

Exhibit 1

- a. **American Title Insurance Company, title examination of ownership of the apartment which Steven Kerschner claimed 1/2 ownership, dated February 26, 2004.**

- b. **QUITCLAIM CONDOMINIUM DEED, filed with Recorder of Deeds, 3/11/2004.**

- c. **AFFIDAVIT sworn by Condo Unit D13 owner, Barbara B. Kerschner showing that she was the sole owner of the unit as of 10th day of October, 2003, transferring the property on that day to her son, Steven Kerschner.**

Exhibit 1a

AMERICAN TITLE INSURANCE COMPANY

P.O. Box 1197

St. Thomas, Virgin Islands 00804

Phone: 340/774-1100 Fax 340/774-7300

February 26, 2004

Unit D-13 Sapphire Bay Condominium West
Parcel No. 11-H Estate Smith Bay
Nos. 1, 2 and 3 East End Quarter
St. Thomas, Virgin Islands

American Title Insurance Company certifies that it has had an examination made of the title to the above-entitled property(ies) and that, in its opinion, a marketable and indefeasible fee simple title to the said premises is vested in

BARBARA B. KERSCHNER

by Deed dated 07/02/90, recorded 07/11/90, Book 36-G, Page 274, Doc. No. 1083, made by Crystal Cove Partners, covering all of said premises subject to the following estates, liens, defects and objections:

Mortgage dated 07/11/90 from Barbara B. Kerschner to Citibank in the principal amount of \$150,000.00, recorded 07/26/90, Book 36-L, Page 598, Doc. NO. 1213, Auxiliary 21, Page 349, as assigned to FirstBank Puerto Rico by Assignment of Mortgage recorded 09/08/00, Doc. No. 2000004321.

American Title Insurance Company certifies also that the owner(s) is (are) legally and fully competent to sell, convey and mortgage the same.

Proof of payment of all real property taxes to date must be provided by tax clearance letter from the Virgin Islands Department of Finance.

This title report does not constitute title insurance which may be obtained from a licensed title insurer. This report represents a condition of title with respect to the premises addressed. We do not guarantee the completeness or accuracy of the information contained herein.

AMERICAN TITLE INSURANCE COMPANY


For James H. Hinds

Exhibit 1b

Kompulsions Guide

TRD-B-597

**GOVERNMENT OF
THE VIRGIN ISLANDS OF THE UNITED STATES
CHARLOTTE AMALIE, ST. THOMAS, V.I. 00801**

**DEPARTMENT OF FINANCE
TREASURY DIVISION**

TO: THE RECORDER OF DEEDS

FROM: THE TREASURY DIVISION

IN ACCORDANCE WITH Title 23, SECTION 121 AS AMENDED, THIS IS

CERTIFICATION THAT THERE ARE NO REAL PROPERTY TAXES

OUTSTANDING FOR KERSCHNER, BARBARA B.
SMITH BAY 11-H APT. D-13
EAST END OTC
(PARCEL NO.) 1-05804-0320-36

TAXES RESEARCHED UP TO AND INCLUDING 2002

RESEARCHED BY:

Ira Christopher
Ira Christopher

TITLE:

Enforcement Officer II

DATE:

March 05, 2004

VERIFIED BY:

for Charles Sebastian
Charles M. de Almagal

TITLE:

Chief, Revenue Collection

DATE:

March 05, 2004

COLLECTOR NO:

8501

Doc# 2004031574

11-7575

03/11/2004 10:30AM
Official Records of
ST THOMAS/ST JOHN
VIRGIN ISLANDS
RECORDS DEPARTMENT

QUITCLAIM CONDOMINIUM

THIS INDENTURE made the 16th day of October, 2003, by and between BARBARA B. KERSCHNER, whose mailing address is 23 Split Rock Road, Norwalk, Connecticut 06854 (hereinafter "Grantor") and STEVEN N. KERSCHNER, whose mailing address is 22 Deepwood Lane, Norwalk, Connecticut 06854 (hereinafter, "Grantee").

WITNESSETH

That for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby release, remise and quitclaim unto the Grantee, his heirs and assigns in fee simple absolute forever, all of Grantor's interest in and to that certain premises located as follows:

The Unit known as Apartment No. D-13 (hereinafter called the "Unit"), in a group of buildings known as Sapphire Bay Condominiums West at the property known as Parcel No. 11-H Estate Smith Bay, Nos. 1, 2 & 3 East End Quarter, St. Thomas, Virgin Islands, and designated and described as such in the Declaration establishing a plan for condominium ownership of said buildings and said property (hereinafter collectively called the "Property"), made by M.W. Corporation, under the Condominium Act of the Virgin Islands of the United States (Chapter 33, Title 28, Virgin Islands Code), dated December 15, 1969 and recorded on December 16, 1969 in Book 11-H, pt 438, no. 542, and at Auxiliary 21, Page 264, in the Office of the Recorder of Deeds for St. Thomas and St. John, Virgin Islands (hereinafter called the "Declaration"), together with any amendments thereto and as may be further amended from time to time. The land upon which the buildings are located is described as Parcels No. 11-H Estate Smith Bay, Nos. 1, 2 & 3 East End Quarter, St. Thomas, Virgin Islands.

(hereinafter, the "Premises").

TOGETHER together with and undivided percentage interest in the common areas and facilities of the Property (hereinafter, called the "common areas and facilities"), including but not limited to all easements appurtenant thereto;

TOGETHER with an easement for the continuance of all encroachments by the Unit on any adjoining units or common areas and facilities now existing as a result of construction of the building in which the Unit is located (hereinafter, "the Building") or which may come into existence hereafter as a result of settling or shifting of the Building, or as a result of repair or restoration of the Building, or of the Unit after damage or destruction by fire or other casualty, or after a taking in condemnation or eminent domain proceedings, or by reason of an alteration to the common areas and facilities, so that any such encroachments may continue as long as the Building shall stand;

RECORDED AND INDEXED AT THE RECORDS DEPARTMENT OF ST. THOMAS, VIRGIN ISLANDS ON THE 17th DAY OF OCTOBER 2003 AT 3:30 PM
BY: [Signature]
FOR: [Signature]
WITNESS RECORDS DEPARTMENT OF ST. THOMAS

BOOK 2884891974

*Quitclaim Condominium Deed
Unit D-13 Sapphire Bay Condominiums West*

Page 2

TOGETHER with an easement in common with the owners of other units to use any pipes, wires, ducts, cables, conduits, public utility lines, and other common areas and facilities located in any of the other units or elsewhere on the Property and serving the Unit;

TOGETHER with all the appurtenances and all of the estate right, title and interest of the Grantor, her heirs and assigns in and to the premises herein granted.

TOGETHER with and SUBJECT to all easements of necessity in favor of the Unit or in favor of other units or the common areas and facilities;

TOGETHER with an easement for the exclusive use of the parking space appurtenant to the Unit as set forth in the Declaration;

TOGETHER with an easement in common with other units so served to use the entry passages serving the Unit as set forth in the Declaration;

SUBJECT to easements in favor of adjoining units and in favor of the common areas and facilities for the continuance of all encroachments of such adjoining units or common areas and facilities on the Unit now existing as a result of construction of the Building, or which may come into existence hereafter as a result of settling of the Building, or as a result of repair or restoration of the Building or of any adjoining unit or of the common areas and facilities after damage or destruction by fire or other casualty, or after a taking, ex condemnation or eminent domain proceedings, or by reason of an alteration to the common areas and facilities, so that any such encroachments may remain so long as the Building shall stand;

SUBJECT also to an easements in favor of the other units to use the pipes, wires, ducts, conduits, cables, public utility lines and other common areas and facilities located in the Unit or elsewhere on the Property and serving such other units;

SUBJECT also to easements in favor of other units for the exclusive use of the parking spaces appurtenant to such other units as set forth in the Declaration;

SUBJECT also to easements in favor of other units for the limited use of the entry passages serving such other units as set forth in the Declaration;

SUBJECT to the provisions of the Declaration and of the By-Laws of the Condominium recorded simultaneously with and as part of the Declaration, as the same may be amended from time to time by instruments recorded in the Office of the Recorder of Deeds for St. Thomas and St. John, Virgin Islands, which provisions together with any amendments thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Unit, as though such provisions were recited and stipulated at length herein;

HOWEVER, to Virgin Islands zoning laws and regulations and to laws, agreements and easements of record.

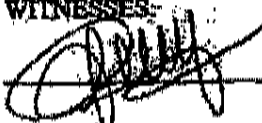
Quitclaim Condominium Deed
Unit D-13 Sapphire Bay Condominiums West

TO HAVE AND TO HOLD the aforementioned premises herein granted unto the Grantees, their successors and assigns and the heirs, successors and assigns of the survivor of them in fee simple absolute forever.

THE USE for which the Unit is intended is that of a residence only.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Condominium Deed to be duly executed the day and year first above written.

WITNESSES:



Catherine Sals

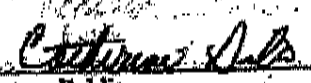


BARBARA B. KERSCHNER

TERRITORY OF THE VIRGIN ISLANDS)
DISTRICT OF ST. THOMAS AND ST. JOHN)

ss:

The foregoing instrument was acknowledged before me by BARBARA B. KERSCHNER this the 10th day of October, 2003.



Notary Public
My Commission Expires: June 30, 2005
CATHERINE SALS
NOTARY PUBLIC
MY COMMISSION EXPIRES JUNE 30, 2005

For purposes of recording, I hereby certify that the value of the premises is \$ 165,906.



Martin B. Rosnick, Esq.

Book:
Pages:
Doc# 2804001974
Filed & Recorded
02/11/2004 10:32AM
WILSON D. HUNT SMITH
RECORDER OF DEEDS
ST THOMAS/ST JOHN
RECORDING FEE \$ 170.00
PER PAGE FEE \$ 5.00

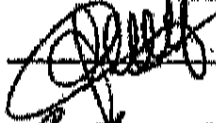
Exhibit 1c

AFFIDAVIT

I, **BARBARA B. KERSCHNER**, being duly sworn, hereby deposes and says:

1. I am the owner of the real property located at Unit No. D-13 Sapphire Bay Condominiums West, located upon Parcel No. 11-H Estate Smith Bay, Nos. 1, 2 and 3 East End, St. Thomas, U.S. Virgin Islands (the "property").
2. I am transferring said property from myself to my son, Steven N. Kerschner.
3. The transfer of the aforementioned property from myself to my son, is exempt from stamp taxes pursuant to 33 V.I.C. 128(8) as an interfamily transfer.

FURTHER AFFIANT SAYETH NOT.



Barbara B. Kerschner




BARBARA B. KERSCHNER

TERRITORY OF THE VIRGIN ISLANDS)
 DISTRICT OF ST. THOMAS AND ST. JOHN)

ss:

The foregoing instrument was acknowledged before me by **BARBARA B. KERSCHNER**
 this the 10th day of October, 2003.



 Notary Public
 My Commission Expires: June 30, 2005
CATHERINE SILEO
NOTARY PUBLIC
 MY COMMISSION EXPIRES JUNE 30, 2005