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

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

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 aforesaid described 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.
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 aforesaid 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.
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 aforesaid described 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-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 aforesaid 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

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 aforesaid 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 hereon. Declarant, its successors and assigns, further reserves the right to terminate said easement and associated easement rights and obligations granted hereon 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.
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 aforesaid 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

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 aforesaid 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.