

# EXHIBIT "A"

TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR

## RADVAN BUSINESS PARK

### RADVAN BUSINESS PARK CONDOMINIUMS PHASE VI

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.

EDWARD T. RADICK AND JO ANN RADICK HUSBAND AND WIFE (UNITS A1, A2 AND A3) 9925 E. WASHINGTON ST.:

EDWARD T. RADICK JOANN RADICK

STATE OF OHIO: }  
COUNTY OF GEAGA: }

BEFORE ME, A NOTARY PUBLIC AND FOR SAID COUNTY AND STATE,

PERSONALLY APPEARED \_\_\_\_\_, WHO ACKNOWLEDGED THAT HE AND SHE 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

\_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES: \_\_\_\_\_

UNITS A4, A5 AND A6  
COLLINS LAND ACQUISITION, LLC, 9921 E. WASHINGTON ST.

OWNER OWNER

STATE OF OHIO: }  
COUNTY OF GEAGA: }

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT

\_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES: \_\_\_\_\_

BEFORE ME, A NOTARY PUBLIC AND FOR SAID COUNTY AND STATE,

PERSONALLY APPEARED \_\_\_\_\_, MANAGING MEMBER OF COLLINS LAND ACQUISITION, 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.

RECEIVED FOR TRANSFER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

GEAGA COUNTY AUDITOR

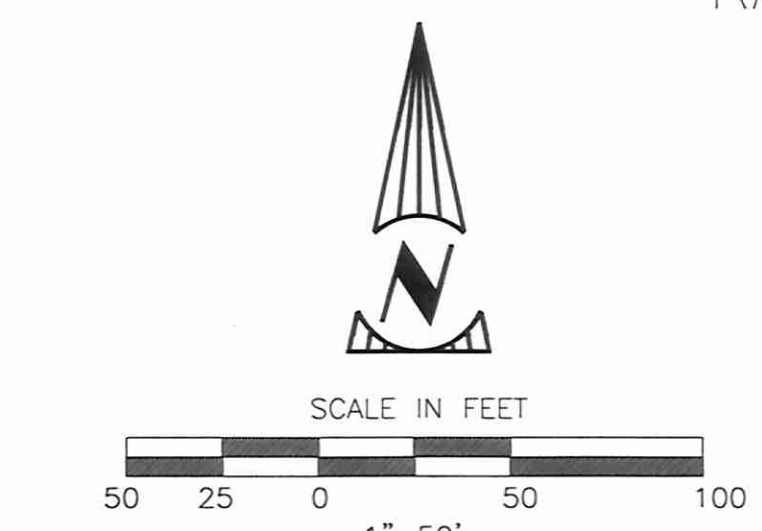
RECEIVED FOR RECORD THIS DAY OF \_\_\_\_\_ 2016.

GEAGA COUNTY AUDITOR

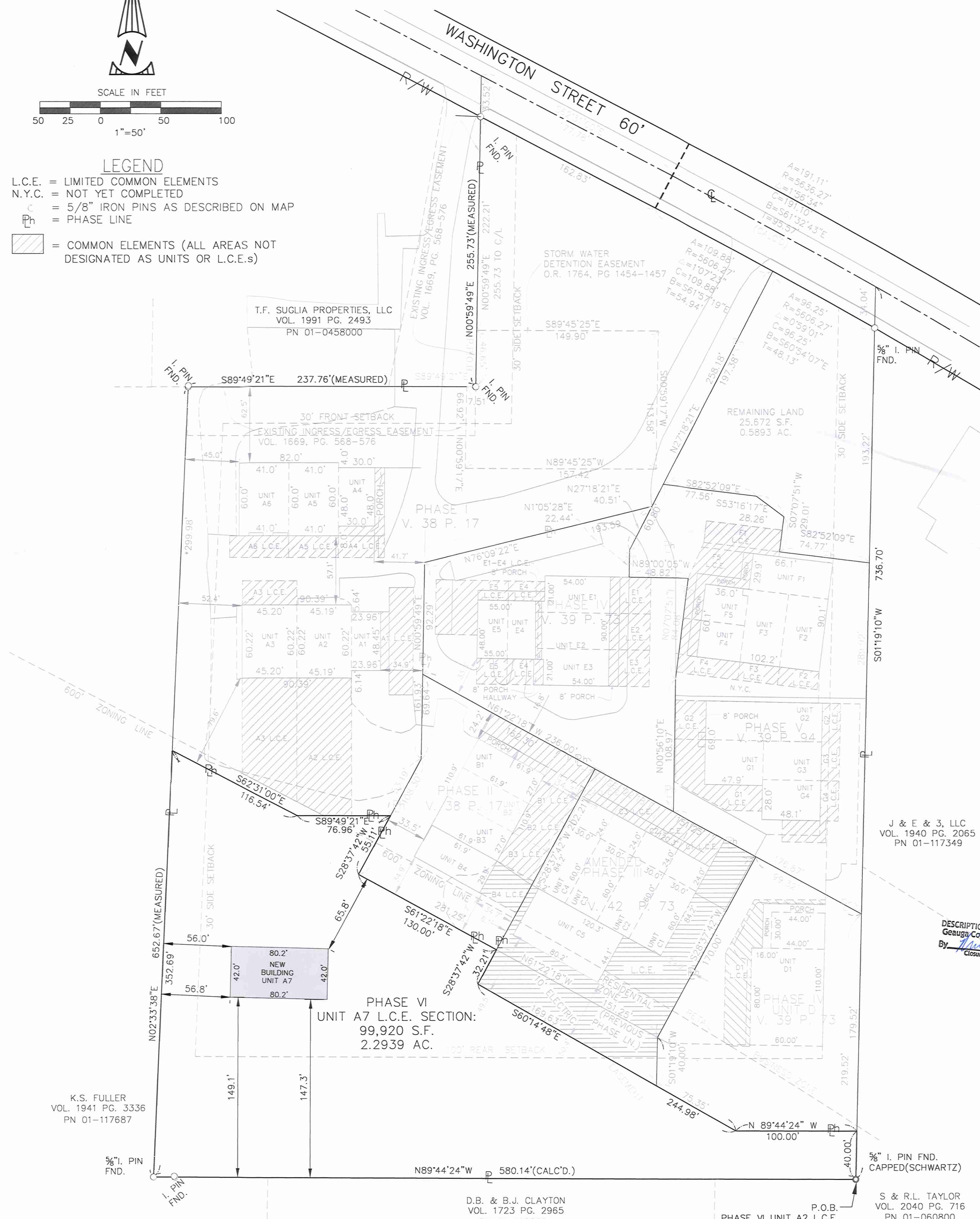
RECEIVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016 AND

RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OF GEAGA

COUNTY PLAT RECORDS.



- LEGEND**
- L.C.E. = LIMITED COMMON ELEMENTS
  - N.Y.C. = NOT YET COMPLETED
  - = 5/8" IRON PINS AS DESCRIBED ON MAP
  - Ph = PHASE LINE
  - [Hatched Box] = COMMON ELEMENTS (ALL AREAS NOT DESIGNATED AS UNITS OR L.C.E.s)

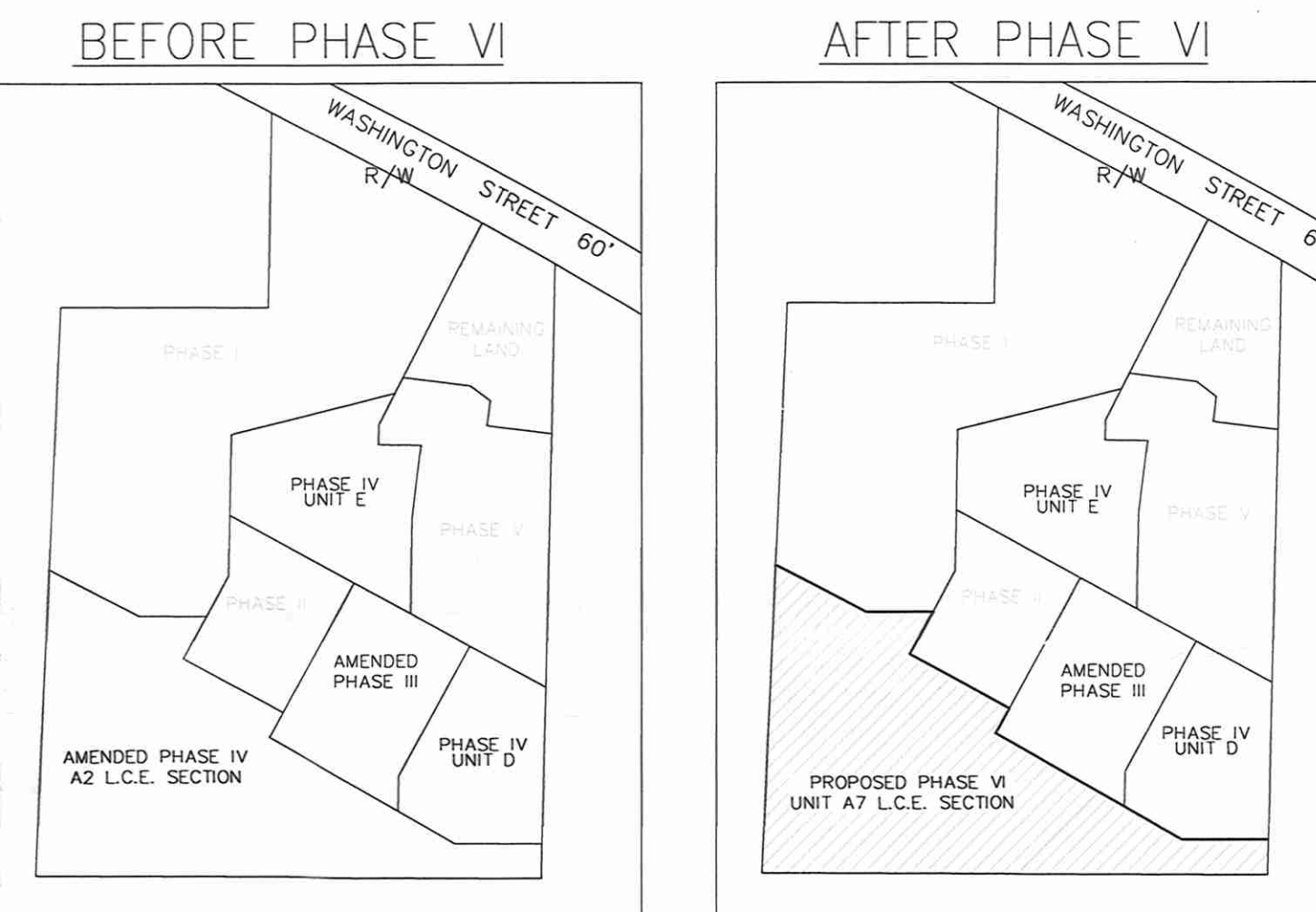


#### ACREAGE SUMMARY

PHASE I.....	129,749	SF.....	2.9786 AC
PHASE II.....	23,097	SF.....	0.5302 AC
PHASE III(AMENDED).....	31,132	SF.....	0.7147 AC
PHASE IV			
UNIT D.....	28,544	SF.....	0.6553 AC
UNIT E.....	34,808	SF.....	0.7991 AC
TOTAL.....	63,352	SF.....	1.4544 AC
PHASE V.....	46,112	SF.....	1.0586 AC
PHASE VI.....	99,920	SF.....	2.2939 AC
REMAINING LAND.....	25,672	SF.....	0.5893 AC
TOTAL.....	419,034	SF.....	9.6197 AC

#### NOTE:

THIS PLAT SUPERSEDES THAT PREVIOUSLY RECORDED IN VOLUME 38, PAGE 60 OF GEAGA COUNTY RECORDS FOR RADVAN BUSINESS PARK CONDOMINIUMS PHASE 3, AND ALSO SUPERSEDES THAT PREVIOUSLY RECORDED IN VOLUME 39, PAGE 73 OF GEAGA COUNTY RECORDS FOR RADVAN BUSINESS PARK CONDOMINIUMS PHASE 4, AND ALSO SUPERSEDES THAT PREVIOUSLY RECORDED IN VOLUME 39, PAGE 94-95 OF GEAGA COUNTY RECORDS FOR RADVAN BUSINESS PARK CONDOMINIUMS PHASE V, AND THAT PREVIOUSLY RECORDED IN VOLUME 42, PAGE 73-74 OF GEAGA COUNTY RECORDS FOR AMENDED RADVAN BUSINESS PARK CONDOMINIUMS PHASE III, AND PHASE IV



#### 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.



GREG L. SCHUNCK, PS PROFESSIONAL SURVEYOR NO. 8374

#### EXHIBIT "A"

DECLARATION OF CONDOMINIUM FOR RADVAN BUSINESS PARK

PHASE VI

SCALE: 1"=50' OCTOBER 2017 SHEET 1 OF 5



TECHNICAL SKILL. CREATIVE SPIRIT.

23225 MERCANTILE ROAD  
BEACHWOOD, OH 44122  
TEL: 216.378.1490  
FAX: 216.378.1497

D.B. & B.J. CLAYTON  
VOL. 1723 PG. 2965  
PN 01-118809

P.O.B.  
PHASE VI UNIT A2 L.C.E.

S & R.L. TAYLOR  
VOL. 2040 PG. 716  
PN 01-060800

3/4" I. PIN FND. CAPPED(SCHWARTZ)

J & E & 3, LLC  
VOL. 1940 PG. 2065  
PN 01-117349

DESCRIPTION APPROVED  
Geauga County Auditor  
By: \_\_\_\_\_  
Closure only

EXHIBIT "A"

TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR

RADVAN BUSINESS PARK

RADVAN BUSINESS PARK CONDOMINIUMS PHASE VI

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

EDWARD T. RADICK AND JOANN RADICK
UNITS A1, A2, A3
9925 WASHINGTON STREET

EDWARD T. RADICK
JOANN RADICK

STATE OF OHIO ) SS.
COUNTY OF \_\_\_\_\_ )

BE IT REMEMBERED, THAT ON \_\_\_\_\_, 2016 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME EDWARD T. RADICK AND JOANN RADICK, THE GRANTORS IN THE FOREGOING DEED, AND ACKNOWLEDGED THE SIGNING THEREOF TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY THEREOF, HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY NOTARY SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC

COLLINS LAND ACQUISITION LLC
UNITS A4, A5, A6
9921 WASHINGTON STREET

PRINT NAME AND TITLE \_\_\_\_\_

PRINT NAME AND TITLE \_\_\_\_\_
STATE OF OHIO ) SS.
COUNTY OF \_\_\_\_\_ )

BE IT REMEMBERED, THAT ON \_\_\_\_\_, 2016 BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR SAID STATE,

PERSONALLY CAME \_\_\_\_\_

THE GRANTORS IN THE FOREGOING DEED, AND ACKNOWLEDGED THE SIGNING THEREOF TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY THEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME AND AFFIXED MY NOTARY SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC

UNITS B1, B2, B3
EMERINE PROPERTY MANAGEMENT, 9929 E. WASHINGTON ST.

OWNER OWNER

STATE OF OHIO: }
COUNTY OF GEauga: }

BEFORE ME, A NOTARY PUBLIC AND FOR SAID COUNTY AND STATE,

PERSONALLY APPEARED \_\_\_\_\_, MANAGING MEMBER OF EMERINE PROPERTY MANAGEMENT, WHO ACKNOWLEDGED THAT HE/SHE DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS HIS/HER 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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES: \_\_\_\_\_

UNITS C1, C2, C3, UNIT C4
COLLINS LAND ACQUISITION, LLC., 9935 E. WASHINGTON ST.

OWNER OWNER

STATE OF OHIO: }
COUNTY OF GEauga: }

BEFORE ME, A NOTARY PUBLIC AND FOR SAID COUNTY AND STATE,

PERSONALLY APPEARED \_\_\_\_\_, MANAGING MEMBER OF COLLINS LAND ACQUISITION, 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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES: \_\_\_\_\_

UNIT D1
CLARK FAMILY PROPERTIES, LLC., 9943 E. WASHINGTON ST.

OWNER OWNER

STATE OF OHIO: }
COUNTY OF GEauga: }

BEFORE ME, A NOTARY PUBLIC AND FOR SAID COUNTY AND STATE,

PERSONALLY APPEARED \_\_\_\_\_, MANAGING MEMBER OF CLARK FAMILY PROPERTIES, 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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES: \_\_\_\_\_

UNITS E1, E2, E3, E4 AND E5
DEL RU ENTERPRISES, LLC., 9967 E. WASHINGTON ST.

OWNER OWNER

STATE OF OHIO: }
COUNTY OF GEauga: }

BEFORE ME, A NOTARY PUBLIC AND FOR SAID COUNTY AND STATE,

PERSONALLY APPEARED \_\_\_\_\_, MANAGING MEMBER OF DEL RU ENTERPRISES, 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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES: \_\_\_\_\_

UNITS F1, F2, F3, F4 AND F5
DEL RU ENTERPRISES, LLC., 9953 E. WASHINGTON ST.

OWNER OWNER

STATE OF OHIO: }
COUNTY OF GEauga: }

BEFORE ME, A NOTARY PUBLIC AND FOR SAID COUNTY AND STATE,

PERSONALLY APPEARED \_\_\_\_\_, MANAGING MEMBER OF DEL RU ENTERPRISES, 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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES: \_\_\_\_\_

UNITS G1, G2, G3 AND G4
COMMUNITY B, LLC., 9945 E. WASHINGTON ST.

OWNER OWNER

STATE OF OHIO: }
COUNTY OF GEauga: }

BEFORE ME, A NOTARY PUBLIC AND FOR SAID COUNTY AND STATE,

PERSONALLY APPEARED \_\_\_\_\_, MANAGING MEMBER OF COMMUNITY B, 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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES: \_\_\_\_\_

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.



Handwritten signature and date 10-24-17.

GREG L. SCHUNCK, PS PROFESSIONAL SURVEYOR NO. 8374

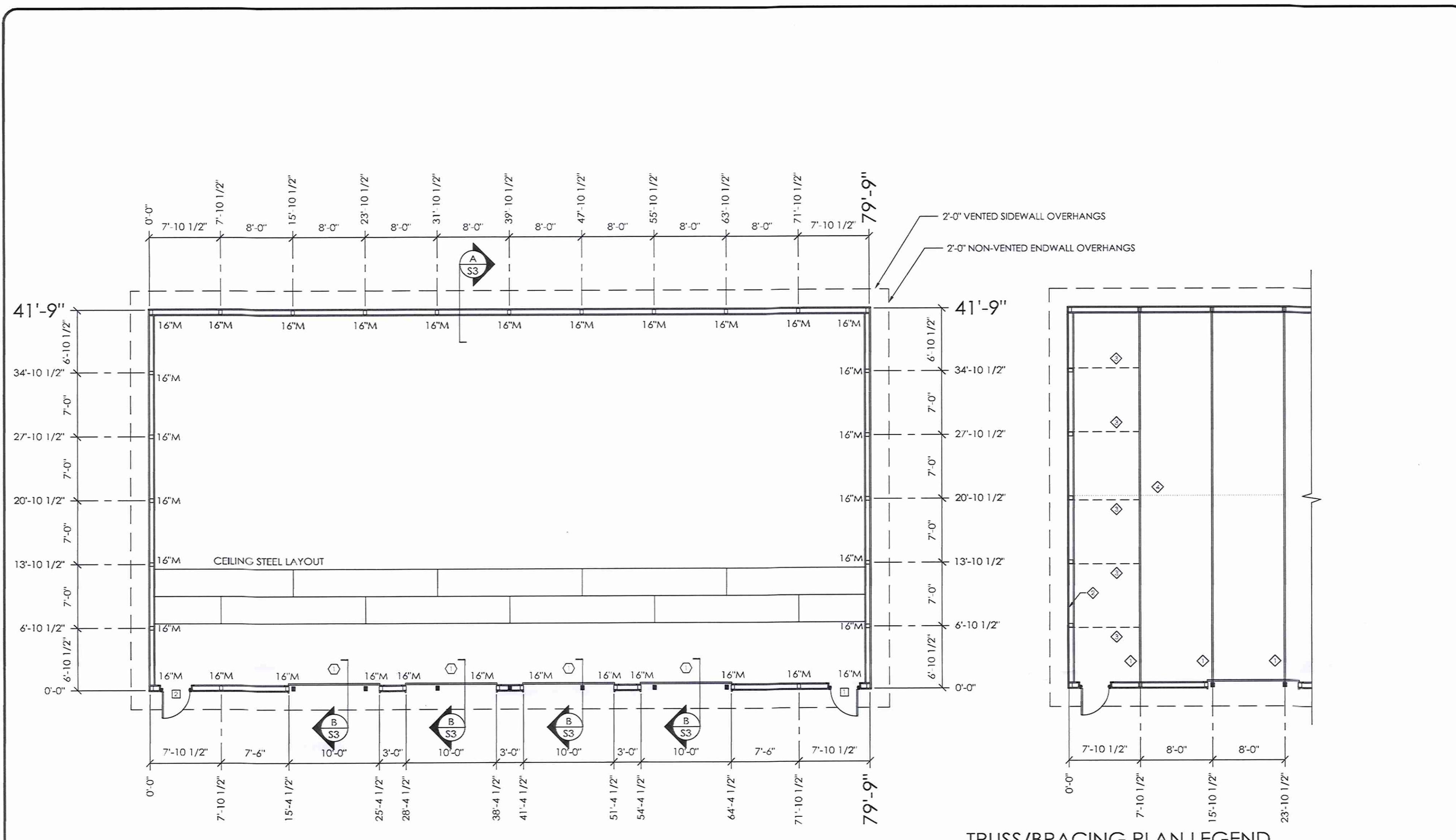
EXHIBIT "A"

Table with 3 columns: SCALE: 1"=50', OCTOBER 2017, SHEET 2 OF 5



TECHNICAL SKILL. CREATIVE SPIRIT.

23225 MERCANTILE ROAD
BEACHWOOD, OH 44122
TEL: 216.378.1490
FAX: 216.378.1497



COLUMN PLAN

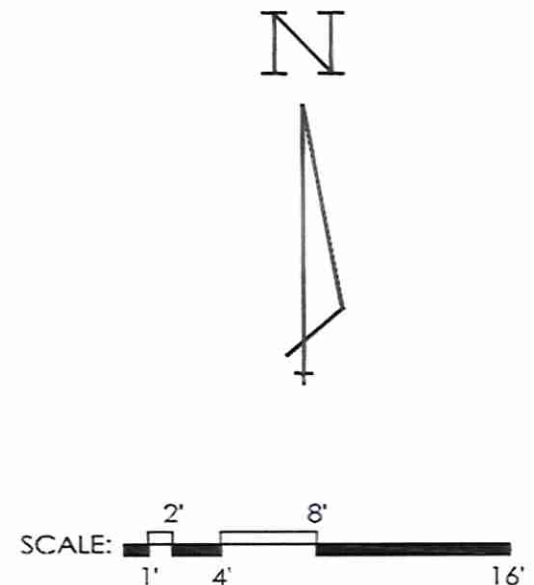
TRUSS/BRACING PLAN LEGEND

COLUMN PLAN LEGEND

- - 3-2x6 LAMINATED COLUMN LOCATION
- - HEADERED TRUSS LOCATION
- - 3068 MB910 PLAIN FLAT LEAF WALKDOOR, OUT SWING, RIGHT HINGE WITH CLOSER, LOCKSET, SINGLE CYLINDER DEADBOLT
- - 3068 MB910 PLAIN FLAT LEAF WALKDOOR, OUT SWING, LEFT HINGE WITH CLOSER, LOCKSET, SINGLE CYLINDER DEADBOLT
- - (4) 10'-2" x 12'-0" OVERHEAD DOORS
- - 30X30 ATTIC ACCESS PANEL (VERIFY LOCATION)
- ALL STEEL FASTENED WITH STAINLESS STEEL SCREWS
- 16'M - 16" DIAMETER FOOTING WITH 4 TO BOTTOM OF 21" THICK CONCRETE PAD (2500 PSI MINIMUM), 20" BELOW BOTTOM OF PRECAST CONCRETE COLUMN AROUND EXPOSED REBAR CAGE AND 3/4"x1/4" THREADED ROD WITH AN ADDITIONAL MINIMUM 1" ABOVE BOTTOM OF PRECAST CONCRETE COLUMN. PLACE CONCRETE BELOW AND ABOVE BOTTOM OF LOWER COLUMN IN ONE OPERATION.

ROUGH OPENING SCHEDULE

UNIT SYMBOL FROM LEGEND	WIDTH	HEIGHT
1	37 3/4"	81"
2	37 3/4"	81"



42'-0" DIAGONAL DIMENSION = 90'-0 1/4"

CONSTRUCTION PLANS

THIS IS A FINAL SET OF CONSTRUCTION DRAWINGS. ALL ALTERATIONS TO THESE PLANS MUST BE ACKNOWLEDGED BY A CHANGE ORDER.

ESTIMATOR'S SIGNATURE

FIRST CONTACT: \_\_\_\_\_ 6356 PHONE EXTENSION

JIM ERICKSON

SECOND CONTACT: \_\_\_\_\_ PHONE EXTENSION

ESTIMATOR

DATE PLANS SENT \_\_\_\_\_

OFFICE: WOOSTER, OH  
JOB NO. 051-054739

EDWARD RADICK  
CHAGRIN FALLS, OH

**MORTON BUILDINGS, INC.**  
©MORTON BUILDINGS, INC. P.O. BOX 399 MORTON, IL 61550-0399 309-263-7474

DRAWN BY: MCCALLISTER

DATE: 11/1/2015

CHECKED BY: GARREN

DATE: 11/1/2015

REVISED DATE: 11/5/2015

REVISED DATE: ---

REVISED DATE: ---

REVISED DATE: ---

SCALE: AS NOTED

SHEET NO. S1 OF S3

THIS DRAWING ACCURATELY SHOWS THE UNIT A7 ASBUILT. THE MANNIK & SMITH GROUP:

*Mark A. Smoley* 10.24.2017

MARK A. SMOLEY, PE



EXHIBIT "A"

DECLARATION OF CONDOMINIUM FOR RADVAN BUSINESS PARK

PHASE VI

SCALE: OCTOBER 2017 SHEET 3 OF 5

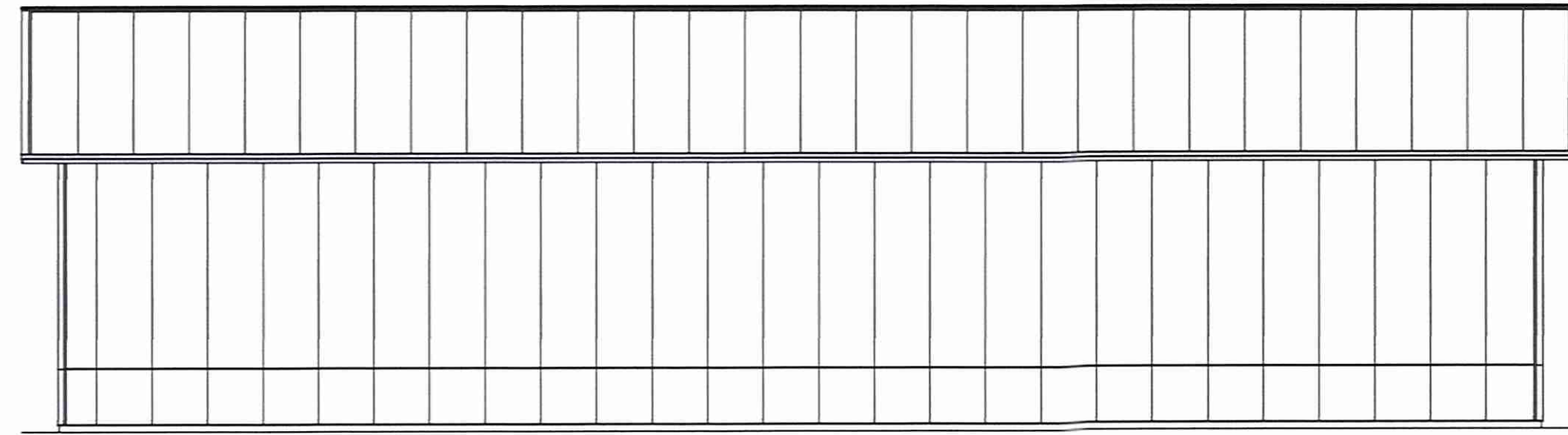
**DESIGN AND EXPLANATORY NOTES**

1.) EXTERIOR DOOR AND WINDOW LOCATIONS ARE TAKEN FROM THE EXTERIOR FACE OF THE NAILERS AND ARE TO THE CENTER OF THE DOOR AND WINDOW UNITS. VERIFY ALL DOOR, WINDOW, SKYLIGHT AND SIDELIGHT LOCATIONS WITH THE OWNER.

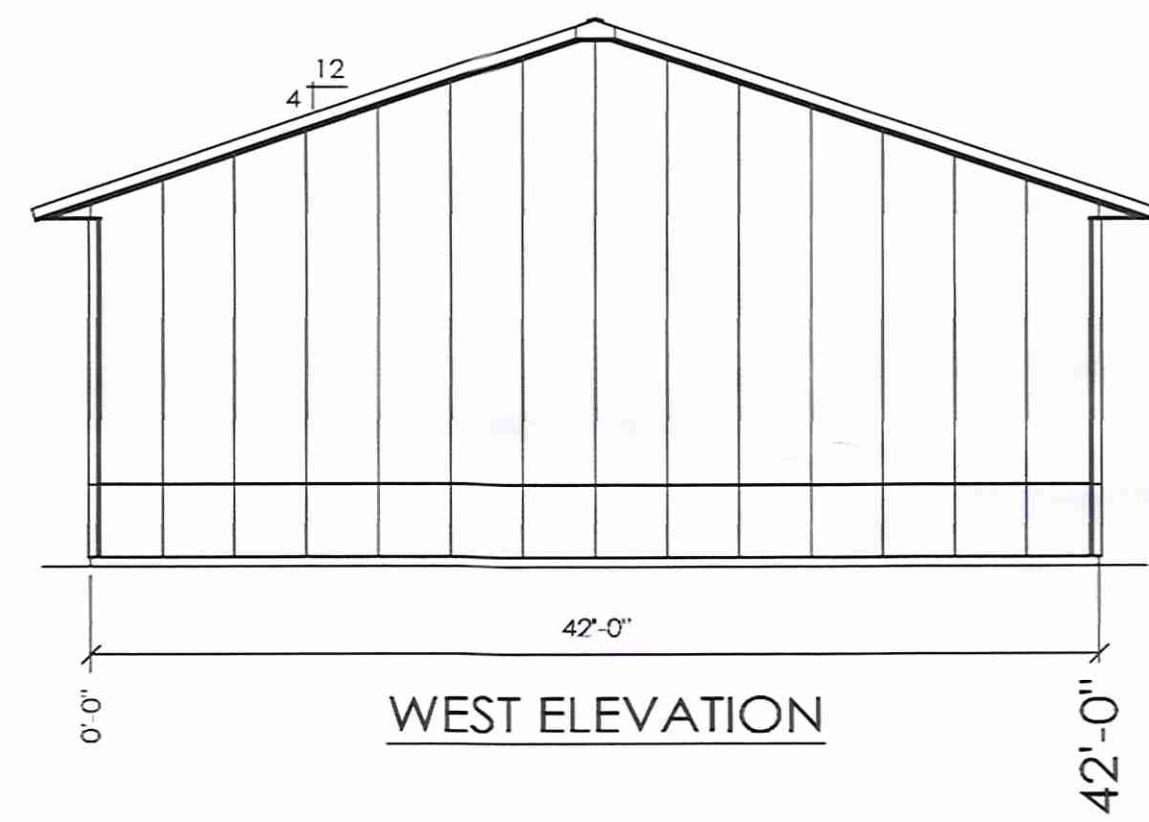
OFFICE:  
WOOSTER, OH  
JOB NO.  
051-054739

EDWARD RADICK  
CHAGRIN FALLS, OH

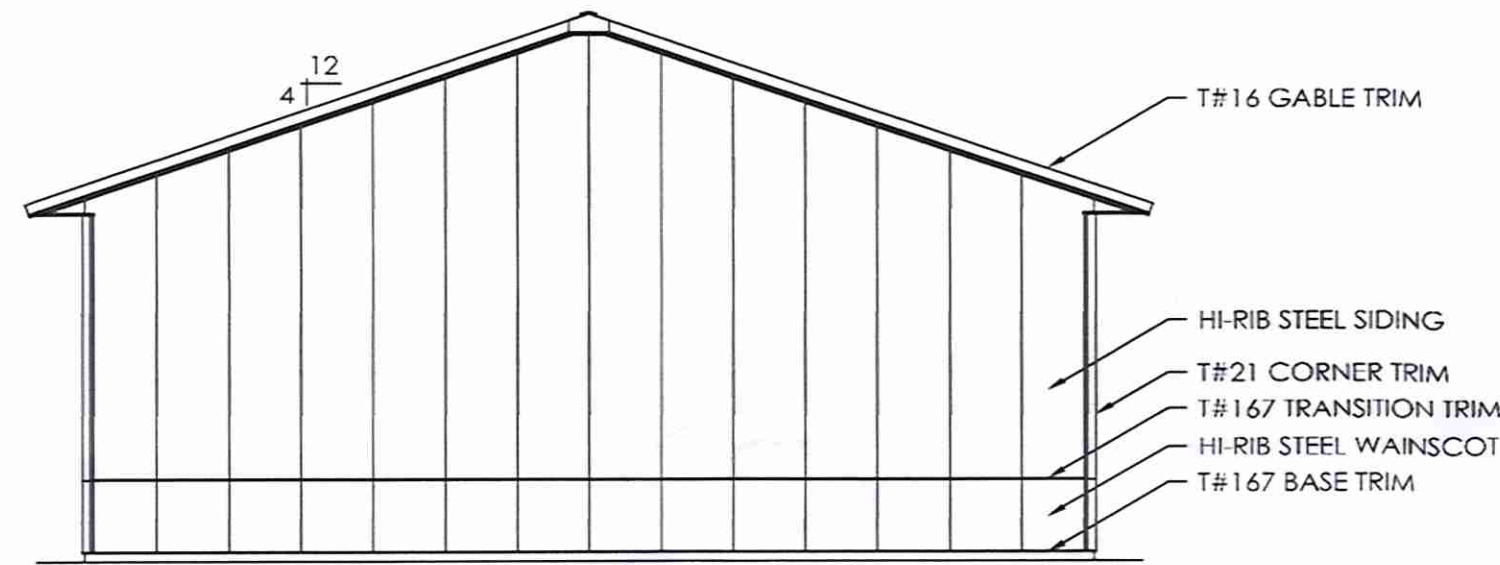
**MORTON BUILDINGS, INC.**  
©MORTON BUILDINGS, INC. P.O. BOX 399 MORTON, IL 61550-0399 309-263-7474



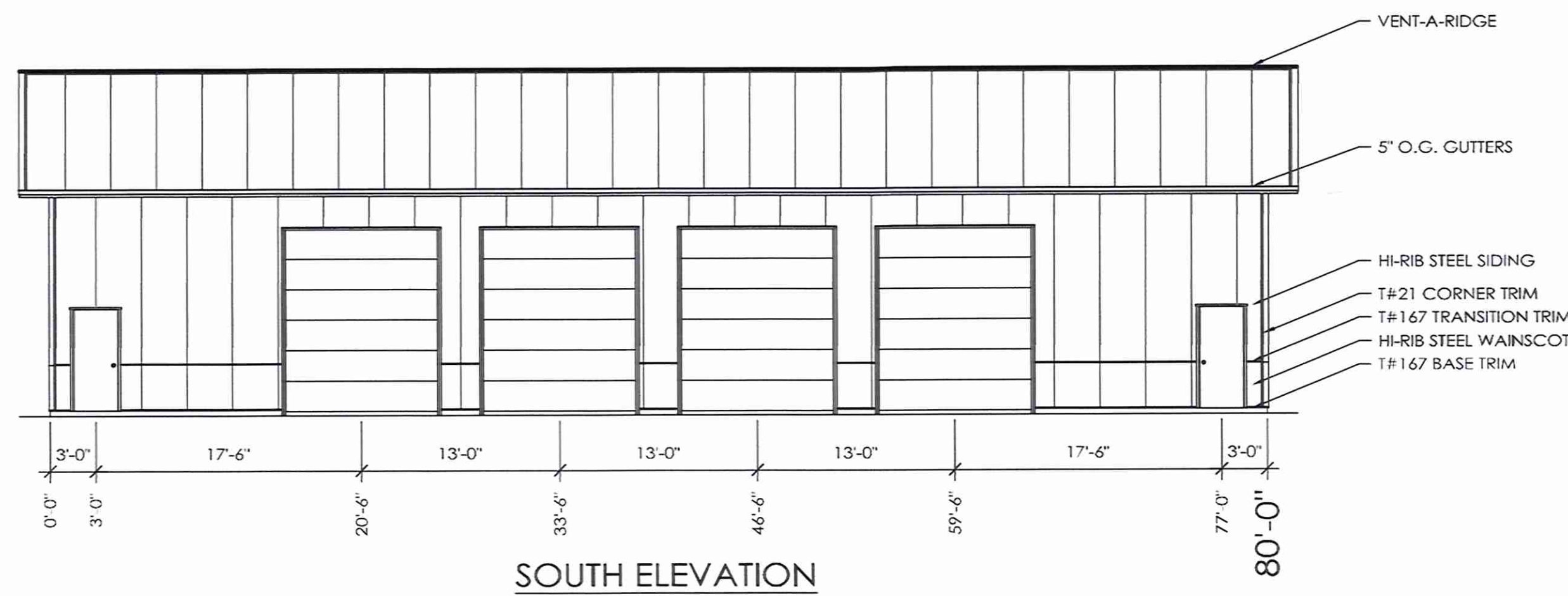
**NORTH ELEVATION**



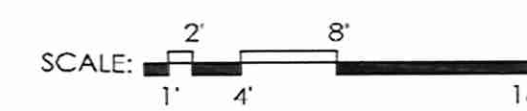
**WEST ELEVATION**



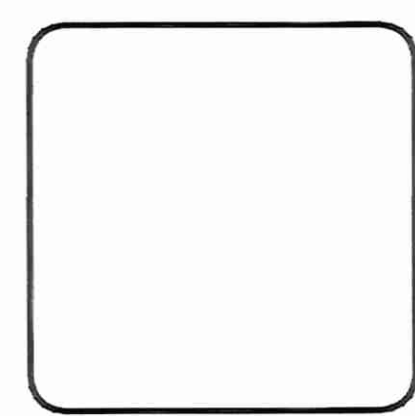
**EAST ELEVATION**



**SOUTH ELEVATION**



DRAWN BY:	MCCALLISTER
DATE:	11/1/2015
CHECKED BY:	GARREN
DATE:	11/1/2015
REVISED DATE:	11/5/2015
REVISED DATE:	---
REVISED DATE:	---
REVISED DATE:	---

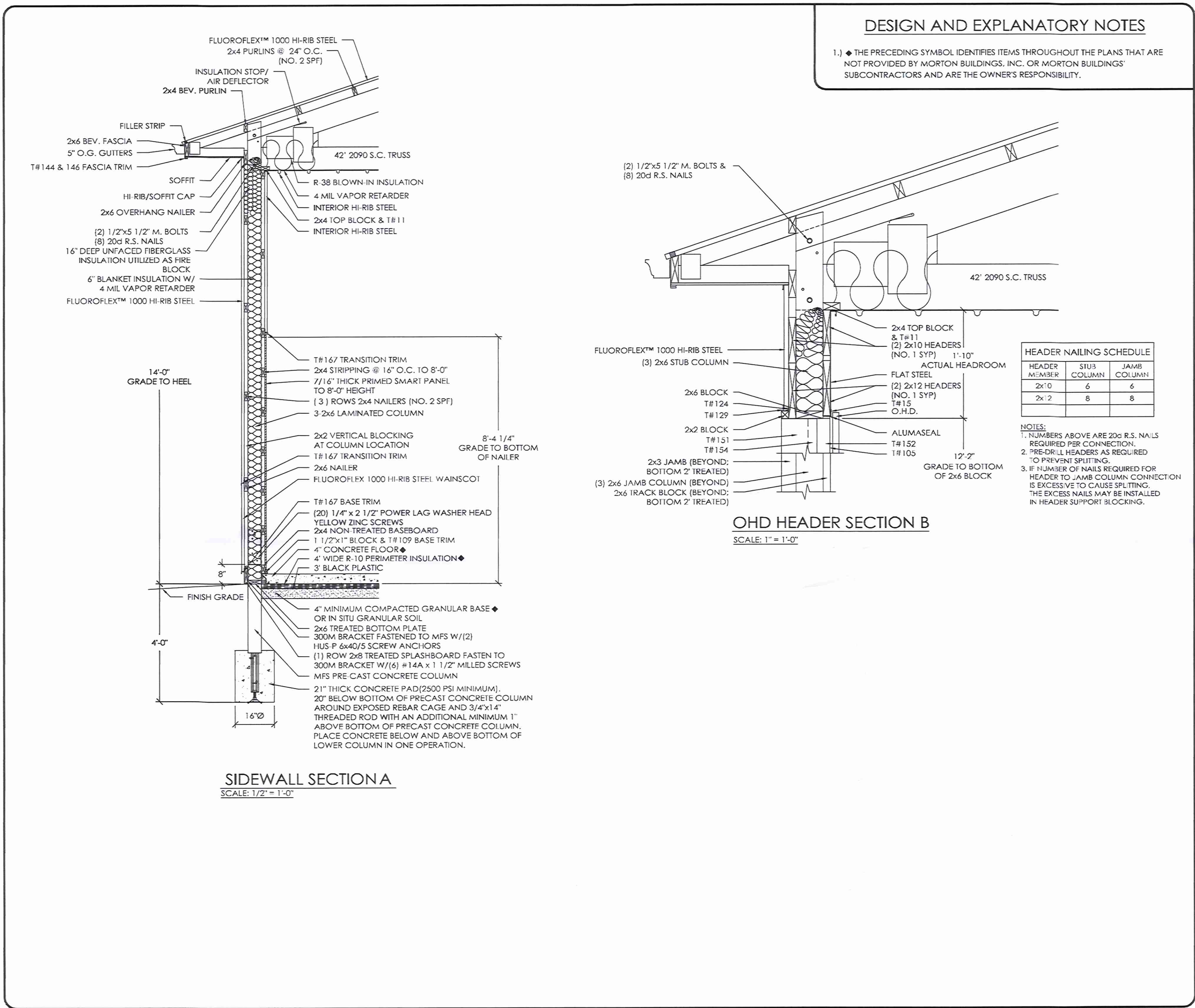


SCALE: AS NOTED  
SHEET NO.  
S2 OF S3

THIS DRAWING ACCURATELY SHOWS THE UNIT AS BUILT. THE MANNIK & SMITH GROUP:  
*Mark A. Smoley* 10-24-2017  
MARK A. SMOLEY, PE



EXHIBIT "A"		
DECLARATION OF CONDOMINIUM FOR RADVAN BUSINESS PARK		
PHASE VI		
SCALE:	OCTOBER 2017	SHEET 4 OF 5



OFFICE: WOOSTER, OH  
JOB NO: 051-054739

EDWARD RADICK  
CHAGRIN FALLS, OH

**MORTON BUILDINGS, INC.**  
MORTON, IL 61550-0399  
P.O. BOX 399  
309-263-7474

**HEADER NAILING SCHEDULE**

HEADER MEMBER	STUB COLUMN	JAMB COLUMN
2x10	6	6
2x12	8	8

- NOTES:**
- NUMBERS ABOVE ARE 20d R.S. NAILS REQUIRED PER CONNECTION.
  - PRE-DRILL HEADERS AS REQUIRED TO PREVENT SPLITTING.
  - IF NUMBER OF NAILS REQUIRED FOR HEADER TO JAMB COLUMN CONNECTION IS EXCESSIVE TO CAUSE SPLITTING, THE EXCESS NAILS MAY BE INSTALLED IN HEADER SUPPORT BLOCKING.

**DRAWN BY:** MCCALLISTER  
**DATE:** 11/11/2015  
**CHECKED BY:** GARREN  
**DATE:** 11/11/2015  
**REVISED DATE:** 11/15/2015  
**REVISED DATE:** ---  
**REVISED DATE:** ---  
**REVISED DATE:** ---

SCALE: AS NOTED  
SHEET NO. S3 OF S3

THIS DRAWING ACCURATELY SHOWS THE UNIT AS BUILT:  
THE MANNIK & SMITH GROUP:  
*Mark A. Smoley* 10-24-2017  
MARK A. SMOLEY, PE

STATE OF OHIO  
MARK A. SMOLEY  
E-57447  
REGISTERED PROFESSIONAL ENGINEER

EXHIBIT "A"  
DECLARATION OF CONDOMINIUM FOR RADVAN BUSINESS PARK  
PHASE VI  
SCALE: OCTOBER 2017 SHEET 5 OF 5



## Description of a 2.2939 Acre Parcel

Situated in the Township of Auburn, County of Geauga, State of Ohio and being in the section 1 of tract two of said Township;

Commencing at a point on the centerline of Washington Street, 60 feet wide, said point at the northwest corner of a parcel to J & E & 3 LLC (PN 01-117349) by deed Volume 1940, Page. 2065, thence South  $01^{\circ}19'10''$  West along said J & E & 3 LLC and along a parcel conveyed to S. and R.L. Taylor (PN 01-060800) by deed Volume 2040, Page 716 a distance of 736.70 feet passing over an  $5/8''$  iron pin on the Right-of-way of Washington Street at a distance of 34.04 feet to an  $5/8''$  iron pin at an interior corner of said Taylor, to the Point of Beginning of the parcel herein described;

Course 1. Thence North  $89^{\circ}44'24''$  West along said Taylor, along a parcel conveyed to D.B. & B.J. Clayton (PN 01-118809) by deed Volume 1723, Page 2965, and along a parcel conveyed to K.S. Fuller (PN 01-117687) by deed Volume 1941, Page 3336 a distance of 580.14 feet to an  $5/8''$  iron pin capped (Schwartz) at an interior corner of said Fuller parcel;

Course 2. Thence North  $02^{\circ}33'38''$  East a distance of 352.69 feet to a point, along the Easterly line of a parcel conveyed to K.S. Fuller by a deed recorded in Volume 1941, Page 3336 of the Geauga County Records;

Course 3. Thence South  $62^{\circ}31'00''$  East a distance of 11.54 feet to a point, along the Southerly line of Phase 1 of the Radvan Business Park recorded in Volume 38, Page 17 of the Geauga County Records;

Course 4. Thence South  $89^{\circ}49'21''$  East a distance of 76.96 feet to a point, along the Southerly line of Phase 1 of the Radvan Business Park recorded in Volume 38, Page 17 of the Geauga County Records;

Course 5. Thence South  $28^{\circ}37'42''$  West a distance of 55.11 feet to a point, along the Westerly line Phase II of the Radvan Business Park recorded in Volume 38, Page 17 of the Geauga County Records;

Course 6. Thence South  $61^{\circ}22'18''$  East a distance of 130.00 feet to a point, along the Southerly line of Phase II of the Radvan Business Park

recorded in Volume 38, Page 17 the Geauga County Records;

Course 7. Thence South 28°37'42" West a distance of 32.21 feet to a point, along the Westerly line of Amended Phase III of the Radvan Business Park recorded in Volume 42, Page 73 of the Geauga County Records;

Course 8. Thence South 60°14'48" East a distance of 244.98 feet to a point along the Southerly lines Amended Phase III and Phase IV of the Radvan Business Park recorded in Volume 42, Page 73 and Volume 39 Page 73 of the Geauga County Records;

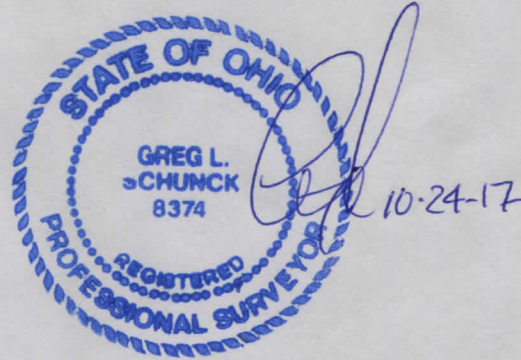
Course 9. Thence North 89°44'24" West a distance of 100.00 feet to a point along the Southerly line of Phase IV of the Radvan Business Park recorded in Volume 39 Page 73 the Geauga County Records;

Course 10. Thence South 01°19'10" West a distance of 40.00 feet to the Point of Beginning and containing 2.2939 acres more or less. But subject to all legal highways and easements.

Basis of bearings is the Ohio (North) State Plane Coordinate System, NAD 83.

All iron pins are 5/8" solid iron pins 30" in length with a yellow plastic cap stamped "Mannik Smith Group".

RECEIVED  
OCT 28 2017  
Geauga County Auditor  
Tax Map Dept



Greg Schunck, Professional Surveyor # 8374

DESCRIPTION APPROVED  
Gauga County Auditor  
By [Signature] 10/30/17  
Closure only  
K