



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES  
DEPARTMENT OF PLANNING AND NATURAL RESOURCES  
Cyril E. King Airport, Terminal Building 2<sup>nd</sup> Floor, St. Thomas, USVI, 00802

**Report on Petition to Amend Official Zoning Map No. STZ-10**

**Application No. ZAT-14-5**

Petition of Junji Horii and Helen K. Kim requesting that a use variance be granted to the R-1 (*Residential-Low Density*) zoned Parcel No. 9M-1 Estate Nazareth, No. 1 Red Hook Quarter, St. Thomas, to allow the operation of a six-room bed and breakfast.

**PROJECT PROFILE**

**Owner/applicant:** Junji Horii and Helen K. Kim as per Warranty Deed dated October 1, 2008.

**Acreage:** The property is 0.76 acres as described on PWD Drawing No. A9-314-T85.

**Current Use:** The applicants utilize the property as their current residence.

**Proposed Use:** The applicant's residence and a six-room bed and breakfast facility.

**Surrounding Uses:** To the North is the Ivanna Eudora Kean High school, to the northeast is the area of Redhook, to the immediate east is an Innovative server station with the remaining area being utilized for residential purposes..

**Infrastructure:** Water needs are supplied by cistern with future plans to connect to municipal water lines, and wastewater is handled by septic tank.

**Public Response:** There has been no opposition to the proposed rezoning. Other than the applicants, no one else spoke in support of, questioned, or commented on the petition at DPNR's public hearing held November 19, 2014.

**ANALYSIS:** During the Department's public hearing, the applicants testified that it is their intent to convert a portion of their two-story residence into a six-room bed and breakfast, in an effort to increase the number of overnight guests staying on St. Thomas. They will continue to reside on the property and do not plan any improvements other than relocation of a driveway and the addition of three parking spaces. Breakfast and maid service are the only

amenities proposed at this time. They also stated that a maximum of two employees, a maid and landscaper, will be employed.

The property's zoning allows a maximum of two dwelling units but does not control the number of bedrooms allowed. Six guest rooms in addition to the applicants own living quarters would fall within a reasonable density for the tree-quarter acre site. The addition of three parking spaces will allow accommodations for seven (7) vehicles. A bed and Breakfast in this particular area would offer those travelers heading to the British Virgin Islands accommodations close to the Redhook ferry terminal

In conclusion, the department does not foresee any adverse impacts occurring as a result of the partial conversion of the applicant's residence to allow the operation of a bed and breakfast. The applicant's request mirrors a trend seen in other jurisdictions where a portion of a residence is converted to accommodate paying guests while the owners continue to reside on the property.

**Recommendation:**

The Department of Planning and Natural Resources recommends that a use variance be granted to the R-1 (*Residential-Low Density*) zoned Parcel No. 9M-1 Estate Nazareth, No. 1 Red Hook Quarter, St. Thomas, to allow the operation of a six-room bed and breakfast.

  
\_\_\_\_\_  
T. Stuart Smith  
Director/CCZP

12/19/14  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Jean-Pierre L. Oriol  
Acting Commissioner

19-Dec-2014  
\_\_\_\_\_  
Date

SENATE  
15 JAN 16 PM 6:18  
SENATE  
Sen. Neville James

Helen Kim & Junji Horii  
6264 Estate Nazareth  
St. Thomas, VI 00802

May 29, 2014

Senator Sean-Michael Malone, Senate President  
Legislature of the Virgin Islands  
PO Box 1690  
St. Thomas, VI 00804

Re: Use Variance Request for 9M-1 Estate Nazareth

Dear Senator Malone,

We hereby submit our Zoning Amendment Request Application and appreciate consideration for a use variance on property located at 9M-1 Estate Nazareth, St. Thomas, Virgin Islands, 00802. Pursuant to the application requirements, the following is the requested information:

Property Owners:

Junji Horii and Helen K. Kim  
6264 Estate Nazareth  
St. Thomas, VI 00802  
340-998-2394  
[helen.k.kim@gmail.com](mailto:helen.k.kim@gmail.com)

Physical Address:

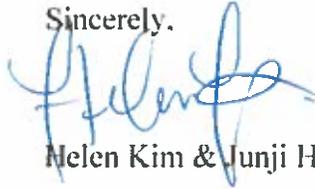
Parcel No. 9M-1 Estate Nazareth  
No. 1 Red Hook Quarter  
St. Thomas, Virgin Islands  
As shown on PWD No. A9-314-T85  
Consisting of 0.76 acres, more or less.

The property is currently zoned R-1 and would we like to request a use variance to operate a guesthouse consisting of 6 rooms. The guesthouse would offer clean, affordable rooms for visitors to the Virgin Islands. The property is located at the intersection of Route 32 and Route 332 and is approximately a ten minute walk to American Yacht Harbor and the Red Hook

Ferry Terminal. Currently, there is a short supply of affordable rooms in the Red Hook area for short-term stays. Due to its close proximity to the Red Hook Ferry Dock, we believe that our property can be used as a destination for tourists to stay a night or two before they travel on to St. John and the British Virgin Islands. The guest house would also contribute to the local economy through gross receipt and hotel occupancy taxes. In addition, we plan on hiring 1-2 persons to assist in operating and maintaining the property.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Helen Kim & Junji Horii', written in a cursive style.

Helen Kim & Junji Horii



OFFICE OF THE  
SENATE

15 JAN 16 PM 6:20

SEN. Neville James

OFFICE OF  
THE LIEUTENANT GOVERNOR

GOVERNMENT OF  
THE VIRGIN ISLANDS OF THE UNITED STATES

OFFICE OF THE TAX ASSESSOR

Charlotte Amalie, St. Thomas, U.S.V.I. 00802

KONGENS GADE NO. 18  
CHARLOTTE AMALIE  
ST. THOMAS, VIRGIN ISLANDS 00802  
(809) 774-2991

ADJACENT OWNERSHIP CERTIFICATION  
(CZM)

Property Ownership within 150' Radius of Parcel

1-07704-0501-00

This letter is to certify that the following list of owners and addresses are consistent with the record of the Tax Assessor's Office of Charlotte Amalie, St. Thomas, U.S. Virgin Islands.

The stated ownership are those adjacent to Parcel No.(Pin) 9m-1

Estate Nazareth

Island of St. Thomas, U.S. Virgin Islands.

DEPARTMENT USE ONLY:

AUTHORIZED SIGNATURE:

Public Surveyor (Not Valid without Signature)

ALTERNATE SIGNATURE:

TAX ASSESSOR

DATE: 5-19-14

FEE: \$30.00

DELIVERED TO CASHIER NO. \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

Signature of Cashier / Assistant Cashier

DATE: \_\_\_\_\_

WARRANTY DEED

THIS INDENTURE, made this 15<sup>th</sup> day of October, 2008, by and between MICHAEL A. LAMPE and SANDRA L. LAMPE (collectively, the "Grantors") and JUNJI HORII and HELEN K. KIM, whose address is 134 Scholarship, Irvine, CA 92612 (the "Grantees"),  
WITNESSETH:

That the Grantors, in consideration of the sum of SEVEN HUNDRED SEVENTY FIVE THOUSAND DOLLARS (\$775,000.00) paid by the Grantees, receipt of which is hereby acknowledged by the Grantors, do hereby grant and convey to the Grantees, as joint tenants with full rights of survivorship, and to their successors and assigns, and the heirs, successors and assigns of the survivor of them, the real property described as follows:

Parcel No. 9M-1 Estate Nazareth  
No. 1 Red Hook Quarter  
St. Thomas, Virgin Islands  
As shown on PWD No. A9-314-T85  
Consisting of 0.76 acres, more or less

TOGETHER with all of the appurtenances and all of the estate rights, title and interest of the Grantors, their successors, heirs and assigns, in and to the premises herein granted, including a perpetual non-exclusive easement in favor of Grantees to run with the land over Parcel 9M-6 and 2Y-28 Estate Nazareth (Road Parcel) and also over the pre-existing 30 foot wide Private Road R.O.W. to the Public Road (Bluebeard's Beach Club Road) as shown of the above referenced Survey Map bearing P.W.D. No. A9-314-T85; and there is hereby conveyed to Grantee an undivided one-fifth (1/5) interest in and to the said Road Parcel (Parcels Nos. 9M-6 and 2Y-28 Estate Nazareth).

RESERVING UNTO THE GRANTORS and Grantor's heirs, legal representatives, successors and assigns an easement to enter, pass over and across said Road Parcel for all purposes.

TO HAVE AND TO HOLD the premises hereby conveyed together with the improvements thereon and all the rights, privileges and appurtenances thereto belonging unto the Grantees, as joint tenants with full rights of survivorship, and to their successors and assigns, and the heirs, successors and assigns of the survivor of them, in fee simple absolute forever;

SUBJECT, HOWEVER, to and with the benefit of U.S. Virgin Islands laws and covenants, restrictions and easements of record.

AND THE GRANTORS WARRANT as follows:

1. That the Grantors are seized of the said premises in fee simple absolute, and have good right to convey the same;
2. That the said premises are free from encumbrances, except as set forth or referred to herein;
3. That the Grantors will execute or procure any further necessary assurance of the title to said premises;

SEAN DUNN  
JAN 16 PM 6:29  
OFFICE OF THE  
CLERK OF THE  
COURT

4. That the Grantors will forever warrant and defend the title to said premises;
5. That the Grantees shall quietly enjoy the said premises.

IN WITNESS WHEREOF, the Grantors have duly executed this deed the day and year first above written.

WITNESSES AS TO BOTH:

Maureen Cross  
Witness

Michael A Lampe  
MICHAEL A. LAMPE

Moula Kaula  
Witness

Sandra L. Lampe  
SANDRA L. LAMPE

STATE OF WISCONSIN )  
COUNTY OF Walworth ) SS:

On this, the 10<sup>th</sup> day of October, 2008 before me, the undersigned officer, personally appeared, MICHAEL A. LAMPE and SANDRA L. LAMPE, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purpose therein contained.

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

Heather Silveira  
Notary Public

OFFICE  
SENATE  
15 JAN 16 PM 6:10  
SENATE  
SHAWN...  
Nentla James

Office Use Only	
Tracking No.	_____
Date Application Received:	_____
Reviewed by:	_____
Date Application Deemed Complete:	_____
Date of Pre-Application Meeting:	_____



**GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES**

**DEPARTMENT OF PLANNING AND NATURAL RESOURCES**

Division of Comprehensive & Coastal Zone Planning

St. Croix  
PH: 773-1082/ Fax: 713-2418

St. Thomas  
PH: 774-3320/ Fax: 714-9534

**Official Zoning Amendment Request Form**

Zoning Amendment Request is for:  Rezoning  Use Variance

1. Applicant's Name Junji Horii / Helen K. Kim  
Mailing Address 6264 Estate Nazareth  
City St. Thomas State VI Zip 00802  
Telephone 340-998-2394 Fax n/a E-mail helen.k.kim@gmail.com

*Note: Official correspondence will be mailed to the address above*

2. Contact Person/Representative Helen Kim  
Telephone 998-2394 Fax n/a E-mail helen.k.kim@gmail.com  
3. Property Address 9M-1 Estate Nazareth  
4. Tax Assessor's Parcel I.D. Number 1-07704-0501-00  
5. Current Zone R1 Proposed Zone or Use Variance Guesthouse  
6. Site Acreage 0.76

7. Property Owners Name(s) Junji Horii / Helen K. Kim  
Address 6264 Est. Nazareth

City St. Thomas State VI Zip 00802

Telephone 998-2394 Fax n/a Email helen.k.kim@gmail.com

8. Detailed Description of what exists on the property. 3-story house

9. Does what exists on the property conform to its current zoning district's requirements?  
 Yes  No

10. Detailed Description of Proposal:  
Top floor and half of second floor to be used as guesthouse (6 rooms total). Owners will reside on other second half of second floor. Bottom floor to be used as storage and laundry.

11. Is the property served by municipal sewer lines? Yes  No   
If no, please explain plan for sewage disposal. septic system can accommodate

12. Is the property served by municipal water lines? Yes  No   
If no, please explain plan for water supply. cistern

13. Are there any flood ways on the site? Yes  No

14. Are there any cultural/historical resources on site? Yes  No   
If yes, provide letter from Division of Archaeology and Historical Preservation and describe the resources.

*(If uncertain, verify with the Division of Archaeology and Historical Preservation at 772-2021 or 776-8605).*

Describe how the cultural/historical resource(s) will be incorporated into the development.

15. Are there any covenants and restrictions of record on the property? Yes  No   
If yes, provide a copy of the restrictions.  
Do they preclude undertaking of the uses that are proposed? Yes  No

## Required Submittals

**Four Copies** of this application along with four copies of those items listed in the checklist below:  
Two (2) Copies for Submittal to the Division of Comprehensive and Coastal Zone Planning  
One (1) Copy for the applicants records  
One (1) Copy for submittal to the Legislature

Documents shall be submitted on letter sized paper (8.5" x 11")  
Maps, Surveys, Plans and Renderings shall be submitted in a format no larger than 24" x 36".  
Documents larger than 8.5" x 11" shall be folded.

- Letter of Application-** Address letter to the Senate President: Indicate name of property owner(s) and authorized agent(s) with mailing addresses and contact numbers, legal physical address and acreage of parcel(s) to be rezoned, current and requested zone, and specific intent for zoning map amendment.
- Official Recorded and Numbered PWD/OLG Map** (*Must be obtained from and certified by the Office of the Lieutenant Governor, Cadastral Division, St. Croix 773-6449; St. Thomas 774-9906*)
- Adjacent Property Owners Certification-** List of complete names, mailing addresses and plot numbers of all adjacent property owners extending a minimum radius of one hundred and fifty (150) feet from the boundary line of the subject property. (*Obtained from the Office of the Lieutenant Governor, Tax Assessor Division, St. Croix 773-6459 or 772-3115; St. Thomas 776-8505; St. John 776-6737*).
- Recorded Deed** (*Include copy of covenants and restrictions referenced in deed; obtained from the Office of the Lieutenant Governor, Recorder of Deeds, St. Croix 773-6449; St. Thomas 774-9906*)
- Tax Clearance Letter** (*Obtained from the Office of the Lieutenant Governor, Tax Assessor Division, St. Croix 773-6459 or 772-3115; St. Thomas 776-8505; St. John 776-6737*)
- Zoning Map** (*obtained from the Office of the Lieutenant Governor, Cadastral Division*)
- Flood Map** (*obtained from the Office of the Lieutenant Governor, Cadastral Division*)
- Soil Type Map** (*obtained from the Office of the Lieutenant Governor, Cadastral Division*)
- Contract of Sale and/or Lease Agreement** (*if applicable*)
- Power of Attorney** (*Notarized Power of Attorney required if applicant/representative is not the property owner(s) of record or if property is owned by more than one person.*)
- Articles of Incorporation** (required if the property is owned by a Corporation)
- Photographs** (*Depicting intervals along the perimeter of the property, its existing on-site conditions, and surrounding neighborhood*)

**Conceptual Site Plan-** At a minimum scale of 1 inch = 40 feet and includes the following:

- \_\_\_\_\_ Conceptual layout of the property.
- \_\_\_\_\_ Existing/proposed building locations and footprint.
- \_\_\_\_\_ Location of uses and open spaces.
- \_\_\_\_\_ Location of watercourses (*guts*) and existing/type of vegetation on the site.
- \_\_\_\_\_ Location of existing/proposed street and driveways, accesses, and circulation patterns.
- \_\_\_\_\_ Current use and zoning of the site and adjacent property.
- \_\_\_\_\_ Landscape design and screening/buffering plan.
- \_\_\_\_\_ Proposed lot size/density and setback.
- \_\_\_\_\_ Proposed development timing.

*Note: You will be notified by the Planning Office if the following items are required.*

- Letter from the Division of Archaeology and Historic Preservation (*if applicable; Contact Nos. St. Croix 772-2021; St. Thomas 776-8605*)
- Letter from the Division of Fish and Wildlife (*if applicable; Contact Nos. St. Croix 773-1082; St. Thomas 775-6762*)

**PLEASE NOTE:** Submittal of the requested information is a prerequisite for a pre-application meeting and **does not** constitute the submittal of an application to the Legislature for a Zoning Map Amendment or Use Variance. A **determination that an application is complete IN NO WAY implies that additional information may not be required.**

I/We attest that the information submitted on this form is a true and accurate representation of my/our development plan(s) for the property.

Print Helen Kam

Sign 

Date 5/29/2014

Print Junji Horii

Sign 

Date 5/29/2014

ADJACENT OWNERSHIP CERTIFICATION  
(CZM)

Property Ownership within 150' Radius of

PARCEL NO/LOT NO.: 9M-1

ESTATE: NAZARETH

ISLANDS: ST. THOMAS

OWNER'S NAME AND MAILING ADDRESS

PARCEL NO:

VIRGIN ISLANDS GOVERNMENT  
EUDORA KEAN HIGH SCHOOL  
St Thomas, VI 00802

NAZARETH ESTATE  
TRACK A OF 1&2  
RED HOOK QTR

YONNY VALENCIA COTES  
6234 Estate Frydenhoj  
ST THOMAS, VI 00802

NAZARETH ESTATE 2V-  
14A-1  
RED HOOK QTR

CURTIS, AVON & KING, DAVID  
PO Box 1322  
St Thomas, VI 00804

NAZARETH ESTATE 2V-  
14  
RED HOOK QUARTER

E'BAS, CASMORE D & CORNWALL, S  
PO Box 502931  
St Thomas, VI 00805

NAZARETH ESTATE 2V-  
14B REM.  
RED HOOK QTR

HALL, OSWALD & JUANITA  
HC 764 Box 8581  
Patillas, PR 00723

NAZARETH ESTATE 2V-  
15  
RED HOOK QTR

DELUGO, ROBERT C. & JOAN E.  
PO Box 10035  
ST. THOMAS, VI 00801

NAZARETH ESTATE 2X-  
7A  
RED HOOK QTR

**AJACENT OWNERSHIP CERTIFICATION  
(CZM)  
Property Ownership within 150' Radius of**

**PARCEL NO/LOT NO.:** 9M-1

Page 2

**ESTATE:** NAZARETH

**ISLANDS:** ST. THOMAS

**OWNER'S NAME AND MAILING ADDRESS**

**PARCEL NO:**

SCOTLAND, SKELFORD  
1ST AMERICAN REAL EST TAX SERV  
8435 STEMMONS FREEWAY, DAL-07E  
8435 N Stemmons Fwy  
Dallas, TX 75247

NAZARETH ESTATE 2-  
OA  
RED HOOK QTR

EDWARDS, MEDORA V.  
#6 FOURTH STREET  
St Thomas, VI 00802

NAZARETH ESTATE 2-  
OB  
REDHOOK QTR.

YONNY VALENCIA COTES  
6234 Estate Frydehhoj  
ST. THOMAS, VI 00802

2V-14A-2 ESTATE  
NAZARETH  
No.1 RED HOOK QTR.

MULLER BAY HOLDING LLC  
2901 Collins Ave  
Miami Beach, FL 33140

SCULPTURE PARCEL  
OF 9 & 9LB ROW  
NAZARETH  
RED HOOK QUARTER

FRANCIS, MARIANA & SIEDAH  
6705 Frydendahl  
St Thomas, VI 00802

9L-1 NAZARETH  
RED HOOK QTR.

HEDRINGTON, IVERINE  
BOX 3661  
ST THOMAS, VI 00803

9L-2 NAZARETH  
RED HOOK QTR.

ADJACENT OWNERSHIP CERTIFICATION  
(CZM)

Property Ownership within 150' Radius of

PARCEL NO./LOT NO.: 9M-1

ESTATE: NAZARETH

ISLANDS: ST. THOMAS

OWNER'S NAME AND MAILING ADDRESS

PARCEL NO:

SPRAUVE, MARGARET E.  
MAIN POST OFFICE  
PO Box 7312  
St Thomas, VI 00801

9L-3 NAZARETH  
RED HOOK QTR.

BAILEY, JOSEPH & CAESERENE  
PO Box 6226  
St Thomas, VI 00804

NAZARETH 9L-5  
RED HOOK QTR.

V. I. TELEPHONE CORP.  
PO Box 6100  
St Thomas, VI 00804

9M-2 NAZARETH  
RED HOOK QTR.



GOVERNMENT OF  
THE UNITED STATES VIRGIN ISLANDS

**OFFICE OF THE LIEUTENANT GOVERNOR  
DIVISION OF REAL PROPERTY TAX**

1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.6449 • Fax 340.773.0330  
18 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.774.2991

**REAL PROPERTY TAX CLEARANCE LETTER**

TO: Office of the Recorder of Deeds

FROM: Office of the Tax Collector

in accordance with Title 28, Section 121, as amended, this shall certify that there are no outstanding Real Property Tax obligations for the following:

PARCEL NUMBER	1-07704-0501-00
LEGAL DESCRIPTION	9M-1 NAZARETH RED HOOK QUARTER
OWNER'S NAME	HORII, JUNJI & HELEN K. KIM

Taxes have been researched up to and including 2012.

CERTIFIED TRUE AND CORRECT BY

Valencio Jackson  
Tax Collector

  
SIGNATURE

5/20/2014

DATE



OFFICE OF THE LT. GOV.  
CASH  OTHER  MC8874  
CHECK OR M/O \_\_\_\_\_

OFFICE OF THE  
SENATE  
15 JAN 16 PM 6:22

GOVERNMENT OF  
THE VIRGIN ISLANDS OF THE UNITED STATES

PA ULI 02 2013 ID

Sen. Neville James

OFFICE OF THE TAX ASSESSOR

COLLECTOR NO. \_\_\_\_\_  
COLLECTORS INITIALS 1010 JW

Charlotte Amalie, St. Thomas, U.S.V.I. 00802

OFFICE OF  
THE LIEUTENANT GOVERNOR

KONGENS GADE NO. 18  
CHARLOTTE AMALIE  
ST. THOMAS, VIRGIN ISLANDS  
(809) 774-2991

### ADJACENT OWNERSHIP CERTIFICATION (CZM)

Property Ownership within 150' Radius of Parcel

This letter is to certify that the following list of owners and addresses are consistent with the record of the Tax Assessor's Office of Charlotte Amalie, St. Thomas, U.S. Virgin Islands.

The stated ownership are those adjacent to Parcel No. (Pin) 10A  
Estate Marion Dal  
Island of St. Thomas, U.S. Virgin Islands.

DEPARTMENT USE ONLY:

AUTHORIZED SIGNATURE: \_\_\_\_\_  
Public Surveyor (Not Valid without Signature)

ALTERNATE SIGNATURE: Cra Mills  
TAX ASSESSOR

DATE: 10-2-13

FEE: \$30.00

DELIVERED TO CASHIER NO. 10

RECEIVED BY: JW  
Signature of Cashier / Assistant Cashier

DATE: 10/24/13

82377869

**AJACENT OWNERSHIP CERTIFICATION  
(CZM)**

**Property Ownership within 150' Radius of**

**PARCEL NO/LOT NO.: 10A**

**ESTATE: MARIENDAL**

**ISLANDS: ST. THOMAS**

**OWNER'S NAME AND MAILING ADDRESS**

**HEAVY MATERIALS LLC  
PO Box 7368  
St Thomas, VI 00801**

**WINIFRED DENCH  
9384 NW 24 PI  
PEMBROOK, FL 33024**

**PARCEL NO:**

**MARIENDAHL ESTATE  
11  
WESTERN PORTION**

**MARIENDAHL-  
WESTERN POR 10  
NO.4 RED HOOK QTR**

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I/we, AYMAN SAMAD appoint ROGER B. MINKOFF, MEMBER MANAGER of MINKOFF & ASSOCIATES, LLC, 3004 ALTONA, SUITE 1 - MEDICAL ARTS COMPLEX, ST. THOMAS, VI 00802 as my/our true and lawful attorney in fact and agent for me/us and in my/our name, place and stead, regarding the rezoning of Parcel No. 10A, ESTATE MARIENDAL, NO. 4 RED HOOK QUARTER, ST. THOMAS, UNITED STATES VIRGIN ISLANDS, CONSISTING OF 0.25 U.S. ACRE, AS MORE FULLY SHOWN AND DESCRIBED ON O. L. G NO. F9-3274-T74 DATED NOV. 4, 74 to:

- Request a Pre-Application Meeting with the Government of the United States Virgin Islands, Department of Planning and Natural Resources (DPNR);
- Submit a Rezoning Application for the subject property; and
- To represent the owner(s) at GOVERNMENT OF THE VIRGIN ISLANDS, DEPARTMENT OF PLANNING AND NATURAL RESOURCES (DPNR) and LEGISLATURE OF THE VIRGIN ISLANDS meetings and hearings.

Said attorney in fact shall have full power and authority to do and perform every act and thing required and appropriate, solely and exclusively as above specified and we hereby ratify and confirm all that our said attorney in fact may lawfully do or cause to be done by virtue of these presents.

This Power of Attorney shall expire SEPTEMBER 30, 2015, or upon the rezoning of the subject parcel, whichever first occurs.

IN WITNESS WHEREOF, this instrument has been duly executed this 2 day of October, 2013.

**TWO (2) WITNESSES FOR EACH SIGNATURE REQUIRED IN THE VIRGIN ISLANDS:**

[Signature] Witness BY: [Signature]  
 (PRINT NAME AND TITLE) AYMAN SAMAD  
[Signature] Witness

ACKNOWLEDGMENT

On this 2 day of October, 2013, before me personally appeared Ayman Samad, to me known and known to me to be the persons described herein and who executed the foregoing instrument, and acknowledged to me that (s)he executed the same freely and voluntarily for the uses and purposes contained herein.

[Signature]  
NOTARY PUBLIC

NOTARY NO.: 013-11

MY COMMISSION EXPIRES: 3-2-2015



[Signature]  
15 JAN 16 PM 5:23  
SENNAE

OFFICE  
SENATE

**CORRECTIVE ADMINISTRATRIX WARRANTY DEED**

*Sen. Neville James*  
SENATE

SHAWNEE PRODUCTIONS LLC

THIS INDENTURE, dated the 12<sup>th</sup> day of December, 2011, by and between **DOROTHY JOSEPH, Administratrix of the Estate of Isaac Daniel Joseph a/k/a Isaac Joseph, Probate No. ST-08-PB-78**, whose mailing address is Post Office Box 7693, St. Thomas, U.S. Virgin Islands 00801, Grantor, and **AYMAD SAMAD**, whose mailing address is Post Office Box 304157, St. Thomas, U.S. Virgin Islands 00803, Grantee:

WHEREAS on April 12, 2011 Grantor executed a certain Administratrix Warranty Deed to Grantee Aymad Samad conveying by Administratrix Warranty Deed the real property known and described as follows:

**Parcel No. 10A Estate Mariendahl  
No. 4 Red Hook Quarter  
St. Thomas, U.S. Virgin Islands  
consisting of 0.25 U.S. acre, more or less  
as shown on P.W.D. Map No. F9-3279-T74**

Doc# 2011009429  
# Pages 3  
12/29/2011 12:51PM  
Official Records of  
ST THOMAS/ST JOHN  
P. COURTNEY REESE, ESQ.  
RECORDER OF DEEDS  
Fees \$28.00

WHEREAS said Administratrix Warranty Deed was recorded in the Office of the Recorder of Deeds for the District of St. Thomas – St. John on June 13, 2011. Document No. 2011003988:

WHEREAS, Grantor incorrectly spelled the Grantee's name as shown above:

NOW, THEREFORE:

WITNESSETH that the above described Administratrix Warranty Deed from **DOROTHY JOSEPH, Administratrix of the Estate of Isaac Daniel Joseph a/k/a Isaac Joseph, Probate No. ST-08-PB-78**, Grantor, to **AYMAD SAMAD**, is hereby corrected to read that **AYMAN SAMAD** is the Grantee of the property as shown above.

IN WITNESS WHEREOF, the Grantor has signed this **CORRECTIVE ADMINISTRATRIX WARRANTY DEED** the day and year first above written.

WITNESSES

Estate of Isaac Daniel Joseph a/k/a  
Isaac Joseph, Probate No. ST-08-PB-78

Ellis R. Rogers

Dorothy Joseph  
DOROTHY JOSEPH, Administratrix

Deborah Eddy

Doc# 2011009429  
# Pages 3  
12/29/2011 12:51PM  
Official Records of  
ST THOMAS/ST JOHN  
P. COURTNEY REESE, ESQ.  
RECORDER OF DEEDS  
Fees \$28.00

TERRITORY OF THE U.S. VIRGIN ISLANDS )

) SS:

DISTRICT OF ST. THOMAS - ST. JOHN )

On this 12<sup>th</sup> day of December, 2011, before me, the undersigned officer, personally appeared **DOROTHY JOSEPH, Administratrix of the Estate of Isaac Daniel Joseph a/k/a Isaac Joseph, Probate No. ST-08-PB-78**, known to me, or satisfactorily proven, to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

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

ATTEST:

It is hereby certified that the above mentioned property/s which, according to WARRANTY DEED dated December 12, 2011

belongs to: AYMAN SAMAD

(GRANTEE)

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: December 15, 2011

Wayne D. Callwood  
WAYNE D. CALLWOOD, PUBLIC SURVEYOR  
Office of the Lieutenant Governor

[Signature]  
Notary Public

My Commission Expires: JUNE 25 2012

NOTED IN THE CADASTRAL RECORDS  
FOR COUNTRY/TOWN PROPERTY, BOOK FOR

ESTATE MARIENDAHL

NO.4 RED HOOK QUARTER

ST.THOMAS, U.S. VIRGIN ISLANDS

Cadastral Survey/Tax Assessor Offices

St. Thomas V.I. Dated: December 15, 2011

Wayne D. Callwood  
WAYNE D. CALLWOOD, PUBLIC SURVEYOR  
Office of the Lieutenant Governor

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