REAL ESTATE AUCTION

DEVELOPER DIRECTS PORTFOLIO SALE

10 Shopping Centers and One Office Building



OPENING BIDS FROM $75,000 – $4.5 MILLION

SHERMAN AUCTION

BENJ. E. SHERMAN & SONS™

AUCTION SERVICES GROUP

Parcel 101

100% Leased
78,575 Sq.ft. Shopping Center

Westwood Square
2412-2468 West State Street
Alliance, Ohio





- **OPENING BID: $4,500,000**
- **CERTIFIED OR CASHIER'S CHECK REQUIRED TO BID: $250,000**

MARKET AREA

Alliance, with a population of approximately 25,000, is located in Stark County, in the northeast corner of the state and is approximately 15 miles from the county seat of Canton, Ohio. Alliance is home to Mount Union College.

PROPERTY FEATURES

- 100% leased
- 87% national/regional tenants
- Quality construction and excellent physical condition
- Average daily traffic count of over 24,000 vehicles
- Parking for approximately 500 cars
- Flexible space configurations
- Pylon signage

PROPERTY DESCRIPTION

Constructed in 1993, this 78,575 square foot neighborhood shopping center sits on a prominent 7.79 acre site. The 100% leased property is ideally located on west State Street (U.S. 62) which is the primary east-west artery through Alliance, Ohio. As a direct result of Westwood Squares' location, within this densely populated residential and commercial area, this neighborhood center has retained 88% of its original tenants. The center is a ½ mile from the 300,000 square foot Carnation Mall, is adjacent to a Wal-Mart Supercenter and is across the street from Lowes and Staples. Major tenants would include Marc's (founded in 1979 with 51 stores throughout Ohio featuring name brand merchandise in the food, health & beauty, and general merchandise categories), Sears & Sears Optical, Blockbuster Video, Pet Supplies Plus and American General Finance.

DIRECTIONS

Exit I-77 at US-62 East; proceed East approximately 15 miles. Exit at West State Street (Alliance Exit) and proceed East to the property on the southside of State Street (US-62).

2005 Annualized Income and Actual 2004 Expenses

INCOME	
Base Rent	$658,036.36
Percentage Rent	$6,122.00
Tax, CAM & Insurance Reimbursements	$75,824.17
Total Annualized Income	**$739,982.53**
EXPENSES	
Recoverable Expenses	
R.E. Taxes	$59,627.74
Insurance	$15,666.25
CAM	$27,444.46
Misc. Non Recoverable Expenses	$2,304.77
Total Expenses	**$105,043.22**
ANNUALIZED NET OPERATING INCOME	**$634,939.31**

Parcel 102

100% Leased – Wal-Mart Shadowed 13,815 Sq.ft. Shopping Center

Wal-Mart Plaza
21878-21892 Route 119
Punxsutawney, Pennsylvania

- **OPENING BID: $1,100,000**
- **CERTIFIED OR CASHIER'S CHECK REQUIRED TO BID: $95,000**



PROPERTY DESCRIPTION

Constructed in 2003, this 13,815 square foot strip center sits on a highly visible 2.08 acre site and is attached to a 107,000 square foot Wal-Mart Supercenter that was completed in 2002. The center is 100% occupied. It is configured for 7 units. The property is easily accessible off of Route 119, the main north/south artery through Jefferson County, and is located at a signalized intersection. Credit tenants would include Radio Shack, Check-N-Go, Curves, EB Games, Shoe Show and Holiday Hair (Regis Corp).

MARKET AREA

Punxsutawney is approximately 85 miles northeast of Pittsburgh and 100 miles south of Erie, accessible via Interstate 80, U.S. Route 119 and State Route 36. Manufacturing is a key sector in the County with over 94 firms, employing approximately 4,800 people. The beauty of the area coupled with the lure of the weather forecasting groundhog Punxsutawney Phil, has spurred tourism into a growing trade.

PROPERTY FEATURES

- 2005 Annualized NOI $187,184.42
- 100% leased
- Attached to Wal-Mart Supercenter
- 90% National/regional tenants
- No real estate taxes
- Parking for approximately 89 cars

DIRECTIONS

Depart I-80 at Exit 78 South onto SR-36 and follow for 19.5 miles. Turn right onto US-119 in Punxsutawney (South Gilpin Street) to the property.

Parcel 103

87% Leased Murray's Auto Anchored 31,326 Sq.ft. Shopping Center

East Cleveland Town Center
14325-14343 Euclid Avenue
East Cleveland, Ohio

PROPERTY DESCRIPTION

Constructed in 1992, this 31,326 square foot neighborhood center is strategically located adjacent to the newer RTA transit station. Situated on a 2.06 acre corner site the property fronts on the highly trafficked Euclid Avenue, with an average daily traffic count of nearly 20,000 vehicles. Configured into 8 units, the center has retained the majority of its original tenants. The property is just minutes to downtown Cleveland and the center's retailer's benefit from having nearly 200,000 people living within a 3 mile radius. Tenants include Murray's Discount Auto Store, Jackson Hewitt Tax Service and Subway.

MARKET AREA

Conveniently located just east of Cleveland's cultural and academic center of University Circle and north of Cleveland Heights, East Cleveland is a 100+ year historic city of 27,000 residents, featuring a wealth of landmark architecture, strong education and social services.

- **OPENING BID: $1,200,000**
- **CERTIFIED OR CASHIER'S CHECK REQUIRED TO BID: $100,000**



PROPERTY FEATURES

- $269,129.84 NOI at 100% Occupancy
- Newer, quality construction
- High tenant retention
- Adjacent to RTA transit station
- Well positioned in highly trafficked location
- Pylon signage
- Parking for approximately 139 cars

DIRECTIONS

Exit I-90 at Eddy Road South to St. Clair/Shaw Avenue East. Proceed approximately 1 mile to Euclid (US-6 & US-20) turn right on Euclid to the property.

Parcel 104

Belden Village
23,403 Sq.ft. Shopping Center

Everhard Terrace
4603-4631 Everhard Road NW
Canton, Ohio

PROPERTY DESCRIPTION

Constructed in 1980, this 23,403 square foot strip center is located on a 2.31 acre site at the gateway to the over 840,000 square foot super-regional Westfield Shoppingtown Belden Village mall. The average daily traffic count is over 19,000 vehicles. Configured into 8 units, the center currently would provide for an ideal owner/user opportunity. Excellent ingress and egress at a stoplight with accentuator. There is parking for 136 cars. The property is adjacent to Pier One and its tenants include Pella Windows, Fuji Steakhouse and the Patrick Allen Salon.

MARKET AREA

Canton is the 9th largest city in Ohio with an approximate population of 80,806. The Belden Village retail area contains over 2,000,000 square feet of retail space and approximately 130 restaurants in a square mile area.

- **OPENING BID: $1,000,000**
- **CERTIFIED OR CASHIER'S CHECK REQUIRED TO BID: $75,000**



PROPERTY FEATURES

- $297,791.38 NOI at 100% Occupancy
- Location, location, location
- Well maintained
- Parking for approximately 136 cars
- Owner/User Opportunity
- Pylon Signage

DIRECTIONS

Exit I-77 at Everhard Road West to the property at the corner of Everhard Road and Belden Village Street.

Parcel 105

Belden Village Area
9,915 Sq.ft. Signature Office Building With Expansion Land

4100 Dressler Road N.W.
Jackson Township, Stark County Ohio

- **OPENING BID: $695,000**
- **CERTIFIED OR CASHIER'S CHECK REQUIRED TO BID: $50,000**



PROPERTY DESCRIPTION

Constructed in 1998, this 9,915 square foot, one and part two-story office building is highly visible on its 1.78 acre landsite. The surplus land could possibly allow for future expansion of up to 8,000 square feet. In addition to the passenger elevator, the building also features two staircases to the second level. The interior finish and quality of materials used is excellent. There are restrooms on each level. The zoning is B-1, Suburban Office and Limited Business. This property would be the ideal headquarters for an image conscious company. There is easy access to the property from Dressler Road NW, which has an average daily traffic count of 11,000 vehicles.

PROPERTY FEATURES

- Attractive brick exterior
- Deluxe interior finish
- Passenger elevator
- Parking for approximately 74 cars
- Highly desirable Jackson Township location
- 1 Mile to Belden Village Retail Area
- Expansion possibilities

DIRECTIONS

Exit I-77 at Everhard Road West, turn right onto Everhard Road. Turn left at the first traffic light onto Dressler Road and proceed south approximately 1 mile to the property on the East side of Dressler Road.

Parcel 106

Net-Leased Advanced Auto Parts Single-Tenant Freestanding Building

4101 Cleveland Avenue NW
Canton, Ohio

- **OPENING BID: $250,000**
- **CERTIFIED OR CASHIER'S CHECK REQUIRED TO BID: $20,000**



PROPERTY DESCRIPTION

Built in 1998 for Advanced Auto Parts, a Fortune 500 company, this 7,000 square foot freestanding single tenant retail building is situated on a highly visible 1.18 acre site. The property is prominently located on Cleveland Avenue, a major north/south commercial artery in Canton with an average daily traffic count of over 20,000 vehicles. After purchasing Forest City Auto Parts, Advanced Auto Parts consolidated this location into its four other Canton locations. The property is currently subleased to Family Dollar, another Fortune 500 company with 5,600 stores in 44 states with 8 locations in Canton.

PROPERTY FEATURES

- Quality construction
- NOI over $69,000 from a national retailer
- Original 10 year lease term with options
- Parking for approximately 33 cars
- Pylon Signage; Rear truck dock

DIRECTIONS

Exit I -77 at U.S. Rt. 62 east and proceed approximately 1 mile to the Cleveland Avenue exit. Proceed north on Cleveland Avenue approximately 1 mile to property.

Parcel 107

Net-Leased Wendy's Anchored Shopping Center

3220-3232 Cleveland Avenue NW
Canton, Ohio

- **OPENING BID: $600,000**
- **CERTIFIED OR CASHIER'S CHECK REQUIRED TO BID: $35,000**





PROPERTY DESCRIPTION

This well constructed center was built in 1983 and consists of an 11,400 square foot in-line retail plaza plus a 2,300 square foot building net-leased to Wendy's International. Wendy's International, a Fortune 500 company with $11.6 billion in worldwide sales, is an original tenant that has been in the center for over twenty years and has consistently paid percentage rent. The property is prominently located on a 1.81 acre site on Cleveland Avenue, a major north/south commercial artery in Canton with an average daily traffic count of nearly 22,200 vehicles.

PROPERTY FEATURES

- $234,355.23 NOI at 100% Occupancy
- Flexible space configurations
- Great current income with large upside
- 8,275 square feet of contiguous space available for rent or owner user
- Parking for approximately 81 cars
- Excellent visibility; Pylon Signage

DIRECTIONS

Exit I -77 at U.S. Rt. 62 east and proceed approximately 1 mile to the Cleveland Avenue exit. Proceed north on Cleveland Avenue approximately a ½ mile to property.

Parcel 108

New 16,800 Sq.ft. Net- Leased Shopping Center

Romig Road Plaza
2052-2066 Romig Road
Akron, Ohio

- **OPENING BID: $800,000**
- **CERTIFIED OR CASHIER'S CHECK REQUIRED TO BID: $40,000**



PROPERTY DESCRIPTION

Newly completed in 2005, this 16,800 square foot retail plaza was constructed in two phases on a highly visible 4.73 acre site. The property is prominently located at the intersection of Romig Road and Wadsworth Road, within one mile of I-77. The center has direct access to heavily traveled Romig Road, with two curb cuts and one side entrance from Wadsworth Road (S.R. 261). The anchor tenant is a regional retailer. National tenants include Household Finance and Check 'n Go. The average daily traffic count is nearly 20,000 vehicles.

PROPERTY FEATURES

- $209,505.88 Gross Income at 100% Occupancy
- Quality constructed center completed in 2005
- 5 & 10 year lease terms with options
- National Tenants: Household Finance and Check 'n Go
- Parking for approximately 102 cars
- Newly formed 1.06 acre outlot along Romig Road for possible fast food user available
- Approximate 1.5 acre future development site included

DIRECTIONS

Exit I-77 at Wooster Avenue west. Proceed west on Wooster Avenue /S.R. 261 and follow roadway left (south) at Romig Road. Romig Road Plaza is immediately on your right.

Parcel 109

Aaron Rents Anchored 16,125 Sq.ft. Shopping Center

1490-94 S. Arlington Road
Akron, Ohio

PROPERTY DESCRIPTION

Built in 1998, this 16,125 square foot shopping center is currently configured into four rental units. Aaron Rents, Inc., a $1 Billion market cap national retailer and original tenant is the anchor tenant with 8,125 square feet. Aaron Rents, Inc. currently has more than 1,075 Company-operated and franchised stores in 45 states, Canada, and Puerto Rico for the rental and sale of residential and office furniture, accessories, consumer electronics and household appliances. The 1.99 acre property is prominently located on Arlington Street, a major north/south commercial artery in Akron with an average daily traffic count of nearly 15,000 vehicles.

PROPERTY FEATURES

- $120,247.27 NOI at 100% Occupancy
- Quality constructed seven year old building
- 62% national retailers

- **OPENING BID: $450,000**
- **CERTIFIED OR CASHIER'S CHECK REQUIRED TO BID: $25,000**



- Parking for approximately 86 cars
- 8,000 square feet with 20' ceiling heights
- 3,710 square feet of high bay end-cap space available
- Great owner/user opportunity
- Heavily landscaped site
- Pylon Signage; 2 overhead doors

DIRECTIONS

Exit I -77 at east Waterloo Road and proceed east approximately 1 mile to Arlington Road; turn left and proceed north to property.

Parcel 110

Rent-A-Center Anchored 11,400 Sq.ft. Shopping Center

1493-1509 S. Arlington Road
Akron, Ohio

- **OPENING BID: $550,000**
- **CERTIFIED OR CASHIER'S CHECK REQUIRED TO BID: $30,000**



PROPERTY DESCRIPTION

Built in 1987 this 11,400 square foot strip center is currently configured into 7 rental spaces with only one 1,280 square foot store currently available. National retailers Rent-A-Center, First American Cash Advance and Subway occupy 7,680 square feet of the center. The 1.60 acre site is adjacent to a brand new Wendy's restaurant. The property is prominently located on Arlington Street, a major north/south commercial artery in Akron with an average daily traffic count of nearly 15,000 vehicles.

PROPERTY FEATURES

- $94,657.96 NOI at 100% Occupancy
- 67% national retailers
- Parking for approximately 92 cars
- Pylon Signage

DIRECTIONS

Exit I -77 at east Waterloo Road and proceed east approximately 1 mile to Arlington Road; turn left and proceed north to property.

Parcel 111

Net-Leased Dollar General Store Single-Tenant Free Standing Building

2084 Mogadore Road
Akron, Ohio

- **OPENING BID: $75,000**
- **CERTIFIED OR CASHIER'S CHECK REQUIRED TO BID: $15,000**



PROPERTY DESCRIPTION

Originally built in the 1920's, this 7,560 square foot single-tenant retail building was upgraded for Dollar General in 1998. Dollar General, a Fortune 500 discount retailer, with 7,596 stores in 30 states, has the most stores of any retailer in the country. The company is a leader in the dollar store segment and features a BB+ credit rating with 2004 sales of $6.9 billion. This highly visible .84 acre oversized site is adjacent to several new fast-food locations including a brand new Wendy's restaurant. The property is easily accessible off of Mogadore Road with an average daily traffic count of nearly 63,040 vehicles.

PROPERTY FEATURES

- NOI over $38,000 from a national retailer
- Excellent exposure from I-76
- High volume store; tenant in second renewal option
- Parking for approximately 24 cars
- Full basement

DIRECTIONS

2084 Mogadore Road is located on the southside frontage road for I-76. Exit I-76 at East Market Street and proceed east on the south frontage road which becomes Mogadore Road approximately 2 blocks to the property.

BIDDING SEMINARS AND BIDDER PACKAGE INFORMATION

Representative of the Auction Services Group will be available to meet with prospective bidders during the bidding seminars which will be held at 4627 Everhard Road NW (in the Everhard Terrace property-parcel #104), Canton, Ohio on the following dates:

– Thursday, July 21st, 2:00 p.m. – 5:00 p.m.
– Thursday, August 11th, 2:00 p.m. – 5:00 p.m.
– Tuesday, August 30th, 2:00 p.m. – 5:00 p.m.

Comprehensive bidder packages will be made available to review and for purchase for $100 each (paper version-3 or more is $75 each) or $25 each (compact disc version - 3 or more is $15 each) at the scheduled bidder seminars, by phone (312) 223-8324 or by fax (312) 223-8329. Bidder packages will be sent via first class mail. For Federal Express overnight delivery, please include your Federal Express account number or add $35 per printed bidder package ordered and/or $35 for any number of compact discs ordered.

• Prospective bidder who would like to inspect the interior of parcel #105 (4100 Dressler Road NW, Jackson Township, Stark County, Ohio) during the times and on the dates of the scheduled bidding seminars will be required to schedule an appointment with the Auction Services Group in advance.

• Prospective bidders are requested not to disturb any tenants of the properties during the course of their evaluations. Please contact the Auction Services Group if you should have any questions or requests.

AUCTION SERVICES GROUP
— OF —
BENJ. E. SHERMAN & SONS™
established 1922

2 North LaSalle Street, 14th Floor
Chicago, Illinois 60602
Phone: 312.223.8324
Auction Line: 888.442.8008
Facsimile: 312.223.8329

Presorted
First-Class Mail
U.S. Postage
Paid
Palatine, P & DC, IL
Permit No. 240

AUCTION DATE

- **September 15, 2005 at 2:00 p.m.**
- **Registration begins at 1:00 p.m.**

AUCTION LOCATION

Holiday Inn Akron West – Fairlawn
4073 Medina Rd. (I-77 at Rt. 18), Akron, Ohio

AUCTION TERMS AND CONDITIONS

PROPERTIES AND DOCUMENT REVIEW. Complete inspection of the properties by prospective bidders and their experts, and attendance at a bidder seminar on the dates and at the times specified in this auction brochure, is encouraged. The Bidder Package will contain the following information if available and/or applicable: auction information, brochure with Auction Terms and Conditions, specimen Real Estate Purchase and Sale Agreement, Leases, Rent Rolls, Income and Expense Statements, Phase I Environmental Site Assessment report, estoppels (if available) ALTA survey, Demographics, Zoning, Real Estate Tax Information, Bidder's Statement and Owner's Fee Title Insurance Commitment with applicable Schedule B documents. Bidder Packages will be available to purchase for $100 each (paper version-3 or more is $75 each) or $25 each (CD version-3 or more is $15 each) at the scheduled bidder seminars, by phone (312) 223-8324 or by fax (312) 223-8329. Bidder Packages will be sent via first class mail. For Federal Express overnight delivery, please include your Federal Express account number or add $35 per Bidder Package ordered. All information contained in the Bidder Package, the auction brochure and all other auction materials should be reviewed by each prospective bidder and their attorneys in advance of the auction. BENJ. E. SHERMAN & SONS ("BROKER" AND "AUCTIONEER") AND ALL LICENSEES ENGAGED BY OR ASSOCIATED WITH AUCTIONEER, REPRESENT THE SELLER IN THE SALE OF THESE PROPERTIES.

CONDITION OF THE PROPERTIES. The properties are being sold on an AS-IS, WHERE-IS basis.

AUCTION DAY REGISTRATION. It is recommended that bidders arrive approximately one hour prior to the scheduled auction time so that there will be time to register and have any property-specific or auction related questions answered. To be eligible to bid, each prospective bidder must register prior to the auction, present the required cashier's or certified check and receive a numbered bidder's card.

AUCTION PROCESS. The bidding will be open outcry. Registered bidders may choose to place their bids either directly to the Auctioneer or through an Auctioneer's assistant. The Auctioneer will control the manner in which the auction is conducted, the increments of bidding and the order of bidding. All announcements made by the Auctioneer on the day of the auction will take precedence over all prior oral or written information. If any disputes arise, the Auctioneer's records shall be deemed conclusive and final. The Auctioneer reserves the right to refuse admittance to or eject any person from the auction room for whatever reason he deems appropriate. The Real Estate Purchase and Sale Agreement to be signed at the auction will supersede all prior oral or written information.

EXECUTION OF REAL ESTATE PURCHASE AND SALE AGREEMENT. The successful high bidders, as identified by the Auctioneer, will immediately execute the Real Estate Purchase and Sale Agreement and deposit the required cashier's or certified check made payable to the Escrow Agent specified in the appropriate Real Estate Purchase and Sale Agreement ("Escrow Agent") as initial earnest money. The initial earnest money MUST be increased by wire transfer, cashier's or certified check to seven and one-half percent (7.5%) of the sum of the high bid price and the Buyer's Premium (as hereinafter defined) and deposited with Escrow Agent by September 21, 2005. The sales must close on or before November 15, 2005, at which time the high bidders will pay the remaining balance of the purchase price. An Owner's Fee Title Insurance Policy will be provided by the Title Insurance Company, whose Commitment for Owner's Title Insurance appears, for review, in the appropriate Bidder Package. All survey, title insurance, escrow fees, general real estate taxes, and all other closing expenses shall be paid at closing by either the high bidders or the seller, as provided for in the Real Estate Purchase and Sale Agreement.

BUYER'S PREMIUM. The high bidders will pay a premium equal to 3.5% of the high bid price. This amount will be added to the high bid price to determine the purchase price as provided in the Real Estate Purchase and Sale Agreement.

BIDDING PROCEDURE. Reserve Offering. These properties are being offered with reserve. The final bid on a property offered with reserve means that it is subject to seller acceptance until 5:00 pm., EST on Monday, September 19, 2005. The bid must remain irrevocable by the bidder during this time period. The seller reserves the right to accept the final high bids at the time and place of the auction. The high bidders will be notified at the auction or by telephone, certified mail, e-mail or facsimile in the event their bid is accepted. Failure to notify the bidders does not constitute acceptance of bid by the seller.

The seller or an authorized representative will be present at the auction in order to execute the Real Estate Purchase and Sale Agreements.

BID REJECTION FEE. In the event the seller does not accept the highest bid for a property and does not execute the Real Estate Purchase and Sale Agreement within the time period stated, the seller is obligated to pay the high bidder a $1,000 Rejection Fee. This Rejection Fee is not a penalty but a payment to the high bidder for having complied with the Auction Terms and Conditions.

BROKER PARTICIPATION. Broker participation may be permitted under the following guidelines: A real estate commission equal to one percent (1%) will be paid to the duly licensed real estate broker acting as a Buyer-Agent whose registered prospect closes in accordance with the Real Estate Purchase and Sale Agreement. To be eligible for a commission the broker must (i) be currently licensed as a real estate broker in the state of Ohio, (ii) identify the prospect by name and address, acquire their prospect's signature confirming Buyer-Agent's arrangement on the broker's company letterhead, and send the registration letter by certified mail, return receipt requested, to Auction Services Group, Inc. 2 N. LaSalle Street, 14th Floor, Chicago, Illinois 60602, Attn: Robert Roggeveen. This letter must be received by Auctioneer prior to August 28, 2005 and prior to any attendance at a bidder seminar by their prospect. A broker will not be eligible to register a prospect that has had contact with the Auctioneer, seller or any of their related parties prior to receipt by Auctioneer of broker's registration letter, and lastly (iii) attend and register with the prospect at a scheduled bidder seminar and at the auction. Eligible brokers will be sent an acknowledgment letter and are required to bring this letter to a bidder seminar and to the auction for verification. There will be no commission paid to a broker if that broker is representing themselves, their company, another broker or salesperson in their company, or a member of the broker' family. An affidavit will be required to be signed by broker to certify that the broker is not acting as principal in any manner whatsoever. Broker, Auctioneer and seller offer no sub-agency to any broker or agent. **NO ORAL REGISTRATIONS WILL BE ACCEPTED AND THERE CAN BE NO EXCEPTIONS TO THIS BROKER REGISTRATION PROCESS.**

BROKERS WHO HAVE NOT MET ALL OF THESE REQUIREMENTS FOR BROKER PARTICIPATION WILL NOT BE PAID A COMMISSION EVEN THOUGH THE PROSPECT PURCHASES THE PROPERTY.

DISCLAIMER. INFORMATION CONTAINED IN THIS AUCTION BROCHURE AND THE BIDDER PACKAGES HAS BEEN OBTAINED FROM THE SELLER AND OTHER SOURCES DEEMED TO BE RELIABLE. HOWEVER, NEITHER THE SELLER, BROKER, AUCTIONEER, RELATED PARTIES NOR THEIR AGENTS MAKE ANY REPRESENTATIONS OR WARRANTIES AND HEREBY DISCLAIM ANY AND ALL ALLEGED REPRESENTATIONS AND WARRANTIES AS TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. ALL BIDDERS ARE DEEMED TO ACKNOWLEDGE THAT THEY HAVE HAD AN OPPORTUNITY TO INSPECT THE PROPERTIES AND ALL PERTINENT DOCUMENTS AND RELATED WRITINGS PRIOR TO MAKING BIDS, AND ALL BIDDERS ARE DEEMED TO HAVE RELIED SOLELY ON THEIR REVIEW AND UPON THEIR OWN INVESTIGATION AND INSPECTION IN MAKING THEIR BID(S). EACH PROSPECTIVE BIDDER MUST UNDERTAKE AND RELY ON HIS OR HER OWN INVESTIGATION OF THE PROPERTY AND DISCLAIMS ANY AND ALL RELIANCE UPON SAID INFORMATION.

Brokers and Auctioneer reserve the right, without prior notice, to postpone or cancel the auction in whole or in part, modify these Auction Terms and Conditions, withdraw any property before or at the auction, and to sell any property prior to the auction.

This is not an offering or solicitation to residents of any state where this offering is prohibited by law.

Benj. E. Sherman & Sons, Inc., licensed Ohio Broker and Auctioneer

Kelly T. Frank, Robert Roggeveen, licensed Ohio Brokers and Auctioneers

© Benj. E. Sherman & Sons™, 2005. All rights reserved.