



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

Report on Petition to Amend Official Zoning Map No. STZ-6

Application No. ZAT-15-4

Petition of Lionel Warrell to amend Official Zoning Map No. STZ-6 from R-2 (*Residential- Low Density- One and Two Family*) to B-3 (*Business- Scattered*) for Parcel No. Remainder, Estate Elizabeth, No. 8i Great Northside Quarter, St. Thomas.

OFFICE OF THE
SENATE PRESIDENT
15 JUN 10 AM 9:37
SENATOR
NEVILLE JAMES

PROJECT PROFILE

- Owner/applicant:** Lionel Warrell as per Warranty Deed dated February 29, 2008.
- Acreage:** The property consists of 1 251 acres as described on Drawing No. D9-8106-T008.
- Current Use:** The property is undeveloped; however, the applicant's storage container sits upon it
- Proposed Use:** The applicant's intent is to develop a scenic lookout that serves food and has retail.
- Surrounding Uses:** The property is surrounded by residentially-used property on all sides, and to the east is the pre-existing, non-conforming Mafolie Hotel & Restaurant.
- Infrastructure:** Water needs will be supplied by municipal water lines and cisterns, and wastewater will be handled by packaged wastewater treatment plants.
- Public Response:** During the Department's April 23, 2015 public hearing, three attendees testified in support of the petition and for allowing the applicant the ability to develop his land. Eleven adjacent residents (*one of whom represented the 15 condo owners of The Pinnacle Condo complex and a second who represented the 46 Mafolie Association homeowners*) testified in opposition and listed the following as reasons:
1. Residential character of area will continue to be negatively impacted by a commercial venture on the site;
 2. Commercial development of site will reduce the quality of life and cause further issues for area residents;
 3. Current traffic issues will be exacerbated by commercial development of site;

4. Current parking issues will be exacerbated by commercial development at the bend right after Mafolie Hotel heading north.
5. Currently safaris and taxis cause road blockages that impede safe two-way traffic flow, commercial development of site will make even worse.
6. Because of current traffic problems Traffic Bureau turned main road into one-way during morning and evening hours.
7. Rezoning to B-3 opens area to 140+ business uses, many of which are incompatible with a residential neighborhood.
8. Three tourist lockouts currently exist within one-mile radius of property and two commercial establishments exist, already offering drinks, ample parking and facilities for large numbers of tourists, taxis, and safaris. This property is not in demand for a scenic lookout.
9. Gut was cleared in violation of laws mandating a 30 ft. setback.
10. Disregard for laws requiring permits and licenses before conducting activities.
11. Clearing of gut/alteration of terrain resulted in rocks and other debris damaging downhill neighbor's garage roof, in downhill property being flooded with mud and water, and public road being undermined.
12. Water erosion puts estate road in danger of collapse.
13. Prior to alteration of site, flooding was not an issue.
14. Concerned that unsecured container on land will topple downhill during a severe hurricane.
15. Property was bought knowing it was residentially zoned and a gut.
16. Property is an actively flowing gut and development of site would be very difficult.
17. Commercial venture in close proximity to entrances of area residents will negatively impact entering/exiting of their properties.
18. Concerned with proposed cost and petitioner's ability to complete project, and
19. Neighbors feel there is no need for any type of business in this area.

Subsequent to the public hearing, ten emails of opposition were received for inclusion in the file. These reiterated the concerns placed on the record of the April 23rd public hearing.

ANALYSIS:

During the Department's public hearing, Mr. Brian Turnbull testified that the applicant's proposal includes the construction of

two to three buildings, a bridge way across the gut, and 20 off-street parking spaces. The 7 am to 7 pm operation would hire 8-10 employees, and be landscaped in such a way as to enhance the natural feel of the property.

In analyzing the applicant's request, the Department considered four items: 1. the property's characteristics, 2. the pattern of the area's land use, 3. the character of the immediate and surrounding areas, and 4. the overwhelmingly negative response by adjacent property owners.

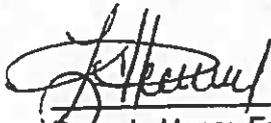
1. The property is essentially a gut. The outer perimeters of the property, that may be developed, is limited by Virgin Islands Code, T. 12, Ch. 3 §123 (a) which states that "No landowner or other person shall, except as provided in this chapter, encourage, procure, cause or aid in the cutting or injury of any tree or vegetation within 30 feet of the center of any natural watercourse, or within 25 feet of the edge of such watercourse, whichever is greater."
2. The pattern of the area's land use. The Estate Elizabeth/Mafolie area has had six zoning map amendments over the last thirty years, none of which were granted business zoning. The Virgin Islands Code established the requested B-3 zoning for the accommodation of interspersed business uses within residential areas. It was meant to address a community need for convenient services at an intensity below that of the B-2 and B-4 zones. The Code's rationale of the B-3 zoning designation is to allow for a mixed-use community that benefits residents, particularly where walkability is desired.
3. The character of the immediate and surrounding areas. The area is exclusively residential, ranging from single-family to multi-family development. The immediate exception is the nearby pre-existing, non-conforming Mafolie Hotel and Restaurant, which has been in existence since 1961. The B-3 zone permits 143 uses as a matter of right, some of which the Department has recognized can have adverse impacts, if located in close proximity to dominantly residential areas e.g. gas stations, night clubs, bars and taverns.
4. The overwhelmingly negative response by adjacent property owners. The Department gauges a petition's benefit to a community by the neighbors' reactions. The use proposed as well as some uses permitted in the B-3 zone are recognized as potential detriments to dominantly residential neighborhoods. The impact on traffic, parking, and the incompatibility of uses (*residential vs. non-residential*) can

cause a lessening in the desirability of the area, causing primarily residential neighborhoods to shift to non-residential in character.

In conclusion, the appropriateness of the request was evaluated, and the Department finds that the presence of the gut, the proximity to an exclusively residential neighborhood, and the current traffic and parking issues of the area does not comport with the development of the site under B-3 zoning nor is it seen as compatible with the general development of the area. The establishment of a scenic lookout serving food and offering retail does not address a specific community need nor does it meet one for the immediate or surrounding areas.

Recommendation:

The Department of Planning and Natural Resources recommends denial of the petition to rezone Parcel No. Remainder 30C Estate Elizabeth, No. 8i Great Northside Quarter, St. Thomas.



Dawn L. Henry, Esq.
Commissioner Designee

5/21/15

Date



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

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DEPARTMENT OF PLANNING AND NATURAL RESOURCES

8100 LINDBERGH BAY, STE. #61
CYRIL E. KING AIRPORT TERMINAL BLDG., SECOND FLOOR
ST. THOMAS, VIRGIN ISLANDS 00802

Office of the Commissioner

Telephone: (340) 774-3320

Fax: (340) 775-5706

April 21, 2015

Honorable Neville A. James
President, 31st Legislature of the United States Virgin Islands
Capitol Building
Charlotte Amalie, St. Thomas, USVI 00802

Dear Senate President James:

Mr. Lionel A. Warrell has met with staff of the Department of Planning and Natural Resources' (DPNR) Division of Comprehensive and Coastal Zone Planning to discuss plans to rezone Parcel No. Remainder 30C Estate Elizabeth, St. Thomas, from R-2 (*Residential- Low Density- One and Two Family*) to B-3 (*Business- Scattered*). The purpose of this request is to allow a scenic lookout that serves food and has retail.

Having had the pre-application meeting, Mr. Warrell can proceed with the filing of the application for the property's zoning map amendment. DPNR will schedule a public hearing on the proposed rezoning after notification is provided by the Legislature that the application has been duly filed.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dawn L. Henry".

Dawn L. Henry, Esq.
Commissioner Designee

6KZGUEP08083TOL0H0012.GOV10HZE1.0060F
MISCELLANEOUS PAYMENT RECPT# 2878454
Gov't of the U.S. Virgin Isles
2314 Kronprindsens Gade
Charlotte Amalie VI 00802



OF THE UNITED STATES VIRGIN ISLANDS
OF PLANNING AND NATURAL RESOURCES
Comprehensive & Coastal Zone Planning
St. Thomas

DATE: 04/07/15 TIME: 14:52
CLERK: Iricharl DEPT: DOPLAN STT
CUSTOMER#: 0

COMMENT:

Comprehensive and Coastal Zone Planning Fees

CHG: 49REZ1 REZONING ST. TH 255.00

to be made out to: Department of Planning and Natural Resources

AMOUNT PAID: 255.00

CHECK NO.

PAID BY: LIONEL A WARRELL
PAYMENT METH: CASH

Lionel A Warrell

REFERENCE: ZONNING

ZONING FEES:

SUBDIVISION FEES:

AMT TENDERED: 260.00

AMT APPLIED: 255.00

CHANGE: 5.00

Application Fee: ~~\$250~~
Additional Acreage Fee: 255

Application Fee: \$10
Additional Acreage Fee: _____

Total Amount Due: \$ _____

Total Amount Due: \$ _____

Lionel A Warrell
2878454
04/17/15

7. Property Owners Name(s) LICHEL D. WARRELL

Address 30-CR1 Estate Elizabeth

City Chamblee Atlanta State GA Zip 30802

Telephone 340-227-2657 Fax _____ Email _____

8. Detailed Description of what exists on the property. 1 CONTAINER AND CONSTRUCTION WATER

9. Does what exists on the property conform to its current zoning district's requirements?

Yes No

10. Detailed Description of Proposal:

LOOK OUT OBSERVE FRANCHISES CAP TO SAIL ROCK WATER ISLAND AND HASSEL ISLAND, mixed and outer harbor. RETAIL, FOOD, SALES, ETC.

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

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

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 Kimberly Karsell

Sign Kimberly Karsell

Date 04 JAN 2012

Print _____

Sign _____

Date _____

LIONEL WARRELL
Parcel No. 27 Estate Lindberg Bay
St. Thomas, U.S. Virgin Islands 00802

March 30, 2015

The Honorable Neville James, President
Thirtieth Legislature of Virgin Islands
Capital Building
St. Thomas, U.S. Virgin Islands, 00802

RE: Request To For Re-Zoning Parcel No. 30C Estate Elizabeth, Charlotte Amalie, St. Thomas, U.S. Virgin Islands From R-2 Residential Low Density to B-3 Scattered Business District

Dear Senator James:

I am the owner of Parcel No. 30C Estate Elizabeth. The subject parcel is currently zoned R-2 Residential Low Density One & Two Family

It is my intention that the above referenced parcels be rezoned from its current zoning classification to B-3 Business Scattered.. I have satisfied all of the preliminary pre-requisites set by the Division of Comprehensive & Coastal Zone Planning and have been cleared by them to formally submit this application for your consideration.

The subject property is ideally located to serve as another element in our tourist attractions because the site offers a unique vista of the historic Charlotte Amalie Harbor. Over the past many years local taxi drivers have continuously used the site as a natural look-out and vista point from which to offer visitors a "Picture Moment".

It is my intention to develop the site and make it first, more safer with off-street parking and at the same time offer an opportunity for the tourist visitor to purchase retail gifts and refreshments while they enjoy the views.

I engaged the services of one of the local architects who have prepared design plans (enclosed) showing how the parcel can be developed to achieve my overall goals.

Honorable Neville James, President
March 30, 2015
Page 2.

For several years I attempted to try to accomplish my goal by using the current Picnic Area use designation under the property's current zoning classification but those attempts have proved futile.

I now have no other recourse than to seek this rezoning if I am to achieve my goal.

Should you or your staff require any additional information or documentation or have any questions relative to the enclosed application submission, please do not hesitate to contact me directly at (340) 227-2657.

Thank you in advance for your consideration in this matter.

Sincerely,

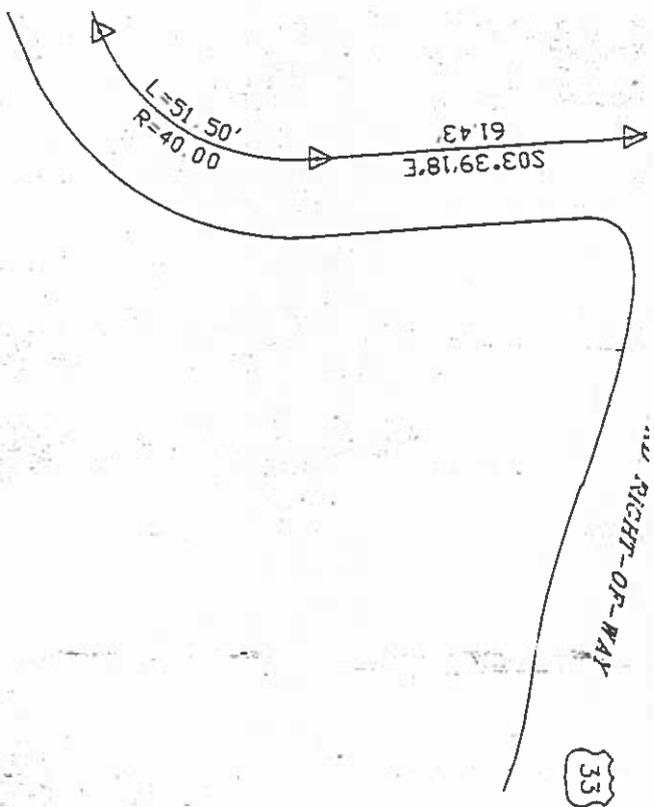


Lionel Wartell
Petitioner / Property Owner

CC: Honorable Dawn Henry, Commissioner Designee, DPNR
Ms. Ieia LaPlace, Acting Director; CZP/DPNR

33

RIGHT-OF-WAY



NOTE:

PARCEL No. 30C-1 IS A
 SUBSTANDARD PARCEL AND
 MUST BE HELD WITH AN
 ADJACENT PARCEL TO MAINTAIN
 LOCAL ZONING REQUIREMENTS.

RIGHT-OF-WAY

q/a
43

SURVEY Ref: D9-3515-786

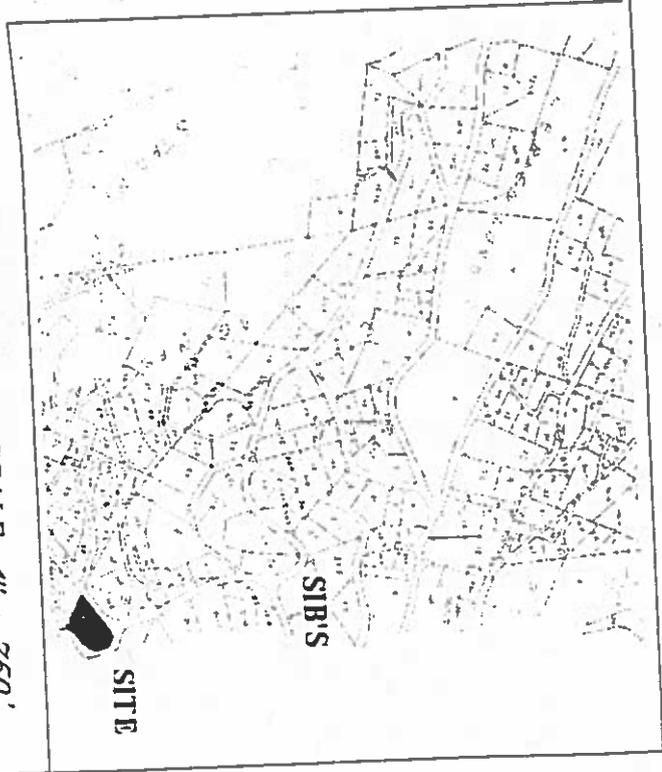
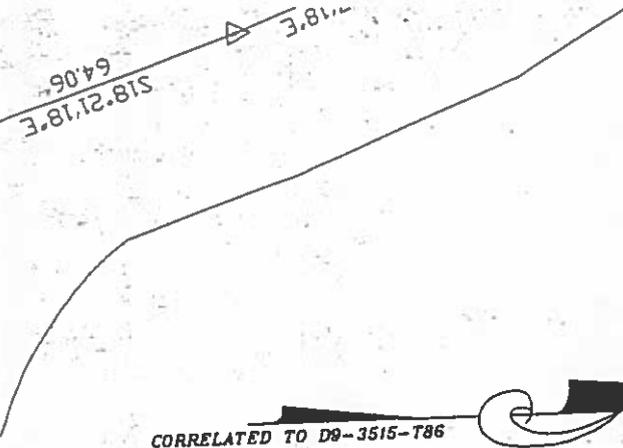
CERTIFIED A CORRECT and TRUE COPY
 EXTRACT from the Cadastral Records

Chatter Paul June 5 2009
 Tax Assessor Public Surveys
 Office of the Lieutenant Governor

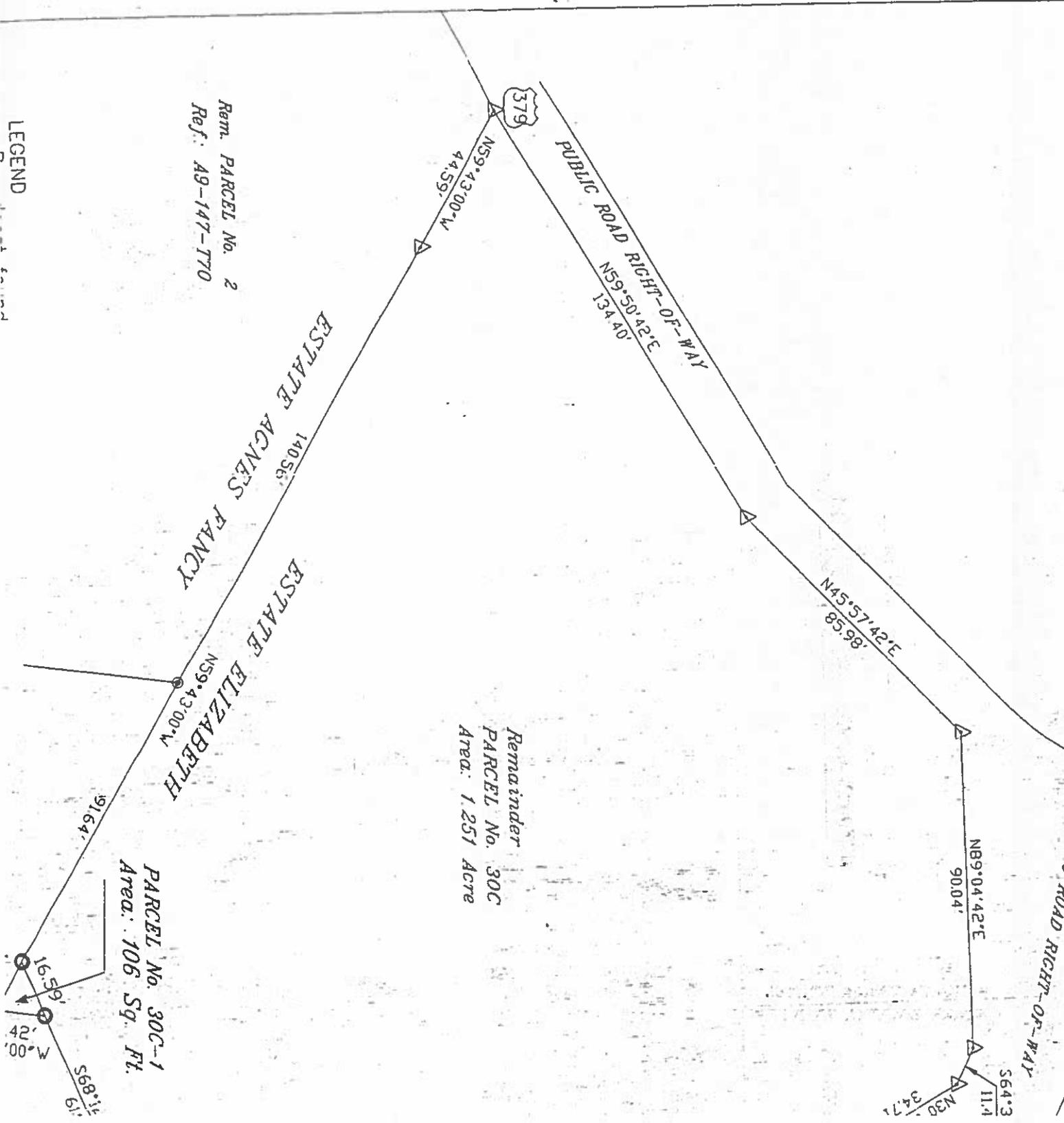


5F ESTATE HULL BAY St. Thomas VI 00802 (340) 774-2485

<p>TIMOTHY N. TALLMAN, Land Surveyor</p> <p>BOUNDARY SURVEY of PARCEL No. 30C-1 & Rem. 30C ESTATE ELIZABETH Bi Great Northside Quarter St. Thomas, Virgin Islands</p>	
<p>SURVEY : M.L. CALC : T.T. SCALE : 1" = 30' DATE : July 5, 2002 JOB No.: 1283B</p>	<p>APPROVED <i>Timothy Tallman</i></p> <p>OLG FILE No. D9-3515-786</p>



LOCATION MAP SCALE: 1" = 750'



Rem. PARCEL No. 2
Ref. A9-147-770

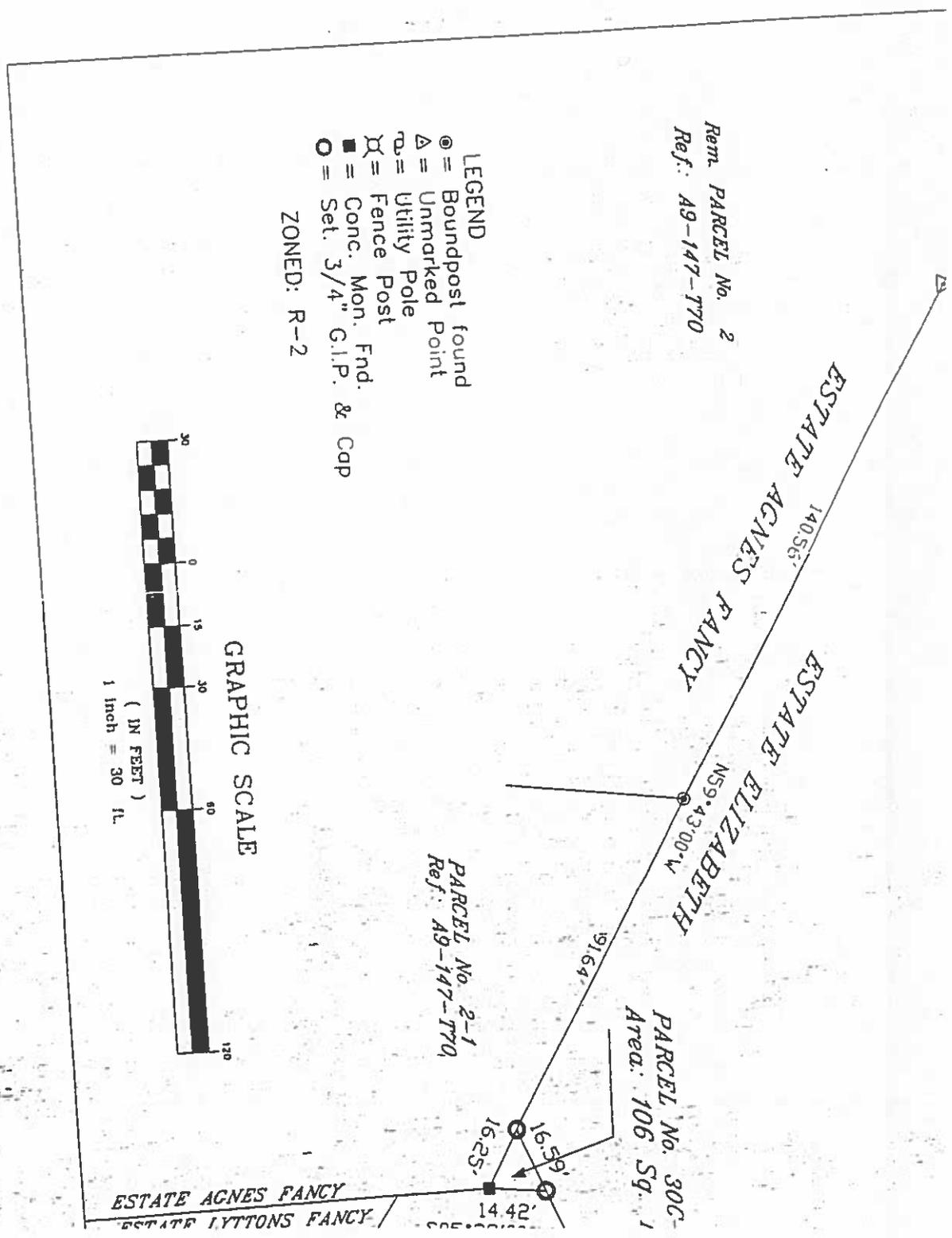
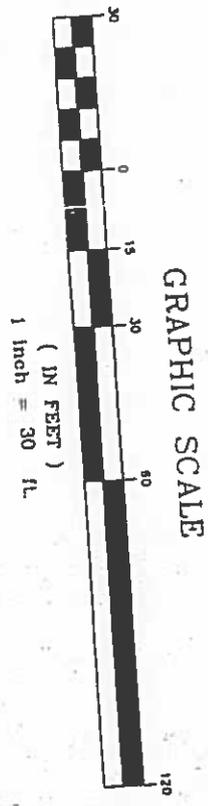
Remainder
PARCEL No. 30C
Area: 1.251 Acre

PARCEL No. 30C-1
Area: 106 Sq. Ft.

LEGEND

Rem. PARCEL No. 2
Ref.: A9-147-770

- LEGEND**
- ⊙ = Boundpost found
 - △ = Unmarked Point
 - ⊖ = Utility Pole
 - ⊗ = Fence Post
 - = Conc. Mon. End.
 - = Set. 3/4" G.I.P. & Cap
- ZONED: R-2





GOVERNMENT OF
THE VIRGIN ISLANDS OF THE UNITED STATES

OFFICE OF THE TAX ASSESSOR

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

OFFICE OF THE LT. GOV
CASH OTHER
CHECK OFFICE OF
THE LIEUTENANT GOVERNOR

KONGENS GADE NO. 18
CHARLOTTE AMALIE
ST. THOMAS, VIRGIN ISLANDS COB.
(809) 774-2881

PA FEB 10 2015 ID
COLLECTOR NO. _____
COLLECTORS INITIALS LSB

ADJACENT OWNERSHIP CERTIFICATION
(CZM)

Property Ownership within 150' Radius of Parcel

1-02903-0301-00

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) 30C
Estate Elizabeth
Island of St. Thomas, U.S. Virgin Islands.

DEPARTMENT USE ONLY:

AUTHORIZED SIGNATURE:

[Signature]
Public Surveyor (Not Valid without Signature)

ALTERNATE SIGNATURE: _____

TAX ASSESSOR

DATE: 2-10-15

FEE: \$30.00

DELIVERED TO CASHIER NO. _____

RECEIVED BY: _____
Signature of Cashier / Assistant Cashier

DATE: _____

ADJACENT OWNERSHIP CERTIFICATION
(CZM)

Property Ownership within 150' Radius of

PARCEL NO/LOT NO.: 30C

ESTATE: ELIZABETH

ISLANDS: ST. THOMAS

OWNER'S NAME AND MAILING ADDRESS

KRYSALKA, NICHOLAS
C/O WILLIAM MCNEELEY TRUSTEE
#201
723 Westmount Dr
West Hollywood, CA 90069

PARCEL NO:

AGNES FANCY 3E
GREAT NORTHSIDE
QTR

M. R. M. ASSOCIATES
PO Box 7055
St Thomas, VI 00801

ELIZABETH 30A-B,D,E,
GR NORTHSIDE QTR

CECILE SIBILLY
7636 LOWER HULL 5H-1D
St Thomas, VI 00802

2 REM AGNES FANCY
NO.8 GT NORTHSIDE
QTR

SIBILLY, ALBERT E.
PO Box 307067
St Thomas, VI 00803

AGNES FANCY 2-4 & 2-
5
GR NORTHSIDE

BRYAN, ASHLEY F. & ALBERTINA H.
PO Box 11957
St Thomas, VI 00801

2-1 AGNES
FANCY&30C-1
ELIZABETH
No.8&8i GREAT
NORTHSIDE QTR.

BRYAN, IVAN C. & LAURA C., CO-TRUSTEES
PO Box 9505
St Thomas, VI 00801

AGNES FANCY 2-2 & 2-
3
No.8 GREAT
NORTHSIDE QTR.

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

PARCEL NO/LOT NO.: 30C

Page 2

ESTATE: ELIZABETH

ISLANDS: ST. THOMAS

OWNER'S NAME AND MAILING ADDRESS

PARCEL NO:

FRANCIS J BRYAN & CLARA I BRYAN FAM REVOC LIV TR
7636 LOWER HULL 5H-1D
St Thomas, VI 00802

AGNES FANCY 2-8
GT. NORTHSIDE

HERTSGAARD, DAVID & SANDRA
7092 Estate Mafolie
St Thomas, VI 00802

MAFOLIE 23-17,23-16-
1 & 23-18
GREAT NORTHSIDE
QTR

FUCHS, MOLLY M.
BANCO POPULAR
PO Box 8580
St Thomas, VI 00801

MAFOLIE 23-23
GR NORTHSIDE QTR

11-37 TRUST
PO Box 7702
St Thomas, VI 00801

MAFOLIE 6
GR NORTHSIDE

HAMILTON, CHARLES A. & DAISY M
P.O. BOX 2463
St Thomas, VI 00804

MAFOLIE 4B
GR NORTHSIDE

HAMILTON, CHARLES & CATHIA
BOX 2463
ST THOMAS, VI 00803

LYTTONS FANCY 8GFB-
1
QUEENS QTR

ADJACENT OWNERSHIP CERTIFICATION
(CZM)

Property Ownership within 150' Radius of

PARCEL NO/LOT NO.: 30C

ESTATE: ELIZABETH

ISLANDS: ST. THOMAS

OWNER'S NAME AND MAILING ADDRESS

11-37 TRUST
PO Box 7702
St Thomas, VI 00801

THE TESTAMENTARY TRUST OF
GEORGE CONRAD
PO Box 187
St Thomas, VI 00804

PARCEL NO:

7 ESTATE MAFOLIE
GREAT NORTHSIDE
QTR.

PCL OF
8G,8GB,8GDB&8GFA
LYTTONS FANCY

WARRANTY DEED

THIS INDENTURE made this 29th day of February 2008, between STEVEN A. BORNN (hereinafter referred to as "Grantor"), of St. Thomas, Virgin Islands, and LIONEL WARRELL, (hereinafter referred to as "Grantee"), 27 Lindberg Bay, St. Thomas, VI 00802.

WITNESSETH:

That for and in consideration of the sum of One Hundred Thousand Dollars (\$100,000.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does by these presents, grant, assign and convey unto the Grantee, his heirs and assigns, all that certain lot, piece or parcel of land situated and lying in St. Thomas, U.S. Virgin Islands, described as:

Parcel No. Remainder 30C Estate Elizabeth
No. 8i Great Northside Quarter
St. Thomas, U.S. Virgin Islands
As shown on O.L.G. No. D9-8106-T008
And consisting of 1.251 U.S. acres, more or less

TOGETHER with all the improvements thereon, the appurtenances thereto, and all of the estate, right, title and interest of the Grantor in and to the said premises;

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, his heirs and assigns, in fee simple absolute, forever;

SUBJECT, HOWEVER, to all conditions, restrictions, covenants, and easements of record and zoning laws and regulations of the U.S. Virgin Islands;

AND THE GRANTOR WARRANTS:

FIRST: That the Grantor is seized of said premises in fee simple and has good right to convey the same in the manner and form aforesaid.

SECOND: That the same is free of all encumbrances, excepting only those herein set forth.

WARRANTY DEED:

It is hereby certified that the above mentioned property/s which, according to WARRANTY DEED dated February 29, 2008 belongs to: LIONEL WARRELL (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: April 10, 2008

Phyllis Harrigan
Phyllis Harrigan, Special Assistant
to the Tax Assessor for Surveys
Office of the Lieutenant Governor

NOTED IN THE CADASTRAL RECORDS
FOR COUNTRY/IDWN PROPERTY, BOOK FOR
ESTATE ELIZABETH

NO. 81 GREAT NORTHSIDE QUARTER

ST. THOMAS, VIRGIN ISLANDS

Cadastral Survey/Tax Assessor Offices

St. Thomas, V.I. Dated: April 10, 2008

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
30C Estate Elizabeth
No. 81 Northside Qtr.

BORNN, STEVEN A.

(PARCEL NO.) 1-02903-0301-00

TAXES RESEARCHED UP TO AND INCLUDING 2005.

RESEARCHED BY:

Karen Maynard

TITLE:

Real Property Tax Collector I

DATE:

April 15, 2008

VERIFIED BY:

Ianthe M. de Alomal

TITLE:

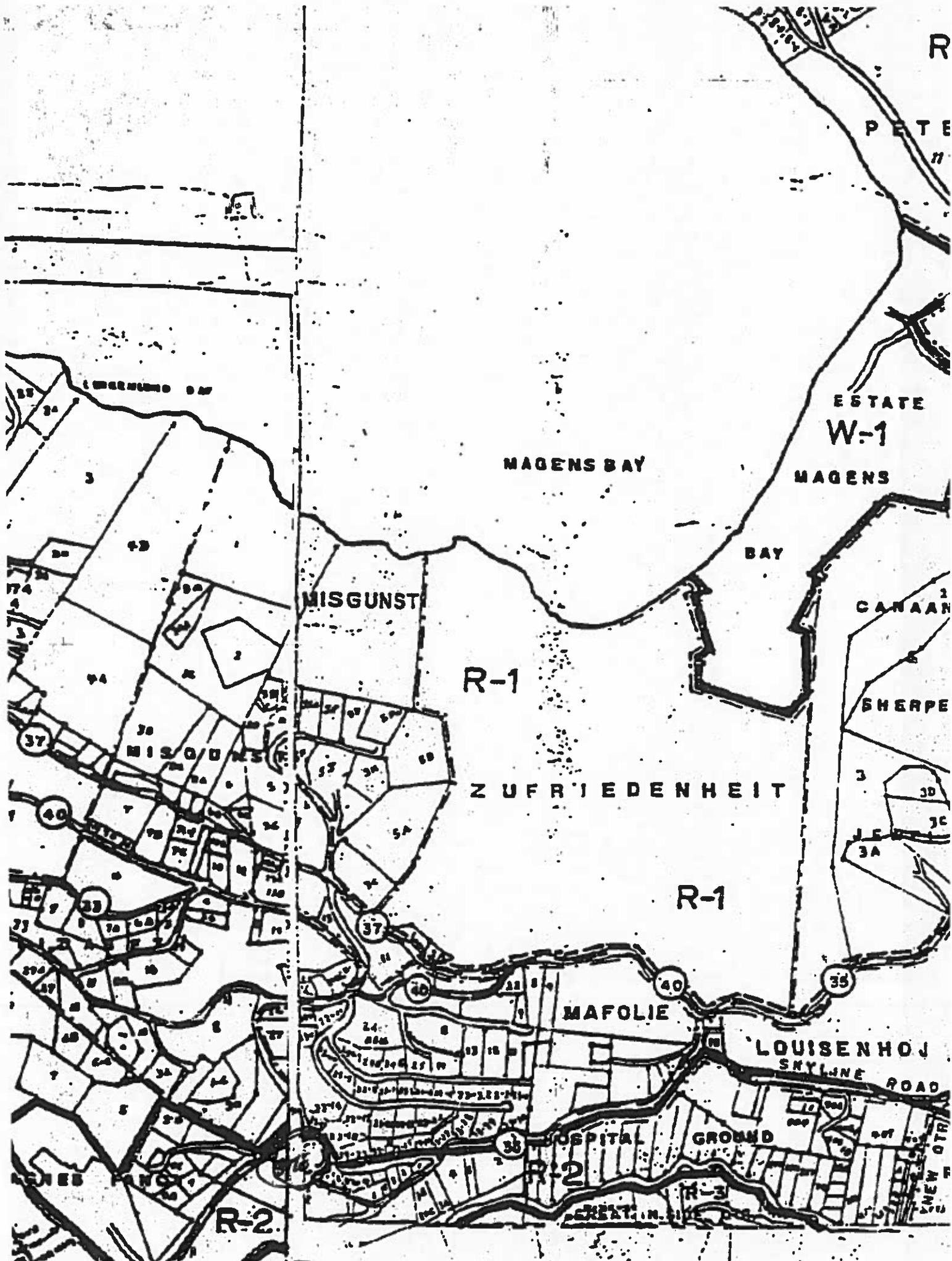
Chief, Revenue Collection

DATE:

April 15, 2008

COLLECTOR NO.

8501





ZONEX

Misgunst

ZONE A

Zufriedenheit

Elizabeth

FAIRCHILD ROAD

HULL BAY ROAD

SKYLINE DRIVE

UPPER ROAD

Mafole

Canaan & Sherpen Jewel

MIDDLE ROAD

LOWER ROAD

MILO DR

MANASSAH HILL RD

PILGRIM TERRACE BYPASS

MAFOLIE ROAD

HOSPITAL GROUP

Agnes Fancy

ZONEX

Hospital Ground

INTE GADE

CECELIA GADE

SKOV GADE

TAMERIND GADE

LILLE GADE

ATHERINEBERG ROAD

MURPHY GADE

PALM STRADE

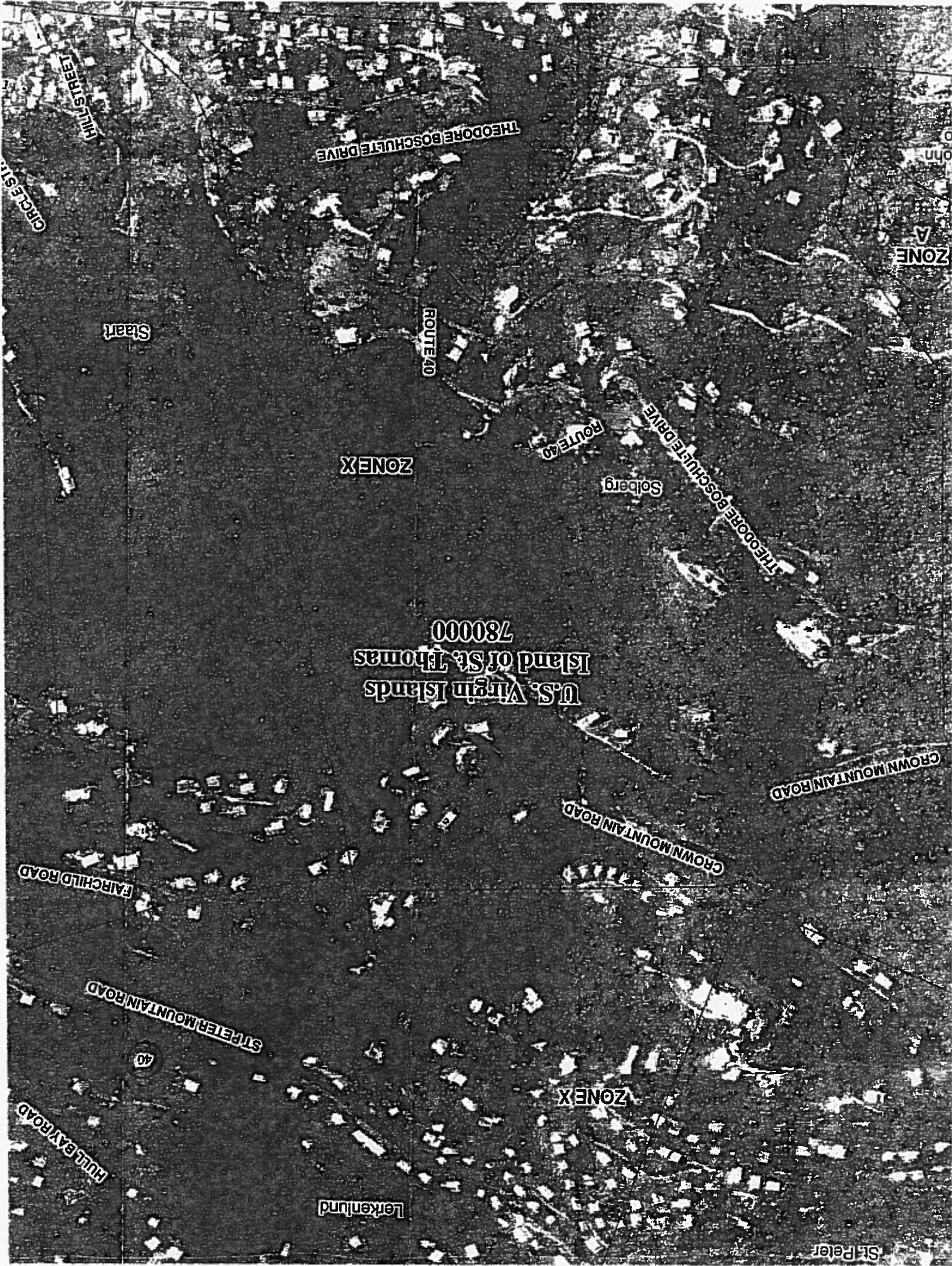
DOMINIC GADE

ADEL GADE

MAFOLIE ROAD

VERGE GADE

HOSPITAL LI



THEODORE BOSCHUETE DRIVE

ZONE A

Saarl

ROUTE 40

ZONE X

ROUTE 40

Solberg

THEODORE BOSCHUETE DRIVE

U.S. Virgin Islands
Island of St. Thomas
780000

CROWN MOUNTAIN ROAD

CROWN MOUNTAIN ROAD

FAIRCHILD ROAD

ST PETER MOUNTAIN ROAD

40

HULL BAY ROAD

ZONE X

Lerkenlund

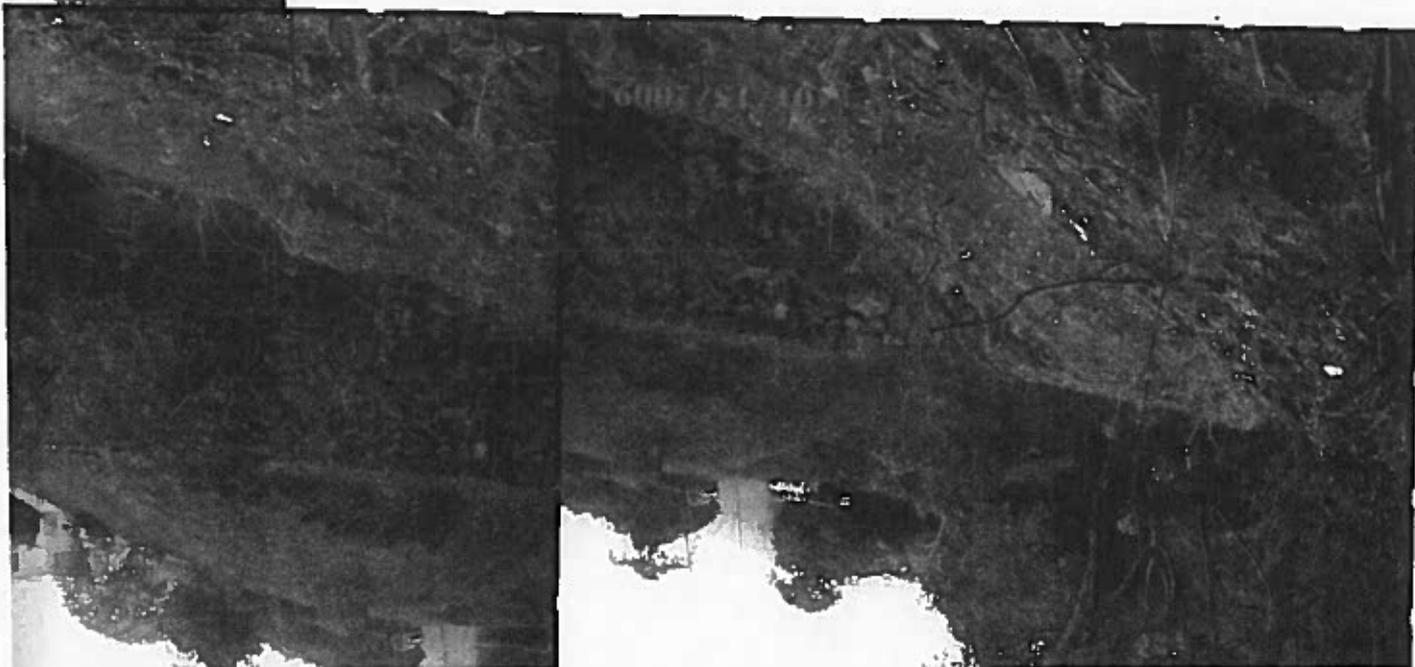
St. Peter

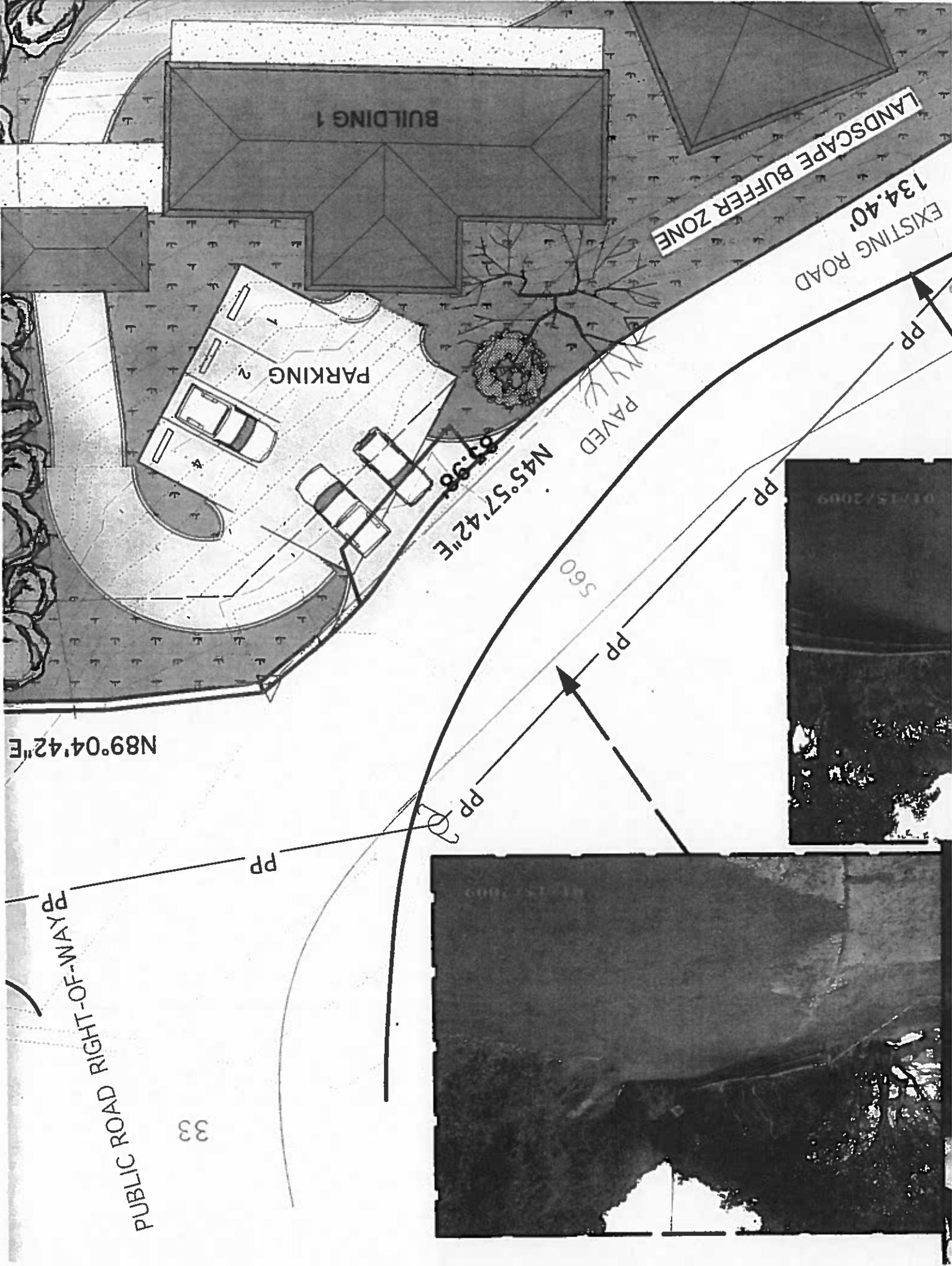


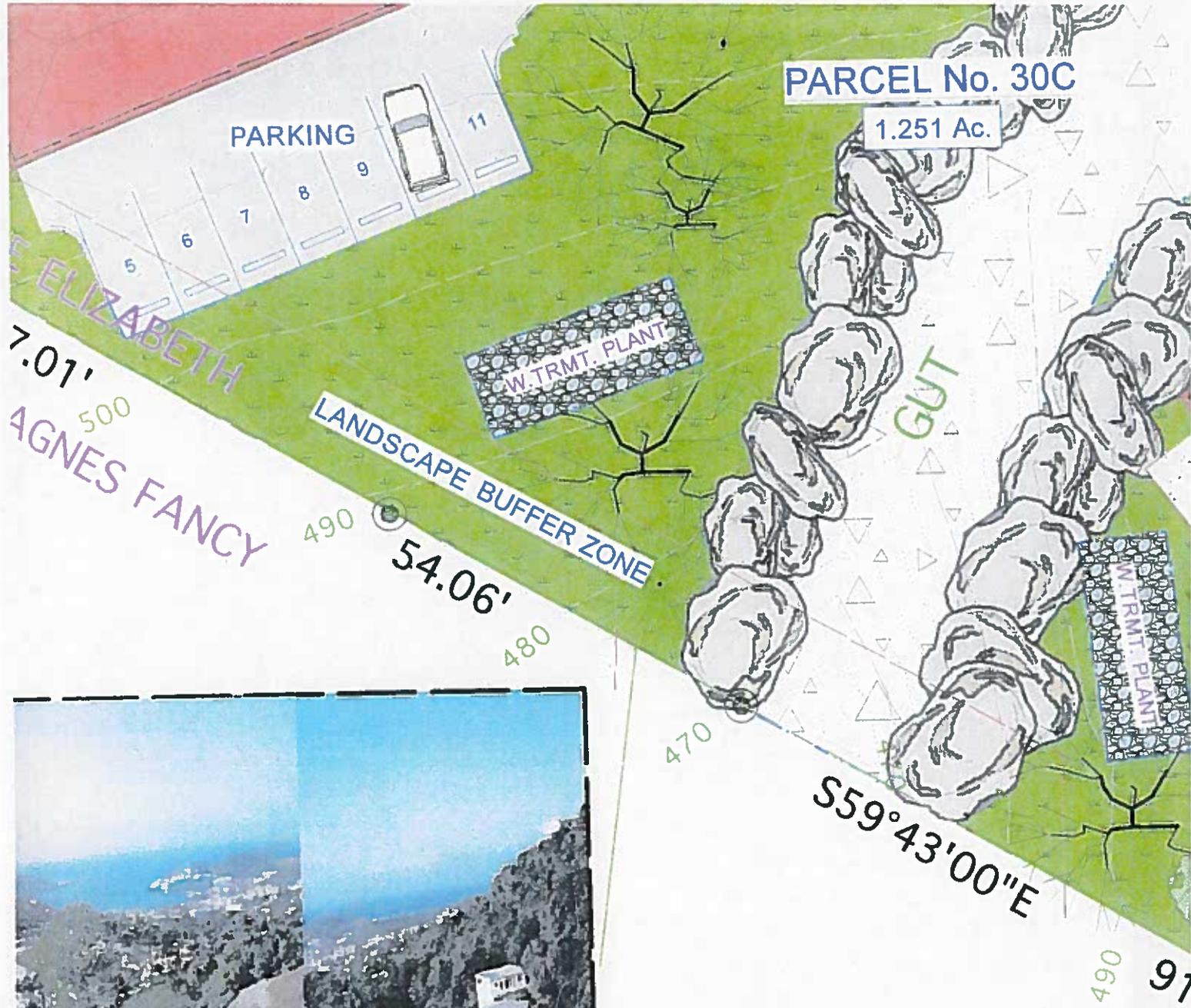


PP

540 PUBLIC ROAD RIGHT-OF-WAY







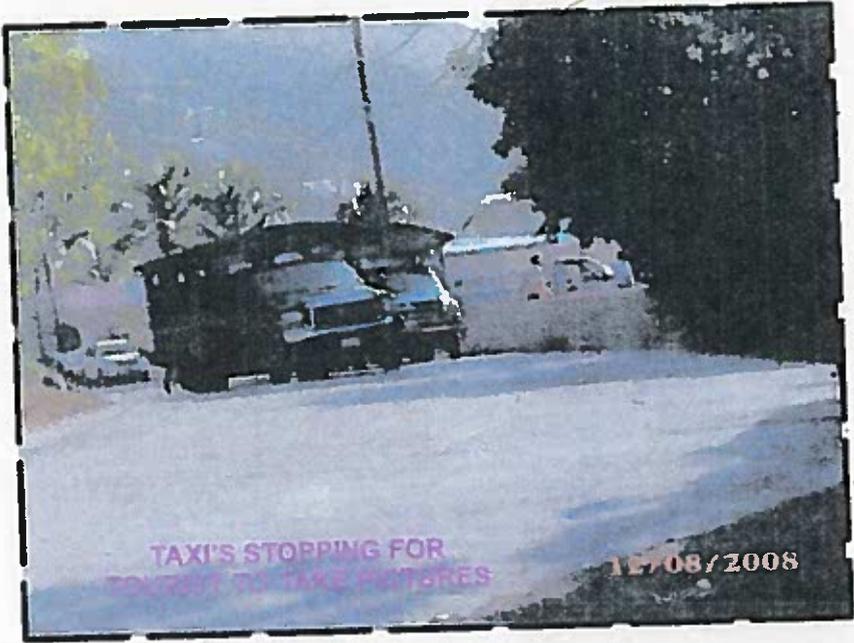
PARCEL No. 30C-1
 Area: 106 Sq. Ft.

PARCEL No. 2-1
 Ref.: A9-147-T70

379

N59°43'00"W
44.59'

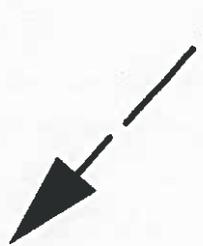
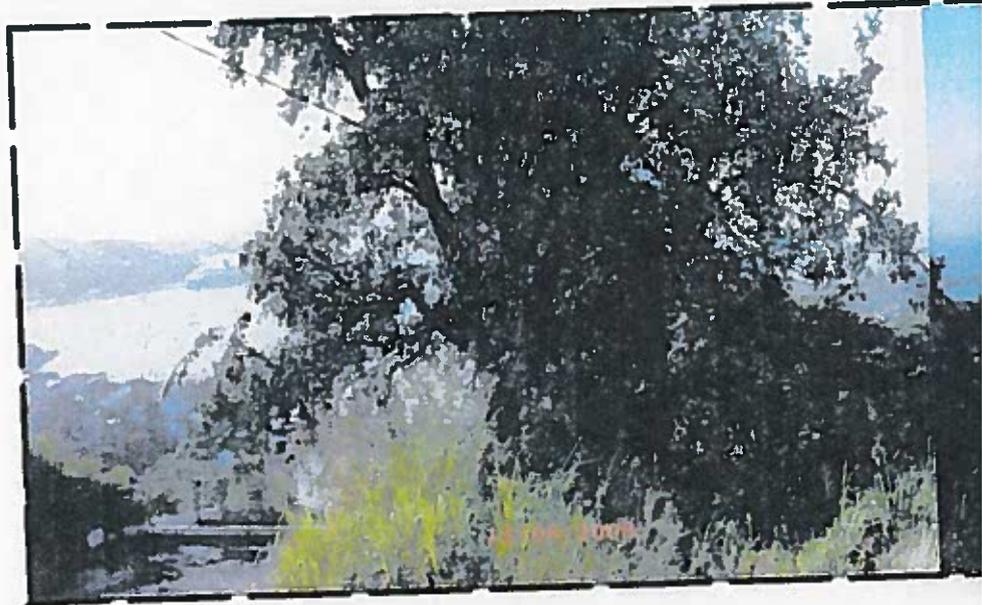
520



TAXI'S STOPPING FOR
TOURIST TO TAKE PICTURES

12/08/2008

Rem. PARCE
Ref.: A9-14





5302 STORE TVAER GADE, STE.#4
ST. THOMAS, USVI 00800
Tel/Fax: (340) 775-3358
E-Mail: gctusvi@vipowernet.

PARCEL NO.: 30C	
ESTATE ELIZABETH	
NO. 8i GREAT NORTHSIDE QUARTER	
ST. THOMAS, U.S. VIRGIN ISLANDS	
P.W.D. DRWG. NO.:	D9-8106-T008 SQ.
ZONING:	R-2
PROPOSED USE:	BUSINESS
LOT ACREAGE: (AC)	1.251 ACRE
BUILDING AREAS	SQUARE FOOT
BUILDING #1	2,018 SQ.FT.
BUILDING #2	1,872 SQ.FT.
BUILDING #3	2,018 SQ.FT.
ACCESSORY BUILDING	600 SQ.FT.
TOTAL BUILDING:	4,036 SQ.FT.
TOTAL DECK:	3,000 SQ.FT.
TOTAL FOOTPRINT	7,036 SQ.FT.
PRO'D. ROOF AREA	4,036 SQ.FT.
REQ'D CISTERN CAP. (15 GALS. PER SQ.FT.)	60,000 GALS.
DESIGNED CISTERN CAP.	75,000 GALS.
SITE AREAS	SQUARE FOOT
LOT AREA:-	54,494 SQ.FT.
NO. OF STORIES:	2 STORIES
MAX. BUILDING HEIGHT	34'0"
TOTAL USED AREAS	SQUARE FOOT
BUILDINGS	7,036 SQ.FT.
PKG & PAVE.:-	5,800 SQ.FT.
SITE IMPROVEMENT:	12,836 SQ.FT.
PRO'D LOT COVERAGE %:	24 %
MAX. LOT COVERAGE %	25 %
PARKING SPACES	
PKG. SPACES	24 SPACES
ADA PKG. SPACE:-	4 SPACES
TOTAL PKG. SPACE:-	28 SPACES
SOIL TYPE:	
SCOPE OF WORK:	
2 - 2 STOREY APARTMENT BUILDING WITH	
6 - 2 BEDROOM APARTMENT	
2 STOREY COMMERCIAL BUILDING WITH	
TOURIST SCENIC VIEW DECK	

REVISIONS

ELIZABETH
CENTER

PARCEL NO. 30C-1
ESTATE ELIZABETH
No. 8i NORTHSIDE
ST. THOMAS, U.S.A

DEVELOPER

ENGINEER

STAMP

