

EXHIBIT "A"

DECLARATION OF CONDOMINIUM OWNERSHIP FOR

RADVAN BUSINESS PARK

RADVAN BUSINESS PARK CONDOMINIUMS PHASE I

SITUATED IN THE TOWNSHIP OF AUBURN, COUNTY OF GEAUGA, STATE OF OHIO AND BEING IN SECTION 1 OF TRACT TWO OF SAID TOWNSHIP.

EASEMENTS

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN HEREON, DO HEREBY DEDICATE THE FOLLOWING PARCELS SHOWN HEREON TO THE RADVAN BUSINESS PARK CONDOMINIUMS.

THE RADVAN LLC
AN OHIO LIMITED LIABILITY COMPANY

Dave R. Vanderwist
GRANTOR
Dave R. Vanderwist
WITNESS

STATE OF OHIO: }
COUNTY OF GEAUGA: }

BEFORE ME, A NOTARY PUBLIC AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Dave R. Vanderwist MANAGING MEMBER OF THE RADVAN LLC, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS FREE ACT AND DEED AND AS SUCH MANAGING MEMBER OF SAID LIMITED LIABILITY COMPANY THAT FREE ACT AND DEED OF SAME.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Warrensville Hts THIS 20 DAY OF October, 2003.



Pamela K. Mattern
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

APPROVED BY THE GEAUGA COUNTY ENGINEER THIS _____ DAY OF _____, 2003

GEAUGA COUNTY ENGINEER

APPROVED BY THE AUBURN TOWNSHIP ZONING INSPECTOR FOR RECORD PURPOSES ONLY AND APPROVAL OF THE FINAL PLAT DOES NOT CONSTITUTE ACCEPTANCE OF THE PUBLIC IMPROVEMENTS.

Frank V. Kibler, Jr.
ZONING INSPECTOR

RECEIVED FOR TRANSFER THIS 9th DAY OF October, 2003.

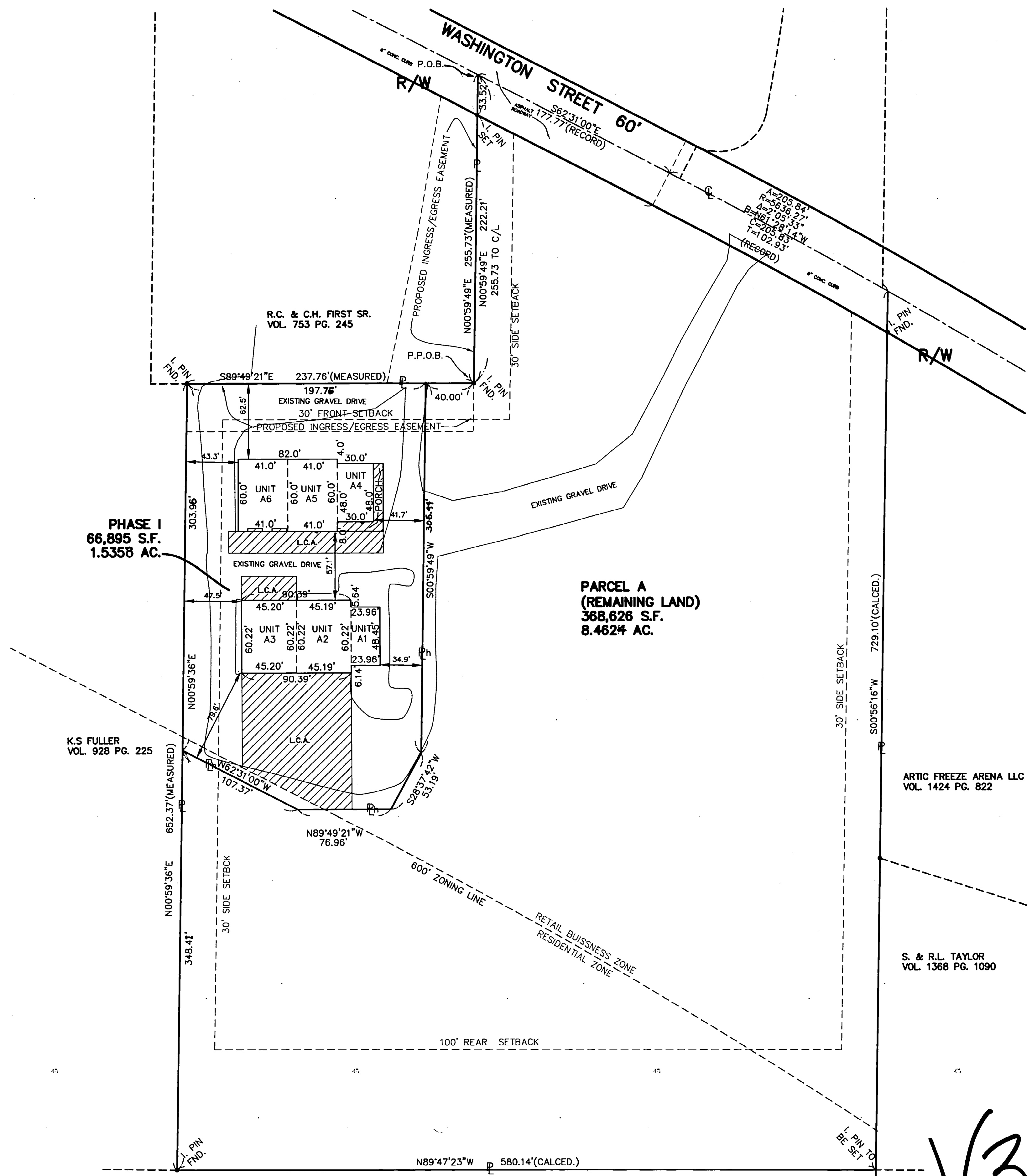
Tracy A. Jamieson
GEAUGA COUNTY AUDITOR

RECEIVED FOR RECORD THIS DAY OF October 9th, 2003.

Mary Margaret McBride
GEAUGA COUNTY AUDITOR
RECORDED
RECEIVED FOR RECORD THIS 9th DAY OF October, 2003 AND RECORDED IN VOLUME 210 PAGE 75 OF GEAUGA COUNTY PLAT RECORDS.

200300677095
Filed for Record in
GEAUGA COUNTY, OHIO
MARY MARGARET MCBRIDE
10-09-2003 At 10:08 a.m.
PLAT 48.00
OR Book 36 Page 75 - 75

NOTE:
THIS PLAT SUPERSEDES THAT PREVIOUSLY RECORDED IN VOLUME 36, PAGE 14 OF GEAUGA COUNTY RECORDS FOR RADVAN BUSINESS PARK CONDOMINIUMS PHASE 1.
THIS PLAT HAS BEEN REVISED TO ADJUST PHASE LINES/LIMITS AND AMEND/ADD UNIT NUMBERS AND BUILDINGS WITHIN PHASE 1.



SURVEYOR'S CERTIFICATE
THE UNDERSIGNED HEREBY CERTIFIED 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, NOT FROM THE SUBJECT PREMISES OTHER THAN SHOWN; THAT ALL PROPERTIES SURVEYED, INCLUDING THE RIGHT OF WAY LINE(S) FOR WASHINGTON STREET ARE CONTIGUOUS TO THE PERIMETER LINES OF THE PREMISES ALONG THEIR ENTIRE LENGTH. THE PURPOSE OF THIS CERTIFICATION IS TO COMPLY, IN ALL WITH THE PROVISIONS OF SECTION 5311.07 OF THE OHIO REVISED CODE, INCLUDING THE REQUIREMENT THAT THIS PLAT ACCURATELY SHOWS THE BUILDINGS AS CONSTRUCTED. I FURTHER CERTIFY THAT THE PREMISES WERE ESTABLISHED BY ACTUAL FIELD MEASUREMENTS AND THAT MONUMENTS WERE FOUND OR SET AS SHOWN HEREON.

Gregory J. Chatham 10/1/03
GREGORY J. CHATHAM PROFESSIONAL SURVEYOR NO. 7882

BRAUN-PRENOSIL ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNING
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LEGEND
L.C.A. = LIMITED COMMON AREA
N.Y.C. = NOT YET COMPLETED
◆ = 5/8" IRON PIN SET
PH = PHASE LINE

N
October 2003
SCALE IN FEET
1" = 50'



V36 P75

S. & J. TIMMONS
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