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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SPOMERLE Receipt#1092486

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IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT
IN AND FOR SARASOTA COUNTY, FLORIDA
CIVIL DIVISION

iSTAR FINANCIAL INC., a Maryland
Corporation,

Plaintiff,

vs.

Case No. 2008 CA 011856 NC

TRITON/RBS PALM AVENUE OFFICE,
LLC, a Florida Limited Liability Company,
TRITON/RBS PALM AVENUE GARAGE,
LLC, a Florida Limited Liability Company,
TRITON/RBS PALM AVENUE
CONDOMINIUMS, LLC, a Florida Limited
Liability Company, **TRITON/PALM**
AVENUE RETAIL, LLC, a Florida Limited
Liability Company, and **GARY B. HOYT**, an
individual,

Defendants.

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on September 15, 2008, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

Parcel 1: (Parcel ID: 2027-06-0055)

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 11 A, 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.

Parcel 2: (Parcel ID: 2027-06-0089)

A parcel of land being bounded on the Southwest by the Northeasterly Right-of-Way line of Palm Avenue, and on the Northwest by the Southeasterly Right-of-Way line of McAnsh Square, on the Southeast by the Northwesterly Right-of-Way line of Ringling Boulevard and lying in Lots 9, 11, 13, 15, 17, 19, 21 and 23 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 12, 14, and 16 of Block D, TOWN OF SARASOTA, recorded in Plat Book 1, Page 21, of the Public Records of Manatee County, Florida, 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.54°07'46"W. along the Southeasterly Right-of-Way line of McAnsh Square for 358.74 feet to the POINT OF BEGINNING of the herein described parcel; thence S.28°30'00"E. for 132.50 feet; thence N.61°30'00"E. for 218.00 feet; thence S.28°30'00"E. for 81.16 feet; thence N.61°30'00"E. for 17.41 feet; thence S.28°30'00"E. for 85.00 feet to an intersection with the Northwesterly Right-of-Way line of Ringling Boulevard; thence S.61°30'00"W. along the Northwesterly Right-of-Way line of Ringling Boulevard for 248.02 feet to the intersection of the Northwest Right-of-Way line of Ringling Boulevard with the Northeast Right-of-Way line of Palm Avenue; thence N.30°37'13"W. along the Northeast Right-of-Way line of Palm Avenue for

82.45 feet to the Northwest corner of Lot 23 of said Block E, Plat of GILLESPIE PLACE; thence N.32°35'36"W. along said Right-of- Way line of Palm Avenue for 53.22 feet to the Northwest corner of Lot 21; thence N.34°15'26"W. along said Right-of-Way of Palm Avenue for 53.09 feet to the Northwest corner of Lot 19; thence N.36°12'08"W. along said Right-of-Way line of Palm Avenue for 53.13 feet to the Northwest corner of Lot 17; thence N.38°16'14"W. along said Right-of-Way line of Palm Avenue for 53.19 feet to the Northwest corner of Lot 15; thence N.54°07'46"E. along the Southeast Right-of-Way line of McAnsh Square for 41.26 feet to the Point of Beginning. The above described parcel of land situate, lying, and being in the City of Sarasota, Sarasota County, Florida.

Parcel 3: (Parcel ID: 2027-06-0088)

A parcel of land being bounded on the Northeast by the Southwesterly Right-of-Way line of Pineapple Avenue on the Northwest by the Southeasterly Right-of-Way line of McAnsh Square and lying in Lots 1, 3, 5, 7, and 9 of Block "E" 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, being more particularly described as follows:

BEGIN 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; thence S.61°30'00"W. for 157.16 feet; thence N.28°30'00"W. for 101.28 feet to an intersection with the Southeasterly Right-of-Way line of McAnsh Square; thence N.54°07'46"E. along the Southeasterly Right-of-Way line of McAnsh Square for 138.92 feet to the Point of Beginning. The above described parcel of land situate, lying, and being in the City of Sarasota, Sarasota County, Florida.

Parcel 4: (Parcel ID: 2027-06-0090)

A parcel of land being bounded on the Northwest by the Southeasterly Right-of-Way line of McAnsh Square, and lying in Lots 7, 9, 11, 13, 15, 17, and 19 of Block "E", 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, being more particularly described as follows:

COMMENCE at the Northeasterly corner of Lot 1 of 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.54°07'46"W. along the Southeasterly Right-of-Way line of McAnsh Square for 138.92 feet to the POINT OF BEGINNING of the herein described parcel; thence S.28°30'00"E. for 160.70 feet; thence

S.61°30'00"W. for 218.00 feet; thence N.28°30'00"W. for 132.50 feet to an intersection with the southeasterly Right-of-Way line of McAnsh Square; thence N.54°07'46"E. along the Southeasterly Right- of-Way line of McAnsh Square for 219.82 feet to the Point of Beginning. The above described parcel of land situate, lying, and being in the City of Sarasota, Sarasota County, Florida.

Parcels 1, 2, and 3 having a street address of 240 S. Pineapple Ave., Sarasota, FL 34236, Parcel 4 having a street address of 1401 Ringling Blvd, Sarasota, FL 34236, and all having been sold to: 240 S Pineapple Office - Sarasota LLC, a Delaware Limited Liability Company, whose address is c/o iStar Financial Inc., 1114 Avenue of the Americas - 39th Floor, New York NY 10036.

WITNESS my hand and the seal of this Court on 9-24, 2008.



KAREN E. RUSHING
Clerk of the Court

By: DuZanne M. Pomerleau
Deputy Clerk

cc: Ryan W. Owen, Esq.,
Norton, Hammersley, Lopez &
Skokos, P.A.
1819 Main Street, Suite 610
Sarasota, FL 34236

240 S Pineapple Office – Sarasota LLC
c/o iStar Financial Inc.
1114 Avenue of the Americas - 39th Floor
New York, NY 10036

Triton/RBS Palm Avenue Office, LLC
240 S Pineapple Ave, Ste 201
Sarasota FL 34236

Triton/RBS Palm Avenue Garage, LLC
240 S Pineapple Ave, Ste 201
Sarasota FL 34236

Triton/RBS Palm Avenue Condominiums, LLC
240 S Pineapple Ave, Ste 201
Sarasota FL 34236

Triton/RBS Palm Avenue Retail, LLC
240 S Pineapple Ave, Ste 201
Sarasota FL 34236

Gary B. Hoyt
1527 Second Street
Sarasota, FL 34236