



**Chicago Title Insurance Company**

1360 E. 9th Street  
 Cleveland, OH 44114  
 Phone: 216-696-1275 Fax: 216-696-8107

Order No. 504100379

**BUYER:** Ohio Retail Stores, LLC, an Ohio limited liability company  
**SELLER:** City of South Euclid  
**PROPERTY:** Cedar Road (Cedar Center North);  
 South Euclid, OH 44121

**SETTLEMENT DATE:** February 11, 2011

DESCRIPTION	PURCHASER		SELLER	
	Charges	Credits	Charges	Credits
<b>Purchase Price</b>	\$2,350,000.00			\$2,350,000.00
Earnest Money Deposit From Ohio Retail Stores, LLC		\$25,000.00		
Funds Deposited in Escrow From Ohio Retail Stores, LLC		\$2,340,000.00		
Mortgage Payoff To County of Cuyahoga POC (S)\$320,109.24				
<b>Title Charges</b>				
Escrow Fee	\$325.00		\$325.00	
Examination of Title			\$450.00	
Commitment for Title Insurance			\$75.00	
Owner's Policy Premium	\$2,750.00		\$7,275.00	
Recording Fees To Cuyahoga County Recorder	\$28.00		\$356.00	
Conveyance Fees/Transfer Tax To Cuyahoga County Auditor			\$1.00	
Real Estate Taxes for PPNs 704-23-003 and 704-23-118 for Full Year 2010 plus Penalty on First Half To Cuyahoga County Treasurer			\$128,014.24	
County property taxes		\$2,830.68	\$2,830.68	
HOLD per Escrow and Closing Agreement for Seller's Post Closing Work			\$300,000.00	
<b>Sub Totals:</b>	<b>\$2,353,103.00</b>	<b>\$2,367,830.68</b>	<b>\$439,326.92</b>	<b>\$2,350,000.00</b>
<b>Amount Due to Purchaser</b>		<b>\$14,727.68</b>		
<b>Amount Due to Seller</b>				<b>\$1,910,673.08</b>
<b>Signatures to follow on next page</b>				

*Purchaser/Seller understands the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. The lender involved may be furnished a copy of this statement.*

*Purchaser/Seller understands that tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others or estimates for the current year, and in the event of any change for current year, all necessary adjustments must be made between Purchaser and Seller direct.*

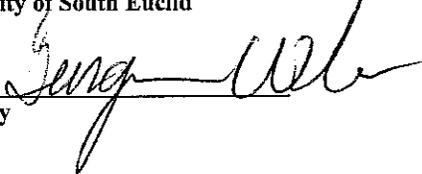
*The undersigned hereby authorizes Chicago Title Insurance Company to make expenditure and disbursements as shown above and approves same for payment. The undersigned also acknowledges receipt of Loan Funds, if applicable, in the amount shown above and a receipt of a copy of this Statement.*

**"Purchaser"**

**"Seller"**

Ohio Retail Stores, LLC, an Ohio limited liability company

City of South Euclid

By 

By \_\_\_\_\_

**"Escrow Agent"**

Chicago Title Insurance Company

By: \_\_\_\_\_

Name: Tim Warren

Title: