

CERTIFICATE OF TITLE

VIRGIN ISLANDS OF THE UNITED STATES BUREAU OF MOTOR VEHICLES

TITLE NO.	VEHICLE IDENTIFICATION NO.	YEAR	MAKE	MODEL	BODY TYPE
554822	1GNEC16R9XJ504325	1999	CHEV	SUBUR	4D
WEIGHT	CYL	IF NEW	DATE FIRST SOLD	DATE ISSUED	ODOMETER
4,634	4			8/24/2010	37,000

NAME(S) AND MAILING ADDRESS OF OWNER(S)

VISOSKI, LAWRENCE P.

RESIDENCE ADDRESS

6100 RED HOOK OTRS STE B-3

ST THOMAS VI 00802

FIRST LIENHOLDER NAME AND ADDRESS

DATE OF 1ST LIEN

SECOND LIENHOLDER NAME AND ADDRESS

DATE OF 2ND LIEN



RELEASE OF LIENS

(FIRST LIEN) INTEREST IN THE ABOVE DESCRIBED VEHICLE IS HEREBY RELEASED	AUTHORIZED SIGNATURE	DATE
(SECOND LIEN) INTEREST IN THE ABOVE DESCRIBED VEHICLE IS HEREBY RELEASED	AUTHORIZED SIGNATURE	DATE

This document is proof of your ownership of this vehicle. Keep it in a safe place, not with your license or registration or in your car. To dispose of your vehicle, complete the transfer section on the reverse and give the title to the new owner.

T- 554822

WARNING: FEDERAL AND VIRGIN ISLANDS LAWS REQUIRE THAT YOU STATE THE MILEAGE IN CONNECTION WITH THE TRANSFER OR OWNERSHIP FAILURE TO COMPLETE OR PROVIDING A FALSE STATEMENT MAY RESULT IN FINES AND/OR IMPRISONMENT.

TRANSFER BY OWNER

The undersigned hereby assign and warrant title of this vehicle subject to the liens described on the face of this certificate, or if not to those undisclosed liens hereby described below and none other, to (PLEASE PRINT).

BUYER(S) NAME GISEME DALCE ADDRESS SMITH BAY 56, ST. THOMAS
LIENHOLDER NONE ADDRESS N/A DATE OF LIEN N/A
(If none state none)

I certify that the odometer reading is 145,464 miles and to the best of my knowledge, reflects the actual mileage of the vehicle described herein, unless one of the following statements is checked.

- A. The amount of mileage stated is in excess of 99,999 miles.
- B. The mileage stated is not the actual mileage.
- C. The vehicle is a truck with a gross vehicle weight rating of 16,000 pounds or more.

[Signature] (Seller's signature) LAWRENCE P. VISOSKI (Printed Name) 11/09/2012 (Date)
Subscribed and sworn to before me in my presence this NOVEMBER 9TH day of NOVEMBER 2012

[Signature] (Notary Public) JANUARY 6, 2014 (Commission Expires)

FIRST REASSIGNMENT BY LICENSED DEALER

The undersigned hereby assign and warrant title of this vehicle subject to the liens described on the face of this certificate, or if not to those undisclosed liens hereby described below and none other, (PLEASE PRINT).

BUYER(S) NAME _____
ADDRESS _____
LIENHOLDER _____ ADDRESS _____ DATE OF LIEN _____
(if none state none)

I certify that the odometer reading is _____ miles and to the best of my knowledge, reflects the actual mileage of the vehicle described herein, unless one of the following statements is checked.

- A. The amount of mileage stated is in excess of 99,999 miles.
- B. The mileage stated is not the actual mileage.
- C. The vehicle is a truck with a gross vehicle weight rating of 16,000 pounds or more.

(Seller's signature) _____ (Printed Name) _____ (Date)
Subscribed and sworn to before me in my presence this _____ day of _____ 20____

ASSIGNMENT OF LIEN

The holder of the lien on this vehicle assigns said lien
ASSIGNEE(S) NAME _____
ADDRESS _____ (Commission Expires)

(Assignor's signature) _____ (Printed Name) _____ (Date)

Subscribed and sworn to before me in my presence this _____ day of _____ 20____

(Notary Public) _____ (Commission expires)

ANY FALSE STATEMENT MAY BE PUNISHABLE AS A MISDEMEANOR OR FELONY, ANY CHANGE OR ERASURE WILL VOID THIS TITLE.

T- 96044

**BUREAU OF MOTOR VEHICLES
REGISTRATION**
Government of the Virgin Islands of the United States

YEAR
2012

Make	Model	Year	ENG:	Serial Number	Color	Is.	Class	Body Style	TAG NUMBER
CHEV	SUBURB	1999	IGNEC16R9XJ504325		W/HI	T	PVT	4D	TED-351

NEXT REGISTRATION DATE: 08/15/2013

STICKER NUMBER: AUG-2080

VISOSKI, LAWRENCE P.
6100 RED HOOK QTRS STE B-3
BOX
ST THOMAS, VI 00802
Liens: None

Notes: CHARTIS INS. 5/15/13

Weight	4,634	Lbs.
Reg	67.00	
Fee Insp	10.00	
Fee Late	5.59	
Other	5.00	
TOTAL	\$87.59	

Not Valid Without
Payment Stamp

CUSTOMER COPY

VEHICLE TRANSFER

I Lawrence P. Visoski LP Visoski

declare that I have transferred the Vehicle

identified on this Motor Vehicle License to

GISEME DALCE

GISEME DALCE GIREME DALCE

whose address is SMITH BAY 50

ST. THOMAS

declare that I have acquired from

LAWRENCE P. VISOSKI

the vehicle that is identified on this Motor Vehicle License, and request that it be registered in my name.

Witness [Signature] Witness [Signature]

LIEN YES NO

Subscribed to and Sworn before me

this 13th day of NOVEMBER

2012

[Signature]
Notary Public



BILL OF SALE AND AGREEMENT

For valuable consideration, the receipt of which is hereby acknowledged, this Bill of Sale and Agreement is hereby made and entered into on the _____, 2012, by and between Lawrence P. Visoski, at 6100 Red Hook Quarter, B3, St Thomas USVI 00802 (hereinafter referred to as "Seller"), and Gusneme Dalce, at Smith Bay 56, St. Thomas, USVI 00802 (herein after referred to as "Buyer").

Sale and Purchase

Seller hereby sells, assigns and transfers to Buyer, and Buyer hereby purchases and acquires from Seller, a 1999 Chevy Suburban (hereinafter referred to as the "1999 Suburban")

Make/Model: Chevy/Suburban

Year: 1999

Color: White

Vin #: 1GNEC16R9XJ504325

Purchase Price and Payment

The purchase price is Three Thousand Dollars (\$3,000.00) (the "Purchase Price") for the 1999 Suburban which vehicle the Buyer is receiving "as is", against Buyer's payment of the Purchase Price in Thirty (30) bi-weekly installments of One Hundred Dollars (\$100) each, commencing on November 23, 2012 and continuing every two weeks thereafter until the Purchase Price is paid in full.

Seller's Warranties

Seller hereby covenants, represents and warrants that the 1999 Suburban described above is free of all liens and encumbrances. Seller is the lawful owner of said equipment. Buyer hereby assumes full liability and responsibility and becomes immediately liable and responsible for the 1999 Suburban, and hereby releases Seller from any liability or responsibility connected with said equipment. Buyer hereby agrees to pay any and all bills, costs and expenses in respect of the 1999 Suburban that are incurred from and after the date and time of signing of this Bill of Sale and Agreement.

"As Is"

It is understood that the 1999 Suburban is hereby sold in "as is" condition, that there are no warranties in respect of the 1999 Suburban that are not expressly stated in this Bill of Sale and Agreement, and that no warranties in respect of the 1999 Suburban, other than a warranty expressly set forth in writing in this Bill of Sale and Agreement, are to be inferred or implied. All implied warranties in respect of the 1999 Suburban, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose, and all other warranties in respect of the 1999 Suburban not expressly provided in this Bill of Sale and Agreement, are hereby expressly disclaimed.

Seller:

Lawrence P. Visoski

By: _____

Lawrence P. Visoski

Date _____

11/09/2012

Buyer:

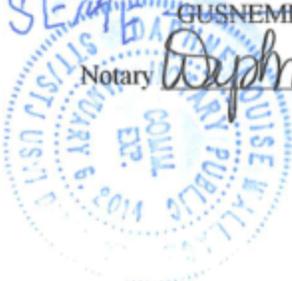
GUSNEME DALCE

Notary _____

GISEME DALCE
Daphne Louise Wallace

Date _____

11/9/12



PROMISSORY NOTE

November 12, 2012

FOR VALUE RECEIVED, the undersigned, GUSNEME DALCE, residing at Smith Bay 56, St. Thomas, USVI 00802 (the "Maker"), hereby unconditionally promises to pay to the order of ISLAND GROUNDS, INC., a United States Virgin Islands corporation (the "Holder"), the principal amount of Three Thousand Dollars (US \$3,000.00), payable as hereinafter provided:

The unpaid principal balance of this Note shall be payable to the Holder in bi-weekly installments of One Hundred Dollars (\$100.00) each, with the first such installment commencing on November 23, 2012, and subsequent installments continuing every two weeks thereafter until the principal balance of this note is repaid in full.

The unpaid principal balance of this Note may be prepaid by the Maker, in full or in part, at any time or from time to time without premium or penalty.

All payments of principal and interest hereunder shall be made to the Holder in lawful money of the United States of America in immediately available funds at 6100 Red Hook Quarter, Suite B-3, St. Thomas, USVI 00802 (or at such other place as the Holder may designate in writing to the Maker).

1. Events of Default.

(a) If any of the following events shall occur during the term hereof, such events shall be deemed a default by the Maker hereunder (each an "Event of Default"):

(i) The Maker shall have defaulted in the payment of principal under this Note as and when the same shall have become due and payable in accordance with the terms hereof;

(ii) The Maker shall fail to perform or comply with any other obligation under this Note, as and when any such obligation is required to be performed or complied with; or

(iii) There shall have been entered any order, judgment or decree by a court of competent jurisdiction for relief in respect of the Maker under any applicable bankruptcy law or similar law, or appointing a receiver, assignee or trustee of all or a substantial part of the Maker's property, assets or revenues; or

(iv) The filing by the Maker of a petition or consent to a petition seeking relief under any applicable bankruptcy, insolvency or other similar law, or the consent by the Maker to the institution of proceedings thereunder or to the filing of any such petition or to the appointment or taking of possession by a receiver, liquidator, assignee, trustee or custodian, of any substantial part of the property, assets or revenues of the Maker, or the making by the Maker of an assignment for the benefit of creditors, or the inability of the Maker to pay his debts as they become due and payable; or

(v) The death or incompetency of the Maker; or

(vi) The Maker's employment with Island Grounds, Inc. shall cease for any reason whatsoever.

(b) In the case of an Event of Default, without any demand, presentment, protest or other notice whatsoever to the Maker, or other statutory or other rights of redemption, or any other action by the Holder, all of which are hereby expressly waived by the Maker, the unpaid principal amount hereof shall become due and payable in full to the Holder upon the occurrence of any such event, and shall begin to accrue interest at the default rate of twenty percent (20%) per annum, which default interest shall automatically be due and payable to the Holder without notice or demand, and the Holder may exercise simultaneously or seriatim any or all of such other rights and remedies as may be lawfully permitted under applicable law and any and all of the remedies of the Holder set forth herein.

(c) All payments made hereunder shall first be applied to repay the costs of enforcement hereof, then to pay the unpaid default interest accrued hereunder and then to pay unpaid principal.

2. Loss, etc. of Note. Upon receipt of evidence reasonably satisfactory to the Maker of the loss, theft, destruction or mutilation of this Note, and of indemnity reasonably satisfactory to the Maker, if lost, stolen, destroyed or mutilated, the Maker shall execute and deliver to the Holder a new note identical in all respects to this Note.

3. Waivers. The Maker hereby waives diligence, presentment, protest and demand, and also notice of protest, of demand, of non-payment, of dishonor and of maturity.

4. Collection. The Maker shall pay the Holder all costs, fees and expenses (including, without limitation, reasonable attorneys fees and disbursements, filing fees and court costs) incurred by the Holder in connection with the enforcement of this Note.

5. Governing Law. This Note shall be governed by, and construed in accordance with, the laws of the United States Virgin Islands applicable to contracts to be performed entirely therein, without giving effect to the principles of conflict of laws applicable in the United States Virgin Islands.

6. Non-Waiver. Any waiver of any provision hereof must be in writing. No failure on the part of the Holder to exercise, and no delay in exercising, any right, power or privilege

under this Note shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or privilege under this Note preclude any other or further exercise thereof or the exercise of any other right, power or privilege. The remedies herein provided are cumulative and not exclusive of any and all other remedies provided by law.

GUSNEME DALCE
GUSNEME DALCE
GUSNEME

On November 12, 2012, before me, the undersigned, personally appeared GUSNEME DALCE, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his individual capacity, and that by his signature on the instrument, he executed the instrument.

Daphne Louise Wallace
Notary Public

