

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 5th day of January, 2007 by and between MOF VI LIMITED PARTNERSHIP, a United States Virgin Island limited partnership, whose mailing address is 4801 Spring Valley Road, Suite 80, Dallas, Texas 75244 ("Grantor") and IGY-AYH ST. THOMAS HOLDINGS, LLC, a U.S. Virgin Islands limited liability company whose mailing address is c/o Island Capital Group LLC, 717 Fifth Avenue, 18th Floor, New York, New York 10022 (the "Grantee").

WITNESSETH:

THE GRANTOR, in consideration of the sum of SIX MILLION ONE HUNDRED EIGHTY SIX THOUSAND NINE HUNDRED THIRTY NINE AND 00/100 DOLLARS (\$6,186,939.00) and other valuable consideration given by the Grantee, receipt of which is hereby acknowledged by the Grantor, does hereby grant and convey to the Grantee, and to its successors and assigns, the real property described as follows:

Parcel No. 18A-1 Remainder Estate Smith Bay
Nos. 1, 2 and 3 East End Quarter
St. Thomas, U.S. Virgin Islands
as shown on O.L.G. Drawing No. D9-5196-T91
dated February 19, 1991,
consisting of 0.22 acre, more or less,

Parcel No. 18B-1 Remainder Estate Smith Bay
Nos. 1, 2 and 3 East End Quarter
St. Thomas, U.S. Virgin Islands
as shown on O.L.G. Drawing No. D9-5196-T91
dated February 19, 1991,
consisting of 0.48 acre, more or less,

Parcel No. 18B Remainder Estate Smith Bay
Nos. 1, 2 and 3 East End Quarter
St. Thomas, U.S. Virgin Islands
as shown on O.L.G. Drawing No. D9-5196-T91
dated February 19, 1991,
consisting of 1.42 acres, more or less,

the foregoing parcels of land all being subdivided portions of Parcel Nos. 18A-1, 18B-1 and 18B Estate Smith Bay, Nos. 1, 2 and 3 East End Quarter, St. Thomas, U.S. Virgin Islands as shown on P.W.D. Drawing Nos. D9-2946-T85, D9-1058-T72 and D9-3011-T85.

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining (together with the real property described above, the "Property").

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2007 and subsequent years; (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; and (c) easements, restrictions and other matters, limitations and reservations of record, if any, but this reference shall not operate to reimpose same.

TO HAVE AND TO HOLD unto Grantee and Grantee's successors and assigns in fee simple forever.

GRANTOR does hereby specially warrant the title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

Signed in the presence of:

GRANTOR:

Witness: [Signature]
Print Name: Bryan Redmond

MOF VI LIMITED PARTNERSHIP, a
United States Virgin Islands limited partnership

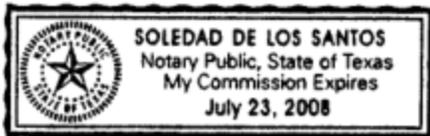
Witness: [Signature]
Print Name: MICHAEL S. OLSZEWSKI

By: **AMERICAN YACHT HARBOR CORPORATION**, its General Partner

By: [Signature]
Ronald W. Rhoades, President

STATE OF TEXAS)
) ss:
COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me this 5th day of January, 2007, by Ronald W. Rhodes as President of American Yacht Harbor Corporation, a Delaware corporation, as General Partner of MOF VI Limited Partnership, a U.S. Virgin Islands limited partnership on behalf of said corporation and said limited partnership



[Signature]
Notary Public, State of Texas

NOTED IN THE CADASTRAL RECORDS
FOR COUNTRY/TOWN PROPERTY, BOOK FOW
ESTATE SMITH BAY Nos. 1,2&3 EAST END
QUARTER, ST. THOMAS, U.S. VIRGIN ISLANDS

Cadastral Survey/Tax Assessor Offices
St. Thomas, V.I. Dated: January 10, 2007
Phyllis Harrigan
Phyllis Harrigan, Special Assistant
to the Tax Assessor for Surveys
Office of the Lieutenant Governor

ATTEST:

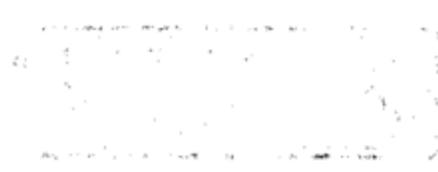
It is hereby certified that the above
mentioned property/s which, according
to SPECIAL WARRANTY DEED dated January 5, 2007
belongs to: IGY-AYH ST. THOMAS HOLDING, LLC

(GRANTEES)

has not, according to the Records of
this office, undergone any changes as to
boundaries and area.

Cadastral Survey/Tax Assessor Offices

St. Thomas, V.I. Dated: January 10, 2007
Phyllis Harrigan
Phyllis Harrigan, Special Assistant
to the Tax Assessor for Surveys
Office of the Lieutenant Governor





**GOVERNMENT OF
THE VIRGIN ISLANDS OF THE UNITED STATES
CHARLOTTE AMALIE, ST. THOMAS, V.I. 00801
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DEPARTMENT OF FINANCE
TREASURY DIVISION**

TO: THE RECORDER OF DEEDS

FROM: THE TREASURY DIVISION

**IN ACCORDANCE WITH Title 28, SECTION 121 AS AMEMDED, THIS IS
CERTIFICATION THAT THERE ARE NO REAL PROPERTY TAXES**

OUTSTANDING FOR MOF VI LIMITED PARTNERSHIP

**#18A Estate Smith Bay
East End Qtr.**

1-07702-0135-00

PARCEL NO

TAXES RESEARCHED UP TO AND INCLUDING 2004.

RESEARCHED BY:

Marjel D. Hedrington
Marjel D. Hedrington

TITLE:

Chief Enforcement

DATE:

January 11, 2007

VERIFIED BY:

Lanthe M. de Alomal
Lanthe M. de Alomal

TITLE:

Chief Revenue Collection

DATE:

January 11, 2007

COLLECTOR NO.

8501



**GOVERNMENT OF
THE VIRGIN ISLANDS OF THE UNITED STATES
CHARLOTTE AMALIE, ST. THOMAS, V.I. 00801
-----0-----
DEPARTMENT OF FINANCE
TREASURY DIVISION**

TO: THE RECORDER OF DEEDS

FROM: THE TREASURY DIVISION

**IN ACCORDANCE WITH Title 28, SECTION 121 AS AMENDED, THIS IS
CERTIFICATION THAT THERE ARE NO REAL PROPERTY TAXES**

OUTSTANDING FOR MOF VI LIMITED PARTNERSHIP

**#18B-1 Estate Smith Bay
East End Qtr.**

1-07702-0134-00

PARCEL NO

TAXES RESEARCHED UP TO AND INCLUDING 2004.

RESEARCHED BY:

Mariel D. Hedrington
Mariel D. Hedrington

TITLE:

Chief Enforcement

DATE:

January 11, 2007

VERIFIED BY:

for Charles Sebastian
Charles M. de Alqmal

TITLE:

Chief Revenue Collection

DATE:

January 11, 2007

COLLECTOR NO.

8501



**GOVERNMENT OF
THE VIRGIN ISLANDS OF THE UNITED STATES
CHARLOTTE AMALIE, ST. THOMAS, V.I. 00801
-----0-----
DEPARTMENT OF FINANCE
TREASURY DIVISION**

TO: THE RECORDER OF DEEDS

FROM: THE TREASURY DIVISION

**IN ACCORDANCE WITH Title 28, SECTION 121 AS AMEMDED, THIS IS
CERTIFICATION THAT THERE ARE NO REAL PROPERTY TAXES**

OUTSTANDING FOR MOF VI LIMITED PARTNERSHIP

**#18B Estate Smith Bay
East End Qtr.**

1-07702-0133-00

PARCEL NO

TAXES RESEARCHED UP TO AND INCLUDING 2004.

RESEARCHED BY:

Mariel D. Hedrington
Mariel D. Hedrington

TITLE:

Chief Enforcement

DATE:

January 11, 2007

VERIFIED BY:

for Charles Sebastian
Charles M. de Alonzo

TITLE:

Chief Revenue Collection

DATE:

January 11, 2007

COLLECTOR NO.

8501