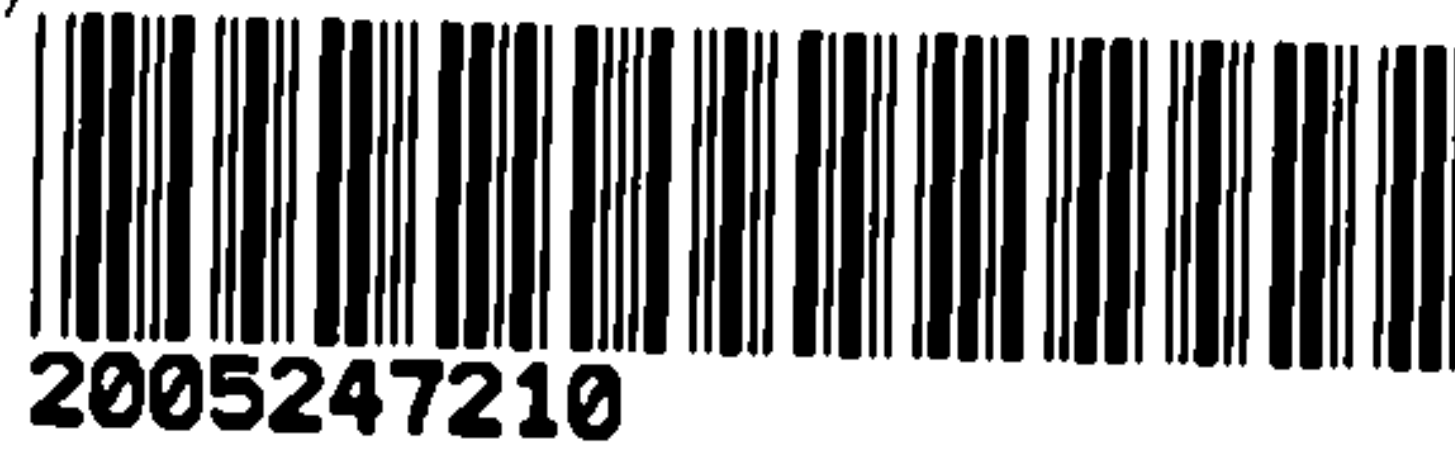


DOC TAX \$18,410.00
RECORD \$18.50

Prepared by and return to:
James L. Ritchey, Esq.
Williams, Parker, Harrison, Dietz & Getzen
200 South Orange Avenue
Sarasota, FL 34236
(941) 366-4800



2005247210

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2005247210 2 PGS
2005 NOV 03 04:18 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
HJAMES Receipt#708631

Doc Stamp-Deed: 18,410.00

INDENTURE

THIS INDENTURE, made October 31, 2005 by and between LAWVEST DEVELOPMENT SARASOTA, LLC, a Florida limited liability company, hereinafter referred to as Grantor, whose post office address is 1605 Main Street, Suite 910, Sarasota, FL 34236, and DOWNTOWN DWELLINGS, INC., a Florida corporation, as to an undivided 1/3 interest, and LIPAR, LLC, a Florida limited liability company, as to an undivided 2/3 interest, hereinafter referred to as Grantee, whose post office address is 1345 Main Street, Suite F-1, Sarasota, FL 34236.

WITNESSETH: Grantor, in consideration of the sum of ten dollars and other valuable considerations to it in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee, his heirs and assigns forever, the following described property situate in Sarasota County, Florida:

Parcel 1:

The South 10 feet of Lot 6 and all of Lots 7, 8 and 9, Block E, AUDUBON PLACE, as per plat thereof recorded in Plat Book 1, Page 169-1/2, Public Records of Manatee County, Florida, and in Plat Book A, Page 22, Public Records of Sarasota County, Florida.

Parcel 2:

Commence at the NW corner of Lot 1, Block E, AUDUBON PLACE, as per plat thereof recorded in Plat Book 1, Page 169-1/2, Public Records of Manatee County, Florida, (also recorded in Plat Book A, Page 22, Public Records of Sarasota County, Florida); thence S 0° 01'05" W along the East R/W of Halton Court (40' Wide) 182.14 feet to the Southwesterly R/W of a state road (Linking US 301 and SR 773) (118' Wide) for the POB; thence continue S 0° 01'05" W along the East R/W of Halton Court, 108.25 feet; thence N 89° 56'35" E along the North Line of the South 10 feet of Lot 6, Block E, of said SUB., 187.70 feet to the West R/W of AUDUBON PLACE (40' Wide), thence North along said R/W 4.12 feet to the Southwesterly R/W of said state road; thence N 59° 07'16" W along said R/W, 64.79 feet to the P.C. of a curve, being concave to the Southwest and having a radius of 1578.02 feet; thence Northwesterly along the arc of said curve, 149.84 feet to the POB, being part of Lots 4, 5 and 6, Block E, of said AUDUBON PLACE SUBDIVISION.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor warrants against only the lawful claims of all persons claiming by, through or under Grantor. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its name by its undersigned duly authorized officer the date above written.

LAWVEST DEVELOPMENT SARASOTA, LLC, a Florida limited liability company

By: [Signature]
EVAN N. BERLIN, as its Manager

[Signature]
Witness Name: AMANDA CARBONNEAU

[Signature]
Witness Name: SUSAN C. SWETT

STATE OF FLORIDA
COUNTY OF SARASOTA

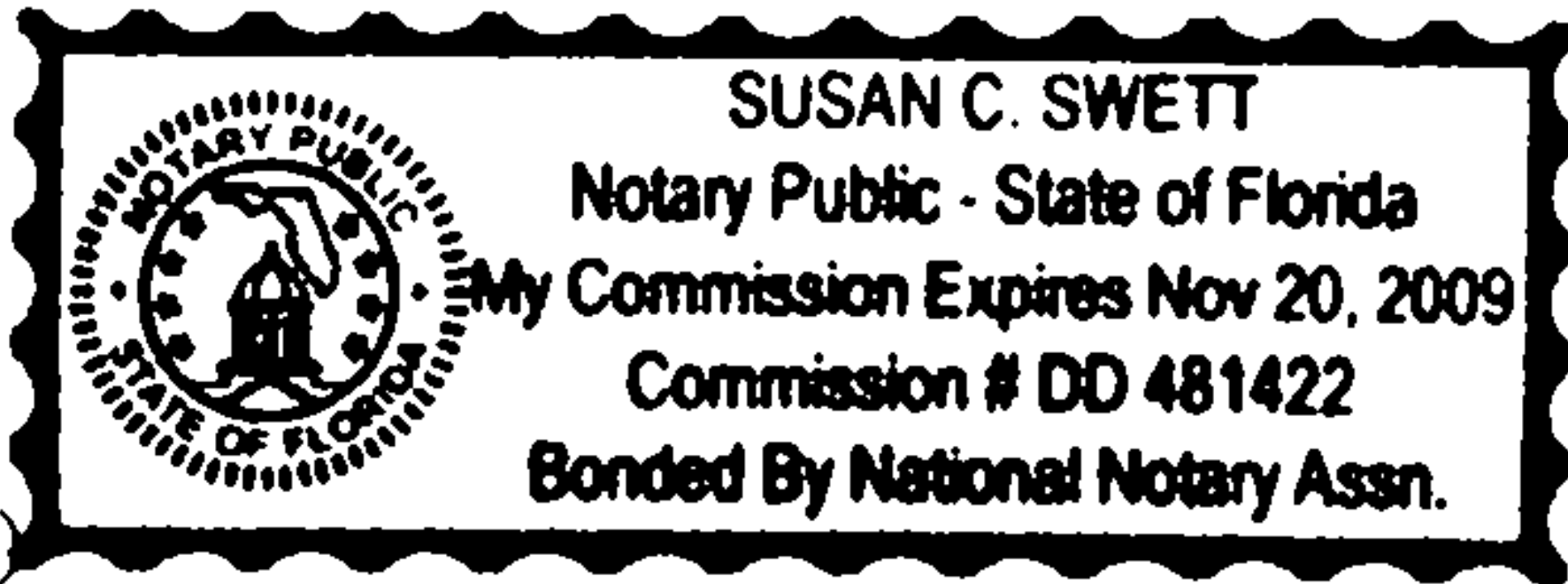
The foregoing instrument was acknowledged before me this 28th day of October 2005 by EVAN N. BERLIN, Manager of LAWVEST DEVELOPMENT SARASOTA, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced a _____ as identification. If no identification is indicated, the above-named person is personally known to me.

[Signature]

Signature of Notary Public

SUSAN C. SWETT

Print Name of Notary Public



(Notary Seal)

I am a Notary Public of the State of Florida and my commission expires on 2009