

Kevin F. D'Amour, P.C.

Attorneys at Law

P.O. Box 10829
St. Thomas, VI 00801

fax

November 6, 2015

Chris Kroblin
Kellerhals Ferguson Kroblin PLLC
9100 Port of Sale Mall, Suite 15
St. Thomas, VI 00802

Re: Draft Purchase and Sale Agreement for GSJ

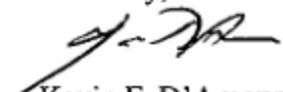
Dear Chris:

I am in receipt of your letter dated November 5, 2015. Your client has failed to produce the required NDA or proof of funds. With other parties interested in the property, further discussions with you client shall cease until these two preliminary requirements are satisfied. Additionally, we cannot confirm that Erika has a current broker's license in the Virgin Islands. Kindly send us a copy of her current broker's license.

As for your faulty assertions, there is no agreement between the parties. Further, I am unaware of any "standard" practice or terms of a purchase and sale agreement. Net pricing was discussed with your client. All terms are subject to negotiation until a final agreement is reached and executed by the parties. And since you have no agreement, obviously there is no meeting of the minds. Please be reminded that Newland Real Estate has no authority bind our clients.

Finally, the statute of frauds requires that contracts of the sale of real estate be in writing. VI Code Title 28, Sections 241 and 242. You assert in your letter that Erika and April entered into a contract to purchase the island, please provide copies of any and all documentation that you believe constitutes an agreement for the purchase of the island. We are unaware of any such agreement.

Sincerely,



Kevin F. D'Amour

Cc: Maria Hodge
April Newland