

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

RADVAN BUSINESS PARK CONDOMINIUMS PHASE IV

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

Lisa Trunek *Lisa Trunek*
WITNESS WITNESS

STATE OF OHIO:
COUNTY OF GEauga: }

BEFORE ME, A NOTARY PUBLIC AND FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED EDWARD T. 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 RAIN BRIDGE, THIS 18 DAY
OF SEPTEMBER, 2006.

Lisa Trunek *Lisa Trunek*
NOTARY PUBLIC MY COMMISSION EXPIRES: May 21, 2011

APPROVED BY THE GEauga COUNTY ENGINEER THIS _____ DAY
OF _____, 2006.

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. Kitzko Jr.
CITY ZONING INSPECTOR

RECEIVED FOR TRANSFER THIS 26th DAY OF
SEPTEMBER, 2006.

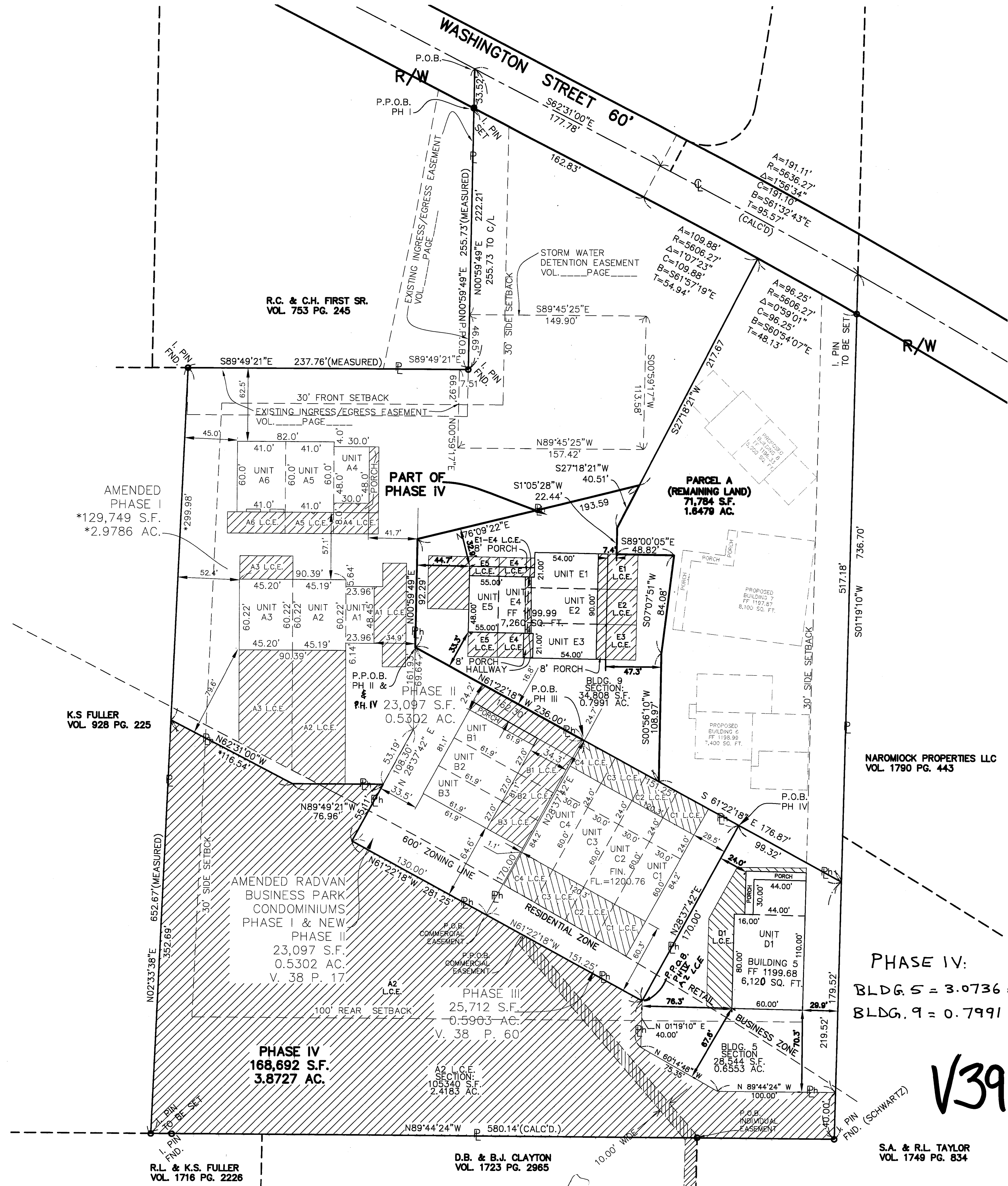
Tracy A. Quinn
GEauga COUNTY AUDITOR

RECEIVED FOR RECORD THIS DAY OF Sept. 26, 2006.

Mary Margaret McBride
GEauga COUNTY RECORDER

RECEIVED FOR RECORD THIS 26th DAY OF
SEPTEMBER, 2006 AND RECORDED IN VOLUME
PAGE 73-75 OF GEauga COUNTY
PLAT RECORDS.

200600749330
Filed for Record in
GEauga COUNTY, OHIO
MARY MARGARET MCBRIDE
09-26-2006 At 03:24 pm.
PLAT 120.00
DR Book 39 Page 73 - 75



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
PHASE 4.....	168,692 SF.....	3.8727 AC
REMAINING LAND.....	71,784 SF.....	1.6479 AC
TOTAL.....	419,034 SF.....	9.6197 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 9/7/06 9-7-06
GREGORY J. CHATHAM PROFESSIONAL SURVEYOR NO. 7882

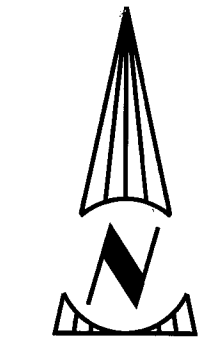
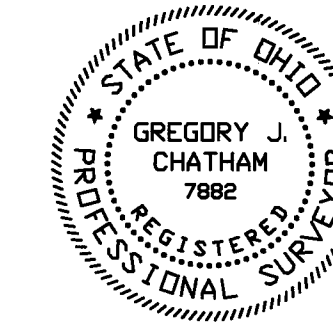


DATE: 4-13-06
DATE: 6-28-06
COUNTY REV.

BRAUN-PRENOSIL ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNING
4830 Richmond Road Suite 180 Warrensville Hts., Ohio 44128
Tel(216)378-1490 Fax(216)378-1497 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



SCALE IN FEET
50 25 0 50 100
1"=50'

EXHIBIT "A"

DECLARATION OF CONDOMINIUM FOR
RADVAN BUSINESS PARK

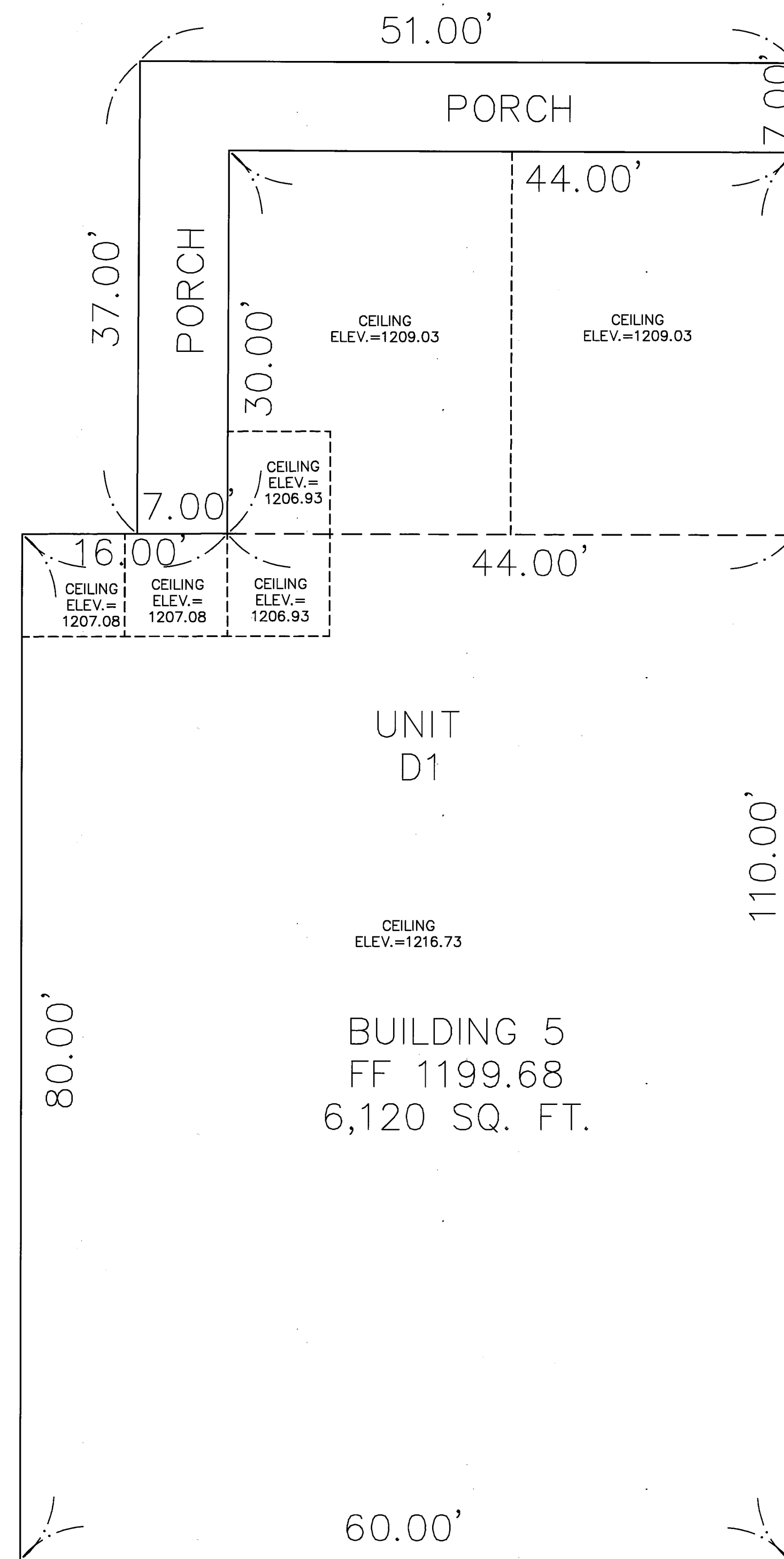
PHASE 4

SCALE: 1"=50' SEPTEMBER 2006 SHEET 1 OF 3

BRAUN-PRENOSIL ASSOCIATES
ENGINEERING-SURVEYING-LAND PLANNING

V39.P73

ADDRESSES	UNIT	MAIN FLOOR ELEV.		TOTAL SQ. FT.
		FLOOR	CEILING	
NOT AVAILABLE	D1	1199.68	SEE PLAN	6120

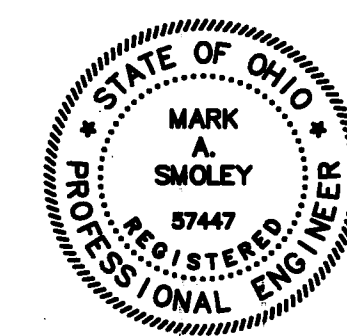


UNIT
D1
CEILING
ELEV.=1216.73
BUILDING 5
FF 1199.68
6,120 SQ. FT.

I DO HEREBY CERTIFY THIS DRAWING SHOWS GRAPHICALLY ALL PARTICULARS OF UNIT D1 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"

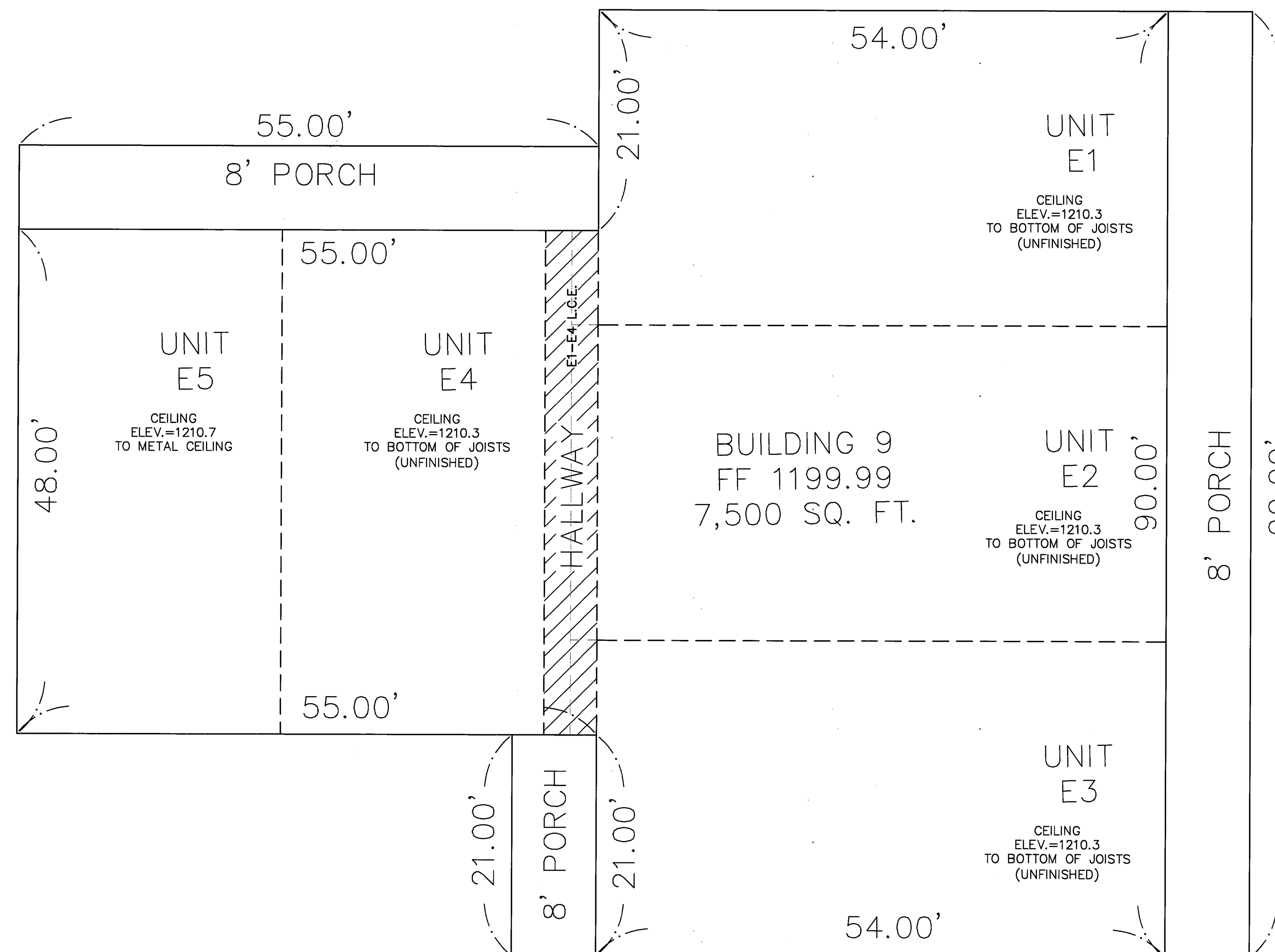


Mark A. Smoley
9/7/06
MARK A. SMOLEY REGISTERED PROFESSIONAL ENG. NO. 57447

V39-P74

EXHIBIT "A"		
DECLARATION OF CONDOMINIUM FOR RADVAN BUSINESS PARK		
PHASE 4		
SCALE: 1/8" = 1'-0"	SEPTEMBER 2006	SHEET 2 OF 3
BRAUN-PRENOSIL ASSOCIATES ENGINEERING-SURVEYING-LAND PLANNING		

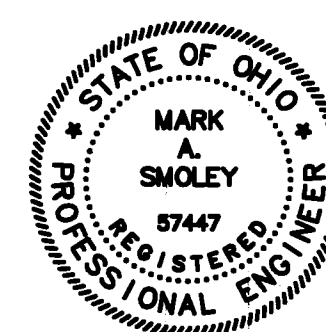
ADDRESSES	UNIT	MAIN FLOOR ELEV.		TOTAL SQ. FT.
		FLOOR	CEILING	
NOT AVAILABLE	E1	1200.0	SEE PLAN	1,620
NOT AVAILABLE	E2	1200.0	SEE PLAN	1,620
NOT AVAILABLE	E3	1200.0	SEE PLAN	1,620
NOT AVAILABLE	E4	1200.0	SEE PLAN	1,200
NOT AVAILABLE	E5	1200.0	SEE PLAN	1200



I DO HEREBY CERTIFY THESE DRAWINGS SHOW GRAPHICALLY ALL PARTICULARS OF UNITS E1 THRU E5 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 REGISTERED PROFESSIONAL ENG. NO. 57447

Mark A. Smoley

9/7/06

EXHIBIT "A"		
DECLARATION OF CONDOMINIUM FOR RADVAN BUSINESS PARK		
PHASE 4		
SCALE: 1/8" = 1'-0"	SEPTEMBER 2006	SHEET 3 OF 3
BRAUN-PRENOSIL ASSOCIATES ENGINEERING-SURVEYING-LAND PLANNING		

V39.P75

V:\road Projects\RADVAN\RADVAN\CONDO DECL\CONDO DECL\RADVAN\CONDO DECL\PHASE 4\PHASE 4.dwg, 9/10/2006 8:56:52 AM, gms