

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.

LGND	AMENDMENT	DATE	839 NO	VOL. NO.	LGND	AMENDMENT	DATE	839 NO	VOL. NO.	LGND	AMENDMENT	DATE	839 NO	VOL. NO.
1	ORIGINAL	FEB. 1995	620/621	V. 22 P. 77	44	AMENDMENT NO. 43	AUG. 99	755		87	AMENDMENT NO. 86	JAN. 01	533	
2	AMENDMENT NO. 1	MAY 95	628/629	V. 22 P. 91	45	AMENDMENT NO. 44	AUG. 99	762		88	AMENDMENT NO. 87	FEB. 01	567-568	
3	AMENDMENT NO. 2	JUL. 95	635/636	V. 22 P. 103	46	AMENDMENT NO. 45	SEPT. 99	720		89	AMENDMENT NO. 88	MAR. 01	5220	
4	AMENDMENT NO. 3	AUG. 95	638/639	V. 22 P. 113	47	AMENDMENT NO. 46	OCT. 99	723		90	AMENDMENT NO. 89	MAR. 01	5240	
5	AMENDMENT NO. 4	SEP. 95	640/641	V. 23 P. 2	48	AMENDMENT NO. 47	OCT. 99	724		91	AMENDMENT NO. 90	MAR. 01	5170	
6	AMENDMENT NO. 5	SEP. 95	642/643	V. 23 P. 6	49	AMENDMENT NO. 48	OCT. 99	722		92	AMENDMENT NO. 91	MAR. 01	5190	
7	AMENDMENT NO. 6	NOV. 95	645/646	V. 23 P. 28	50	AMENDMENT NO. 49	OCT. 99	721		93	AMENDMENT NO. 92	APR. 01	537	
8	AMENDMENT NO. 7	FEB. 96	647/648	V. 23 P. 50	51	AMENDMENT NO. 50	NOV. 99	719		94	AMENDMENT NO. 93	MAY 01	534	
9	AMENDMENT NO. 8	APR. 96	649/650	V. 23 P. 59	52	AMENDMENT NO. 51	NOV. 99	725		95	AMENDMENT NO. 94	MAY 01	535	
10	AMENDMENT NO. 9	MAY 96	651/652	V. 23 P. 64	53	AMENDMENT NO. 52	NOV. 99	718		96	AMENDMENT NO. 95	JUN. 01	5180	
11	AMENDMENT NO. 10	MAY 96	653/654	V. 23 P. 69	54	AMENDMENT NO. 53	NOV. 99	726		97	AMENDMENT NO. 96	JUN. 01	5200	
12	AMENDMENT NO. 11	JUL. 96	656/657	V. 23 P. 93	55	AMENDMENT NO. 54	NOV. 99	614		98	AMENDMENT NO. 97	AUG. 01	578-580	
13	AMENDMENT NO. 12	JUL. 96	658/659	V. 24 P. 01	56	AMENDMENT NO. 55	DEC. 99	615-619		99	AMENDMENT NO. 98	AUG. 01	522	
14	AMENDMENT NO. 13	AUG. 96	661/662	V. 24 P. 25	57	AMENDMENT NO. 56	DEC. 99	717		100	AMENDMENT NO. 99	SEP. 01	583-584	
15	AMENDMENT NO. 14	OCT. 96	664/665	V. 24 P. 44	58	AMENDMENT NO. 57	DEC. 99	717		101	AMENDMENT NO. 100	SEP. 01	602	
16	AMENDMENT NO. 15	OCT. 96	667/668	V. 24 P. 51	59	AMENDMENT NO. 58	DEC. 99	718		102	AMENDMENT NO. 101	OCT. 01	595	
17	AMENDMENT NO. 16	OCT. 96	670/671	V. 24 P. 58	60	AMENDMENT NO. 59	JAN. 00	615-616		103	AMENDMENT NO. 102	OCT. 01	596-597	
18	AMENDMENT NO. 17	NOV. 96	673/674	V. 24 P. 72	61	AMENDMENT NO. 60	FEB. 00	617		104	AMENDMENT NO. 103	OCT. 01	593-594	
19	AMENDMENT NO. 18	JAN. 97	676/677	V. 24 P. 106	62	AMENDMENT NO. 61	FEB. 00	617		105	AMENDMENT NO. 104	NOV. 01	577-578	
20	AMENDMENT NO. 19	APR. 97	679/680	V. 25 P. 17	63	AMENDMENT NO. 62	APR. 00	617		106	AMENDMENT NO. 105	JAN. 02	561-562	
21	AMENDMENT NO. 20	MAY 97	682/683	V. 25 P. 45	64	AMENDMENT NO. 63	APR. 00	607		107	AMENDMENT NO. 106	APR. 02	587-588	
22	AMENDMENT NO. 21	MAY 97	685/686	V. 25 P. 49	65	AMENDMENT NO. 64	MAY 00	566		108	AMENDMENT NO. 107	JUN. 02	603-601	
23	AMENDMENT NO. 22	MAY 97	688/689	V. 25 P. 56	66	AMENDMENT NO. 65	MAY 00	606		109	AMENDMENT NO. 108	JUN. 02	603-604	
24	AMENDMENT NO. 23	JAN. 98	691/692	V. 26 P. 14	67	AMENDMENT NO. 66	MAY 00	564-565		110	AMENDMENT NO. 109	JUL. 02	588-586	
25	AMENDMENT NO. 24	MAR. 98	694/695	V. 26 P. 35	68	AMENDMENT NO. 67	JUL. 00	600-601		111	AMENDMENT NO. 110	AUG. 02	589-590	
26	AMENDMENT NO. 25	MAY 98	697/698	V. 26 P. 44	69	AMENDMENT NO. 68	JUL. 00	570		112	AMENDMENT NO. 111	AUG. 02	589-592	
27	AMENDMENT NO. 26	MAY 98	700/701	V. 26 P. 53	70	AMENDMENT NO. 69	AUG. 00	599		113	AMENDMENT NO. 112	SEP. 02	765-766	
28	AMENDMENT NO. 27	JUN. 98	703/704	V. 26 P. 63	71	AMENDMENT NO. 70	AUG. 00	604-605						
29	AMENDMENT NO. 28	JUL. 98	706/707	V. 26 P. 99	72	AMENDMENT NO. 71	AUG. 00	562-563						
30	AMENDMENT NO. 29	JUL. 98	709/710	V. 26 P. 15	73	AMENDMENT NO. 72	SEPT. 00	5250						
31	AMENDMENT NO. 30	AUG. 98	712/713	V. 27 P. 15	74	AMENDMENT NO. 73	SEPT. 00	527						
32	AMENDMENT NO. 31	SEP. 98	715/716	V. 27 P. 15	75	AMENDMENT NO. 74	SEPT. 00	530						
33	AMENDMENT NO. 32	NOV. 98	718/719	V. 27 P. 15	76	AMENDMENT NO. 75	OCT. 00	529						
34	AMENDMENT NO. 33	MAR. 99	721/722	V. 27 P. 15	77	AMENDMENT NO. 76	NOV. 00	598-599						
35	AMENDMENT NO. 34	JUN. 99	724/725	V. 27 P. 15	78	AMENDMENT NO. 77	NOV. 00	560-561						
36	AMENDMENT NO. 35	JUN. 99	728/729	V. 27 P. 15	79	AMENDMENT NO. 78	NOV. 00	528						
37	AMENDMENT NO. 36	JUN. 99	732/733	V. 27 P. 15	80	AMENDMENT NO. 79	NOV. 00	5260						
38	AMENDMENT NO. 37	JULY 99	736/737	V. 27 P. 15	81	AMENDMENT NO. 80	DEC. 00	532						
39	AMENDMENT NO. 38	JULY 99	740/741	V. 27 P. 15	82	AMENDMENT NO. 81	DEC. 00	531						
40	AMENDMENT NO. 39	JULY 99	744/745	V. 27 P. 15	83	AMENDMENT NO. 82	JAN. 01	5210						
41	AMENDMENT NO. 40	AUG. 99	748/749	V. 27 P. 15	84	AMENDMENT NO. 83	JAN. 01	5230						
42	AMENDMENT NO. 41	AUG. 99	752/753	V. 27 P. 15	85	AMENDMENT NO. 84	JAN. 01	525						
43	AMENDMENT NO. 42	AUG. 99	756/757	V. 27 P. 15	86	AMENDMENT NO. 85	JAN. 01	536						

NUMBER	RADIUS	CENTRAL ANGLE	ARC	TAN	CHORD	CHORD BEARING	NUMBER	RADIUS	CENTRAL ANGLE	ARC	TAN	CHORD	CHORD BEARING
C-1	870.00	181.28-07	820.48	287.07	498.97	N 80.73-28.27 E	C-84	800.00	181.28-07	820.48	287.07	498.97	N 80.73-28.27 E
C-2	840.00	241.03-50	140.00	72.81	142.04	N 80.73-28.27 E	C-85	800.00	181.28-07	820.48	287.07	498.97	N 80.73-28.27 E
C-3	780.00	289.38-52	334.00	98.68	182.01	N 80.73-28.27 E	C-86	800.00	181.28-07	820.48	287.07	498.97	N 80.73-28.27 E
C-4	780.00	377.48-47	73.72	41.43	72.03	N 80.73-28.27 E	C-87	400.00	04.09-52	28.61	14.31	28.60	N 89.24-48.47 W
C-5	400.00	08.18-44	43.91	21.88	43.89	N 42.07-17.1 E	C-88	800.00	04.09-52	28.61	14.31	28.60	N 89.24-48.47 W
C-6	800.00	387.38-52	178.28	98.49	172.25	N 89.24-48.47 W	C-89	800.00	04.09-52	28.61	14.31	28.60	N 89.24-48.47 W
C-7	800.00	022.29-34	148.22	74.81	148.22	N 89.24-48.47 W	C-90	800.00	04.09-52	28.61	14.31	28.60	N 89.24-48.47 W
C-8	300.00	107.48-18	297.28	194.48	292.14	N 89.24-48.47 W	C-91	800.00	04.09-52	28.61	14.31	28.60	N 89.24-48.47 W
C-9	300.00	377.38-52	180.00	120.00	180.00	N 89.24-48.47 W	C-92	800.00	04.09-52	28.61	14.31	28.60	N 89.24-48.47 W
C-10	250.00	107.48-18	178.44	90.07	172.80	N 89.24-48.47 W	C-93	800.00	04.09-52	28.61	14.31	28.60	N 89.24-48.47 W
C-11	250.00	107.48-18	438.58	300.59	384.43	N 89.24-48.47 W	C-94	800.00	04.09-52	28.61	14.31	28.60	N 89.24-48.47 W
C-12	400.00	387.38-52	178.28	98.49	172.25	N 89.24-48.47 W	C-95	800.00	04.09-52	28.61	14.31	28.60	N 89.24-48.47 W
C-13	800.00	107.48-18	297.28	194.48	292.14	N 89.24-48.47 W	C-96	800.00	04.09-52	28.61	14.31	28.60	N 89.24-48.47 W
C-14	800.00	107.48-18	297.28	194.48	292.14	N 89.24-48.47 W	C-97	800.00	04.09-52	28.61	14.31	28.60	N 89.24-48.47 W
C-15	800.00	107.48-18	297.28	194.48	292.14	N 89.24-48.47 W	C-98	800.00	04.09-52	28.61	14.31	28.60	N 89.24-48.47 W
C-16	800.00	107.48-18	297.28	194.48	292.14	N 89.24-48.47 W	C-99	800.00	04.09-52	28.61	14.31	28.60	N 89.24-48.47 W
C-17	800.00	107.48-18	297.28	194.48	292.14	N 89.24-48.47 W	C-100	800.00	04.09-52	28.61	14.31	28.60	N 89.24-48.47 W
C-18	800.00	107.48-18	297.28	194.48	292.14	N 89.24-48.47 W	C-101	800.00	04.09-52	28.61	14.31	28.60	N 89.24-48.47 W
C-19	800.00	107.48-18	297.28	194.48	292.14	N 89.24-48.47 W	C-102	800.00	04.09-52	28.61	14.31	28.60	N 89.24-48.47 W
C-20	800.00	107.48-18	297.28	194.48	292.14	N 89.24-48.47 W	C-103	800.00	04.09-52	28.61	14.31	28.60	N 89.24-48.47 W
C-21	800.00	107.48-18	297.28	194.48	292.14	N 89.24-48.47 W	C-104	800.00	04.09-52	28.61	14.31	28.60	N 89.24-48.47 W
C-22	800.00	107.48-18	297.28	194.48	292.14	N 89.24-48.47 W	C-105	800.00	04.09-52	28.61	14.31	28.60	N 89.24-48.47 W
C-23	800.00	107.48-18	297.28	194.48	292.14	N 89.24-48.47 W	C-106	800.00	04.09-52	28.61	14.31	28.60	N 89.24-48.47 W
C-24	800.00	107.48-18	297.28	194.48	292.14	N 89.24-48.47 W	C-107	800.00	04.09-52	28.61	14.31	28.60	N 89.24-48.47 W
C-25	800.00	107.48-18	297.28	194.48	292.14	N 89.24-48.47 W	C-108	800.00	04.09-52	28.61	14.31	28.60	N 89.24-48.47 W
C-26	800.00	107.48-18	297.28	194.48	292.14	N 89.24-48.47 W	C-109	800.00	04.09-52	28.61	14.31	28.60	N 89.24-48.47 W
C-27	800.00	107.48-18	297.28	194.48	292.14	N 89.24-48.47 W	C-110	800.00	04.09-52	28.61	14.31	28.60	N 89.24-48.47 W
C-28	800.00	107.48-18	297.28	194.48	292.14	N 89.24-48.47 W	C-111	800.00					



METRO-MACHINE & TOOL COMPANY  
DEED VOL. 443, PG. 949

# 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

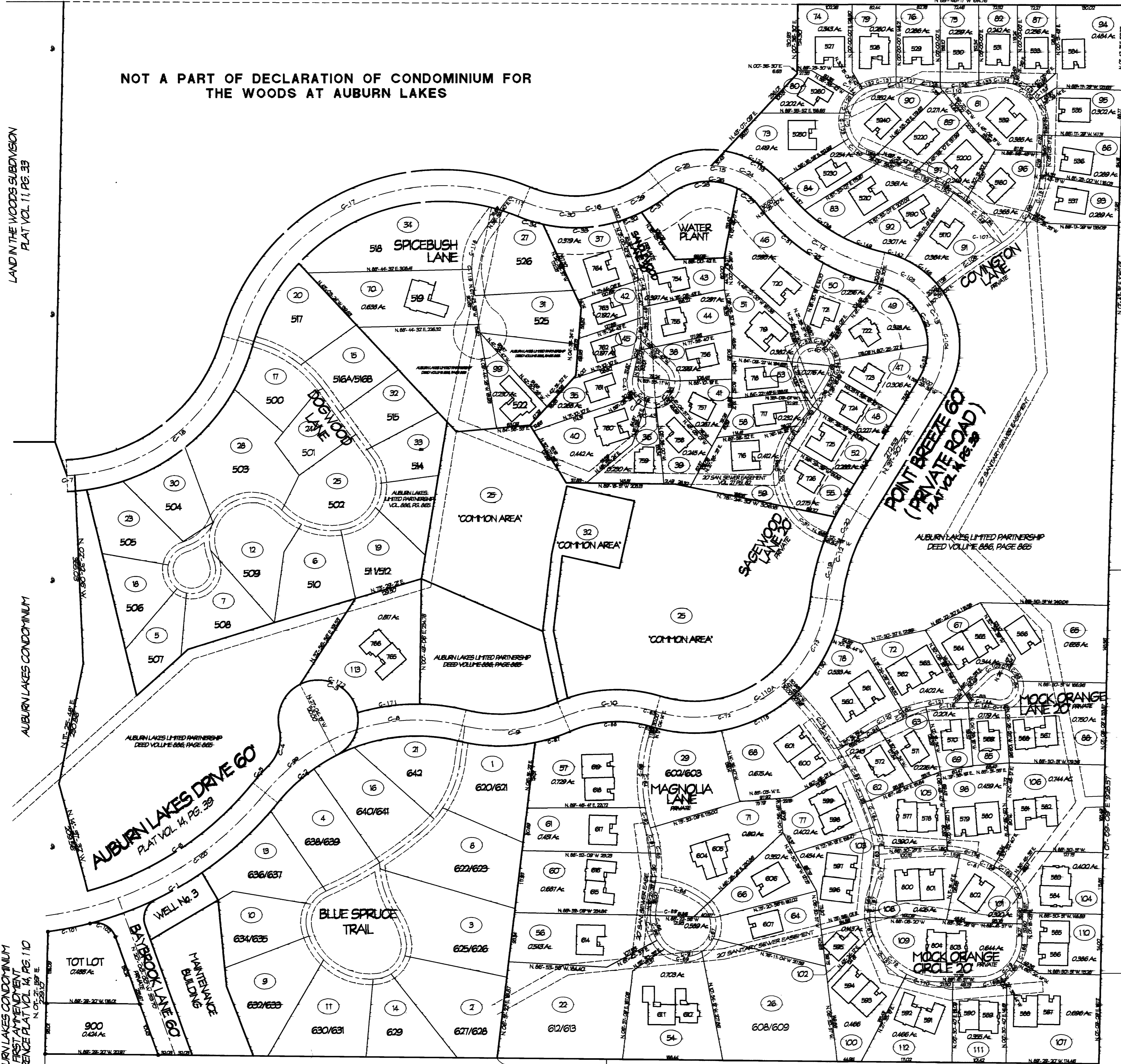
AUBURN INDUSTRIAL PARK  
PARTNERSHIP I  
DEED VOL. 647, PG. 663

THE QUEENS DEVELOPMENT CO.  
DEED VOL. 1005, PG. 1142

R.L. & J.F. SIMPSON  
DEED VOL. 911, PG. 603

AUBURN LAKES CONDOMINIUM

AUBURN LAKES CONDOMINIUM  
FIRST AMENDMENT  
REFERENCE PLAT VOL. 14, PG. 110



AUBURN LAKES LIMITED PARTNERSHIP  
DEED VOLUME 686, PAGE 665  
AUBURN LAKES DRIVE 60  
PLAT VOL. 14, PG. 29

WELL No. 3  
MANNING'S  
BUILDING  
GRANITE

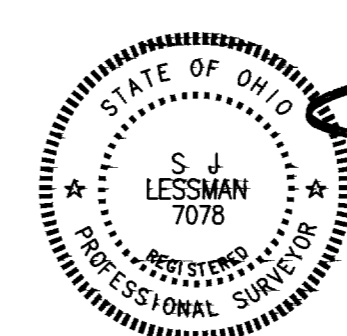
TOT LOT  
0.488 Ac  
900  
0.424 Ac

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

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

V35.P81

I DO HEREBY CERTIFY THESE DRAWINGS SHOW  
GRAPHICALLY ALL PARTICULARS OF BUILDING  
765-766 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

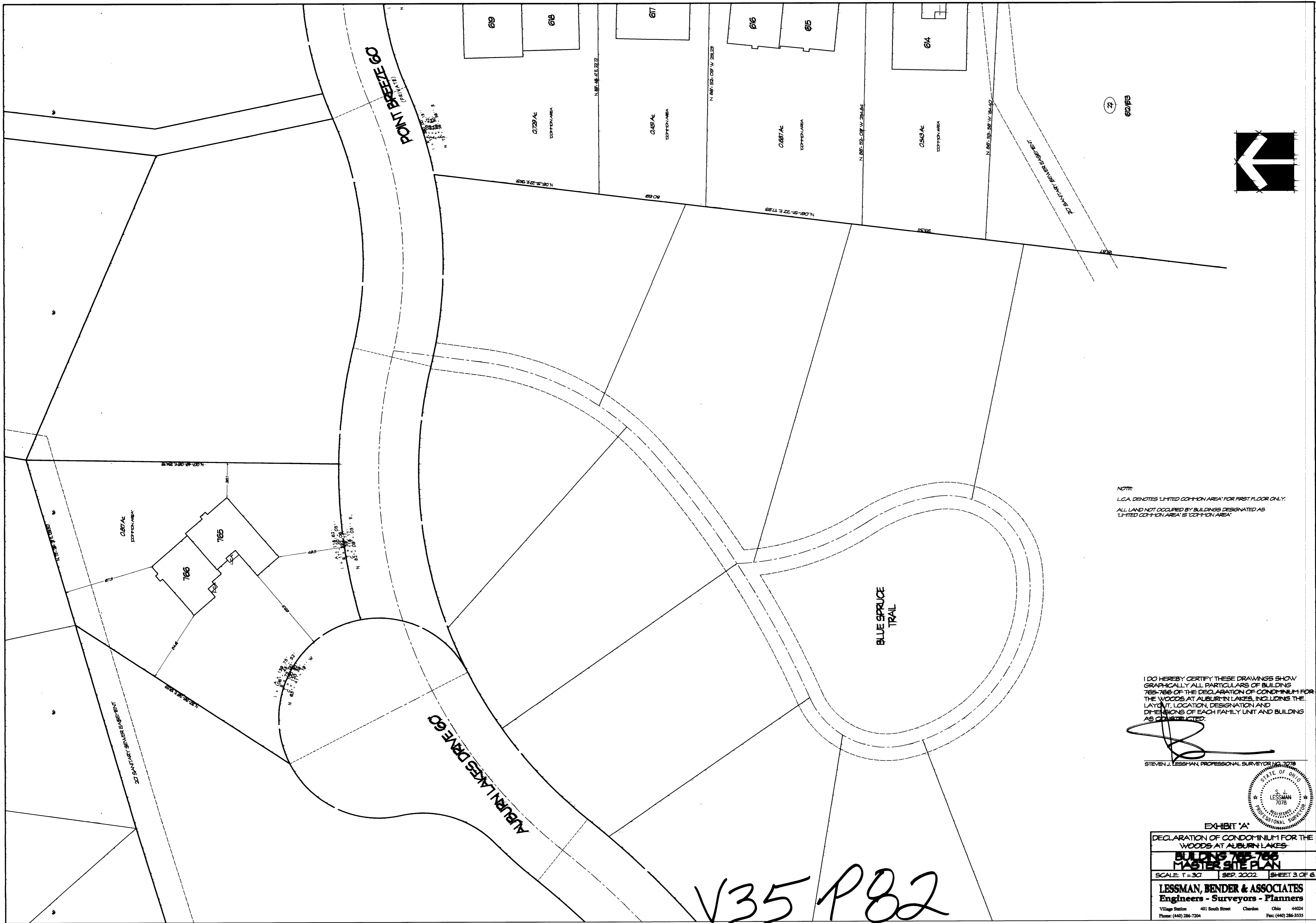
EXHIBIT 'A'  
DECLARATION OF CONDOMINIUM FOR THE  
WOODS AT AUBURN LAKES

MASTER SITE PLAN

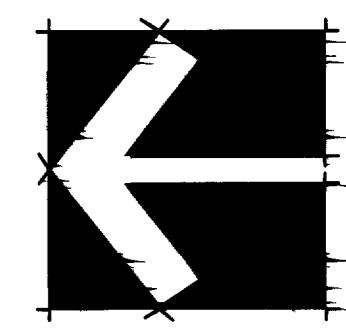
SCALE: 1"=100' SEP. 2002 SHEET 2 OF 6

LESSMAN, BENDER & ASSOCIATES  
Engineers - Surveyors - Planners

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



612/619



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 765-766 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.

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

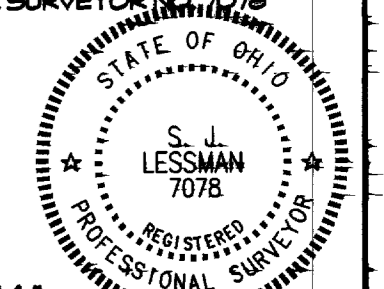


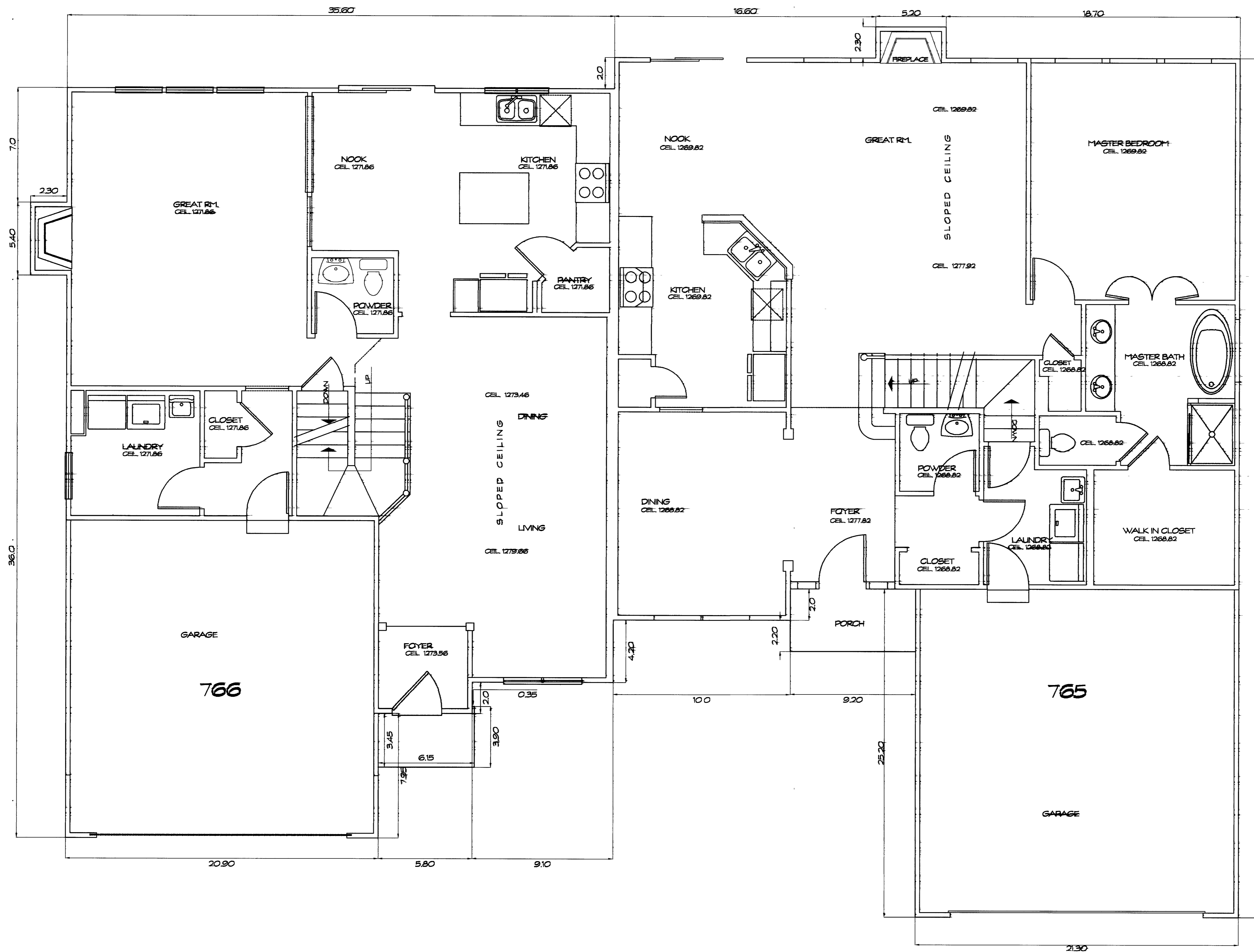
EXHIBIT 'A'  
 DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES  
**BUILDING 765-766**  
**MASTER SITE PLAN**  
 SCALE: 1" = 30'    SEP. 2002    SHEET 3 OF 6  
**LESSMAN, BENDER & ASSOCIATES**  
 Engineers - Surveyors - Planners  
 Village Station 401 South Street Chardon Ohio 44024  
 Phone: (440) 286-7204 Fax: (440) 286-3535

V35 P82

SAECO PRODUCTS • NEW HOPE, MINNESOTA  
 REPRODUCED BY PART NUMBER 6858  
 SAECO PRODUCTS • NEW HOPE, MINNESOTA  
 REPRODUCED BY PART NUMBER 6858  
 SAECO PRODUCTS • NEW HOPE, MINNESOTA  
 REPRODUCED BY PART NUMBER 6858







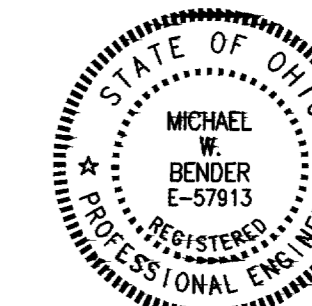
FIRST FLOOR PLAN  
1/4" = 1'-0"

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		
765	1258.91	1268.91	537	1252.08	1259.68	1413	1260.82	See Plan	1452	1269.92	1277.92	566	3965
766	1260.86	1271.86	450	1254.08	1261.68	1160	1262.86	See Plan	1181	1272.86	See Plan	1096	3887

WE DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 765-766 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.



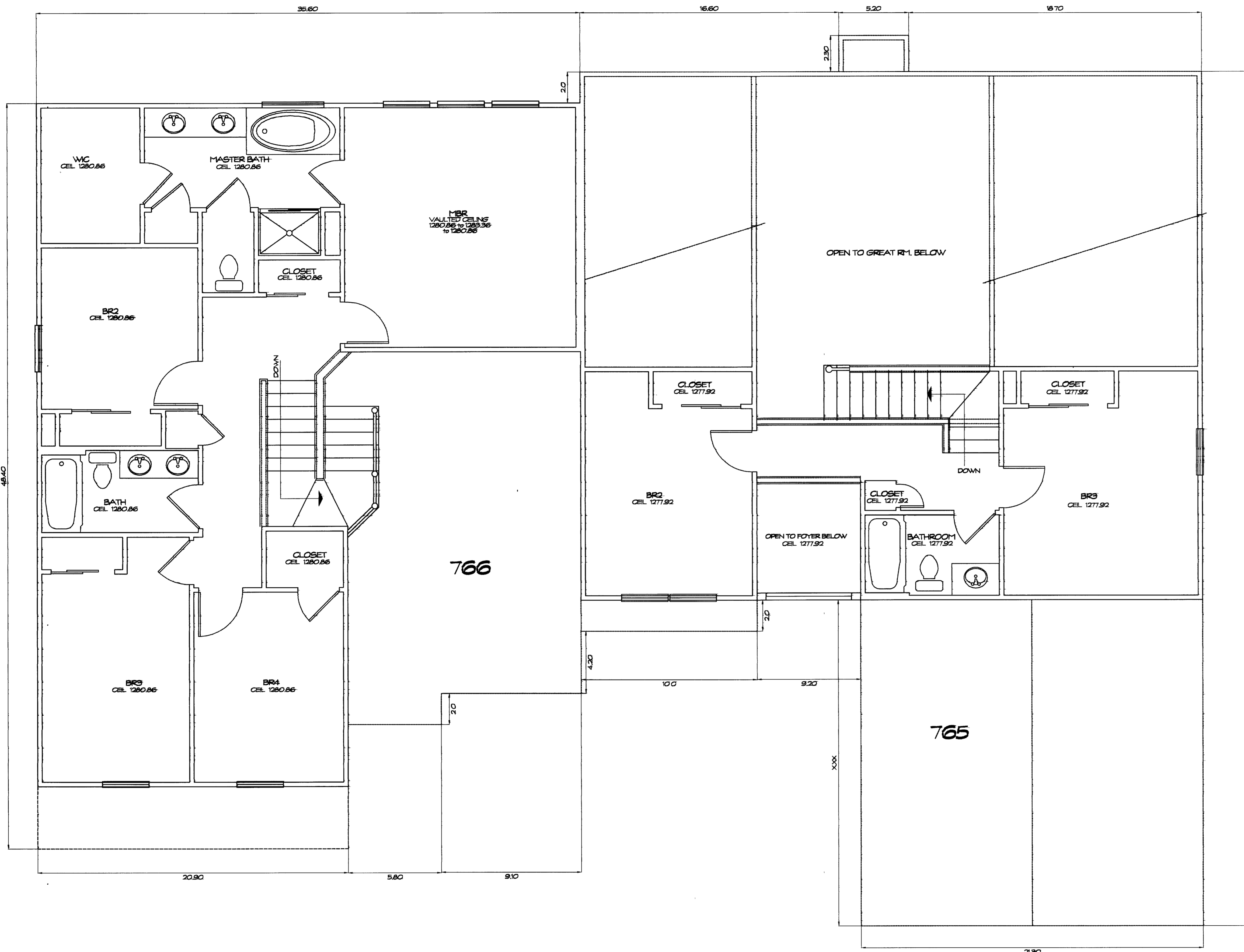
STEVEN J. LESSMAN, PROFESSIONAL SURVEYOR NO. 7076



MICHAEL W. BENDER, PROFESSIONAL ENGINEER NO. 57913

EXHIBIT "A"  
DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES  
**UNIT 765-766**  
SCALE 1/4" = 1'-0" Sept. 2002 SHEET 5 OF 6  
**LESSMAN, BENDER & ASSOCIATES**  
Engineers - Surveyors - Planners  
Village Station 401 South Street Canton Ohio 44704  
Phone: (440) 286-7204 Fax: (440) 286-3535

V35-P84



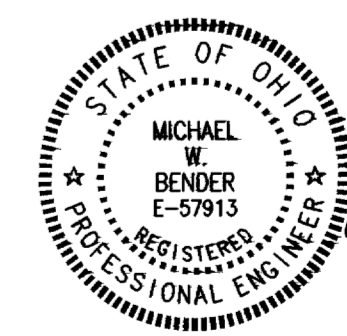
SECOND FLOOR PLAN  
1/4" = 1'-0"

V35-P85

WE DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 765-766 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. 5-5793

EXHIBIT 'A'  
DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES  
UNIT 765-766  
SCALE: 1/4" = 1'-0" | Sept. 2002 | SHEET 6 OF 6  
**LESSMAN, BENDER & ASSOCIATES**  
Engineers - Surveyors - Planners  
Village Station 401 South Street Chardon Ohio 44024  
Phone: (440) 286-7204 Fax: (440) 286-3535

STATE OF OHIO  
 PROFESSIONAL SURVEYOR  
 STEVEN J. LESSMAN  
 NO. 7078  
 STATE OF OHIO  
 PROFESSIONAL ENGINEER  
 MICHAEL W. BENDER  
 NO. 5-5793