

DEED OF GIFT

THIS INDENTURE made this 17th day of December, 1984, by and between COCOLOBA DEVELOPMENT ASSOCIATES, an Ohio General Partnership, with an address at 1328 Dublin Road, Columbus, Ohio 43215 (hereinafter Grantor) and ISLAND RESOURCES FOUNDATION, a nonprofit corporation organized and existing under the laws of the Virgin Islands, having an address at Red Hook Center Box 33, St. Thomas, USVI 00802, (hereinafter Grantee).

WITNESSETH:

WHEREAS, Grantor is the owner of the property described in Exhibits attached hereto and by reference incorporated herein, together with all improvements thereon; and

THAT the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, does hereby GRANT, SELL AND CONVEY unto Grantee, its successors and assigns, forever in fee simple absolute, all its right, title and interest in and to all those certain pieces or parcels of land described as Parcels No. 201, 204, 205, 206, 207, 208 and 200B2, Estate Fish Bay, No. 8 Reef Bay Quarter, St. John, Virgin Islands as more particularly shown and described in P.W.D. Files No. D9-2295-T83, D9-2498-T83, D9-2452-T83, D9-2579-T84 and D9-2755-T84, being attached hereto as Exhibits A, B, C, D, E, F and G and made a part hereof by reference.

TOGETHER with all the appurtenances thereunto belonging.

TO HAVE AND TO HOLD the premises hereunto granted, unto the Grantee, its successors and assigns, in fee simple absolute forever.

IN WITNESS WHEREOF, Grantor had duly executed this Deed the day and year first above written.

In Witness Whereof:

COCOLOBA DEVELOPMENT ASSOCIATES,
An Ohio General Partnership

By: Irvin Rubin

Irvin Rubin, Managing General Partner

TERRITORY OF THE VIRGIN ISLANDS,)
DISTRICTS OF ST. THOMAS & ST. JOHN) SS

On this 17th day of December, 1984, before me, a Notary Public, personally appeared IRVIN RUBIN, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purpose therein contained as and for the act and deed of COCOLOBA DEVELOPMENT ASSOCIATES, an Ohio General Partnership, of which he is a Managing General Partner.

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

Katharine W. Galt
Notary Public

The value of the premises for tax stamp purposes is \$7,000.00

NOTED IN THE PUBLIC SURVEYOR'S RECORD
FOR COUNTRY PROPERTY, BOOK FOR
ESTATE FISH BAY
NO. 8 REEF BAY QUARTER
ST. JOHN, VIRGIN ISLANDS

OFFICE OF PUBLIC SURVEYOR
ST. THOMAS, V.I. December 20, 1984
Gabriel St. Surin
for: PUBLIC SURVEYOR

RECORD OF DEEDS
81 DEC 21 AM 11 42

ATTEST:

IT IS HEREBY CERTIFIED THAT THE ABOVE
MENTIONED PROPERTY/ S WHICH, ACCORD-
ING TO Deed of Gift dated December 17, 1984
BELONGS TO ISLAND RESOURCES FOUNDATION
HAS NOT, ACCORDING TO THE RECORDS
OF THE OFFICE, UNDERGONE ANY
CHANGES AS TO BOUNDARIES AND AREA.

OFFICE OF THE PUBLIC SURVEYOR,
ST. THOMAS, V.I. December 20, 1984

Gabriel St. Surin
Gabriel St. Surin
for: PUBLIC SURVEYOR
P.O. #1623558
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RECORDED ~~IN THE~~ IN THE RECORDER'S OFFICE FOR THE DISTRICT
OF ST. THOMAS AND ST. JOHN, VIRGIN ISLANDS OF THE U.S.A.
BOOK 264 PAGE 348 SUB NO. 4926 AND ENTERED IN
THE REAL (PERSONAL) PROPERTY REGISTER FOR

QUARTER NO. _____ (AUXILIARY)
306 PAGE 228
DATE: Dec. 21 19 84

Don Combs
DISTRICT RECORDER OF DEEDS

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