

# EXHIBIT A

# DECLARATION OF CONDOMINIUM OWNERSHIP FOR AUBURN CROSSINGS CONDOMINIUM

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 28.406 AC.

LGND	AMENDMENT	DATE	UNIT NO.	VOL. NO.
①	PHASE 1	MAY 2001	1,2,7 & 48	
②	PHASE 2	JUN 2001	3,4,6,34,45,46	

NUMBER	RADIUS	CENTRAL ANGLE	ARC	TAN	CHORD	CHORD BEARING
C-1	700.00	08° 37' 24"	125.35	52.78	125.26	N. 54° 42' 11" W.
C-2	1200.00	01° 00' 11"	21.01	10.51	21.01	N. 17° 19' 39" W.
C-3	1200.00	07° 32' 25"	157.92	79.07	157.81	N. 13° 03' 21" W.
C-4	1200.00	01° 52' 18"	39.20	19.60	39.20	N. 16° 53' 36" W.
C-5	1200.00	06° 40' 18"	139.73	69.95	139.65	N. 12° 37' 18" W.
C-6	1200.00	04° 58' 45"	104.28	52.17	104.25	N. 06° 47' 46" W.
C-7	600.00	54° 43' 30"	572.90	310.40	591.39	N. 31° 39' 38" W.
C-8	600.00	19° 15' 07"	201.61	101.76	200.66	N. 13° 59' 57" W.
C-9	600.00	35° 27' 23"	371.30	191.61	365.40	N. 41° 17' 12" W.
C-10	300.00	37° 57' 41"	198.76	103.19	195.15	N. 60° 18' 18" W.
C-10	120.00	05° 59' 41"	126.60	63.36	126.54	N. 13° 40' 50" W.
C-11	20.00	88° 36' 09"	30.93	15.52	27.94	N. 54° 59' 04" W.
C-11	60.00	241° 27' 15"	292.89	100.94	123.15	N. 02° 03' 06" W.
C-12	1190.00	05° 20' 42"	11.01	55.55	110.97	N. 13° 25' 39" W.
C-13	20.00	91° 28' 09"	31.93	20.52	28.64	N. 34° 56' 47" E.
C-14	20.00	64° 37' 23"	22.56	12.65	21.38	N. 66° 58' 27" W.
C-15	50.00	79° 51' 04"	69.68	41.84	64.18	N. 74° 35' 17" W.
C-16	50.00	50° 10' 20"	43.78	23.41	42.40	N. 40° 24' 00" E.
C-17	50.00	66° 51' 54"	58.35	33.01	55.10	N. 84° 04' 14" E.
C-18	30.00	37° 57' 41"	125.39	106.62	201.65	N. 80° 18' 18" W.
C-19	25.00	61° 27' 16"	26.81	14.86	25.55	N. 87° 56' 54" E.
C-20	70.00	241° 27' 15"	294.99	117.77	120.35	N. 02° 03' 06" W.
C-21	280.00	37° 57' 41"	192.14	99.75	188.64	N. 80° 18' 18" W.
C-22	20.00	88° 36' 09"	30.93	15.52	27.94	N. 36° 24' 47" E.
C-23	120.00	05° 34' 54"	75.64	37.83	75.63	N. 06° 05' 50" W.
C-24	590.00	40° 13' 06"	444.14	216.02	403.69	N. 24° 24' 56" W.
C-25	20.00	84° 54' 23"	29.64	18.30	27.00	N. 65° 58' 40" W.
C-26	160.00	04° 07' 53"	11.54	5.77	11.53	N. 52° 38' 02" E.
C-27	140.00	40° 00' 42"	97.77	50.97	96.79	N. 74° 42' 22" E.
C-28	690.00	08° 37' 24"	125.35	52.02	125.26	N. 54° 42' 11" W.
C-29	610.00	37° 43' 37"	348.43	179.11	343.71	N. 42° 39' 05" W.
C-30	20.00	87° 18' 14"	30.46	19.07	27.60	N. 69° 58' 29" W.
C-31	20.00	64° 37' 23"	22.56	12.65	21.38	N. 34° 07' 48" E.
C-32	50.00	228° 49' 10"	199.68	110.17	91.06	N. 63° 46' 18" W.
C-33	50.00	13° 33' 42"	11.83	5.95	11.81	N. 55° 42' 58" W.
C-34	20.00	64° 37' 23"	22.56	12.65	21.38	N. 81° 14' 49" W.
C-35	20.00	87° 16' 14"	30.46	19.07	27.60	N. 22° 48' 23" E.
C-36	610.00	16° 31' 21"	179.51	89.57	175.30	N. 12° 34' 04" W.
C-37	130.00	03° 30' 36"	12.90	36.46	12.89	N. 06° 03' 41" W.
C-38	20.00	91° 28' 09"	31.93	20.52	28.64	N. 53° 39' 04" W.
C-39	20.00	64° 37' 23"	22.56	12.65	21.38	N. 48° 24' 10" E.
C-40	50.00	179° 13' 21"	156.40	7369.94	100.00	N. 74° 17' 51" W.
C-41	50.00	49° 19' 07"	43.04	22.95	41.72	N. 09° 20' 44" W.
C-42	50.00	72° 23' 27"	63.17	36.59	59.05	N. 70° 12' 00" W.
C-43	50.00	57° 30' 48"	50.19	27.44	48.11	N. 44° 50' 52" E.
C-44	610.00	07° 50' 39"	83.49	41.81	83.43	N. 08° 15' 40" W.
C-45	610.00	06° 45' 04"	71.89	36.98	71.83	N. 17° 27' 12" W.
C-46	600.00	01° 24' 29"	14.75	7.37	14.75	N. 05° 00' 38" W.
C-47	590.00	01° 20' 51"	13.88	6.94	13.88	N. 04° 58' 49" W.
C-48	290.00	02° 30' 42"	12.71	6.36	12.71	N. 81° 58' 13" E.
C-49	300.00	02° 30' 42"	13.15	6.58	13.15	N. 81° 58' 13" E.
C-50	310.00	101° 44' 57"	58.16	29.16	58.07	N. 66° 41' 56" W.
C-51	310.00	11° 54' 38"	64.44	32.34	64.33	N. 78° 01' 43" W.
C-52	310.00	15° 18' 06"	62.79	41.64	62.54	N. 68° 21' 59" E.
C-53	290.00	35° 26' 59"	179.43	92.69	176.58	N. 79° 02' 57" W.
C-54	590.00	38° 52' 14"	400.27	208.18	392.64	N. 25° 05' 22" W.
C-55	610.00	01° 55' 44"	20.54	10.27	20.54	N. 13° 06' 48" W.

NUMBER	RADIUS	CENTRAL ANGLE	ARC	TAN	CHORD	CHORD BEARING

NUMBER	RADIUS	CENTRAL ANGLE	ARC	TAN	CHORD	CHORD BEARING

V. 32.P. 71

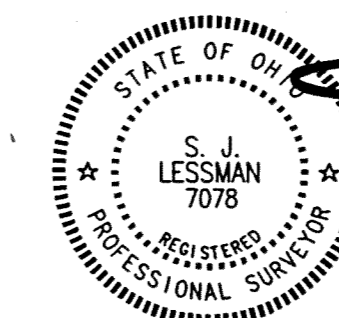
20010603910  
Filed for Record in  
GEAUGA COUNTY, OHIO  
MARY MARGARET MCBRIDE  
07-13-2001 At 12:54 P.M.  
PLAT 420.00  
OR Book 32 Page 71 - 91

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY, THAT THE SAME SHOWS GRAPHICALLY, INsofar AS POSSIBLE, THE LOCATION OF BOUNDARIES, THE LAYOUT, LOCATION, DESIGNATION AND DIMENSIONS OF THE BUILDINGS, COMMON AREAS AND LIMITED COMMON AREAS, THE LOCATION AND DIMENSIONS OF ALL APPURTENANT EASEMENTS, THAT THERE ARE NO ENCROACHMENTS UPON THE SUBJECT PREMISES NOR FROM THE SUBJECT PREMISES, OTHER THAN SHOWN THAT ALL PROPERTIES SURVEYED, INCLUDING THE RIGHT-OF-WAY LINES FOR WASHINGTON STREET AND BAY BROOK LANE ARE CONTIGUOUS TO THE PERMETER LINES OF THE PREMISES ALONG THEIR ENTIRE LENGTH. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS WITH THE PROVISIONS OF O.R.C. SECTION 631.107, INCLUDING THE REQUIREMENT THAT THIS PLAN ACCURATELY SHOWS THE BUILDINGS AS CONSTRUCTED.

RECEIVED FOR RECORD THIS 13th DAY OF JULY 2001 AT 12:54 P.M. AND RECORDED IN VOLUME 32, PAGE 71-91 OF GEAUGA COUNTY RECORDS OF PLATS

Mary Margaret McBride  
MARY MARGARET MCBRIDE, RECORDER

I FURTHER CERTIFY TO PLATE HOMES OF OHIO CORP. AND RESOURCE TITLE, INC. THAT THE PREMISES WERE ESTABLISHED BY ACTUAL MEASUREMENTS AND THAT MONUMENTS WERE FOUND OR SET AS SHOWN HEREON.



STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078

EXHIBIT "A"  
DECLARATION OF CONDOMINIUM FOR  
AUBURN CROSSINGS

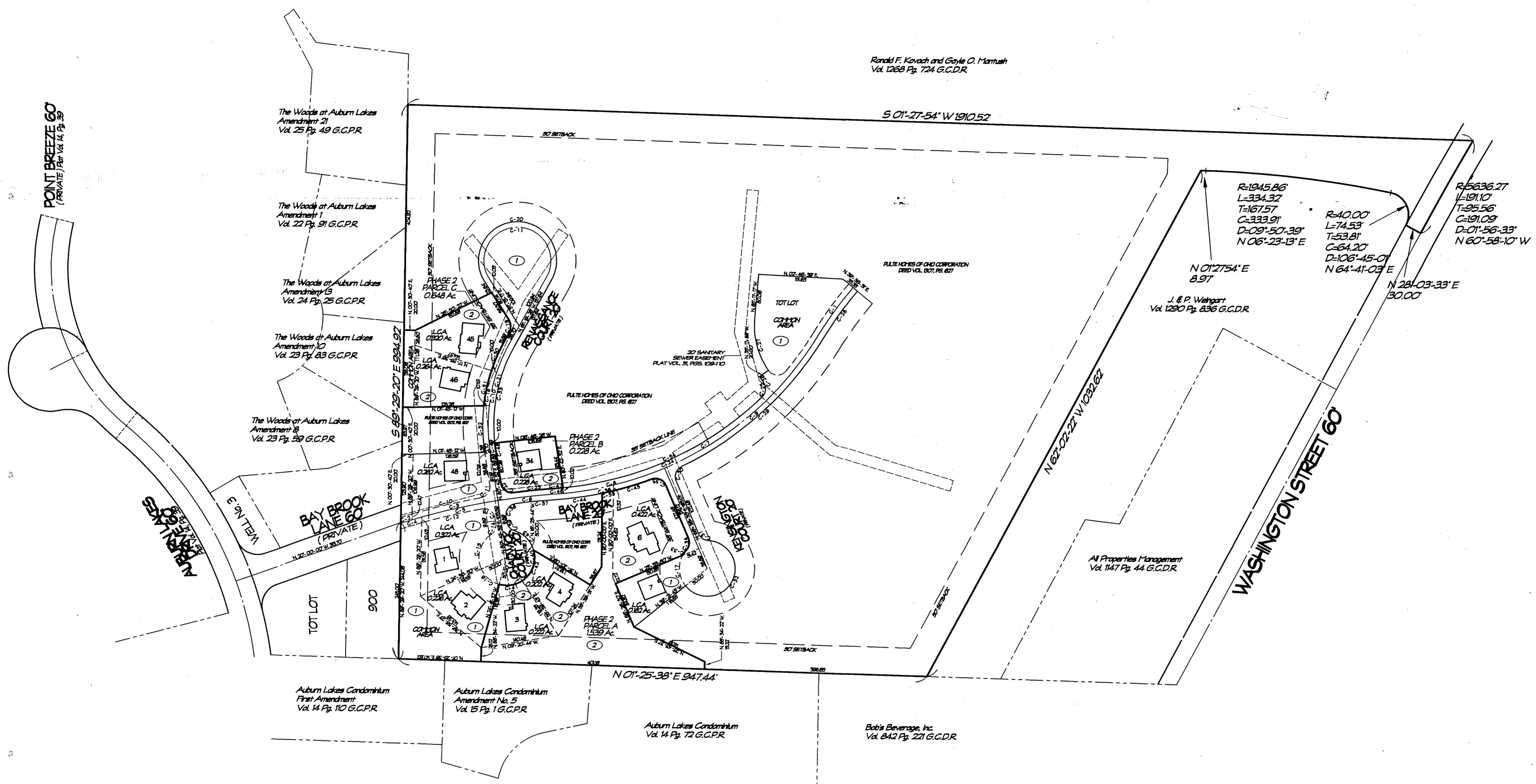
UNIT NOS. 3,4,6,34,45 & 46

AS NOTED JUN 2001 SHEET 1 OF 21

**LESSMAN, BENDER & ASSOCIATES**  
Engineers - Surveyors - Planners  
Village Station 401 South Street Chardon Ohio 44024  
Phone: (440) 286-7204 Fax: (440) 286-3333

**EXHIBIT A  
DECLARATION OF  
CONDOMINIUM OWNERSHIP FOR  
AUBURN CROSSINGS  
CONDOMINIUM**

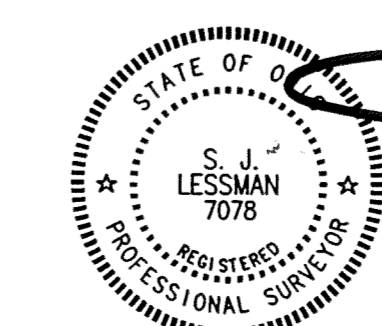
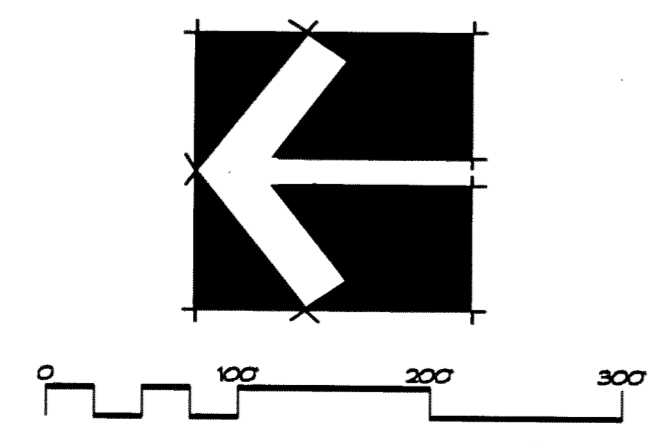
SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEauga AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL AUBURN TOWNSHIP SECTION ONE, TRACT TWO AND CONTAINING 28.406 AC.



THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY, THAT THE SAME SHOWS GRAPHICALLY, INsofar AS POSSIBLE, THE LOCATION OF BOUNDARIES, THE LAYOUT, LOCATION, DESIGNATION AND DIMENSIONS OF THE BUILDINGS, COMMON AREAS AND LIMITED COMMON AREAS, THE LOCATION AND DIMENSIONS OF ALL APPURTENANT EASEMENTS, THAT THERE ARE NO ENCROACHMENTS UPON THE SUBJECT PREMISES NOR FROM THE SUBJECT PREMISES, OTHER THAN SHOWN THAT ALL PROPERTIES SURVEYED, INCLUDING THE RIGHT-OF-WAY LINES FOR WASHINGTON STREET AND BAY BROOK LANE ARE CONTIGUOUS TO THE PERIMETER LINES OF THE PREMISES ALONG THEIR ENTIRE LENGTH. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS WITH THE PROVISIONS OF O.R.C. SECTION 531.107, INCLUDING THE REQUIREMENT THAT THIS PLAT ACCURATELY SHOWS THE BUILDINGS AS CONSTRUCTED.

I FURTHER CERTIFY TO PLUTE HOMES OF OHIO CORP. AND RESOURCE TITLE, INC. THAT THE PREMISES WERE ESTABLISHED BY ACTUAL FIELD MEASUREMENTS AND THAT MONUMENTS WERE FOUND OR SET AS SHOWN HEREON.

V-32-P-72

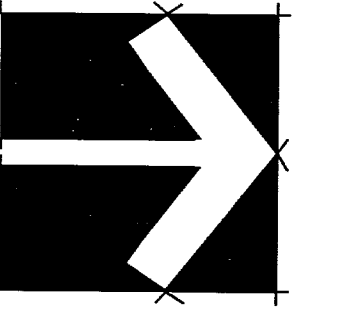


STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078

EXHIBIT 'A'  
DECLARATION OF CONDOMINIUM FOR  
AUBURN CROSSINGS  
**MASTER SITE PLAN**  
SCALE: 1" = 100' JUN 2001 SHEET 2 OF 21  
**LESSMAN, BENDER & ASSOCIATES**  
Engineers - Surveyors - Planners  
Village Station 401 South Street Chardon Ohio 44024  
Phone: (440) 286-7204 Fax: (440) 286-3335

SAFCO PRODUCTS • NEW HARBURG, MINNESOTA  
REGISTERED BY PLAT NUMBER 6532  
PREPARED FROM AN ACTUAL SURVEY





THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY, THAT THE SAME SHOWS GRAPHICALLY, IN SO FAR AS POSSIBLE, THE LOCATION OF BOUNDARIES, THE LAYOUT, LOCATION, DESIGNATION AND DIMENSIONS OF THE BUILDINGS, COMMON AREAS AND LIMITED COMMON AREAS, THE LOCATION AND DIMENSIONS OF ALL APPURTENANT EASEMENTS; THAT THERE ARE NO ENCROACHMENTS UPON THE SUBJECT PREMISES NOR FROM THE SUBJECT PREMISES, OTHER THAN SHOWN, THAT ALL PROPERTIES SURVEYED, INCLUDING THE RIGHT-OF-WAY LINES FOR WASHINGTON STREETS AND BAY BROOK LANE ARE CONTIGUOUS TO THE PERIMETER LINES OF THE PREMISES ALONG THEIR ENTIRE LENGTH. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS WITH THE PROVISIONS OF O.R.C. SECTION 531.107, INCLUDING THE REQUIREMENT THAT THIS PLAT ACCURATELY SHOWS THE BUILDINGS AS CONSTRUCTED.

I FURTHER CERTIFY TO PULTE HOMES OF OHIO CORP. AND RESOURCE TITLE, INC. THAT THE PREMISES WERE ESTABLISHED BY ORIGINAL FIELD MEASUREMENTS AND THAT MONUMENTS WERE PLACED OR SET AS SHOWN HEREON.

*[Signature]*

STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078



**EXHIBIT 'A'**

**DECLARATION OF CONDOMINIUM FOR AUBURN CROSSINGS**

**UNIT NOS. 34, 45 & 46**

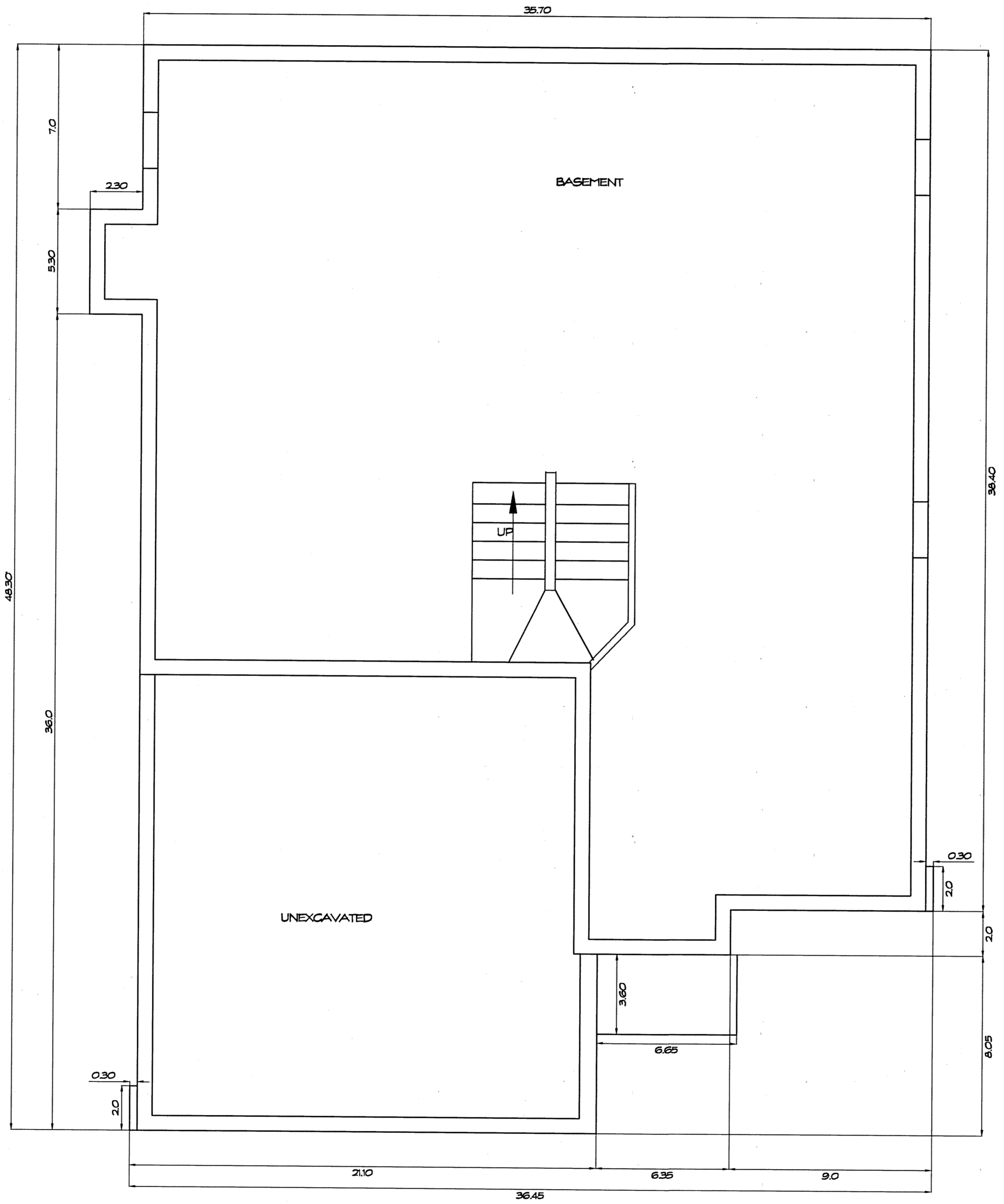
**MASTER SITE PLAN**

SCALE: 1" = 30'    JUN 2001    SHEET 3 OF 21

**LESSMAN, BENDER & ASSOCIATES**  
Engineers - Surveyors - Planners

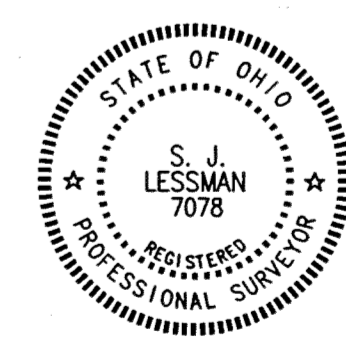
Village Station    401 South Street    Chardon    Ohio    44024  
Phone: (440) 286-7204    Fax: (440) 286-3535

V. 32 . P. 73

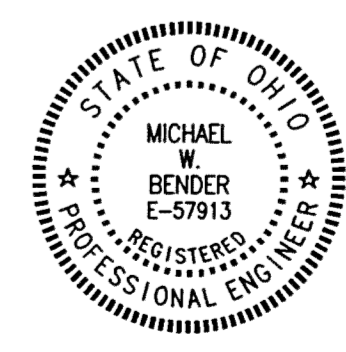


**FOUNDATION PLAN**  
1/4" = 1'-0"

THE UNDERSIGNED HEREBY CERTIFIES THAT THESE DRAWINGS SHOW GRAPHICALLY, INsofar AS POSSIBLE, THE LAYOUT, LOCATION, DESIGNATION, AND DIMENSIONS OF THE COMMON AREAS AND FACILITIES AND LIMITED COMMON AREAS AND FACILITIES OF THE BUILDINGS AS CONSTRUCTED. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS, WITH THE PROVISIONS OF SECTION 531.107 OF THE OHIO REVISED CODE.



STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7076



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

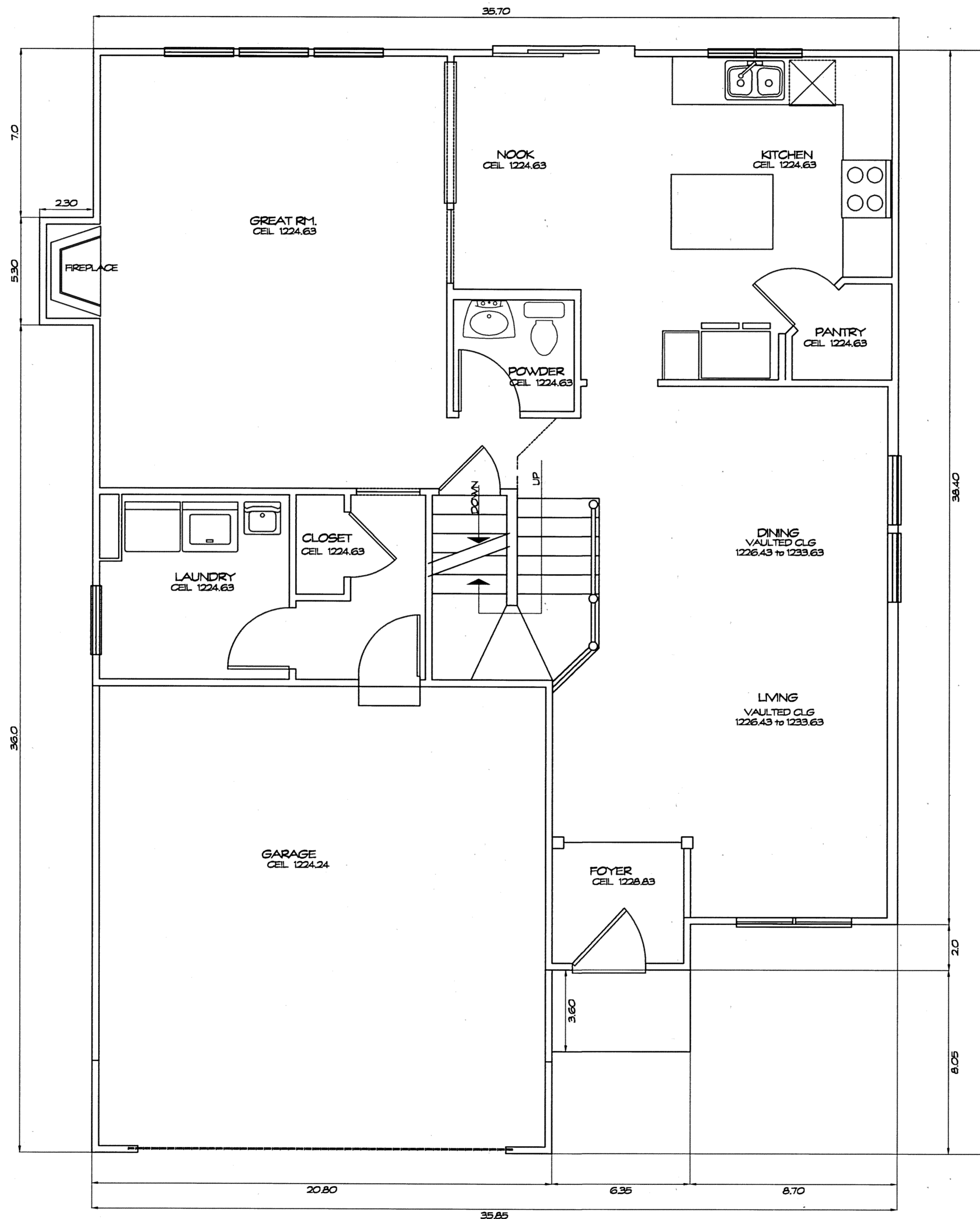
**EXHIBIT 'A'**  
**DECLARATION OF CONDOMINIUM FOR**  
**AUBURN CROSSINGS**  
**UNIT 3**  
 SCALE: 1/4" = 1'-0" June, 2001 SHEET 4 OF 21  
**LESSMAN, BENDER & ASSOCIATES**  
**Engineers - Surveyors - Planners**  
 Village Station 401 South Street Chardon Ohio 44024  
 Phone: (440) 286-7204 Fax: (440) 286-3333

V. 32. P. 74

STATE OF OHIO  
 SURVEYORS  
 REGISTERED PROFESSIONAL SURVEYOR  
 NO. 7076  
 STEVEN J. LESSMAN

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

SAFCD PRODUCTS • NEW HARBURG, MINNESOTA  
 REGISTERED BY PLAN NUMBER 1035  
 REVISION DATE OF PLAN OR THIS SHEET



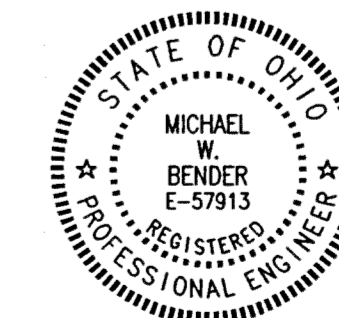
**FIRST FLOOR PLAN**  
1/4" = 1'-0"

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.
3	1213.70	1224.24		431	1206.79	1214.64		1201	1215.63	See Plan		1201	1225.63	See Plan		1080	3913

THE UNDERSIGNED HEREBY CERTIFIES THAT THESE DRAWINGS SHOW GRAPHICALLY, INsofar AS POSSIBLE, THE LAYOUT, LOCATION, DESIGNATION, AND DIMENSIONS OF THE COMMON AREAS AND FACILITIES AND LIMITED COMMON AREAS AND FACILITIES OF THE BUILDINGS AS CONSTRUCTED. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS, WITH THE PROVISIONS OF SECTION 5707.01 OF THE OHIO REVISED CODE.



STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078

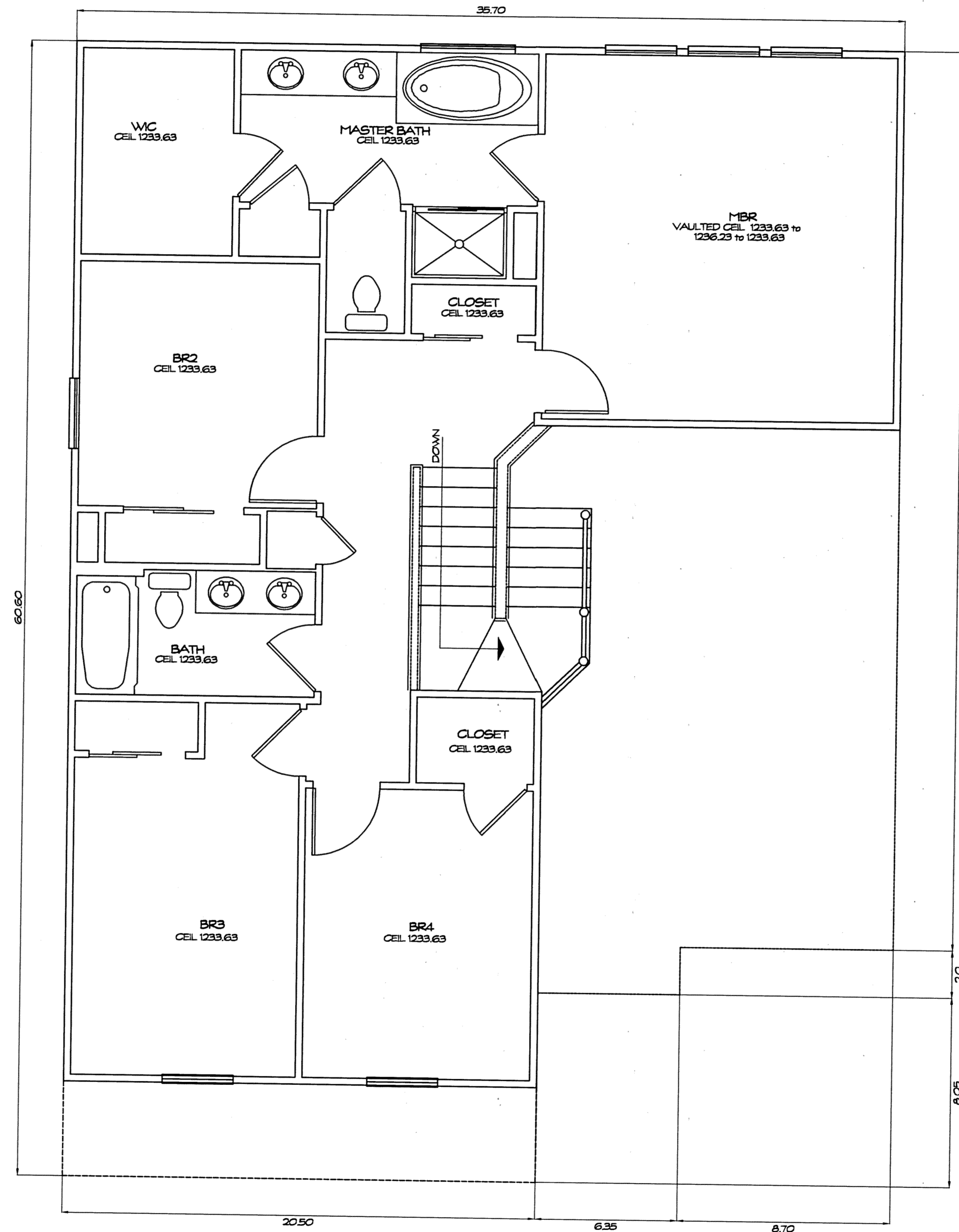


MICHAEL W. BENDER, PROFESSIONAL ENGINEER NO. E-57913

EXHIBIT "A"  
DECLARATION OF CONDOMINIUM FOR  
AUBURN CROSSINGS  
**UNIT 3**  
SCALE: 1/4" = 1'-0" June, 2001 SHEET 5 OF 21  
**LESSMAN, BENDER & ASSOCIATES**  
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Village Station 401 South Street Chardon Ohio 44024  
Phone: (440) 286-7204 Fax: (440) 286-3535

V-32-P-75

EXHIBIT "A"  
DECLARATION OF CONDOMINIUM FOR  
AUBURN CROSSINGS  
UNIT 3  
SCALE: 1/4" = 1'-0" June, 2001 SHEET 5 OF 21  
LESSMAN, BENDER & ASSOCIATES  
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Village Station 401 South Street Chardon Ohio 44024  
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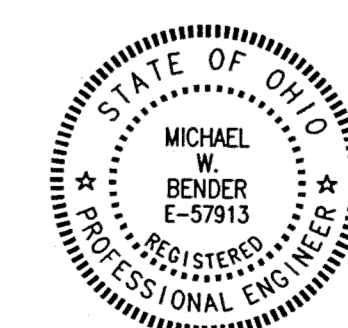


**SECOND FLOOR PLAN**  
1/4" = 1'-0"

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STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078



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

**EXHIBIT 'A'**

DECLARATION OF CONDOMINIUM FOR  
AUBURN CROSSINGS

**UNIT 3**

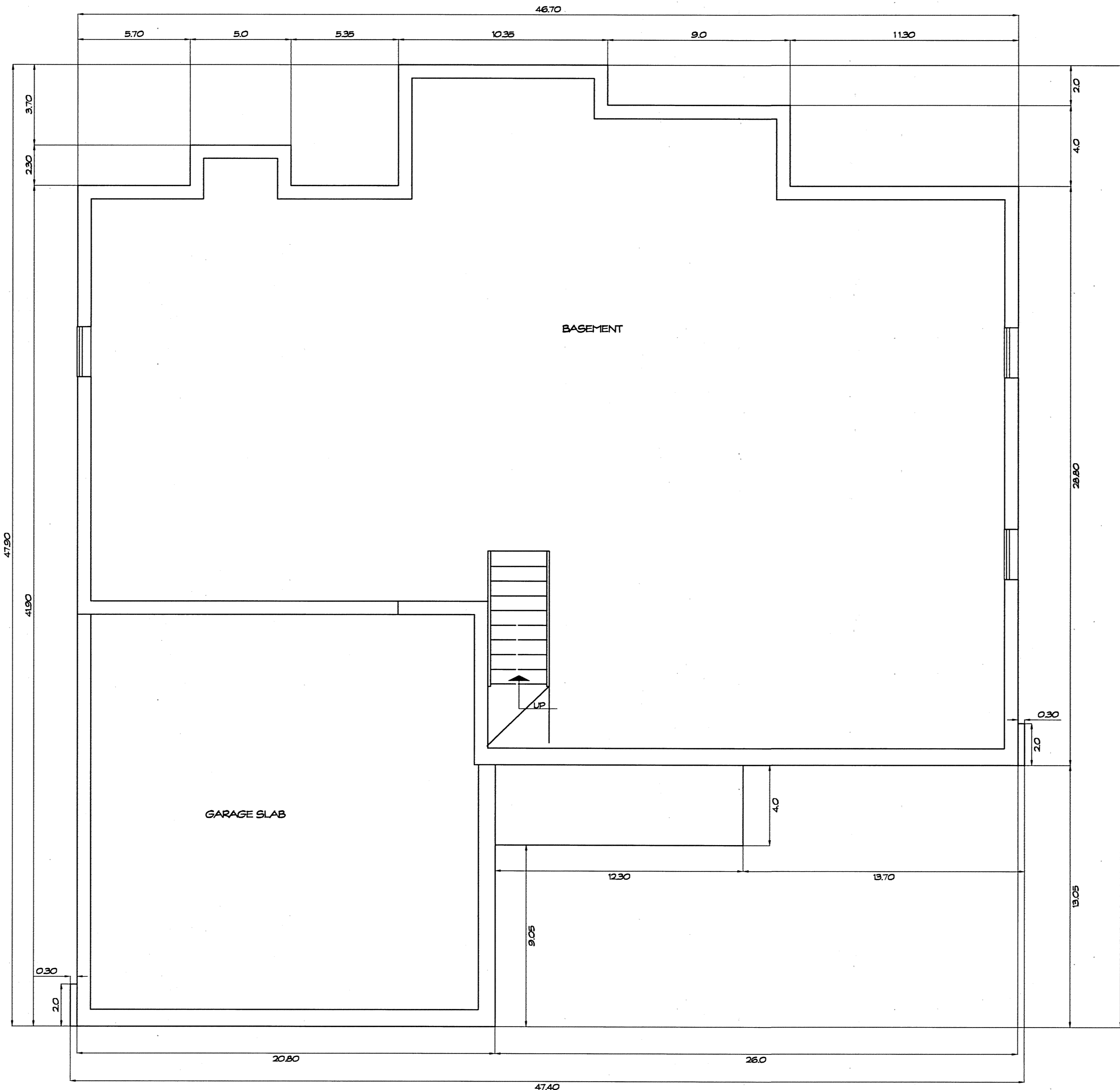
SCALE: 1/4" = 1'-0" | June, 2001 | SHEET 6 OF 21

**LESSMAN, BENDER & ASSOCIATES**  
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V. 32.P. 76

SAFCO PRODUCTS • NEW HARBURG, MINNESOTA  
RESUBMITTED BY PART NUMBER 8525  
REVISION CODE OF PART NUMBER 8525



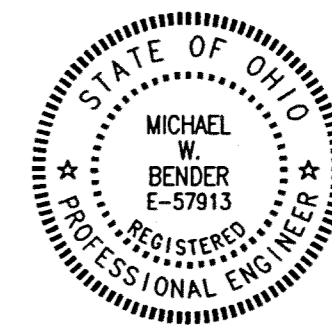


**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

THE UNDERSIGNED HEREBY CERTIFIES THAT THESE DRAWINGS SHOW GRAPHICALLY, INsofar AS POSSIBLE, THE LAYOUT, LOCATION, DESIGNATION, AND DIMENSIONS OF THE COMMON AREAS AND FACILITIES AND LIMITED COMMON AREAS AND FACILITIES OF THE BUILDINGS AS CONSTRUCTED, THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS, WITH THE PROVISIONS OF SECTION 531.107 OF THE OHIO REVISED CODE.



STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078



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

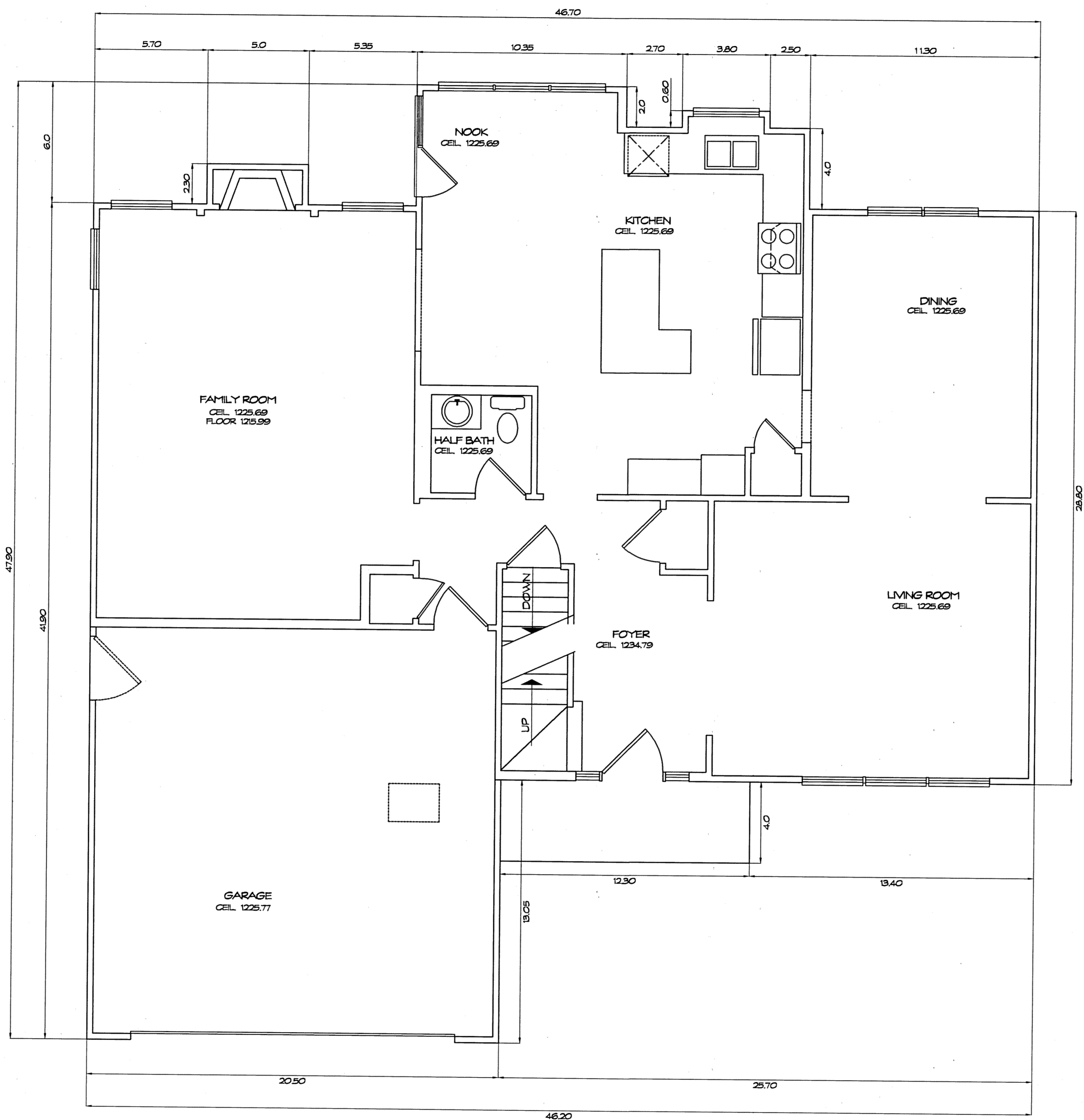
EXHIBIT 'A'  
DECLARATION OF CONDOMINIUM FOR  
AUBURN CROSSINGS  
UNIT 4  
SCALE: 1/4" = 1'-0" | JUNE, 2001 | SHEET 7 OF 21  
**LESSMAN, BENDER & ASSOCIATES**  
Engineers - Surveyors - Planners  
Village Station 401 South Street Chardon Ohio 44024  
Phone: (440) 286-7204 Fax: (440) 286-3333

V-32-P-77

STATE OF OHIO  
PROFESSIONAL SURVEYORS  
STEVEN J. LESSMAN  
NO. 7078

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

STATE OF OHIO  
PLANNERS  
LESSMAN, BENDER & ASSOCIATES



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

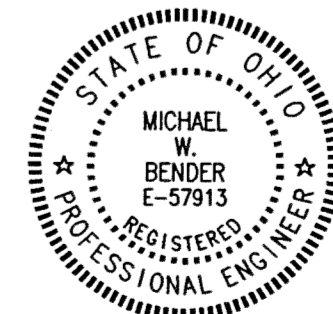
UNIT	GARAGE ELEV. FLOOR	GARAGE ELEV. CEILING	SQ. FT.	BASEMENT ELEV. FLOOR	BASEMENT ELEV. CEILING	SQ. FT.	1ST FLOOR ELEV. FLOOR	1ST FLOOR ELEV. CEILING	SQ. FT.	2ND FLOOR ELEV. FLOOR	2ND FLOOR ELEV. CEILING	SQ. FT.	TOTAL SQ. FT.
4	1214.47	1225.77	435	1207.62	1215.52	1345	1216.69	See Plan	1345	1226.69	See Plan	1265	4390

\* See Plan for Family Room Floor

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STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078



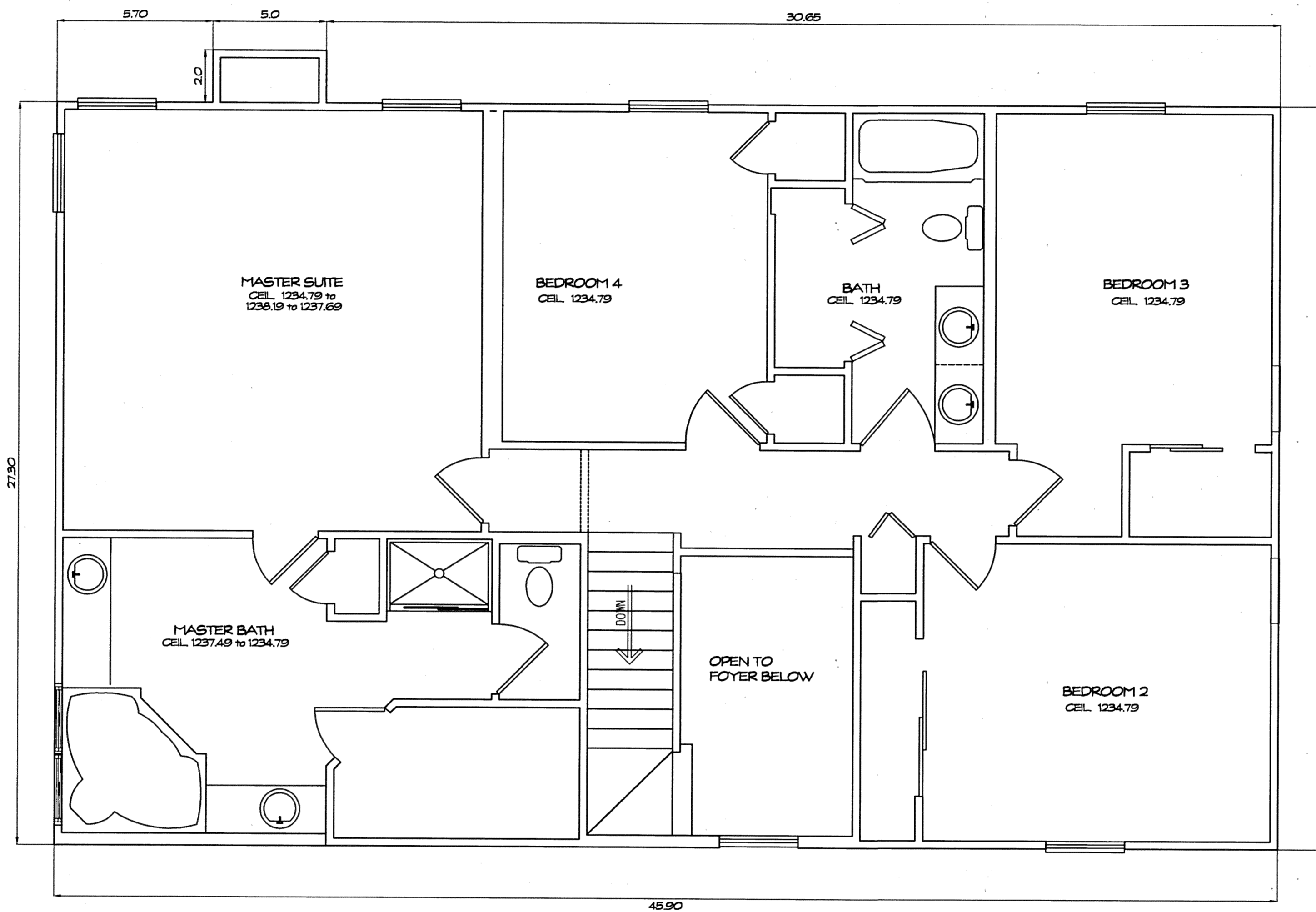
MICHAEL W. BENDER, PROFESSIONAL ENGINEER NO. E-57913

**EXHIBIT 'A'**  
DECLARATION OF CONDOMINIUM FOR  
AUBURN CROSSINGS  
**UNIT 4**  
SCALE: 1/4" = 1'-0" June, 2001 SHEET 8 OF 21  
**LESSMAN, BENDER & ASSOCIATES**  
Engineers - Surveyors - Planners  
Village Station 401 South Street Chardon, Ohio 44024  
Phone: (440) 286-7204 Fax: (440) 286-3535

V. 32. P. 78

ERM/PCP MANAGER  
 F NUMBER 0532  
 SCHED PRODUCTS - NEW HOPE, MINNESOTA  
 REVISION BY PAUL  
 REVISION DATE  
 SCHED PRODUCTS - NEW HOPE, MINNESOTA  
 REVISION BY PAUL  
 REVISION DATE  
 SCHED PRODUCTS - NEW HOPE, MINNESOTA  
 REVISION BY PAUL  
 REVISION DATE



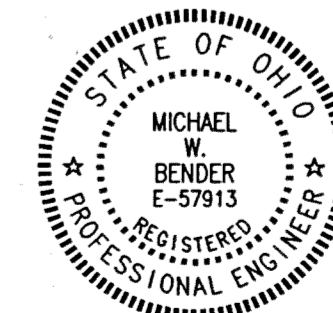


**SECOND FLOOR PLAN**  
1/4" = 1'-0"

THE UNDERSIGNED HEREBY CERTIFIES THAT THESE DRAWINGS SHOW GRAPHICALLY, IN SO FAR AS POSSIBLE, THE LAYOUT, LOCATION, DESIGNATION, AND DIMENSIONS OF THE COMMON AREAS AND FACILITIES AND LIMITED COMMON AREAS AND FACILITIES OF THE BUILDINGS AS CONSTRUCTED. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS, WITH THE PROVISIONS OF SECTION 5311.02 OF THE OHIO REVISED CODE.



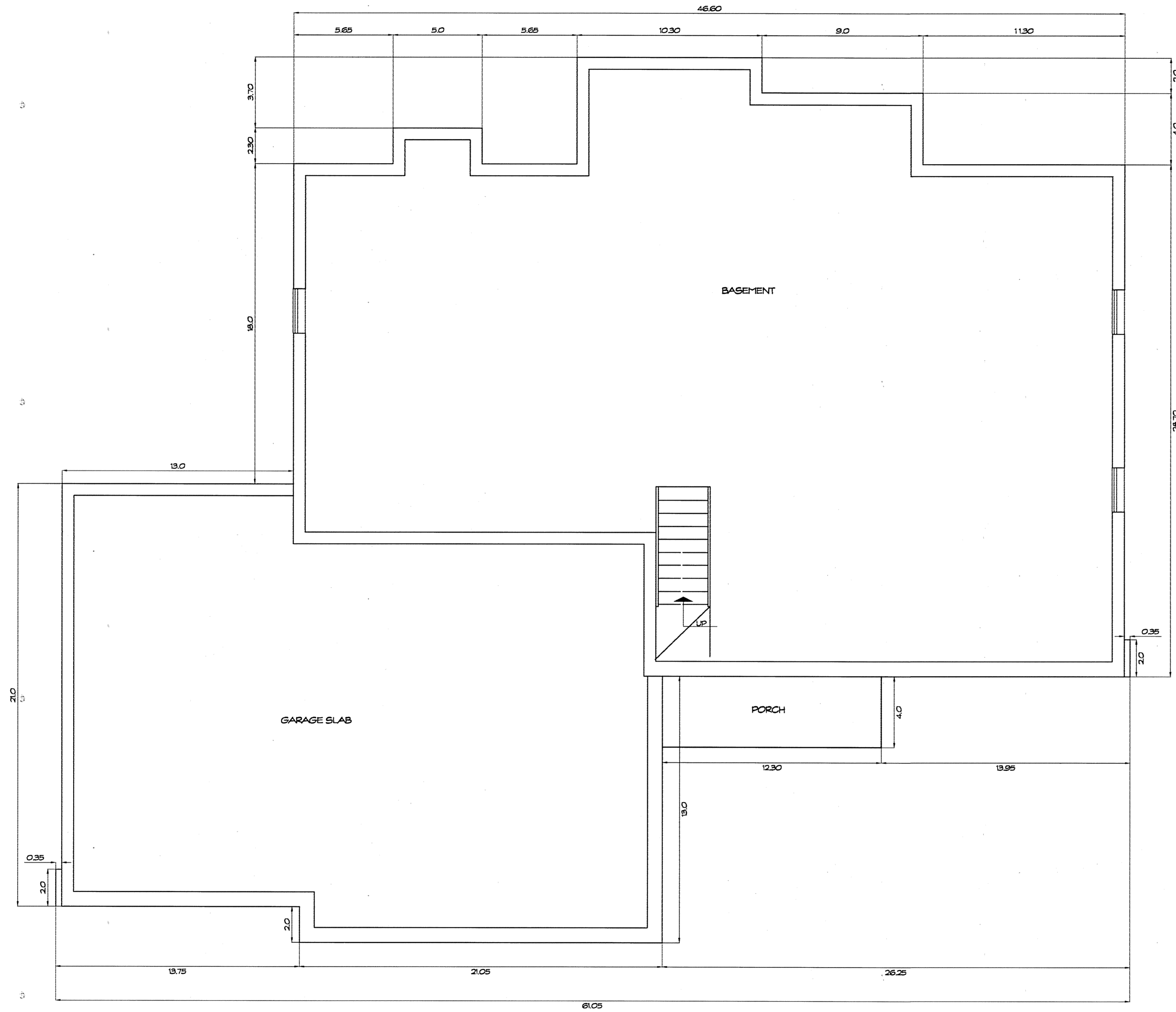
STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078



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

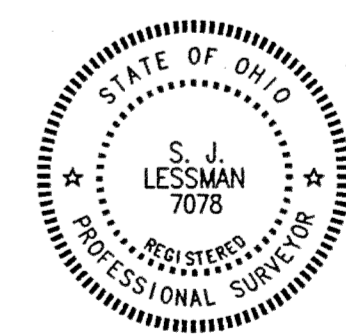
EXHIBIT 'A'  
DECLARATION OF CONDOMINIUM FOR  
AUBURN CROSSINGS  
UNIT 4  
SCALE: 1/4" = 1'-0" June, 2001 SHEET 9 OF 21  
**LESSMAN, BENDER & ASSOCIATES**  
Engineers - Surveyors - Planners  
Village Station 401 South Street Chardon Ohio 44024  
Phone: (440) 286-7204 Fax: (440) 286-3535

V-32-P-79

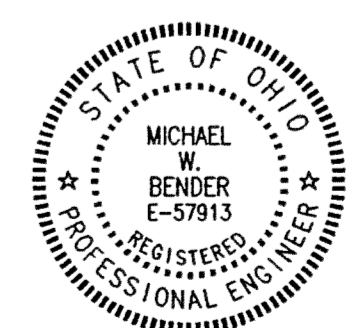


**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

THE UNDERSIGNED HEREBY CERTIFIES THAT THESE DRAWINGS SHOW GRAPHICALLY, INsofar AS POSSIBLE, THE LAYOUT, LOCATION, DESIGNATION, AND DIMENSIONS OF THE COMMON AREAS AND FACILITIES AND LIMITED COMMON AREAS AND FACILITIES OF THE BUILDINGS AS CONSTRUCTED. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS, WITH THE PROVISIONS OF SECTION 5311.07 OF THE OHIO REVISED CODE.



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

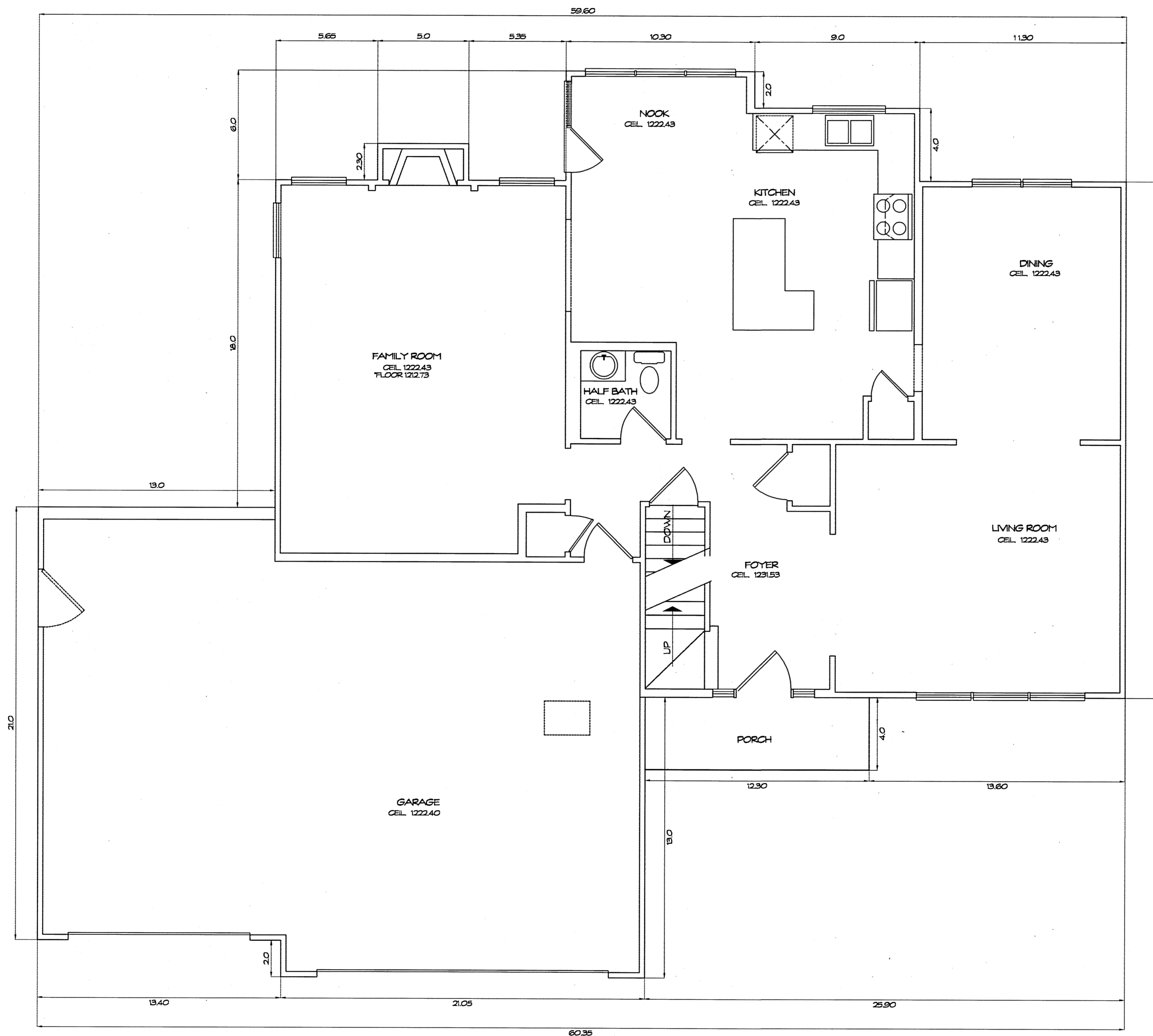


*Michael W. Bender*  
MICHAEL W. BENDER, PROFESSIONAL ENGINEER NO. E-57913

EXHIBIT 'A'  
DECLARATION OF CONDOMINIUM FOR  
AUBURN CROSSINGS  
**UNIT 6**  
SCALE: 1/4" = 1'-0" | June, 2001 | SHEET 10 OF 21  
**LESSMAN, BENDER & ASSOCIATES**  
Engineers - Surveyors - Planners  
Village Station 401 South Street Chardon Ohio 44024  
Phone: (440) 286-7204 Fax: (440) 286-3535

V. 32. P. 80

NEW HIRE, MINNESOTA  
 TYPED NUMBER 0000  
 SPCO PRODUCTS • NEW HIRE, MINNESOTA  
 REPRODUCTION OF PARTIAL NUMBER 0000  
 PROTECTIVE COPY OF PARTIAL NUMBER 0000  
 SPCO PRODUCTS • NEW HIRE, MINNESOTA  
 REPRODUCTION OF PARTIAL NUMBER 0000  
 PROTECTIVE COPY OF PARTIAL NUMBER 0000  
 SPCO PRODUCTS • NEW HIRE, MINNESOTA  
 REPRODUCTION OF PARTIAL NUMBER 0000  
 PROTECTIVE COPY OF PARTIAL NUMBER 0000



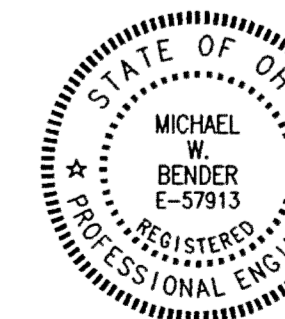
**FIRST FLOOR PLAN**  
1/4" = 1'-0"

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		
6	1211.15	1222.40	443	1204.44	1212.24	1267	1213.43	See Plan	1267	1223.43	See Plan	1262	4239

THE UNDERSIGNED HEREBY CERTIFIES THAT THESE DRAWINGS SHOW GRAPHICALLY, INsofar AS POSSIBLE, THE LAYOUT, LOCATION, DESIGNATION, AND DIMENSIONS OF THE COMMON AREAS AND FACILITIES AND LIMITED COMMON AREAS AND FACILITIES OF THE BUILDINGS AS CONSTRUCTED. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS, WITH THE PROVISIONS OF SECTION 531.17 OF THE OHIO REVISED CODE.



STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7076

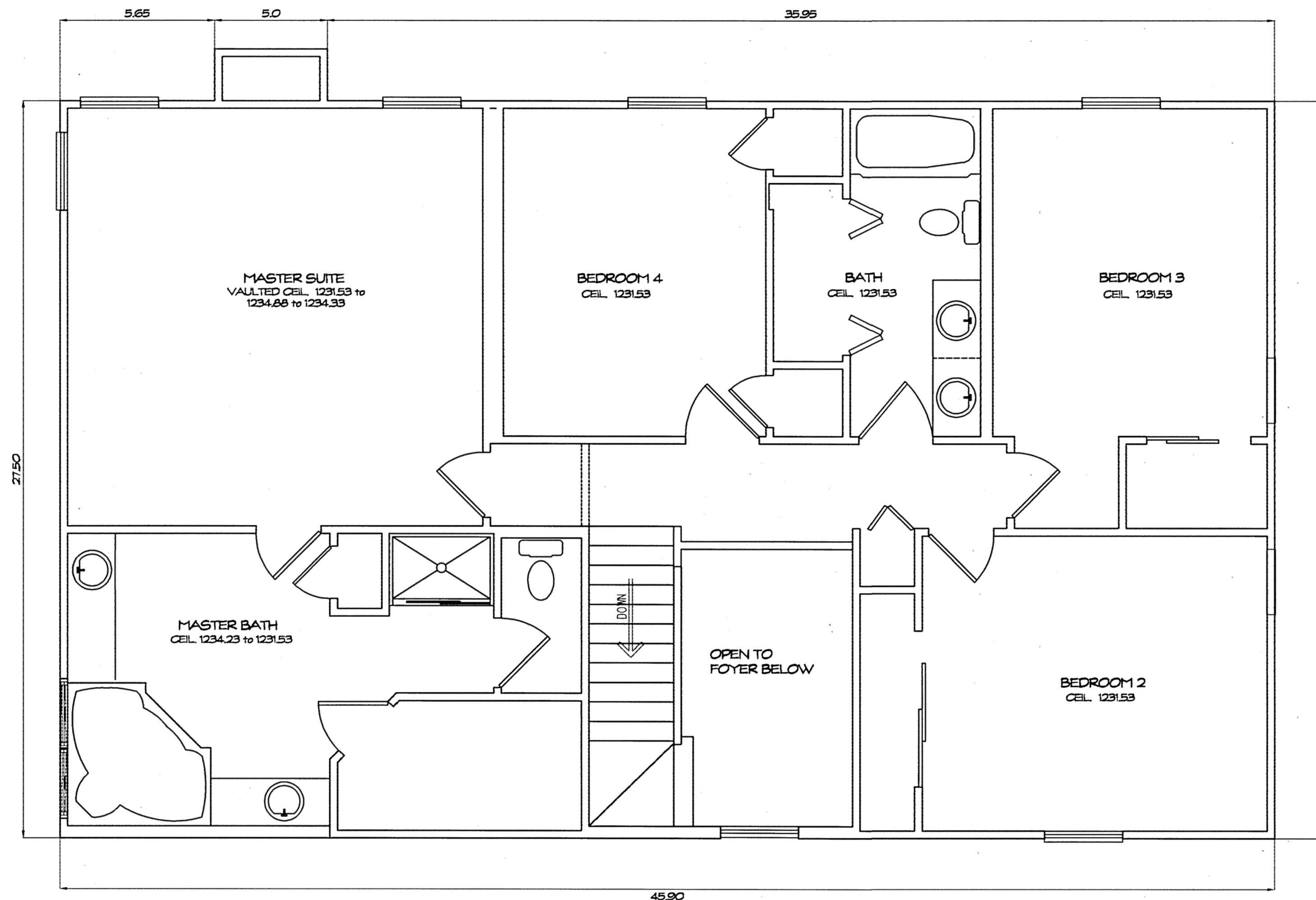


MICHAEL W. BENDER, PROFESSIONAL ENGINEER NO. E-57913

EXHIBIT 'A'  
DECLARATION OF CONDOMINIUM FOR  
AUBURN CROSSINGS  
**UNIT 6**  
SCALE: 1/4" = 1'-0" June, 2001 SHEET 11 OF 21  
**LESSMAN, BENDER & ASSOCIATES**  
Engineers - Surveyors - Planners  
Village Station 401 South Street Chardon Ohio 44024  
Phone: (440) 286-7204 Fax: (440) 286-3535

V. 32. P. 81



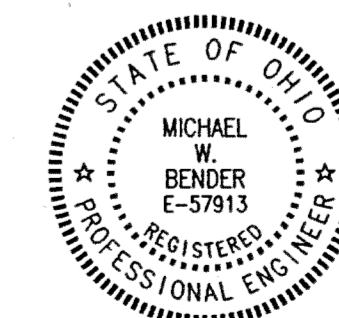


**SECOND FLOOR PLAN**  
1/4" = 1'-0"

THE UNDERSIGNED HEREBY CERTIFIES THAT THESE DRAWINGS SHOW GRAPHICALLY, INsofar AS POSSIBLE, THE LAYOUT, LOCATION, DESIGNATION, AND DIMENSIONS OF THE COMMON AREAS AND FACILITIES AND LIMITED COMMON AREAS AND FACILITIES OF THE BUILDINGS AS CONSTRUCTED. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS, WITH THE PROVISIONS OF SECTION 5311.07 OF THE OHIO REVISED CODE.



STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078

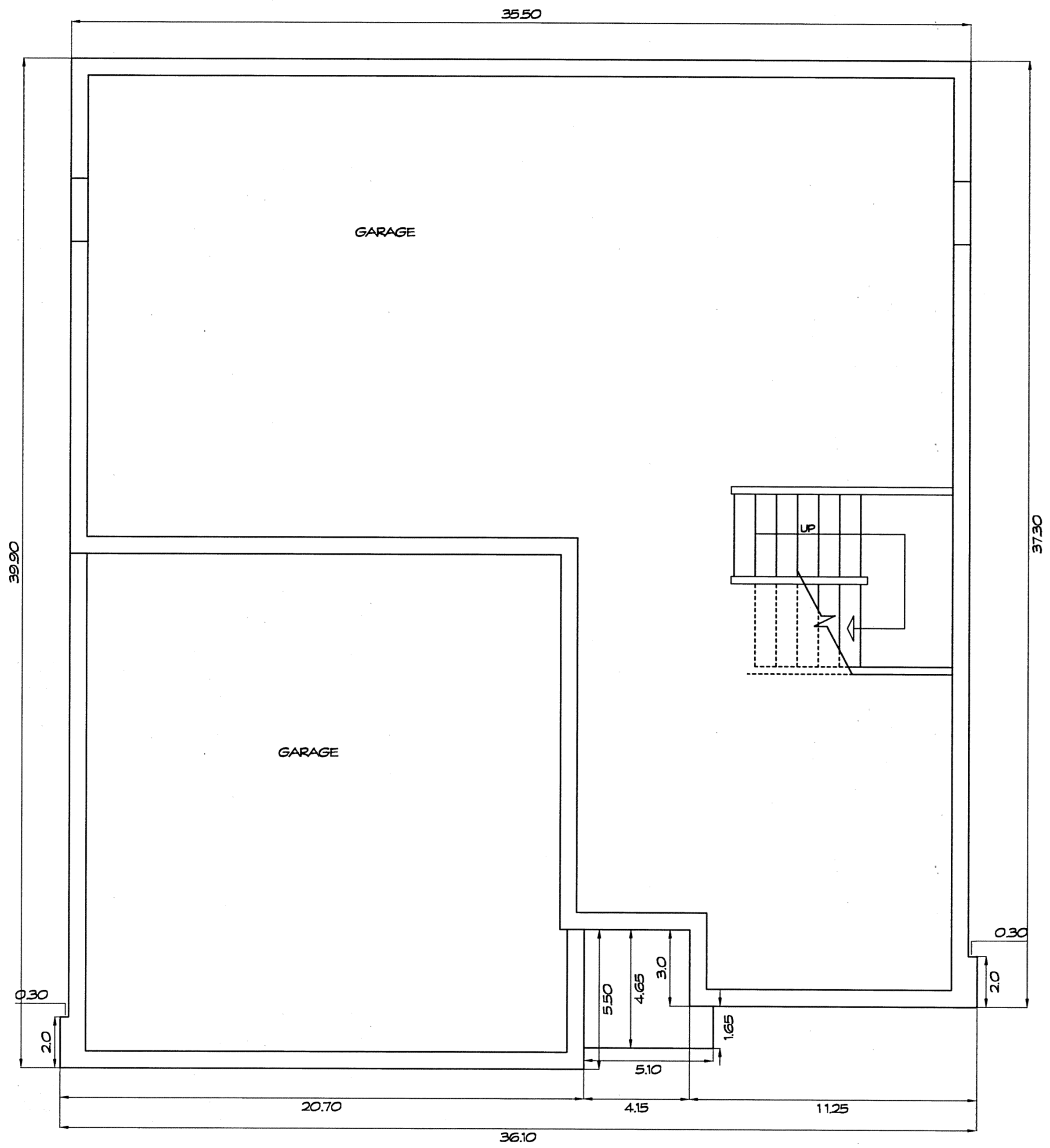


*Michael W. Bender*  
MICHAEL W. BENDER, PROFESSIONAL ENGINEER NO. E-57913

EXHIBIT "A"  
DECLARATION OF CONDOMINIUM FOR  
AUBURN CROSSINGS  
**UNIT 6**  
SCALE: 1/4" = 1'-0" | June, 2001 | SHEET 12 OF 21  
**LESSMAN, BENDER & ASSOCIATES**  
Engineers - Surveyors - Planners  
Village Station 401 South Street Chardon Ohio 44024  
Phone: (440) 286-7204 Fax: (440) 286-3535

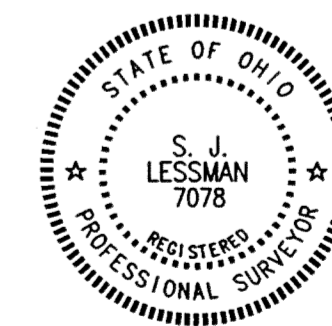
V. 32. P. 82

EXHIBIT "A" - DECLARATION OF CONDOMINIUM FOR AUBURN CROSSINGS UNIT 6  
 PREPARED BY: STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078  
 CHECKED BY: MICHAEL W. BENDER, PROFESSIONAL ENGINEER NO. E-57913  
 DATE: JUNE 2001

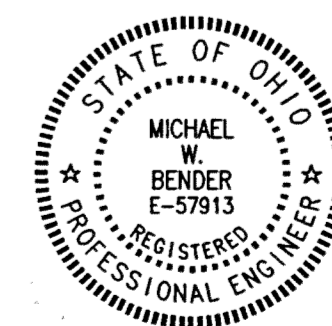


**FOUNDATION PLAN**  
1/4" = 1'-0"

THE UNDERSIGNED HEREBY CERTIFIES THAT THESE DRAWINGS SHOW GRAPHICALLY, IN SO FAR AS POSSIBLE, THE LAYOUT, LOCATION, DESIGNATION, AND DIMENSIONS OF THE COMMON AREAS AND FACILITIES AND LIMITED COMMON AREAS AND FACILITIES OF THE BUILDINGS AS CONSTRUCTED. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS, WITH THE PROVISIONS OF SECTION 531.107 OF THE OHIO REVISED CODE.



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

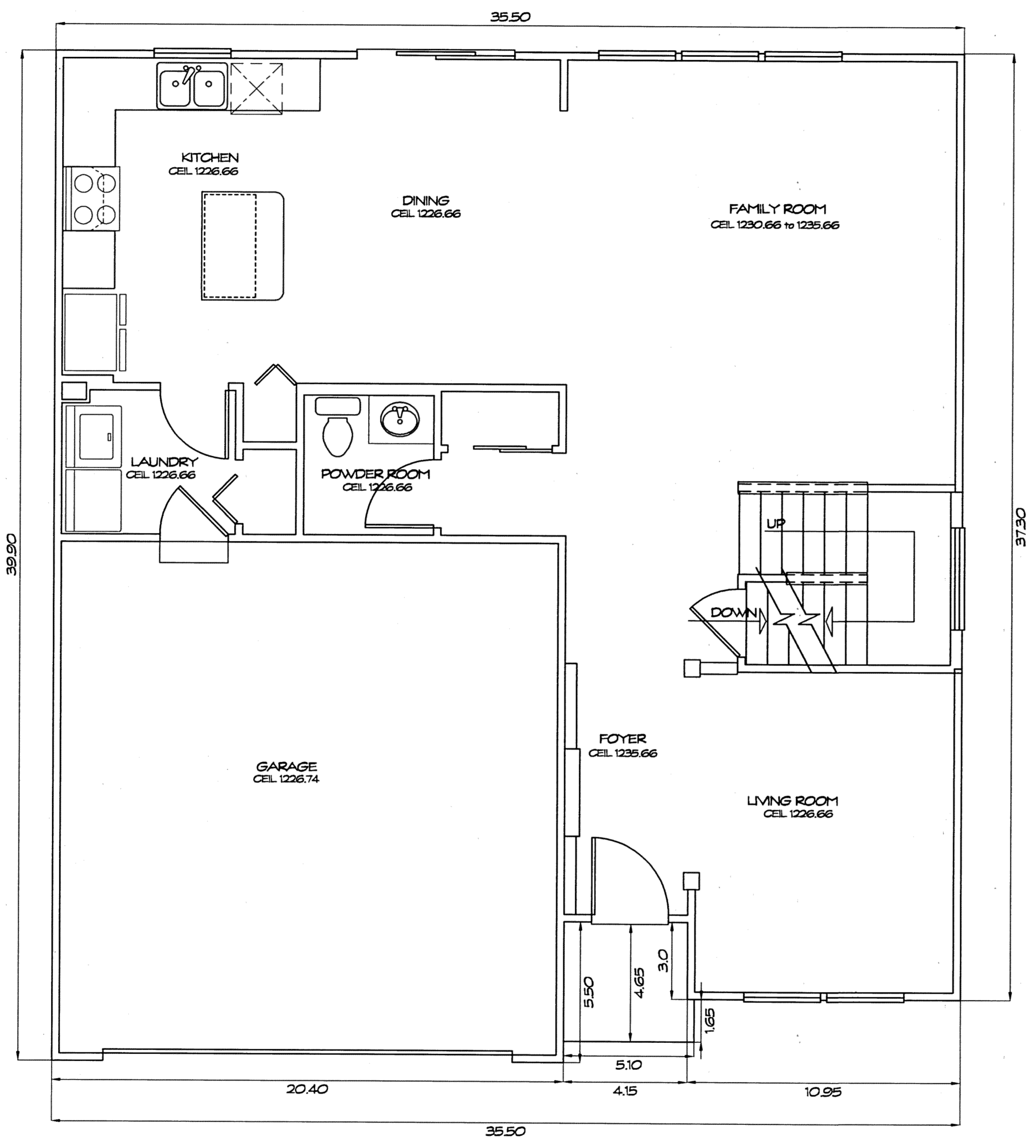


*Michael W. Bender*  
MICHAEL W. BENDER, PROFESSIONAL ENGINEER NO. E-57913

EXHIBIT "A"  
DECLARATION OF CONDOMINIUM FOR  
AUBURN CROSSINGS  
UNIT 34  
SCALE: 1/4" = 1'-0" June, 2001 SHEET 13 OF 21  
**LESSMAN, BENDER & ASSOCIATES**  
Engineers - Surveyors - Planners  
Village Station 401 South Street Chardon Ohio 44024  
Phone: (440) 286-7204 Fax: (440) 286-3333

V. 32. P. 83

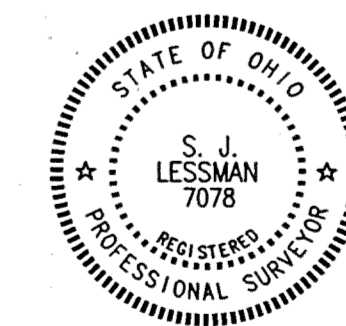
NEW HOPE, MINNESOTA  
 PROJECT NUMBER 1532  
 PREPARED BY: [Name]  
 DATE: [Date]  
 NEW HOPE, MINNESOTA  
 PROJECT NUMBER 1532  
 PREPARED BY: [Name]  
 DATE: [Date]  
 NEW HOPE, MINNESOTA  
 PROJECT NUMBER 1532  
 PREPARED BY: [Name]  
 DATE: [Date]



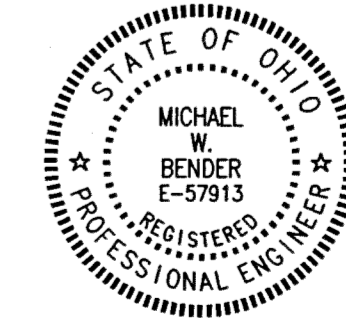
FIRST FLOOR PLAN  
1/4" = 1'-0"

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.
34	1216.54	1226.74	422	1209.65	1217.55	937	1218.66	See Plan	937	1227.66	1235.66	907	3203

THE UNDERSIGNED HEREBY CERTIFIES THAT THESE DRAWINGS SHOW GRAPHICALLY, INsofar AS POSSIBLE, THE LAYOUT, LOCATION, DESIGNATION, AND DIMENSIONS OF THE COMMON AREAS AND FACILITIES AND LIMITED COMMON AREAS AND FACILITIES OF THE BUILDINGS AS CONSTRUCTED. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS, WITH THE PROVISIONS OF SECTION 531.107 OF THE OHIO REVISED CODE.



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



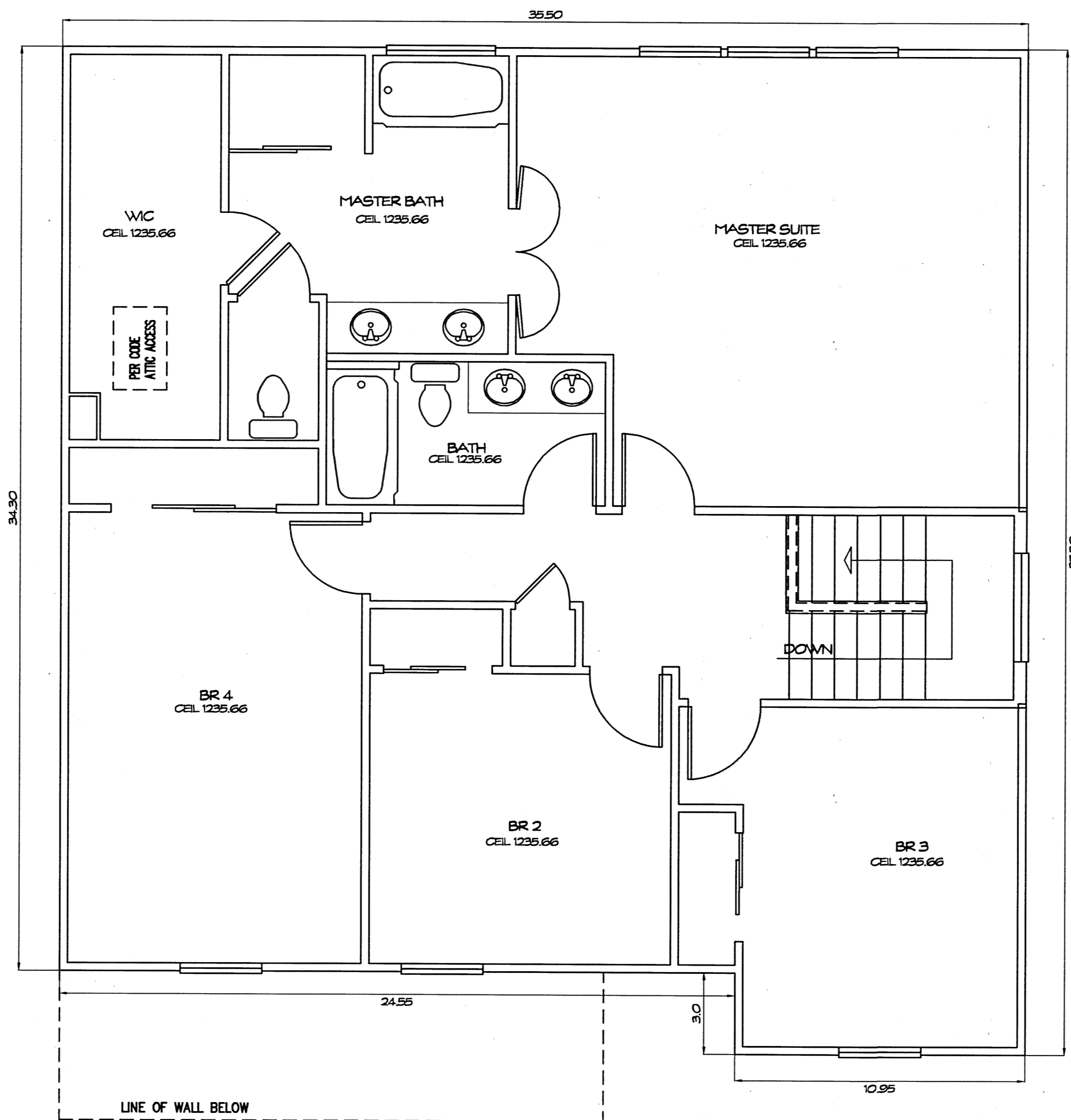
*Michael W. Bender*  
MICHAEL W. BENDER, PROFESSIONAL ENGINEER NO. E-57913

EXHIBIT 'A'  
DECLARATION OF CONDOMINIUM FOR  
AUBURN CROSSINGS  
UNIT 34  
SCALE: 1/4" = 1'-0" June, 2001 SHEET 14 OF 21  
**LESSMAN, BENDER & ASSOCIATES**  
Engineers - Surveyors - Planners  
Village Station 401 South Street Chardon Ohio 44024  
Phone: (440) 286-7204 Fax: (440) 286-5335

V-32-P-84

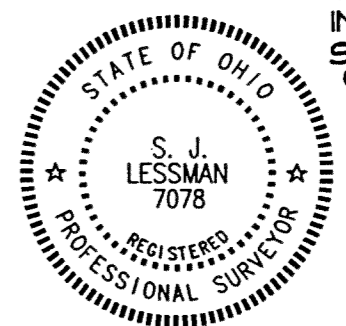
ERM HOPE, MINNESOTA PLANNER #6552  
 SACO PRODUCTS • NEW HOPE, MINNESOTA REPORT #1 PART NUMBER 6552 PERFORMED BY HOPE & ASSOCIATES  
 ERM HOPE, MINNESOTA PLANNER #6552  
 SACO PRODUCTS • NEW HOPE, MINNESOTA REPORT #1 PART NUMBER 6552 PERFORMED BY HOPE & ASSOCIATES



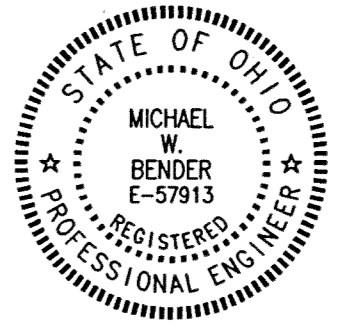


**SECOND FLOOR PLAN**  
1/4" = 1'-0"

THE UNDERSIGNED HEREBY CERTIFIES THAT THESE DRAWINGS SHOW GRAPHICALLY, INSOFAR AS POSSIBLE, THE LAYOUT, LOCATION, DESIGNATION, AND DIMENSIONS OF THE COMMON AREAS AND FACILITIES AND LIMITED COMMON AREAS AND FACILITIES OF THE BUILDINGS AS CONSTRUCTED. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS, WITH THE PROVISIONS OF SECTION 6311.07 OF THE OHIO REVISED CODE.



STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078

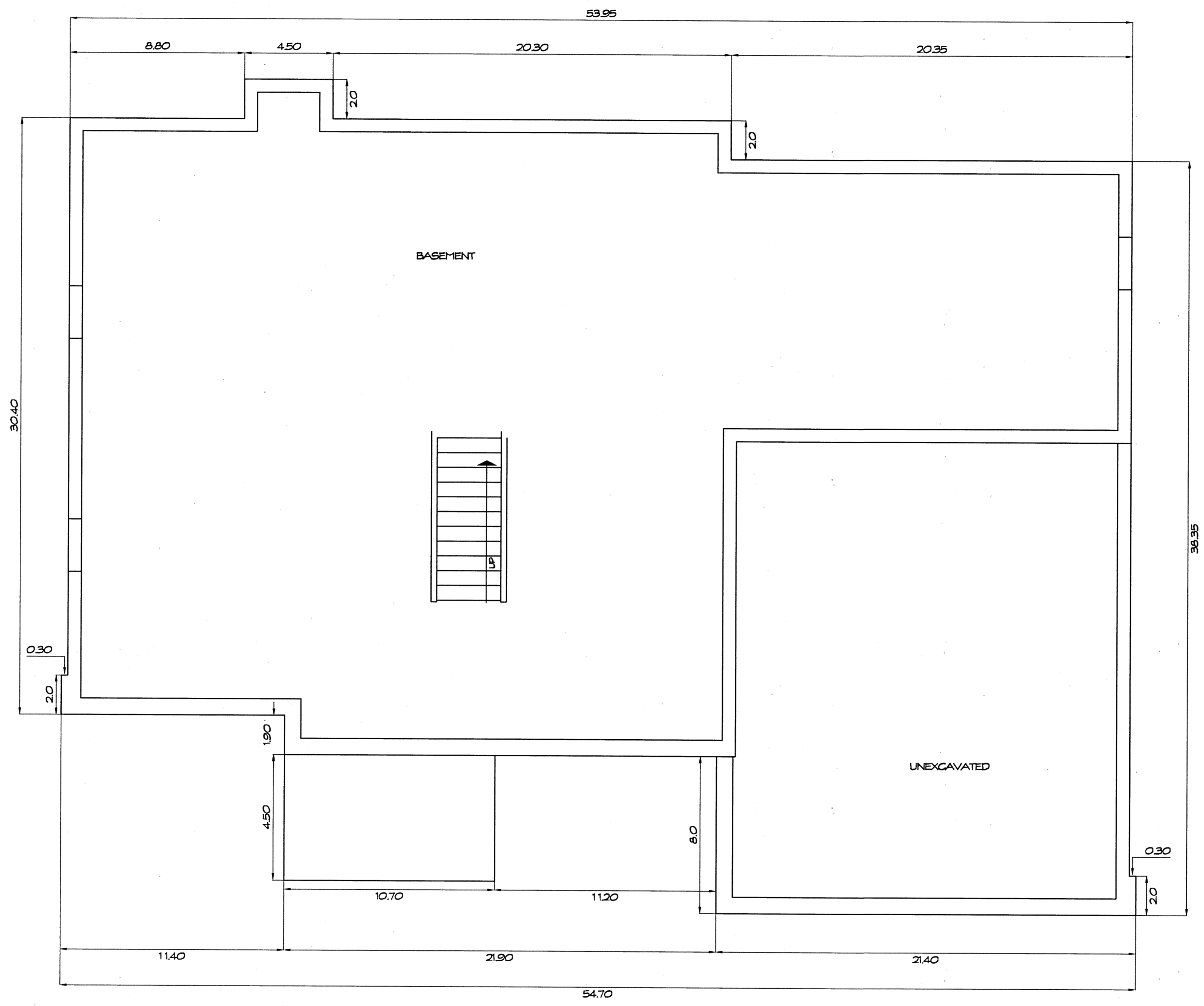


*Michael W. Bender*  
MICHAEL W. BENDER, PROFESSIONAL ENGINEER NO. E-57913

EXHIBIT "A"  
DECLARATION OF CONDOMINIUM FOR  
AUBURN CROSSINGS  
**UNIT 34**  
SCALE: 1/4" = 1'-0" June, 2001 SHEET 15 OF 21  
**LESSMAN, BENDER & ASSOCIATES**  
Engineers - Surveyors - Planners  
Village Station 401 South Street Chardon Ohio 44024  
Phone: (440) 286-7204 Fax: (440) 286-3333

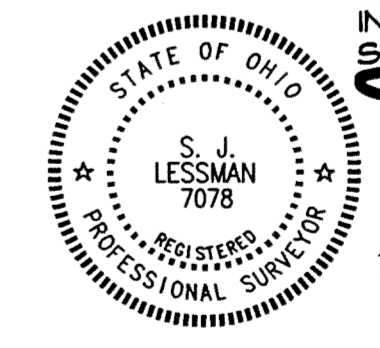
V. 32. P. 85

STATE OF OHIO  
 SURVEYORS  
 REGISTERED PROFESSIONAL SURVEYORS  
 NUMBERED BY PLAN NUMBER 6312

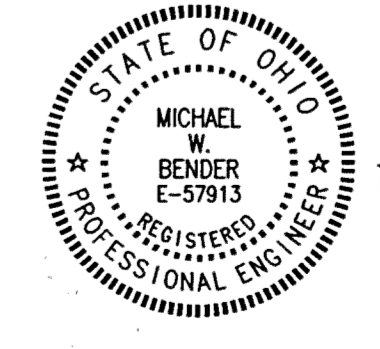


**FOUNDATION PLAN**  
 1/4" = 1'-0"

THE UNDERSIGNED HEREBY CERTIFIES THAT THESE DRAWINGS SHOW GRAPHICALLY, INsofar AS POSSIBLE, THE LAYOUT, LOCATION, DESIGNATION, AND DIMENSIONS OF THE COMMON AREAS AND FACILITIES AND LIMITED COMMON AREAS AND FACILITIES OF THE BUILDINGS AS CONSTRUCTED. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS, WITH THE PROVISIONS OF SECTION 5311.07 OF THE OHIO REVISED CODE.



*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  
 AUBURN CROSSINGS

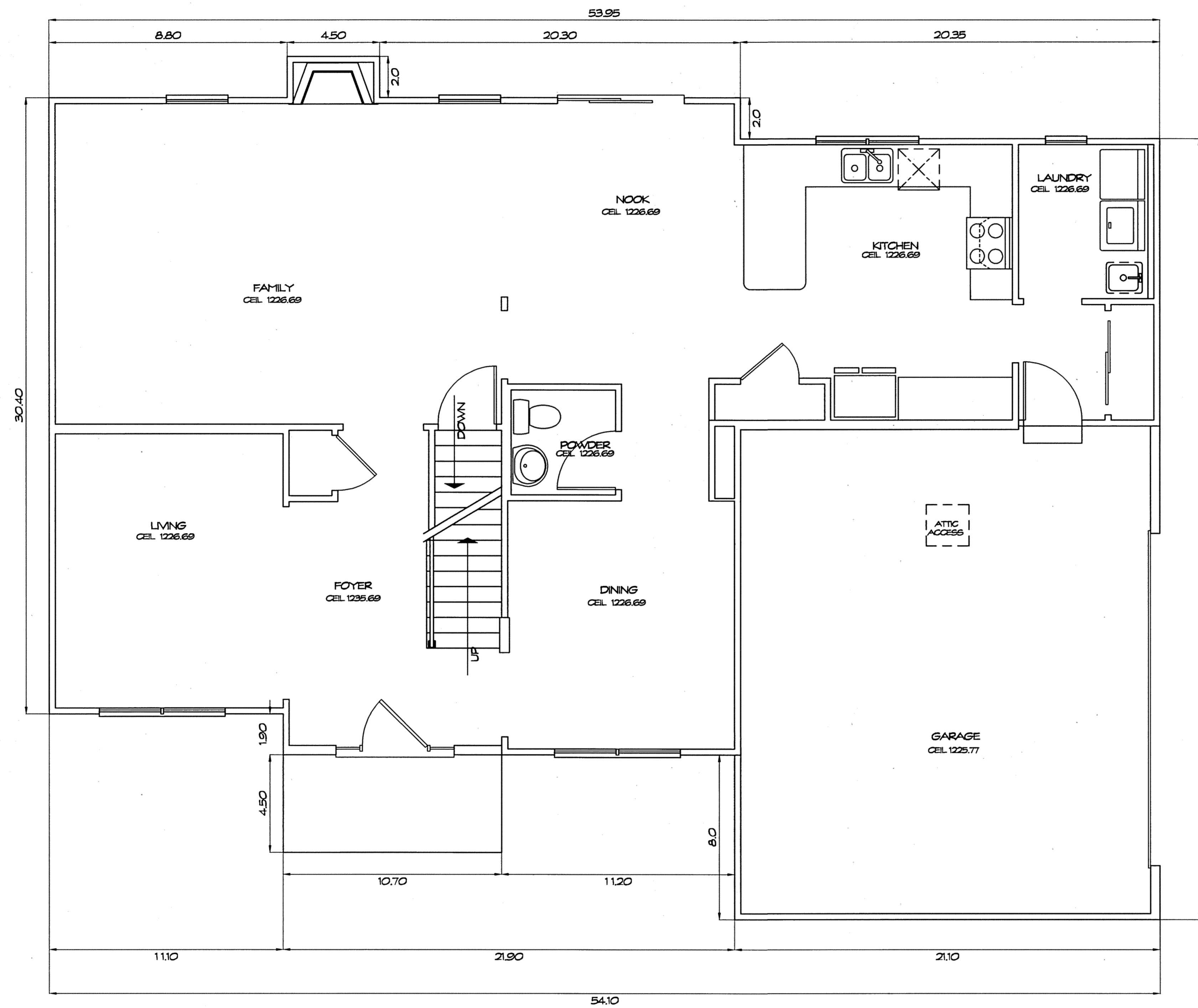
UNIT 45  
 SCALE: 1/4" = 1'-0" June, 2001 SHEET 16 OF 21

**LESSMAN, BENDER & ASSOCIATES**  
 Engineers - Surveyors - Planners  
 Village Station 401 South Street Chardon Ohio 44024  
 Phone: (440) 286-7204 Fax: (440) 286-3333

V. 32. P. 86

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

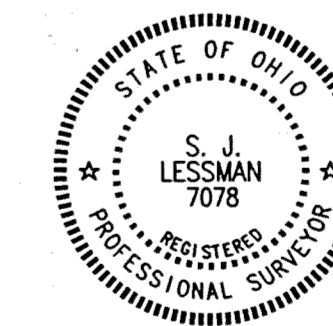
STATE OF OHIO  
 ENGINEERS  
 REGISTERED PROFESSIONAL ENGINEER  
 NO. E-57913  
 MICHAEL W. BENDER



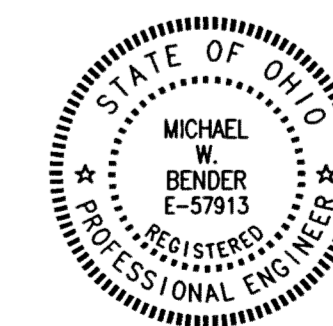
**FIRST FLOOR PLAN**  
1/4" = 1'-0"

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		
45	1215.77	1225.77	495	1208.87	1216.67	1407	1217.69	See Plan	1407	1227.69	See Plan	1158	4467

THE UNDERSIGNED HEREBY CERTIFIES THAT THESE DRAWINGS SHOW GRAPHICALLY, IN SO FAR AS POSSIBLE, THE LAYOUT, LOCATION, DESIGNATION, AND DIMENSIONS OF THE COMMON AREAS AND FACILITIES AND LIMITED COMMON AREAS AND FACILITIES OF THE BUILDINGS AS CONSTRUCTED. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS, WITH THE PROVISIONS OF SECTION 6301.01 OF THE OHIO REVISED CODE.



*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  
AUBURN CROSSINGS

**UNIT 45**

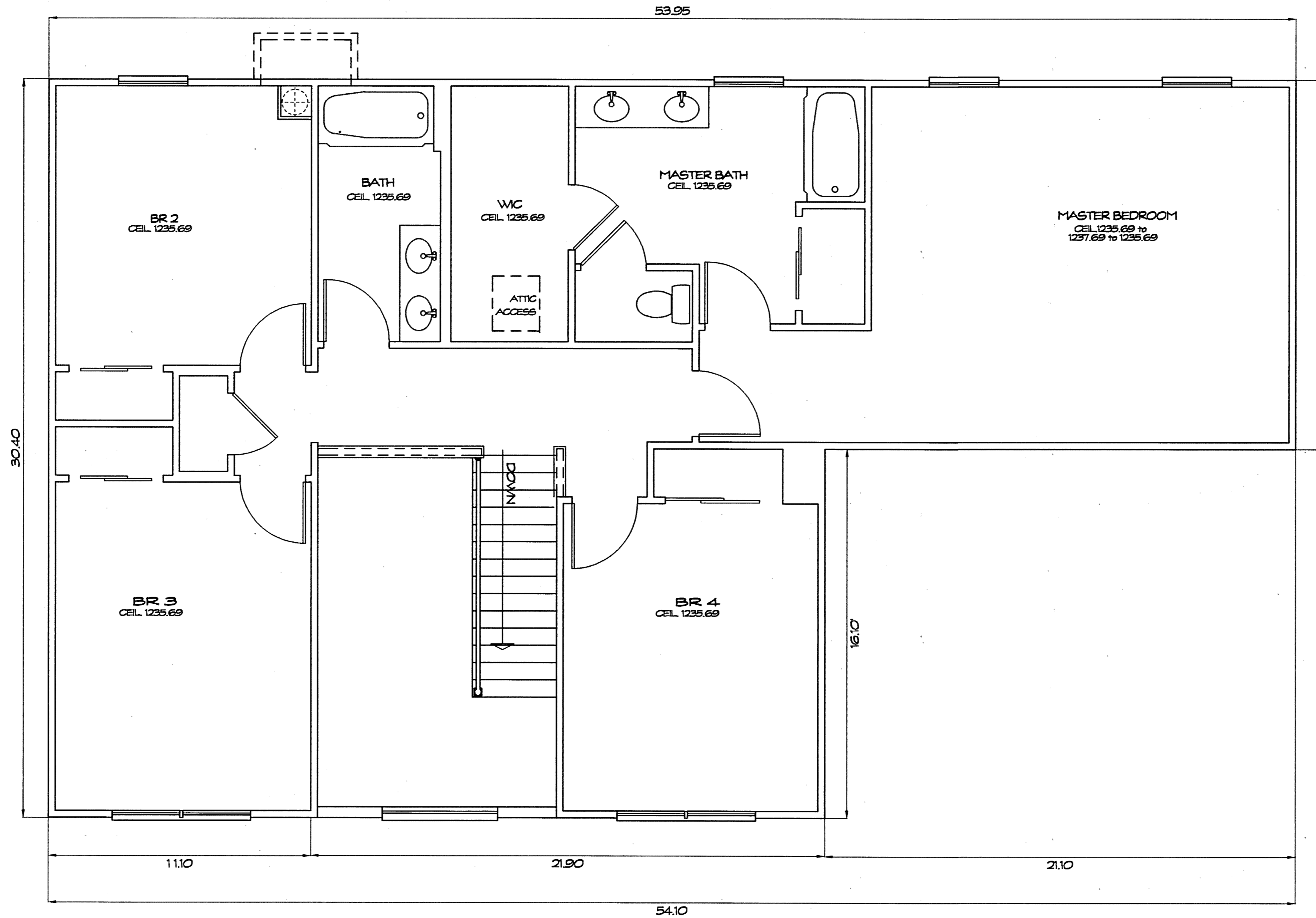
SCALE: 1/4" = 1'-0"    June, 2001    SHEET 17 OF 21

**LESSMAN, BENDER & ASSOCIATES**  
Engineers - Surveyors - Planners

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

V. 32. P. 87



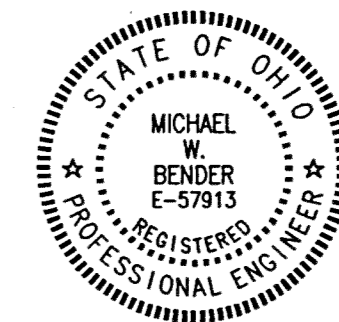


**SECOND FLOOR PLAN**  
1/4" = 1'-0"

THE UNDERSIGNED HEREBY CERTIFIES THAT THESE DRAWINGS SHOW GRAPHICALLY, INsofar AS POSSIBLE, THE LAYOUT, LOCATION, DESIGNATION, AND DIMENSIONS OF THE COMMON AREAS AND FACILITIES AND LIMITED COMMON AREAS AND FACILITIES OF THE BUILDINGS AS CONSTRUCTED. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS, WITH THE PROVISIONS OF SECTION 531.107 OF THE OHIO REVISED CODE.



STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078

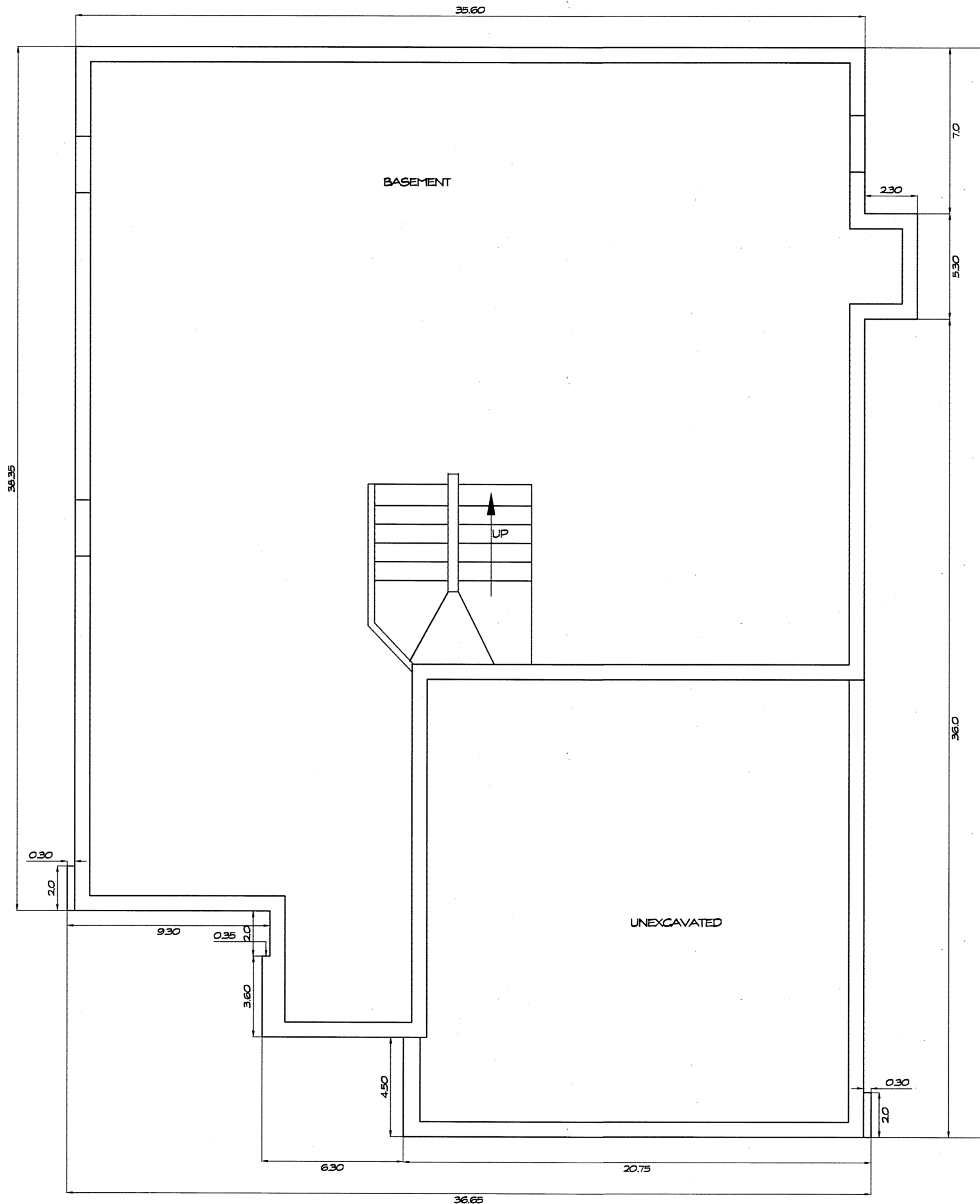


MICHAEL W. BENDER, PROFESSIONAL ENGINEER NO. E-57913

<b>EXHIBIT 'A'</b>		
DECLARATION OF CONDOMINIUM FOR AUBURN CROSSINGS		
<b>UNIT 45</b>		
SCALE: 1/4" = 1'-0"	June, 2001	SHEET 18 OF 21
<b>LESSMAN, BENDER &amp; ASSOCIATES</b> Engineers - Surveyors - Planners		
Village Station	401 South Street	Chardon Ohio 44024
Phone: (440) 286-7204		Fax: (440) 286-3333

V. 32. P. 88

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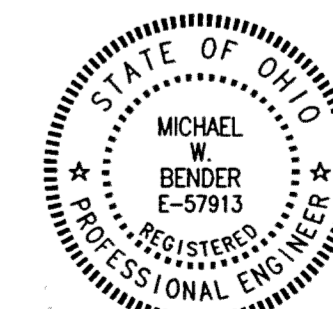


FOUNDATION PLAN  
1/4" = 1'-0"

THE UNDERSIGNED HEREBY CERTIFIES THAT THESE DRAWINGS SHOW GRAPHICALLY, INsofar AS POSSIBLE, THE LAYOUT, LOCATION, DESIGNATION, AND DIMENSIONS OF THE COMMON AREAS AND FACILITIES AND LIMITED COMMON AREAS AND FACILITIES OF THE BUILDINGS AS CONSTRUCTED. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS, WITH THE PROVISIONS OF SECTION 531.107 OF THE OHIO REVISED CODE.



STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078

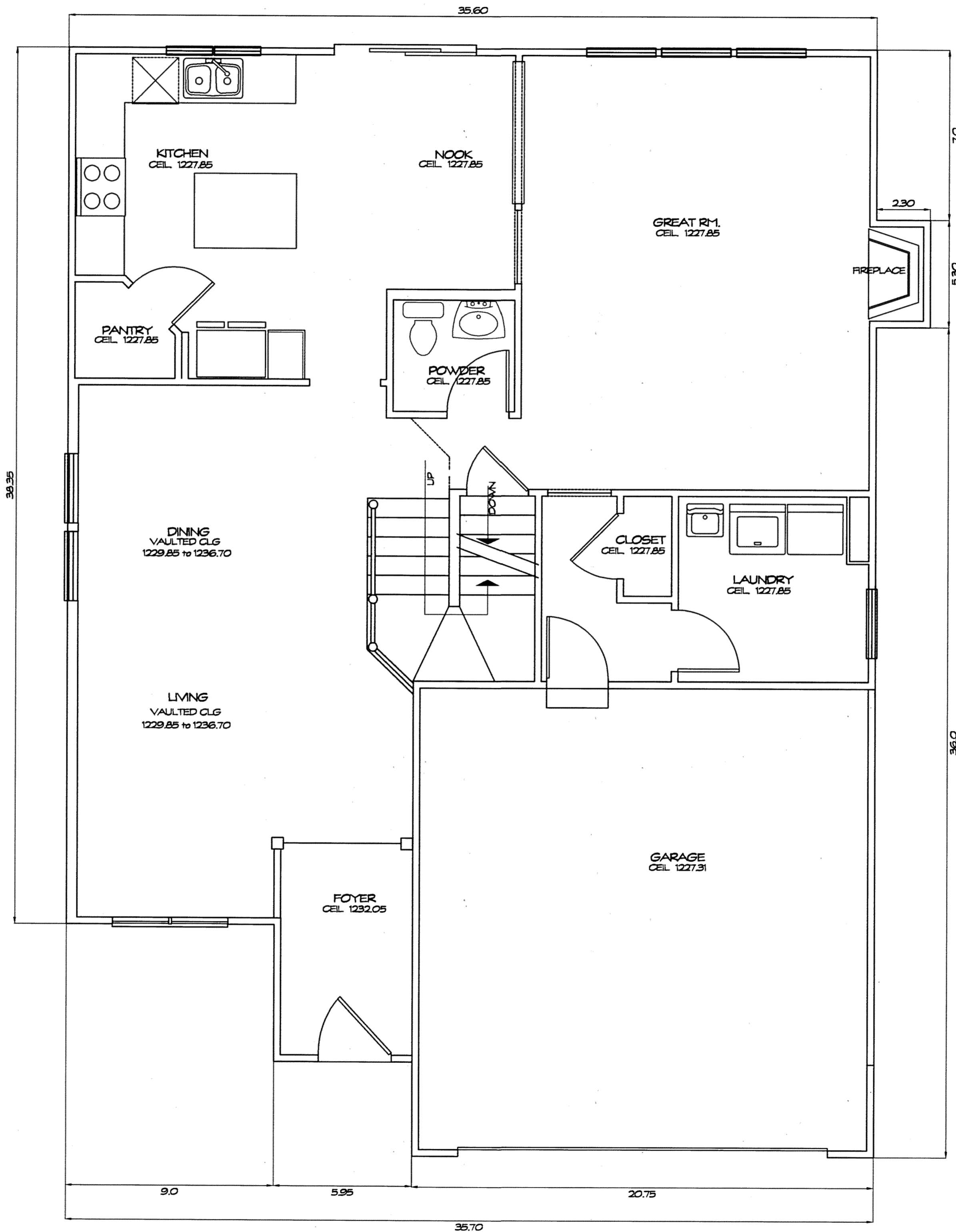


MICHAEL W. BENDER, PROFESSIONAL ENGINEER NO. E-57913

EXHIBIT 'A'  
DECLARATION OF CONDOMINIUM FOR  
AUBURN CROSSINGS  
UNIT 46  
SCALE: 1/4" = 1'-0" June, 2001 SHEET 19 OF 21  
**LESSMAN, BENDER & ASSOCIATES**  
Engineers - Surveyors - Planners  
Village Station 401 South Street Chardon Ohio 44024  
Phone: (440) 286-7204 Fax: (440) 286-3333

V. 32. P. 89

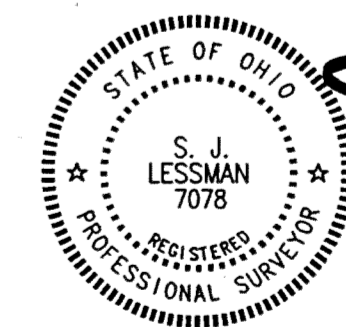
STATE OF OHIO  
 REGISTERED PROFESSIONAL SURVEYOR  
 STEVEN J. LESSMAN  
 NO. 7078  
 STATE OF OHIO  
 REGISTERED PROFESSIONAL ENGINEER  
 MICHAEL W. BENDER  
 NO. E-57913



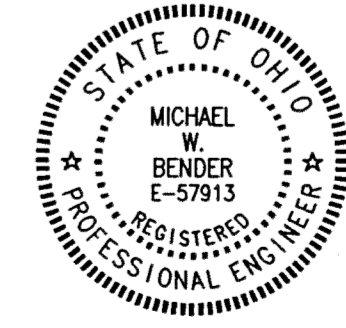
**FIRST FLOOR PLAN**  
1/4" = 1'-0"

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.
46	1216.81	1227.31	430	1209.95	1217.85	1228	1218.85	See Plan	1228	1228.70	See Plan	1203	4089

THE UNDERSIGNED HEREBY CERTIFIES THAT THESE DRAWINGS SHOW GRAPHICALLY, IN SO FAR AS POSSIBLE, THE LAYOUT, LOCATION, DESIGNATION, AND DIMENSIONS OF THE COMMON AREAS AND FACILITIES AND LIMITED COMMON AREAS AND FACILITIES OF THE BUILDINGS AS CONSTRUCTED. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS, WITH THE PROVISIONS OF SECTION 841.07 OF THE OHIO REVISED CODE.



STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078



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

**EXHIBIT 'A'**  
**DECLARATION OF CONDOMINIUM FOR AUBURN CROSSINGS**

**UNIT 46**

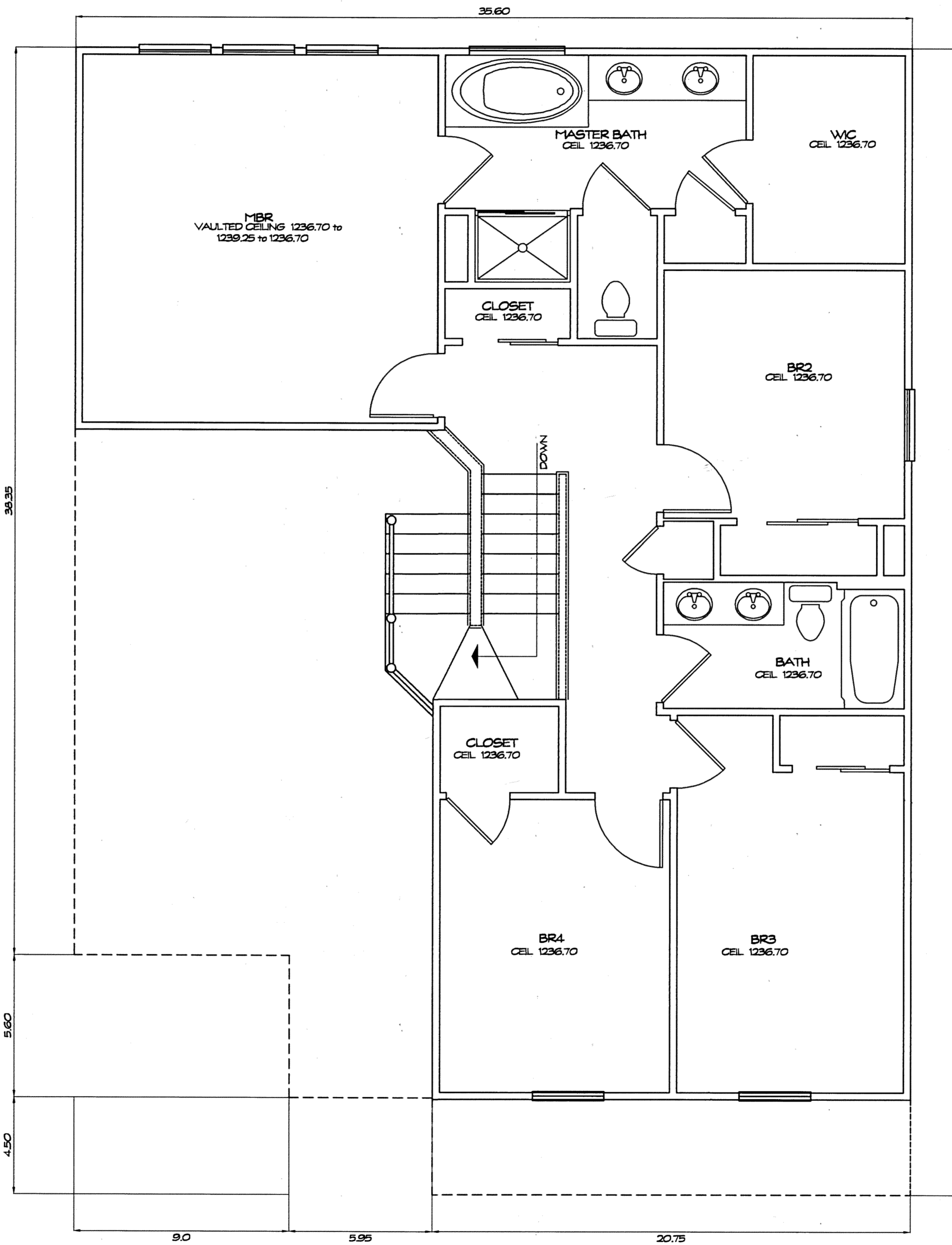
SCALE: 1/4" = 1'-0" June, 2001 SHEET 20 OF 21

**LESSMAN, BENDER & ASSOCIATES**  
Engineers - Surveyors - Planners

Village Station 401 South Street Chardon Ohio 44024  
Phone: (440) 286-7204 Fax: (440) 286-3333

V. 32.P.90



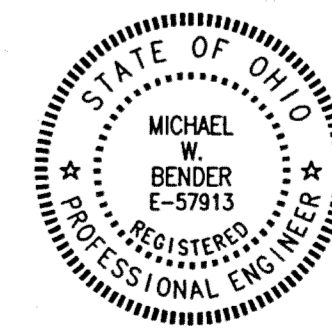


**SECOND FLOOR PLAN**  
1/4" = 1'-0"

THE UNDERSIGNED HEREBY CERTIFIES THAT THESE DRAWINGS SHOW GRAPHICALLY, INSOFAR AS POSSIBLE, THE LAYOUT, LOCATION, DESIGNATION, AND DIMENSIONS OF THE COMMON AREAS AND FACILITIES AND LIMITED COMMON AREAS AND FACILITIES OF THE BUILDINGS AS CONSTRUCTED. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL RESPECTS, WITH THE PROVISIONS OF SECTION 5311.02 OF THE OHIO REVISED CODE.



STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078



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

EXHIBIT 'A'  
DECLARATION OF CONDOMINIUM FOR  
AUBURN CROSSINGS

**UNIT 46**

SCALE: 1/4" = 1'-0" June, 2001 SHEET 21 OF 21

**LESSMAN, BENDER & ASSOCIATES**  
Engineers - Surveyors - Planners

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 REGISTERED PROFESSIONAL PLANNERS