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SARASOTA COUNTY, FLORIDA

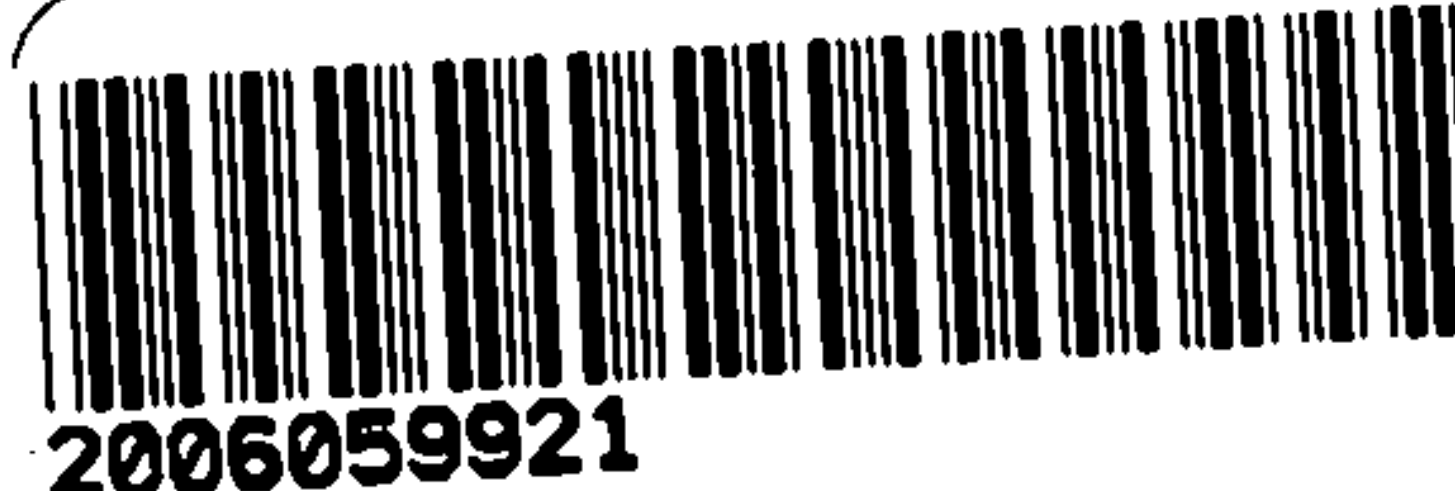
FMILLER Receipt#767800

Doc Stamp-Deed: 86,940.00

DOC TAX \$ 86,940.00  
RECORD \$ 27.00

Prepared by and return to:  
William G. Schlotthauer, Esq.  
Williams, Parker, Harrison, Dietz & Getzen  
200 South Orange Avenue  
Sarasota, Florida 34236  
(941) 366-4800

## WARRANTY DEED



This Indenture, made this 30<sup>th</sup> day of March 2006, by and between **PINEAPPLE BNK INVESTORS, DBT**, a Delaware business trust, hereinafter referred to as Grantor, whose post office address is c/o 1100 Metroplex Associates, LLC, 1407 48<sup>th</sup> Street, Brooklyn, NY 11219, and **TRITON/RBS PALM AVENUE OFFICE, LLC**, a Florida limited liability company, hereinafter referred to as Grantee, whose post office address is 821 North Main Street, Rochester, MI 48307.

**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:

All that property described in Exhibit "A" attached hereto

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereunto appertaining. Grantor hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple; that it is free of encumbrances except as above stated; that Grantor has good right and lawful authority to convey same; and that Grantee shall have quiet enjoyment thereof. Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever. 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.

WITNESSES:

**PINEAPPLE BNK INVESTORS, DBT**, a Delaware business trust

Lyudmila Kozachkov  
Signature of Witness

By: Isaac Stern  
Isaac Stern, Administrative Trustee

Lyudmila Kozachkov  
Print Name of Witness

(Corporate Seal)

Agnes Miercz  
Signature of Witness

Agnes Miercz  
Print Name of Witness

Lyudmila Kozachenko  
Signature of Witness

Lyudmila Kozachenko  
Print Name of Witness

Agnes Miercz  
Signature of Witness

Agnes Miercz  
Print Name of Witness

STATE OF New York  
COUNTY OF New York

The foregoing instrument was acknowledged before me this 28 day of March 2006 by Isaac Stern, as Administrative Trustee of PINEAPPLE BNK INVESTORS, DBT, a Delaware business trust. The above-named person is personally known to me or has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal) BERNARD A. SHAFRAN  
Notary Public, State of New York  
No. 41-4365361  
Qualified in Queens County  
Commission Expires Oct. 31, 2006

**BENEFICIAL OWNER:**  
**1100 METROPLEX ASSOCIATES, LLC**, a New Jersey limited liability company

By: Isaac Stern  
Isaac Stern, Member  
As its \_\_\_\_\_

(Corporate Seal)

[Signature]  
Signature of Notary Public

Print Name of Notary Public

I am a Notary Public of the State of \_\_\_\_\_,  
and my commission expires on \_\_\_\_\_.

STATE OF New York  
COUNTY OF New York

The foregoing instrument was acknowledged before me this 28 day of March 2006 by Isaac Stern, as Member of 1100 METROPLEX ASSOCIATES, LLC, a New Jersey limited liability company. The above-named person is personally known to me or has produced \_\_\_\_\_ as identification. If no type of identification is indicated, the above-named person is personally known to me.

(Notary Seal) BERNARD A. SHAFRAN  
Notary Public, State of New York  
No. 41-4365361  
Qualified in Queens County  
Commission Expires Oct. 31, 2006

[Signature]  
Signature of Notary Public

Print Name of Notary Public

I am a Notary Public of the State of \_\_\_\_\_,  
and my commission expires on \_\_\_\_\_.



Exhibit "A"

A parcel of land being bounded on the Northeast by the Southwesterly Right-of-Way line of Pineapple Avenue, on the Southeast by the Northwesterly Right-of-Way line of Ringling Boulevard, and lying in Lots 5, 7, and 9 of Block "E" together with the Right-of-Way of the former Seaboard Air Line Railroad (now defunct), according to the Plat of GILLESPIE PLACE, a resubdivision of Blocks "C" & "D" of Plat of Sarasota, recorded in Plat Book 1, Page 11A, of the Public Records of Sarasota County, Florida, and also lying in Lots 16 & 18 of Block "D" of the TOWN OF SARASOTA, recorded in Plat Book 1, Page 21, of the Public Records of Manatee County, Florida, lying Easterly of said Seaboard Air Line Railroad Right-of-Way, all being more particularly described as follows:

COMMENCE at the Northeasterly corner of Lot 1 of said Block "E", Plat of GILLESPIE PLACE, said corner being the intersection of the Southwesterly Right-of-Way line of Pineapple Avenue with the Southeasterly Right-of-Way line of McAnsh Square; thence S.37°45'01"E. along the Southwesterly Right-of-Way line of Pineapple Avenue for 120.67 feet to the POINT OF BEGINNING of the herein described parcel; thence continue S.37°45'01"E. for 34.47 feet to a point of intersection with the former Right-of-Way of said S.A.L. Railroad; thence S.30°30'00"E. along the Southwesterly Right-of-Way line of Pineapple Avenue and the Northeasterly line of Block "D" of said TOWN OF SARASOTA for 191.68 feet to the Southeast corner of Lot 18, said corner being the intersection of the Southwesterly Right-of-Way line of Pineapple Avenue with the Northwesterly Right-of-Way of Ringling Boulevard; thence S.61°30'00"W. along the Northwesterly Right-of-Way line of Ringling Boulevard for 151.98 feet; thence N.28°30'00"W. for 85.00 feet; thence S.61°30'00"W. for 17.41 feet; thence N.28°30'00"W. for 140.58 feet; thence N.61°30'00"E. for 157.16 feet to the POINT OF BEGINNING. The above described parcel of land situate, lying, and being in the City of Sarasota, Sarasota County, Florida.