

THIS DOCUMENT WAS)
PREPARED BY:)
Frederick M. Kaplan, Esq.)
Krasnow Sanberg Cornblath & Hobbs)
500 North Dearborn Street)
Suite 200)
Chicago, Illinois 60610)



AFTER RECORDING)
RETURN TO:)
Frederick M. Kaplan, Esq.)
Krasnow Sanberg Cornblath & Hobbs)
500 North Dearborn Street)
2nd Floor)
Chicago, Illinois 60610)

[THIS SPACE RESERVED FOR RECORDING PURPOSES.]

SPECIAL WARRANTY DEED

STATE OF ILLINOIS)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COOK)

THAT, YAH! LLC, an Ohio limited liability company, whose mailing address is c/o The Bentley Forbes Group, LLC, 2049 Century Park East, Suite 2150, Los Angeles, California 90067-3123, (herein called "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to Grantor paid by MITSUWA CORPORATION, a California corporation, whose mailing address is 1815 West 213th Street, Suite 235, Torrance, California 90501 (herein called "Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, that certain tract of land described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes, together with all and singular, the improvements, fixtures, easements, rights-of-way, licenses, interests, rights, and appurtenances appertaining thereto, if any (herein collectively called the "Property").

This Deed is executed by Grantor and accepted by Grantee subject to the validity of existing and enforceable rights, interests, and estates, if any do in fact exist, but only to the extent that the same do in fact exist, of third parties in connection with those items set out and listed in Exhibit "B" attached hereto and incorporated by reference (herein collectively called the "Permitted Encumbrances").

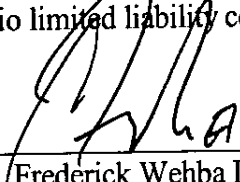
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TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging, unto Grantee, its legal representatives, successors and assigns, forever; and Grantor does hereby bind itself and its legal representatives, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Encumbrances, unto Grantee, its legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

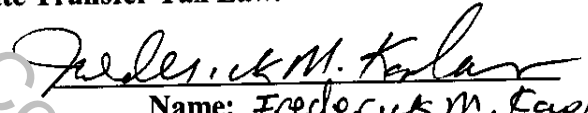
WITNESS THE EXECUTION HEREOF as of the 26th day of October, 2001.

GRANTOR: **YAH!**, LLC,
an Ohio limited liability company

By: 
C. Frederick Wehba II, Manager

This Deed is exempt under the provisions of paragraph 4(e), 35
ILCS 200/31-45 of the Real Estate Transfer Tax Law.

Date: OCT. 26, 2001


Name: Frederick M. Kaplan
Title: Its ~~Attorney~~ Agent

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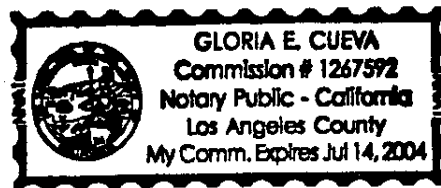
STATE OF ~~OHIO~~ California
COUNTY OF Los Angeles) SS:

ACKNOWLEDGMENT

On October 16, 2001, before me, Gloria E. Cueva personally appeared C. Frederick Wenbat, personally known to me (or proved to me on the basis of satisfactory evidence) to the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

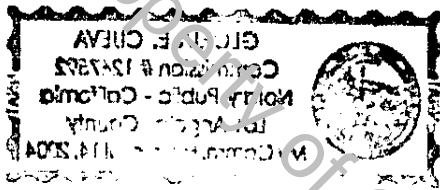
WITNESS my hand and official seal.

Gloria E. Cueva
Notary public in and for said State



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Property of Cook County Clerk's Office

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EXHIBIT A TO DEED

LEGAL DESCRIPTION AND P.I.N.

LOT 2 of the Mitsuwa Resubdivision as shown on that certain plat recorded in the Cook County Recorder's Office on 10-26-, 2001 as Document Number 08-11005779 and known as the final plat of Mitsuwa Resubdivision, being a Resubdivision of the Final Plat of Yaohan Resubdivision Located in part of the Northeast Quarter and Southeast Quarter of Section 16, Township 41 North, Range 11 East of the Third Principal Meridian, in the Village of Arlington Heights, Cook County, Illinois, recorded with the Office of the Cook County Recorder of Deeds on December 10, 1991 as document number 91647940.

Property Identification Numbers: 08-16-202-026-0000
(affects the property conveyed as well as other property)

Commonly known as: 2119-2121 South Arlington Heights Road
Arlington Heights, Illinois 60005

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EXHIBIT B TO DEED

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Permitted Encumbrances

1. GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS FOR THE YEAR 2001 AND SUBSEQUENT YEARS.
2. ALL MATTERS REFLECTED ON THE FINAL PLAT OF MITSUWA RESUBDIVISION, WHICH PLAT IS DESCRIBED ON EXHIBIT A TO THE DEED TO WHICH THIS EXHIBIT B IS ATTACHED.
3. ACTS OF GRANTEE AND THOSE CLAIMING THROUGH GRANTEE.
4. ACTS OF GRANTEE OR ITS PREDECESSOR IN INTEREST, YAOHAN U.S.A. CORPORATION, AS TENANT ("TENANT") UNDER THE LEASE BY AND BETWEEN YAHI, L.L.C. ("LANDLORD") AND TENANT DATED AS OF MAY 5, 1998.
5. EXCEPTIONS TO TITLE APPROVED IN WRITING BY GRANTEE OR ITS PREDECESSOR IN INTEREST, YAOHAN U.S.A. CORPORATION, AND YAHI, L.L.C. FOR RECORDATION AGAINST TITLE SINCE ISSUANCE OF THE COMMITMENT FOR TITLE INSURANCE FOR THE PROPERTY FROM COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. H455-1251, DATED FEBRUARY 8, 1998.
6. RIGHTS OR CLAIMS OF PARTIES OTHER THAN LIFEGATE LODGING, INC. IN ACTUAL POSSESSION OF ANY OR ALL OF THE PROPERTY.
7. OTHER THAN EXCEPTION NUMBERS 6, 7, 8, AND 31, ALL EXCEPTIONS LISTED IN THE PRELIMINARY TITLE REPORT FROM COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. H455-1251, DATED FEBRUARY 8, 1998 ("PRELIMINARY REPORT") AND THE STANDARD PRINTED EXCEPTIONS OF THE TITLE COMPANY APPLICABLE TO THE PRELIMINARY REPORT.
8. THE TERMS AND PROVISIONS OF AN ORDINANCE AMENDING ORDINANCE NUMBER R90-093 APPROVING A PRELIMINARY PLAT OF RESUBDIVISION AND GRANTING CERTAIN VARIATIONS FROM THE ARLINGTON HEIGHTS MUNICIPAL CODE RECORDED JULY 26, 2001 AS DOCUMENT NUMBER 0010674933.

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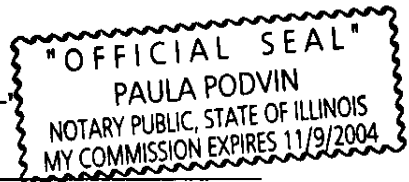
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 10/26, 192001 Signature [Signature]
Grantor or Agent

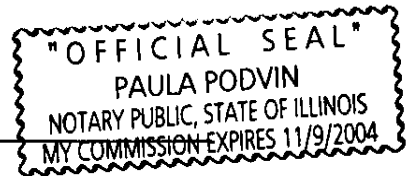
Subscribed and sworn to before
me by the said above affiant
this 26th day of October
192001
Notary Public Paula Podvin



The grantee or his agent affirms and verified that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquired and hold title real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 10/26/01, 192001 Signature [Signature]
Grantee or Agent

Subscribed and sworn to before
me by the said above affiant
this 26th day of October
192001
Notary Public Paula Podvin



Note: Any person who knowingly submits a false statement concerning the identify of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)