

Exhibit 21

STOUT FIELD PROPERTIES, LLC

JUNE 30, 2005

ENTRY FOR SALE OF PROPERTIES

	<u>DR</u>	<u>CR</u>
CASH	\$ 505,550.79	
NOTE #67	47,002.41	
NOTE #75	78,532.57	
NOTE #83	1,685,950.04	
ACCRUED INTEREST PAYABLE	33,999.82	
INTEREST EXPENSE	1,583.81	
NOTE RECEIVABLE-BPK 1	597,993.81	
LAND		\$ 63,375.00
BUILDINGS		2,796,428.00
ACCUMULATED DEPREC.-BUILDINGS	564,663.29	
BUILDING IMPROVEMENTS		1,845.97
ACCUMULATED DEPREC.-BLDG. IMPROVEMENTS	364.83	
EQUIPMENT		38,733.12
ACCUMULATED DEPREC.-EQUIPMENT	24,899.86	
ACCRUED PROPERTY TAXES	41,996.02	
LEGAL FEES - ICE MILLER	70,000.00	
LEGAL FEES - CAPITAL CROSSING BANK	10,162.73	
INSURANCE	3,314.00	
FILING FEES	575.00	
GAIN ON SALE OF PROPERTY		766,206.89
	\$ 3,666,588.98	\$ 3,666,588.98

PROOF OF GAIN ON SALE:

SALES PRICES	\$ 2,264,807.00
"	811,854.00
LESS: LAND	(63,375.00)
BUILDINGS	(2,796,428.00)
EQUIPMENT	(38,733.12)
BUILDING IMPROVEMENTS	(1,845.97)
ACCUM.DEPREC. BUILDINGS	564,663.29
ACCUM.DEPREC. EQUIPMENT	24,899.86
ACCUM.DEPREC. BLDG.IMPROV.	364.83
	<hr/>
GAIN ON SALE PER ENTRY	\$ 766,206.89

STOUT FIELD PROPERTIES
SALE OF LAND AND BUILDINGS
JUNE 30, 2005

DISPOSITION OF NET PROCEEDS:

NET PROCEEDS: \$505,550.79

CHECK NUMBER	PAYEE		
1210	JOSH LARMAN	(16,400.00)	LOAN REPAYMENT
1211	JOSH LARMAN	(121,100.00)	"
1212	ALEX LARMAN	(177,205.78)	"
1214	NATHANSON INVESTMENTS	(60,000.00)	"
1220	CHARLES LARMAN	(70,000.00)	DRAW
1221	AUDREY LARMAN	(46,000.00)	LOAN REPAYMENT
1216	C.B.RICHARD ELLIS	<u>(9,913.04)</u>	PAYMENT OF COMMISSION
	REMAINING CASH	<u>\$ 4,931.97</u>	

06/02/2005 10:40 FAX 317 633 0280

LAWYERS TITLE

005/005

IN ACCOUNT WITH
LAWYERS TITLE INSURANCE CORPORATION
140 East Washington Street
Indianapolis, Indiana 46204
317-633-2933

EBCROW STATEMENT OF:

Seller: Stout Field Properties, LLC

Date of Prorations: 06/02/05 Order No.: 283198

Disbursements Receipts

RECEIPTS

Sales Price..... 2,264,807.00

DISBURSEMENTS

Payoff of First Mortgage to Capital Crossing BK.....	1,855,647.57	
County taxes paid in arrears from 01/01/05 to 06/02/05.....	12,780.33	
152 days at \$4.081151 per day		
Special assessments paid in arrears from 01/01/05 to 06/02/05.....	437.26	
152 days at 2.876712 per day		
Title Insurance Premium to Lawyers Title.....	2,378.00	
Settlement or closing fee.....	250.00	
Est. Rec. Fees Lawyers Title.....	40.00	
RE Taxes Due 11/05 Marion Co. Treasurer.....	15,344.81	
Assessments due 11/05 Marion Co. Treasurer.....	525.00	
3 Days Per Diem on Payoffs Capital Crossing BK.....	1,583.81	
 Sub-totals	1,888,986.78	2,264,807.00
 Balance due to Seller	375,820.22	
 TOTAL	2,264,807.00	2,264,807.00

LAWYERS TITLE INSURANCE CORPORATION

Location 1908 Stout Field West Drive
Indianapolis Indiana

BY: 
Charles E. Lorman

Stout Field Properties, LLC

CHARLES E. LORMAN

IN ACCOUNT WITH
 LAWYERS TITLE INSURANCE CORPORATION
 140 East Washington Street
 Indianapolis, Indiana 46204
 317-633-2933

ESCROW STATEMENT OF:

Purchaser/ BPK1, LLC
 Borrower:

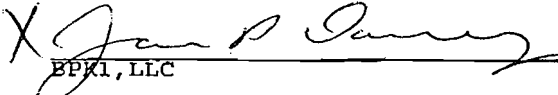
Date of Prorations: 06/02/05 Order No: 283199

	Disbursements	Receipt
RECEIPTS		
Mortgage to		
The Business Bank of St. Louis.....		654,177.59
County taxes paid in arrears		
from 01/01/05 to 06/02/05.....		5,697.14
152 days at 37.481205 per day		
Special assessments paid in arrears		
from 01/01/05 to 06/02/05.....		168.66
152 days at 1.109589 per day		
Mortgage Back to Seller.....		597,993.81
DISBURSEMENTS		
Purchase Price.....	811,854.00	
Title Insurance Premium to		
Lawyers Title.....	175.00	
Settlement or closing fee.....	250.00	
Abstract or title search.....	250.00	
Est. Rec. Fees Lawyers Title.....	100.00	
Second Mtg Policy Lawyers Title.....	175.00	
Origination Fee Business Bank.....	1,624.00	
Flood Certification Business Bank.....	18.00	
Appraisal Business Bank.....	3,000.00	
UCC Filing Fee Business Bank.....	34.00	
Credit Report to Business Bank.....	18.39	
 Sub-totals	 817,498.39	 1,258,037.20
 Balance due to Purchaser	 440,538.81	
TOTAL	1,258,037.20	1,258,037.20

Property:
 1950 Stout Field West Drive
 Indianapolis Indiana

LAWYERS TITLE INSURANCE CORPORATION

BY: 
 Jeffrey R. Lade

X 
 BPK1, LLC

06/02/2005 10:40 FAX 317 633 0280

LAWYERS TITLE

0003/006

IN ACCOUNT WITH
LAWYERS TITLE INSURANCE CORPORATION
140 East Washington Street
Indianapolis, Indiana 46204
317-633-2933

ESCROW STATEMENT OF:

Seller: Stout Field Properties, LLC

Date of Proxations: 06/02/05 Order No.: 283199

Disbursements Receipts

RECEIPTS

Sales Price..... 811,854.00


DISBURSEMENTS

County taxes paid in arrears		
from 01/01/05 to 06/02/05.....	5,697.14	
152 days at 37,481.20\$ per day		
Special assessments paid in arrears		
from 01/01/05 to 06/02/05.....	168.66	
152 days at 1.109589 per day		
Title Insurance Premium to		
Lawyers Title.....	936.00	
Settlement or closing fee.....	250.00	
Attorney's fees Ice Miller.....	70,000.00	
Est. Rec. Fees Lawyers Title.....	35.00	
RE Taxes Due 11/05		
Marion Co. Treasurer.....	6,840.32	
Assessments due 11/05		
Marion Co. Treasurer.....	202.50	
Mortgage Back to Seller.....	597,993.81	
Sub-totals	682,123.43	811,854.00
Balance due to Seller	129,730.57	
TOTAL	811,854.00	811,854.00

LAWYERS TITLE INSURANCE CORPORATION

Location 1950 Stout Field West Drive
Indianapolis Indiana

BY: 
Jeffrey R. Lada


Stout Field Properties, LLC
CHARLES E. LORMAN