

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

AMENDED RADVAN BUSINESS PARK CONDOMINIUMS PHASE III AND 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.

PHASE I (UNITS A4, A5 AND A6)
DC REALTY, LLC. AN OHIO LIMITED LIABILITY COMPANY

OWNER
OWNER
WITNESS
WITNESS

STATE OF OHIO: }
COUNTY OF GEAUGA: }

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

PERSONALLY APPEARED _____, MANAGING MEMBER OF DC REALTY, 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 _____, 2011.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

AMENDED PHASE III (UNIT C4)
COLLINS LAND ACQUISITION, LLC.

OWNER
OWNER
WITNESS
WITNESS

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 _____, 2011.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

AMENDED PHASE III (UNIT C4)
NORTH OHIO REAL ESTATE COMPANY, LLC.

OWNER
OWNER
WITNESS
WITNESS

STATE OF OHIO: }
COUNTY OF GEAUGA: }

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

PERSONALLY APPEARED _____, MANAGING MEMBER OF NORTH OHIO REAL ESTATE COMPANY, 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 _____, 2011.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

PHASE IV (UNIT D1)
CLARK FAMILY PROPERTIES, LLC. AN OHIO LIMITED LIABILITY COMPANY

OWNER
OWNER
WITNESS
WITNESS

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 _____, 2011.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

PHASE IV (UNITS E1, E2, E3, E4 AND E5)
DEL RU ENTERPRISES, LLC., AN OHIO LIMITED LIABILITY COMPANY

OWNER
OWNER
WITNESS
WITNESS

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 _____, 2011.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

PHASE V (UNITS F1, F2, F3, F4 AND F5)
DEL RU ENTERPRISES, LLC.

OWNER
OWNER
WITNESS
WITNESS

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 _____, 2011.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

PHASE V (UNITS G1, G2, G3 AND G4)
NORTH OHIO REAL ESTATE COMPANY, LLC. AN OHIO LIMITED LIABILITY COMPANY

OWNER
OWNER
WITNESS
WITNESS

STATE OF OHIO: }
COUNTY OF GEAUGA: }

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

PERSONALLY APPEARED _____, MANAGING MEMBER OF NORTH OHIO REAL ESTATE COMPANY, 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 _____, 2011.

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.



12/24/10

GREG L. SCHUNCK, PS PROFESSIONAL SURVEYOR NO. 8374

EXHIBIT "A"
DECLARATION OF CONDOMINIUM FOR RADVAN BUSINESS PARK
PHASE 3 & PHASE 4
SCALE: 1"=50' DECEMBER 2010 SHEET 2 OF 2

EASEMENTS

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN HEREON, DO HEREBY DEDICATE THE FOLLOWING PARCELS SHOWN HEREON TO THE RADVAN BUSINESS PARK CONDOMINIUMS.

AMENDED PHASE III (UNITS C1, C2 AND C3) COLLINS LAND ACQUISITION, LLC. AN OHIO LIMITED LIABILITY COMPANY

OWNER OWNER WITNESS WITNESS

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 _____ 2011.

NOTARY PUBLIC MY COMMISSION EXPIRES:

AMENDED PHASE II (UNITS B1, B2 AND B3) CLARK FAMILY PROPERTIES, LLC., AN OHIO LIMITED LIABILITY COMPANY

OWNER OWNER WITNESS WITNESS

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 _____ 2011.

NOTARY PUBLIC MY COMMISSION EXPIRES:

EDWARD T. RADICK AND JOANN RADICK HUSBAND AND WIFE (UNITS A1, A2 AND A3):

EDWARD T. RADICK JOANN RADICK WITNESS WITNESS

STATE OF OHIO: } COUNTY OF GEauga:

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

PERSONALLY APPEARED _____, 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.

APPROVED BY THE GEAGA COUNTY ENGINEER THIS _____ DAY OF _____ 2011.

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.

TOWNSHIP ZONING INSPECTOR

RECEIVED FOR TRANSFER THIS _____ DAY OF _____, 2011.

GEAGA COUNTY AUDITOR

RECEIVED FOR RECORD THIS DAY OF _____, 2011.

GEAGA COUNTY AUDITOR

RECEIVED FOR RECORD THIS _____ DAY OF _____, 2011 AND RECORDED IN VOLUME _____ PAGE _____ OF GEAGA COUNTY PLAT RECORDS.

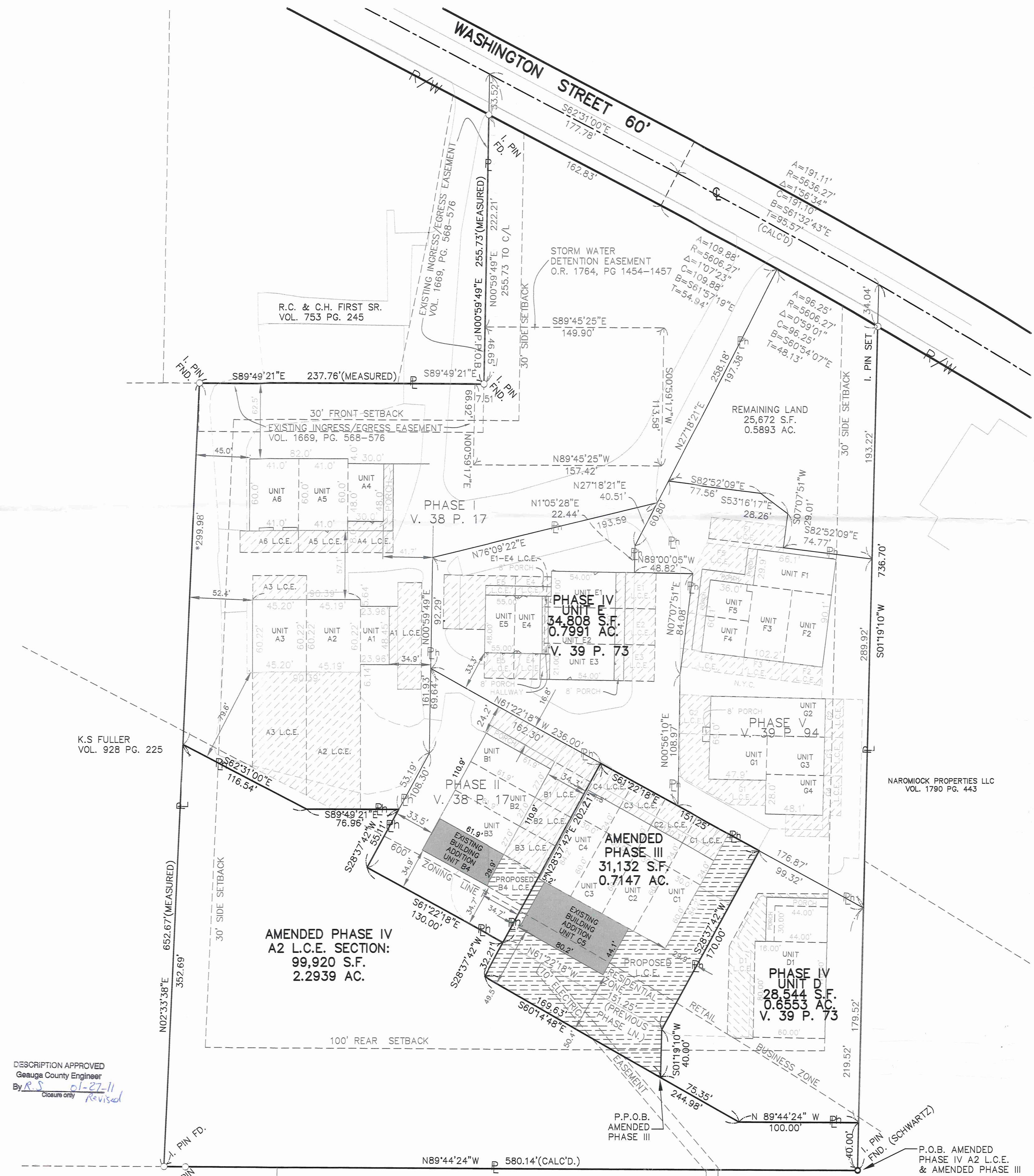
EXHIBIT "A"

TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR

RADVAN BUSINESS PARK

AMENDED RADVAN BUSINESS PARK CONDOMINIUMS PHASE III AND PHASE IV

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



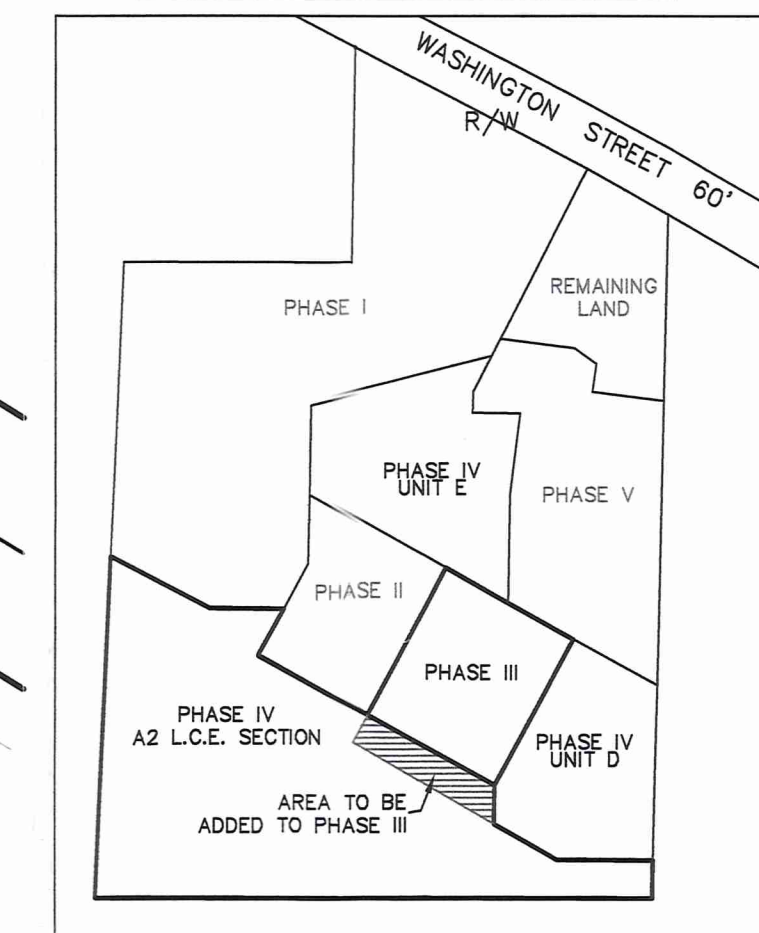
ACREAGE SUMMARY

Table with 3 columns: Phase, Square Feet, Acres. Includes Phase I-V and Remaining Land totals.

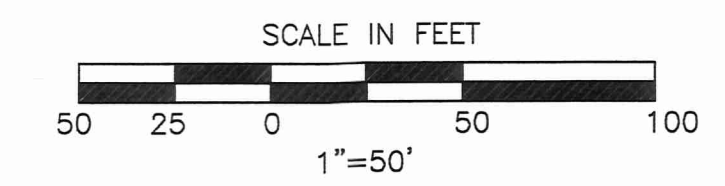
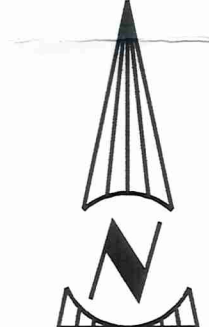
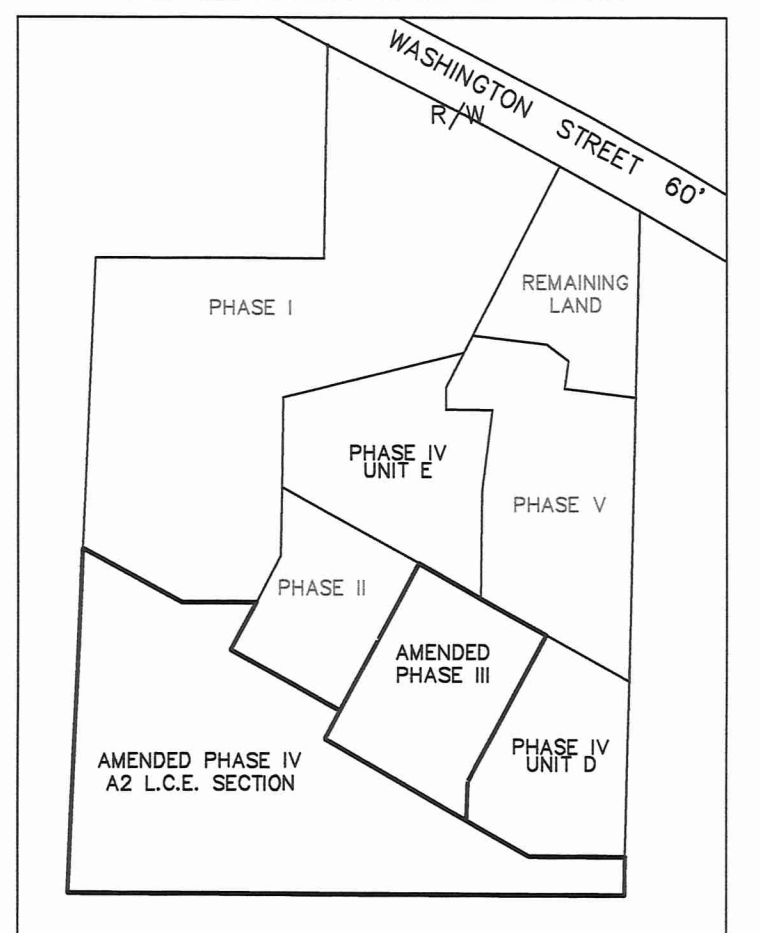
NOTE:

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.

BEFORE AMENDMENT



AFTER AMENDMENT



LEGEND

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

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.



12/24/10

GREG L. SCHUNCK, PS PROFESSIONAL SURVEYOR NO. 8374

EXHIBIT "A"

Table with 3 columns: Declaration of Condominium for Radvan Business Park, Phase 3 & Phase 4, Scale: 1"=50', December 2010, Sheet 1 of 2.

Mannik & Smith Group, Inc. Civil Engineering, Surveying and Environmental Consulting. Address: 4630 Richmond Road, Suite 180, Warrensville Heights, Ohio 44128. Tel: (216) 378-1490, Fax: (216) 378-1497.

R.L. & K.S. FULLER VOL. 1716 PG. 2226

D.B. & B.J. CLAYTON VOL. 1723 PG. 2965

S.A. & R.L. TAYLOR VOL. 1749 PG. 834

(AUB 00283)

RADVAN CONDOS (10-104)
AMENDED PHASE III
Picked up 3-2-11



4630 Richmond Road, Ste. 180 Warrensville Hts., OH 44128
Tel 216 378 1490 Fax 216 378 1497 www.manniksmithgroup.com

EXHIBIT "B"
LEGAL DESCRIPTION OF
RADVAN BUSINESS PARK CONDOMINIUMS AMENDED PHASE III

0.7147 Acres

Page 1

Situated in the Township of Auburn, County of Geauga and State of Ohio, and known as being in Section 1 of Tract Two of said Township and bounded and described as follows:

Beginning at an angle point on the Westerly line of land as described in deed to Seth and Rebecca Taylor as recorded in Volume 1749, Page 834 of Geauga County Records, a 5/8" iron pin found;

Thence North 01°19'10" East along said westerly line, a distance of 40.00 feet to the Southeasterly corner of Radvan Business Park Condominiums Phase IV, Unit D, as recorded in Volume 39, Page 73 of Geauga County Records;

Thence along the Southerly line of said Phase IV Unit D the following two courses:

Thence North 89°44'24" West a distance of 100.00 feet to a point;

Thence North 60°14'48" West a distance of 75.35 feet to the Southwesterly corner of said Phase IV Unit D, the principal place of beginning;

Course 1. Thence North 60°14'48" West a distance of 169.63 feet to a point;

Course 2. Thence North 28°37'42" East to the Northeast corner of the Radvan Business Park Condominiums Phase II as recorded in Volume 38, Page 17 of Geauga County Records, a distance of 202.21 feet, passing through the Southeasterly corner of said Phase II at a distance of 32.21 feet. Said Northeasterly corner also being on the Southerly line of the Radvan Business Park Condominiums Phase IV, Unit E as recorded in Volume 39, Page 73 of Geauga County Records;

AMENDED PHASE III.doc

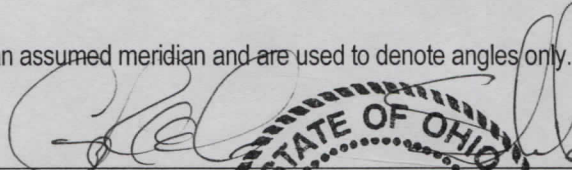
Course 3. Thence South 61°22'18" East along said Southerly line of Phase IV, and also along the Southerly line of the Radvan Business Park Condominiums Phase V as recorded in Volume 39, Page 94 of Geauga County Records, a distance of 151.25 feet to the most Northerly corner of said Phase IV, Unit D;

Thence along the Westerly line of said Phase IV, Unit D the following two courses:

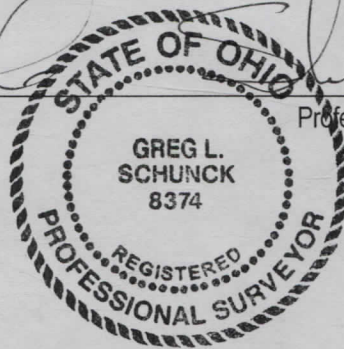
Course 4. Thence South 28°37'42" West a distance of 170.00 feet to a point;

Course 5. Thence South 01°19'10" West a distance of 40.00 feet to the place of beginning and containing 0.7147 Acres of land according to the survey of December 2010 by The Mannik & Smith Group, Inc., by Greg L. Schunck Professional Surveyor No. 8374, be the same more or less but subject to all legal highways and easements of record.

Bearings are to an assumed meridian and are used to denote angles only.


Greg L. Schunck

Professional Surveyor No. 8374



DESCRIPTION APPROVED
Gauga County Engineer

By R.S. 01-27-11
Closure only Revised



4630 Richmond Road, Ste. 180 Warrensville Hts., OH 44128
Tel 216 378 1490 Fax 216 378 1497 www.manniksmithgroup.com

EXHIBIT "B"
LEGAL DESCRIPTION OF
RADVAN BUSINESS PARK CONDOMINIUMS AMENDED PHASE IV
A2 L.C.E. SECTION

2.2939 Acres

Page 1

Situated in the Township of Auburn, County of Geauga and State of Ohio, and known as being in Section 1 of Tract Two of said Township and bounded and described as follows:

Beginning at an angle point on the Westerly line of land as described in deed to Seth and Rebecca Taylor as recorded in Volume 1749, Page 834 of Geauga County Records, a 5/8" iron pin found, the principal place of beginning;

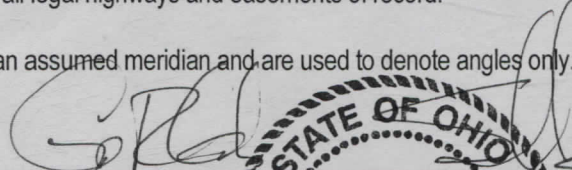
- Course 1. Thence North 89°44'24" West, along a North line of said Taylor land, and along the North line of lands described in deed to D. & B. Clayton as recorded in Volume 1723, Page 2965 and R. & K. Fuller as recorded in Volume 1716, Page 2226 both of Geauga County Records, a distance of 580.14 feet to the Southeast corner of land described in deed to K.S. Fuller as recorded in Volume 928, Page 225 of Geauga County Records, a 5/8" iron pin found;
- Course 2. Thence North 02°33'38" East, along the East line of said K.S. Fuller land, a distance of 352.69 feet to a Southwesterly corner of Radvan Business Park Condominiums Phase I as recorded in Volume 38, Page 17 of Geauga County Records;

Thence along the South line of said Phase I the following two courses and distances:

- Course 3. Thence South 62°31'00" East a distance of 116.54 feet to a point;
- Course 4. Thence South 89°49'21" East a distance of 76.96 feet to a point on the Westerly line of Radvan Business Park Condominiums Phase II as recorded in Volume 38, Page 17;

- Course 5. Thence South 28°37'42" West along the Westerly line of said Phase II, a distance of 55.11 feet to a point at the Southwesterly corner thereof;
- Course 6. Thence South 61°22'18" East along the Southerly line of said Phase II, a distance of 130.00 feet to a point on the Southeasterly corner thereof;
- Course 7. Thence South 28°37'42" West a distance of 32.21 feet to a point;
- Course 8. Thence South 60°14'48" East a distance of 244.98 feet to an angle point on the Southerly line of Radvan Business Park Condominiums Phase IV, Unit D as recorded in Volume 39, Page 73 of Geauga County Records, passing through the Southwesterly corner of said Phase IV, Unit D at a distance of 169.63 feet;
- Course 9. Thence South 89°44'24" East continuing along the Southerly line of said Phase IV a distance of 100.00 feet to a Westerly line of said Taylor land;
- Course 10. Thence South 01°19'10" West, along a Westerly line of said Taylor land, a distance of 40.00 feet to the place of beginning and containing 2.2939 Acres of land according to the survey of December 2010 by The Mannik & Smith Group, Inc., by Greg L. Schunck Professional Surveyor No. 8374, be the same more or less but subject to all legal highways and easements of record.

Bearings are to an assumed meridian and are used to denote angles only.



 Greg L. Schunck Professional Surveyor No. 8374



DESCRIPTION APPROVED
 Geauga County Engineer
 By R.S. 01-27-11
Closure only *Revised*