

# EXHIBIT 23

Brock & Brock PLLC  
4 State Street  
Montpelier, VT 05602  
802-223-4971

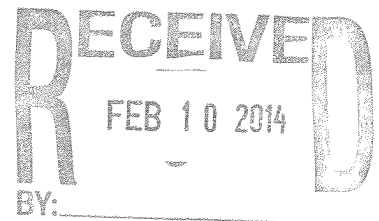
Wiand Guerra King  
Attn: Carrie Rehus  
Attn: Jeffrey Harris  
5505 West Gray St  
Tampa, FL 33609

February 03, 2014

Invoice #71387

Professional Services

		<u>Hours</u>	<u>Amount</u>
1/6/2014	Receive and print e-mail from J Rizzo	0.10	19.00
1/9/2014	Review docs sent by JR. Call Marshfield deed recorder. Compose e-mail response and attach latest deed and PTTR draft	0.40	76.00
1/10/2014	Call Marshfield Town Clerk. E-mails w JR Review and study PTTR questions and revise PTTR, compare deed etc, and e-mails re resolving those issues. Recording of Order etc	1.60	304.00
1/14/2014	Call from B Brimblecomb. E-mail to JR, B Brimblecomb	0.40	76.00
1/16/2014	Review the previously drafted PTTR for match with the Order as opposed to a previously planned QC deed.	0.20	38.00
1/21/2014	E-mail from JR re amount of PTT. Respond Call to Vt Tax Dept/Mary Lee Woods. E-mail to client. Rework PTTR and circulate	0.20 0.80	38.00 152.00
1/22/2014	Receive OK from W,G, file PTTR. Call Town Clerk. Staff memo re mailing	0.30	57.00
	SUBTOTAL:	[ 4.00	760.00]
	For Professional Services Rendered	4.00	\$760.00



Additional Charges :

		<u>Amount</u>
1/10/2014	Town Clerk Fee: filing of Order / Nadel et al v. Scoop Real Estate et al	80.00
1/23/2014	Town Clerk Fee	10.00
	Vermont Dept of taxes	<u>5.00</u>
	Total Costs	\$95.00
	 Total Amount of this Bill	 <u>\$855.00</u>
	 Balance Due	 <u><u>\$855.00</u></u>