

EXHIBIT "A"

TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR

RADVAN BUSINESS PARK

AMENDED RADVAN BUSINESS PARK CONDOMINIUMS PHASE I & NEW PHASE II

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
EDWARD T. RADICK AND JOANN RADICK HUSBAND AND WIFE:

Edward T. Radick
EDWARD T. RADICK

Joann Radick
JOANN RADICK

Frank Kitter
WITNESS

Frank Kitter
WITNESS

STATE OF OHIO:
COUNTY OF GEAGA: }

BEFORE ME, A NOTARY PUBLIC AND FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED *Paul K. Vorlunt*
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 Hudson Township, THIS 7th DAY OF June, 2005.

Susan Plavcan
NOTARY PUBLIC
MY COMMISSION EXPIRES: March 27, 2007

APPROVED BY THE GEAGA COUNTY ENGINEER THIS _____ DAY OF _____, 2005

GEAGA 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. Kitter, Jr.
CITY ZONING INSPECTOR

RECEIVED FOR TRANSFER THIS 8th DAY OF June, 2005.

Tracy A. Demin
GEAGA COUNTY AUDITOR

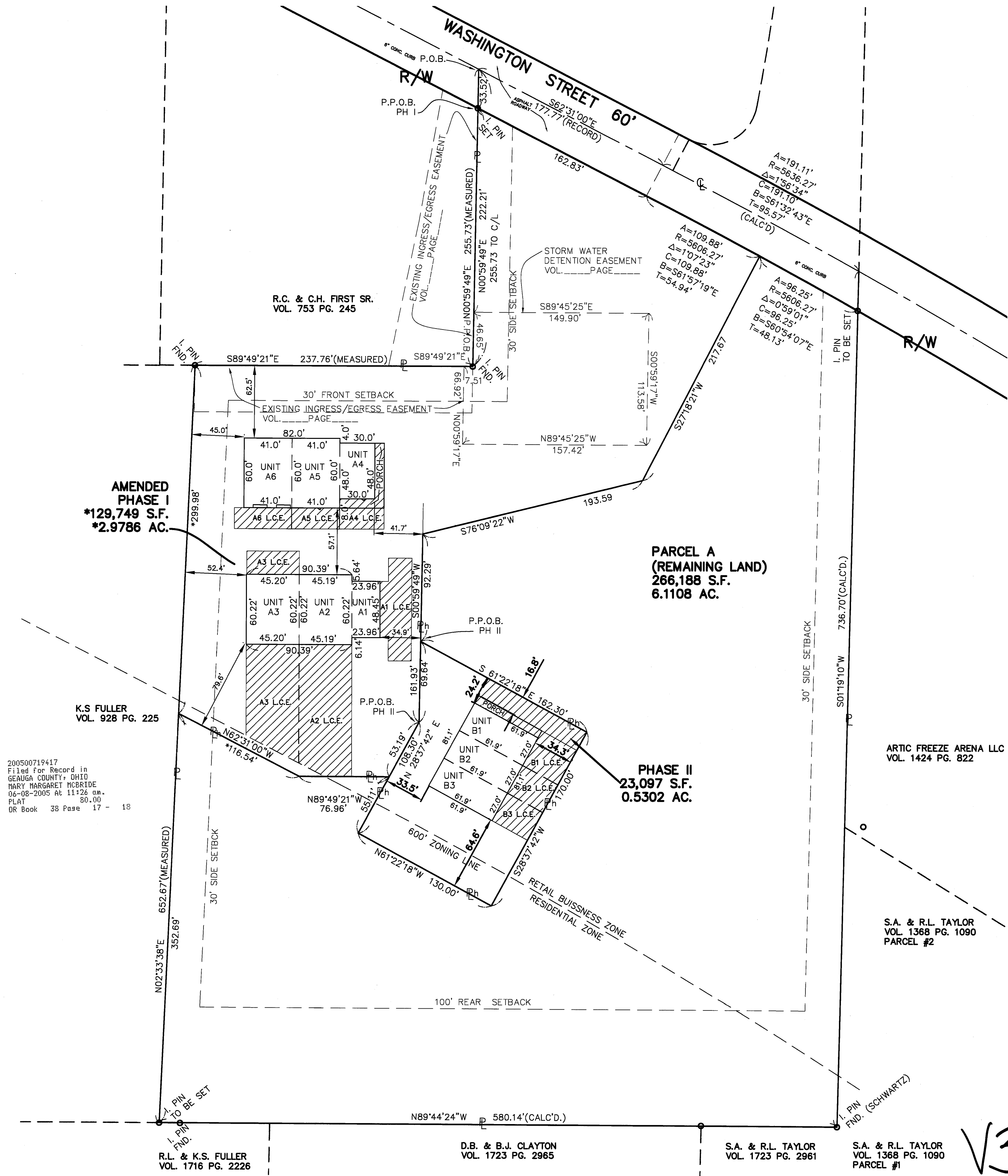
RECEIVED FOR RECORD THIS DAY OF June 8th, 2005.

GEAGA COUNTY AUDITOR

RECEIVED FOR RECORD THIS 8th DAY OF June, 2005 AND RECORDED IN VOLUME 38 OF GEAGA COUNTY PLAT RECORDS. PAGE 17 & 18

Mary Margaret McBride
Geauga County Recorder

200500719417
Filed for Record in
GEAGA COUNTY, OHIO
MARY MARGARET MCBRIDE
06-08-2005 AK 11:26 am
PLAT 80.00
OR Book 38 Page 17 - 18



NOTE:
THIS PLAT SUPERSEDES THOSE PREVIOUSLY RECORDED IN VOLUME 36, PAGE 14 AND VOLUME 36, PAGE 75 OF GEAGA COUNTY RECORDS FOR RADVAN BUSINESS PARK CONDOMINIUMS PHASE 1.

V. 36, P. 75 PLAT WAS A REVISION TO ADJUST PHASE LINES/LIMITS AND AMEND/ADD UNIT NUMBERS AND BUILDINGS WITHIN PHASE 1.

PHASE I ON THIS PLAT HAS SOME REVISED DISTANCES AND THEREFORE A REVISED AREA (MARKED **)

ACREAGE SUMMARY

PHASE 1	129,749 SF	2.9786 AC
PHASE 2	23,097 SF	0.5302 AC
REMAINING LAND	266,188 SF	6.1108 AC
TOTAL	419,034 SF	9.6196 AC

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIED 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, 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
GREGORY J. CHATHAM
5/17/05
PROFESSIONAL SURVEYOR NO. 7882

BRAUN-PRENOSIL ASSOCIATES, INC.

ENGINEERS SURVEYORS LAND PLANNING
4830 Richmond Road Suite 100 Warrensville Hts., Ohio 44128
Tel(216)378-1490 Fax(216)378-1487 braun@epk.net

LEGEND

- L.C.E. = LIMITED COMMON ELEMENTS
- N.Y.C. = NOT YET COMPLETED
- = 5/8" IRON PINS AS DESCRIBED ON MAP
- PH = PHASE LINE
- = COMMON ELEMENTS

STATE OF OHIO
GREGORY J. CHATHAM
7882
REGISTERED PROFESSIONAL SURVEYOR

April 2005
SCALE IN FEET
1"=50'

EXHIBIT "A"

DECLARATION OF CONDOMINIUM FOR
RADVAN BUSINESS PARK

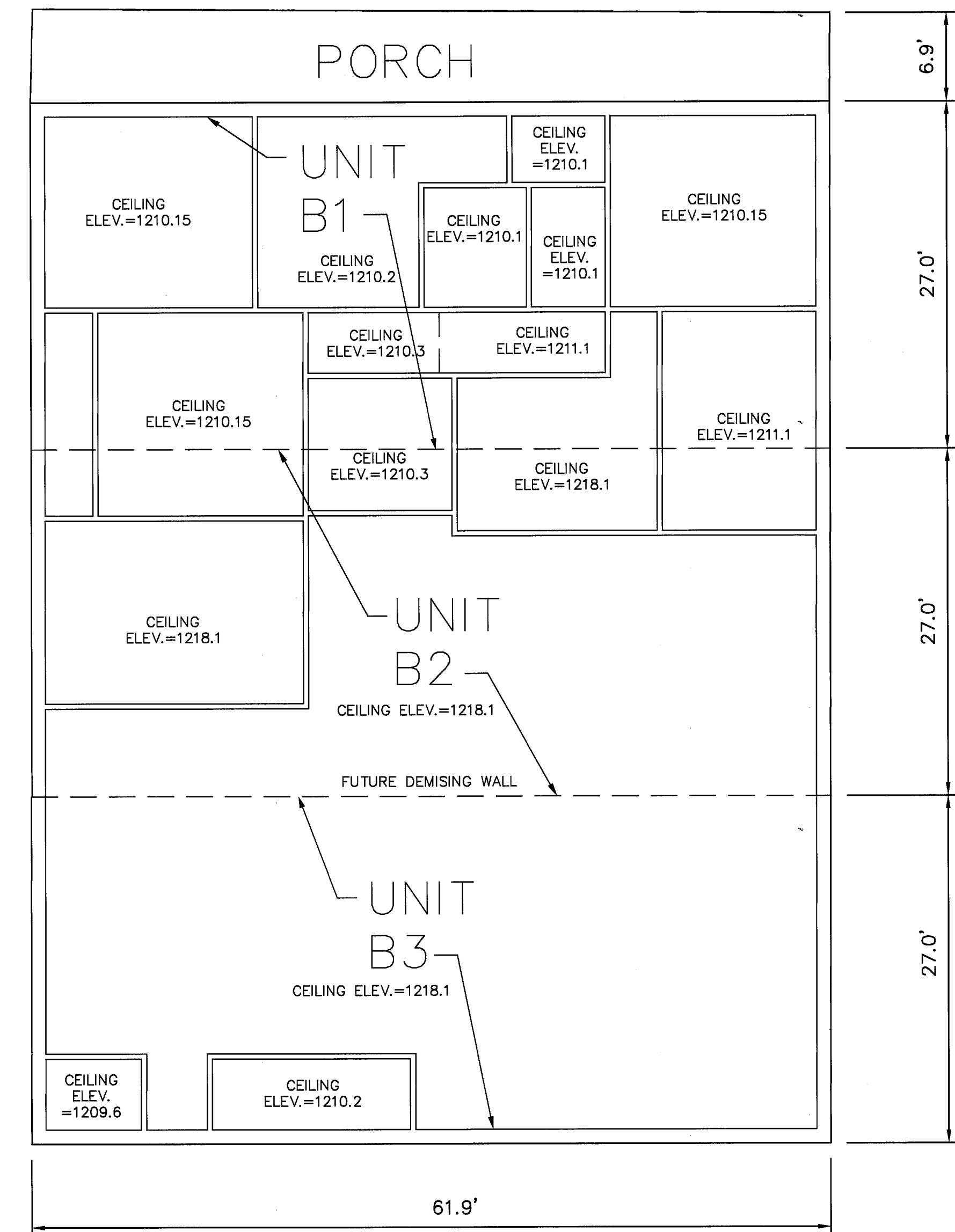
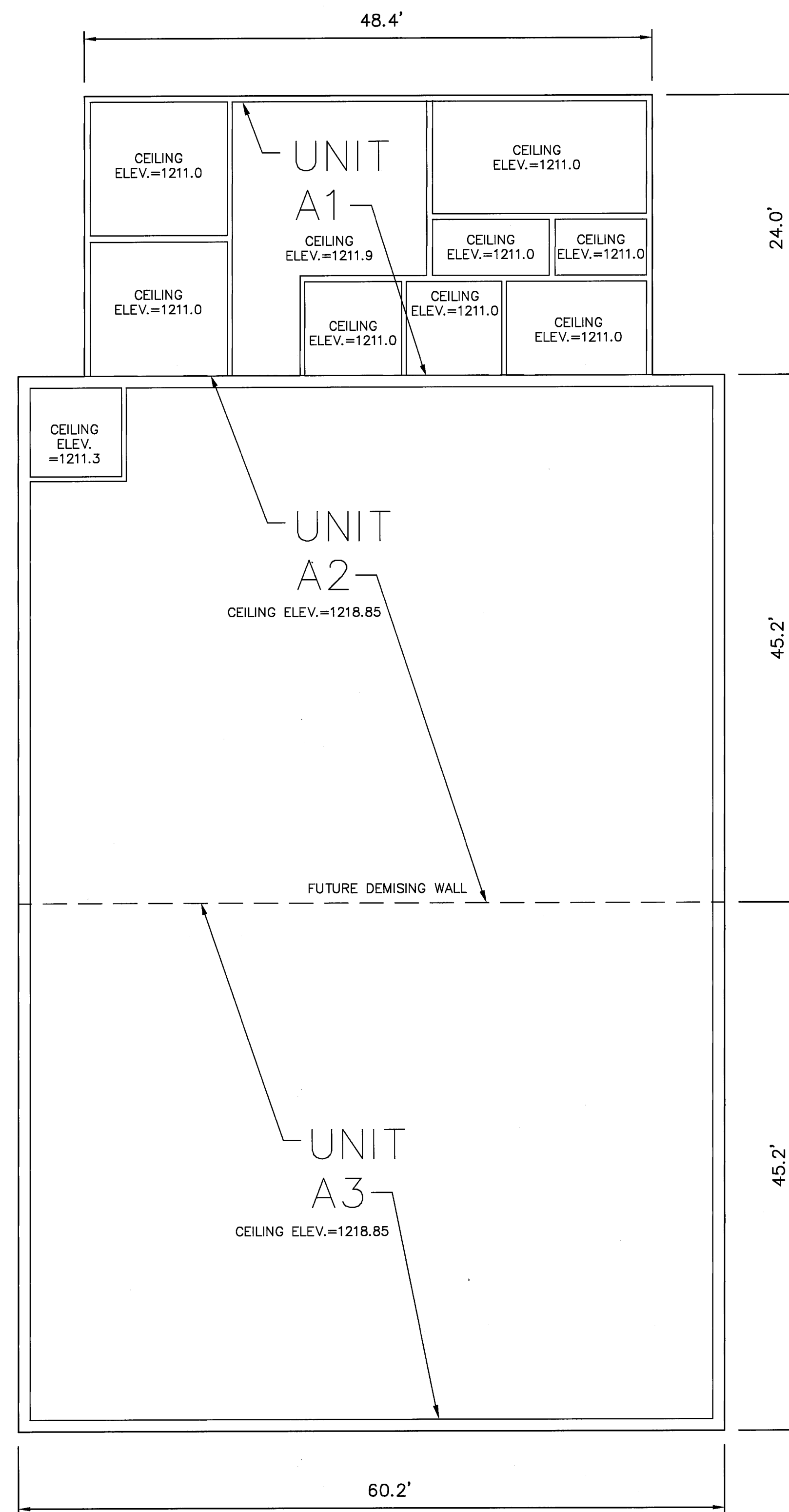
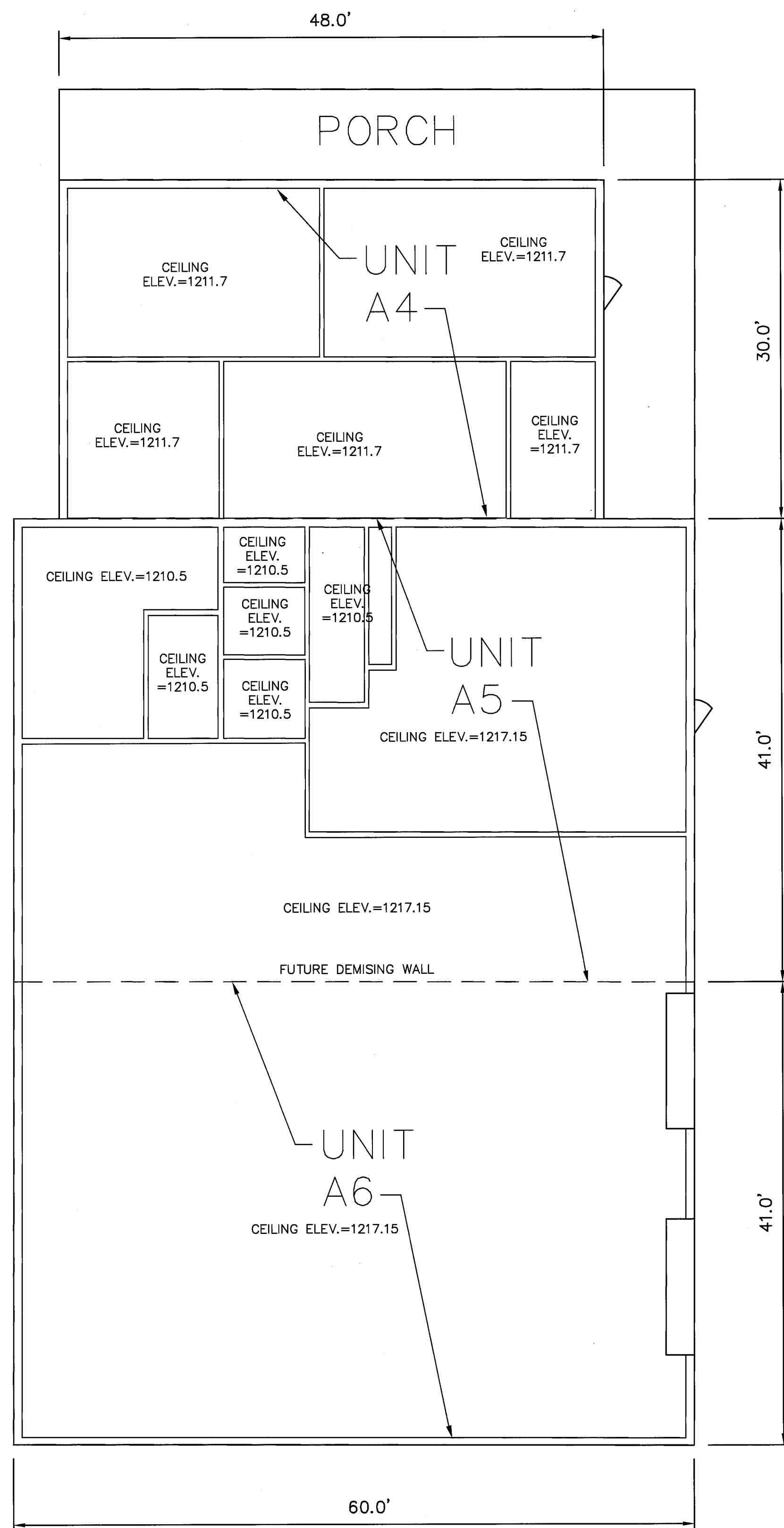
PHASE 1 & PHASE 2

SCALE: 1/8"=1'-0" APRIL 2005 SHEET 1 OF 2

BRAUN-PRENOSIL ASSOCIATES
ENGINEERING-SURVEYING-LAND PLANNING

V38P17

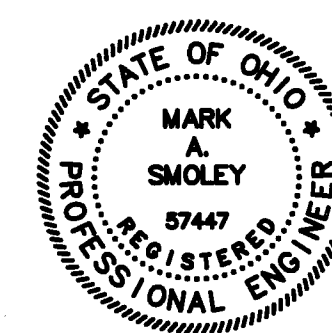
ADDRESSES	UNIT	MAIN FLOOR ELEV.		TOTAL SQ. FT.
		FLOOR	CEILING	
9925 WASHINGTON ST.	A1	1203.0	SEE PLAN	1113
9925 WASHINGTON ST.	A2	1203.0	SEE PLAN	2572
9925 WASHINGTON ST.	A3	1203.0	1218.85	2574
9917 WASHINGTON ST.	A4	1202.5	1211.7	1358
9921 WASHINGTON ST.	A5	1202.5	SEE PLAN	2355
9921 WASHINGTON ST.	A6	1202.5	SEE PLAN	2360
NOT AVAILABLE	B1	1202.1	SEE PLAN	1549
NOT AVAILABLE	B2	1202.1	SEE PLAN	1615
NOT AVAILABLE	B3	1202.1	SEE PLAN	1549



I DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF UNITS A1 THRU B3 OF THE DECLARATION OF CONDOMINIUM FOR THE RADVAN BUSINESS PARK, INCLUDING THE LAYOUT, LOCATION, DESIGNATION AND DIMENSIONS OF EACH UNIT AND BUILDING AS CONSTRUCTED.

MAIN FLOOR PLAN

scale 1/8" = 1'-0"



Mark A. Smoley
 MARK A. SMOLEY REGISTERED PROFESSIONAL ENG. NO. 57447
 05-17-05

V38.P18

EXHIBIT "A"		
DECLARATION OF CONDOMINIUM FOR RADVAN BUSINESS PARK		
PHASE 1 & PHASE 2		
SCALE: 1/8" = 1'-0"	APRIL 2005	SHEET 2 OF 2
BRAUN-PRENOSIL ASSOCIATES ENGINEERING-SURVEYING-LAND PLANNING		