

BILL OF SALE

MOF VI LIMITED PARTNERSHIP ("Seller"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain and sell to IGY-AYH ST. THOMAS HOLDINGS, LLC, a United States Virgin Islands limited liability company ("Buyer") the following goods and chattels (collectively, the "Personalty") owned by Seller and situate on the premises located at the real property described on Exhibit "A" attached hereto (the "Property"), to wit:

All personal property owned by the Seller found or located on or used in connection with the operation of the Property (excluding any personal property specifically excluded from the sale to Buyer as specified in Section 2.01(a) of the Purchase and Sale Agreement between Buyer and Seller (or Buyer's predecessor in interest) for the Property.

TO HAVE AND TO HOLD, the same unto said Buyer, its successors and assigns forever AS IS, WHERE IS AND WITH ALL FAULTS.

AND SELLER hereby covenants to and with the Buyer that Seller is the lawful owner of the Personalty; that the Personalty is free from all liens and encumbrances; that Seller has good right to sell the Personalty as aforesaid; and that Seller will freely and fully warrant and defend the same against the lawful claims of all persons claiming by, through or under the Seller, but against none other.

EXCEPT AS OTHERWISE PROVIDED HEREIN, SELLER MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED OR ARISING BY OPERATION OF LAW, INCLUDING BUT NOT LIMITED TO, ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, IN RESPECT OF THE PERSONAL PROPERTY HEREBY TRANSFERRED.

EXECUTED this 18th day of January, 2007.

MOF VI LIMITED PARTNERSHIP, a United States Virgin Islands limited partnership

By: AMERICAN YACHT HARBOR,
CORPORATION, its General Partner

By: 
Ronald W. Rhoades, President

Fixed Assets

Vehicles (Acct #1825)

Truck

Equipment (Acct #1840)

Lawnmower

Telephone System - Docks

Fire Equipment (06/02)

07/01 - Security System / Wescott

02/10/03 - OSHA Fire Cabinet

04/01/04 Tools & meters for P-Dock

05/19/04 Solares - mobile fuel cart

06/28/04 Solares - mobile fuel cart

07/31/04 - shipping for fuel cart

Welder (10/04)

Generator (from WIP 12/31/04)

Oil Tank (from WIP 12/31/04)

Reclass D. Moon - Generator

Reclass D. Moon - Oil Tank

Office Equipment (Acct #1845)

Credit Card System - 3 machines

Telephone System - Office

Condensing Unit - A/C

Computers (Acct #1850)

Existing Computers/Printers/Furniture

Network File Server + 3 workstations

04/08/03 - RR = 3 computers

04/30/03 - PC = 3 monitors & mice

04/06/04 = 2 Computers + Drives

08/17/04 - SRI computer

Security Equipment 8 Cameras and Hard drive\