



AVAILABLE
10 +/- Acres
1200 Babbitt Road
Euclid, Ohio 44132

TOTAL LAND AVAILABLE: 10 +/- acres

TOPOGRAPHY: Generally Flat

ACCESSIBILITY: Located at I-90

USE: Warehouse/Distribution/Manufacturing

NEIGHBORS: Lincoln Electric, Royal Appliance, Hitachi Mfg., PPG

PRICE: \$85,000.00 per acre

For further information contact:

Christopher S. Semarjian, SIOR, (216) 831-3310, Ext. 235

William K. Sadataki, (216) 831-3310, Ext. 175

Jeffrey A. Bilsky, (216) 831-3310, Ext. 240



Commercial Real Estate Services, Worldwide.

Business Property Specialists, Inc. Broker

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information.

LOT SPLIT PLAT

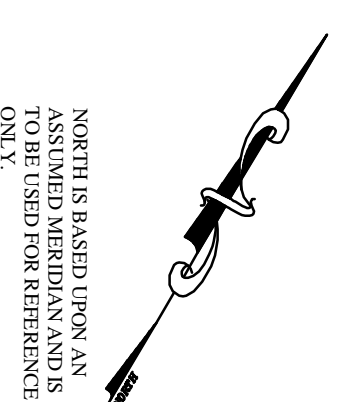
FOR

EUCLID COMMERCE ONE, L.L.C.

1200 BABBITT ROAD, EUCLID, OHIO.
PERMANENT PARCEL NUMBER 647-06-001.

OCTOBER 2005.

SITUATED IN THE CITY OF EUCLID, COUNTY OF CUYAHOGA, AND STATE OF OHIO, KNOWN AS BEING PARCEL 1 ON THE BOUNDARY SURVEY AND PARCEL SPLIT OF PART OF ORIGINAL EUCLID TOWNSHIP LOT NO. 38 & 39, TRACT 18 AND LOT NO. 2, TRACT 19, AS SHOWN BY THE RECORDED PLAT IN VOLUME 243 OF MAPS, PAGE 34 OF CUYAHOGA COUNTY RECORDS.



ACCEPTANCE:

WE, THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS LOT SPLIT PLAT.

EUCLID COMMERCE ONE, LLC
BY: CONCORD COMMERCE ONE, L.L.C. ITS SOLE MEMBER
BY: _____ ITS AUTHORIZED MEMBER
COUNTY OF CUYAHOGA
STATE OF OHIO S.S.

BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY APPEARED _____ THE AUTHORIZED MEMBER OF CONCORD COMMERCE ONE, L.L.C. THE SOLE MEMBER OF EUCLID COMMERCE ONE, LLC WHO ACKNOWLEDGED SIGNING THE FOREGOING INSTRUMENT.

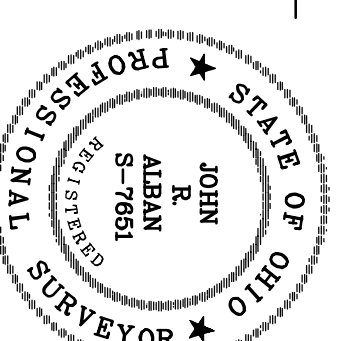
IN WITNESS WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL AT...

_____, OHIO, THIS ___ DAY OF _____, 2005.

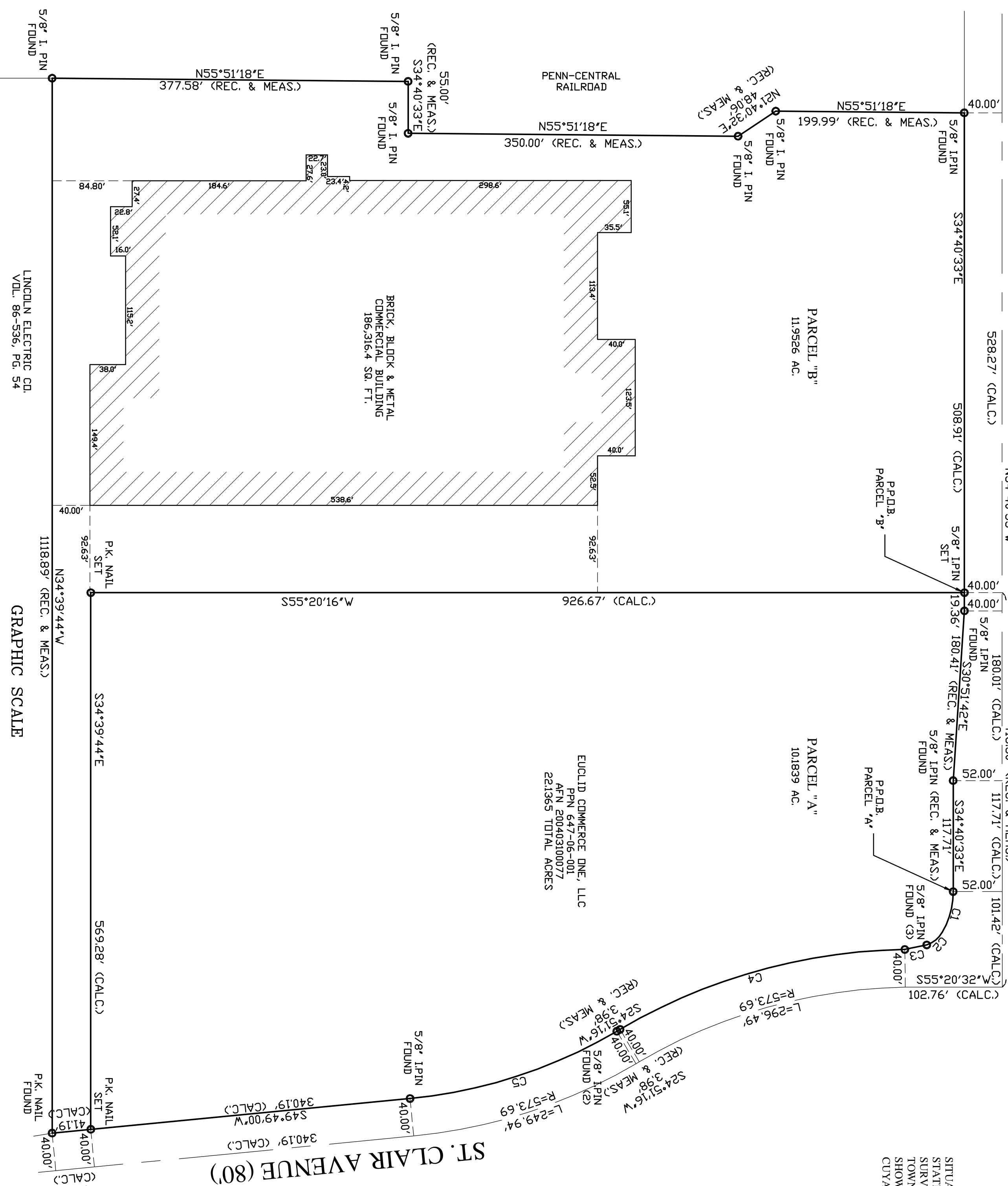
NOTARY PUBLIC

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND HAVE PREPARED THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.

JOHN R. ALBAN P.S. 7651



GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.



PREPARED BY:
ALBAN & ASSOCIATES
Professional Land Surveyors
30 Alpha Park
Highland Heights, OH 44143
Phone: 440-919-0109

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	45.22'	86.00'	30°07'31"	44.70'	S19°36'44"E
C2	21.62'	30.00'	41°18'04"	21.16'	S16°05'48"W
C3	23.86'	291.00'	4°41'50"	23.85'	S43°35'57"W
C4	317.16'	613.69'	29°36'39"	313.64'	S39°39'36"W
C5	232.51'	533.69'	24°57'44"	230.68'	S37°20'08"W