

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 THE ORIGINAL AUBURN TOWNSHIP SECTION ONE, TRACT TWO AND CONTAINING .03 ACRES OF LAND.

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE EASEMENT, PREPARED THIS PLAN AND THAT THE DIMENSIONS OF SAME ARE IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH ARE CORRECT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

BRAUN-PRENOSIL ASSOCIATES, INC.;

*Gregory J. Chatham* 12/8/03  
GREGORY J. CHATHAM P.S. NO. 7882



AUBURN INDUSTRIAL PARK PARTNERSHIP 1 VOL. 647 P. 663

*Received for Record this 22nd day of December, 2003 at 9:57 Am in Volume 36 Pages 89-93*

*Nancy Margaret McBride*  
NANCY MARGARET MCBRIDE  
GAUGA COUNTY RECORDER

20030603661  
Filed for Record in  
GAUGA COUNTY, OHIO  
NANCY MARGARET MCBRIDE  
12-22-2003 At 09:57 am  
PLAT 200,00  
DR Book 36 Page 89 - 93

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DIR	TANGENT
C1	461.17	640.00	41°17'09"	451.25	N59°30'29"E	241.11
C2	155.69	370.69	24°03'50"	154.55	S50°53'50"W	79.01
C3	257.53	362.06	40°45'16"	252.14	S83°18'23"W	134.49
C4	195.10	300.00	37°15'41"	191.68	N85°03'10"E	101.14
C5	176.44	250.00	40°26'10"	172.80	S86°38'25"W	92.07
C6	438.51	250.00	100°30'00"	384.42	N56°36'30"E	300.59
C7	175.56	400.00	25°08'51"	174.16	S18°55'56"W	89.22
C8	285.14	150.00	108°54'51"	244.10	N22°57'05"W	209.96
C9	249.39	349.80	40°50'59"	244.14	S56°59'22"E	130.26
C10	241.12	150.00	92°06'00"	215.98	N82°38'00"W	155.60
C11	267.48	250.00	61°18'10"	254.91	N81°38'05"E	148.15
C12	20.01	400.00	2°52'00"	20.01	N68°48'50"W	10.01
C13	93.77	120.00	44°46'19"	91.40	S16°36'30"W	49.43
C14	295.35	670.00	25°15'24"	292.96	N51°29'37"E	150.11
C15	143.09	340.69	24°03'50"	142.04	S50°53'50"W	72.61
C16	334.60	75.00	255°36'52"	118.51	N64°52'41"W	96.66
C17	75.70	75.00	57°49'47"	72.53	N16°13'46"E	41.43
C18	43.91	400.69	6°16'44"	43.89	S42°00'17"W	21.98
C19	434.24	610.00	40°47'13"	425.13	N59°15'32"E	226.78
C20	127.39	1190.00	6°08'01"	127.33	S54°59'17"W	63.76
C21	4.98	165.00	1°43'45"	4.98	N57°11'24"E	2.49
C22	259.18	299.14	49°38'32"	251.15	N15°03'30"W	138.35
C23	64.45	727.80	5°04'26"	64.43	N12°17'59"E	32.25
C24	656.26	400.00	94°00'10"	585.10	S62°45'05"W	428.97
C25	438.10	350.00	71°43'07"	410.05	N51°36'32"E	252.98
C26	676.28	400.00	96°52'10"	598.56	S64°11'05"W	451.08
C27	419.25	370.00	64°55'23"	397.18	S75°39'40"W	235.37
C28	104.36	150.00	39°51'49"	102.27	S57°28'35"E	54.39
C29	180.77	150.00	69°03'02"	170.03	S03°01'10"E	103.19
C30	49.72	280.00	10°10'23"	49.65	N72°28'02"W	24.92
C31	29.04	370.00	4°29'48"	29.03	N69°37'44"W	14.53

TRANSFERRORS 12-22-03 *Tracy A. Jewell*  
COUNTY AUDITOR

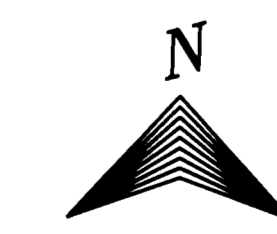
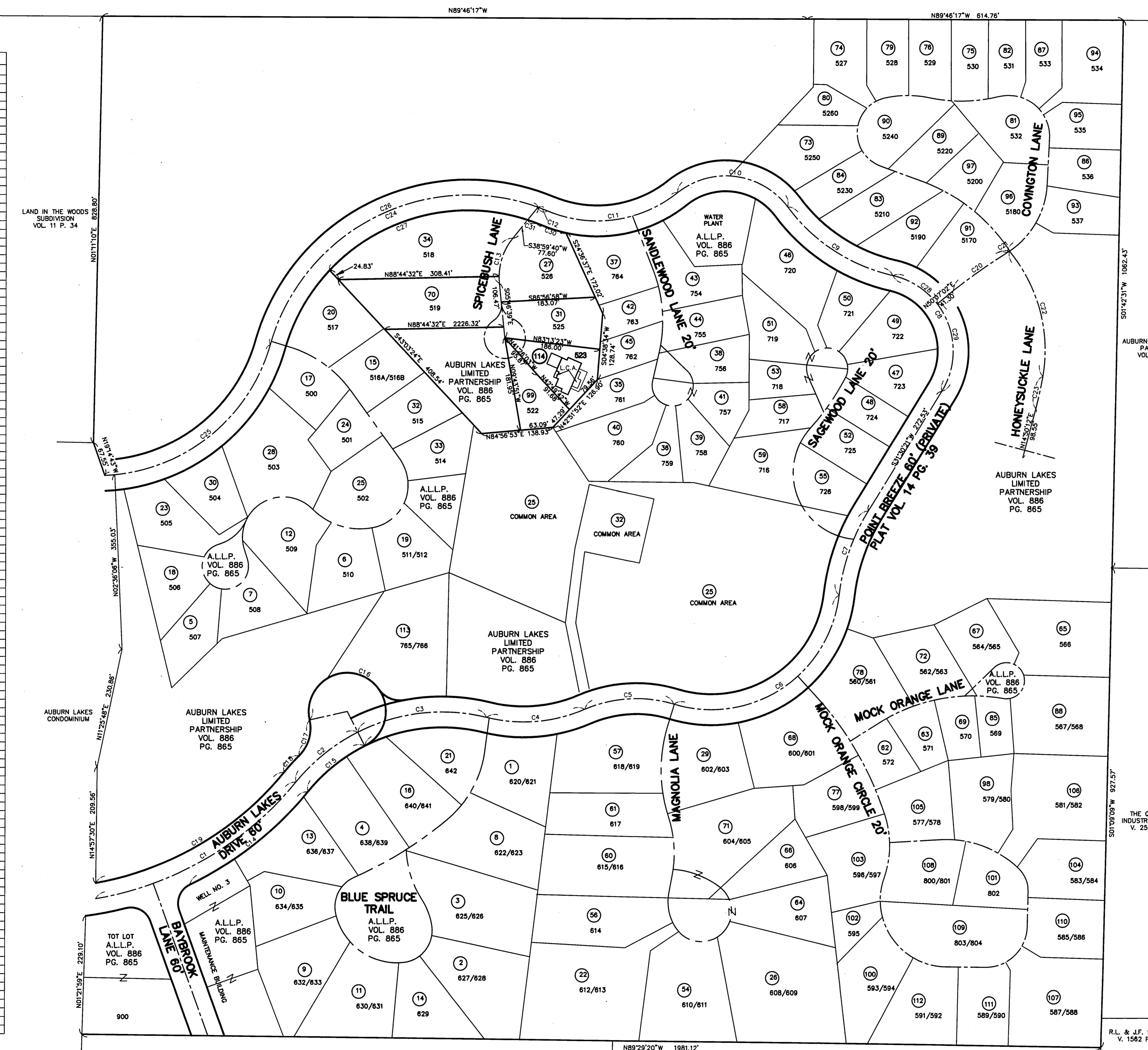


EXHIBIT "A"

DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES  
**MASTER PLAN**  
SCALE: 1"=100' DECEMBER 2003 SHEET 1 OF 5  
**BRAUN-PRENOSIL ASSOCIATES**  
ENGINEERING-SURVEYING-LAND PLANNING

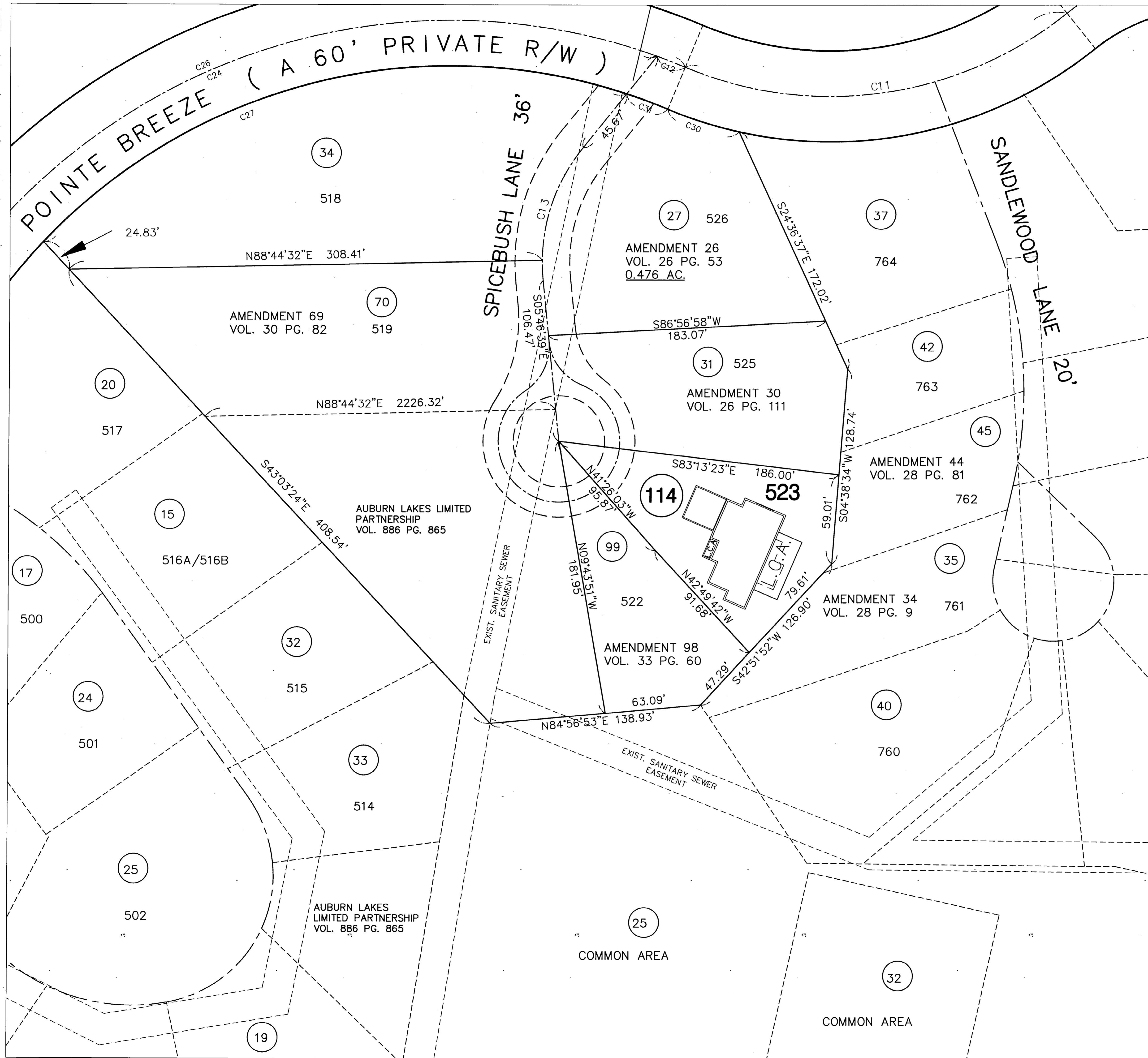


#	AMENDMENT	DATE	BLDG. NO.	VOL. NO.
1	ORIGINAL	FEB. 1995	620/621	V. 22 P. 77
2	AMENDMENT NO. 1	MAY 95	628/629	V. 22 P. 91
3	AMENDMENT NO. 2	JUL. 95	625/626	V. 22 P. 103
4	AMENDMENT NO. 3	AUG. 95	638/639	V. 22 P. 113
5	AMENDMENT NO. 4	SEP. 95	507	V. 23 P. 2
6	AMENDMENT NO. 5	SEP. 95	510	V. 23 P. 6
7	AMENDMENT 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	NOV. 96	640/641	V. 24 P. 51
17	AMENDMENT NO. 16	DCT. 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. 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. 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	JUL. 99	756	
39	AMENDMENT NO. 38	JUL. 99	758	
40	AMENDMENT NO. 39	JUL. 99	760	
41	AMENDMENT NO. 40	JUL. 99	757	
42	AMENDMENT NO. 41	AUG. 99	763	
43	AMENDMENT NO. 42	AUG. 99	764	
44	AMENDMENT NO. 43	AUG. 99	755	
45	AMENDMENT NO. 44	AUG. 99	762	
46	AMENDMENT NO. 45	SEP. 99	720	
47	AMENDMENT NO. 46	DCT. 99	723	
48	AMENDMENT NO. 47	DCT. 99	724	
49	AMENDMENT NO. 48	DCT. 99	722	
50	AMENDMENT NO. 49	DCT. 99	721	
51	AMENDMENT NO. 50	NOV. 99	719	
52	AMENDMENT NO. 51	NOV. 99	725	
53	AMENDMENT NO. 52	NOV. 99	718	
54	AMENDMENT NO. 53	NOV. 99	610/611	
55	AMENDMENT NO. 54	NOV. 99	726	
56	AMENDMENT NO. 55	NOV. 99	614	
57	AMENDMENT NO. 56	DEC. 99	618/619	
58	AMENDMENT NO. 57	DEC. 99	717	
59	AMENDMENT NO. 58	DEC. 99	716	
60	AMENDMENT NO. 59	JAN. 00	615/616	
61	AMENDMENT NO. 60	FEB. 00	617	
62	AMENDMENT NO. 61	FEB. 00	572	
63	AMENDMENT NO. 62	APR. 00	571	
64	AMENDMENT NO. 63	APR. 00	607	
65	AMENDMENT NO. 64	APR. 00	566	
66	AMENDMENT NO. 65	MAY 00	606	
67	AMENDMENT NO. 66	MAY 00	564/565	
68	AMENDMENT NO. 67	JUL. 00	606/601	
69	AMENDMENT NO. 68	JUL. 00	570	
70	AMENDMENT NO. 69	AUG. 00	519	
71	AMENDMENT NO. 70	AUG. 00	604/605	
72	AMENDMENT NO. 71	AUG. 00	562/563	
73	AMENDMENT NO. 72	SEP. 00	5250	
74	AMENDMENT NO. 73	SEP. 00	527	
75	AMENDMENT NO. 74	SEP. 00	530	
76	AMENDMENT NO. 75	OCT. 00	529	
77	AMENDMENT NO. 76	NOV. 00	528/529	
78	AMENDMENT NO. 77	NOV. 00	525/526	
79	AMENDMENT NO. 78	NOV. 00	528	
80	AMENDMENT NO. 79	NOV. 00	5260	
81	AMENDMENT NO. 80	DEC. 00	532	
82	AMENDMENT NO. 81	DEC. 00	531	
83	AMENDMENT NO. 82	JAN. 01	5210	
84	AMENDMENT NO. 83	JAN. 01	5230	
85	AMENDMENT NO. 84	JAN. 01	569	
86	AMENDMENT NO. 85	JAN. 01	536	
87	AMENDMENT NO. 86	JAN. 01	533	
88	AMENDMENT NO. 87	FEB. 01	567/568	
89	AMENDMENT NO. 88	MAR. 01	5220	
90	AMENDMENT NO. 89	MAR. 01	5240	
91	AMENDMENT NO. 90	MAR. 01	5170	
92	AMENDMENT NO. 91	MAR. 01	5190	
93	AMENDMENT NO. 92	APR. 01	537	
94	AMENDMENT NO. 93	MAY 01	534	
95	AMENDMENT NO. 94	MAY 01	535	
96	AMENDMENT NO. 95	JUN. 01	5180	
97	AMENDMENT NO. 96	JUN. 01	5200	
98	AMENDMENT NO. 97	AUG. 01	579/580	
99	AMENDMENT NO. 98	AUG. 01	522	
100	AMENDMENT NO. 99	SEP. 01	523/524	
101	AMENDMENT NO. 100	SEP. 01	802	
102	AMENDMENT NO. 101	DCT. 01	595	
103	AMENDMENT NO. 102	DCT. 01	536/537	
104	AMENDMENT NO. 103	DCT. 01	583/584	
105	AMENDMENT NO. 104	NOV. 01	577/578	
106	AMENDMENT NO. 105	JAN. 02	581/582	
107	AMENDMENT NO. 106	APR. 02	587/588	
108	AMENDMENT NO. 107	JUN. 02	800/801	
109	AMENDMENT NO. 108	JUN. 02	803/804	
110	AMENDMENT NO. 109	JUL. 02	585/586	
111	AMENDMENT NO. 110	AUG. 02	589/590	
112	AMENDMENT NO. 111	AUG. 02	591/592	
113	AMENDMENT NO. 112	SEP. 02	765/766	

V36-P89

J. FEHER ET. AL.  
V. 863 P. 125

R.L. & J.F. SIMPSON  
V. 1562 P. 671



"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 THE ORIGINAL AUBURN TOWNSHIP SECTION ONE, TRACT TWO  
 AND CONTAINING .03 ACRES OF LAND.

NOTE:  
 1.) L.C.A. DENOTES "LIMITED COMMON AREA" FOR FIRST FLOOR ONLY.  
 2.) ALL LAND NOT OCCUPIED BY BUILDINGS DESIGNATED AS "LIMITED  
 COMMON AREA" IS "COMMON AREA".

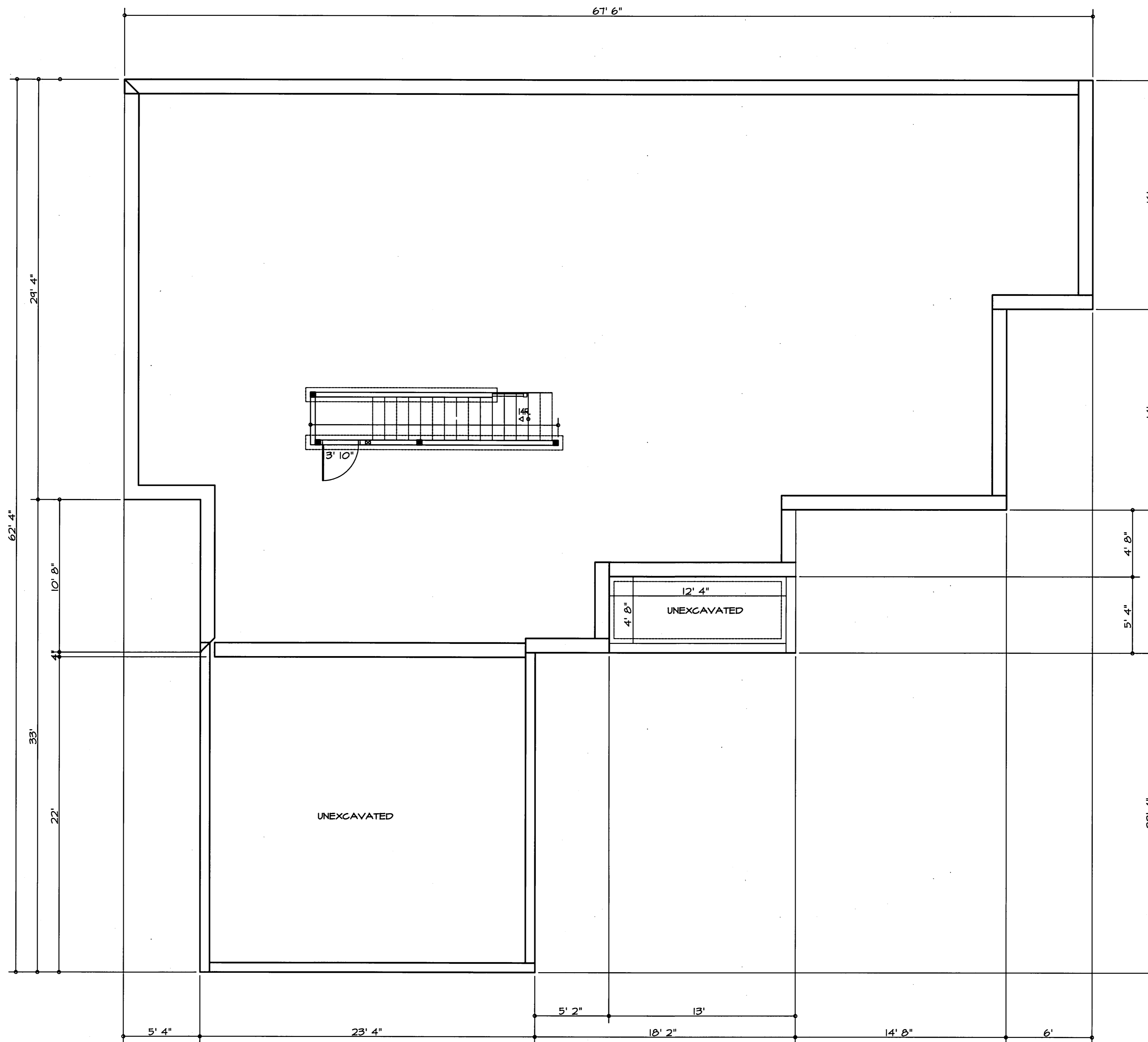
WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE EASEMENT, PREPARED THIS PLAT  
 AND THAT THE DIMENSIONS OF SAME ARE IN FEET AND DECIMAL PARTS THEREOF, ALL  
 OF WHICH ARE CORRECT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF IN ACCORDANCE  
 WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

BRAUN-PRENOSIL ASSOCIATES, INC.;  
*Gregory J. Chatham* 12/18/03  
 GREGORY J. CHATHAM P.S. NO. 7882

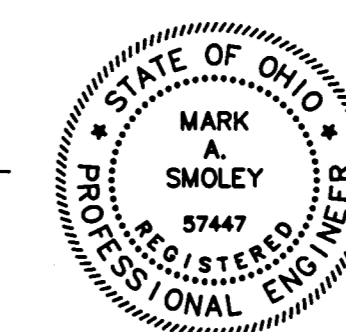


V36.P90

EXHIBIT "A"		
DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES		
BUILDING 523 LOCATION PLAT		
SCALE: 1"=30'	DECEMBER 2003	SHEET 2 OF 5
BRAUN-PRENOSIL ASSOCIATES ENGINEERING-SURVEYING-LAND PLANNING		



I DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 523 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.



*Mark A. Smoley*  
 MARK A. SMOLEY REGISTERED PROFESSIONAL ENG. NO. 57447 12-08-2003

FOUNDATION PLAN  
 UNIT 523

V36-P91

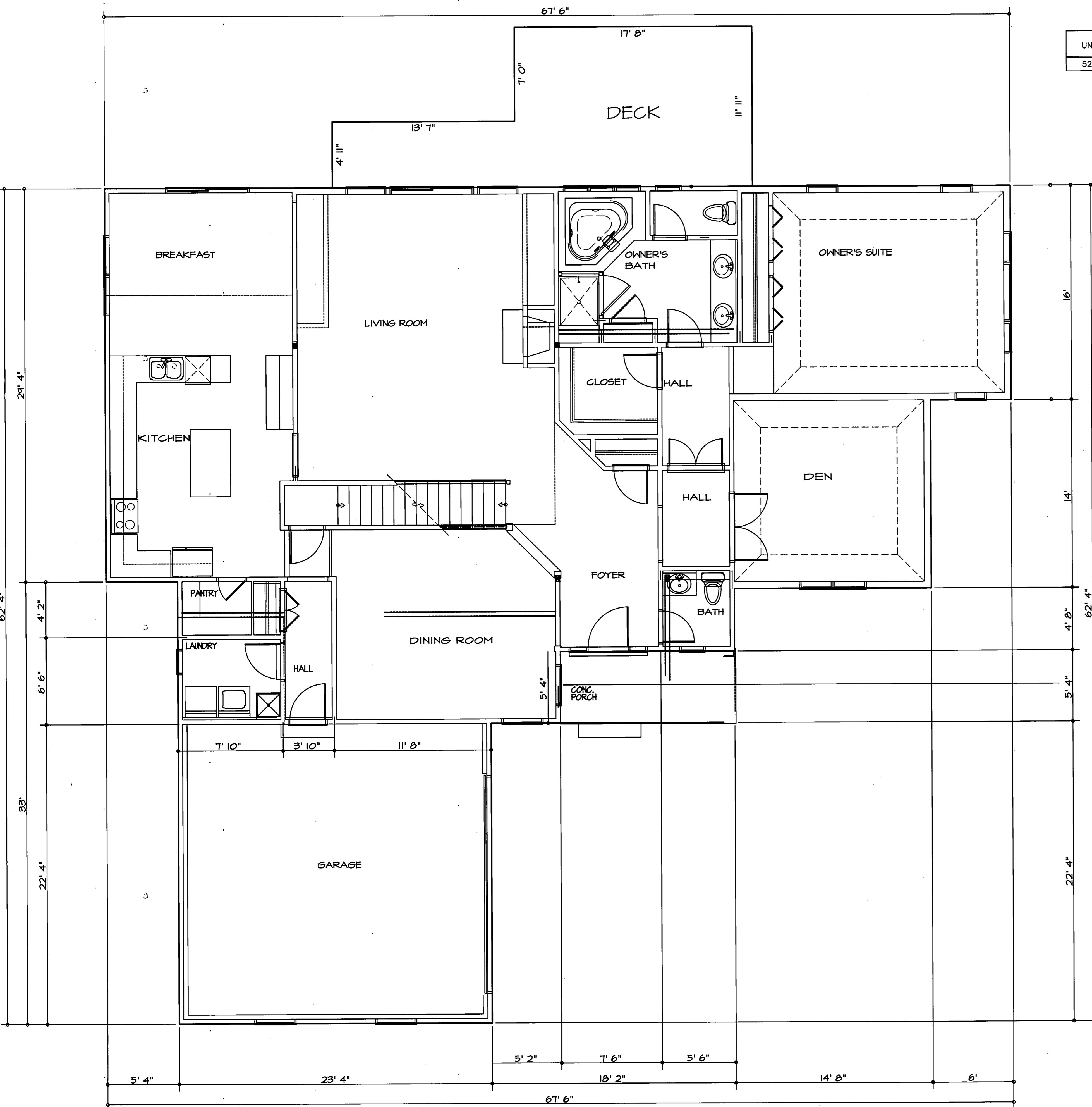
EXHIBIT "A"

DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES		
BUILDING 523		
SCALE: 1/4" = 1'-0"	DECEMBER 2003	SHEET 3 OF 5
BRAUN-PRENOSIL ASSOCIATES ENGINEERING-SURVEYING-LAND PLANNING		

REGISTERED PROFESSIONAL ENGINEER  
 STATE OF OHIO  
 NO. 57447  
 MARK A. SMOLEY  
 12-08-2003



UNIT	GARAGE ELEV.		SQ. FT.	LOWER ELEV.		SQ. FT.	1st FLOOR ELEV.		SQ. FT.	2nd FLOOR ELEV.		SQ. FT.	TOTAL SQ. FT.
	FLOOR	CEILING		FLOOR	CEILING		FLOOR	CEILING		FLOOR	CEILING		
523	1291.4	1303.2	521	1283.4	1291.8 JOIST	2283	1292.8	SEE PLAN	2283	1302.7	SEE PLAN	801	5888



1st FLOOR PLAN  
UNIT 523

I DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 523 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.

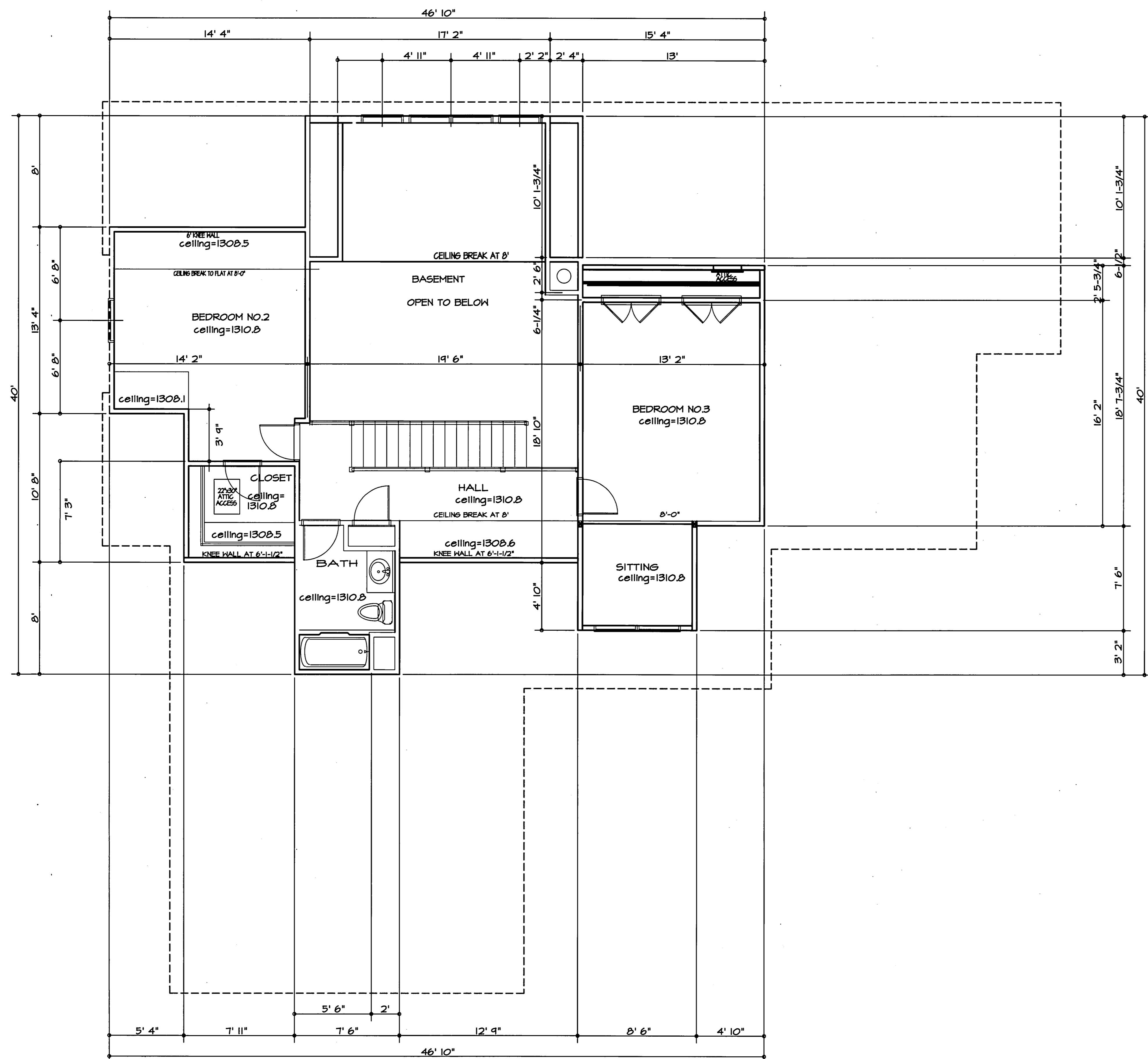


*Mark A. Smoley* 12-08-2003  
MARK A. SMOLEY REGISTERED PROFESSIONAL ENG. NO. 57447

V36-P92

EXHIBIT "A"  
DECLARATION OF CONDOMINIUM FOR  
THE WOODS AT AUBURN LAKES  
BUILDING 523  
SCALE: 1/4" = 1'-0" DECEMBER 2003 SHEET 4 OF 6  
BRAUN-PRENOSIL ASSOCIATES  
ENGINEERING-SURVEYING-LAND PLANNING

NEW HOPE, MINNESOTA  
 PROJECT NUMBER 5838  
 SAUNDERS PRODUCTS • NEW HOPE, MINNESOTA  
 PROJECT NUMBER 5838  
 SAUNDERS PRODUCTS • NEW HOPE, MINNESOTA  
 PROJECT NUMBER 5838  
 SAUNDERS PRODUCTS • NEW HOPE, MINNESOTA  
 PROJECT NUMBER 5838



2ND FLOOR PLAN  
UNIT 523

I DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF BUILDING 523 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.



*Mark A. Smoley* 12-08-2003  
 MARK A. SMOLEY REGISTERED PROFESSIONAL ENG. NO. 57447

V36.P93

EXHIBIT "A"		
DECLARATION OF CONDOMINIUM FOR THE WOODS AT AUBURN LAKES		
BUILDING 523		
SCALE: 1/4" = 1'-0"	DECEMBER 2003	SHEET 6 OF 6
BRAUN-PRENOSIL ASSOCIATES ENGINEERING-SURVEYING-LAND PLANNING		

NEW HOPE, MINNESOTA  
 PART NUMBER 6558  
 SAICO PRODUCTS • NEW HOPE, MINNESOTA  
 REVISION BY PART NUMBER 6558  
 PART NUMBER 6558  
 SAICO PRODUCTS • NEW HOPE, MINNESOTA  
 REVISION BY PART NUMBER 6558  
 PART NUMBER 6558  
 SAICO PRODUCTS • NEW HOPE, MINNESOTA  
 REVISION BY PART NUMBER 6558  
 PART NUMBER 6558