

Marvin Berning and Associates

Subdivision Planning & Property Surveys

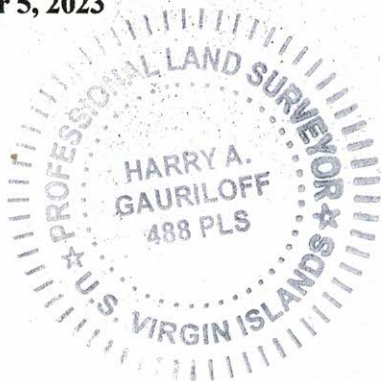
SURVEYOR'S REPORT

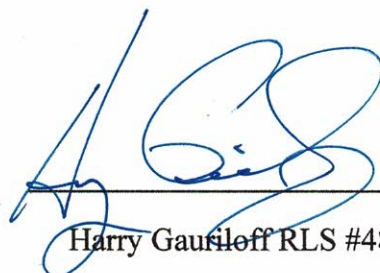
THIS REPORT IS TO CERTIFY, that on December 5, 2023, Marvin Berning and Associates made an accurate survey of the premises standing in the name of _____ situated at **Estate Bovoni St, Thomas**, U.S. Virgin Islands, briefly described as: **Parcel 17 REM** as shown on the accompanying survey entitled: **ALTA/NSPS LAND TITLE SURVEY of Parcel 17 REM, Estate Bovoni, Nos. 1 & 2 Frenchmans Bay Quarter, St. Thomas, U.S.V.I.** Marvin Berning and Associates made a careful inspection of said premises and of the buildings located thereon at the time of making such survey, and again on _____ and at the time of such latter inspection Marvin Berning and Associates found _____ to be in possession of said premises as _____ (owner)

Marvin Berning and Associates further certifies as to the existence or non-existence of the following at the time of our last inspection:

1. Rights of Way, old highways, or abandoned roads, lanes or driveways, drains, sewer, water, gas, or oil pipelines across said premises: Overgrown road crosses through the northern portion of Parcel 17 REM, a portion of the road was found an surveyed, the rest of the road could not be found. See MBA Plat 3167
2. Springs, streams, rivers, ponds, or lakes located, bordering on or running through said premises: Southern/western edge of property borders the Caribbean Sea. See MBA Plat 3167
3. Cemeteries or family burying grounds located on said premises: NONE
4. Telephone, telegraph or electric power poles, wires or lines overhanging or crossing said premises and serving other property(s): NONE
5. Joint driveways or walkways; party walls or rights of support; porches, steps or roofs used in common or joint garages: NONE
6. Encroachments, or overhanging projections. (If the buildings, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy encroach upon or overhang adjoining properties, or the like encroach upon overhang surveyed premises, specify all such): Wall/drive encroaches 2+/- sq ft onto Parcel No 6-3-58. See MBA Plat 4936
7. Building or possession lines. (In case of city or town property specify definitely as to whether or not walls are independent walls or party walls and as to all easements of support or "beam rights." In the case of country property report specifically how boundary lines are evidenced, that is whether by fences or otherwise): BOUNDPOSTS.
8. Is the property improved? **NO**
 - a. Buildings are : Masonry (); Wood (); Other () _____ (specify)
 - b. Buildings are : One Story (); Two Story (); Split Level (); Other () _____
9. Indications of building constructions, alterations or repairs in recent months: **NO**
 - a. If new improvements under construction, how far have they progressed? NA
10. Changes in the street lines either completed or officially proposed? **NO**
11. Are abutting streets or roads maintained by public authorities? **NO**
12. If the surveyed premises are subject to restrictive covenants, do the improvements, use and occupancy comply with such? (If the premises are subject to restrictive covenants, have the examining attorney furnish you verbatim copy of them.) NO COVENANTS PROVIDED.

Date: December 5, 2023




Harry Gauriloff RLS #488