

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

**RADVAN BUSINESS PARK CONDOMINIUMS PHASE V**

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

*Cynthia E. Gutowski*  
WITNESS

*Cyren O. Stowski*  
WITNESS

STATE OF OHIO:  
COUNTY OF GEAGA: }

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 Chagrin Falls, OH THIS 21<sup>st</sup> DAY OF November, 2006.

*Cynthia E. Gutowski*  
NOTARY PUBLIC

*Cyren O. Stowski*  
NOTARY PUBLIC

CYNTHIA E. GUTOWSKI  
PKA CYNTHIA E. REHO  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES: 11-28-06

APPROVED BY THE GEAGA COUNTY ENGINEER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006

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 9<sup>th</sup> DAY OF November, 2006.

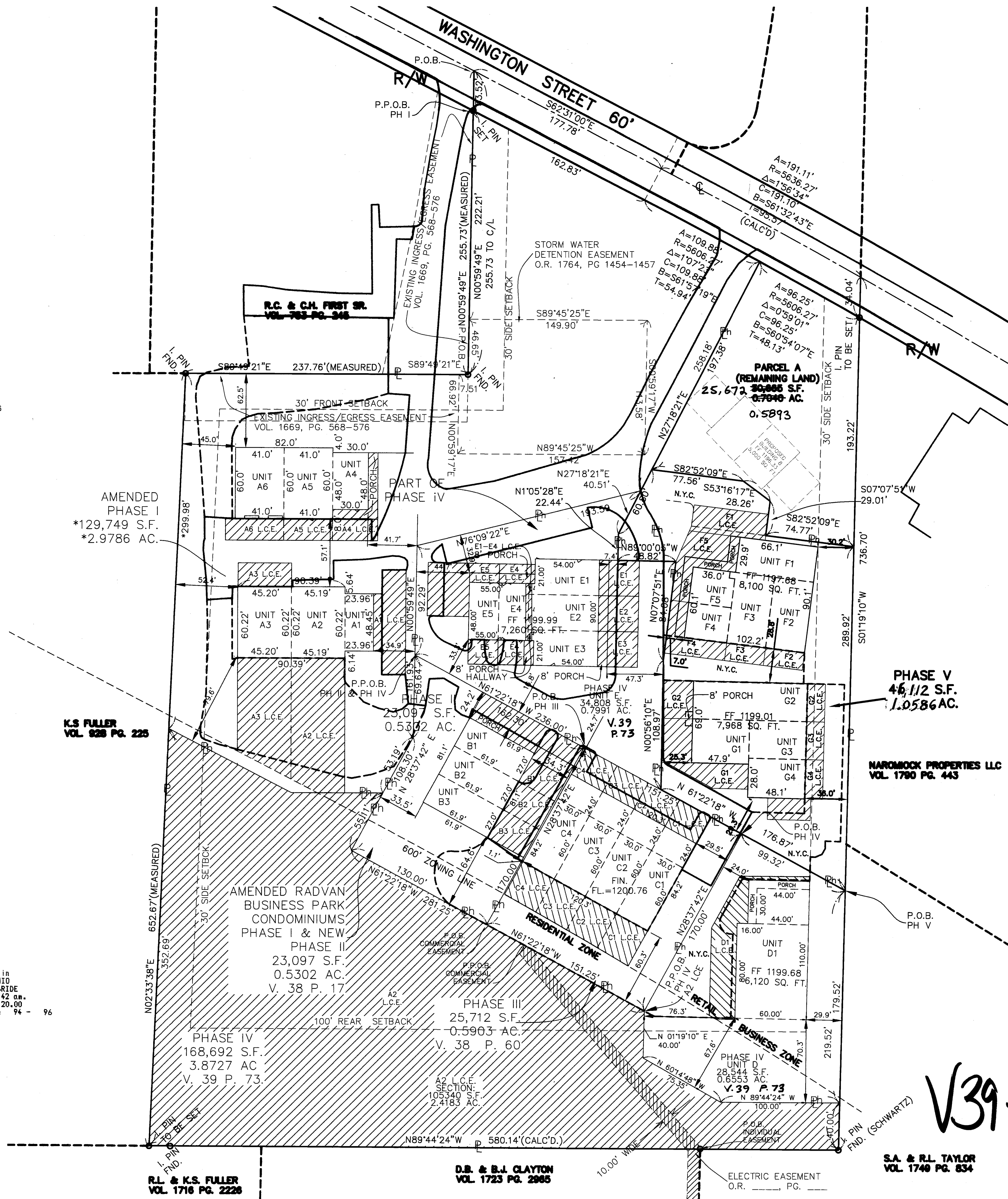
*Tracey A. Dorman*  
GEAGA COUNTY CLERK

RECEIVED FOR RECORD THIS DAY OF November 9<sup>th</sup>, 2006.

*Mary Margaret McBride*  
GEAGA COUNTY AUDITOR

RECEIVED FOR RECORD THIS 9<sup>th</sup> DAY OF November, 2006 AND RECORDED IN VOLUME 39 PAGE 94-96 OF GEAGA COUNTY PLAT RECORDS.

200600752015  
Filed For Record in  
GEAGA COUNTY, OHIO  
MARY MARGARET MCBRIDE  
11-09-2006 at 09:42 am.  
PLAT 120.00  
OR Book 39 Page 94 - 96



**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
PHASE 5.....	46,112 SF.....	1.0586 AC
REMAINING LAND.....	25,672 SF.....	0.5893 AC
TOTAL.....	419,034 SF.....	9.6197 AC

**SURVEYOR'S CERTIFICATE**

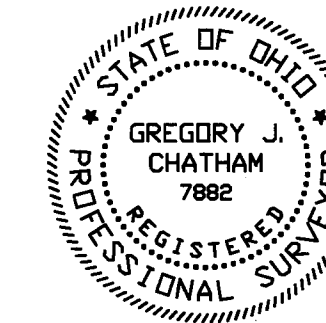
THE UNDERSIGNED HEREBY CERTIFIED THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY, THAT THE SAME SHOWS GRAPHICALLY, INsofar AS POSSIBLE, THE LOCATION OF BOUNDARIES, THE LAYOUT, LOCATION, DESIGNATION AND DIMENSIONS OF THE BUILDINGS, COMMON ELEMENTS AND LIMITED COMMON ELEMENTS THE LOCATION AND DIMENSIONS 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*  
GREGORY J. CHATHAM  
10/31/06  
PROFESSIONAL SURVEYOR NO. 7882

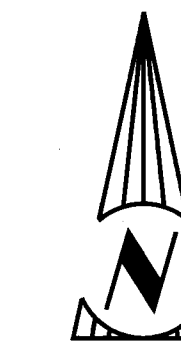


10/12/06  
10/30/06

**BRAUN-PRENOSIL ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNING  
4630 Richmond Road Suite 180 Warrensville Hts., Ohio 44128  
Tel: (216) 378-1480 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 (ALL AREAS NOT DESIGNATED AS UNITS OR L.C.E.s)



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

**EXHIBIT "A"**

DECLARATION OF CONDOMINIUM FOR RADVAN BUSINESS PARK		
PHASE 5		
SCALE: 1"=50'	OCTOBER 2006	SHEET 1 OF 3
BRAUN-PRENOSIL ASSOCIATES ENGINEERING-SURVEYING-LAND PLANNING		

DATE: 4-13-06  
DATE: 6-26-06  
COUNTY REV.

S.A. & R.L. TAYLOR  
VOL. 1740 PG. 834

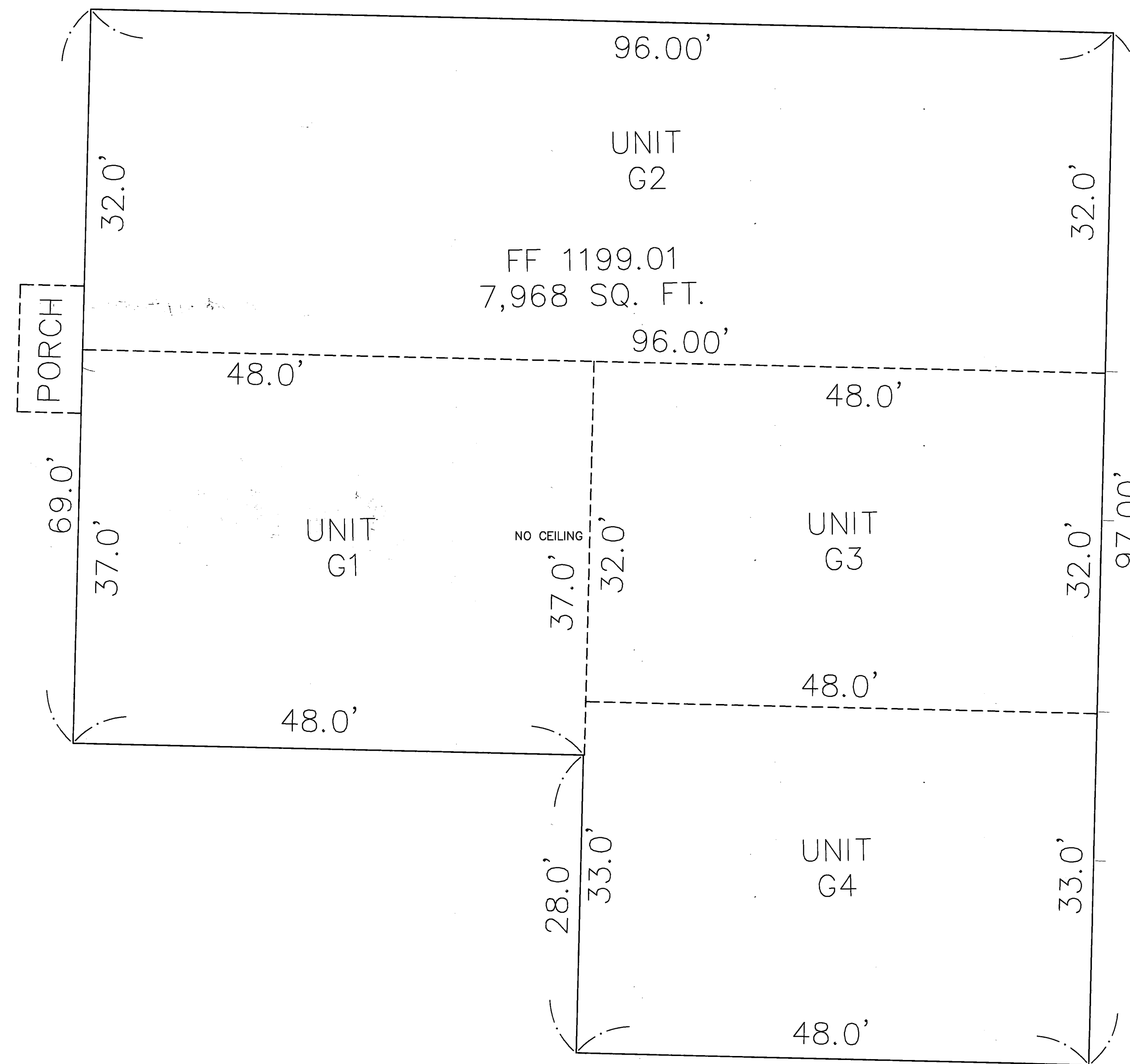
R.L. & K.S. FULLER  
VOL. 1716 PG. 2228

D.B. & B.J. CLAYTON  
VOL. 1723 PG. 2985

*V39.P94*



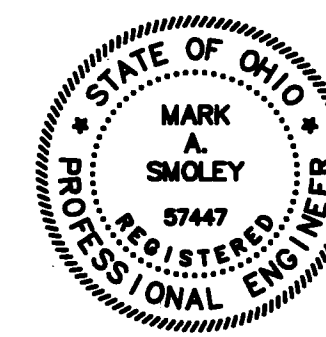
ADDRESSES	UNIT	MAIN FLOOR ELEV.		TOTAL SQ. FT.
		FLOOR	CEILING	
NOT AVAILABLE	G1	1199.01	SEE PLAN	1776
NOT AVAILABLE	G2	1199.01	SEE PLAN	3072
NOT AVAILABLE	G3	1199.01	SEE PLAN	1536
NOT AVAILABLE	G4	1199.01	SEE PLAN	1584



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* 10/12/06  
 MARK A. SMOLEY REGISTERED PROFESSIONAL ENG. NO. 57447

V39.P916

EXHIBIT "C", PAGE 2 OF 2

DECLARATION OF CONDOMINIUM FOR RADVAN BUSINESS PARK		
PHASE 5		
SCALE: 1/8" = 1'-0"	OCTOBER 2006	SHEET 3 OF 3
BRAUN-PRENOSIL ASSOCIATES ENGINEERING-SURVEYING-LAND PLANNING		