

Exhibit C

FRANK RUSSO, CUYAHOGA COUNTY AUDITOR

DTE FORM 100
Revised 12/98

REAL PROPERTY CONVEYANCE FEE STATEMENT OF VALUE AND RECEIPT

If exempt by O.R.C. 319.54 (F) (3), Use DTE Form 100 (Ex)

PERMANENT PARCEL NO.

101	37	016
101	37	014

FOR COUNTY AUDITOR'S USE ONLY

Type Instrument	WD	Tax List Year	2005	County Number	18	Tax Dist. Number	030	Date	
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Property Located in Cleveland Taxing District
 Name on Tax Duplicate Halle Cleveland, LLC Tax Duplicate Year 2005

PERMANENT PARCEL NO.

Description	101	37	016
	101	37	014

Platted Unplatted

SUBLOT NO: _____

AUDITOR'S COMMENTS: Split New Plat New Improvements Partial Value
 C.A.U.V. Building Removed Other _____

Number
No. of Parcels 2
DTE Code No. C 4240
Neigh. Code 68004
No. of Acres
Land Value 471000
Bldg. Value 1174000
Total Value 1645000
DTE Use Only
DTE Use Only
DTE Use Only
DTE Use Only
Consideration 845,000.00
DTE Use Only Valid Sale
1. YES 2. NO

**GRANTEE OR REPRESENTATIVE MUST COMPLETE ALL QUESTIONS IN THIS SECTION
 TYPE OR PRINT ALL INFORMATION SEE INSTRUCTIONS ON REVERSE**

1. Grantor's Name Halle Cleveland, LLC, a Delaware Limited Liability Company
2. Grantee's Name 216 Jamaica Avenue, LLC, a New York Limited Liability Company
- 2a. Grantee's Address 237 Carlton Avenue Brooklyn, New York 12205
3. Address of Property Euclid Avenue & E. 12th Street Cleveland, Ohio 44115
4. Tax Billing Address _____
5. Are there buildings on the land? YES NO If yes, check type:
 1, 2, or 3 Family Dwlg. Condominium (Unit No. _____ Condo Name _____) Apartment: No. of Units _____
 Manufactured (mobile) home Farm buildings Other Commercial
 If land is vacant, what is intended use? _____
6. Conditions of Sale (Check all that apply): Grantor is Relative Part Interest Transfer Land Contract
 Trade Life Estate Leased Fee Leasehold Mineral Rights Reserved Gift
 Grantor is Mortgagee Other: _____
7. a) New Mortgage Amount (If any) \$ _____
 b) Balance Assumed (If any) \$ _____
 c) Cash (If any) \$ _____
 d) Total Consideration (Add Lines 7a, 7b and 7c) \$ 845,000.00
 e) Portion, if any, of total consideration paid for items other than real property \$ _____
 f) Consideration for real property on which fee is to be paid (7d minus 7e) \$ 845,000.00
 g) Name of Mortgagee _____
 h) Type of Mortgage Conv. F.H.A. V.A. Other: _____
 i) If gift, in whole or part, estimated market value of the real property \$ _____
8. Has the grantor indicated that this property is entitled to receive the senior citizen, disabled person, or surviving spouse homestead exemption for the preceding or current tax year? YES NO. If yes, complete DTE Form 101.
9. Has the grantor indicated that this property qualified for current agricultural use valuation for the preceding or current tax year? YES NO. If yes, complete DTE Form 102.
10. Application For 2 1/2% Reduction (NOTICE: failure to complete this application prohibits the owner from receiving this reduction until another proper and timely application is filed): Will this property be grantee's principal residence by January 1 of next year? YES NO.
 If yes, is the property a multi-unit dwelling? YES NO.

I DECLARE UNDER PENALTIES OF PERJURY THAT THIS STATEMENT HAS BEEN EXAMINED BY ME AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS A TRUE, CORRECT AND COMPLETE STATEMENT.

Feb 06 2006

DATE

SIGNATURE OF GRANTEE OR REPRESENTATIVE

Jamaica Avenue, LLC, New York Limited

By: Stuart Venner, Managing Member

Receipt Number

RECEIPT FOR PAYMENT OF CONVEYANCE FEE

The conveyance fee required by section 319.54 (F) (3) R.C., and, if applicable, the fee required by Chapter 322 R.C., in the total amount of

A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB No. 2502-0265

B. Type of Loan							
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv Unins	6. File Number 700052707	7. Loan Number	8. Mortgage Ins Case Number		
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.	6. <input type="checkbox"/> Seller Finance					
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing, they are shown here for informational purposes and are not included in the totals.							
D. Name & Address of Borrower LandAmerica Exchange as Qualified Intermediary for 216 Jamaica Avenue, LLC, a New York Limited Liability Company 10 Bank Street, Suite 1120 White Plains, NY 10601			E. Name & Address of Seller LandAmerica Exchange Company as Qualified Intermediary for Halle Cleveland, LLC, a Delaware Limited Liability Company		F. Name & Address of Lender		
G. Property Location Euclid Avenue & E 12th St Cleveland, OH				H. Settlement Agent Name Lawyers Title Insurance Corporation - Lorain County 424 Middle Ave. Elyria, OH 44035 Tax ID: 540278740		I. Settlement Date 2/9/2006 Fund:	
J. Summary of Borrower's Transaction				K. Summary of Seller's Transaction			
100. Gross Amount Due from Borrower				400. Gross Amount Due to Seller			
101. Contract Sales Price	\$845,000.00			401. Contract Sales Price			
102. Personal Property				402. Personal Property			
103. Settlement Charges to borrower	\$8,018.25			403.			
104. Exchange Fee				404.			
105.				405.			
Adjustments for items paid by seller in advance				Adjustments for items paid by seller in advance			
106.				406.			
107. Quarterly Rent Payment				407. Quarterly Rent Payment			
108.				408.			
109.				409.			
110.				410.			
111.				411.			
112.				412.			
113.				413.			
114.				414.			
115.				415.			
116.				416.			
120. Gross Amount Due From Borrower	\$853,018.25			420. Gross Amount Due to Seller			
200. Amounts Paid By Or in Behalf Of Borrower				500. Reductions in Amount Due to Seller			
201. Deposit or earnest money	\$109,500.00			501. Earnest money held by seller			
202. Principal amount of new loan(s)				502. Settlement Charges to Seller (line 1400)			
203. Existing loan(s) taken subject to				503. Existing Loan(s) Taken Subject to			
204. Commitment fee				504. Payoff of first mortgage loan			
205. Exchange funds deposited	\$752,726.65			505. Payoff of second mortgage loan			
206.				506. Exchange Fee			
207.				507.			
208.				508.			
209.				509.			
Adjustments for items unpaid by seller				Adjustments for items unpaid by seller			
210.				510.			
211. Quarterly Rent Payment 02/09/06 to 03/31/06	\$4,915.73			511. Quarterly Rent Payment 02/09/06 to 03/31/06			
212.				512.			
213.				513.			
214.				514.			
215.				515.			
216.				516.			
217.				517.			
218.				518.			
219.				519.			
220. Total Paid By/For Borrower	\$867,142.38			520. Total Reduction Amount Due Seller			
300. Cash At Settlement From/To Borrower				600. Cash At Settlement To/From Seller			
301. Gross Amount due from borrower (line 120)	\$853,018.25			601. Gross Amount due to seller (line 420)			
302. Less amounts paid by/for borrower (line 220)	\$867,142.38			602. Less reductions in amt. due seller (line 520)			
303. Cash To Borrower	\$14,124.13			603. Cash To Seller			

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper. The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The information requested does not lend itself to confidentiality.

L. Settlement Charges				Paid From	Paid From
700. Total Sales/Broker's Commission based on price \$845,000.00 @ % = \$0.00				Borrower's	Seller's
Division of Commission (line 700) as follows:				Funds at	Funds at
				Settlement	Settlement
701.	to				
702.	to				
703.	Commission Paid at Settlement			\$0.00	
800. Items Payable in Connection with Loan					
801.	Loan Origination Fee %	to			
802.	Loan Discount %	to			
803.	Appraisal Fee	to			
804.	Credit Report	to			
805.	Lender's Inspection Fee	to			
806.	Mortgage Insurance Application	to			
807.	Assumption Fee	to			
808.	Loan Processing Fee	to			
809.		to			
810.		to			
811.	Tax Service Fee	to			
812.	Flood Certification Fee	to			
813.	Underwriting Fee	to			
814.	Application Fee	to			
900. Items Required by Lender To Be Paid in Advance					
901.	Interest from	to @ /day			
902.	Mortgage Insurance Premium for months	to			
903.	Hazard Insurance Premium for years	to			
1000. Reserves Deposited With Lender					
1001.	Hazard insurance	months @	per month		
1002.	Mortgage insurance	months @	per month		
1003.	City property taxes	months @	per month		
1004.	County property taxes	months @	per month		
1005.	Annual Assessments	months @	per month		
1006.	Flood Insurance	months @	per month		
1007.	Proration	months @	per month		
1008.	Proration	months @	per month		
1009.		0 months @			
1010.		0 months @			
1011.	Aggregate Adjustment				
1100. Title Charges					
1101.	Settlement or closing fee	to LandAmerica Lawyers		\$1,000.00	
1102.	Abstract or title search	to			
1103.	Title examination	to LandAmerica Lawyers		\$325.00	
1104.	Title insurance binder	to LandAmerica Lawyers		\$100.00	
1105.	Document Preparation Fee	to			
1106.	Notary fees	to			
1107.	Attorney's fees	to			
(includes above items numbers:)					
1108.	Title insurance	to LandAmerica Lawyers		\$3,136.25	
(includes above items numbers:)					
1109.	Lender's coverage	\$0.00/\$0.00			
1110.	Owner's coverage	\$845,000.00/\$3,136.25			
1111.	Escrow fee	to			
1112.	Special Tax Underwriting Fee	to			
1113.	Lien Payoff Processing/Delivery	to			
1114.	Lender Package Processing/Delivery	to			
1115.	Recordation Package Processing/Delivery	to			
1116.	Delivery/Electronic Transfer Service	to LandAmerica Lawyers		\$25.00	
1117.	Elec. Deliv. Closing Package Service	to			
1200. Government Recording and Transfer Charges					
1201.	Recording Fees	Deed \$52.00 ; Mortgage ; Rel	to LandAmerica Lawyers	\$52.00	
1202.	City/County/Tax Stamps	Deed ; Mortgage	to		
1203.	State Tax/stamps	Deed ; Mortgage	to		
1204.	Addit. Recording Fees - Assignment/Sub.	to			
1205.	Conveyance Fee	to LandAmerica Lawyers		\$3,380.00	
1206.	Kentucky Premium Tax	to			
1300. Additional Settlement Charges					
1301.	Survey	to			
1302.	Pest Inspection	to			
1400.	Total Settlement Charges (enter on lines 103, Section J and 502, Section K)			\$8,018.25	

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

The above will be used for proration of rents and security deposits credits. Any further adjustments will be made outside of escrow. The above is hereby acknowledged and accepted by the undersigned.

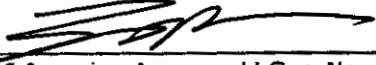
Sellers:

Halle Cleveland LLC, a Delaware Limited Liability Company By: Halle Holdings, Inc., a Delaware Corporation, It's: Sole Member

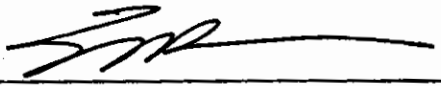
By: Robert Quesada, Vice President

Date:

Buyers:



216 Jamaica Avenue, LLC, a New York Limited Liability Company


By: Stuart Venner, Managing Member

Date: Feb 6, 2008