Copy of Deed/Lease/Purchase Agreement/Easement Rights

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that we, ROBERT O'CONNOR JR. AND J. BRION MORRISETTE, appoint THE SUMMER'S END GROUP, LLC, through its member/manager CHALIESE SUMMERS, our true and lawful attorney-in-fact and agent for us and in our name, place, and stead, for the sole and limited purpose of providing the said attorney-in-fact the legal authority to apply for all Virgin Islands Department of Planning and Natural Resources, and/or Virgin Islands Coastal Zone Management, and/or United States Army Corps of Engineers permits to enable the development and construction of a marina and related structures on the following property:

Parcel No. 10-41 Remainder Estate Carolina
No. 1 Coral Bay Quarter
St. John, U.S. Virgin Islands,
as shown on O.L.G. No. D9-8722-T012
consisting of 0.98 acres, more or less,

and

Parcels No. 10-17, 10-18, 10-19 Estate Carolina
No. 1 Coral Bay Quarter
St. John, U.S. Virgin Islands,
as shown on O.L.G. No. F9-3370-T75
consisting of .778 acres, more or less,

and for us and in our name and as our acts and deeds to sign, seal, execute, acknowledge and deliver any application documentation required in order to process said permit applications;

All rights, powers and authority of said attorney-in-fact to exercise any and all of the rights and power herein granted shall commence and be in full force and effect on the date hereof, and such rights, powers and authority shall remain in full force and effect until January 1, 2015, or until revoked in writing by the undersigned, whichever occurs sooner.

IN WITNESS WHEREOF, we have signed this Power of Attorney this 24th day of March, 2014.

WITNESSES: (as to both)

ROBERT O'CONNOR JR.

J. BRION MORRISETTE

TERRITORY OF THE US VIRGIN ISLANDS)
DIVISION OF ST. THOMAS/ST. JOHN) ss: Acknowledgment

ON THIS 24th day of March, 2014, before me, the undersigned officer, personally appeared Robert O'Connor Jr. and J. Brion Morrisette, known to me, or satisfactorily proven, to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC

Vicki Bell
Notary Public-U.S. Virgin Islands
District of St. Thomas St. John
NP-083-11 Expires 9/21/2015

SHORT FORM L E A S E

THIS INDENTURE, made and entered into by and between **EGLAH MARSH CLENDINEN and MINERVA MARSH VASQUEZ, TRUSTEES of the MARSH SISTERS TRUST,** (hereinafter also referred to as "Landlord"); and of Robert O'Connor, Jr. and J. Brion Morrisette, P. O. Box 368, St. John, USVI 00831, (hereinafter referred to as "Tenant" or "Marina Asset Partners" or "MAP").

W I T N E S S E T H:

That this Short Form Lease confirms that the Landlord has leased and let to the Tenant under the terms and conditions set forth more completely in the Lease between the parties dated July 30, 2012, the following described premises including all improvements thereon, if any, in their "AS IS" condition, including all of Landlord's riparian and other rights to use the shoreline and waters and submerged lands seaward of Parcels 10-17 and 10-18, and (hereinafter referred to as the "premises," "the leased premises" or "the leased property" for a period of fifty (50) years, commencing on July 30, 2012 and ending on July 30, 2062:

All of Landlord's right, title and interest in the real property more particularly described as:

> Parcels 10-17 and 10-18 Estate Carolina, St. John, U.S. Virgin Islands as shown on the drawing set forth as Exhibit One, including the structures thereon, all lease in "as is condition", hereto attached and incorporated by reference.
>
> <u>subject to</u> those Leases and Agreements entered into by Landlord
>
> and

Tenant shall at its expense make such alterations, additions or improvements to the leased premises as Tenant in its sole discretion determines feasible. Tenant must obtain the necessary permits from the appropriate authorities for whatever improvements are made to the leased premises by Tenant. Landlord agrees to assist as reasonably required to obtain all such permits including any CZM or building permits.

WITNESSES:

_____

_____

WITNESSES :

_____

Susan M Ladd

LANDLORD:
THE MARSH SISTERS TRUST

By: Eglah Clendinen
EGLAH MARSH CLENDINEN
TRUSTEE

Dated: _____

By: X Minerva Marsh Vasquez
MINERVA MARSH VASQUEZ
TRUSTEE

Dated: 3/21/14

Robert O'Connor Jr
Robert O'Connor, Jr.

Dated: 3/8/14

J. Brion Morrisette

Dated: 3/8/14

QUITCLAIM DEED

THIS INDENTURE made this 1st day of November, 2004, between EGLAH NATHALIA MARSH CLENDINEN a/k/a EGLAH MARSH CLENDINEN (hereinafter referred to as "Grantor"), whose mailing address is P.O. Box 506, St. John, U.S. Virgin Islands 00831 and EGLAH MARSH CLENDINEN and MINERVA MARSH VASQUEZ, Trustees of THE MARSH SISTERS' FAMILY TRUST, dated November 1, 2004, whose mailing address is Post Office Box 506, St. John, U.S. Virgin Islands 00831 (hereinafter referred to as "Grantee").

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged,

THE GRANTOR HEREBY GRANTS AND CONVEYS to the said Grantee, Grantee's successors and assigns, in fee simple absolute, forever, all of Grantor's right title and interest in and to the real property described as follows:

Parcel No. 10-17 Estate Carolina
No. 1 Coral Bay Quarter
St. John, U.S. Virgin Islands,
consisting of 0.286 U.S. acres, more or less,
as shown on P.W.D. No. F9-3370-T75

being the same premises as conveyed to Grantor by Deed of Gift dated November 24, 1975, and recorded December 12, 1975, in Book No. 16-Y, page 25, Sub. No. 3920, and entered in Auxiliary No. 30, page 175, with the Office of the Recorder of Deeds for St. Thomas and St. John, U.S. Virgin Islands.

TOGETHER WITH any improvements thereon and the rights, privileges and appurtenances belonging thereto and all other rights of way and easements of record;

TO HAVE AND TO HOLD the premises unto the Grantee, Grantee's successors and assigns;

SUBJECT to Virgin Islands zoning, regulations and to all covenants, restrictions, easements and agreements applicable to the property, whether of record, or not.

IN WITNESS WHEREOF, the Grantor has signed this instrument as of the date first above written.

WITNESSES:

GRANTOR:

EGLAH NATHALIA MARSH CLENDINEN
a/k/a EGLAH MARSH CLENDINEN

TERRITORY OF THE VIRGIN ISLANDS)
DIVISION OF ST. THOMAS AND ST. JOHN)ss: *Acknowledgment*

ON THIS the 1st day of November, 2004, before me, the undersigned officer, personally appeared Eglah Nathalia Marsh Clendinen a/k/a Eglah Marsh Clendinen, known to me, or satisfactorily proven, to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

J. Brion Morrisette
Notary Public
LNP-007-03
Comm. Exp. 1/26/07
STT/STJ, USVI

NOTARY PUBLIC
My Commission Expires: 1/26/07

QUITCLAIM DEED

THIS INDENTURE made this 4th day of November, 2004, between MINERVA L. MARSH VASQUEZ a/k/a MINERVA MARSH VASQUEZ, whose mailing address is 30 Westminster Road, #1G, Brooklyn, NY 11218 (hereinafter referred to as "Grantor") and EGLAH MARSH CLENDINEN and MINEVA MARSH VASQUEZ, Trustees of THE MARSH SISTERS' FAMILY TRUST, dated November 1, 2004, whose mailing address is Post Office Box 506, St. John, U.S. Virgin Islands 00831 (hereinafter referred to as "Grantee").

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged,

THE GRANTOR HEREBY GRANTS AND CONVEYS to the said Grantee, their successors and assigns, in fee simple absolute, forever, the real properties described as follows:

Parcel Nos. 10-18 Estate Carolina
No. 1 Coral Bay Quarter
St. John, U.S. Virgin Islands,
consisting of 0.257 U.S. acres more or less,
as shown on P.W.D. No. F9-3370-T75

being the same premises as conveyed to Grantor by Adjudication of the Estate of Myrtle Marsh, and entered by the Territorial Court of the Virgin Islands dated December 15, 1991, and recoreded in Book No. 42-H, page 344, Sub. No. 6566 and entered in Auxiliary Nos. 30 (B), page 191; 30 (C), page 48; 14, page 162; and 30(d), page 337, with the Office of the Recorder of Deeds for St. Thomas and St. John, U.S. Virgin Islands.

TOGETHER WITH any improvements thereon and the rights, privileges and appurtenances belonging thereto and all other rights of way and easements of record;

TO HAVE AND TO HOLD the premises unto the Grantee, Grantee's successors and assigns;

SUBJECT to Virgin Islands zoning, regulations and to the covenants, restrictions, easements and agreements applicable to the property, whether of record, or not.

IN WITNESS WHEREOF, the Grantor has signed this instrument as of the date first above written.

WITNESSES:

Roxanne Mesidor

Karen Lefrancy

GRANTOR:

Minerva L. Marsh Vasquez

MINERVA L. MARSH VASQUEZ a/k/a
MINERVA MARSH VASQUEZ

STATE OF NEW YORK)
COUNTY OF New York)ss: *Acknowledgment*

ON THIS the 4th day of November, 2004, before me, the undersigned officer, personally appeared Minerva L. Marsh Vasquez a/k/a Minerva Marsh Vasquez, known to me, or satisfactorily proven, to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Jean Claude Bernagene

NOTARY PUBLIC
My Commission Expires:

JEAN CLAUDE BERNAGENE
Notary Public, State of New York
No. 01BE6085334
Qualified in Kings County
Commission Expires January 06, 2007

THE MARSH SISTERS' FAMILY TRUST

Dated November __/__, 2004

THIS AGREEMENT is made on the _/_ day of November, 2004, between Eglah Marsh Clendinen and Mineva Marsh Vasquez, (hereinafter collectively and alternatively referred to as "Grantor"/"Settlor" and/or "Grantors"/"Settlors"), whose collective mailing address is P. O. Box 506, St. John, U.S. Virgin Islands 00831, and Eglah Marsh Clendinen and Minerva Marsh Vasquez, Trustees of The Marsh Sisters' Family Trust dated November _/_, 2004 (hereinafter collectively referred to as "Trustees").

1. In consideration of the promises and covenants herein stated, the Grantor Eglah Marsh Clendinen hereby assigns, conveys, transfers, and delivers to the Trust, the real property described as Parcel No. 10-17 Estate Carolina, Coral Bay Quarter, St. John, U.S. Virgin Islands, (comprised of 0.286 U.S. acres, more or less); and Grantor Minerva Marsh Vasquez hereby assigns, conveys, transfers, and delivers to the Trust, the real property described as Parcel No. 10-18 Estate Carolina, Coral Bay Quarter, St. John, U.S. Virgin Islands, (comprised of 0.257 U.S. acres, more or less) .

2. This trust shall be designated as "The Marsh Sisters' Family Trust dated November _/_, 2004", and shall be administered so as to provide for the support, maintenance, health and general welfare of the Grantors, Eglah Marsh Clendinen and Minerva Marsh Vasquez, and their successors (as set forth herein), and for the management, development and leasing of Parcel Nos. 10-17 and 10-18 Estate Carolina, Coral Bay Quarter, St. John, U.S. Virgin Islands.

3. The Grantors—acting jointly—specifically retain the authority to revoke or modify, in whole or in part, the terms of this trust agreement and further retain the right to add to or to remove any or all assets from this trust estate by delivering to the Trustees a written instrument signed by both Grantors expressing said addition, deletion, modification or revocation.

4. The Trustees—acting jointly—shall hold, manage, invest, and reinvest the trust estate and shall collect the income, if any, therefrom. During the lifetime of the Grantors, the Trustees shall pay to and apply for the benefit of the Grantors, the net income from the rental of said property. All revenues or assets of the Trust that are to be distributed are to be divided in two (2) equal shares with each Grantor to be paid, monthly, one share, representing one-half of the Trust's net monthly revenues, as long as that Grantor may be living. Upon the death of any Grantor, then the payment provided for that Grantor herein shall be paid to the successor beneficiaries as designated herein. Upon the death of either

Grantor, the share of monthly Trust revenues payable to that Grantor shall be paid, in equal shares, to the children of that Grantor. If any child of either Grantor shall then be deceased, whether prior to or after the death of the Grantor, then the legal children of that deceased child shall collectively be entitled to receive the share of their deceased parent. The seven (7) successor beneficiaries of Eglah Marsh Clendinen are: Vincen M. Clendinen, Jr., Wayne T. Clendinen, Jacqueline Clendinen, Gary M. Clendinen, Celia R. Clendinen, Ernie C. Clendinen, and Jennifer Clendinen. As Jennifer predeceased her mother, the share allocated herein for Jennifer shall be divided equally and paid to her four (4) children: Sheena George Smith, Kessa George, Tiombe Chinnery and Kaseem George. The five (5) children and successor beneficiaries of Minerva Marsh Vasquez are: Gilbert Vasquez, Sharon Vasquez, Ricardo Vasquez, Marcus Lopez and Gary Lopez. The foregoing persons, inclusive of the Grantors and the successor beneficiaries, are herein collectively referred to as the "beneficiaries."

5. The Trustees may also distribute to the Grantors, in cash or in kind, such portion or portions of the principal of the trust estate as, in the Trustees' discretion, is needed or desirable so as to provide for the beneficiaries' reasonable needs to the extent of available funds. Any such payments, however, shall be made equally to each Grantor.

6. The trust assets, including any subsequently added hereto, are to be held, managed, encumbered, invested and reinvested by the Trustee as though they were the absolute owner thereof. The Trustee shall serve without bond and may deal in, convey, encumber or sell, any type of real or personal property deemed advisable by unanimous agreement of the Trustees. The Trustees' powers shall include al powers provided for by law in the U.S. Virgin Islands, and without limitation, shall include all the power to hold title to real and personal property, to negotiate, execute and deliver leases, contracts, deeds, mortgages, easements, and all other documents that may encumber, convey or otherwise affect in any way, or convey any interest in, the Trust's real or personal property. The Trust shall be authorized to act only through the signatures of Trustees, acting jointly. The number of Trustees shall be at least two (2).

7. The Grantors shall be entitled to retain in their possession, without liability for depreciation or loss, any or all of the assets placed in this trust.

8. The Trustees shall be authorized to pay all proper expenses and charges for the protection, improvement, or preservation of any of the assets constituting the trust estate, including professional fees, insurance expenses, brokerage fees and all other necessary and incidental expenses.

9. Any alternate Trustee shall serve without bond.

10. Upon the death or disability of a Grantor, additional funds or other assets may be added by reason that this trust shall have been the named beneficiary of one or more insurance policies and/or that the courts, or out of court settlements, shall have awarded damages on

behalf of the Grantor because of wrongful death or disability.

11. The Trustees shall be Eglah Marsh Clendinen and Minerva Marsh Vasquez, who shall serve as Trustees until their resignation, incapacity, or death. Upon the resignation, incapacity, or death of Eglah Marsh Clendinen, her daughter, Jacqueline Clendinen, is designated as her Successor Trustee. Upon the resignation, incapacity, or death of Minerva Marsh Vasquez, her son, Gary Lopez, is designated as her Successor Trustee.

No Successor Trustee shall be required to post a bond of any kind. The Successor Trustee shall have all the powers and authority conveyed herein to the Trustees in the first instance, and shall utilize the Trust assets for the maintenance and care of the Grantors for so long as they shall live, and then, for the benefit of the successor beneficiaries, as provided for herein.

The Successor Trustees shall not be required to post a bond of any kind and shall have all the powers and authority conveyed herein to the Trustees in the first instance and shall utilize the trust assets for the maintenance and care of the Grantors for so long as they shall live, and then for the successor beneficiaries.

To facilitate the future management of the Trust assets, the Grantors hereby direct that—if it has not been done sooner — upon the death of the last surviving Grantor — the Trustees shall cause a Virgin Islands corporation to be formed, the shareholders of which shall be the beneficiaries of the Trust, whose individual stock interests in the corporation shall be consistent with the percentage of beneficial interest provided for said beneficiary under the terms of this Trust. The Trustees shall then convey title of all real and personal properties owned by the Trust to the corporate entity formed by the Trustees, subject to any leases, mortgages or other rights or encumbrances previously granted by the Trustees, and this Trust shall then be dissolved and terminated. The corporate entity as will be formed by the Trustees shall continue and perpetuate the purposes of this Trust. The provisions of this Trust for the allocation of control and ownership of the Trust and its assets shall be respected, perpetrated, and incorporated in the organizational documents of the successor entity created and owned by the beneficiaries for the purpose of acquiring title to the Trust assets. Each Grantor's lineal descendants shall receive in the aggregate—a fifty percent (50%) stock interest in the corporate entity, and also shall have fifty percent (50%) right of representation among the Board of Directors, and a right to hold fifty percent (50%) of the officer positions of the corporation.

The provisions of this Trust reflect the carefully considered wishes of the Grantors. No other person not expressly provided for may subsequently claim to have been overlooked in the provisions hereof.

The interest of the beneficiaries of this trust shall not be subject to or liable for any anticipation, assignments or sales and said interest shall not be seized by attachment, garnishment, execution or otherwise. If the Trustees shall believe that the interest of the beneficiary is threatened to be diverted in any manner from the purpose of this trust, as

stated above, the Trustees shall withhold the income and principal and make only that distribution as the trustee shall believe contributes to the maintenance, comfort and necessities of the beneficiary. Whenever the Trustees shall be satisfied that such diversion is no longer effective or threatening, they shall resume the distribution of income and/or principal as authorized.

12. In the event, at any time, one or more of the named or unnamed beneficiaries of this trust files suit or knowingly allows a suit to be filed on his or her behalf, in which the terms and conditions set forth in this trust instrument, or any amendment thereto, are unreasonably challenged or attempted to be altered in any manner, they shall forfeit any beneficial interest they may possess now or in the future and for the purpose of the distribution of income and/or principal shall be considered as being dead and without any living heirs.

13. Notwithstanding anything herein to the contrary, unless sooner dissolved by vote as provided for in paragraph 13 above, the trust agreement shall terminate upon the occurrence of whichever of the following dates shall later occur, namely: twenty-one (21) years after the date of the death of the last to die of a group consisting of the Settlors and all the Beneficiaries which are living on the Effective Date; or twenty-one (21) years after the death of the last survivor of all the Issue, male and female, of his late majesty King George VI living on the Effective Date.

IN WITNESS WHEREOF, I hereto set my hand and seal, this 1st day of November, 2004.

WITNESSES:

Eglah Marsh Clendinen, Grantor/Settlor

WITNESSES:

Minerva Marsh Vasquez, Grantor/Settlor

Polynice Mesidor

Karen Lefray

JEAN CLAUDE BERNAGENE
Notary Public, State of New York
No. 01BE6085334
Qualified in Kings County
Commission Expires January 06, 2007

WITNESSES:

Eglah Marsh Clendinen, Trustee

WITNESSES:

Minerva Marsh Vasquez, Trustee

Polynice Mesidor

Karen Lefray

JEAN CLAUDE BERNAGENE
Notary Public, State of New York
No. 01BE6085334
Qualified in Kings County
Commission Expires January 06, 2007

TRUSTEE'S CERTIFICATION

THE UNDERSIGNED, **EGLAH CLENDINEN** and **MINERVA MARSH VASQUEZ**, being duly sworn, depose and state as follows:

1. We are over eighteen (18) years of age and competent to make this certification based on our personal knowledge.

2. We are the initial Trustees of the **MARSH SISTERS TRUST, dated November 1, 2004** (the "Trust"). We retain our capacity as Trustees.

3. A true and accurate copy of the Trust is attached hereto as Exhibit A. The Trust has not been amended and has not been dissolved since its declaration on November 1, 2004.

4. All provisions of the Trust remain in full force and effect.

FURTHER AFFIANT SAYETH NAUGHT.

WITNESSES:

EGLAH CLENDINEN, Trustee of the Marsh Sisters Trust, dated 11/01/2004

MINERVA MARSH VASQUEZ, Trustee of the Marsh Sisters Trust, dated 11/01/2004

TERRITORY OF THE VIRGIN ISLANDS)
DIVISION OF ST. THOMAS AND ST. JOHN)ss: *Acknowledgment*

ON THIS the 13th day of March 2006, before me, the undersigned officer, personally appeared Eglah Clendinen, Trustee of the Marsh Sisters Trust dated November 1, 2004, known to me, or satisfactorily proven, to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same, being authorized to do so, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

J. Brion Morrisette
Notary Public
LNP-007-03
Comm. Exp. 1/26/07
STT/STJ, USVI

NOTARY PUBLIC
My Commission Expires: 1/26/07

STATE OF NEW YORK)
COUNTY OF Kings)ss: *Acknowledgment*

ON THIS the 15th day of March 2006, before me, the undersigned officer, personally appeared Minerva Marsh Vasquez, Trustee of the Marsh Sisters Trust dated November 1, 2004, known to me, or satisfactorily proven, to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same, being authorized to do so, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC
My Commission Expires:

JEAN R. BERNAGENE
Notary Public, State of New York
No. 01BE5026152
Qualified in Kings County
Commission Expires April 11, 2006

JEAN R. BERNAGENE
Notary Public, State of New York
No. 01BE5026152
Qualified in Kings County
Commission Expires April 11, 2006

TRUSTEE'S CERTIFICATION

THE UNDERSIGNED, **EGLAH CLENDINEN** and **MINERVA MARSH VASQUEZ,** being duly sworn, depose and state as follows:

1. We are over eighteen (18) years of age and competent to make this certification based on our personal knowledge.

2. We are the initial Trustees of the **MARSH SISTERS TRUST, dated November 1, 2004** (the "Trust"). We retain our capacity as Trustees.

3. A true and accurate copy of the Trust is attached hereto as Exhibit A. The Trust has not been amended and has not been dissolved since its declaration on November 1, 2004.

4. All provisions of the Trust remain in full force and effect.

FURTHER AFFIANT SAYETH NAUGHT.

WITNESSES:

EGLAH CLENDINEN, Trustee of the Marsh Sisters Trust, dated 11/01/2004

MINERVA MARSH VASQUEZ, Trustee of the Marsh Sisters Trust, dated 11/01/2004

TERRITORY OF THE VIRGIN ISLANDS)
DIVISION OF ST. THOMAS AND ST. JOHN)ss: *Acknowledgment*

ON THIS the 13th day of March 2006, before me, the undersigned officer, personally appeared Eglah Clendinen, Trustee of the Marsh Sisters Trust dated November 1, 2004, known to me, or satisfactorily proven, to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same, being authorized to do so, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

J. Brion Morrisette
Notary Public
LNP-007-03
Comm. Exp. 1/26/07
STT/STJ, USVI

NOTARY PUBLIC
My Commission Expires: 1/26/07

STATE OF NEW YORK)
COUNTY OF _____)ss: *Acknowledgment*

ON THIS the _____ day of _____ 2006, before me, the undersigned officer, personally appeared Minerva Marsh Vasquez, Trustee of the Marsh Sisters Trust dated November 1, 2004, known to me, or satisfactorily proven, to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same, being authorized to do so, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
NOTARY PUBLIC
My Commission Expires:

SHORT FORM L E A S E

THIS INDENTURE, made and entered into by and **CALVERT MARSH, INC.,** (hereinafter also referred to as "Landlord"); and of Robert O'Connor, Jr. and J. Brion Morrisette, P. O. Box 368, St. John, USVI 00831, (hereinafter referred to as "Tenant" or "Marina Asset Partners" or "MAP").

W I T N E S S E T H:

That this Short Form Lease confirms that the Landlord has leased and let to the Tenant under the terms and conditions set forth more completely in the Lease between the parties dated July 30, 2012, the following described premises including all improvements thereon, if any, in their "AS IS" condition, including all of Landlord's riparian and other rights to use the shoreline and waters and submerged lands seaward of Parcels 10-19 and Remainder 10-41, and (hereinafter referred to as the "premises," "the leased premises" or "the leased property" for a period of fifty (50) years, commencing on July 30, 2012 and ending on July 30, 2062:

All of Landlord's right, title and interest in the real property more particularly described as:

> Parcels 10-19 and Remainder 10-41 Estate Carolina, St. John, U.S. Virgin Islands as shown on the drawing set forth as Exhibit One, including the structures thereon, all lease in "as is condition", hereto attached and incorporated by reference.
>
> subject to those Leases and Agreements entered into by Landlord
>
> and

Tenant shall at its expense make such alterations, additions or improvements to the leased premises as Tenant in its sole discretion determines feasible. Tenant must obtain the necessary permits from the appropriate authorities for whatever improvements are made to the leased premises by Tenant. Landlord agrees to assist as reasonably required to obtain all such permits including any CZM or building permits.

WITNESSES:

LANDLORD:
CALVERT MARSH, INC.

By: _____
AUGUSTA M. MARSH

Dated: 3/16/2014

WITNESSES :

_____

_____

Robert O'Connor, Jr.

Dated: 3/8/14

_____
J. Brion Morrisette

Dated: 3/8/14

Joyce Bailey

83-285

WARRANTY DEED

THIS INDENTURE made this 22nd day of June, 1990, between CALVERT MARSH, of Coral Bay, St. John, U.S. Virgin Islands, (hereinafter referred to as "Grantor") and CALVERT MARSH, INCORPORATED, a Virgin Islands Corporation, of P.O. Box 197, Cruz Bay, St. John, U.S. Virgin Islands 00830, (hereinafter referred to as "Grantee").

WITNESSETH

That for and in consideration of the sum of TEN THOUSAND DOLLARS ($10,000.00), receipt of which is hereby acknowledged,

3920/1990

THE GRANTOR HEREBY GRANTS AND CONVEYS to the said Grantee, its successors and assigns, the real property described as follows:

Parcel No. 10-19 Estate Carolina
No. 1 Coral Bay Quarter
St. John, U.S. Virgin Islands,
as shown on P.W.D. File No. F9-3370-T75

being the same premises conveyed to Grantor by Myrtle Marsh, Calvert Marsh, Minerva L. Vasquez, Keithly Marsh, Kenneth Marsh, Joan Krigger, Myrine Hodge, Eglah Clendinen and Meredith Marsh by Deed of Gift dated November 24, 1975 and recorded on December 12, 1975 in Book 16 Y, Page 19, No. 3919 and indexed in Auxiliary 30, Page 174 in the Office of the Recorder of Deeds, St. Thomas, U.S. Virgin Islands.

TOGETHER WITH any improvements thereon and the rights, privileges and appurtenances belonging thereto, including the rights of way and easements of record;

TOGETHER WITH all rights, title and interest, if any, of the Party of the First Part, of, in and to any streets and roads abutting the above-described premises to the center line thereof;

SUBJECT, HOWEVER, to Virgin Islands zoning regulations and to the covenants, restrictions, easements and agreements of record.

TO HAVE AND TO HOLD the premises conveyed hereby in fee simple forever;

Warranty Deed
Marsh to Calvert Marsh, Inc.
Page Two

AND THE GRANTOR WARRANTS that he is seised of the premises in fee simple and has good right to convey the premises; that the Grantee shall quietly enjoy the premises; that the premises are free from encumbrances except as set forth or referred to herein; that the Grantor will execute or procure any further necessary assurances of title to the premises; and that the Grantor will forever warrant and defend title to the premises.

IN WITNESS WHEREOF, the Grantor has signed this instrument as of the date first above written.

WITNESSES:

CALVERT MARSH

TERRITORY OF THE VIRGIN ISLANDS)
DIVISION OF ST. THOMAS AND ST. JOHN) ss:

ON THIS the 12th day of June, 1990, before me, the undersigned officer, personally appeared CALVERT MARSH, known to me, or satisfactorily proven, to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC
My Commission Expires:
April 2, 1993

ENTERED IN THE PUBLIC SURVEYOR'S RECORD FOR COUNTRY PROPERTY, BOOK FOR
ESTATE CAROLINA
CORAL BAY QUARTER
ST. JOHN, VIRGIN ISLANDS
OFFICE OF PUBLIC SURVEYOR
ST. THOMAS, V.I. June 24, 1990
Verne Callwood, Tax Assessor
PUBLIC SURVEYOR
Office of the Lieutenant Governor

ATTEST:
IT IS HEREBY CERTIFIED THAT THE ABOVE MENTIONED PROPERTY/S WHICH, ACCORDING TO Warranty deed dated June 12, 1990 BELONGS TO CALVERT MARSH, INCORPORATED HAS NOT, ACCORDING TO THE CODES OF THE OFFICE, UNDERGONE ANY CHANGES AS TO BOUNDARIES AND AREA.

OFFICE OF THE PUBLIC SURVEYOR,
ST. THOMAS, V.I. June 24, 1990
Verne Callwood, Tax Assessor as
Office of the Lieutenant Governor
PUBLIC SURVEYOR
Pd. CV # 622178

284

RECORDED IN THE RECORDER'S OFFICE FOR THE DISTRICT OF ST. THOMAS AND ST. JOHN, VIRGIN ISLANDS OF THE U.S.A.
BOOK 187 PAGE 283 THIS 11th DAY OF July 1990
THE REAL (PERSONAL) PROPERTY REGISTER FOR ... AND ENTERED IN
QUARTER NO. ... (AUXILIARY)
DATE: July 11 PAGE 174 19 90
DISTRICT RECORDER OF DEEDS

284(a)

QUITCLAIM DEED

THIS INDENTURE, made this 21st day of December, 1993, between CALVERT MARSH of Post Office Box 197, Cruz Bay, St. John, U.S. Virgin Islands 00831 (hereinafter called "Grantor") and CALVERT MARSH INCORPORATED of Post Office Box 197, Cruz Bay, St. John, U.S. Virgin Islands 00831 (hereinafter called "Grantee").

685/1994

W I T N E S S E T H:

That for and in consideration of the sum of TEN DOLLARS ($10.00), receipt of which is hereby acknowledged,

THE GRANTOR HEREBY QUITCLAIMS, GRANTS AND CONVEYS to the Grantee, all of his rights, title, and interest in and to the real property described as follows:

Parcel No. 10-41 Estate Carolina
No. 1 Coral Bay Quarter
St. John, U.S. Virgin Islands
consisting of 1.27 acres, more or less,

as shown on the Louis Harrigan survey bearing Public Works Department Drawing No. D9-4486-T88 dated February 13, 1988;

BEING the same premises conveyed to the Grantor herein by Quitclaim Deed dated July 5, 1990 and recorded on August 3, 1990 in Book 36-K, Page 461, Sub No. 4381 and in Auxiliary 30(d), Page 137 in the Office of the Recorder of Deeds, St. Thomas, United States Virgin Islands.

TOGETHER WITH any improvements thereon and the rights, privileges and appurtenances belonging thereto, including the rights of way and easements of record.

TO HAVE AND TO HOLD the premises conveyed hereby in fee simple absolute forever;

SUBJECT, HOWEVER, to Virgin Islands zoning regulations, and to the covenants, restrictions, easements, rights of way and agreements of record.

IN WITNESS WHEREOF, the Grantor has duly executed this instrument on the date first above written.

WITNESS

WITNESS

CALVERT MARSH

TERRITORY OF THE VIRGIN ISLANDS)
DIVISION OF ST. THOMAS/ST. JOHN) ss:

ON THIS THE 21st day of December, 1993, before me, the undersigned officer, personally appeared CALVERT MARSH, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC
My Commission Expires: 4/18/97

NOTED IN THE CADASTRAL RECORDS FOR COUNTRY/TOWN PROPERTY, BOOK FOR ESTATE CAROLINA, NO.1 CORAL BAY QUARTER ST.JOHN, VIRGIN ISLANDS.

Cadastral Survey/Tax Assessor Offices
St. Thomas, V.I. Dated: Jan.7,1994.
Verne R.Callwood, Tax Assessor
Office of the Lieutenant Governor

FOR STAMP TAX PURPOSES THE ASSESSED VALUE OF PARCEL NO. 10-41 ESTATE CAROLINA IS $68,500.00

ATTEST:

It is hereby certified that the above mentioned property/s which, according to Quitclaim Deed dated December 21,1993. belongs to: CALVERT MARSH INCORPORATED. has not, according to the Records of this office, undergone any changes as to boundaries and area.

Cadastral Survey/Tax Assessor Offices
St. Thomas, V.I. Dated: Jan.7,1994.
Verne R.Callwood, Tax Assessor
Office of the Lieutenant Governor

#12695 70

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that we, JIM PHILLIPS a/k/a JAMES PHILLIPS and GENOVEVA RODRIGUEZ, appoint THE SUMMER'S END GROUP, LLC, through its member/manager CHALIESE SUMMERS, our true and lawful attorney-in-fact and agent for us and in our name, place, and stead, for the sole and limited purpose of providing the said attorney-in-fact the legal authority to apply for all Virgin Islands Department of Planning and Natural Resources, and/or Virgin Islands Coastal Zone Management, and/or United States Army Corps of Engineers permits to enable the development and construction of a marina and related structures on the following property:

Remainder Parcel No. 13 Estate Carolina
(Western Portion)
No. 1 Coral Bay Quarter
St. John, U.S. Virgin Islands,
as shown on O.L.G. No. D9-8685-T012
consisting of 0.759 acres, more or less,

and

Remainder Parcel No. 13 Estate Carolina
(Eastern and Western Portion)
No. 1 Coral Bay Quarter
St. John, U.S. Virgin Islands,
as shown on O.L.G. No. D9-8685-T012
consisting of 5800 square feet, more or less,

and for us and in our name and as our acts and deeds to sign, seal, execute, acknowledge and deliver any application documentation required in order to process said permit applications;

All rights, powers and authority of said attorney-in-fact to exercise any and all of the rights and power herein granted shall commence and be in full force and effect on the date hereof, and such rights, powers and authority shall remain in full force and effect until December 1, 2014, or until revoked in writing by the undersigned, whichever occurs sooner.

IN WITNESS WHEREOF, we have signed this Power of Attorney this 31st day of March, 2014.

WITNESSES: (as to both)

JAMES PHILLIPS a/k/a JIM PHILLIPS

GENOVEVA RODRIGUEZ

STATE OF FLORIDA)
) **ss: Acknowledgment**
COUNTY OF MIAMI-DADE)

ON THIS 31st day of March, 2014, before me, the undersigned officer, personally appeared James Phillips a/k/a Jim Phillips and Genoveva Rodriguez, known to me, or satisfactorily proven, to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC

Notary Public State of Florida
Jeffrey D Catanach
My Commission EE 160225
Expires 01/21/2016

Rodriguezlimitedpowerofattorney2

330
1997

WARRANTY DEED

THIS INDENTURE made this 17th day of December, 1996, by and between DIDACE MONSANTO of St. Thomas, Virgin Islands, hereinafter referred to as "Grantor", and JIM PHILLIPS and GENOVEVA RODRIGUEZ, husband and wife, of 10-19 Estate Carolina, St. John, V.I. 00830, hereinafter referred to as "Grantees";

WITNESSETH:

That for and in consideration of the sum of FOUR HUNDRED FIFTY THOUSAND DOLLARS ($450,000.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does by these presents grant, assign and convey unto the Grantees, as tenants by the entireties, their heirs and assigns, in fee simple, absolute, all that certain parcel of land situate, lying and being in St. John, U.S. Virgin Islands, and designated as

Parcel No. 13 Estate Carolina
No. 1 Coral Bay Quarter
St. John, Virgin Islands,
containing 2.85 acres, more or less,
as shown on O.L.G. No. D9-6158-T96

together with all the appurtenances and all the estate, right, title and interest of grantor in and to the said premises;

SUBJECT to zoning regulations and to covenants, restrictions, agreements and easements of record.

TO HAVE AND TO HOLD the premises herein granted unto the grantees, husband and wife, tenants by the entireties, their heirs and assigns, in fee simple forever.

AND THE GRANTOR WARRANTS:

FIRST: That the Grantor is seized of said premises in fee simple and has good right to convey the same in the manner and form aforesaid.

SECOND: That the same is free of all encumbrances, excepting only those of record and those herein set forth.

THIRD: That the Grantees, their heirs and assigns, will forever quietly enjoy said premises.

FOURTH: That the Grantor will execute or procure any further necessary assurances of the title to said premises.

FIFTH: That Grantor will forever warrant and defend the title to the said premises.

IN WITNESS WHEREOF, grantor has hereunto affixed his signature on the day and year first above written.

WITNESSES:

DIDACE MONSANTO

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

On this the 17th day of December, 1996, before me, the undersigned officer, personally appeared DIDACE MONSANTO and executed the foregoing instrument.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: 3-23-99

NOTED IN THE CADASTRAL RECORDS FOR COUNTRY/TOWN PROPERTY, BOOK FOR ESTATE CAROLINA, NO. 1 CORAL BAY QUARTER ST. JOHN, VIRGIN ISLANDS.

Cadastral Survey/Tax Assessor Offices
St. Thomas, V.I. Dated: January 9, 1997.
Verne R. Callwood, Tax Assessor
Office of the Lieutenant Governor

ATTEST:

It is hereby certified that the above mentioned property/s which, according to WARRANTY DEED dated December 17, 1996, belongs to: JIM PHILLIPS and GENOVEVA RODRIGUEZ, husband and wife, as tenants by the entireties. has not, according to the Records of this office, undergone any changes as to boundaries and area.

Cadastral Survey/Tax Assessor Offices
St. Thomas, V.I. Dated: January 9, 1997.
Verne R. Callwood, Tax Assessor
Office of the Lieutenant Governor

CLR# 409853

411

RECORDED AND [redacted] IN THE RECORDER'S OFFICE FOR THE [redacted]
[redacted] ST. THOMAS AND ST. JOHN, VIRGIN ISLANDS OF THE U.S.A.
BOOK 420 PAGE 440 SUB NO. 330, AND ENTERED [redacted]
THE REAL (PERSONAL) PROPERTY REGISTER FOR [redacted]
[redacted] QUARTER NO. [redacted] (AUXILARY)
18 PAGE 231
DATE: Jan. 24, 19 92
[redacted]
DISTRICT RECORDER OF DEEDS

97 JAN 24 PM 1:41
RECORDER OF DEEDS
ST. THOMAS, V.I.

411(A)

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that we, MERCHANTS COMMERCIAL BANK, a U. S. Virgin Islands Banking Corporation, appoint THE SUMMER'S END GROUP, LLC, a Virgin Islands Limited Liability Company with a mailing address of 5000 Estate Enighed, PMB 63, St. John, USVI 00830, through its member/manager Chaliese Summers, our true and lawful attorney-in-fact and agent for us and in our name, place, and stead, for the sole and limited purpose of providing the said attorney-in-fact the legal authority to apply for all Virgin Islands Department of Planning and Natural Resources, and/or Virgin Islands Coastal Zone Management, and/or United States Army Corps of Engineers permits to enable the development and construction of a marina and related structures on the following property:

Parcel No. 13A Estate Carolina
No. 1 Coral Bay Quarter
St. John, U.S. Virgin Islands,
as shown on O.L.G. No. D9-6366-T98
consisting of 0.37 acres, more or less,

and

Parcel No. 13B Estate Carolina
No. 1 Coral Bay Quarter
St. John, U.S. Virgin Islands,
as shown on O.L.G. No. D9-6533-T99
consisting of 0.231 acres, more or less,

and for us and in our name and as our acts and deeds to sign, seal, execute, acknowledge and deliver any application documentation required in order to process said permit applications;

All rights, powers and authority of said attorney-in-fact to exercise any and all of the rights and power herein granted shall commence and be in full force and effect on the date hereof, and such rights, powers and authority shall remain in full force and effect until December 1, 2014 or until revoked in writing by the undersigned, whichever occurs sooner.

IN WITNESS WHEREOF, we have signed this Power of Attorney this 18th day of March, 2014.

WITNESSES: (as to both)

Witness

Barbara Brooks
Witness

Merchants Commercial Bank
By its President and CEO James E. Crites,

TERRITORY OF THE US VIRGIN ISLANDS
DIVISION OF ST. THOMAS/ST. JOHN

) ss: Acknowledgment

ON THIS 28 day of March, 2014, before me, the undersigned officer, personally appeared James Crites as President and CEO of Merchants Commercial Bank, a Virgin Islands corporation, known to me, or satisfactorily proven, to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Kathleen Price
NOTARY PUBLIC NP 91-13
Commission expires 11/7/2017

WARRANTY DEED

THIS INDENTURE made this 9th day of November, 2005, between **ROBERT ZEBROWSKI and CHERYL J. MARSON**, whose collective mailing address is Post Office Box 39, St. John, U.S. Virgin Islands 00831, (hereinafter collectively referred to as "Grantor") and **HOMECRAFTERS, LLC**, a limited liability company formed under the laws of the Territory of the U.S. Virgin Islands, with a mailing address of 4126 Anna's Retreat, St. Thomas, U.S. Virgin Islands 00802 (hereinafter referred to as "Grantee").

WITNESSETH:

That for and in consideration of the sum of One Million Nine Hundred Thousand Dollars ($1,900,000.00), and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor has bargained and sold, and by these presents does grant, bargain, sell and convey unto Grantee, its, successors and assigns, in fee simple absolute, forever, the property described as follows:

Parcel No. 13-A Estate Carolina
No. 1 Coral Bay Quarter
St. John, U.S. Virgin Islands,
consisting of 0.370 U.S. acres, more or less,
as shown on O.L.G. Drawing No. D9-6533-T99

being the same premises conveyed to Grantor by Warranty Deed dated January 28, 1998, and duly recorded on February 9, 1998, in Book 49-K, page 63, Sub. No. 760, and entered in Auxiliary 30-F, page 17, with the Office of the Recorder of Deeds for St. Thomas and St. John, U. S. Virgin Islands.

TOGETHER WITH an Easement for ingress and egress, to and from Parcel No. 13-A Estate Carolina, over Parcel No. 13 Remainder, Estate Carolina, pursuant to the terms of that Easement Agreement dated April 5, 1999 and recorded on October 10, 2000 as Document No. 2000004742.

TO HAVE AND TO HOLD the premises conveyed unto Grantee, Grantee's successors and assigns, in fee simple absolute, forever;

SUBJECT, HOWEVER, to Virgin Islands zoning, regulations and to the ordinances, rules, covenants, easements, conditions, and restrictions of record.

AND THE GRANTOR WARRANTS that Grantor is seized of the premises in fee simple and has good right to convey the premises; that the Grantee shall quietly enjoy the premises; that the premises are free from encumbrances except as set forth or referred to herein; that the Grantor will execute or procure any further necessary assurances of title to the premises; and that the Grantor will forever warrant and defend title to the premises.

IN WITNESS WHEREOF, the Grantor has signed this instrument as of the date first above written.

WITNESSES: (As to Both)

GRANTOR:

ROBERT ZEBROWSKI

CHERYL J. MARSON

TERRITORY OF THE VIRGIN ISLANDS)
DIVISION OF ST. THOMAS AND ST. JOHN)ss: *Acknowledgment*

ON THIS the 9th day of November, 2005, before me the undersigned officer, personally appeared **Robert Zebrowski and Cheryl J. Marson**, known to me, or satisfactorily proven, to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

J. Brion Morrisette
Notary Public
LNP-007-03
Comm. Exp. 1/26/07
STT/STJ, USVI

NOTARY PUBLIC
My Commission Expires: 1/26/07

Book:
Pages: 0000
Doc# 2005012766
Filed & Recorded
12/06/2005 11:33AM
WILMA D. HART SMITH
RECORDER OF DEEDS
ST THOMAS/ST JOHN

RECORDING FEE	$	1,912.00
DEED DOC STAMP 3.0	$	57,000.00
PER PAGE FEE	$	4.00

ATTEST:

It is hereby certified that the above mentioned property/s which, according to WARRANTY DEED dated November 9,2005 belongs to:HOMECRAFTERS,LLC (GRANTEE)

has not, according to the Records of this office, undergone any changes as to boundaries and area.

Cadastral Survey/Tax Assessor Offices
St. Thomas, V.I. Dated: November 23,2005
Phyllis Harrigan, Special Assistant to the Tax Assessor for Surveys
Office of the Lieutenant Governor

NOTED IN THE CADASTRAL RECORDS FOR COUNTRY/TOWN PROPERTY, BOOK FOR

ESTATE CAROLINA NO. 1 CORAL BAY QUARTER

ST.JOHN U.S.VIRGIN ISLANDS

Cadastral Survey/Tax Assessor Offices
St. Thomas, V.I. Dated: November 23,2005
Phyllis Harrigan, Special Assistant to the Tax Assessor for Surveys
Office of the Lieutenant Governor

TREASURY DIVISION

Phone: (340) 774-4750
Fax: (340) 776-4028

GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

Mailing Address:
2314 Kronprindsens Gade
Charlotte Amalie, V.I. 00802

DEPARTMENT OF FINANCE

Street Address:
76 Kronprindsens Gade
Charlotte Amalie, V.I. 00802

TO: **RECORDER OF DEEDS**

FROM: **THE TREASURY DIVISION**

IN ACCORDANCE WITH Title 28, SECTION 121 AS AMENDED, THIS IS CERTIFICATION THAT THERE ARE NO REAL PROPERTY TAXES OUTSTANDING FOR Zebrowski, Robert & Marson C.

13A Estate Carolina PARCEL NO. (3-06402-0744-00).

TAXES RESEARCHED UP TO AND INCLUDING 2003.

RESEARCHED BY:	Irma Zakers Irma Zakers
TITLE:	Teller I
DATE:	12/7/05
VERIFIED BY:	Irma Zakers for Dionidas E. Anthony
TITLE:	Teller II
DATE:	12/7/05
COLLECTOR NO:	8514

Doc# 2005012766

Book:
Pages: 0000
Doc# 2005012815
Filed & Recorded
12/12/2005 10:54AM
WILMA O. HART SMITH
RECORDER OF DEEDS
ST THOMAS/ST JOHN

RECORDING FEE	$	412.00
DEED DOC STAMP 2.5	$	10,000.00
PER PAGE FEE	$	4.00

WARRANTY DEED

Doc# 2005012815

THIS INDENTURE, made this 21st day of November, 2005, by **CURTIS N. JOHNSON** (herein referred to as "Grantor"), and **CORAL BAY VOYAGES VENTURES, LLC**, whose mailing address is 4126 Anna's Retreat, St. Thomas, VI 00802 (herein referred to as "Grantee");

WITNESSETH: That the Grantor, for and in consideration of the sum of **FOUR HUNDRED THOUSAND and 00/100 DOLLARS ($400,000.00)**, and other valuable consideration, receipt of which is hereby acknowledged, does hereby bargain, sell, grant and release unto the Grantee, its successors and assigns, in fee simple absolute, all of that certain lot, piece of parcel of land, situate, lying and being in St. John, U.S. Virgin Islands, known and designated as:

Parcel No. 13-B Estate Carolina
No. 1 Coral Bay Quarter
St. John, U.S. Virgin Islands
consisting of approximately 0.231 U.S. acres, more or less
as shown on P.W.D. No. D9-6533-T99
(hereinafter the "Property")

TOGETHER WITH all rights, title and interest, if any, of the Grantor, in and to any easements of record serving the property, including but not limited to easements for ingress and egress over estate roads, all as of record appear, and all rights, title and interest, if any, of the Grantor, in and to any streets and roads abutting the property and all improvements and appurtenances thereunto belonging, and all the estate, title and rights of the Grantor in and to the property;

SUBJECT, HOWEVER, to Virgin Islands zoning regulations, and to covenants, restrictions and easements of record;

TO HAVE AND TO HOLD the premises conveyed hereby unto Grantee, its successors and assigns, in fee simple absolute forever;

AND THE GRANTOR WARRANTS as follows:

1. That Grantor is seized of said premises in fee simple absolute, and has good right to convey the same;

2. That the Grantee shall quietly enjoy the said premises;

Law Offices of NORMAN P. JONES, P.C.
4002 Kronprinsens Gade, St. Thomas, U.S. Virgin Islands 00802 (340) 774-4180 (FAX) 774-1288

Doc# 2005012815

3. That the said premises are free from encumbrances, except as aforesaid;

4. That the Grantor will execute or procure any further necessary assurance of the title to said premises; and

5. That Grantor will forever warrant and defend the title to said premises

IN WITNESS WHEREOF, the Grantor has duly executed this Warranty Deed as of the day and year first above written.

Witnesses:

Alean Jackson

Curtis N. Johnson
CURTIS N. JOHNSON

Jenelle Laymo

ACKNOWLEDGMENT

TERRITORY OF THE U.S. VIRGIN ISLANDS)
) **SS:**
DIVISION OF ST. THOMAS AND ST. JOHN)

On this 21st day of November, 2005, before me, the undersigned officer, personally appeared **CURTIS N. JOHNSON**, known to me, or satisfactorily proven to be, the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public
My Commission Expires: _____

NORMAN P. JONES
COMMISSION NUMBER LNP-025-05
MY COMMISSION EXPIRES 07/27/2009

12/12/2005 10:54AM
Official Records of
ST THOMAS/ST JOHN
WILMA O. HART SMITH
RECORDER OF DEEDS

ATTEST:

It is hereby certified that the above mentioned property/s which, according to WARRANTY DEED dated November 21,2005 belongs to: CORAL BAY VOYAGES VENTURES,LLC (GRANTEE) has not, according to the Records of this office, undergone any changes as to boundaries and area.

Cadastral Survey/Tax Assessor Offices
St. Thomas, V.I. Dated: November 22, 2005
Phyllis Harrigan, Special Assistant to the Tax Assessor for Surveys
Office of the Lieutenant Governor

NOTED IN THE CADASTRAL RECORDS FOR COUNTRY/TOWN PROPERTY, BOOK FOR

ESTATE CAROLINA NO. 1 CORAL BAY QUARTER

ST.JOHN, U.S. VIRGIN ISLANDS

Cadastral Survey/Tax Assessor Offices
St. Thomas, V.I. Dated: November 22,2005
Phyllis Harrigan, Special Assistant to the Tax Assessor for Surveys
Office of the Lieutenant Governor

Doc# 2005012815

.TREASURY DIVISION

Phone: (340) 774-1750
Fax: (340) 776-1028

GOVERNMENT OF
THE UNITED STATES VIRGIN ISLANDS

Mailing Address:
2314 Kronprindsens Gade
Charlotte Amalie, V.I. 00802

DEPARTMENT OF FINANCE

Street Address:
76 Kronprindsens Gade
Charlotte Amalie, V.I. 00802

TO: **RECORDER OF DEEDS**

FROM: **THE TREASURY DIVISION**

IN ACCORDANCE WITH Title 28, SECTION 121 AS AMENDED, THIS IS CERTIFICATION THAT THERE ARE NO REAL PROPERTY TAXES OUTSTANDING FOR Zebrowsky, Robert & Marson

13B Estate Carolina PARCEL NO. (3-06402-0757-00)

TAXES RESEARCHED UP TO AND INCLUDING 2004.

RESEARCHED BY:	Irma Zakers Irma Zakers
TITLE:	Teller I
DATE:	11/16/05
VERIFIED BY:	Dionidas E Anthony Dionidas E. Anthony
TITLE:	Teller II
DATE:	11/16/05
COLLECTOR NO:	8514

IN THE SUPERIOR COURT OF THE VIRGIN ISLANDS

DIVISION OF ST. THOMAS AND ST. JOHN

MERCHANTS COMMERCIAL BANK	**Plaintiff**)	CASE NO. ST-10-CV-0000481
	)	ACTION FOR: DEBT AND BREACH OF CONTRACT
vs	)	
CORAL BAY VOYAGES VENTURES, LLC HOMECRAFTERS, LLC	)	
	Defendant	

NOTICE OF ENTRY OF ORDER

TO: A. JENNINGS STONE, ESQ.
CLERK OF THE COURT
SUPERIOR COURT MARSHAL

Please take notice that on November 07, 2013 a(n) ORDER dated November 06, 2013 was entered by the Clerk in the above-entitled matter.

Dated: November 07, 2013

Venetia H. Velazquez, Esq.
Clerk of the Court

Raysa Rogers

RAYSA ROGERS
COURT CLERK II/INTERPRETER

IN THE SUPERIOR COURT OF THE VIRGIN ISLANDS
DIVISION OF ST. THOMAS AND ST. JOHN
****

MERCHANTS COMMERCIAL BANK,	)	
	)	
Plaintiff,	)	CASE NO. ST-10-CV-481
	)	
v.	)	BREACH OF CONTRACT,
	)	ACTION FOR DEBT,
CORAL BAY VOYAGES VENTURES, LLC,	)	ENFORCEMENT OF
HOMECRAFTERS, LLC, JOHN G. RIESTER,	)	GUARANTY(2), AND
REBECCA L. RIESTER, RICHARD	)	FORECLOSURE OF REAL
DECKELBAUM, HOWARD JACOBSON, and	)	PROPERTY MORTGAGE
HOMECRAFTERS FOUNDERS, LLC,	)	
	)	
Defendants.	)	
	)	

ORDER

THIS MATTER is before the Court on Plaintiff Merchants Commercial Bank's Motion for Order Confirming Sale. On March 21, 2013, this Court entered its Default Judgment and Order of Foreclosure in favor of Plaintiff with respect to Parcel No. 13-A Estate Carolina, No. 1 Coral Bay Quarter, St. John, U.S. Virgin Islands, and Parcel No. 13-B Estate Carolina, No. 1 Coral Bay Quarter, St. John, U.S. Virgin Islands. A Writ of Execution was issued by the Clerk of the Court on April 10, 2013, and the requisite notices of sale were duly published as required by law. On August 21, 2013, the Superior Court Marshal held a sale of the aforesaid property, at which Plaintiff was the winning bidder. No objections to said sale or its confirmation have been filed with the Court. Therefore, the Court being satisfied in the premises, it is hereby

ORDERED that Plaintiff's Motion for Order Confirming Sale is **GRANTED**; and it is further

ORDERED that the sale by the Superior Court Marshal conducted on August 21, 2013 of the real property known as Parcel No. 13-A Estate Carolina, No. 1 Coral Bay Quarter, St. John, U.S. Virgin Islands, and Parcel No. 13-B Estate Carolina, No. 1 Coral Bay Quarter, St. John, U.S. Virgin Islands ("Subject Properties"), together with all appurtenances and improvements thereto, as set forth on the Report of Sale, is hereby **CONFIRMED**; and it is further

ORDERED that defendants and judgment debtors Coral Bay Voyages Ventures, LLC, Homecrafters, LLC, John G. Riester, Rebecca L. Riester, Howard Jacobson, and Homecrafters Founders, LLC shall have six (6) months from the date of entry of this Order in which to exercise their right to redeem the Subject Properties by paying the total amount of the purchase price as of the date of redemption, including principal, interest, attorney's fees, court costs, and

costs of sale; and that in the event that defendants and judgment debtors Coral Bay Voyages Ventures, LLC, Homecrafters, LLC, John G. Riester, Rebecca L. Riester, Howard Jacobson, and Homecrafters Founders, LLC fail to timely exercise their right to redeem the Subject Properties, the Superior Court Marshal is hereby ordered to convey the Subject Properties without further delay to Plaintiff; and it is further

ORDERED that copies of this Order shall be distributed to A. Jennings Stone, Esquire, the Clerk of the Court, and the Superior Court Marshal.

Dated: November 6, 2013

Hon. Adam G. Christian
Judge of the Superior Court
of the Virgin Islands

ATTEST:
Venetia H. Velazquez, Esq.
Clerk of the Court

By: Lori Boynes-Tyson
Court Clerk Supervisor 11/6/13

CERTIFIED A TRUE COPY
Date: 11/7/13
Venetia H. Velazquez, Esq.
Clerk of the Court
By: Kaysa Rogers
Court Clerk