

**EXHIBIT "A"**  
TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR  
**RADVAN BUSINESS PARK**

RADVAN BUSINESS PARK CONDOMINIUMS PHASE III  
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*      *Joann Radick*  
EDWARD T. RADICK      JOANN RADICK  
*Dennis G. Montagna*      *Danny S. Catalano*  
WITNESS      WITNESS

STATE OF OHIO: }  
COUNTY OF GEAGA: }

BEFORE ME, A NOTARY PUBLIC AND FOR SAID COUNTY AND STATE,  
PERSONALLY APPEARED **EDWARD T. RADICK & JOANN RADICK**  
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 **CAMARIN FALLS**, THIS **19** DAY OF **SEPTEMBER**, 2005.

*Danny S. Catalano* 6-14-06  
NOTARY PUBLIC      MY COMMISSION EXPIRES: \_\_\_\_\_  
WANCY D. CATALANO, Notary Public  
State of Ohio, Cuyahoga County  
My Commission Expires June 14, 2008

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.

CITY ZONING INSPECTOR

RECEIVED FOR TRANSFER THIS 19th DAY OF SEPTEMBER, 2005.

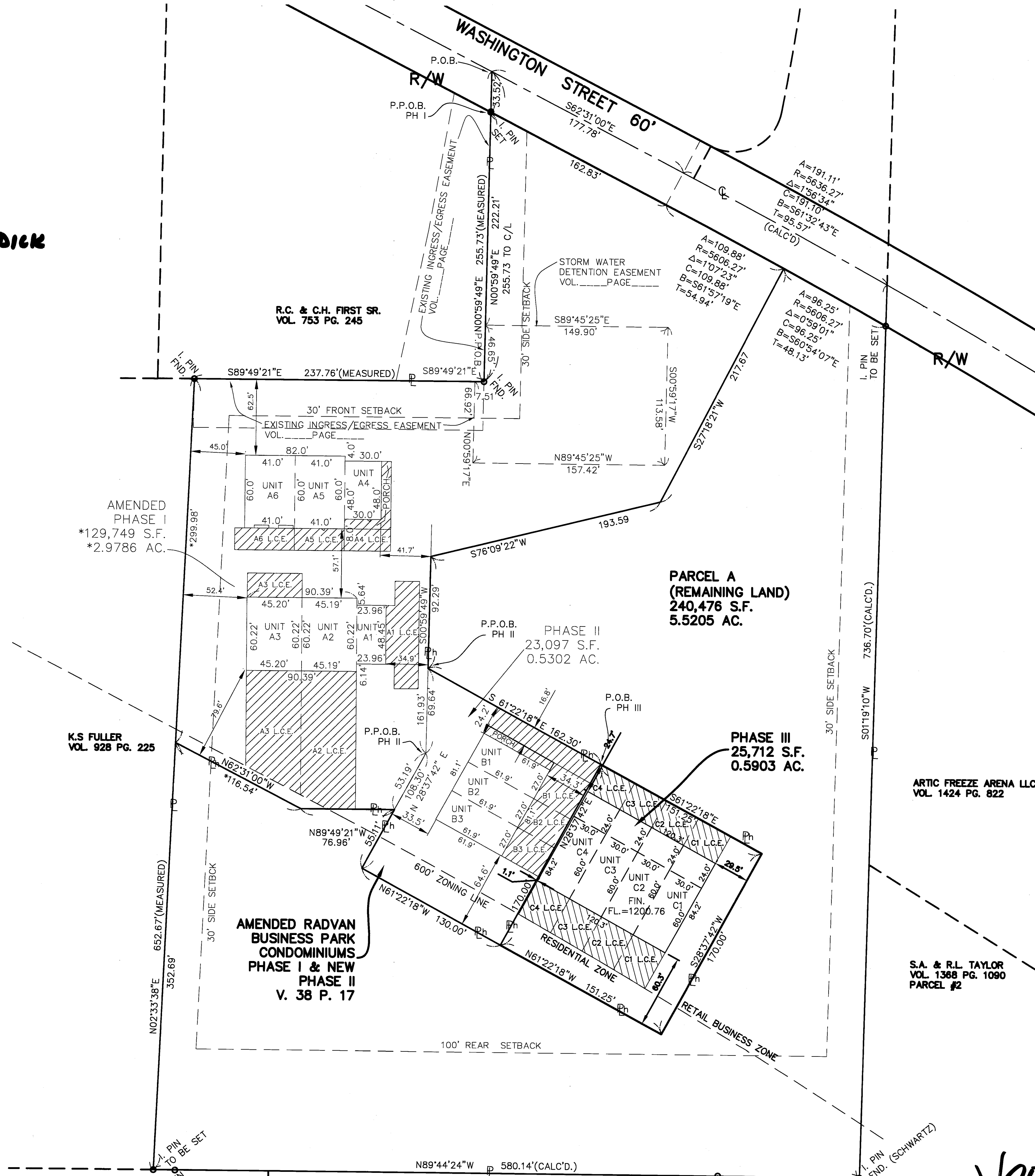
*Tracy A. Jensen*  
GEAGA COUNTY AUDITOR

RECEIVED FOR RECORD THIS DAY OF \_\_\_\_\_, 2005.

GEAGA COUNTY AUDITOR

RECEIVED FOR RECORD THIS 19th DAY OF SEPTEMBER, 2005 AND RECORDED IN VOLUME 60-61 OF GEAGA COUNTY PLAT RECORDS.

*Mary Margaret McBride*  
200500726478  
Filed For Record in  
GEAGA COUNTY, OHIO  
MARY MARGARET MCBRIDE  
09-19-2005 At 12:48 pm.  
PLAT 80.00  
OR Book 38 Page 60 - 61



**ACREAGE SUMMARY**

PHASE 1.....	129,749 SF.....	2.9786 AC
PHASE 2.....	23,097 SF.....	0.5302 AC
PHASE 3.....	25,712 SF.....	0.5903 AC
REMAINING LAND.....	240,476 SF.....	5.5205 AC
TOTAL.....	419,034 SF.....	9.6196 AC

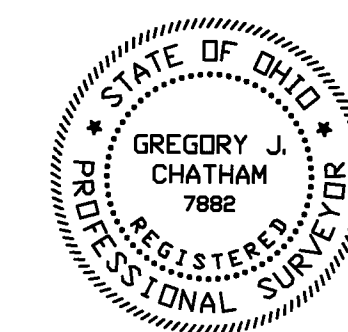
**SURVEYOR'S CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIED THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY, THAT THE SAME SHOWS GRAPHICALLY, INSOFAR AS POSSIBLE, THE LOCATION OF BOUNDARIES, THE LAYOUT, LOCATION, DESIGNATION AND DIMENSIONS OF THE BUILDINGS, COMMON ELEMENTS AND LIMITED COMMON ELEMENTS, 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* 9/14/05  
GREGORY J. CHATHAM      PROFESSIONAL SURVEYOR NO. 7882

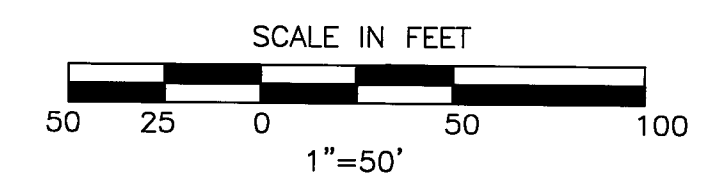
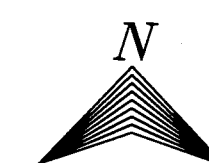
DATE: 8-17-05  
COUNTY REV. 9-14-05

**BRAUN-PRENOSIL ASSOCIATES, INC.**  
ENGINEERS      SURVEYORS      LAND PLANNING  
4830 Richmond Road Suite 180      Warrensville Hts., Ohio 44128  
Tel(216)378-1490      Fax(216)378-1487      braun@apkn.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



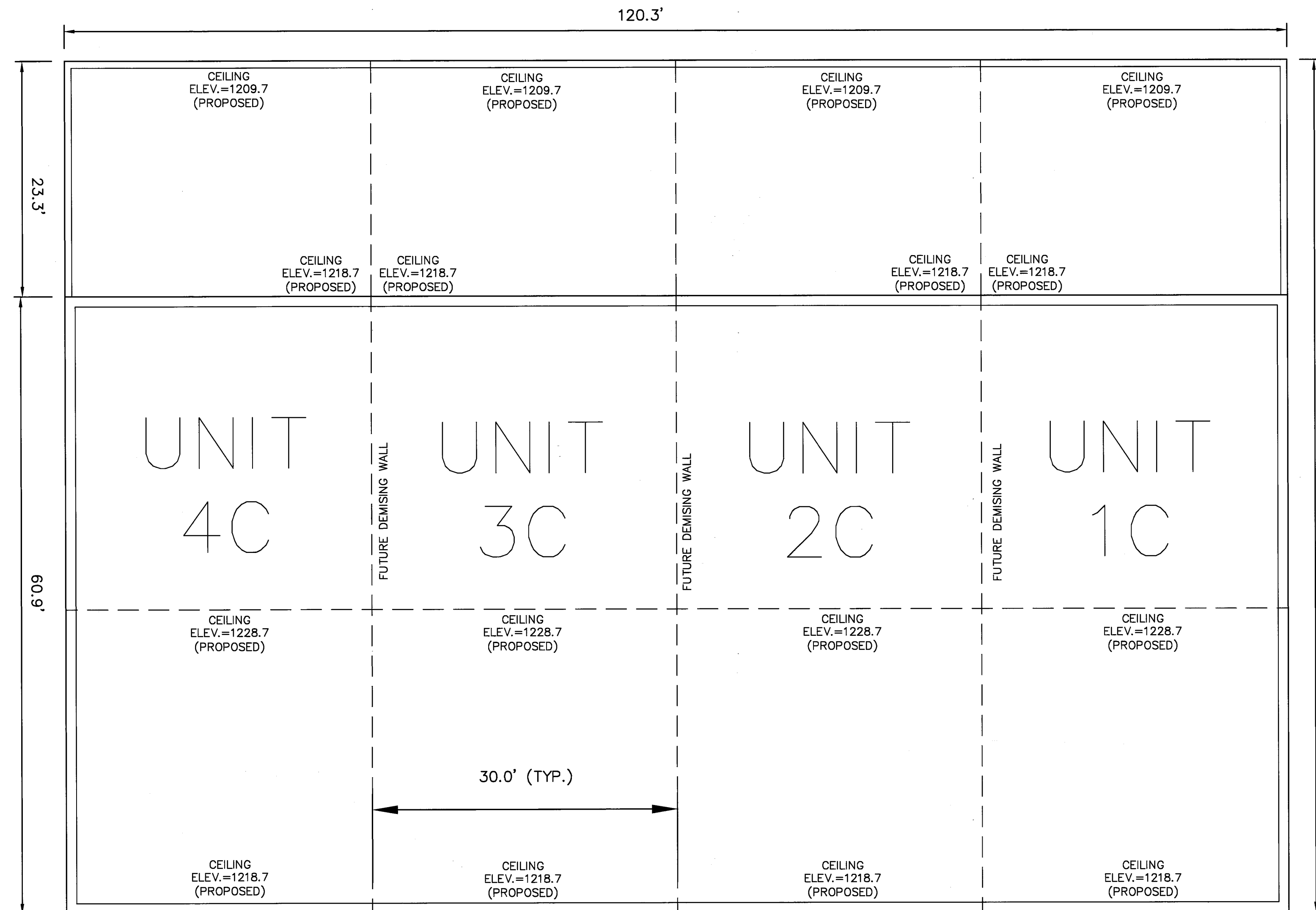
**EXHIBIT "A"**

DECLARATION OF CONDOMINIUM FOR RADVAN BUSINESS PARK		
PHASE 3		
SCALE: 1/8"=1'-0"	AUGUST 2005	SHEET 1 OF 2
BRAUN-PRENOSIL ASSOCIATES ENGINEERING-SURVEYING-LAND PLANNING		

*V30 P60*

R.L. & K.S. FULLER VOL. 1716 PG. 2226      D.B. & B.J. CLAYTON VOL. 1723 PG. 2985      S.A. & R.L. TAYLOR VOL. 1723 PG. 2981      S.A. & R.L. TAYLOR VOL. 1368 PG. 1090 PARCEL #1

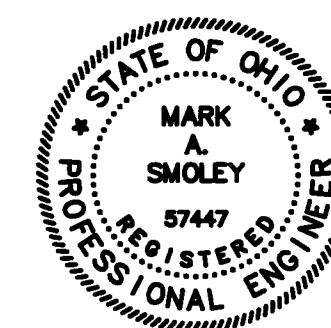
ADDRESSES	UNIT	MAIN FLOOR ELEV.		TOTAL SQ. FT.
		FLOOR	CEILING	
NOT AVAILABLE	1C	1200.7	SEE PLAN	2538
NOT AVAILABLE	2C	1200.7	SEE PLAN	2527
NOT AVAILABLE	3C	1200.7	SEE PLAN	2527
NOT AVAILABLE	4C	1200.7	SEE PLAN	2538



I DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF UNITS 1C THRU 4C 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  
 08-17-05

V38.P61

EXHIBIT 'A'		
DECLARATION OF CONDOMINIUM FOR RADVAN BUSINESS PARK		
PHASE 3		
SCALE: 1/8" = 1'-0"	AUGUST 2005	SHEET 2 OF 2
BRAUN-PRENOSIL ASSOCIATES ENGINEERING-SURVEYING-LAND PLANNING		