

# EXHIBIT C



That HALLE CLEVELAND LLC, a Delaware limited liability company, whose address is 645 Fifth Avenue, Suite 904, New York, New York 10022, grantor

for valuable consideration paid, Grant(s), with limited warranty covenants, to

216 JAMAICA AVENUE, LLC, a New York limited liability company, grantee,

whose tax mailing address is

237 Carlton Avenue, Brooklyn, Kings County, New York 12205,

the following described Real Property:

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, more particularly bounded and described as set forth in Schedule A annexed hereto, and subject to the matters set forth in said Schedule A,

And all the estate, right, title and interest of the said grantor in and to said premises,

TO HAVE AND TO HOLD THE SAME, with all the privileges and appurtenances thereunto belonging, to said grantee, its successors and assigns forever.

The tax mailing address of the Grantee is 237 Carlton Avenue, Brooklyn, Kings County, New York 12205.

The County Auditor's Tax Parcel Numbers are as follows: 101-37-014 and 101-37-016.

The Prior Instrument Reference is Deed Book Vol. 11869 page 56, Records Office Cuyahoga County, Ohio.

Witness Grantor's hand(s) this                      day of February, 2006

Signed and acknowledged in presence of:

Eileen D. Hatch  
Eileen D. Hatch

Adelaida Midel  
Adelaida Midel

HALLE CLEVELAND LLC, a Delaware limited liability company

By Halle Holdings Inc, a Delaware Corporation, its sole member

By Robert Quesada  
Robert Quesada, Vice President

State of New York County of New York ss,

Be It Remembered, That on the 7th day of February 2006, before me, the subscriber, a notary public in and for said county, personally came Robert Quesada, vice president of Halle Holdings Inc., sole member of Halle Cleveland, LLC, the Grantor(s) in the foregoing Deed, and acknowledged the signing thereof to be his and its voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notary seal, on the day and year last aforesaid.

*Amelia C. Porricelli*

AMELIA C. PORRICELLI  
Notary Public, State of New York  
No. 03-4877573 - Bronx County  
Term Expires March 08, 2006

This instrument was prepared by  
Richard M. Frome  
880 Third Avenue-15th Floor  
New York, New York 10022

CUYAHOGA COUNTY RECORDER  
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Permanent 101-37-018  
Parcel #: 101-37-014

Type Instrument: Limited Warranty  
Tax District #: 3100  
Grantor: Halle Cleveland Lic  
Grantee: Halle Cleveland Lic  
Balance Assumed: \$ 0.00  
Total Consideration: \$ 845,000.00  
Conv. Fee Paid: \$ 3,380.00  
Transfer Fee Paid: \$ 1.00  
Fee Paid by: Land AMERICA  
Exempt Code:

Date: 2/10/2006 2:09:00 PM  
Tax List Year: 2006  
Land Use Code: 4240  
Land Value: 278,000  
Building Value: 670,000  
Total Value: 948,000  
Arms Length Sale: YES  
Rcpt: g-02102006-15  
Inst #: 207398  
Check #:

*Frank Russo*  
CUYAHOGA COUNTY AUDITOR



FROM

Halle Cleveland LLC

TO

216 Jamaica Avenue LLC

Transferred  
County Auditor  
State of Ohio, County, ss.  
Executed for record on the day  
of Month, A.D. 2006  
Recorded  
in Book No. Page  
County Recorder

BOX: LANDAMERICA LAYERS TITLE  
424 MIDDLE AVENUE  
ELYRIA, OHIO 44035  
700052707 J

FCID 0397

**SCHEDULE "A"**

**LEGAL DESCRIPTION**

Situated in the City of Cleveland, County of Cuyahoga and State of Ohio, and known as being part of Original Two Acre Lot Nos. 157 and 158, and bounded and described as follows:

Beginning on the Southerly line of Euclid Avenue, 99 feet wide, at its intersection with the Easterly line of East 12th Street (formerly Short Alley, 16.50 feet wide); thence Easterly along the Southerly line of Euclid Avenue, 100 feet to the Northwesterly corner of land conveyed to Alfred A. Pope by deed dated September 26, 1892 and recorded in Volume 524, Page 411 of Cuyahoga, County Records; thence Southerly along the Westerly line of land so conveyed to Alfred A. Pope, said line being also parallel with the Easterly line of East 12th Street, to an angle therein; thence Southeasterly along the Southwesterly line of land so conveyed to Alfred A. Pope, said line being also parallel with the Northeasterly line of East 12th Street, to the Northwesterly line of Huron Road S.E. (formerly Huron Street, 99 feet wide); thence Southwesterly along the Northwesterly line of Huron Road S.E., 48 feet to the most Easterly corner of land conveyed to John. N. Henderson by deed dated April 5, 1880 and recorded in Volume 313, Page 37 of Cuyahoga County Records; thence Northwesterly along the Northeasterly line of land so conveyed, said line being also parallel with the Northeasterly line of East 12th Street, 80 feet to the most Northerly corner thereof; thence Southwesterly along the Northwesterly line of land so conveyed, 52.25 feet to the Northeasterly line of East 12th Street; thence Northwesterly along the Northeasterly line of East 12th street, 17.95 feet to an angle therein; thence Northerly, continuing along the Easterly line of East 12th Street, 104.52 feet to the place of beginning.

Subject to:

1. Any circumstance, condition, state of facts or objection to title which is (i) subordinate to the Lease, or (ii) the obligation to remove, remedy or otherwise deal with rests with Tenant under the Lease, or (iii) which has been created or suffered by Tenant under the Lease, or anyone acting by, through or under Tenant (including any former Tenant).
2. Temporary Right Of Way and Use Easement to Greater Cleveland Regional Transit Authority pursuant to grant dated October 31, 2005.
3. Estoppel certificate dated December \_\_, 2001 made by Grantor to HSBC BANK USA.
4. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

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ROBERT KLAIBER P. E., P. S.  
Legal Description complies with  
Cuyahoga County Conveyance  
Standards and is approved for  
transfer.

  
Agent

Feb 10 2006

FCID 0398

5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records.

6. Any lien, or right to an lien, for services labor or material theretofore or hereafter furnished, imposed by law whether or not shown by the public records.

7. Rights of parties in actual possession of all or any part of the premises.

8. Special assessments and special taxes, if any, and taxes whether or not yet due and payable.

9. Lease from The Realty Investment Co., Lessor, to Salmon P. Halle and Samuel H. Halle, Lessees, dated March 15, 1912, filed for record April 3, 1912 and recorded in Lease Volume 52, Page 383 of Cuyahoga County Records.

Modification of Lease, dated October 17, 1912, filed for record November 6, 1912 and recorded in Lease Volume 56, Page 355 of Cuyahoga County Records.

Assignment of Lease to Alfred A. Pope, Harris Whittemore and Henry F. Pope, Trustees, dated April 3, 1924, filed for record April 21, 1924 and recorded in Lease Volume 132, Page 515 of Cuyahoga County Records.

Agreement, which may or may not be of record, dated October 27, 1936 concerning notice of intention to enter to any specified mortgagee.

Assignment and Assumption by and between The Halle Brothers Company and S & R Playhouse Realty Company, dated May 21, 1982, filed for record May 21, 1982 and recorded in Lease Volume 555, Page 401 of Cuyahoga County Records.