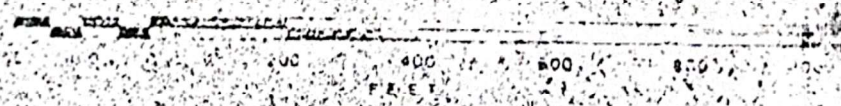


RECONCILES BOUNDARY SURVEY DATA ON NAVY
 Y MAP OF THE FORMER MCAF, ST THOMAS, V.I. Y&D DWS NO 928 21G
 O A3-94-T62

GRAPHIC SCALE



APPROVED FOR SPECIAL AGENT IN CHARGE U.S. MARSHAL SERVICE ST. THOMAS, VIRGIN ISLANDS		DEPARTMENT OF THE NAVY, BUREAU OF NAVAL ARCHITECTURE FORMER MARINE CORPS AIR FIELD SAINT THOMAS, VIRGIN ISLANDS REAL ESTATE DISPOSAL
APPROVED FOR SPECIAL AGENT IN CHARGE U.S. MARSHAL SERVICE ST. THOMAS, VIRGIN ISLANDS	DEPARTMENT OF THE NAVY, BUREAU OF NAVAL ARCHITECTURE FORMER MARINE CORPS AIR FIELD SAINT THOMAS, VIRGIN ISLANDS REAL ESTATE DISPOSAL	DATE 263B

ALL these certain tracts or parcels of land with buildings and improvements thereon erected (excluding buildings 201, 202, 203, 207, 208, 209, 210, 215, 216, 217, 54, 55, 272 and Tower "A"), situate, lying and being in Charlotte Amalie, St. Thomas, Virgin Islands and described more particularly as follows, and all according to the Y & D Drawing No. 964, 281 (Rev. 4 August 1964) and boundary description received at the Recorder's Office at Charlotte Amalie, St. Thomas, Virgin Islands on September 30, 1964, said description being entered on the same date in Book 7J, Page 71, Sub No. 3693 and said Y & D Drawing No. 964, 281 (Rev. 4 August 1964) being filed in Auxiliary 13, Page 89.

TRACT "A"

PARCEL NO. 68, ESTATE LINDBERGH DAY (INCLUDING A PORTION OF ESTATE JOHN BREWERS DAY) #4

BEGINNING at Point 2' located 292.88 feet southeasterly from the northeast corner of Parcel No. 1 (ARMY RIFLE RANGE) (Point 13 on the reference map); the line runs:

S 75° 24' 36" E, 309.66 feet to EP No. 9; thence, N 0° 24' W, 1,896 feet to Point 311, the Northwest corner of the parcel; thence, S 74° 06' E, 995.21 feet to Point 307; thence, S 30° 31' W, 568.79 feet to Point 268; thence, S 74° 42' E, 534.85 feet to Point 269, the northeast corner of the parcel; thence, S 20° 41' W, 1041.07 feet to Point 237; thence, S 88° 34' W, 335.21 feet to Point "X"; thence, S 83° 55' 10" E, 1330.92 feet to Point 2'; thence, N 0° 40' E, 946.46 feet to Point 2'; the point of beginning.

The above area is 83.6 acres, more or less.

TRACT "B"

PARCEL NO. 69, ESTATE LINDBERGH DAY #5

BEGINNING at Point "W", being the southwesternmost corner of the parcel, situate on the north side of Harwood Highway; the line runs:

N 6° 26' W, 103.97 feet to Point "F"; thence, N 1° 53' W, 110.04 feet to Point "E"; thence, N 86° 52' W, 155.16 feet to Point "D"; thence, N 30° 33' E, 83.05 feet to Point "C"; thence, S 86° 16' E, 330.54 feet to Point "B"; thence, N 30° 19' E, 540.59 feet to Point "A"; thence, S 78° 04' E,

512.36 feet to an unnumbered point, being the northeastern-most corner of the parcel; thence, S 2° 56' W, 200.0 feet to Point 185; thence, N 37° 04' W, 203.7 feet to Point 187; thence, S 2° 56' W, 626.1 feet to Point 171; thence, N 37° 04' W, 135.7 feet to Point N-4; thence, N 2° 31' 20" E, 217.0 feet to Point N-3; thence, N 37° 28' 40" W, 91.0 feet to Point N-2; thence, S 2° 31' 20" W, 217.0 feet to Point N-1; thence, N 87° 04' W, 36.0 feet to Point 184; thence, N 37° 36' W, 483.67 feet to Point "H"; the point of beginning.

The above area is 8.84 acres, more or less.

TRACT "C"

PARCEL NO. 70, ESTATE LINDBERGH BAY (INCLUDING PORTION OF ESTATE JOHN BREWERS BAY)

BEGINNING at Point "G", located on the south side of Harwood Highway approximately 500 feet west of the U.S. Army Reserve Training Armory Building; the line runs:

S 83° 38' E, 63.40 feet to Point "H"; thence, S 86° 51' E, 430.0 feet to the northwest corner of the U.S. Army Reserve Training Center Site; thence, S 3° 09' W, 114 feet to the southwest corner of said site; thence, S 86° 51' E, 260.0 feet to the southeast corner of said site thence, N 3° 09' W, 114 feet to the northeast corner of said site on the south side of Harwood Highway; thence, S 86° 51' E, 810 feet to Point "I"; thence, S 85° 49' E, 217.42 feet to Point "J"; thence, S 63° 32' E, 164.47 feet to Point "K"; thence, S 63° 28' E, 228.06 feet to Point "L"; thence S 49° 34' E, 97.80 feet to Point "M"; thence, S 60° 25' W, 400 feet to Point "N"; thence, S 86° 51' E, 400 feet to Point 158; thence, S 14° 15' W, 310 feet to Point 152; thence, S 26° 47' W, 904 feet to Point 150; thence, S 32° 21' W, 162.0 feet to Point 283; thence S 45° 44' W, 358.0 feet to Point 294; thence continuing approximately 50 feet to the shoreline of Lindbergh Bay; thence along the shoreline of Lindbergh Bay and meandering around Cubritaberg Peninsula, approximately 10,400 feet; thence N 84° 32' 20" E 15 feet to Point 1; thence, N 84° 32' 20" E, 2729.35 feet to Point 2; thence, N 2° 28' W, 97.59 feet to Point "G", the point of beginning.

The above area is 185 acres, more or less.

TRACT "D"

PARCEL NO. 71, ESTATE LINDBERGH BAY

BEGINNING at an unnumbered Point, being the northeastern corner of the parcel, located S 32° 43' E, 41.40 feet from Point 751 of the boundary of the Virgin Islands College Site; thence S 76° 35' W, 140.43 feet, to a point; thence S 15° 57' E, 59.28 feet, to a point; thence S 11° 47' E, 120.62 feet, to a point; thence N 86° 05' E, 99.22 feet, to a point; thence N 80° 48' E, 200.29 feet, to the point of beginning.

The above area is 0.52 acres, more or less.

TRACT "E"

PARCEL NO. 72, ESTATE LINDBERGH BAY

BEGINNING at Point 3, also known as Point F, of the boundary of the Virgin Islands College Site, this point being the southeastern corner of the parcel; thence N 79° 21' W, 200.40 feet, to a point; thence N 8° 45' E, 156.20 feet, to a point; thence N 25° 44' E, 93.80 feet, to a point; thence S 72° 41' E, 57.40 feet, to a point; thence S 33° 26' E, 65.40 feet, to a point; thence S 26° 06' E, 51.70 feet, to a point; thence S 17° 44' E, 51.00 feet, to a point; thence S 4° 25' E, 100.50 feet, to the point of beginning.

The above area is 0.79 acre, more or less.

The area enclosed within the lines above described for the five parcels combined is 273.75 acres, more or less.

All distances are in U. S. feet and all bearings are as shown.

RESERVING unto the United States of America, the right to utilize the beaches on Lindbergh Bay and Brewers Bay for the training of military and naval personnel, including the right of transit across the said beach areas between the nearest roads and the water's edge, said beaches and beach areas being portions of Tract C and more particularly described as follows:

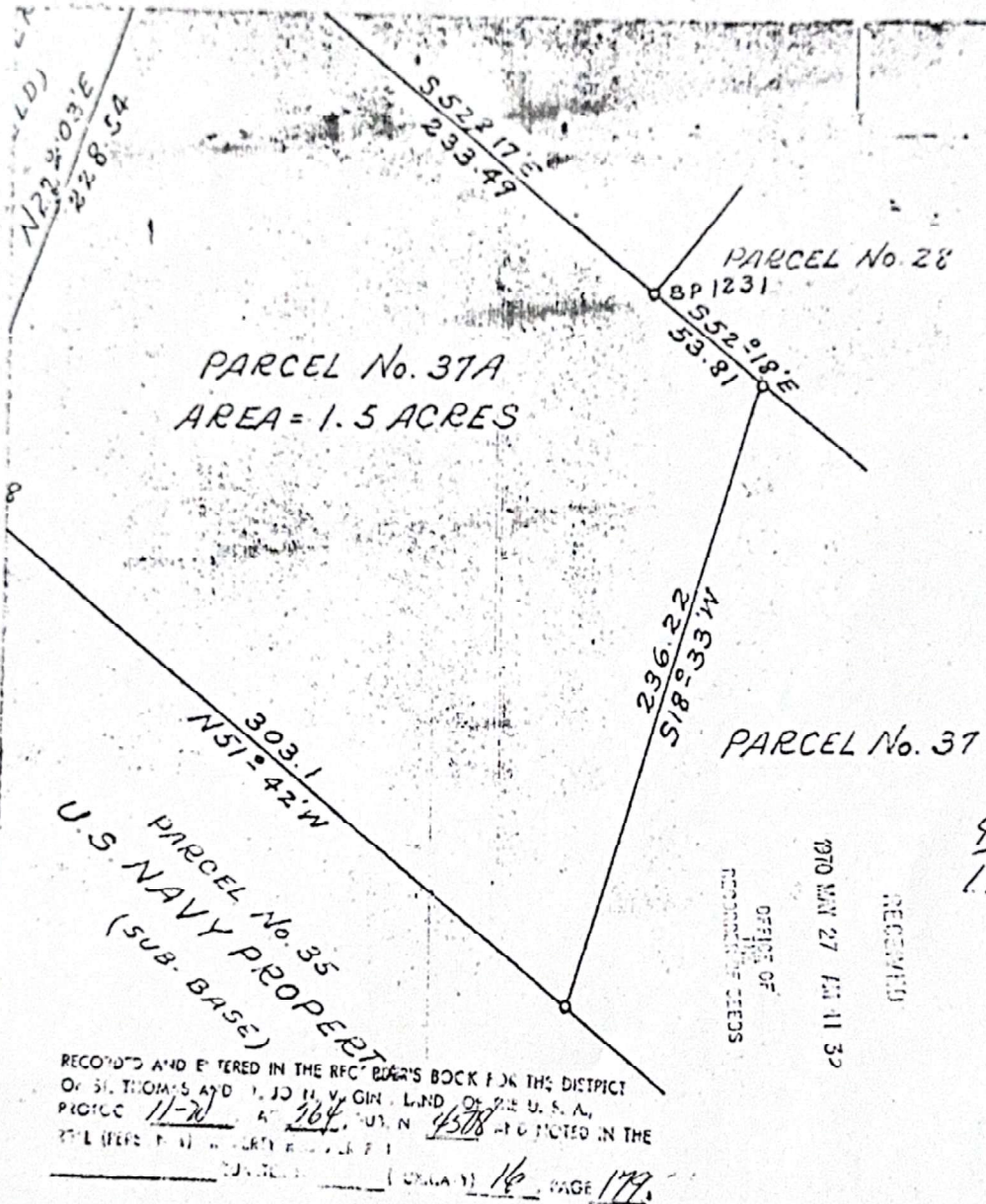
a. Beginning at Point 1 (also known as Point 15'), located on the northern boundary of Portion "C" of lands of the Former Marine Corps Air Facility, St. Thomas, Virgin Islands, as shown on U. S. Navy Bureau of Yards and Docks drawing No. 964,281 "Real Estate Disposal Map", Former Marine Corps Air Facility, St. Thomas, Virgin Islands, which boundary appears described in document recorded at the office of the Recorder of Deeds of St. Thomas, Virgin Islands, at Book 7J, Page 71, Sub No. 3693; thence; N 84° 32' 20" E, 135 feet, more or less, along the boundary of Portion "C", to a point, thence; S 5° 27' 40" E, 330 feet, more or less, to a point, thence; S 84° 32' 20" W, 400 feet, more or less, to a point on the mean high waterline of Brewers Bay; thence; northerly, easterly and northerly along said mean high waterline to a point which bears S 84° 32' 20" W, 15 feet, more or less, from Point 1, thence; N 84° 32' 20" E, 15 feet, more or less, to Point 1, the point of beginning.

b. Beginning at Point 294, located on the eastern boundary of Portion "C" of lands of the Former Marine Corps Air Facility, St. Thomas, Virgin Islands, as shown on U. S. Navy Bureau of Yards and Docks drawing No. 964,281 "Real Estate Disposal Map", Former Marine Corps Air Facility, St. Thomas, Virgin Islands, which boundary appears described in document recorded at the office of the Recorder of Deeds of St. Thomas, Virgin Islands, at Book 7J, Page 71, Sub No. 3693; thence;

S 45° 44' W, 50 feet, more or less, to a point on the mean high waterline of Lindbergh Bay, thence; northwesterly and westerly, along the said mean high waterline, 2130 feet, more or less, to a point, thence; due north, 200 feet, more or less, to a point on the southern edge of the airport access road, said road being a public road, thence; easterly, along the southern edge of the said road, 1380 feet, more or less, to a point, thence; S 50° 20' E, 900 feet, more or less, to a point on the easterly boundary of Portion "C" of the aforesaid lands, thence; S 45° 44' W, 150 feet, more or less, to Point 294, the point of beginning.

RECORDED IN THE RECORDS OF THE DISTRICT
 COURT OF THE DISTRICT OF COLUMBIA
 11-W-263 NW 4508
 13 89

March 27, 1970
 Elias Valet



THE RECORDS OF THE
ST. THOMAS
MAY 27 1970
DISTRICT OF ST. THOMAS
REF. C3-62-147

GOVERNMENT OF THE VIRGIN ISLANDS PUBLIC WORKS DEPARTMENT	
SURVEYED: 39	PARCEL No. 37A
DRAWN: ..	ESTATE NISKY
TRACED: ..	No. 6 SOUTHSIDE QTR.
DATE: 12-1-65	ST. THOMAS V.I.
SCALE: 1"=50'	
P.W. FILE No.	
D3-269-T65	

264@

27

**Boundary Description Of Extension To Harry
S. Truman Airport
Estate Lindberg Bay, Southside Quarters
St. Thomas, Virgin Islands
Ref: P. W. D. File No. D3-298-T68**

Beginning at a point located at the Northwestern corner of
Harry S. Truman Airport the lines runs:

South 13 degrees 30 minutes West a distance of 190 feet along the exist-
ing edge of runway; thence turning and running

South 03 degrees 15 minutes East a distance of 230 feet along
the existing edge of runway; thence turning and running

South 85 degrees 49 minutes West a distance of 450 feet to a point;
thence turning and running

North 03 degrees 11 minutes West a distance of 400 feet to a point;
thence turning and running

North 86 degrees 49 minutes East a distance of 520.00 feet to the
point of beginning.

The area is 4.27 acres. All measurements are in U. S. feet and all
bearings are based on True North

4508
1970

RECORDED AND INDEXED IN THE RECORDER'S BOOK FOR THE YEAR
OF ST. THOMAS AND ST. JOHN, VIRGIN ISLANDS OF THE U. S. A.
VOLUME 11-111 page 263 SUB 104508 AND NOTED IN THE
INDEXERS' BOOK FOR THE YEAR 1970
CHAS. H. LEE
MAY 27 1970
PAGE 88

THE RECORDER'S OFFICE

May 27 1970
Chas. H. Lee
DIST. REC'D OF DEEDS

11 90 ST

**Boundary Description Of Extension To Harry
S. Truman Airport
Estate Lindberg Bay, Southside Quarters
St. Thomas, Virgin Islands
Ref: P. W. D. File No. D3-298-T68**

Beginning at a point located at the Northwestern corner of
Harry S. Truman Airport the lines runs:

South 13 degrees 30 minutes West a distance of 150 feet along the exist-
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South 03 degrees 15 minute West a distance of 230 feet along
the existing edge of runway; thence turning and running

South 86 degrees 49 minutes West a distance of 450 feet to a point;
thence turning and running

North 03 degrees 11 minutes West a distance of 400 feet to a point;
thence turning and running

North 06 degrees 49 minutes East a distance of 520.00 feet to the
point of beginning.

The area is 4.27 acres. All measurements are in U. S. feet and all
bearings are based on True North

RECORDED AND INDEXED IN THE RECORDS BOOK FOR THE DISTRICT OF
ST. THOMAS AND ST. JOHN, VIRGIN ISLANDS OF THE U. S. A.
BOOK 11-W-Page 263, SUB. NO. 4508, D. NOTED
CH. 11-13, PAGE 88

THE RECORDER'S OFFICE

May 27 1970

Edna V. Vail
DISTRICT RECORDER OF DEEDS

BOUNDARY DESCRIPTION
OF
PARCEL NO. 37A ESTATE NISKY, NO. 6 SOUTHSIDE QUARTER
ST. THOMAS, VIRGIN ISLANDS

Reference: P.W. File No. D3-269-T65 dated December 1, 1965

Beginning at boundpost No. 998 located at the northwest corner of Parcel No. 35 (U. S. Navy property) the line runs:

North 22 degrees 03 minutes East along the Bourne Field property a distance of 228.54 feet, to a boundpost; thence turning

South 52 degrees 17 minutes East along portion of Estate Nisky, a distance of 233.49 feet, to boundpost No. 1231; thence turning

South 52 degrees 18 minutes East along Parcel No. 28, a distance of 53.61 feet, to a boundpost; thence turning

South 18 degrees 33 minutes West along Parcel No. 37, a distance of 236.22 feet, to a boundpost; thence turning

North 51 degrees 42 minutes West along Parcel No. 35, a distance of 303.1 feet, to the point of beginning.

The area is 1.5 acres

All distances are in U. S. feet and all bearings are magnetic as of 1947.

Office of the Public Surveyor
St. Thomas, V.I., December 1, 1965

Lloyd C. George
Lloyd C. George
Public Surveyor

11-W 264 4508
page 479

may 27 1970
Chas. Violet

Boundary Discription Of Parcel No. 5
Estate Orkanshullet (Map Of Hassel Island)
NO. 9 Southside Quarters
St. Thomas, Virgin Islands
Ref: P. W. D. File No. B3-145-T45

Beginning at bound post located in the Northeast corner of said Parcel No. 5 the line runs

South 89 degrees 18 minutes East a distance of 188.0 to a bound post, thence turning and running

South 29 degrees 09 minutes East a distance of 52.6 feet to a bound post; thence turning and running

South 41 degrees 46 minutes West a distance of 62.8 feet to a bound post; thence turning and running

South 78 degrees 27 minutes West a distance of 86.2 feet to a bound post; thence turning and running

North 77 degrees 34 minutes West a distance of 23.7 feet to a bound post; thence turning and running

North 34 degrees 33 minutes West a distance of 124.6 feet to the point of beginning

The area contains 0.41 acres. All measurements are in U. S. feet and all bearings are magnetic as of 1945.

NO. 9 SOUTH SIDE QUARTERS, ESTATE OF ORKANSHULLETT, PARCEL NO. 5, ST. THOMAS, VIRGIN ISLANDS

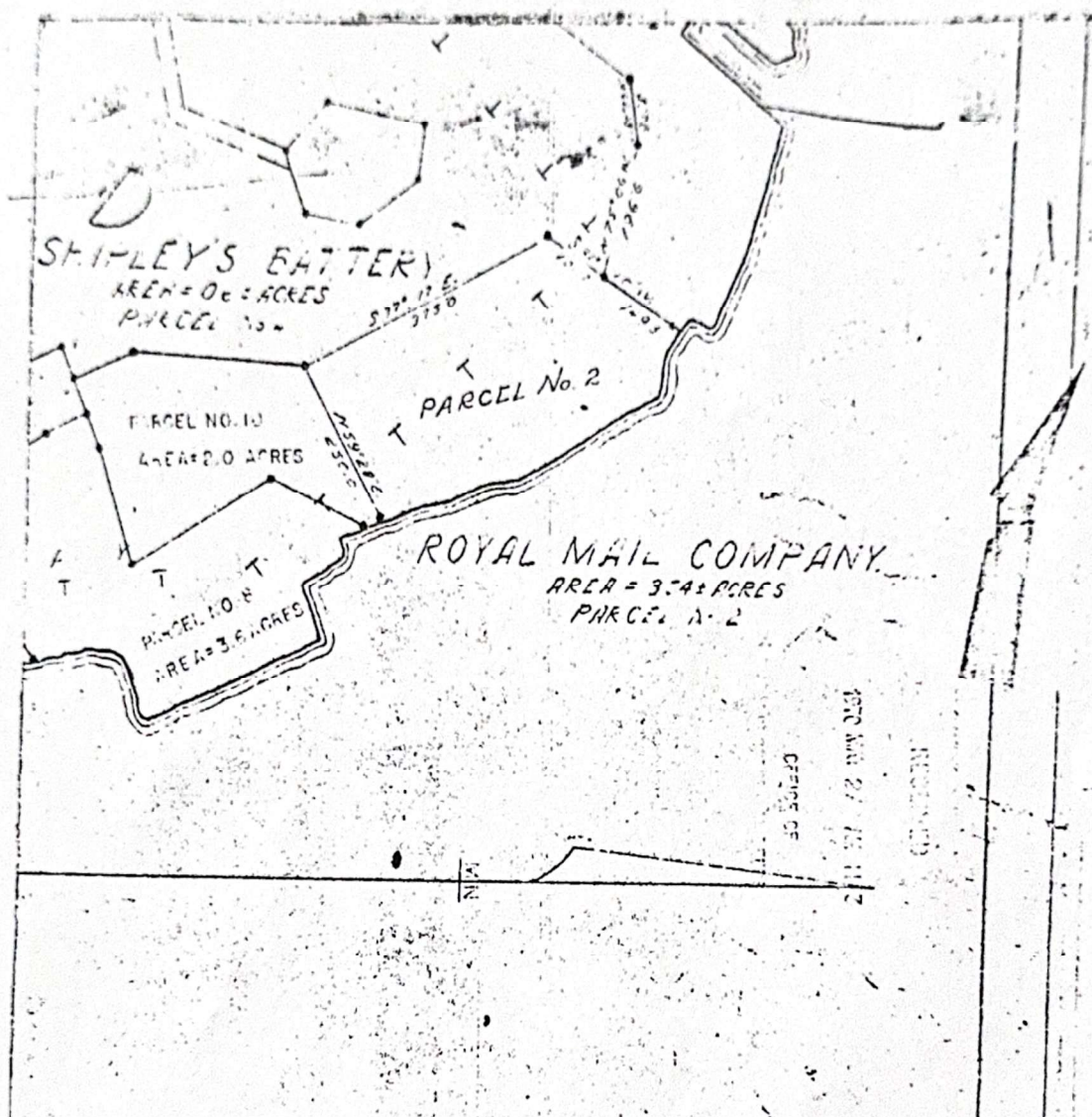
11 W. J. 265 No 4508

Country Registry page 91

THE RECORDERS OFFICE

May 22 1920

J. L. Violet



REVISED MARCH 26, 1947 BY THE ADDITION OF PARCELS NO 8, 9, & 10

IN CHARGE: D.S.E. SURVEYED: C.E. EXAMINED: C.S. TRACED: C.S. CHG. REG. DATED: 11/1/45 SCALE: 1" = 200' P.W. Drawing No. 115-745	MUNICIPALITY OF ST. THOMAS & ST. JOHN PUBLIC WORKS DEPARTMENT MAP OF HASSEL ISLAND ESTATE ORKANSHULLET No. 9 SOUTH SIDE QUARTER ST. THOMAS, V.I. SUPERINTENDENT OF PUBLIC WORKS
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265A

3

Boundary Description Of The Red Hook
Wharf Area Of Parcel No. 1, 2, & 3
Estate Smith Bay East End Quarters
St. Thomas, Virgin Islands
Ref: P. W. D. File No. D3-216-T50

Beginning at bound post number 995 the line runs North
41 degrees 46 minutes west a distance of 83 feet, to bound
post 859, thence turning and running

North 61 degrees 26 minutes East a distance of 114 feet, to
bound post 858, thence turning and running

South 67 degrees 05 minutes East a distance of 193 feet to
bound post 857, thence continuing

South 67 degrees 05 minutes East a distance of 33 feet to the
shoreline, thence turning and running in a generally

Southwesterly direction a distance of 290 feet more or less
to a point on shoreline, thence turning and running

North 41 degrees 46 minutes West a distance of 10 feet to
the point of beginning.

All measurements are in U. S. feet and the area contains
0.50 Acres.

4

11-W pg 266 4508
Country Register 237

May 27, 1970
John V. Vail

ASSIGNMENT OF LEASE

AGREEMENT, made this 2nd day of February, 1971,
by and between JOSEPH P. MARONNA, an individual, whose business
address is Parcel No. 68A Estate Lindbergh Bay, St. Thomas,
Virgin Islands, ("Assignor"), and SMALL BUSINESS ADMINISTRATION,
an agency of the United States of America, whose address is 255
Ponce de Leon Avenue, Hato Rey, Puerto Rico, ("Assignee"),

WITNESSETH: That

303
1971

WHEREAS Assignor has a leasehold interest in certain
real property in St. Thomas, Virgin Islands, known and described
as Parcel No. 68A Estate Lindbergh Bay, St. Thomas, Virgin
Islands, pursuant to a lease (hereinafter the "Lease") dated
November 15th, 1968, made by the Government of the Virgin Islands,
acting by and through its wholly owned instrumentality, the
Virgin Islands Airport and Industrial Resources Agency, as
Landlord, to Assignor, as Tenant, recorded in the Office of the
Recorder of Deeds for St. Thomas and St. John, on March 18th,
1970, in Protocol 11-S, page 18, no. 3644 and at Auxiliary 24,
page 264, and pursuant to the terms of which lease Landlord therein
demised to the Tenant the premises particularly described as
follows:

That parcel of land at Harry S. Truman Airport,
St. Thomas, Virgin Islands, designated as Parcel
No. 68A Estate Lindbergh Bay, St. Thomas,
Virgin Islands, consisting of 4.798 acres, more
or less, together with the buildings, structures,
fixtures, improvements and other property located
or to be located thereon, all as shown on a drawing
of said area prepared by James Moorehead dated
October 19th, 1968, and having P.W.D. No. D9-775-
T69.

NOW, THEREFORE, to secure the payment of an indebted-
ness in the aggregate sum of \$11,000.00 together with interest
thereon at a rate set forth in a certain note bearing even date
herewith made by the Assignor to the Assignee, (the "Note"),

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lawful money of the United States to be paid in accordance with the said note, the Assignor and the Assignee for the better securing of the payment of said sum with the interest thereon, and also in consideration of One Dollar (\$1.00) paid by the Assignee, receipt whereof is hereby acknowledged, do hereby agree as follows:

1. Assignor hereby sells, assigns, transfers and sets over unto Assignee, its successors and assigns, all the right, title and interest of Assignor in and to the Lease, together with all benefits and advantages to be derived therefrom, as security for the performance of the Note and for the performance of the terms of the Security Agreement of even date herewith securing the Note (the "Security Agreement").

2. If default shall be made in the making of any payment or payments under or in the performance of any of the terms of the Note or of the Security Agreement, Assignee may, at its option, thereupon and from time to time so long as any default thereunder shall continue to exist, exercise all the rights and privileges of Assignor under the Lease, including, but not limited to, the right to collect rents or any other sums payable by any sub-tenants thereunder. Upon any such default, if there are any sub-tenants under the Lease, they shall, upon demand of Assignee, make payment to Assignee of rents and any other sums due to Assignor without liability for the determination of the Assignee's right thereto.

3. Assignor covenants he will observe and perform all the covenants and obligations to be observed and performed by Assignor as tenant under the Lease.

4. Assignor warrants that there have been no modifications or extensions of the Lease other than those recited

above; that, without the consent of Assignee, Assignor will not modify or cancel the Lease, consent to an assignment or further mortgage of his or any sub-tenant's interest thereunder; and that Assignor is not in default under the Lease.

5. Assignee agrees, that upon payment in full of the note or notes secured hereby, Assignee will, upon demand by Assignor, execute an instrument to be recorded at Assignor's expense stating that this Assignment is of no further force and effect.

6. Any default by Assignor in the performance of any agreement herein contained shall constitute and be deemed to be a default under the Note and under the Security Agreement and shall entitle the Assignee to all rights and remedies therein contained.

7. This Assignment of Lease is subject and subordinate to that Leasehold Mortgage dated April 7th, 1970, from the Assignor to The Chase Manhattan Bank, N.A., recorded on April 7th, 1970, in the Office of the Recorder of Deeds for St. Thomas and St. John at Protocol 11-T, page 219, no. 3831 and Auxilliary 24, page 261.

IN WITNESS WHEREOF, Assignor has duly executed this Assignment as of the day and year first above written.

Witnesses:

John J. S. [Signature]
[Signature]

Recorded for recording at the Recording Office
of the Territory of St. Thomas and St. John
on the 3rd day of February, 1971, at 3:00 clock P.M.
Edith Violet
Recorder of Deeds

Joseph P. Maronna
Joseph P. Maronna

TERRITORY OF THE VIRGIN ISLANDS)
DISTRICT OF ST. THOMAS & ST. JOHN) ss:

On this 3rd day of February, 1971, before me, the undersigned officer, personally came JOSEPH P. MARONNA, known to me and to me known to be the person who executed the foregoing instrument; and he acknowledged that he executed same freely and voluntarily for the purposes therein contained.

RECORDED AND FILED IN THE DISTRICT OF ST. THOMAS & ST. JOHN, I have hereunto set my hand and official seal the day and year first above written.
Book 12-74 page 114. O.M.D. 343. A.D. NOTED IN THE
R.C. & (M.F.S.) MAY 2 1971

Joseph P. Maronna PAGE 264
Notary Public

THE RECORDER'S OFFICE,
ST. THOMAS February 4 1971
Edith Violet
DISTRICT RECORDER OF DEEDS 116