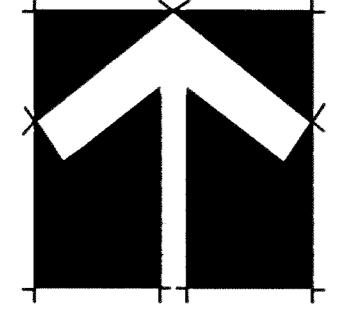


LGND	AMENDMENT	DATE	BLDG NO.	VOL. NO.	LGND	AMENDMENT	DATE	BLDG NO.	VOL. NO.
(1)	ORIGINAL	FEB. 1995	620/621	V. 22 P. 77	(44)	AMENDMENT NO. 43	AUG. 99	755	
(2)	AMENDMENT NO. 1	MAY 95	628/629	V. 22 P. 91	(45)	AMENDMENT NO. 44	AUG. 99	762	
(3)	AMENDMENT NO. 2	JUL. 95	625/626	V. 22 P. 103	(46)	AMENDMENT NO. 45	SEPT. 99	720	
(4)	AMENDMENT NO. 3	AUG. 95	638/639	V. 22 P. 119	(47)	AMENDMENT NO. 46	OCT. 99	723	
(5)	AMENDMENT NO. 4	SEP. 95	507	V. 23 P. 2	(48)	AMENDMENT NO. 47	OCT. 99	724	
(6)	AMENDMENT NO. 5	SEP. 95	90	V. 23 P. 6	(49)	AMENDMENT NO. 48	OCT. 99	722	
(7)	AMENDMENT NO. 6	NOV. 95	508	V. 23 P. 28	(50)	AMENDMENT NO. 49	OCT. 99	721	
(8)	AMENDMENT NO. 7	FEB. 96	622/623	V. 23 P. 50	(51)	AMENDMENT NO. 50	NOV. 99	719	
(9)	AMENDMENT NO. 8	APR. 96	630/633	V. 23 P. 59	(52)	AMENDMENT NO. 50	NOV. 99	725	
(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. 89					
(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. 108					
(20)	AMENDMENT NO. 19	APR. 97	917	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						
(43)	AMENDMENT NO. 42	AUG. 99	754						

NUMBER	RADIUS	CENTRAL ANGLE	ARC	TANGENT	CHORD	CHORD BEARING
C-1	670.00	45.29.07	508.48	267.19	486.37	N. 67.36.26 E.
C-2	840.69	241.09.50	143.09	72.61	142.04	N. 90.59.50 E.
C-3	75.00	295.59.57	331.60	166.86	118.91	N. 64.57.47 W.
C-4	75.00	57.49.47	75.70	41.43	72.53	N. 92.15.46 E.
C-5	420.69	06.10.44	43.91	23.98	43.69	N. 42.07.07 E.
C-6	800.00	397.39.37	318.28	158.45	317.25	N. 89.31.91 E.
C-7	800.00	07.29.34	14.82	7.41	14.82	N. 89.15.42 E.
C-8	800.00	42.49.49	27.03	13.48	25.14	N. 89.16.29 E.
C-9	300.00	37.15.47	180.10	101.14	181.68	N. 89.16.29 E.
C-10	200.00	42.26.17	176.44	82.07	173.80	N. 89.16.29 E.
C-11	200.00	100.59.00	438.97	300.39	384.42	N. 89.16.29 E.
C-12	400.00	25.08.39	175.96	89.22	174.16	N. 89.16.29 E.
C-13	300.00	08.54.59	285.14	209.85	244.10	N. 22.57.04 W.
C-14	300.00	42.49.30	249.39	130.25	244.14	N. 89.39.48 W.
C-15	800.00	07.06.07	241.12	125.60	235.88	N. 87.38.07 W.
C-16	250.00	61.18.17	267.48	148.13	254.91	N. 87.38.07 E.
C-17	400.00	08.52.12	615.26	461.08	586.56	N. 84.11.02 E.
C-18	300.00	69.17.59	429.32	241.89	397.98	N. 90.25.56 E.
C-19	400.00	15.29.57	121.74	54.52	121.14	N. 41.03.29 E.
C-20	400.00	09.42.54	67.82	33.99	67.14	N. 26.38.54 E.
C-21	430.00	03.59.37	29.97	14.99	29.97	N. 29.30.33 E.
C-22	100.00	108.54.59	228.11	167.87	195.28	N. 22.57.04 W.
C-23	380.00	42.49.30	270.76	141.42	265.07	N. 89.39.48 W.
C-24	800.00	37.07.00	133.82	71.72	129.43	N. 62.08.30 W.
C-25	900.00	42.49.02	121.29	58.06	129.03	N. 77.48.30 E.
C-26	100.00	87.06.07	392.89	124.48	172.79	N. 87.38.07 W.
C-27	100.00	28.15.36	58.00	27.99	54.82	N. 49.40.48 W.
C-28	100.00	65.50.24	137.89	77.69	130.43	N. 84.14.12 E.
C-29	200.00	22.42.46	36.96	18.19	36.51	N. 62.39.29 E.
C-30	240.00	387.31.24	458.53	67.81	459.35	N. 89.42.32 W.
C-31	280.00	15.16.39	602.00	30.12	59.89	N. 57.27.02 E.
C-32	280.00	08.52.50	48.20	24.85	48.19	N. 69.39.39 E.
C-33	280.00	281.59.39	141.69	72.42	140.19	N. 87.38.07 E.
C-34	280.00	10.10.07	49.69	24.91	49.62	N. 72.27.50 W.
C-35	275.00	18.16.48	63.74	32.05	63.60	N. 07.20.52 E.
C-36	40.00	242.02.02	167.55	69.28	69.28	N. 79.59.48 W.
C-37	100.00	37.35.17	80.28	44.24	83.75	N. 69.24.59 W.
C-38	100.00	172.19.42	169.39	108.02	154.68	N. 09.49.38 E.
C-39	450.00	00.01.39	47.34	23.69	47.39	N. 39.15.29 E.
C-40	40.00	238.02.38	103.67	60.25	70.99	N. 87.38.07 W.
C-41	40.00	445.50.44	3.79	1.91	3.92	N. 09.38.59 W.
C-42	40.00	427.09.10	28.03	14.62	27.46	N. 90.59.50 E.
C-43	40.00	241.31.24	17.19	8.73	17.08	N. 89.16.29 W.
C-44	275.00	07.11.29	34.51	17.28	34.49	N. 17.25.02 W.
C-45	40.00	387.29.57	24.75	12.78	24.38	N. 66.36.39 E.
C-46	40.00	149.04.19	12.28	6.14	12.14	N. 58.32.57 W.
C-47	275.00	14.31.48	68.74	35.06	69.85	N. 09.39.24 W.
C-48	275.00	17.44.29	85.15	42.92	84.81	N. 07.06.26 W.
C-49	275.00	17.19.37	62.84	41.79	62.02	N. 09.25.32 E.
C-50	275.00	15.16.49	63.74	32.01	63.60	N. 07.20.52 E.
C-51	380.00	241.07.32	160.01	81.21	158.83	N. 48.36.48 W.
C-52	40.00	387.29.12	29.43	14.98	29.00	N. 69.24.59 W.
C-53	100.00	37.31.27	68.12	35.00	67.21	N. 87.14.37 E.
C-54	40.00	384.50.97	27.12	14.1	26.65	N. 09.30.52 E.
C-55	450.00	06.46.29	54.76	27.42	54.76	N. 32.45.29 E.
C-56	40.00	441.42.17	31.19	16.43	30.40	N. 37.54.47 W.
C-57	100.00	167.25.24	159.99	94.41	148.40	N. 39.19.48 W.
C-58	40.00	387.06.06	27.32	14.23	26.79	N. 79.48.58 W.
C-59	380.00	107.41.58	107.78	55.77	105.36	N. 69.25.37 W.
C-60	40.00	185.38.42	24.70	12.43	24.04	N. 67.58.50 W.
C-61	30.00	161.32.15	37.52	18.89	37.39	N. 34.00.17 E.

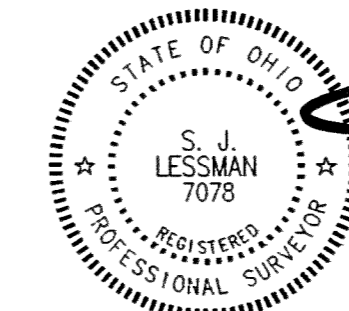
568728
RECEIVED FOR RECORD THIS 19th
DAY OF November, 1999
AT 11:40 A.M. AND RECORDED IN
VOLUME 29, PAGE 29
OF GEauga COUNTY RECORDS OF PLATS

Catherine H. Heiden
CATHERINE H. HEIDEN, RECORDER



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

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

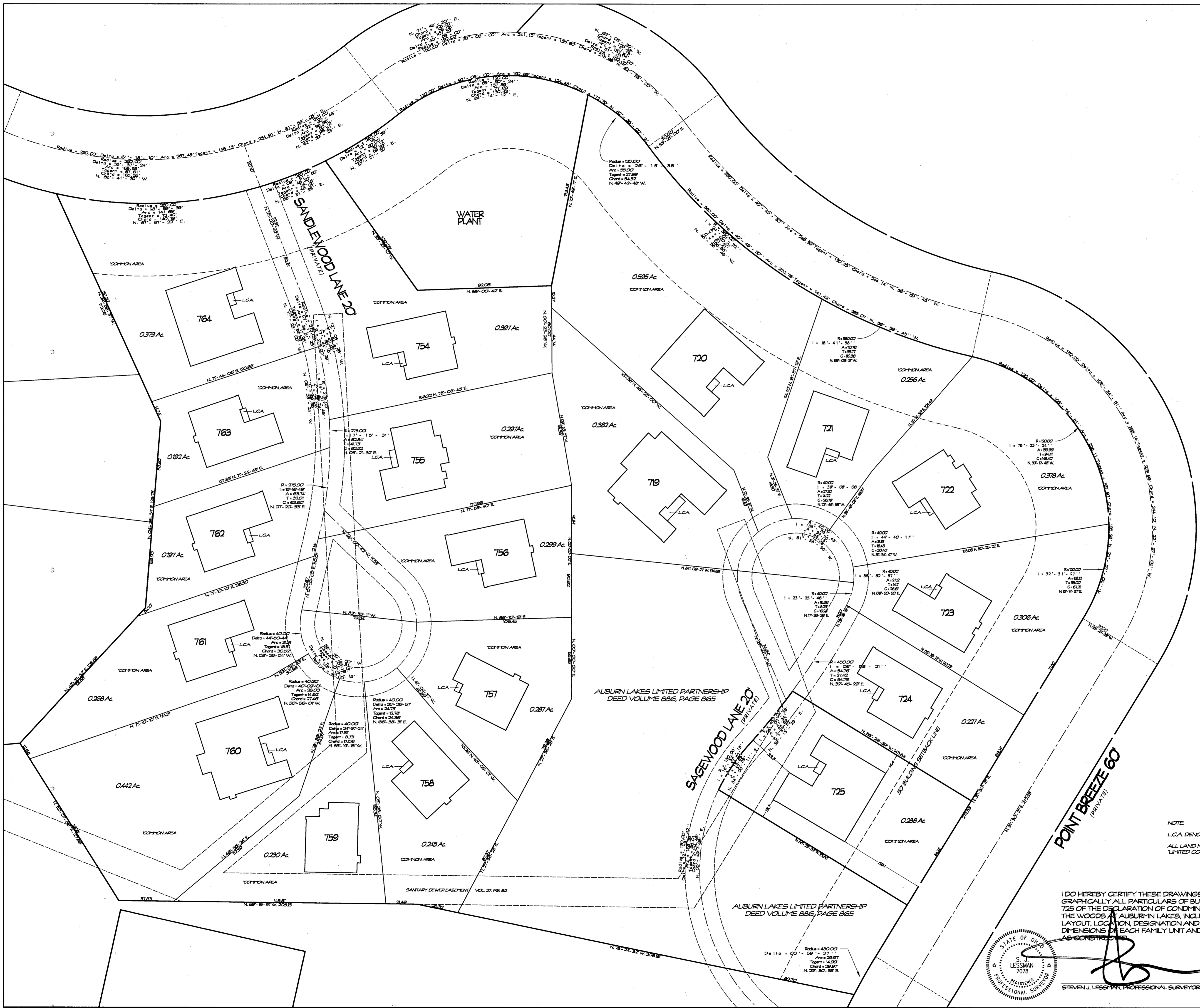


I DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 719 OF THE DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES, INCLUDING THE LAYOUT, LOCATION, DESIGNATION AND DIMENSIONS OF EACH FAMILY UNIT AND BUILDING AS CONSTRUCTED.

STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078

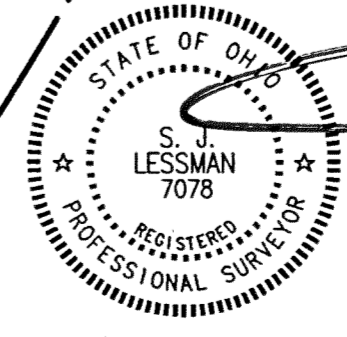
EXHIBIT 'A'
DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES
MASTER SITE PLAN
SCALE: 1" = 100' NOV. 1999 SHEET 1 OF 5
LESSMAN, BENDER & ASSOCIATES
Engineers - Surveyors - Planners
Village Station 401 South Street Chardon Ohio 44024
Phone: (440) 286-7204 Fax: (440) 286-3333

29-29



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 725 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.

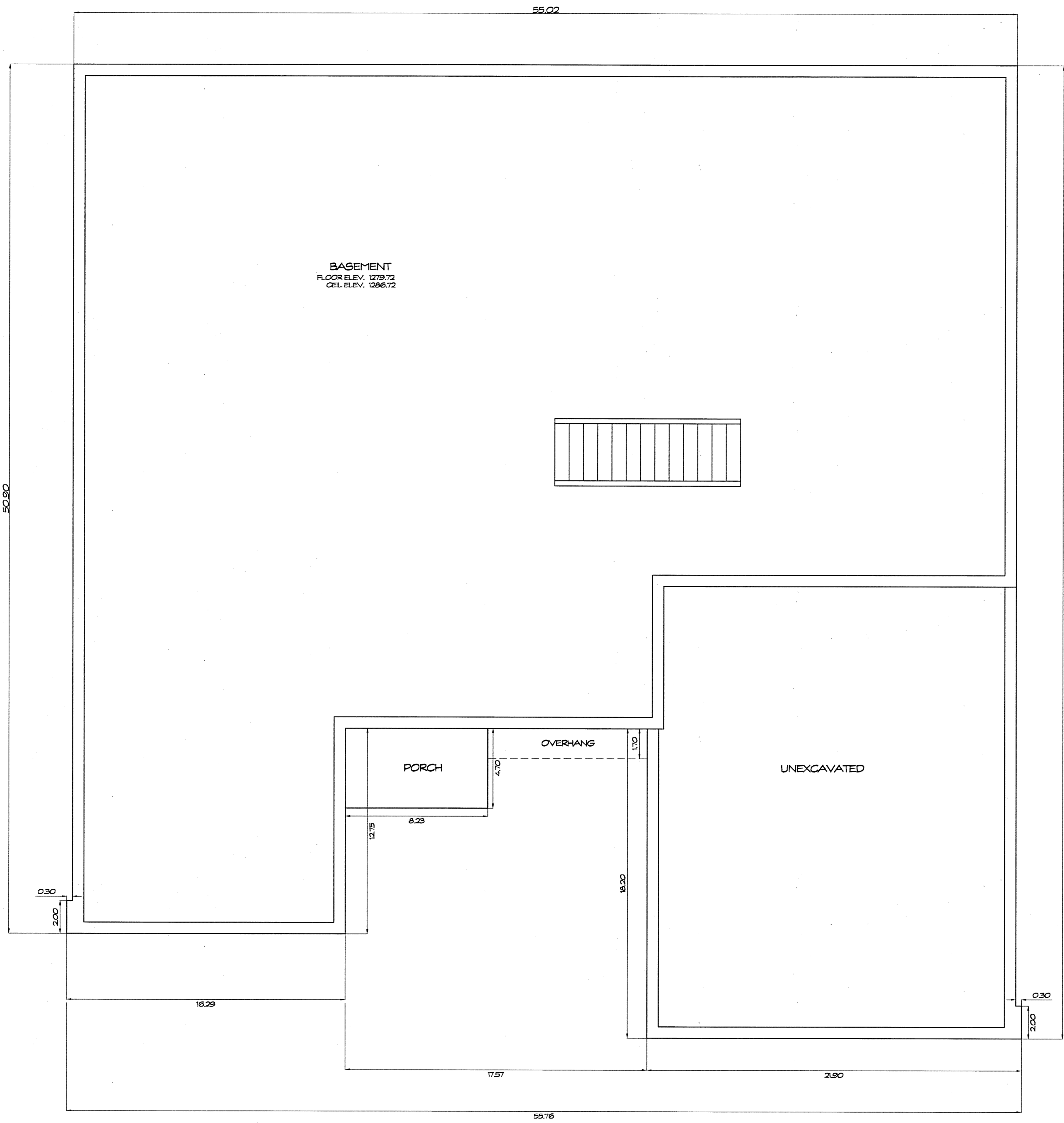


STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078

EXHIBIT 'A'
 DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES
BUILDING 725 MASTER SITE PLAN
 SCALE: 1"=30' NOV. 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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IRVINE CALIFORNIA
 PLAN HOLD CORPORATION
 REGISTERED NUMBER 02548
 IRVINE CALIFORNIA
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 REGISTERED NUMBER 02548
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 REGISTERED NUMBER 02548

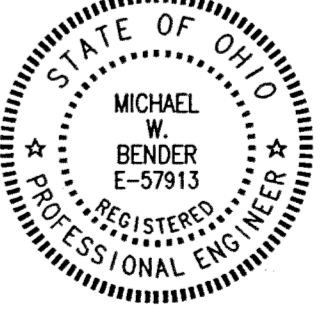


FOUNDATION PLAN

WE DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 725 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 725

SCALE: 1/4" = 1'-0" NOV. 1999 SHEET 3 OF 5

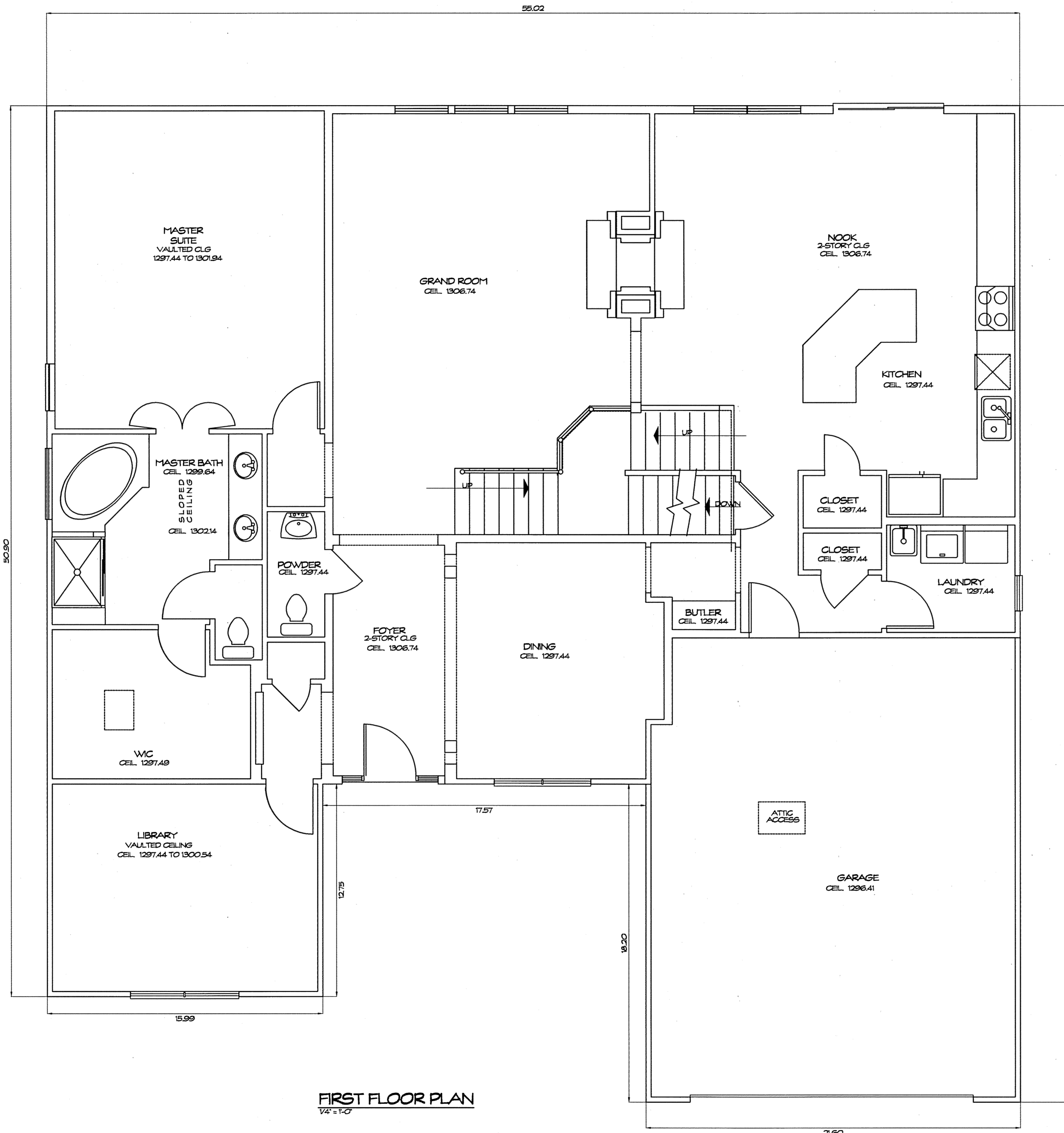
LESSMAN, BENDER & ASSOCIATES
Engineers - Surveyors - Planners

Village Station 401 South Street Chardon Ohio 44024
Phone: (440) 286-7204 Fax: (440) 286-3335

29-31

PLANNED DEVELOPMENT CORPORATION • IRVINE, CALIFORNIA
 PLANNED DEVELOPMENT CORPORATION • IRVINE, CALIFORNIA
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 PLANNED DEVELOPMENT CORPORATION • IRVINE, CALIFORNIA

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		
725	1286.41	1296.41	627	1279.72	1286.72	2082	1288.44	See Plan	2082	1298.74	1306.74	611	5402

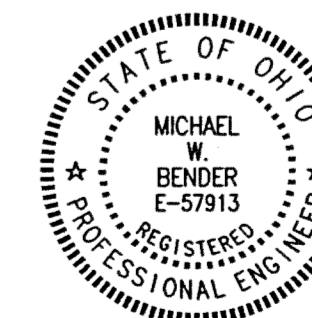


FIRST FLOOR PLAN
1/4" = 1'-0"

WE DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 725 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.



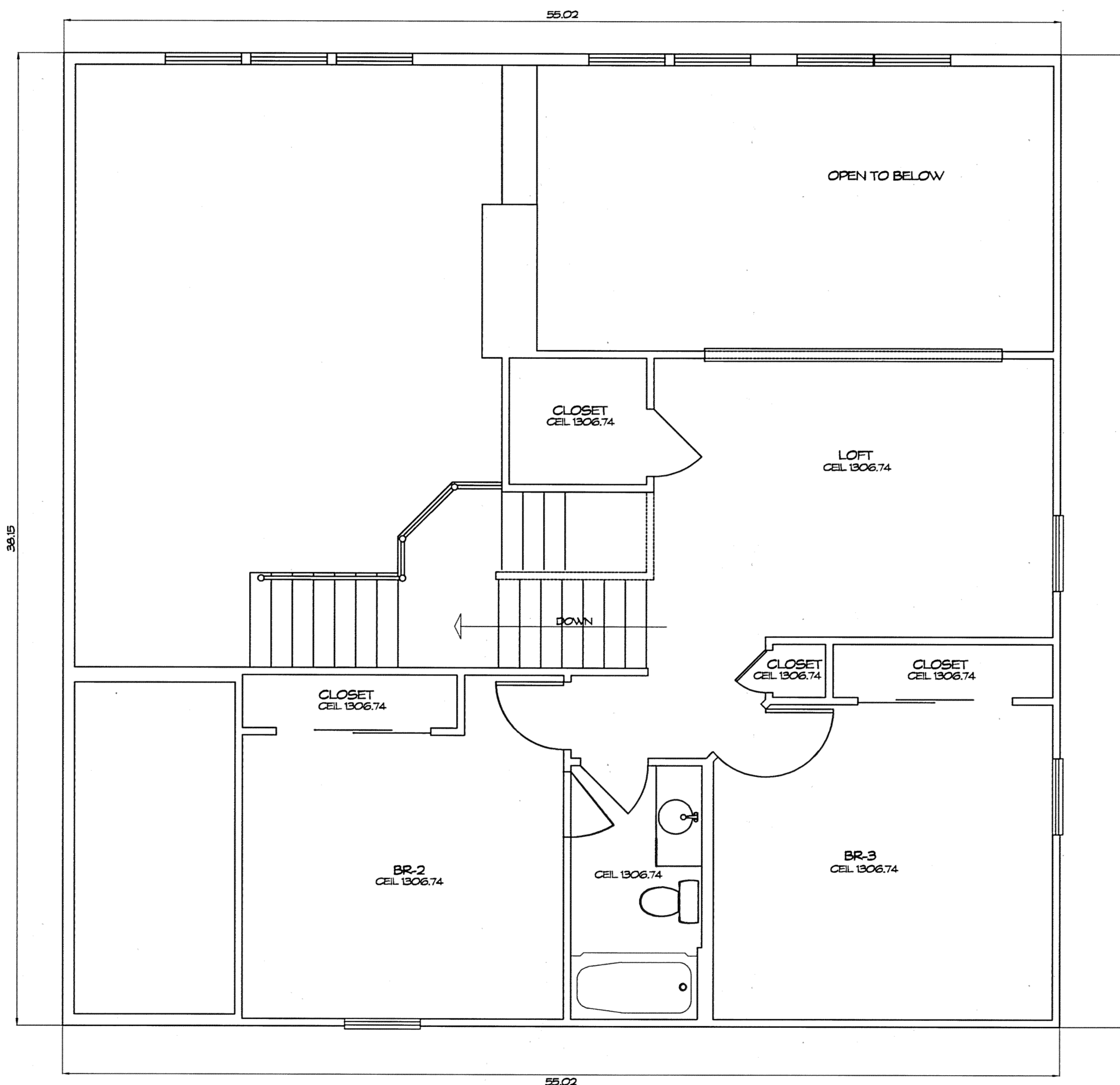
Steven J. Lessman
STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078



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

EXHIBIT 'A'
DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES
BUILDING 725
SCALE: 1/4" = 1'-0" NOV. 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) 286-3535

29-32

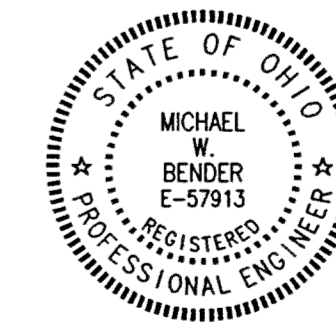


SECOND FLOOR PLAN
1/4" = 1'-0"

WE DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 725 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 725
SCALE: 1/4" = 1'-0" NOV. 1999 SHEET 5 OF 5
LESSMAN, BENDER & ASSOCIATES
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Village Station 401 South Street Chardon Ohio 44024
Phone: (440) 286-7204 Fax: (440) 286-3535

29-33

STATE OF OHIO
REGISTERED PROFESSIONAL SURVEYOR
STEVEN J. LESSMAN
NO. 7078

STATE OF OHIO
REGISTERED PROFESSIONAL ENGINEER
MICHAEL W. BENDER
NO. E-57913

STATE OF OHIO
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MICHAEL W. BENDER
NO. E-57913