DATE: February 7, 2008

ESCROW NO. 6266

BILL OF SALE

FOR VALUE RECEIVED, the undersigned Vendor, hereby sells, assigns and transfers to:

VH INTERNATIONAL, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY

as Vendee, all right, title and interest of the Vendor in and to the following property situated at ANAHEIM, California,

to wit: ALL ASSETS OF THE ON-GOING BUSINESS CONCERN, INCLUDING, BUT NOT LIMITED TO: ALL FURNITURE, FIXTURES, EQUIPMENT, MACHINERY, LEASEHOLD INTEREST, BUILDING AND LEASEHOLD IMPROVEMENTS, INVENTORY, SUPPLIES, STOCK IN TRADE, GOODWILL AND BUSINESS NAME

of that certain business known as: SUNKIST AUTO SPA/SUNKIST HAND CAR WASH

located at: 2525 E. LINCOLN AVENUE, ANAHEIM, CA 92806

Fixtures and equipment are more specifically detailed in the list attached hereto, by this reference incorporated and comprising pages.

Vendor warrants that at the time of execution of this Bill of Sale, Vendor is lawfully possessed in his own right of a good title to the above described property and that he has good, right and lawful authority to sell and deliver the same, that same is free and clear of all encumbrances of whatsoever kind or nature. The singular as used herein includes the plural.

WITNESSETH the hand and seal of the Vendor this 25th day of April , 2008

UNITED CAPITAL INVESTMENT GROUP, INC., A CALIFORNIA CORPORATION

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AMIR BANKASSAD, PRESIDENT

SUNKIST LINCOLN PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

By:
AMIR BANIASSAD, MANAGER

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				Included in the rent									Included w/trash fro	Included w/trash fro			\$53,242.00	
\$7,000.00 \$7,000.00 \$3,000.00	\$4,277.00	\$48,965.00	\$1,198,00		\$0.00	\$0.00	\$0.00	\$22,114.00	\$235.00	\$400.00	\$250.00	\$1,254.00	om city	om city	\$4,830.00	\$18,684.00	\$53,242.00	

Property Tax Insurance City Business License Gross Expense's	Total Rent Vehicle damage Refunds Pit pumping	Car Wash Supplies Bookkepping Replacement parts/wear & tear	Electrricity Water Chemicals	Employee Payroll Trash
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