

Frenchman's Cove

EXHIBIT A
Legal Description

PHASE 1

Parcel No. 4-C-Rem.
Estate Bakkeroe
No. 5 Frenchman's Bay Quarter
St. Thomas, Virgin Islands
as shown on OLG No. A9-646-T005
Containing 2.197 acres, more or less

and also

Book:
Pages: 0000
Doc# 2005006878
Filed & Recorded
07/14/2005 8:29AM
WILMA O. HART SMITH
RECORDER OF DEEDS
ST THOMAS/ST JOHN
PER PAGE FEE \$ 117.00
ATTACHMENT FEE \$ 13.00
RECORDING FEE \$ 25.00

Parcel No. 4-D
Estate Bakkeroe
No. 5 Frenchman's Bay Quarter
St. Thomas, Virgin Islands
as shown on OLG No. A9-646-T005
Containing 0.856 acres, more or less

Doc# 2005006878

TOGETHER with that certain non-exclusive easement for ingress and egress shown as Access Easement "E" over the following described property:

Parcel No. 4-Rem. Estate Bakkeroe
No. 5 Frenchman's Bay Quarter
St. Thomas, Virgin Islands
as shown on OLG No. A9-646-T005
Containing 9.076 acres, more or less

Declarant, its successors and assigns, reserves the right to otherwise make use of the aforescribed Access Easement "E" area containing 0.440 acres, more or less, (e.g., for construction access) and/or to grant further easement rights (e.g., for ingress and egress) to others so long as such reserved rights or other easement rights are not inconsistent with or conflict with the easement rights granted herein. Declarant, its successors and assigns, further reserves the right to terminate said easement and associated easement rights and obligations granted herein upon the submission of a replacement easement for ingress and egress to Phase 1.

The costs for maintaining the easement area associated with the originally granted easement or any replacement easement shall be allocated amongst those persons having easement rights over the easement area on a reasonably proportionate basis consistent with use by each of the respective users.

SUBJECT to those non-exclusive access easements for public beach access over Easement "A" containing 0.270 acres, more or less, Easement "B" containing 364 square feet, more or less, Easement "C" containing 443 square feet, more or less and Easement "E" containing 0.440 acres, more or less, as shown on the above referenced parcels.

12/15/2005 2:05PM
 Official Records of
 ST THOMAS/ST JOHN
 WILMA D. HART SMITH
 RECORDER OF DEEDS

EXHIBIT "A"

Parcel No. 4-E
 Estate Bakkeroe
 No. 5 Frenchman's Bay Quarter
 St. Thomas, Virgin Islands
 as shown on OLG No. A9-656-T005
 Containing 0.944 acres, more or less

TOGETHER with that certain non-exclusive easement for ingress and egress shown as Access Easement "E" over the following described property:

Parcel No. 4-Rem. Estate Bakkeroe
 No. 5 Frenchman's Bay Quarter
 St. Thomas, Virgin Islands
 as shown on OLG No. A9-646-T005
 Containing 9.076 acres, more or less

Declarant, its successors and assigns, reserves the right to otherwise make use of the aforescribed Access Easement "E" area containing 0.440 acres, more or less, (e.g., for construction access) and/or to grant further easement rights (e.g., for ingress and egress) to others so long as such reserved rights or other easement rights are not inconsistent with or conflict with the easement rights granted herein. Declarant, its successors and assigns, further reserves the right to terminate said easement and associated easement rights and obligations granted herein upon the submission of a replacement easement for ingress and egress to Phase 2.

The costs for maintaining the easement area associated with the originally granted easement or any replacement easement shall be allocated amongst those persons having easement rights over the easement area on a reasonably proportionate basis consistent with use by each of the respective users.

SUBJECT to those non-exclusive access easements for public beach access over Easement "A" containing 0.270 acres, more or less, Easement "B" containing 364 square feet, more or less, Easement "C" containing 443 square feet, more or less and Easement "E" containing 0.440 acres, more or less, as shown on OLG No. A9-646-T005.

05/17/2007 2:49PM
 Official Records of
 ST THOMAS/ST JOHN
 WILMA D. HART SMITH
 RECORDER OF DEEDS

EXHIBIT "A"

Parcel No. 4-C-2
 Estate Bakkeroe
 No. 5 Frenchman's Bay Quarter
 St. Thomas, Virgin Islands
 as shown on OLG No. A9-646-T005
 Containing 0.722 acres, more or less

TOGETHER with that certain non-exclusive easement for ingress and egress shown as Access Easement "D" over the following described property:

Parcel No. 4-Rem. Estate Bakkeroe
 No. 5 Frenchman's Bay Quarter
 St. Thomas, Virgin Islands
 as shown on OLG No. A9-673-T006
 Containing 7.12 acres, more or less

AND

Parcel No. 4-E
 Estate Bakkeroe
 No. 5 Frenchman's Bay Quarter
 St. Thomas, Virgin Islands
 as shown on OLG No. A9-646-T005
 Containing 0.944 acres, more or less

Declarant, its successors and assigns, reserves the right to otherwise make use of the aforescribed Access Easement "D" area containing 0.838 acres, more or less, (e.g., for construction access) and/or to grant further easement rights (e.g., for ingress and egress) to others so long as such reserved rights or other easement rights are not inconsistent with or conflict with the easement rights granted herein. Declarant, its successors and assigns, further reserves the right to terminate said easement and associated easement rights and obligations granted herein upon the submission of a replacement easement for ingress and egress to Phase 3.

The costs for maintaining the easement area associated with the originally granted easement or any replacement easement shall be allocated amongst those persons having easement rights over the easement area on a reasonably proportionate basis consistent with use by each of the respective users.

SUBJECT to those non-exclusive access easements for public beach access over Easement "A" containing 0.270 acres, more or less, Easement "B" containing 364 square feet, more or less, Easement "C" containing 443 square feet, more or less and Easement "D" containing 0.838 acres, more or less, as shown on OLG No. A9-646-T005.

10/17/2007 10:31AM
 Official Records of
 ST THOMAS/ST JOHN
 WILMA D. HART SMITH
 RECORDER OF DEEDS

EXHIBIT "A"

Parcel No. 4-G
 Estate Bakkeroe
 No. 5 Frenchman's Bay Quarter
 St. Thomas, Virgin Islands
 as shown on OLG No. A9-712-T007
 Containing 0.674 acres, more or less

TOGETHER with that certain non-exclusive easement for ingress and egress shown as Access Easement "D" over the following described property:

Parcel No. 4-Rem. Estate Bakkeroe
 No. 5 Frenchman's Bay Quarter
 St. Thomas, Virgin Islands
 as shown on OLG No. A9-712-T007
 Containing 6.21 acres, more or less

Declarant, its successors and assigns, reserves the right to otherwise make use of the aforescribed Access Easement "D" area containing 0.838 acres, more or less, (e.g., for construction access) and/or to grant further easement rights (e.g., for ingress and egress) to others so long as such reserved rights or other easement rights are not inconsistent with or conflict with the easement rights granted herein, Declarant, its successors and assigns, further reserves the right to terminate said easement and associated easement rights and obligations granted herein upon the submission of a replacement easement for ingress and egress to Phase 4.

The costs for maintaining the easement area associated with the originally granted easement or any replacement easement shall be allocated amongst those persons having easement rights over the easement area on a reasonably proportionate basis consistent with use by each of the respective users.

SUBJECT to those non-exclusive access easements for public beach access over Easement "A" containing 0.270 acres, more or less, Easement "B" containing 364 square feet, more or less, Easement "C" containing 443 square feet, more or less and Easement "D" containing 0.838 acres, more or less, as shown on OLG No. A9-646-T005.

EXHIBIT "A"

Parcel No. 4-H
 Estate Bakkeroe
 No. 5 Frenchman's Bay Quarter
 St. Thomas, Virgin Islands
 as shown on OLG No. A9-712-T007
 Containing 0.238 acres, more or less

12/12/2007 2:17PM
 Official Records of
 ST THOMAS/ST JOHN
 WILMA G. HART SMITH
 RECORDER OF DEEDS

TOGETHER with that certain non-exclusive easement for ingress and egress shown as Access Easement "D" over the following described property:

Parcel No. 4-Rem. Estate Bakkeroe
 No. 5 Frenchman's Bay Quarter
 St. Thomas, Virgin Islands
 as shown on OLG No. A9-646-T005
 Said parcel containing 6.21 acres, more or less

Declarant, its successors and assigns, reserves the right to otherwise make use of the aforescribed Access Easement "D" area containing 0.838 acres, more or less, (e.g., for construction access) and/or to grant further easement rights (e.g., for ingress and egress) to others so long as such reserved rights or other easement rights are not inconsistent with or conflict with the easement rights granted herein. Declarant, its successors and assigns, further reserves the right to terminate said easement and associated easement rights and obligations granted herein upon the submission of a replacement easement for ingress and egress to Phase 4A.

The costs for maintaining the easement area associated with the originally granted easement or any replacement easement shall be allocated amongst those persons having easement rights over the easement area on a reasonably proportionate basis consistent with use by each of the respective users.

SUBJECT to those non-exclusive access easements for public beach access over Easement "A" containing 0.270 acres, more or less, Easement "B" containing 364 square feet, more or less, Easement "C" containing 443 square feet, more or less and Easement "D" containing 0.838 acres, more or less, as shown on OLG No. A9-646-T005.

05/25/2006 3:03PM
 Official Records of
 ST THOMAS/ST JOHN
 WILMA O. HART SMITH
 RECORDER OF DEEDS

EXHIBIT "A"

Parcel No. 4-F
 Estate Bakkeroe
 No 5 Frenchman's Bay Quarter
 St Thomas, Virgin Islands
 as shown on OLG No. A9-673-T006
 Containing 1.006 acres, more or less

TOGETHER with that certain non-exclusive easement for ingress and egress shown as Access Easement "D" over the following described property:

Parcel No. 4-Rem. Estate Bakkeroe
 No. 5 Frenchman's Bay Quarter
 St. Thomas, Virgin Islands
 as shown on OLG No. A9-673-T006
 Containing 7.12 acres, more or less

AND

Parcel No. 4-E
 Estate Bakkeroe
 No. 5 Frenchman's Bay Quarter
 St. Thomas, Virgin Islands
 as shown on OLG No. A9-646-T005
 Containing 0.944 acres, more or less

Declarant, its successors and assigns, reserves the right to otherwise make use of the aforescribed Access Easement "D" area containing 0.838 acres, more or less, (e.g., for construction access) and/or to grant further easement rights (e.g., for ingress and egress) to others so long as such reserved rights or other easement rights are not inconsistent with or conflict with the easement rights granted herein. Declarant, its successors and assigns, further reserves the right to terminate said easement and associated easement rights and obligations granted herein upon the submission of a replacement easement for ingress and egress to Phase 3.

The costs for maintaining the easement area associated with the originally granted easement or any replacement easement shall be allocated amongst those persons having easement rights over the easement area on a reasonably proportionate basis consistent with use by each of the respective users.

SUBJECT to those non-exclusive access easements for public beach access over Easement "A" containing 0.270 acres, more or less, Easement "B" containing 364 square feet, more or less, Easement "C" containing 443 square feet, more or less and Easement "D" containing 0.838 acres, more or less, as shown on OLG No. A9-646-T005

EXHIBIT "A"

Parcel No. 4-J
 Estate Bakkeroe
 No. 5 Frenchman's Bay Quarter
 St. Thomas, Virgin Islands
 as shown on OLG No. A9-732-T008
 Containing 1.09 acres, more or less

10/16/2009 9:02AM
 Official Records of
 ST THOMAS/ST JOHN
 WILMA D. HART SMITH
 RECORDER OF DEEDS

TOGETHER with that certain non-exclusive easement for ingress and egress shown as Access Easement "D" over the following described property:

Parcel No. 4-Rem. Estate Bakkeroe
 No. 5 Frenchman's Bay Quarter
 St. Thomas, Virgin Islands
 as shown on OLG No. A9-732-T008
 Said parcel containing 0.838 acres, more or less

Declarant, its successors and assigns, reserves the right to otherwise make use of the aforescribed Access Easement "D" area containing 0.838 acres, more or less, (e.g., for construction access) and/or to grant further easement rights (e.g., for ingress and egress) to others so long as such reserved rights or other easement rights are not inconsistent with or conflict with the easement rights granted herein.

Declarant, its successors and assigns, further reserves the right to terminate said easement and associated easement rights and obligations granted herein upon the submission of a replacement easement for ingress and egress to Phase 5.

The costs for maintaining the easement area associated with the originally granted easement or any replacement easement shall be allocated amongst those persons having easement rights over the easement area on a reasonably proportionate basis consistent with use by each of the respective users.

SUBJECT to those non-exclusive access easements for public beach access over Easement "A" containing 0.270 acres, more or less, Easement "B" containing 364 square feet, more or less, Easement "C" containing 443 square feet, more or less, and Easement "D" containing 0.838 acres, more or less, as shown on OLG No. A9-732-T008.

453185
 12.16.08

Doc# 1004907446