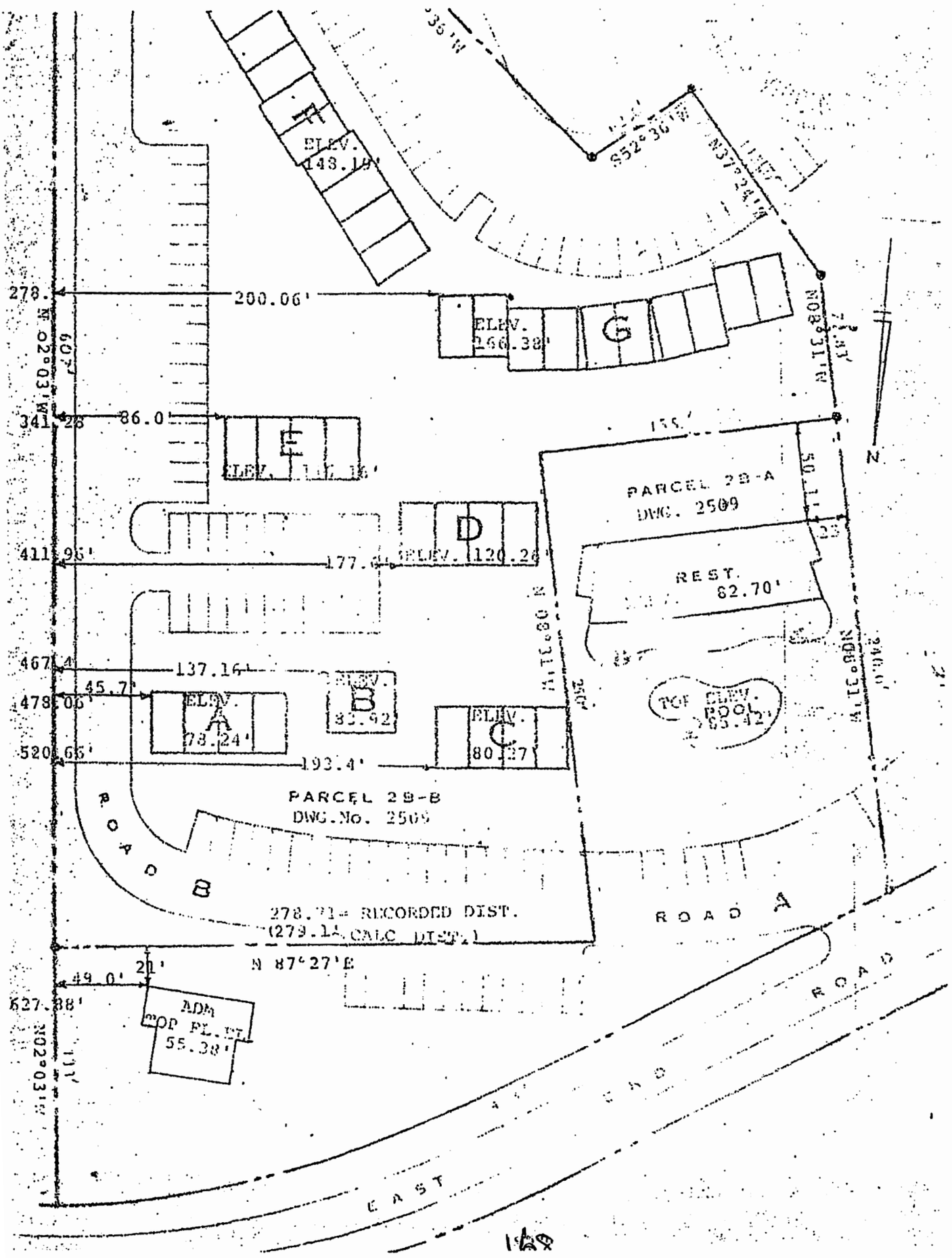
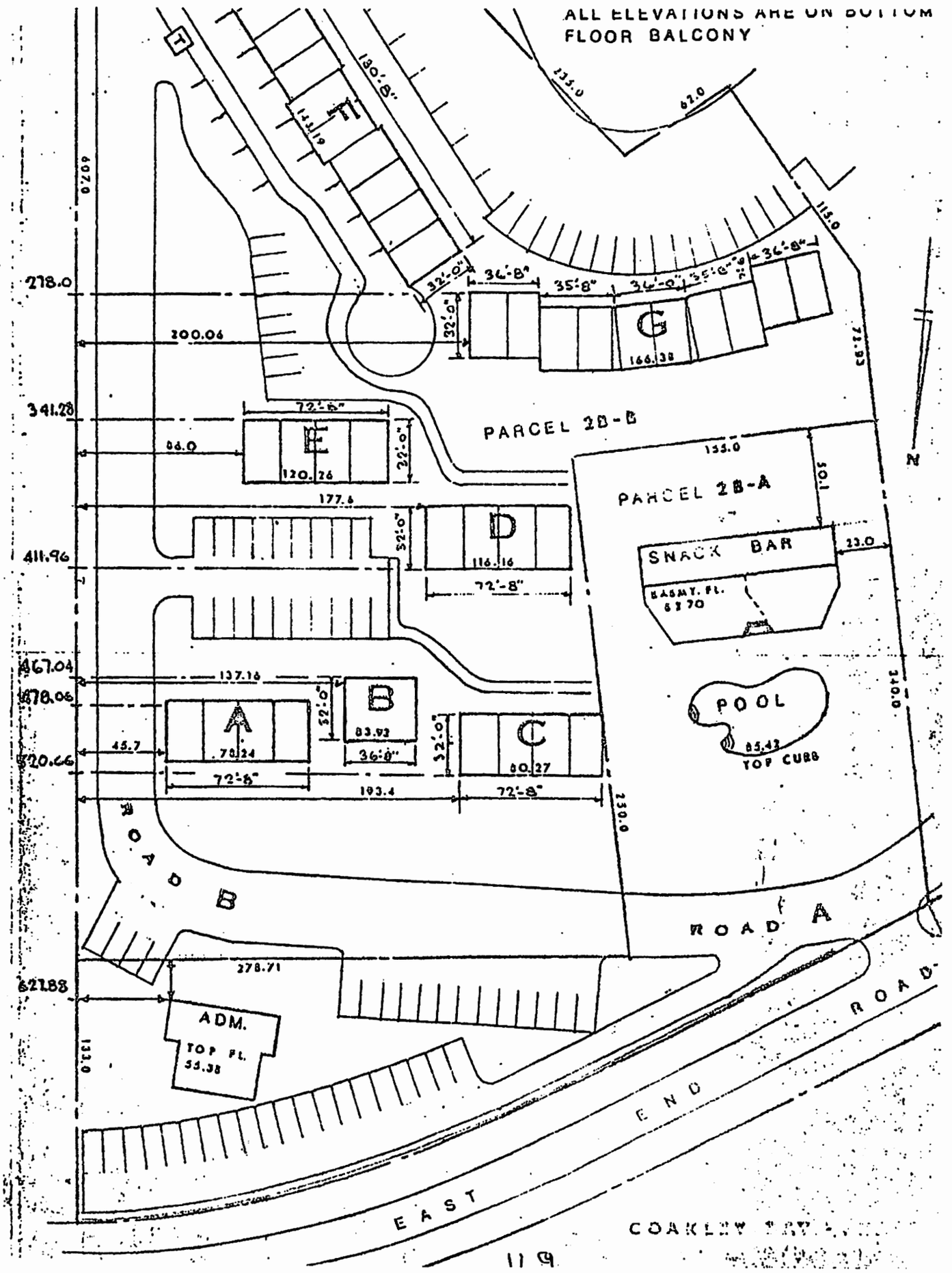

ELEV. 148.19'
S52°36'W
N37°24'W
278.
200.06'
ELEV. 166.38'
G
N 02°03' W
607
341.28
86.0'
F
ELEV.
D
411.96'
177.4'
ELEV. 120.26'
N 87°31' W
155'
PARCEL 29-A
DWG. 2509
REST.
82.70'
467.4'
137.16'
45.7'
478.00'
ELEV.
A
78.24'
ELEV.
B
83.92
ELEV.
C
80.27
520.66'
193.4'
TOP ELEV.
POOL
83.42'
PARCEL 29-B
DWG. No. 2509
ROAD B
278.71= RECORDED DIST.
(279.14 CALC DIST.)
ROAD A
N 87°27'E
49.0'
20'
627.38'
ADA
TOP EL. PT.
55.38'
N02°03'W
EAST
ROAD

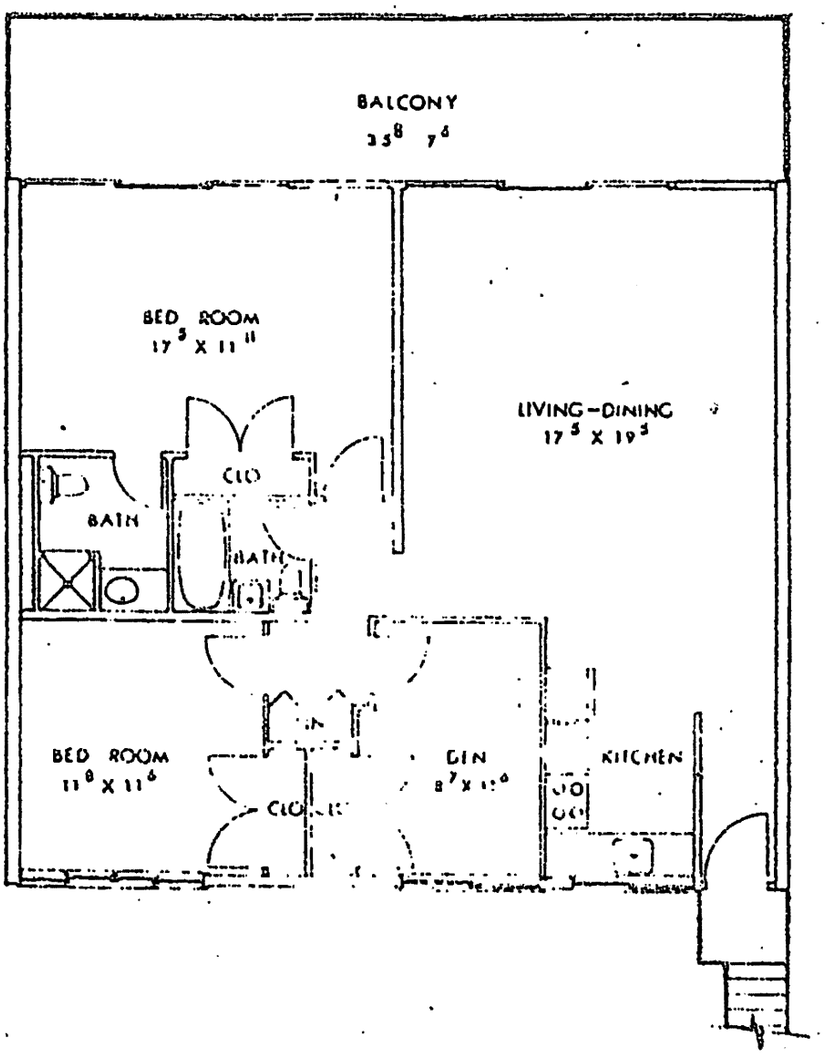

ALL ELEVATIONS ARE ON BOTTOM
FLOOR BALCONY
PARCEL 2B-B
PARCEL 2B-A
SNACK BAR
BASMT. FL.
POOL
TOP CURB
ADM.
TOP FL.
ROAD A
ROAD B
EAST END ROAD
278.0
200.06
341.28
411.96
467.04
478.06
520.66
621.88
72'-8"
36'-8"
35'-8"
32'-0"
22'-0"
177.6
137.16
193.4
278.71
133.0
230.0
340.0
115.0
72.83
N

C E R T I F I C A T I O N

The enclosed plans are an accurate copy of portions of the plans of the buildings as filed with and approved by the Department of Public Works, Christiansted, St. Croix, U. S. Virgin Islands.

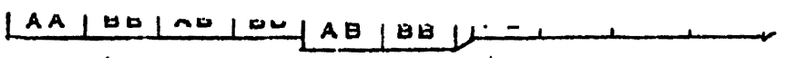
Carlos R. Saillant-Smith

CARLOS R. SAILLANT-SMITH,
Licensed Architect
Number A-130

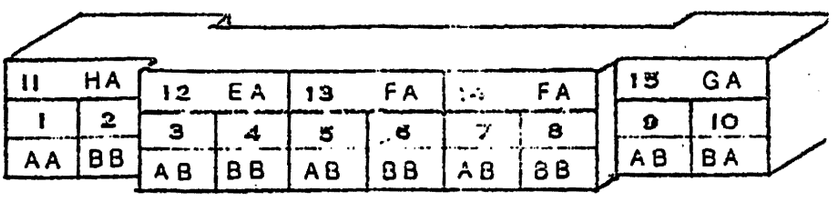


UNIT TYPE E·A

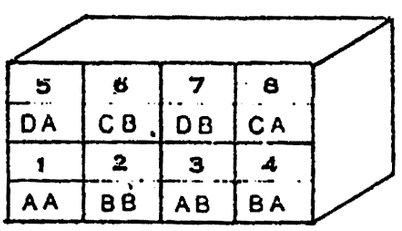
3 BEDROOM



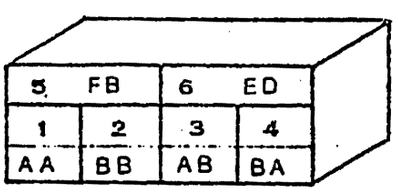
BLDG. F



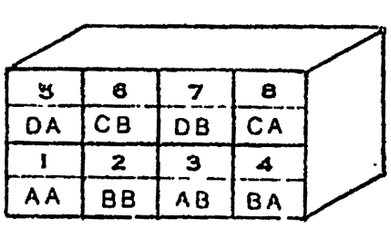
BLDG. G



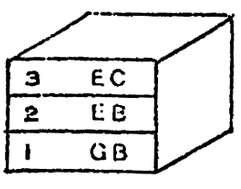
BLDG. E



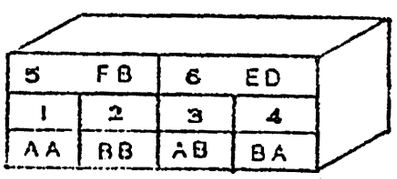
BLDG. D



BLDG. A

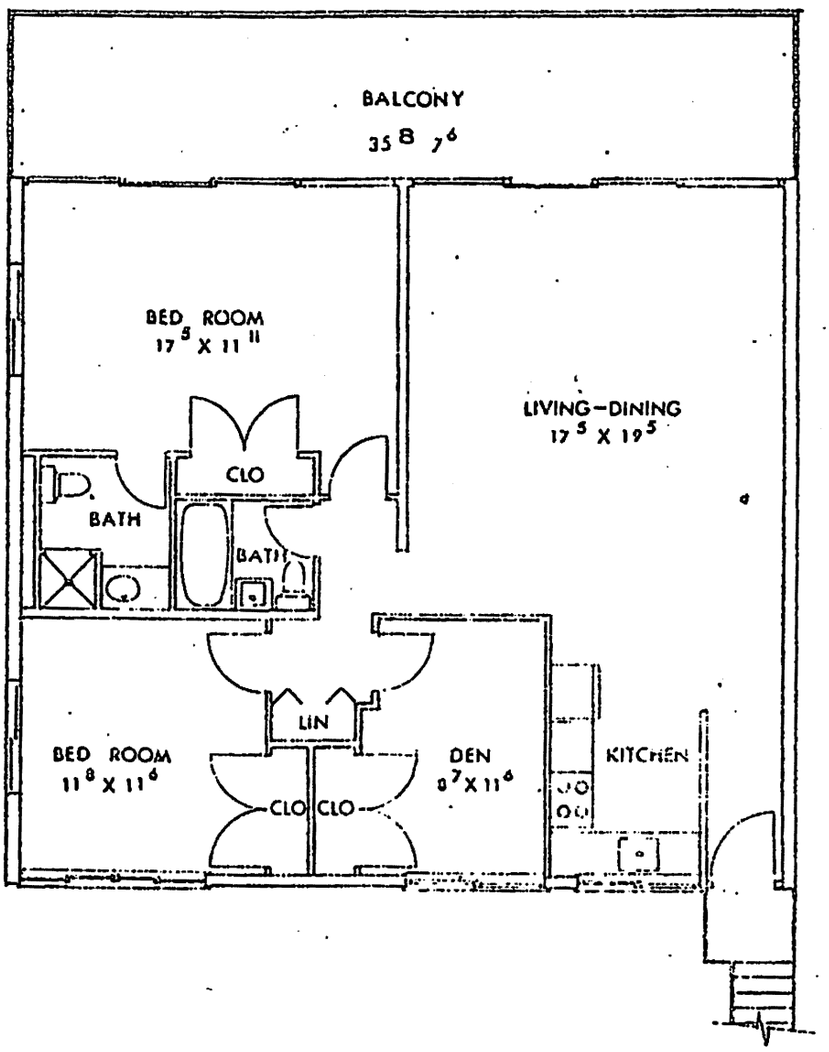


BLDG. B



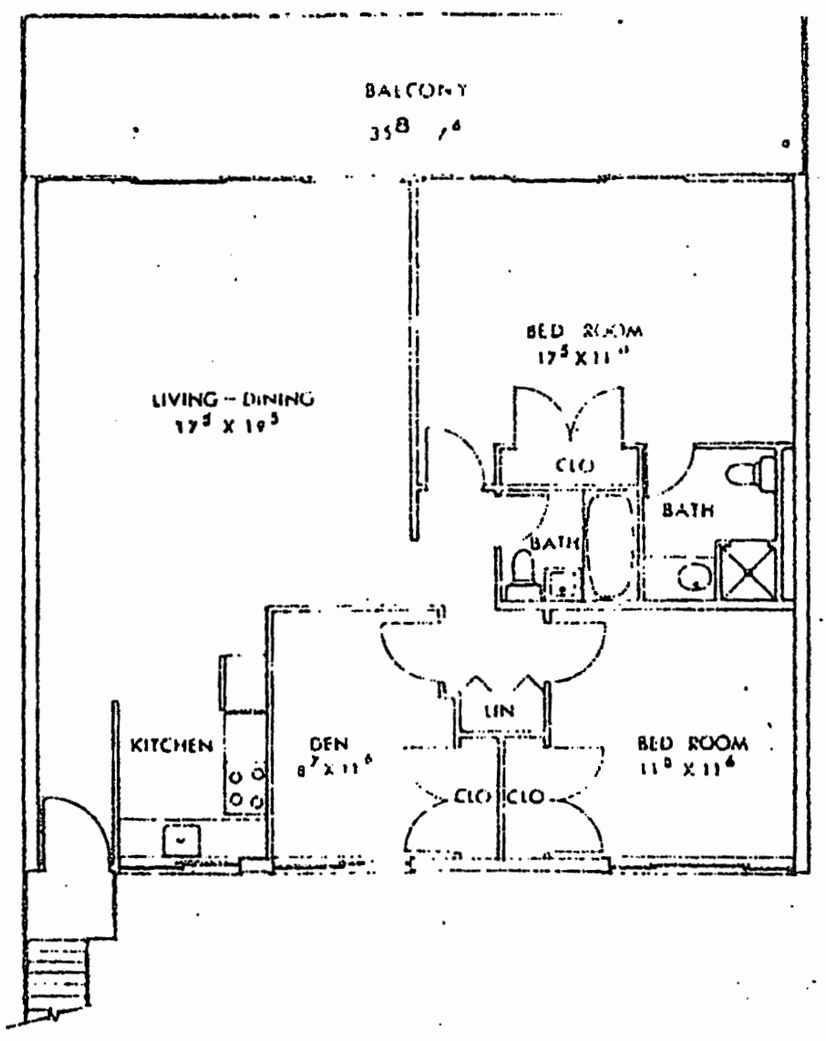
BLDG. C

CONDOMINIUM UNIT TYPE DESIGNATIONS FOR PHASE 1
SEE UNIT LAYOUT NEXT PAGE



UNIT TYPE E·D

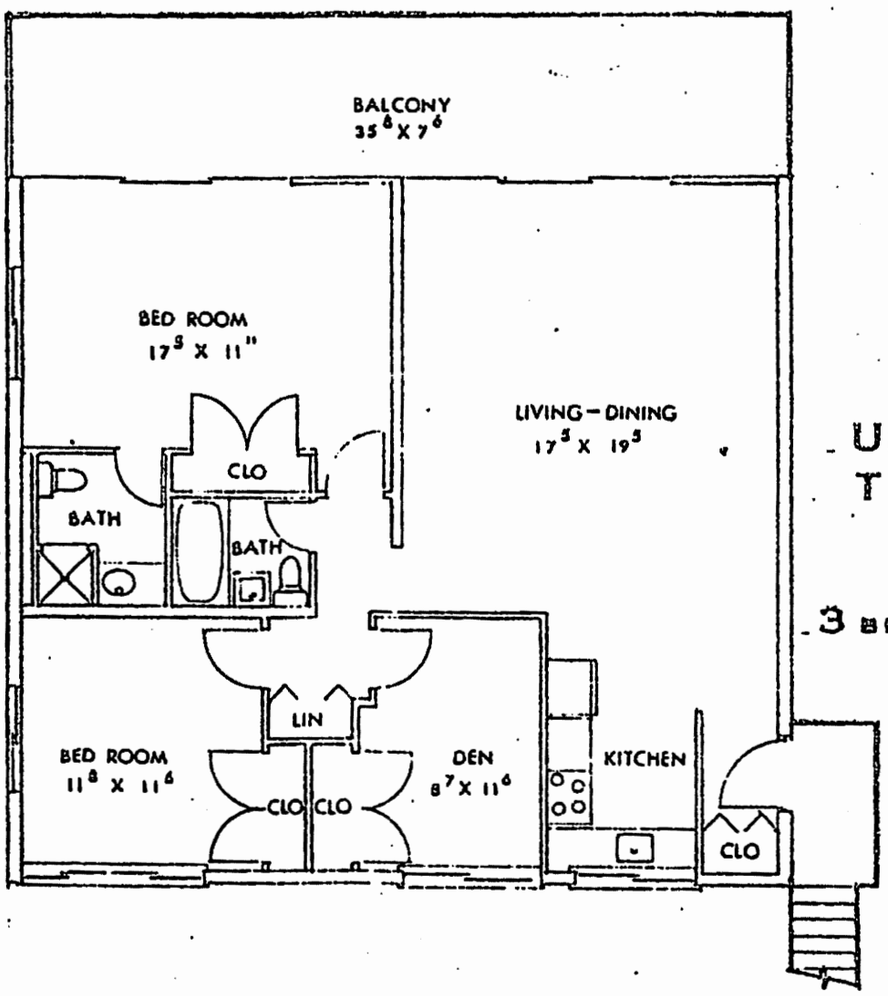
3 BEDROOM



UNIT TYPE F.A

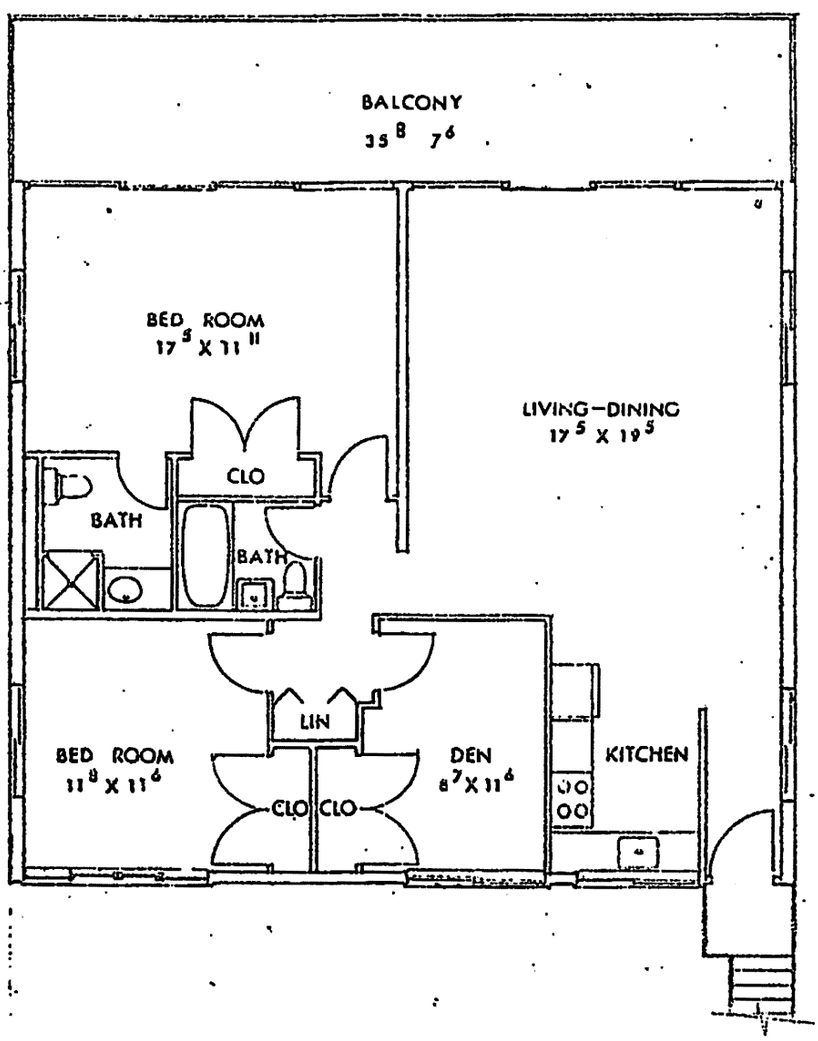
3 BEDROOM

EXHIBIT



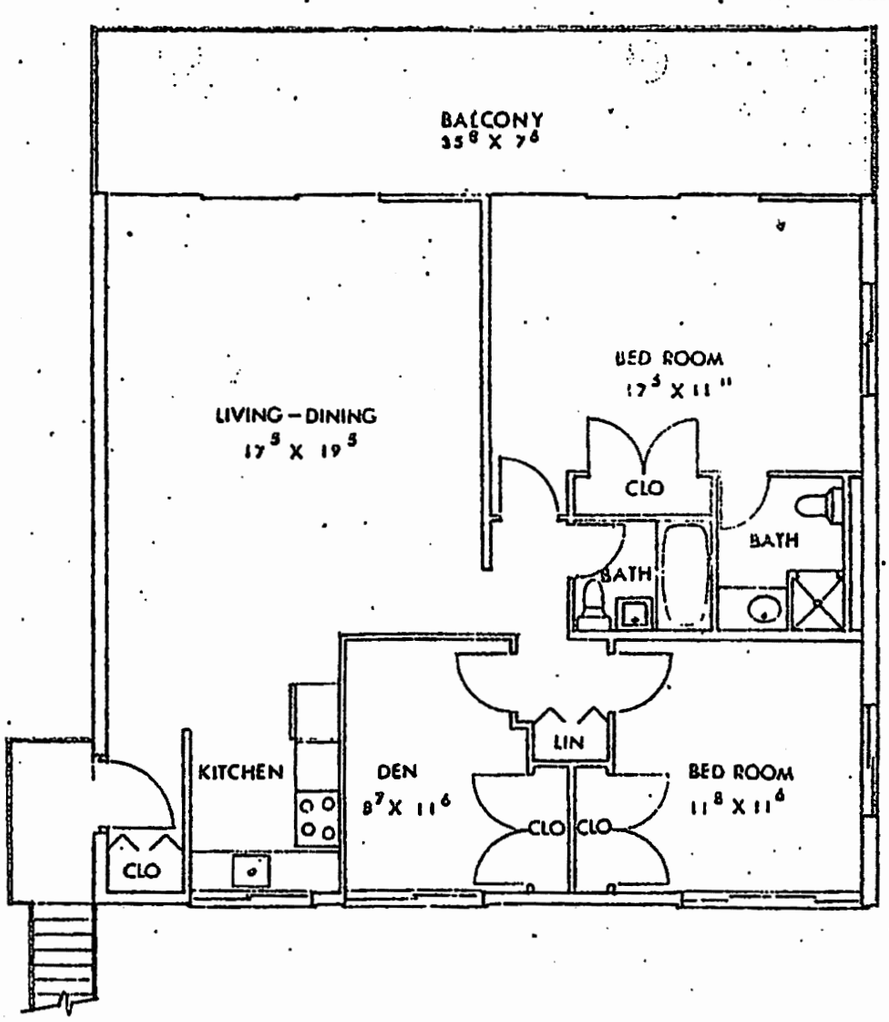
UNIT TYPE G·A

3 BEDROOM



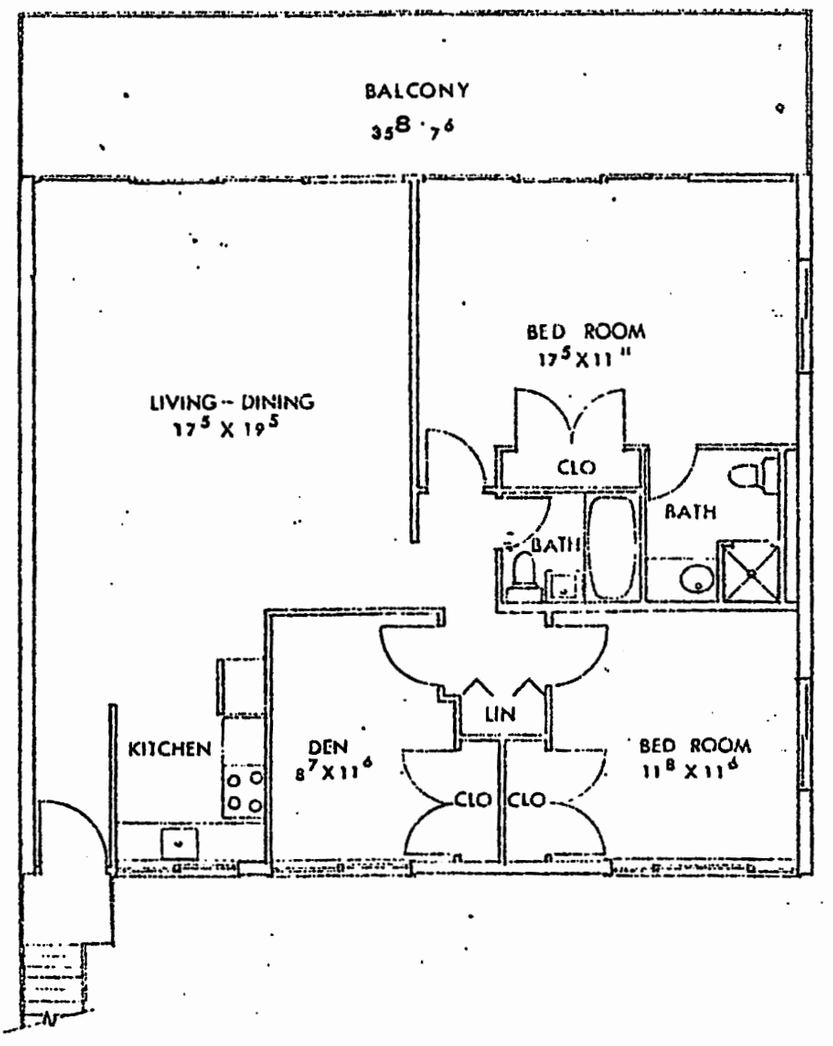
MIDDLE UNIT TYPE E·B

3 BEDROOM



UNI
TYP
H·A

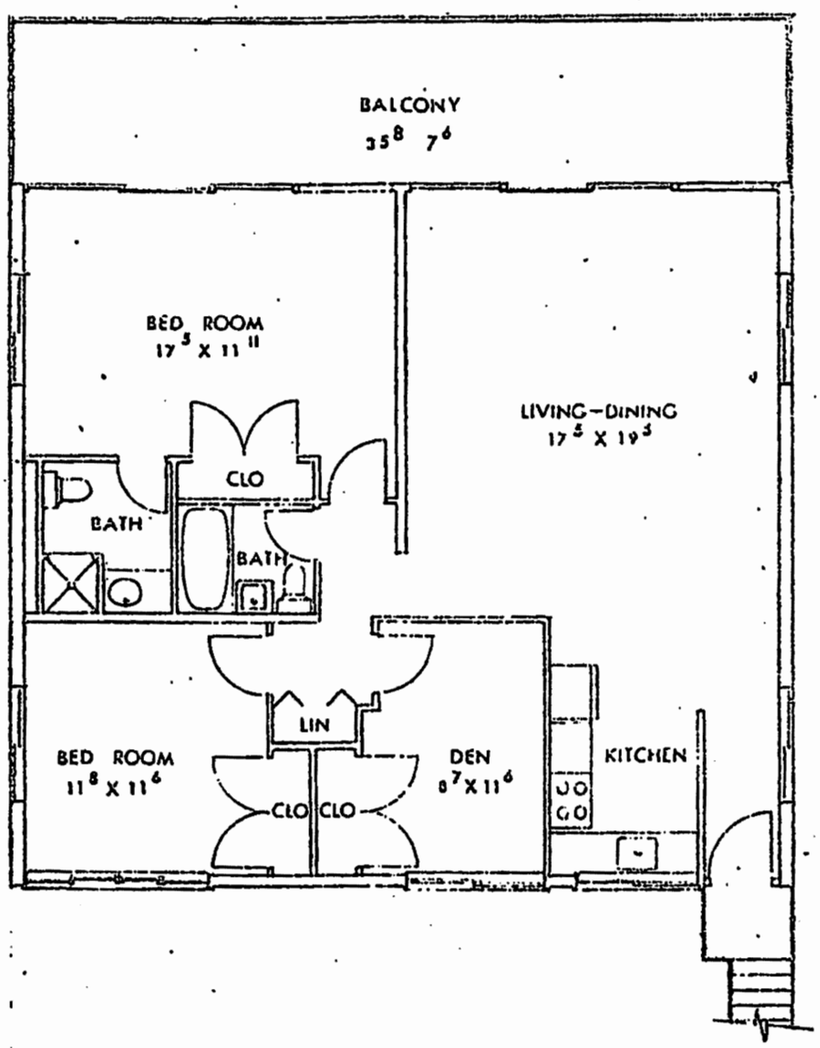
3 BEDROOM



UNIT TYPE F.B

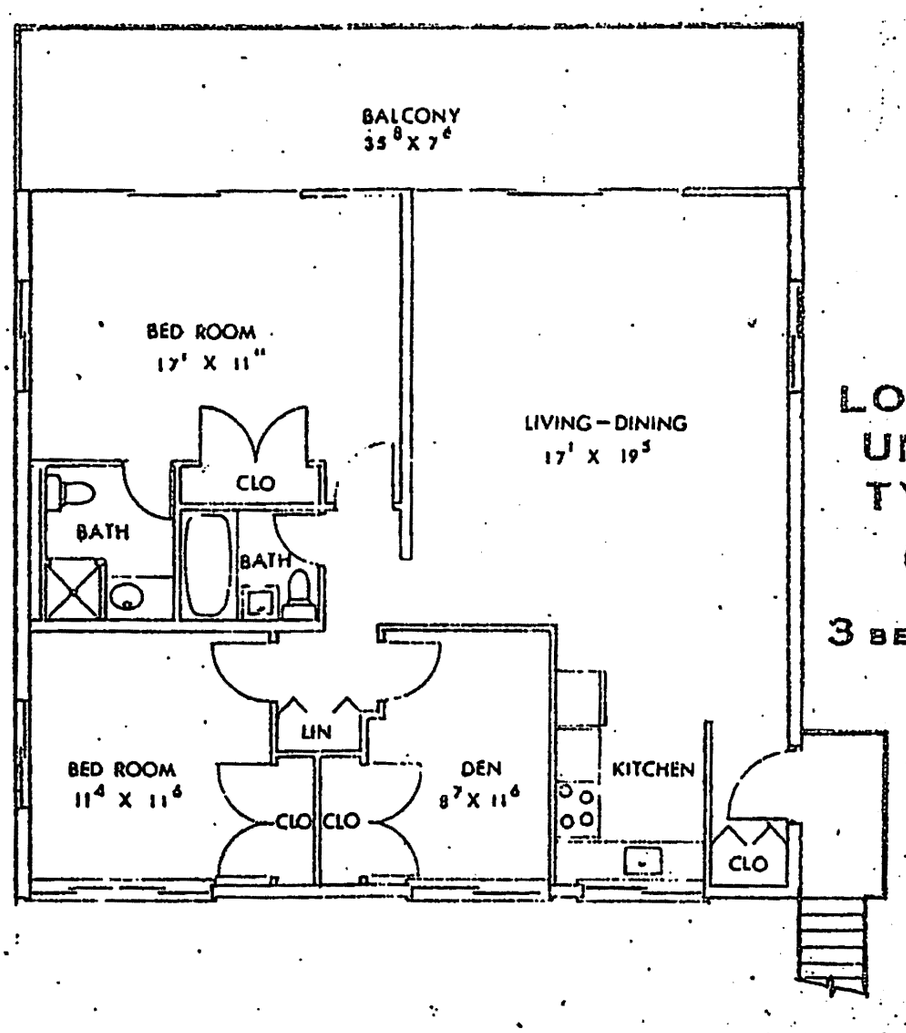
3 BEDROOM

EXHIBIT



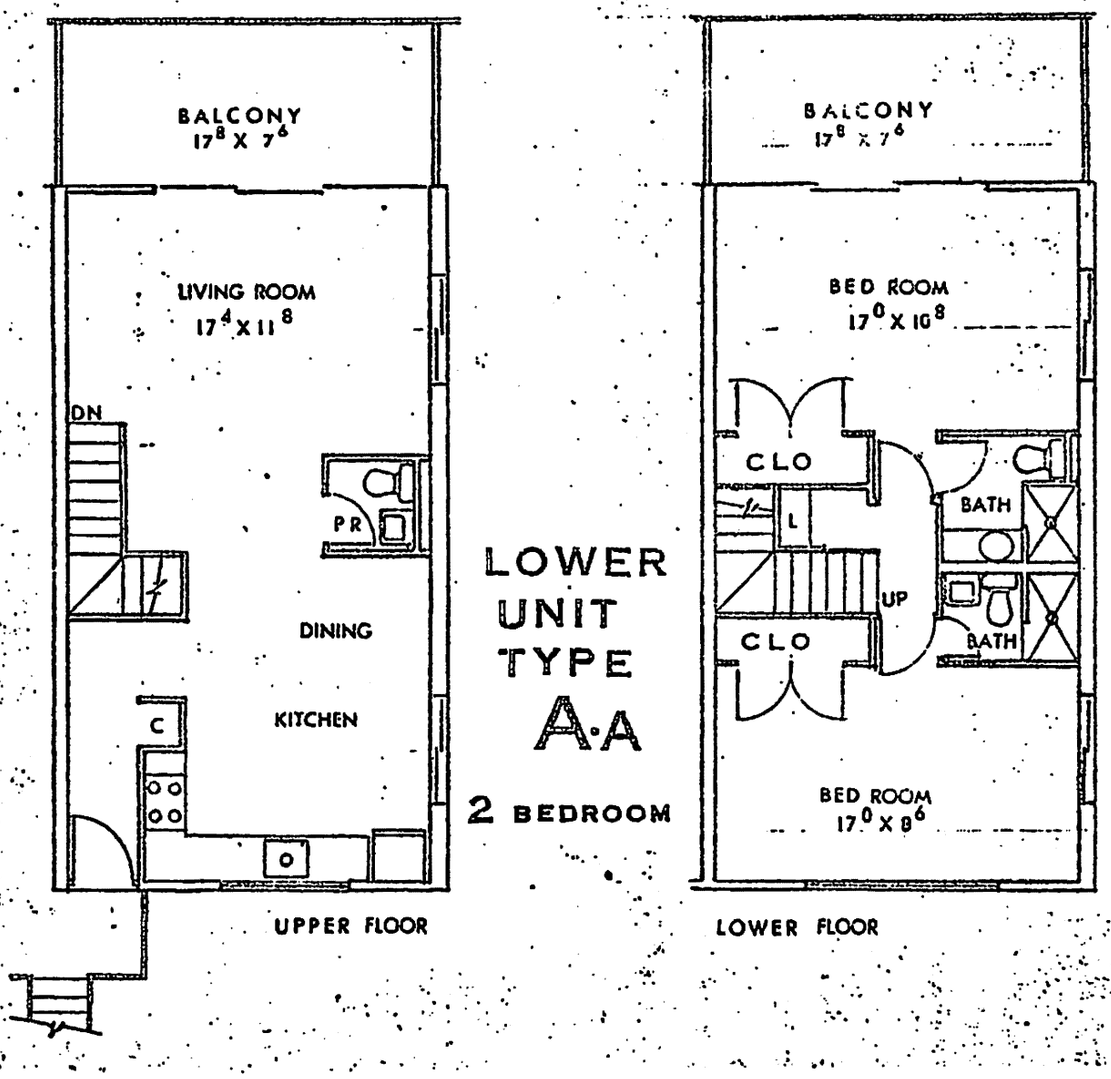
UNIT TYPE E.C

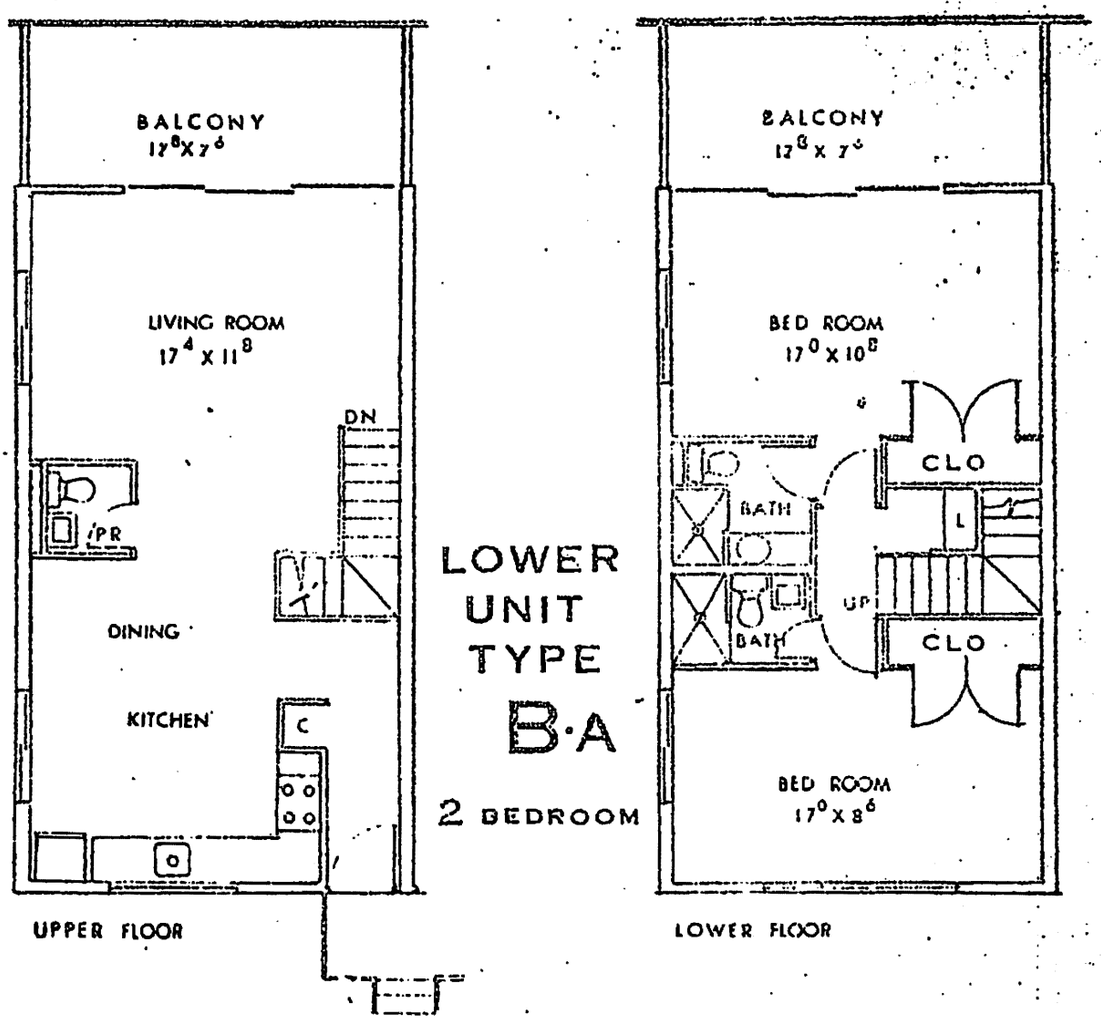
3 BEDROOM

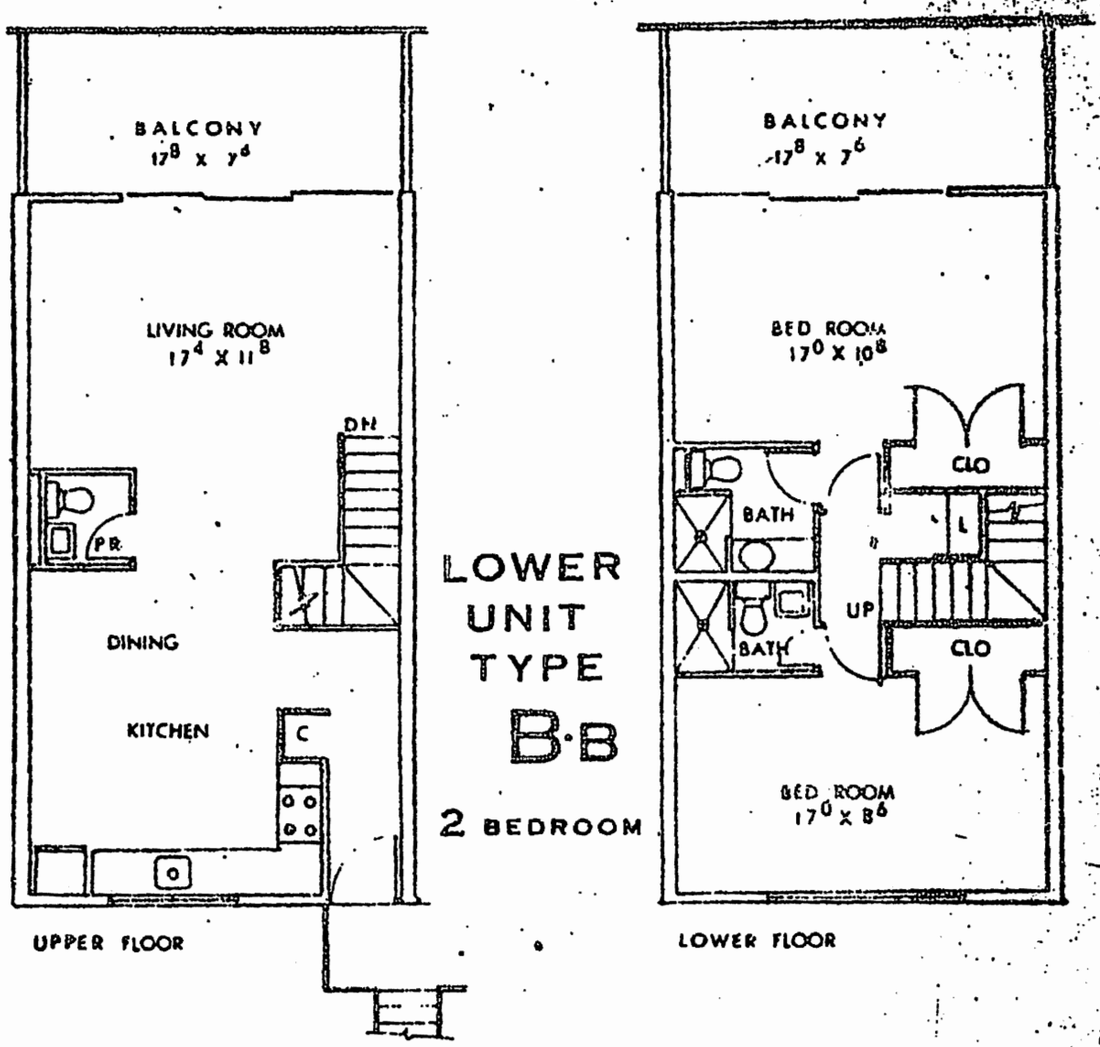


LOWER UNIT TYPE G·B

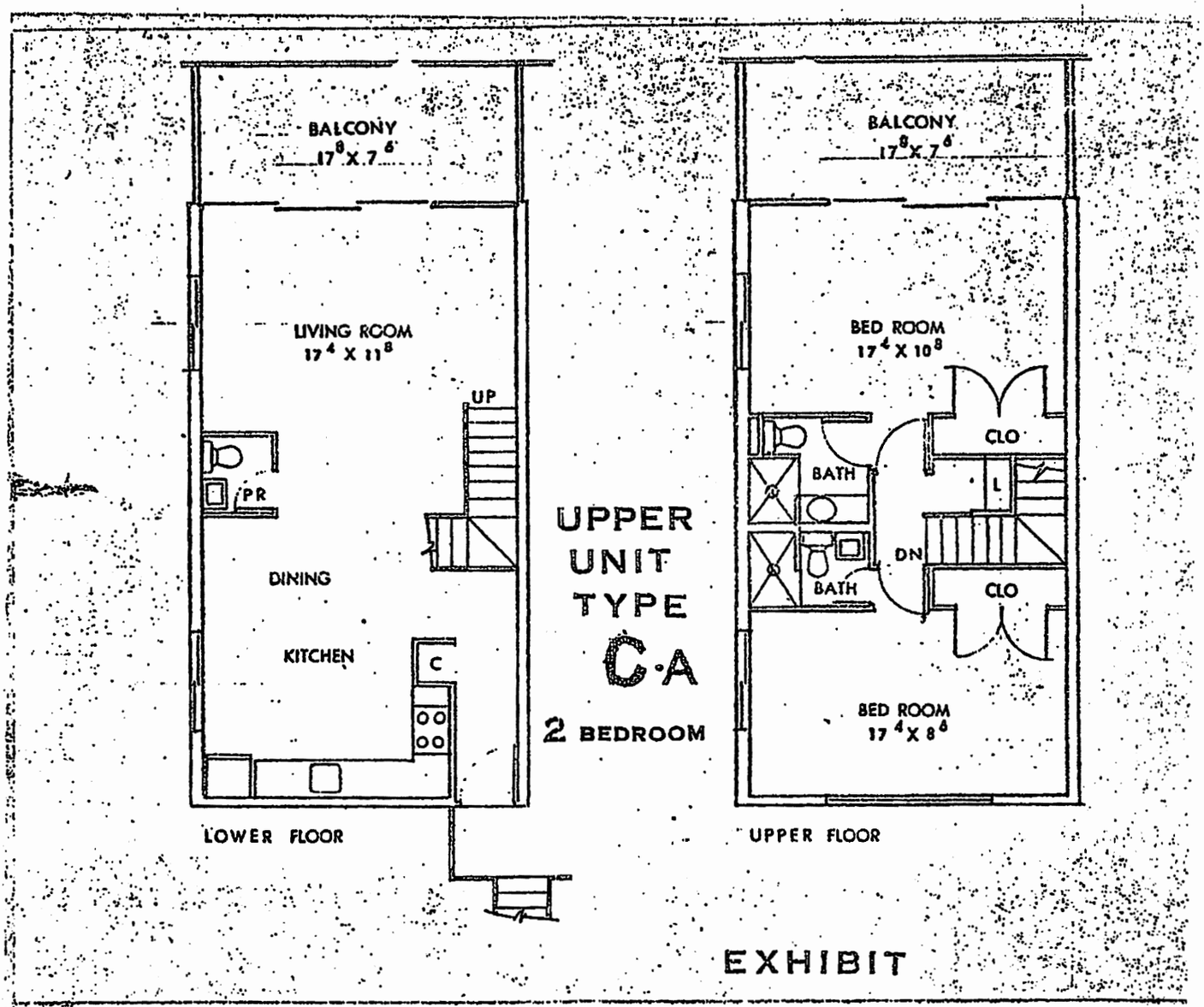
3 BEDROOM


BALCONY
17⁸ X 7⁶
LIVING ROOM
17⁴ X 11⁸
DN
PR
DINING
KITCHEN
C
O
UPPER FLOOR
LOWER UNIT TYPE A-A
2 BEDROOM
BALCONY
17⁸ X 7⁶
BED ROOM
17⁰ X 10⁸
CLO
L
UP
CLO
BATH
BATH
BED ROOM
17⁰ X 8⁶
LOWER FLOOR

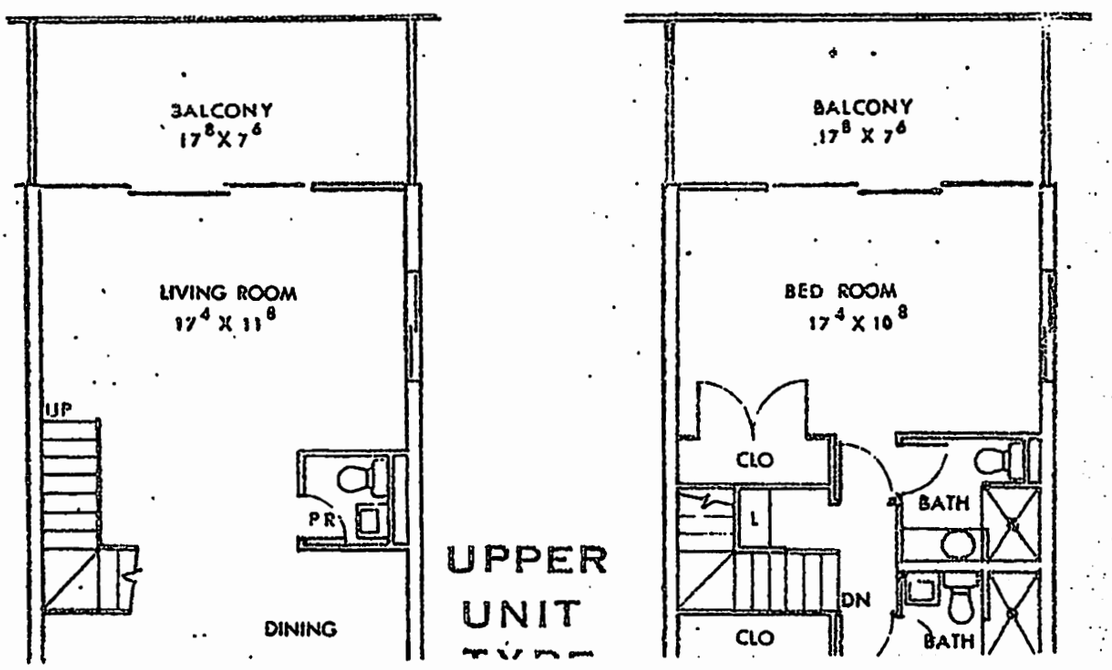

BALCONY
12⁸ X 7⁶
LIVING ROOM
17⁴ X 11⁸
DN
IPR
DINING
KITCHEN
C
UPPER FLOOR
LOWER
UNIT
TYPE
B·A
2 BEDROOM
BALCONY
12⁸ X 7⁶
BED ROOM
17⁰ X 10⁸
CLO
BATH
L
UP
BATH
CLO
BED ROOM
17⁰ X 8⁶
LOWER FLOOR


BALCONY
17⁸ x y⁶
LIVING ROOM
17⁴ X 11⁸
DN
PR
DINING
KITCHEN
C
UPPER FLOOR
LOWER
UNIT
TYPE
B·B
2 BEDROOM
BALCONY
17⁸ x 7⁶
BED ROOM
17⁰ X 10⁸
CLO
BATH
L
UP
BATH
CLO
BED ROOM
17⁰ X 8⁶
LOWER FLOOR

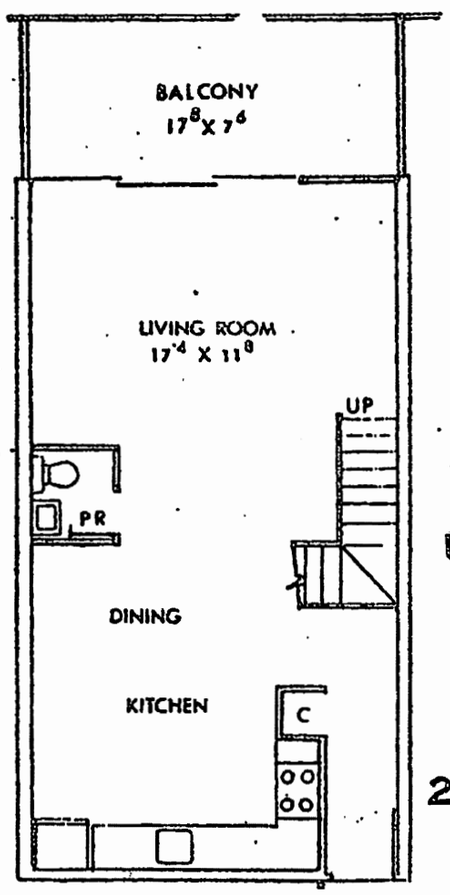
EXHIBIT


BALCONY
17⁸ X 7⁶
LIVING ROOM
17⁴ X 11⁸
UP
PR
DINING
KITCHEN
C
LOWER FLOOR
UPPER
UNIT
TYPE
C-A
2 BEDROOM
BALCONY
17⁸ X 7⁶
BED ROOM
17⁴ X 10⁸
CLO
BATH
L
DN
BATH
CLO
BED ROOM
17⁴ X 8⁶
UPPER FLOOR

EXHIBIT

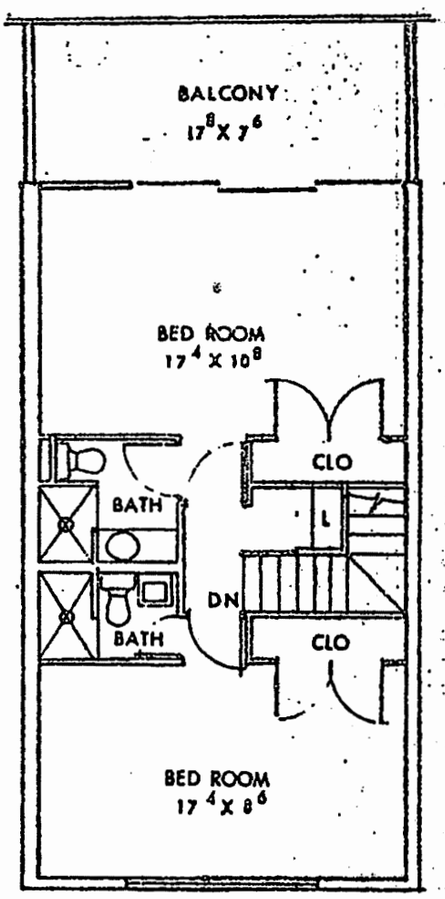


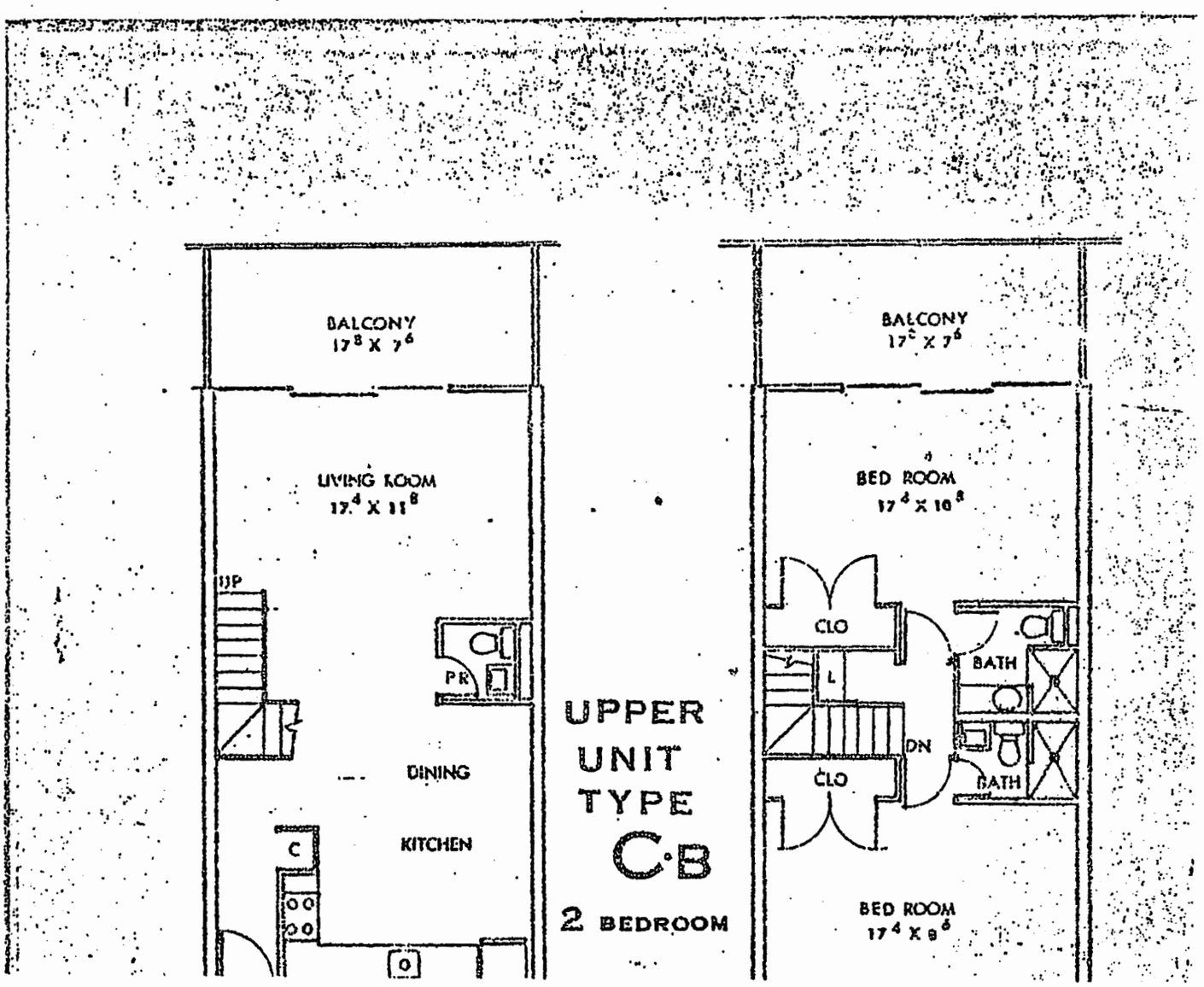
UPPER UNIT TYPE

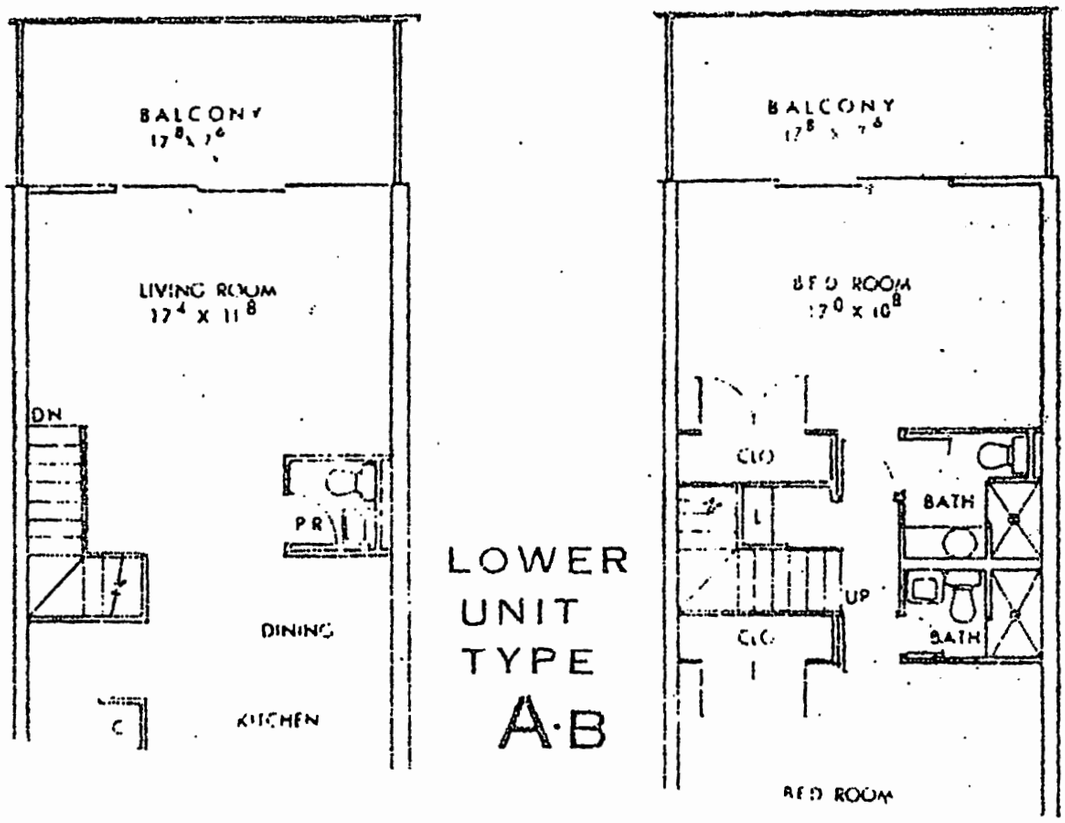


UPPER UNIT TYPE **D.B**

2 BEDROOM




BALCONY
17⁸ X 7⁶
LIVING ROOM
17⁴ X 11⁸
UP
PR
DINING
KITCHEN
C
O
UPPER
UNIT
TYPE
C·B
2 BEDROOM
BALCONY
17⁸ X 7⁶
BED ROOM
17⁴ X 10⁸
CLO
L
DN
CLO
BATH
BATH
BED ROOM
17⁴ X 9⁶



LOWER UNIT TYPE A·B

EXHIBIT B

UNIT DESIGNATION AS PER ARTICLE OF DECLARATION

F - Foyer BR - Bedroom DA - dining area
LR - Living Room K - Kitchen B - Bath
BL - Balcony

STAGE I

	Apt. No.	Type	Location	App. Enclosed area in sq. ft.	No. of rooms
1.	1	2 bedroom apt. (F, LR, 2BR, K, Da, 3B, 2BL)	Building A ground floor	1422	9
2.	2	2 bedroom apt. (F, LR, 2BR, K, DA, 3B, 2BL)	Building A ground floor	1422	9
3.	3	2 bedroom apt. (F, LR, 2BR, K, DA, 3B, 2BL)	Building A ground floor	1422	9
4.	4	2 bedroom apt. (F, LR, 2Br, K, DA, 3B, 2BL)	Building A ground floor	1422	9
5.	5	2 bedroom apt. (F, LR, 2BR, K, DA, 3B, 2BL)	Building A upper floor	1422	9
6.	6	2 bedroom apt. (F, LR, 2BR, K, DA, 3B, 2BL)	Building A upper floor	1422	9
7.	7	2 bedroom apt. (F, LR, 2BR, K, DA, 3B, 2BL)	Building A ground floor	1422	9

	Apt. No.	Type	Location	App. Enclosed area in sq. ft.	No. of rooms
10.	2	3 bedroom apt. (F, LR, 3BR, K, DA, 2B, BL)	Building B Middle floor	1422	9
11.	3	3 bedroom apt. (F, LR, 3BR, K, DA, 2B, BL).	Building B upper floor	1422	9
12.	1	2 bedroom apt. (F, LR, 2BR, K, DA, 3B, 2BL)	Building C Ground	1422	9
13.	2	2 bedroom apt. (F, LR, 2BR, K, DA, 3B, 2BL)	Building C Ground floor	1422	9
14.	3	2 bedroom apt. (F, LR, 2BR, K, DA, 3B, 2BL)	Building C Ground floor	1422	9
15.	4	2 bedroom apt. (F, LR, 2BR, F, DA, 3B, 2BL)	Building C Ground floor	1422	9
16.	5	3 bedroom apt. (F, LR, 3BR, K, DA, 2B, BL)	Building C Upper floor	1422	9

	Apt. No.	Type	Location	App. Enclosed area in sq. ft.	No.of Rooms
20.	3	2 bedroom apt. (F, LR, 2BR, K, DA, 3B, 2BL)	Building D Ground floor	1422	9
21.	4	2 bedroom apt. (F, LR, 2BR, K, DA, 3B, 2BL)	Building D Ground floor	1422	9
22.	5	3 bedroom apt. (F, LR, 3BR, K, DA, 2B, BL)	Building D Upper floor	1422	9
23.	6	3 bedroom apt. (F, LR, 3BR, K, DA, 2B, BL)	Building D Upper floor	1422	9
24.	1	2 bedroom apt. (F, LR, 2BR, K, DA, 3B, 2BL)	Building E Ground floor	1422	9
25.	2	2 bedroom apt. (F, LR, 2BR, K, DA, 3B, 2BL)	Building E Ground floor	1422	9
26.	3	2 bedroom apt. (F, LR, 2BR, K, DA, 3B, 2BL)	Building E Ground floor	1422	9
27.	4	2 bedroom apt. (F, LR, 2BR, K, DA, 3B, 2BL)	Building E Ground floor	1422	9

	Apt. No.	Type	Location	App. Enclosed area in sq. ft.	No. of rooms
31.	8	2 bedroom apt. (F, LR, 2BR, K, DA, 3B, 2BL)	Building E Upper floor	1422	9
32.	1	2 bedroom apt. (F, LR, 2BR, K, DA, 3B, 2BL)	Building F Ground floor	1422	9
33.	2	2 bedroom apt. (F, LR, 2BR, K, DA, 3B, 2BL)	Building F Ground floor	1422	9
34.	3	2 bedroom apt. (F, LR, 2BR, K, DA, 3B, 2BL)	Building F Ground floor	1422	9
35.	4	2 bedroom apt. (F, LR, 2BR, K, DA, 3B, 2BL)	Building F Ground floor	1422	9
36.	5	2 bedroom apt. (F, LR, 2BR, K, DA, 3B, 2BL)	Building F Ground floor	1422	9
37.	6	2 bedroom apt. (F, LR, 2BR, K, DA, 3B, 2BL)	Building F Ground floor	1422	9
	7	2 bedroom apt.	Building F		

	Apt. No.	Type	Location	App. Enclosed area in sq. ft.	No. of rooms
41.	10	2 bedroom apt. (F, LR, 2BR, K, DA, 3B, 2BL)	Building F Ground floor	1422	9
42.	11	3 bedroom apt. (F, LR, 3BR, K, DA, 2B, BL)	Building F Upper floor	1422	9
43.	12	3 bedroom apt. (F, LR, 3BR, K, DA, 2B, BL)	Building F Upper floor	1422	9
44.	13	3 bedroom apt. (F, LR, 3BR, K, DA, 2B, BL)	Building F Upper floor	1422	9
45.	14	3 bedroom apt. (F, LR, 3BR, K, DA, 2B)	Building F Upper floor	1422	9
46.	15	3 bedroom apt. (F, LR, 3BR, K, DA, 2B, BL)	Building F Upper floor	1422	9
47.	1	2 bedroom apt. (F, LR, 2BR, K, DA, 3B, 2BL)	Building G Ground floor	1422	9
48.	2	2 bedroom apt. (F, LR, 2BR, K, DA, 3B, 2BL)	Building G Ground floor	1422	9
			Building G		

	Apt. No.	Type	Location	App. Enclosed area in sq. ft.	No. of rooms
52.	6	2 bedroom apt. (F, LR, 2BR, K, DA, 3B, 2BL, RP)	Building G Ground floor	1422	9
53.	7	2 bedroom apt. (F, LR, 2BR, K, DA, 3B, 2BL)	Building G Ground floor	1422	9
54.	8	2 bedroom apt. (F, LR, 2BR, K, DA, 3B, 2BL)	Building G Ground floor	1422	9
55.	9	2 bedroom apt. (F, LR, 2BR, K, DA, 3B, 2BL)	Building G Ground floor	1422	9
56.	10	2 bedroom apt. (F, LR, 2BR, K, DA, 2B, 2BL)	Building G Upper floor	1422	9
57.	11	3 bedroom apt. (F, LR, 3BR, K, DA, 2B)	Building G Upper floor	1422	9
58.	12	3 bedroom apt. (F, LR, 3BR, K, DA, 2B)	Building G Upper floor	1422	9

EXHIBIT C
VALUE OF APARTMENTS AND PROPERTY
AND PERCENTAGES IN THE COMMON AREAS AND FACILITIES

The value of the property and of each apartment, and the percentages of undivided interest in the common areas and facilities, ~~including the limited common areas and facilities~~ appertaining to each apartment and its owner for all purposes including voting, are as set forth below:

Total value of the Property: $3,176,750.00

Total number of units listed below: 61 units

	Building No.	Apt. No.	Value	Undivided Interest
1.	A	1	$49,750.00	1.585
2.	A	2	49,750.00	1.585
3.	A	3	49,750.00	1.585
4.	A	4	49,750.00	1.585
5.	A	5	49,750.00	1.585
6.	A	6	49,750.00	1.585
7.	A	7	49,750.00	1.585
8.	A	8	49,750.00	1.585
9.	B	9	55,750.00	1.780
10.	B	2	55,750.00	1,780
11.	B	2	55,750.00	1.780

19.	D	2	49,750.00	1.585
20.	D	3	49,750.00	1.585
21.	D	4	49,750.00	1.585
22.	D	5	55,750.00	1.780
23.	D	6	55,750.00	1.780
24.	E	1	49,750.00	1.585
25.	E	2	49,750.00	1.585
26.	E	3	49,750.00	1.585
27.	E	4	49,750.00	1.585
28.	E	5	49,750.00	1.585
29.	E	6	49,750.00	1.585
30.	E	7	49,750.00	1.585
31.	E	8	49,750.00	1.585
32.	F	1	51,750.00	1.585
33.	F	2	51,750.00	1.585
34.	F	3	51,750.00	1.585
35.	F	4	51,750.00	1.585
36.	F	5	51,750.00	1.585
37.	F	6	51,750.00	1.585

45.	F	14	55,750.00	1.780
46.	F	15	55,750.00	1.780
47.	G	1	51,750.00	1.585
48.	G	2	51,750.00	1.585
49.	G	3	51,750.00	1.585
50.	G	4	51,750.00	1.585
51.	G	5	51,750.00	1.585
52.	G	6	51,750.00	1.585
53.	G	7	51,750.00	1.585
54.	G	8	51,750.00	1.585
55.	G	9	51,750.00	1.585
56.	G	10	51,750.00	1.585
57.	G	11	55,750.00	1.780