

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.

Table with columns: LGND, AMENDMENT, DATE, UNIT NUMBERS, VOL. NO.

Table with columns: NUMBER, RADIUS, CENTRAL ANGLE, ARC, TAN, CHORD, CHORD BEARING

Table with columns: NUMBER, RADIUS, CENTRAL ANGLE, ARC, TAN, CHORD, CHORD BEARING

Table with columns: NUMBER, RADIUS, CENTRAL ANGLE, ARC, TAN, CHORD, CHORD BEARING

20010613358 Filed for Record in GEauga COUNTY, OHIO...

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY...

I FURTHER CERTIFY TO PUBLIC HOMES OF OHIO CORP. AND RESOURCE TITLE, INC. THAT THE PREMISES WERE ESTABLISHED BY ACTUAL FIELD MEASUREMENTS...



STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078

RECEIVED FOR RECORD THIS 16th DAY OF November 2001 AT 3:30 PM AND RECORDED IN VOLUME 34 PAGE 12-20 OF GEauga COUNTY RECORDS OF PLATS

Mary Margaret McBride, Recorder

EXHIBIT 'A' DECLARATION OF CONDOMINIUM FOR AUBURN CROSSINGS

UNIT NUMBERS 37 & 47

AS NOTED OCT. 2001 SHEET 1 OF 9

LESSMAN, BENDER & ASSOCIATES Engineers - Surveyors - Planners

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

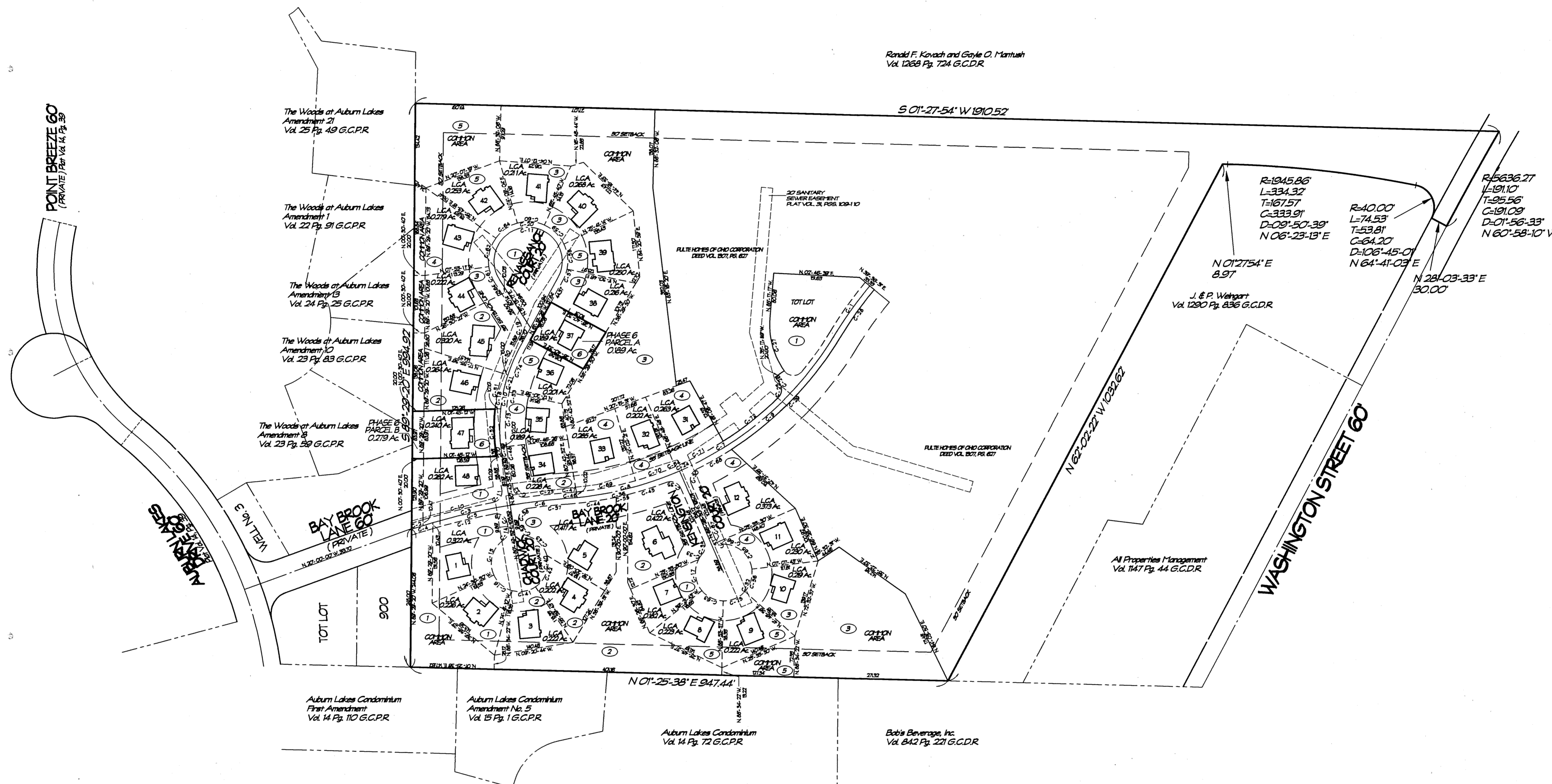
V34-P12

**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.

Ronald F. Kovach and Gayle O. Mantush
Vol. 1268 Pg. 724 G.C.D.R.

S 01°-27'-54" W 1910.52'



R=1945.86'
L=334.32'
T=167.57'
C=333.91'
D=09°-50'-39"
N 06°-23'-13" E

R=40.00'
L=74.53'
T=53.81'
C=64.20'
D=106°-45'-01"
N 64°-41'-03" E

N 01°27'54" E
8.97'

J. & P. Weisgart
Vol. 1280 Pg. 836 G.C.D.R.

N 28°-03'-33" E
30.00'

R=5636.27'
L=1911.10'
T=95.56'
C=191.09'
D=01°-56'-33"
N 60°-58'-10" W

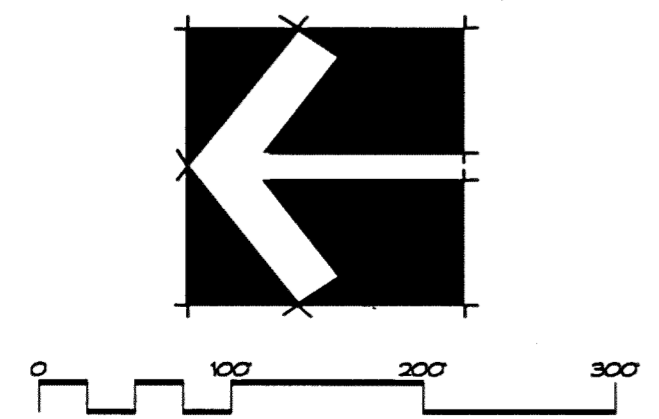
AI Properties Management
Vol. 1147 Pg. 44 G.C.D.R.

Auburn Lakes Condominium
First Amendment
Vol. 14 Pg. 110 G.C.P.R.

Auburn Lakes Condominium
Amendment No. 5
Vol. 15 Pg. 1 G.C.P.R.

Auburn Lakes Condominium
Vol. 14 Pg. 72 G.C.P.R.

Bob's Beverage, Inc.
Vol. 842 Pg. 221 G.C.D.R.



THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAN 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 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 531.07, INCLUDING THE REQUIREMENT THAT THIS PLAN ACCURATELY SHOWS THE BUILDINGS AS CONSTRUCTED.

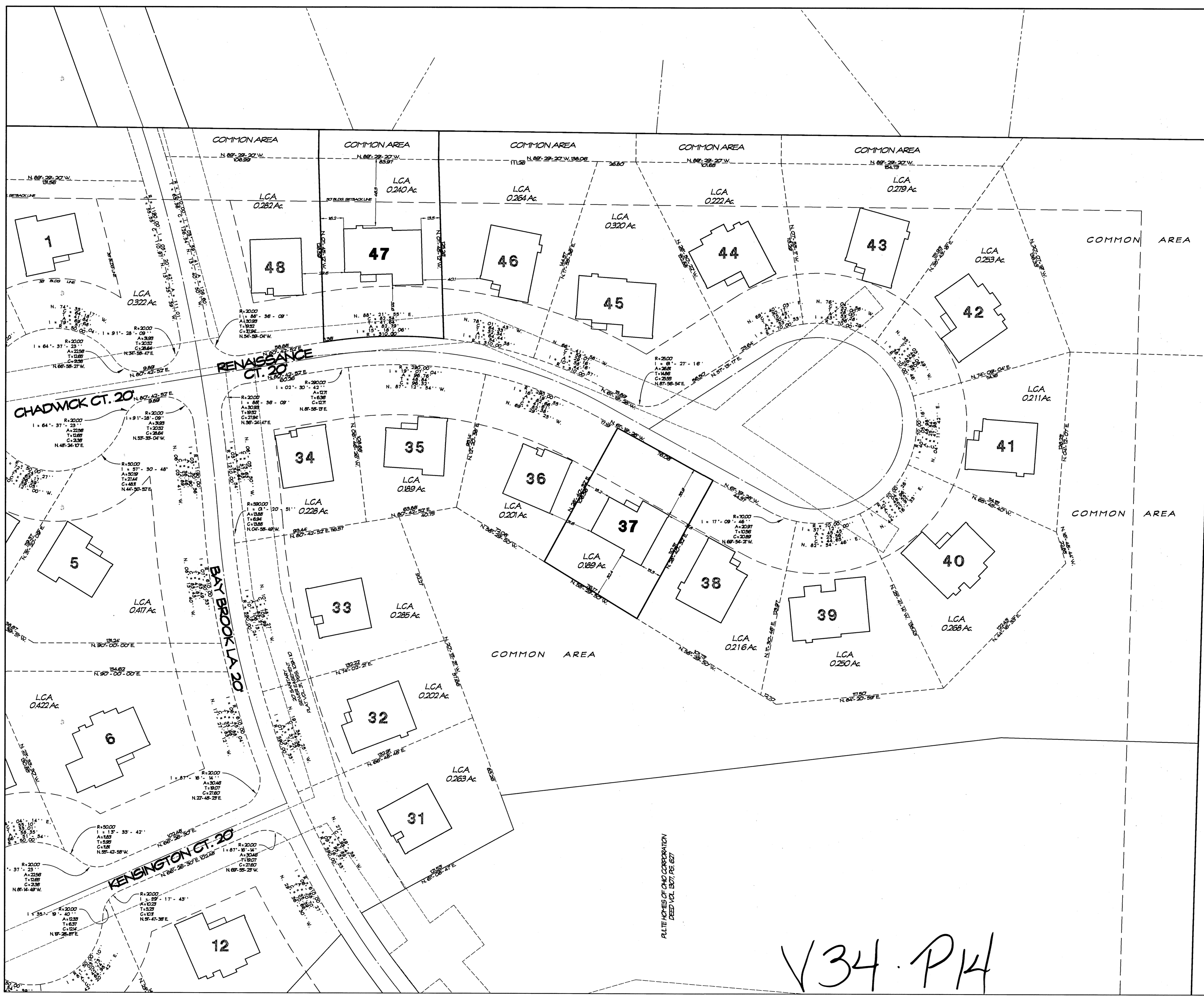
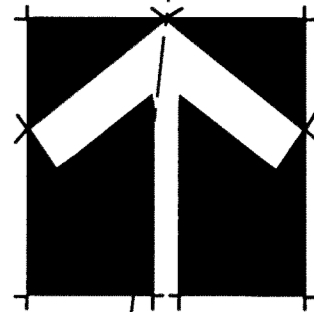
I FURTHER CERTIFY TO RUTE HOMES OF OHIO CORP. AND RESOURCE TITLE INC. THAT THE PREMISES WERE ESTABLISHED BY ACTUAL FIELD MEASUREMENTS AND THAT MONUMENTS WERE FOUND OR SET AS SHOWN HEREON.



STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078

V34 P13

EXHIBIT 'A'
DECLARATION OF CONDOMINIUM FOR
AUBURN CROSSINGS
MASTER SITE PLAN
SCALE: 1" = 100' | OCT. 2001 | SHEET 2 OF 9
LESSMAN, BENDER & ASSOCIATES
Engineers - Surveyors - Planners
Village Station 401 South Street Chardon Ohio 44024
Phone: (440) 286-7204 Fax: (440) 286-3335



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 LA 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.C. SECTION 631.107, 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 ACTUAL FIELD MEASUREMENTS AND THAT MONUMENTS WERE FOUND OR SET AS SHOWN HEREON.

[Signature]
STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078

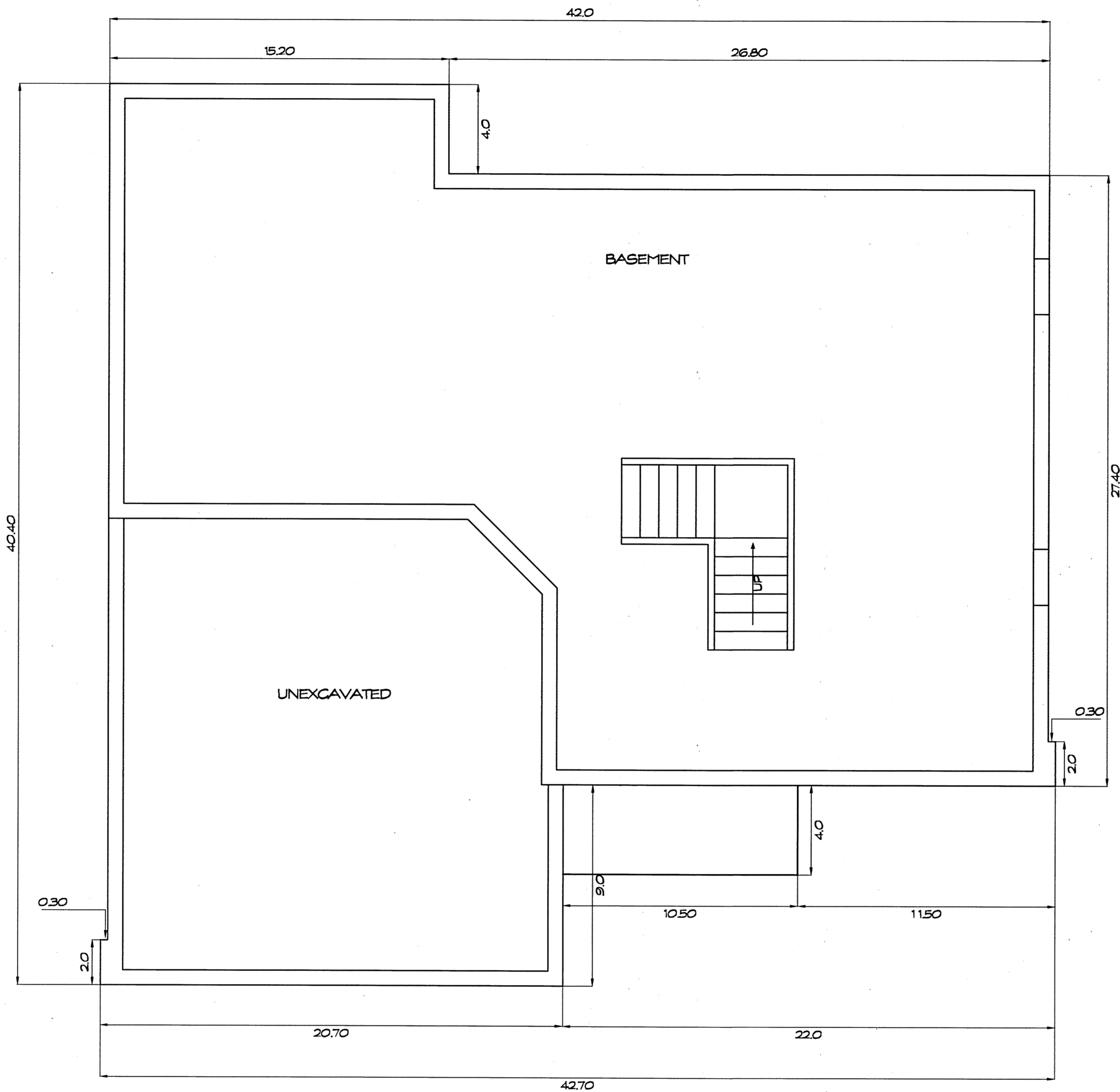


EXHIBIT 'A'
DECLARATION OF CONDOMINIUM FOR
AUBURN CROSSINGS
UNIT NOS. 37 & 47
MASTER SITE PLAN
SCALE: 1" = 30' | OCT. 2001 | SHEET 3 OF 9
LESSMAN, BENDER & ASSOCIATES
Engineers - Surveyors - Planners
Village Station 401 South Street Chardon Ohio 44024
Phone: (440) 286-7204 Fax: (440) 286-3535

PULTE HOMES OF OHIO CORPORATION
DEED VOL. 15071 PG. 637

V34.P14

SAFCO PRODUCTS - NEW HOPE, MINNESOTA
REGISTERED PATENT NUMBER 6858
SAFCO PRODUCTS - NEW HOPE, MINNESOTA
REGISTERED PATENT NUMBER 6858

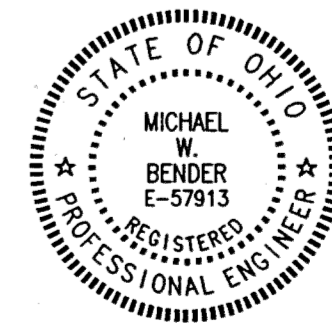


FOUNDATION PLAN
1/4" = 1'-0"

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 5311.01 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 37

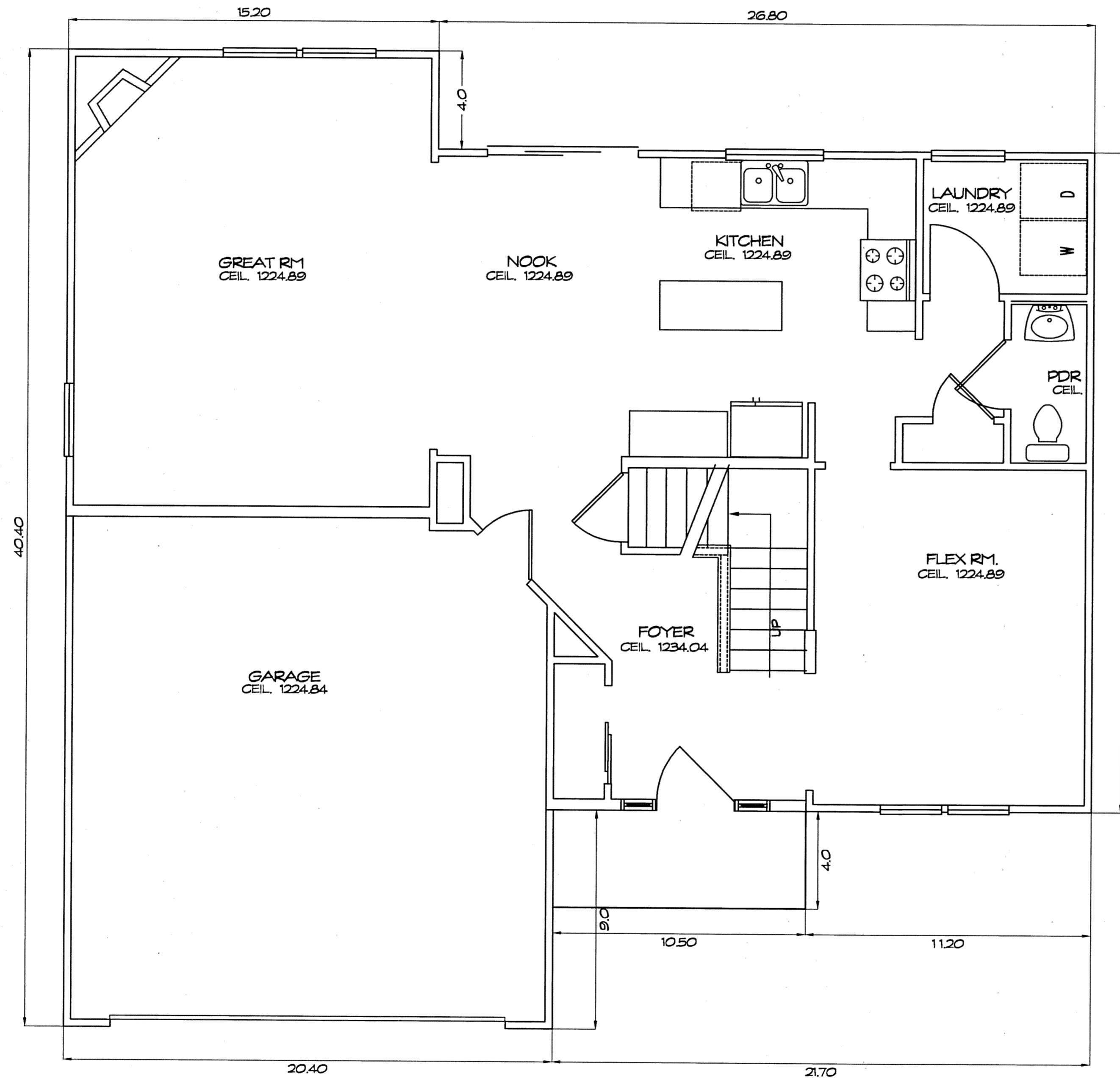
SCALE: 1/4" = 1'-0" | October, 2001 | SHEET 4 OF 9

LESSMAN, BENDER & ASSOCIATES
Engineers - Surveyors - Planners
Village Station 401 South Street Chardon Ohio 44024
Phone: (440) 286-7204 Fax: (440) 286-5335

V34 P15

PLANNING MANAGEMENT
 SURVEYING
 ENGINEERING
 ARCHITECTURE
 INTERIOR DESIGN
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL PLANNING
 COMMUNITY DEVELOPMENT
 HISTORIC PRESERVATION
 PROJECT MANAGEMENT
 REAL ESTATE CONSULTING
 TRANSPORTATION PLANNING
 UTILITIES PLANNING
 WATER RESOURCES PLANNING
 ZONING ORDINANCE DEVELOPMENT
 PLANNING
 ENGINEERING
 ARCHITECTURE
 INTERIOR DESIGN
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL PLANNING
 COMMUNITY DEVELOPMENT
 HISTORIC PRESERVATION
 PROJECT MANAGEMENT
 REAL ESTATE CONSULTING
 TRANSPORTATION PLANNING
 UTILITIES PLANNING
 WATER RESOURCES PLANNING
 ZONING ORDINANCE DEVELOPMENT

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		
37	1214.59	1224.84	428	1207.72	1215.52	970	1216.79	See Plan	1012	1225.99	See Plan	1099	3509

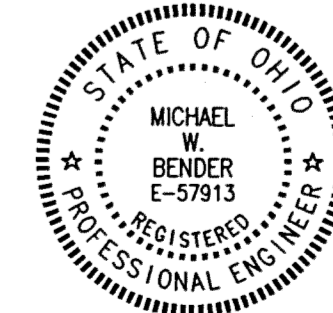


FIRST FLOOR PLAN
1/4" = 1' - 0"

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 5317.01 OF THE OHIO REVISED CODE.



STEVEN J. LESCHMAN, PROFESSIONAL SURVEYOR NO. 7076



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

EXHIBIT 'A'
DECLARATION OF CONDOMINIUM FOR
AUBURN CROSSINGS

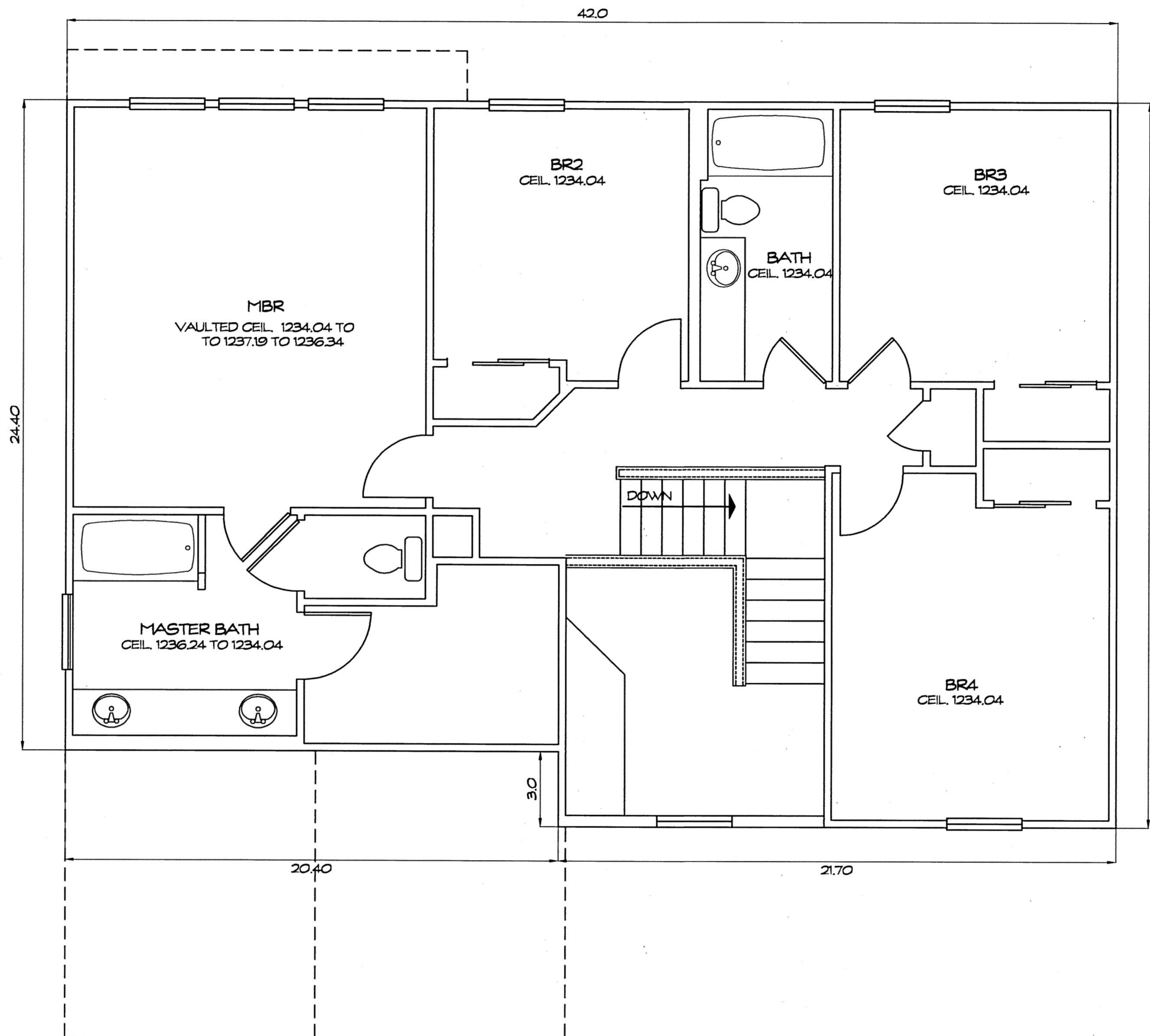
UNIT 37

SCALE: 1/4" = 1' - 0" | October, 2001 | SHEET 5 OF 9

LESSMAN, BENDER & ASSOCIATES
Engineers - Planners

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

V34.P16

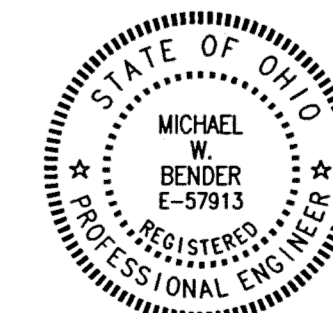


SECOND FLOOR PLAN
1/4" = 1'-0"

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 5511.02 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 37

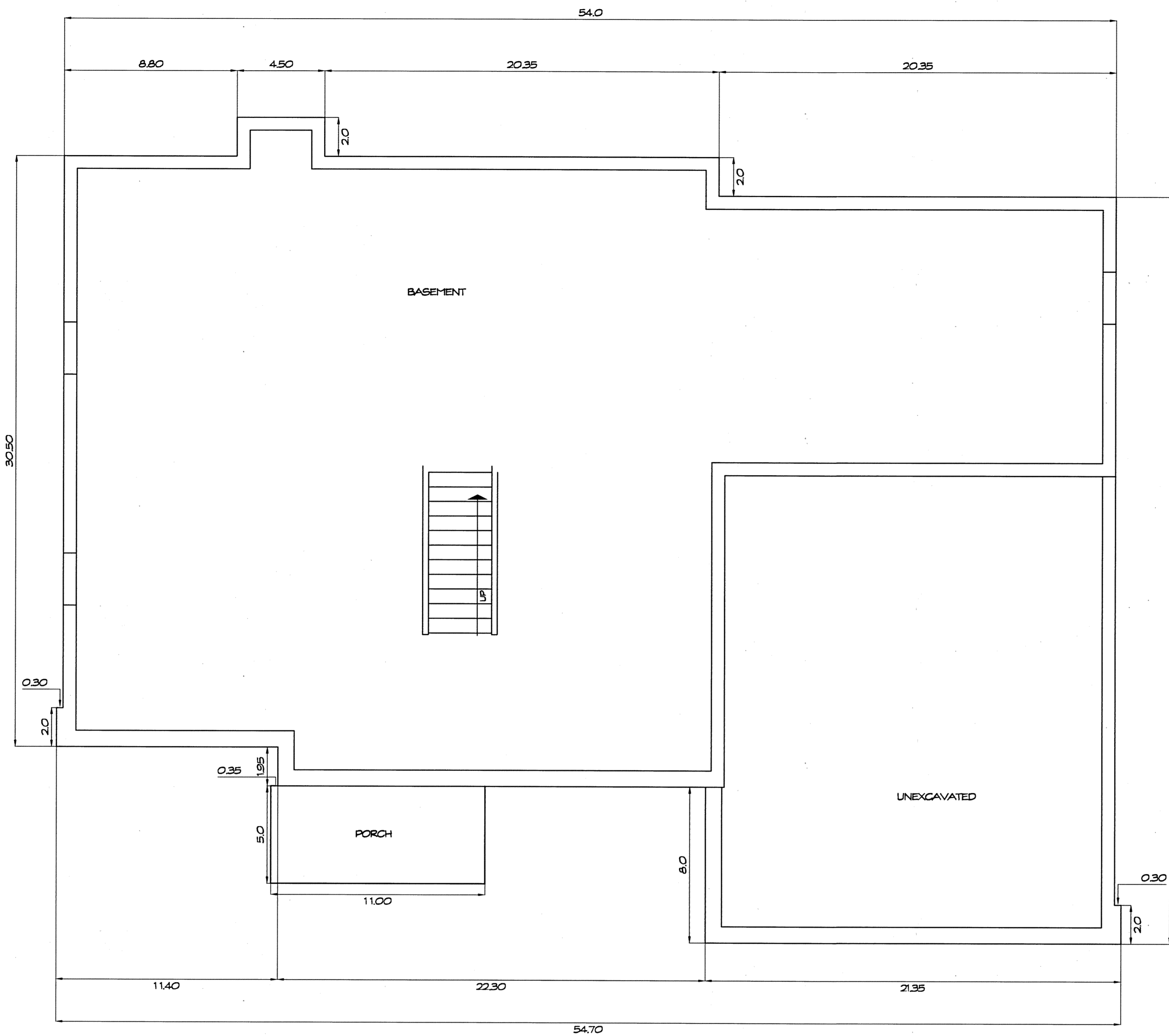
SCALE: 1/4" = 1'-0" October, 2001 SHEET 6 OF 9

LESSMAN, BENDER & ASSOCIATES
Engineers - Surveyors - Planners

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

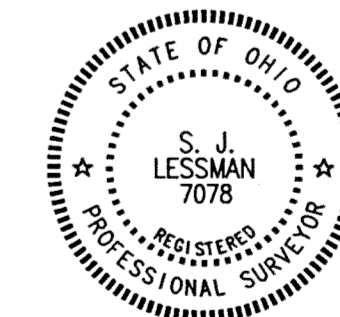
V34.P17

EXHIBIT 'A' - UNIT 37, AUBURN CROSSINGS
 PREPARED BY: STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078
 EXHIBIT 'A' - UNIT 37, AUBURN CROSSINGS
 PREPARED BY: MICHAEL W. BENDER, PROFESSIONAL ENGINEER NO. E-57913
 EXHIBIT 'A' - UNIT 37, AUBURN CROSSINGS
 PREPARED BY: STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078
 EXHIBIT 'A' - UNIT 37, AUBURN CROSSINGS
 PREPARED BY: MICHAEL W. BENDER, PROFESSIONAL ENGINEER NO. E-57913

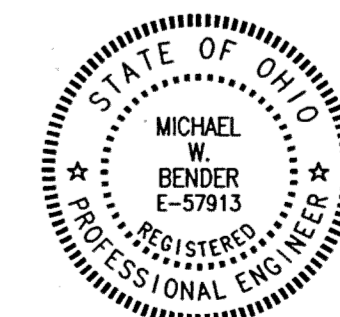


FOUNDATION PLAN
1/4" = 1' - 0"

WE DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 251B OF THE DECLARATION OF CONDOMINIUM FOR AUBURN CROSSINGS, INCLUDING THE 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
AUBURN CROSSINGS

UNIT 47

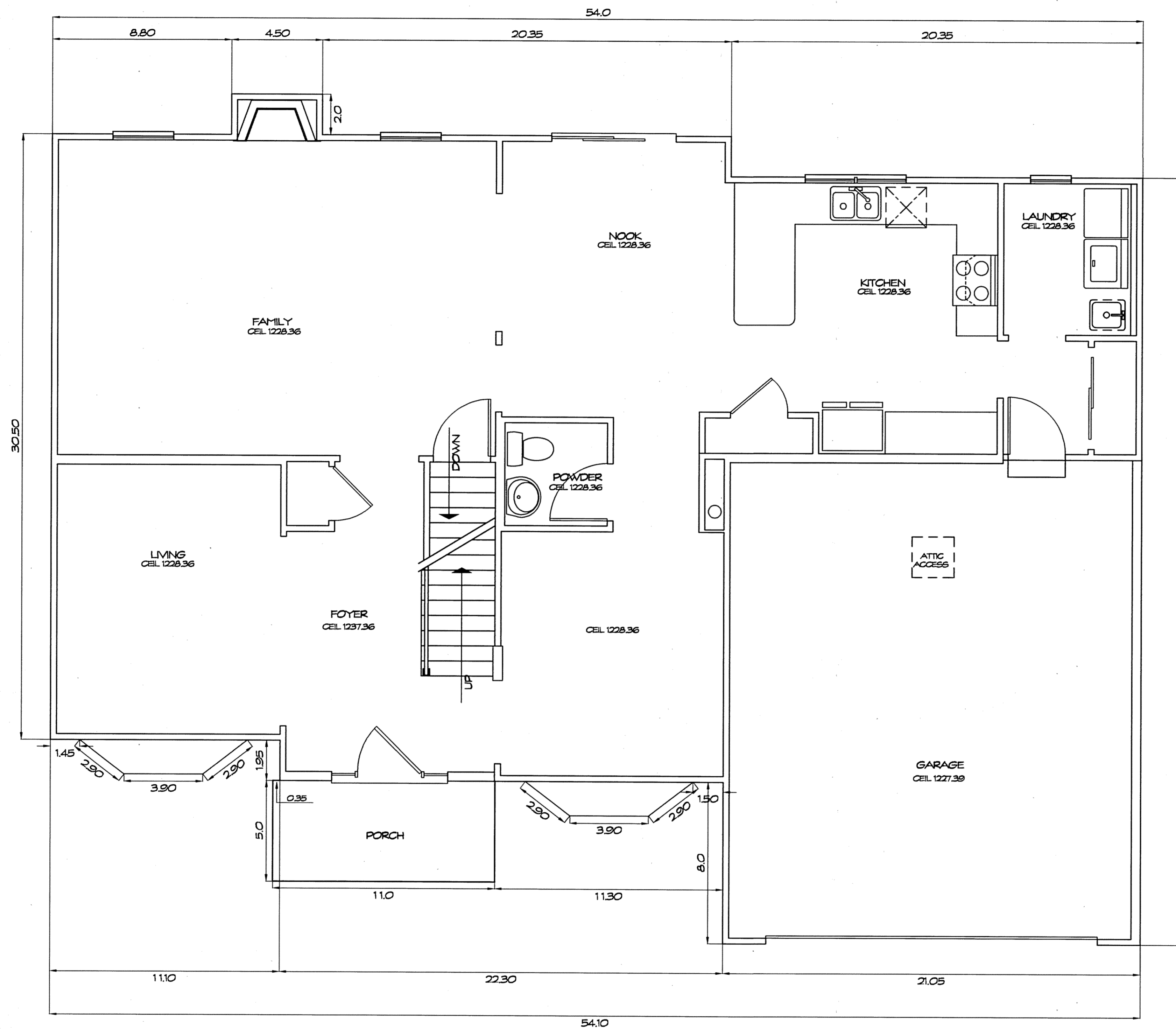
SCALE: 1/4" = 1' - 0" | October, 2001 | SHEET 7 OF 9

LESSMAN, BENDER & ASSOCIATES
Engineers - Surveyors - Planners

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

V34-P18

SHACO PRODUCTS • NEW HOPE, MINNESOTA
 REGISTERED BY PART NUMBER 8338
 SHACO PRODUCTS • NEW HOPE, MINNESOTA
 REGISTERED BY PART NUMBER 8338
 SHACO PRODUCTS • NEW HOPE, MINNESOTA
 REGISTERED BY PART NUMBER 8338

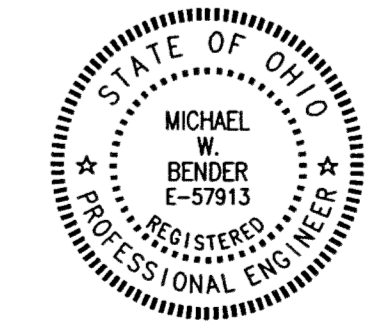


FIRST FLOOR PLAN
1/4" = 1' - 0"

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 531.07 OF THE OHIO REVISED CODE.



STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078



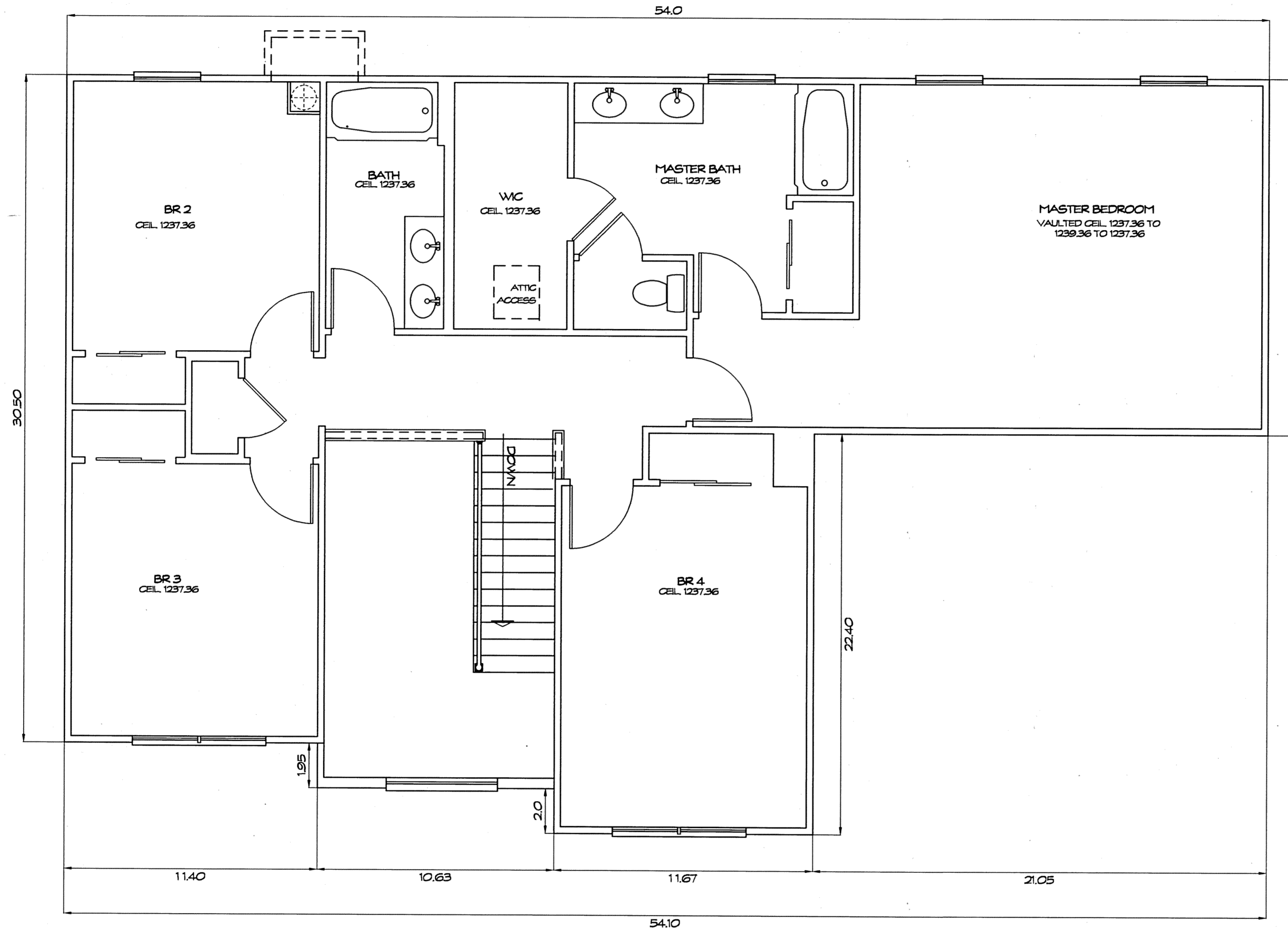
Michael W. Bender
MICHAEL W. BENDER, PROFESSIONAL ENGINEER NO. E-57913

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		
47	1217.39	1227.39	54	1210.65	1218.40	1364	1219.36	See Plan	1439	1229.36	See Plan	1185	4502

V34.P19

EXHIBIT "A"
DECLARATION OF CONDOMINIUM FOR
AUBURN CROSSINGS
UNIT 47
SCALE: 1/4" = 1' - 0" October, 2001 SHEET 8 OF 9
LESSMAN, BENDER & ASSOCIATES
Engineers - Surveyors - Planners
Village Station 401 South Street Chardon Ohio 44024
Phone: (440) 286-7204 Fax: (440) 286-3333

NEW HOPE, MINNESOTA
 PLANNING NUMBER 8522
 PHOTO COURTESY OF THE CITY OF NEW HOPE
 SAUCO PRODUCTS • NEW HOPE, MINNESOTA
 REPORTED BY PART NUMBER 8522
 PHOTO COURTESY OF THE CITY OF NEW HOPE
 SAUCO PRODUCTS • NEW HOPE, MINNESOTA
 REPORTED BY PART NUMBER 8522
 PHOTO COURTESY OF THE CITY OF NEW HOPE
 SAUCO PRODUCTS • NEW HOPE, MINNESOTA
 REPORTED BY PART NUMBER 8522
 PHOTO COURTESY OF THE CITY OF NEW HOPE

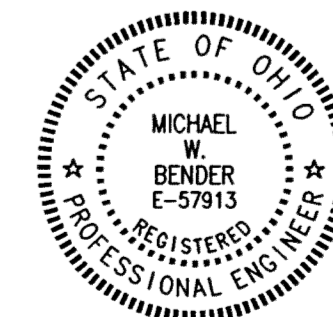


SECOND FLOOR PLAN
 1/4" = 1'-0"

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.



[Signature]
 STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7078



[Signature]
 MICHAEL W. BENDER, PROFESSIONAL ENGINEER NO. E-57913

EXHIBIT 'A'
 DECLARATION OF CONDOMINIUM FOR
 AUBURN CROSSINGS
 UNIT 47
 SCALE: 1/4" = 1'-0" October, 2001 SHEET 9 OF 9
LESSMAN, BENDER & ASSOCIATES
 Engineers - Surveyors - Planners
 Village Station 401 South Street Chardon Ohio 44024
 Phone: (440) 286-7204 Fax: (440) 286-3535

V34-P20

SHEDD PRODUCTS • NEW HAVEN, CONNECTICUT
 SHEDD PRODUCTS • NEW HAVEN, CONNECTICUT
 SHEDD PRODUCTS • NEW HAVEN, CONNECTICUT
 SHEDD PRODUCTS • NEW HAVEN, CONNECTICUT