

January 27, 1972

QUITCLAIM DEED

No. 305/1972

THIS INDENTURE, made this 19th day of January 1972, between the UNITED STATES OF AMERICA, acting by and through the ADMINISTRATOR OF GENERAL SERVICES, under and pursuant to the powers and authority contained in the Federal Property and Administrative Services Act of 1949 (63 Stat. 377) as amended, and Regulations and Orders promulgated thereunder, party of the first part, and THE GOVERNMENT OF THE VIRGIN ISLANDS, party of the second part,

W I T N E S S E T H:

That the party of the first part, for and in consideration of the sum of TWO MILLION EIGHT HUNDRED TWENTY-TWO THOUSAND and 00/100 (\$2,822,000.00) DOLLARS, lawful money of the United States, paid by the party of the second part, the receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim unto the party of the second part, its successors and assigns, without representation or warranty, express or implied, the following property more particularly described on Exhibit "A":

EXHIBIT "A"

All those tracts, pieces or parcels of land being known as Upper Bethlehem (Remainder) Fredensborg and Slob, Parcels Nos. 2, 2A, 22, 23 and 24, together with the improvements thereon, St. Croix, Virgin Islands, being more particularly described as follows:

PARCEL No. 2

Beginning at the Southeast corner of the Parcel, which is also the Southwest corner of Parcel No. 21 of Upper Bethlehem, and designated as BP 1700, the line runs South $81^{\circ} 12'$ West a distance of 1168.5 ft. along the North boundary of the Centerline Road to the Southwest corner of the Parcel, thence North $11^{\circ} 12'$ East a distance of 1213.3 ft. along the East boundary of Plot No. 6 of Vicorp Lands to point P-17, thence $80^{\circ} 59'$ East a distance of 750.3 ft. to the Northeast corner P-21, thence South $08^{\circ} 48' 00''$ East a distance of 1117.44 ft. to the point of origin.

The area embraced by this traverse is 24.616 U.S. Acres.

All references are to Drawing No. 2334, Composite Map of Upper Bethlehem, Fredensborg and Body Slob, dated March 28, 1968.

Original Drawing by William H. Byam, Dwg. 2071.

PARCEL No. 2A

Beginning at Point P-17 which is the southwest corner of the Parcel, the line runs N $04^{\circ} 32'$ E a distance of 1220.0 feet along the east boundary of Plot No. 6 of Vicorp land to P-18; thence N $33^{\circ} 09'$ E a distance of 1032.6 feet to P-19 situated in the center of the public road, the northwest corner of the Parcel; thence N $79^{\circ} 54'$ E a distance of 252.1 feet, along the center line of the public road to the intersection of the public roads at an unnumbered point on the drawing hereinbelow mentioned; thence S $07^{\circ} 56'$ E one half the distance of the width of the public road (25.01 ft.) to a point; thence S $07^{\circ} 56'$ E 1700.88 feet to P-14; thence S $08^{\circ} 48'$ E a distance of 209.20 feet to P-13; thence S $81^{\circ} 12'$ W a distance of 431.0 feet to P-21; thence S $80^{\circ} 59'$ W a distance of 750.3 feet to P-17, the point of beginning.

The area embraced by this traverse is 39.44 U.S. Acres including area to the center line of the public road.

All distances are in U.S. feet, bearings are magnetic.

All references are to drawing 2334 dated March 28, 1968.

PARCEL No. 22

Beginning at the Northwest corner of the Parcel at X-13, the line runs North $81^{\circ} 12'$ East a distance of 660.0 ft. to B.P. 1400, thence South $7^{\circ} 15' 45''$ East a distance of 137.56 ft. to U.S. 100, thence South $9^{\circ} 32' 50''$ East a distance of 543.84 ft., thence South $80^{\circ} 29' 25''$ West a distance of 663.54 ft. to P-11, thence North $8^{\circ} 48' 00''$ West a distance of 669.52 ft. to P-12, thence North $8^{\circ} 48' 00''$ West a distance of 20.0 ft. to X-13, the point of origin.

The area of the Plot is 10.3778 U.S. Ac., including the area to the Centerline of the Public Road.

All distances are in U.S. Feet.

All bearings are Magnetic.

All references are to P.W.D. Drawing No. 2334, dated

PARCEL No. 23

Beginning at the Southwest corner of the Parcel, which is situated in the center of the Public Road and is designated as point P-14, the line runs North $07^{\circ} 56' 00''$ West a distance of 1750.90 ft. to point P-1, thence North $80^{\circ} 27' 05''$ East a distance of 660.19 ft. to point 1200-Y, thence South $07^{\circ} 56' 00''$ East a distance of 1759.83 ft. to point B.P. 1300, thence South $81^{\circ} 12' 00''$ West a distance of 660.00 ft. to the point of origin.

The area embraced by this traverse is 26,7432 U.S. Ac., including area to the Centerline of the Public Road.

All distances are in U.S. Feet.

All bearings are Magnetic.

All references are to P.W.D. Drawing No. 2334, dated February 19, 1967.

PARCEL No. 24

Beginning at the Southeast corner of the Parcel at the intersection of the Centerline Road and the Northside Road, the line runs South $81^{\circ} 13'$ West a distance of 2090.7 ft., thence North $7^{\circ} 39'$ West a distance of 181.45 ft., thence South $79^{\circ} 43'$ West a distance of 205.94 ft., thence South $7^{\circ} 39'$ East a distance of 181.45 ft., thence South $71^{\circ} 43'$ West a distance of 321.36 ft., thence North $7^{\circ} 56'$ West a distance of 1250.04 ft. to B.P. 800, thence North $82^{\circ} 04'$ East a distance of 913.93 ft. to B.P. 900, thence North $7^{\circ} 56'$ West a distance of 1945.0 ft. to B.P. 1000, thence North $7^{\circ} 56'$ West a distance of 50.01 ft. to the Centerline of the Public Road, thence North $80^{\circ} 40'$ East a distance of 1648.3 ft. along the centerline of the Public Road to the Northeast corner of the Parcel, thence South $8^{\circ} 58'$ East a distance of 1569.7 ft. along the centerline of the Public Road, thence South $8^{\circ} 58'$ East a distance of 1556.2 ft. to the Southeast corner of the Parcel the point of origin.

The area of the Parcel is 145.90 U.S. Ac. including area to the Centerline of the Public Roads.

All distances are in U.S. Feet.

Bearings are Magnetic.

All references are to P.W.D. Drawing No. 2242, dated October 10, 1967, and Drawing No. 2334, dated March 28, 1968.

TOGETHER with the appurtenances, and all the estate and rights of the party of the first part in and to said premises.

TO HAVE AND TO HOLD the premises herein granted, with the buildings and appurtenances unto the said party of the second part, its successors and assigns forever.

There has been executed and delivered simultaneously herewith by the party of the second part to the party of the first part, a Note secured by a purchase money mortgage securing a portion of the purchase price which mortgage is recorded or intended to be recorded simultaneously herewith.

And the said party of the second part by the acceptance of this Deed agrees for itself, its successors and assigns, that in no case will it, until full payment is made of the principal and interest represented by the Note and Purchase Money Mortgage executed and delivered simultaneously herewith, resell the said property without the prior written authorization of the Administrator of General Services, or successor in function.

The party of the second part covenants for itself, its heirs, successors, and assigns and every successor in interest to the property hereby conveyed, or any part thereof, that the said party of the second part and such heirs, successors, and assigns shall not discriminate

upon the basis of race, color, religion, or national origin in the use, occupancy, sale, or lease of the property, or in their employment practices conducted thereon. This covenant shall not apply, however, to the lease or rental of a room or rooms within a family dwelling unit; nor shall it apply with respect to religion to premises used primarily for religious purposes. The United States of America shall be deemed a beneficiary of this covenant without regard to whether it remains the owner of any land or interest therein in the locality of the property hereby conveyed and shall have the sole right to enforce this covenant in any court of competent jurisdiction.

Said property transferred hereby was duly determined to be surplus, and was assigned to General Services Administration for disposal pursuant to the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, and applicable rules, orders and regulations.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed in its name by Gerald J. Turetsky, Regional Administrator, Region 2, General Services Administration, who has hereunto affixed his hand and seal the day and year first above written.

In the presence of:

Paul J. Koenig

Charles J. Koenig

UNITED STATES OF AMERICA
Acting by and through the
ADMINISTRATOR OF GENERAL SERVICES

By Gerald J. Turetsky (L.S.)

STATE OF NEW YORK }
 } SS:
COUNTY OF NEW YORK }

On this 19th day of January, 1972, before me personally appeared GERALD J. TURETSKY, Regional Administrator, Region 2, New York, General Services Administration, residing at 336 West End Avenue, New York, New York, to me known and known to me to be the individual described in and who executed the foregoing instrument and to be the Regional Administrator, Region 2, New York, General Services Administration, duly delegated, empowered and authorized by the Administrator of General Services, and who acknowledged that he executed the foregoing instrument for and on behalf of the Administrator of General Services, acting for and on behalf of the United States of America for the purposes and uses therein described.

Received for recording at the Recording Office on the 31 day of JANUARY 1972 at 11:00 o'clock A.M.
Fee: \$ Gerald J. Turetsky Recorder
Gerald J. Turetsky

PAUL F. CIRILLO
Notary Public - State of New York
No. 30-5699750
Cert. filed with the New York Co. Clerk
Commission Expires March 30, 1972

United States of America
to
Government of the Virgin Islands

CERTIFICATE OF THE PUBLIC SURVEYOR

IT IS HEREBY CERTIFIED that according to the records in the Office of the Public Surveyor, the property described as:

Tract No. 2 of Vicorp Land of 24.616 U. S. Acres as shown on Public Works Department Drawing No. 2334.

Tract No. 2-A of Vicorp Land of 39.44 U. S. Acres as shown on Public Works Department Drawing No. 2334.

Parcel No. 22 of Estate Upper Bethlehem of 10.3778 U. S. Acres as shown on Public Works Department Drawing No. 2334.

Parcel No. 23 of Estate Upper Bethlehem and Fredensborg of 26.7432 U. S. Acres as shown on Public Works Drawing No. 2334.

Parcel No. 24 of Body Slob of 145.90 U. S. Acres as shown on Public Works Department Drawing No. 2334.

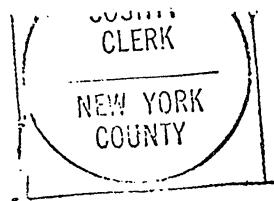
has not undergone any change in respect to boundary and area.

Office of the Public Surveyor, Christiansted, St. Croix, V.I.

Fee: \$1.00

Dated: MAY 17 1973

Albert Elthropp
ALBERT ELTHROPP
Asst. Commissioner of Public Works



Form 1

51140

No.

State of New York, County of New York, ss.:
I, NORMAN GOODMAN, County Clerk and Clerk of the Supreme Court of the State of New York, in and for the County of New York, a Court of Record, having by law a seal, DO HEREBY CERTIFY pursuant to the Executive Law of the State of New York, that

Paul F. Curillo

whose name is subscribed to the annexed affidavit, deposition, certificate of acknowledgment or proof, was at the time of taking the same a NOTARY PUBLIC in and for the State of New York duly commissioned, sworn and qualified to act as such; that pursuant to law, a commission or a certificate of his official character, with his autograph signature has been filed in my office; that at the time of taking such proof, acknowledgment or oath, he was duly authorized to take the same; that I am well acquainted with the handwriting of such NOTARY PUBLIC or have compared the signature on the annexed instrument with his autograph signature deposited in my office, and I believe that such signature is genuine.

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

JAN 20 1977

~~FEE PAID~~ FEE \$1.00

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Norman Goodman
County Clerk and Clerk of the Supreme Court, New York County

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