

Exhibit F

February 7, 2006 Deed

CUYAHOGA COUNTY RECORDER
The Ohio Legal Publishing Co. PATRICK J. O'MALLEY
DEED 02/10/2006 02:22:43 PM
200602100641



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, Recorders 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

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FCID 0396

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 09, 2006

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

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Permanent 101-37-016
Parcel #: 101-37-014

Type Instrument: Limited Warranty Date: 2/10/2006 2:09:00 PM
Tax District #: 3100 Tax List Year: 2006
Grantor: Halle Cleveland Llc Land Use Code: 4240
Grantee: Halle Cleveland Llc Land Value: 278,000
Balance Assumed: \$ 0.00 Building Value: 670,000
Total Consideration: \$ 845,000.00 Total Value: 946,000
Conv. Fee Paid: \$ 3,380.00 Arms Length Sale: YES
Transfer Fee Paid: \$ 1.00 Rcpt: g-02102006-15
Fee Paid by: Land AMERICA Inst #: 207399
Exempt Code: Check #:

Frank Russo
CUYAHOGA COUNTY AUDITOR



FROM

Halle Cleveland LLC

TO

216 Jamaica Avenue LLC

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

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

FCID 0397