

# 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		<b>766,206.89</b>
	<b>\$ 3,666,588.98</b>	<b>\$ 3,666,588.98</b>

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
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GAIN ON SALE PER ENTRY	<b><u>\$ 766,206.89</u></b>

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:

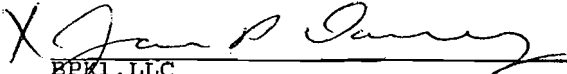
Date of Prorations: 06/02/05           Order No:    283199

	Disbursements	Receipt
<b>RECEIPTS</b>		
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
<b>DISBURSEMENTS</b>		
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	
<b>TOTAL</b>	<b>1,258,037.20</b>	<b>1,258,037.20</b>

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 1,109.589 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**