

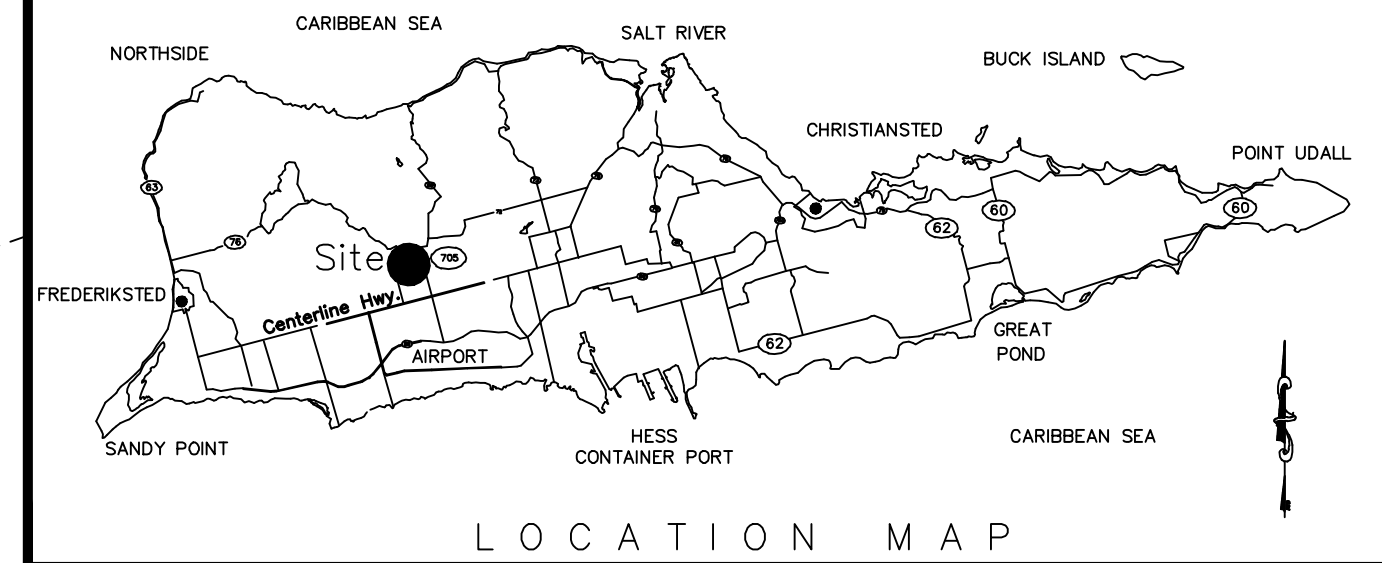
Title Commitment, Schedule B, Table of Title Exceptions

- a. Right of Way Easement for electric lines from the La Grange Sugar Factory Inc. to The Virgin Islands Company dated June 24th, 1941 and recorded September 3, 1941 at PC 5 FM, page 395, Doc. No. 593 "non-locatable; blanket in nature"
- b. Conditions, Restrictions and Easements in the Warranty Deed from Lakeside Manufacturing, Inc. to Maidmore Realty Co., dated November 30, 1971 and recorded December 01, 1971 at PC 93, page 265, Doc. No. 4079. "non-locatable; due to its nature"
- c. Sewer line Easement, 7.5 ft. in width, in Deed from Lakeside Manufacturing, Inc. to Maidmore Realty Co. dated November 30, 1971 and recorded December 01, 1971 at PC 93, page 265, Doc. No. 4079. "as shown hereon"
- d. A twenty (20) foot sanitary sewer easement which runs across the subject properties as more fully shown on OLG Drawing No. 2860 dated October 02, 1970, revised June 20, 1986. "as shown hereon"

Title Commitment, Schedule B, Table of Title Exceptions

- i. Encroachment of a bridged headwall and chain link fence (6.8ft.) into the 12 foot wide farm road
 - m. Encroachment by a wire fence off Plot No. 136 (6.1ft.) into Plot No. 21-a Estate Plessen.
 - n. The taking of 13 feet along the North boundary line of Plot No. 20 labeled "Plessen Road" on OLG Drawing No. 4448, dated May 10th, 1988. "as shown hereon"
 - o. Any claim by adjoining landowners for adverse possession of property between the fence and the Northern boundary line of Plot No. 20, Estate Plessen and labeled "Plessen Road" on OLG Drawing No. 4448 dated May 10th, 1988 "as shown hereon"
- Note: The solid fence (L) which continues west from the bridged headwall, located along the westerly portion of the North line of Plot No. 20, Estate Plessen, which was constructed to enclose the Lorraine development encroaches upon the 12ft. wide Farm Road 10.8ft. more or less
- Additionally: A portion of the Vertical steel rail fence located 240ft. more or less east of the Headwall which was constructed to enclose the Lorraine development, encroaches 2.4ft. upon the 12ft. wide Farm Road

ENCROACHMENTS ARE AS NOTED



Surveyor's Certification

The undersigned (Surveyor) hereby certify to the U.S. Department of Housing and Urban Development (HUD), Island Title Services Corporation, Lawyers Title Insurance Corporation, Lorraine Associates, LLC and Love Funding Corporation, that:

I made on the ground survey per record description of the land shown hereon located in Estate Plessen, Frederiksted Jurisdiction, Prince Quarter, St. Croix, United States Virgin Islands on May 11th, 2005; and that it and these maps were made in accordance with the HUD Survey Instructions and Report, Form HUD-2457, and the requirements for Urban Survey, as defined in the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", dated 1999.

To the best of my knowledge, belief and information, except as shown hereon: There are no encroachments either way across property lines; discrepancies between title lines and lines of actual possession are as noted; Portions of Plot No. 20 and 21-a are in Flood Zone "A" as shown on the Federal Flood Insurance Rate Map Panel No. 80 of 90 Community Panel No. 780000-0080-E, Dated August 3, 1992.

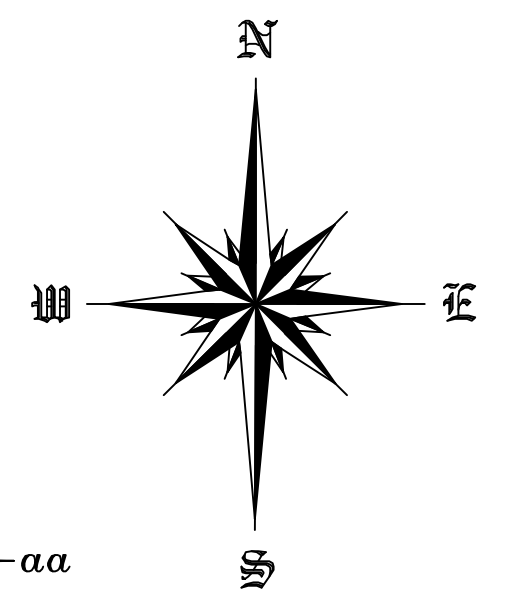
(Signed) _____ (Seal)

Gary M. Bourdon, PLS
 V.I. Registration No. 583 LS
 Date: May 11th, 2005
 Revised: October 3, 2005 to Show F.F. Elevations
 Revised: February 13th, 2006
 Revised: March 7, 2006 to show building Numbers

Description of Subject Properties

Plot No. 20 (19.734 U.S. Acres) and Plot No. 21-a (0.226 U.S. Acres) both in Estate Plessen, Prince Quarter, St. Croix, U.S. Virgin Islands, as more fully shown on OLG Drawing No. 2860 dated October 02, 1970, revised June 20, 1986.

NOTE: Both plots are joined together in perpetuity



Legend

- 1) [Symbol] = Concrete Bound Post Found
- 2) [Symbol] = Steel Pin Set unless otherwise noted
- 3) [Symbol] = Sanitary Manhole
- 4) [Symbol] = Power Pole
- 5) [Symbol] = Light Post
- 6) [Symbol] = Fire Hydrant
- 7) [Symbol] = Handicap Parking
- 8) [Symbol] = Catch Basin
- 9) [Symbol] = Water Manhole
- 10) [Symbol] = PVC Pipe
- 11) [Symbol] = PVC Pipe in concrete
- 12) [Symbol] = Jungle Gym
- 13) [Symbol] = Iron Pin
- 14) [Symbol] = Concrete Post Row
- 15) [Symbol] = Rock Row
- 16) [Symbol] = Steel Pin Set
- 17) C.L. = Centerline

Note:

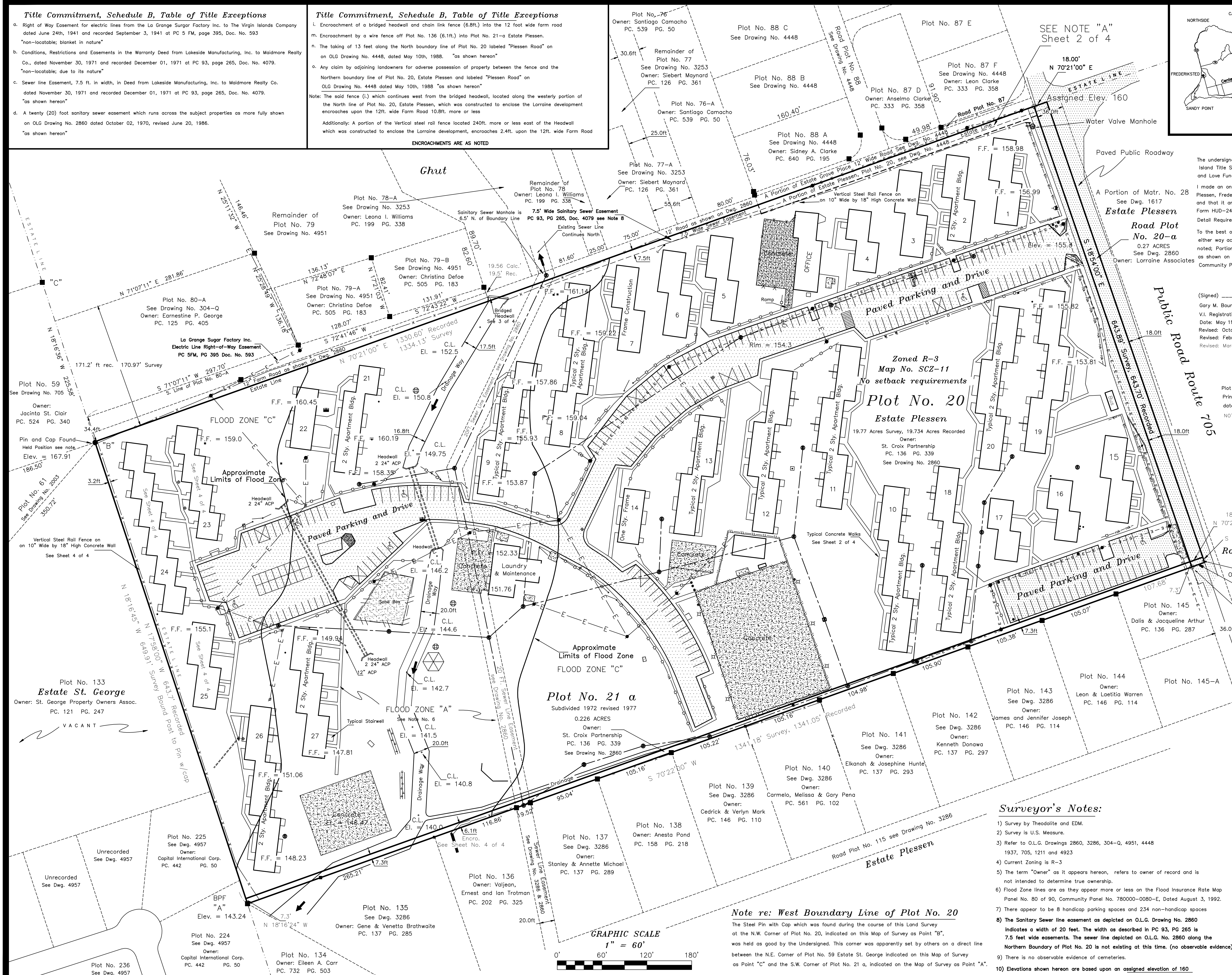
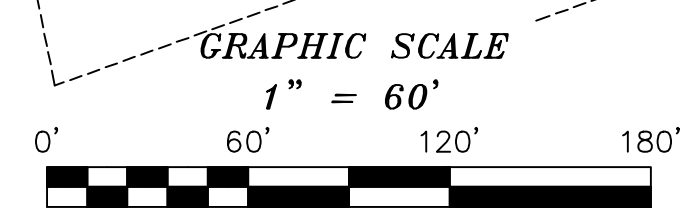
The underground sanitary lines as shown hereon are based upon Caribbean Surveys June 28th, 1973 As Built Survey of Plots 20 & 21 a. The direction of the lines have not been verified by the undersigned. Underground utilities were not located for this Survey except as noted by surface features.

Surveyor's Notes:

- 1) Survey by theodolite and EDM.
- 2) Survey is U.S. Measure.
- 3) Refer to O.L.G. Drawings 2860, 3286, 304-0, 4951, 4448 1937, 705, 1211 and 4923
- 4) Current Zoning is R-3
- 5) The term "Owner" as it appears hereon, refers to owner of record and is not intended to determine true ownership.
- 6) Flood Zone lines are as they appear more or less on the Flood Insurance Rate Map Panel No. 80 of 90, Community Panel No. 780000-0080-E, Dated August 3, 1992.
- 7) There appear to be 8 handicap parking spaces and 234 non-handicap spaces
- 8) The Sanitary Sewer line easement as depicted on O.L.G. Drawing No. 2860 indicates a width of 20 feet. The width as described in PC 93, PG 265 is 7.5 feet wide easements. The sewer line depicted on O.L.G. No. 2860 along the Northern Boundary of Plot No. 20 is not existing at this time. (no observable evidence)
- 9) There is no observable evidence of cemeteries.
- 10) Elevations shown hereon are based upon an assigned elevation of 160.

Note re: West Boundary Line of Plot No. 20

The Steel Pin with Cap which was found during the course of this Land Survey at the N.W. Corner of Plot No. 20, indicated on this Map of Survey as Point "B", was held as good by the Undersigned. This corner was apparently set by others on a direct line between the N.E. Corner of Plot No. 59 Estate St. George indicated on this Map of Survey as Point "C" and the S.W. Corner of Plot No. 21 a, indicated on the Map of Survey as Point "A".



ALTA/ACSM Land Title Survey of 20 & 21a Estate Plessen
 Frederiksted Jurisdiction, Prince Quarter
 St. Croix, United States Virgin Islands

Date: May 11, 2005, Revised October 3, 2005, February 13th, 2006, March 7, 2006

Prepared By:
 SURVEY SERVICES COMPANY, LLC
 Professional Land Surveyors
 27 - 28 King Cross Street, Christiansted
 St. Croix, U.S.V.I. 00821
 340-692-2365

Scale: 1" = 60'
 Sheet 1 of 4