

Second Quarter 2009 All Sales over \$1,000,000 in 10 Counties All Types

| # | SoldDate | Street Address | City | County | Price | Sq. Ft. | PerSqFt | Asset Type | Buyer | Seller |
|----|----------|--------------------------|----------------------|----------|--------------|-------------|--------------|-----------------|------------------------------------|-----------------------------------|
| 1 | 06/30/09 | 932 Mishler Road | Mogadore | Portage | \$1,825,000 | 37.21 acres | \$49,046/ac | Land | The Trust for Pubic Land | Goodyear Tire and Rubber |
| 2 | 06/26/09 | 7545 Center Street | Mentor | Lake | \$1,675,000 | 7,800 | \$214.74 | Retail | RRR Grand Bay LLC | Jr Properties LLC |
| 3 | 06/25/09 | 14843 Sprague Road | Strongsville | Cuyahoga | \$3,150,000 | 21,850 | \$144.16 | Office | TD Security Ltd Inc | Koumbari Investors, LLC |
| 4 | 06/10/09 | 130th W. Exchange Street | Cuyahoga Falls | Summit | \$4,825,000 | 33,334 | \$144.75 | Medical Bldg | Childrens Hospital Medical Center | Neuroco LLC |
| 5 | 06/08/09 | 18485 Lake Shore Blvd | Cleveland | Cuyahoga | \$2,000,000 | 142,225 | \$14.06 | Commercial | Hospice of Western Reserve Inc | Richard Lennon |
| 6 | 06/05/09 | 28601Euclid Chardon Road | Wickliffe | Lake | \$1,187,026 | n/a | n/a | Service Station | Roinvest Holdings, LLC | Franchise USA LLC |
| 7 | 06/04/09 | 7515 Auburn Road | Painesville | Lake | \$1,370,000 | n/a | n/a | Service Station | Franchise USA LLC | BP Products North America Inc. |
| 8 | 06/04/09 | 30502 Lakeland Blvd | Willowick | Lake | \$1,040,000 | n/a | n/a | Service Station | Franchise USA LLC | BP Products North America Inc. |
| 9 | 06/04/09 | 2301 Romig Road | Akron | Summit | \$1,300,000 | 63,721 | \$20.40 | Retail | Habitat of Humanity | Campbell Sport Ltd |
| 10 | 06/03/09 | 4933 Neo Parkway | Garfield Heights | Cuyahoga | \$1,135,000 | 52,812 | \$21.49 | Industrial | PJPC LLC | Ultra Electronics Defense Inc |
| 11 | 06/03/09 | 3349 Kent Road | Stow | Summit | \$1,350,000 | n/a | n/a | Service Station | Franchise USA LLC | BP Products North America Inc. |
| 12 | 06/02/09 | 8 Erie Street | Painesville | Lake | \$1,011,205 | n/a | n/a | Service Station | Roinvest Holdings, LLC | Franchise USA LLC |
| 13 | 06/01/09 | 1205 Main Street | Cuyahoga Falls | Summit | \$1,030,000 | 4,894 | \$210.46 | Service Station | Franchise USA LLC | BP Products North America Inc. |
| 14 | 06/01/09 | 32150 Just Imagine Drive | Avon | Lorain | \$34,000,000 | 650,000 | \$52.31 | Industrial | Suretape Industries | Henkel Corp. |
| 15 | 05/29/09 | State Street | Garrettsville | Portage | \$1,087,500 | 28 acres | \$39,175/ac | Land | Crock Real Estate Investments | Parkview FSB |
| 16 | 05/29/09 | 8360 Broadmoor Road | Mentor | Lake | \$1,000,000 | n/a | n/a | Service Station | Franchise USA LLC | BP Products North America Inc. |
| 17 | 05/29/09 | Goodyear Facility | Akron | Summit | \$16,000,000 | 500,000 | \$32.00 | Industrial | Industrial Realty Group | Goodyear Tire and Rubber Co. |
| 18 | 05/28/09 | 30299 Chagrin Blvd | Pepper Pike | Cuyahoga | \$1,200,000 | 3,417 | \$351.19 | Service Station | Waterway Gas and Wash Co | BP Products North America Inc. |
| 19 | 05/28/09 | 316 E. Highland Road | Macedonia | Summit | \$1,510,000 | n/a | n/a | Service Station | Franchise USA LLC | BP Products North America Inc. |
| 20 | 05/27/09 | 9567 St. Route 14 | Streetsboro | Portage | \$1,850,000 | 13,321 | \$138.88 | Retail | Robert J. Fewell Trust | Mecca IV of Streetsboro |
| 21 | 05/27/09 | 5711 Heisley Road | Mentor | Lake | \$1,751,705 | n/a | n/a | Service Station | Roinvest Holdings, LLC | Franchise USA LLC |
| 22 | 05/27/09 | 3050 Graham Road | Stow | Summit | \$1,140,000 | 3,515 | \$324.32 | Service Station | Franchise USA LLC | BP Products North America Inc. |
| 23 | 05/26/09 | 2496 E. Aurora Road | Aurora | Portage | \$1,370,000 | n/a | n/a | Service Station | Franchise USA LLC | BP Products North America Inc. |
| 24 | 05/26/09 | 15 Pearl Road | Brunswick | Medina | \$1,380,458 | n/a | n/a | Service Station | Roinvest Holdings, LLC | Franchise USA LLC |
| 25 | 05/26/09 | 2481 Som Center Road | Willoughby | Lake | \$1,410,511 | n/a | n/a | Service Station | Roinvest Holdings, LLC | Franchise USA LLC |
| 26 | 05/18/09 | 5772 Drexler Road | Canton | Stark | \$1,100,000 | 11,380 | \$96.66 | Office | Shree Vithal LLC | Gatherco Inc. |
| 27 | 05/15/09 | 650 S. Prospect Avenue | Hartville | Stark | \$1,155,000 | 40,000 | \$28.88 | Office | Jimmie Management Prop. LLC | H&H Builders and Developers, LLC |
| 28 | 05/15/09 | 971 N. Court Street | Medina | Medina | \$1,150,000 | 3,535 | \$325.32 | Retail | Storch Realty Inc. | Ron Resh & Valerie Reynolds Trust |
| 29 | 05/14/09 | 17644 Chilicothe Road | Chagrin Falls | Geauga | \$2,193,400 | n/a | n/a | Service Station | Roinvest Holdings, LLC | Franchise USA LLC |
| 30 | 05/14/09 | 959 Steels Corner Road | Stow | Summit | \$1,193,684 | n/a | n/a | Service Station | Roinvest Holdings, LLC | Franchise USA LLC |
| 31 | 05/14/09 | 4671 Richmond Road | Warrensville Heights | Cuyahoga | \$2,000,000 | 15.70 acres | \$127,388/ac | Land | Hemingway Development | Catholic Diocese |
| 32 | 05/13/09 | 2207 Kimball Road SE | Canton | Stark | \$2,375,000 | 107,695 | \$22.05 | Industrial | Sibila Family LLC | Publix |
| 33 | 05/01/09 | 1403 E. 6th Street | Cleveland | Cuyahoga | \$1,300,000 | 180,000 | \$7.22 | Office | Popeye's Marina Inc | Sheriff of Cuyahoga County |
| 34 | 04/30/09 | 16035 Industrial Parkway | Middlefield | Geauga | \$5,405,568 | 92,640 | \$58.35 | Industrial | United Land & Dev. Plant LLC | Johnsonite, Inc. |
| 35 | 04/30/09 | 4485 North Ridge Road | Perry | Lake | \$2,590,000 | 24,575 | \$105.39 | Retail | Board of Lake County Commissioners | Randolf Perrotti |
| 36 | 04/30/09 | 10303 Brecksville Road | Brecksville | Cuyahoga | \$1,100,000 | 21,840 | \$50.37 | Industrial | SCG Properties LLC | DRT Properties LLC |
| 37 | 04/28/09 | Center Ridge Road | Westlake | Cuyahoga | \$1,650,000 | 29.41 acres | \$56,103/ac | Land | City of Westlake | K-Mart Corporation |
| 38 | 04/27/09 | 3701 NW Highland Park | North Canton | Stark | \$3,381,100 | 59,000 | \$57.31 | Industrial | National Inventors Hall of Fame | SPC Realty Ltd |
| 39 | 04/13/09 | Harvard Road | Warrensville Heights | Cuyahoga | \$1,240,000 | 1.26 acres | \$984,127/ac | Land | Chick-Fil-A Inc | Jacobs Real Estate |
| 40 | 04/13/09 | 34999 Mills Road | North Ridgeville | Lorain | \$1,775,000 | 43,580 | \$40.73 | Industrial | RGI International Inc | Stewart Arden Trust |
| 41 | 04/12/09 | 110 Chestnut Commons | Elyria | Lorain | \$7,200,000 | 45,743 | \$157.40 | Retail | Carl Goudas | Glitz and Associates |
| 42 | 04/10/09 | 4836 Brecksville Road | Richfield | Summit | \$1,300,000 | 32,000 | \$40.63 | Office | Petar Svilar | Citizens Bank |
| 43 | 04/09/09 | 555 Abbe Road S | Elyria | Lorain | \$1,570,000 | 18,078 | \$86.85 | Multi-Family | New Kensington Square Associates | Clarkwood Apartments Phase I |
| 44 | 04/08/09 | 15467 Pearl Road | Strongsville | Cuyahoga | \$1,250,000 | 3,274 | \$381.80 | Retail | Salco of Clearwater Inc | Jardine-Shurmer Funeral Home |
| 45 | 04/02/09 | 3009 W. Market Street | Akron | Summit | \$7,050,000 | 14,490 | \$486.54 | Retail | Levey and Company | Prudential Commercial Real Estate |