



Kellerhals Ferguson Kroblin PLLC

9100 Port of Sale Mall, Suite 15, St. Thomas, VI 00802-3602

340 779 2564 Telephone | 1.888 316 9269 Fax | www.kellfer.com

April 24, 2015

The Honorable Neville James
President
31st Legislature of the Virgin Islands
P.O. BOX 1690
St. Thomas, U.S. Virgin Islands 00804

RE: Rehearing for Rezoning Application for 48C Lindberg Bay

Dear Mr. President:

I am resubmitting the enclosed Application for Rezoning for 48C Estate Lindbergh Bay, No. 4A Southside Quarter, St. Thomas, USVI to the 31st Legislature of the United States Virgin Islands.

The resubmission of this Application is necessary because of a drafting error in Bill No. 30-0541 that resulted in the rezoning request being vetoed by then Governor DeJongh. The request for rezoning 48C Estate Lindbergh Bay from R-1 to R-3 was recommended for approval by the U.S. Virgin Islands Department of Planning and Natural Resources. However, upon drafting of the Bill, an error was made to request a rezoning from R-1 to R-2, instead of the correct request of R-1 to R-3. This scribes error resulted in the Bill being vetoed by the Governor for failure of zoning conformity of the existing property.

We therefore respectfully request that you accept the resubmission of the enclosed Application for Rezoning for consideration by the 31st Legislature of the United States Virgin Islands.

Sincerely,

Greg J. Ferguson, Esq.
Kellerhals Ferguson Kroblin PLLC
Power of Attorney for Property Owner Russell L. Bucklin

cc: Russell L. Bucklin

Encs.



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-4

Application No. ZAT-14-8

Petition of Russell Bucklin (*authorized agents- Greg Ferguson and Erika Kellerhals*) to amend the Official Zoning Map No. STZ-4 from R-1 (*Residential- Low Density*) to R-3 (*Residential-Medium Density*) for Parcel No. 48C Estate Lindbergh Bay, No. 4a Southside Quarter, St. Thomas.

PROJECT PROFILE

Owner/applicant: The owner of record is Russell Bucklin as per Quitclaim Deed dated October 16, 1989. Mr. Greg Ferguson and Ms. Erika Kellerhals were granted limited power of attorney.

Acreage: The subject property comprises a total of 1.01 acres as described on Drawing No. F9-1028-T62.

Current Use: On the property is a pre-existing, non-conforming 18-unit apartment complex.

Proposed Use: The operation of an apartment complex will continue. Granting of the request will bring the 18-unit apartment complex into zoning conformity.

Surrounding Uses: The property is surrounded by residentially-zoned and utilized land.

Infrastructure: The property's water needs are supplied by cisterns, and its wastewater is handled by a septic system.

Public Response: There has been no opposition to the proposed rezoning. During the department's September 23, 2014 public hearing, two adjacent property owners expressed concerns with water and septic runoff from the site as well as parking and access to the estate road by neighboring properties.

ANALYSIS: Mr. Greg Ferguson, authorized agent, testified that the intent of the rezoning is to bring the existing apartment complex into compliance with the zoning code. The property was originally developed as a hotel prior to the adoption of the 1972 Zoning Law and has been in continuous use as a pre-existing, non-conforming

apartment complex ever since. The Crown Colony complex consists of 18 apartments ranging in size from studios to three bedroom units. The property is completely built out and there are no plans to add units or increase density. Maintenance of the property is on-going and there are future plans for renovation of the swimming pool and laundry room. The applicant represented that currently occupancy is at 80%.

In analyzing the applicant's request, the department considered the property's historical use and the applicant's intent to continue with no increase in density. The complex has operated in the immediate area for over 40 years and the impact on neighboring properties will not change. If the re-zoning were to be granted, the owner would be afforded all the rights of the R-3 zone including ability to rebuild in the event of a disaster. The Department has no objections to the granting of the request.

Recommendation:

The Department of Planning and Natural Resources recommends that Official Zoning Map No. STZ-4 be amended from R-1 (*Residential- Low Density*) to R-3 (*Residential- Medium Density*) for Parcel No. 48C Estate Lindbergh Bay, No. 4a Southside Quarter, St. Thomas.



T. Stuart Smith
Director/CCZP

10/8/14

Date



Jean-Pierre Oriol
Acting Commissioner

08-Oct-2014

Date



Kellerhals Ferguson Kroblin PLLC

9100 Port of Sale Mall, Suite 15, St. Thomas, VI 00802-3602

340 779 2564 Telephone | 1 888 316 9269 Fax | www.kellfer.com

April 29, 2015

VIA: Electronic Mail (leia.laplace@dpr.vi.gov)

Attorney Dawn L. Henry
Commissioner Designee
Department of Planning and Natural Resources
c/o Leia LaPlace
8100 Lindberg Bay, STE. #61
Cyril E. King Airport Terminal Bldg., Second Floor
St. Thomas, U.S. Virgin Islands 00802

RE: Rehearing for Rezoning Application for 48C Lindberg Bay

Dear Attorney Henry:

We are in receipt of your letter dated April 23, 2015 regarding the zoning map amendment application for ZAT-14-8, which is in the process of being prepared for resubmittal to the 31st Legislature. Please find all information requested enclosed for your review, namely:

1. Letter of Application;
2. Most Recent Property Tax Clearance Letter for Parcel for Parcel 48C Lindberg Bay; and
3. Power of Attorney appointing Greg J. Ferguson and Erika A. Kellerhals Power of Attorney for property owner Russell L. Bucklin.

Please do not hesitate to contact me if you require any additional information.

Sincerely,

Greg J. Ferguson, Esq.
Kellerhals Ferguson Kroblin PLLC
Power of Attorney for Property Owner Russell L. Bucklin

cc: Russell L. Bucklin

Enc.



GOVERNMENT OF
THE UNITED STATES VIRGIN ISLANDS

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

1105 King Street • Christianssted, Virgin Islands 00820 • 340.773.4449 • Fax 340.773.6330
18 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.774.2991 • Fax 340.774.6953

REAL PROPERTY TAX CLEARANCE LETTER

TO: 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	1-02703-0218-00
LEGAL DESCRIPTION	LINDBERG BAY 48C SOUTHSIDE QTR
OWNER'S NAME	BUCKLIN, RUSSELL

Taxes have been researched up to and including 2013.

CERTIFIED TRUE AND CORRECT BY

Delbert Hewitt
Deputy Chief of Staff


SIGNATURE

04/24/2015

DATE

Legislative Copy

ZAT-14-8: Russell L. Bucklin for Parcel No. 48C Estate Lindbergh Bay, No. 4a Southside Quarter, St. Thomas from R-1 (*Residential- Low Density*) to R-3 (*Residential- Medium Density*). The purpose of the request is to bring 18 units of pre-existing, non-conforming apartments into zoning compliance.

LIMITED POWER OF ATTORNEY

I, Russell L. Bucklin, hereby appoint Greg J. Ferguson, whose mailing address is 9100 Port of Sale Mall, Suite 15, St. Thomas, USVI 00802 and Erika A. Kellerhals, whose mailing address is 9100 Port of Sale Mall, Suite 15, St. Thomas, USVI 00802, my true and lawful attorneys-in-fact for me, and each shall have the power to represent me in any and all matters before the United States Virgin Islands Department of Planning and Natural Resources, including but not limited to efforts to amend or rezone, submit required documents, attend Pubic Hearings or meetings, and request surveys for the real property described as follows:

Parcel No. 48C Estate Lindberg Bay
No. 4A Southside Quarter
St. Thomas, Virgin Islands
as shown on P.W.D. drawing No. F9-1028-T62
dated October 25, 1962. (the "Property")

and to do all other acts necessary for the completion of the efforts to amend or rezone the Property, as fully and effectually as I might do if personally present.

I further grant and give my attorneys-in-fact, each individually, the full authority and power to do and perform any and all other acts necessary or incident to the performance and execution of the powers I have expressly granted, with power to do and perform all acts authorized hereby, as fully to all intents and purposes as I might or could do if personally present.

The rights and powers herein granted shall commence and be in full force and effect as of the date the aforementioned documents were signed by either of my attorneys-in-fact, and such rights, powers, and authority shall remain in full force and effect until consummation of these efforts. I hereby ratify and confirm all actions that my attorneys-in-fact have done or shall do by virtue of this Power of Attorney. This Power of Attorney shall be binding upon me, my estate, and my personal representatives. This Power of Attorney shall not be affected by my subsequent disability or incompetence.



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

—0—

DEPARTMENT OF PLANNING AND NATURAL RESOURCES

8100 LINDBERGBAY, 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 23, 2015

Greg J. Ferguson, Esq.
Kellerhals Ferguson Kroblin PLLC
9100 Port of Sale Mall
Suite 15
St. Thomas, VI 00802

RE: Letter of application, most recent Real Property Tax Clearance Letter, and Power of Attorney requested for ZAT-14-8: Petition of Russell Bucklin to amend the Official Zoning Map No. STZ-4 from R-1 (Residential- Low Density) to R-3 (Residential-Medium Density) for Parcel No. 48C Estate Lindbergh Bay, No. 4a Southside Quarter, St. Thomas.

Dear Attorney Ferguson:

The zoning map amendment application for ZAT-14-8 is in the process of being prepared for resubmittal to the 31st Legislature. CCZP's office copy of the file is missing three items, namely, the Letter of application, most recent Real Property Tax Clearance Letter, and Power of Attorney. In the past, the Legislature has requested that DPNR ensure the most recent property tax clearance letter is included in the package. The tax clearance letter in the file indicates that taxes were paid up to 2012. Please submit as soon as possible the missing items in order for us to submit your file to the 31st Legislature.

Thank you for your prompt attention to this matter. If you have any further questions, please contact Leia LaPlace, Research Analyst, at 773-1082, extension 2224.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dawn L. Henry".

Dawn L. Henry, Esq.
Commissioner Designee

VETOED
DEC 31 2014

BILL NO. 30-0541

GOVERNOR

THIRTIETH LEGISLATURE OF THE VIRGIN ISLANDS

Regular Session

2014

An Act to rezone Parcel No. 48C Estate Lindberg Bay, No. 4a Southside Quarter, St. Thomas, Virgin Islands from R-1 (Residential-Low Density) to (Residential-Low Density-One and Two Family)

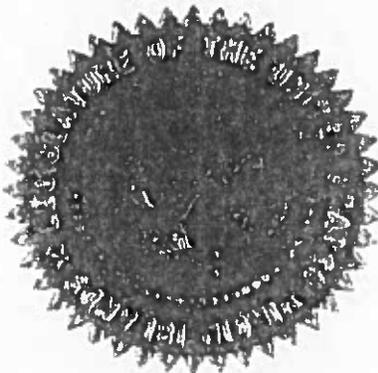
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Be it enacted by the Legislature of the Virgin Islands:

SECTION 1. Pursuant to title 29 Virgin Islands Code, chapter 3, section 238, the Official Zoning Map No. STZ-4 for the island of St. Thomas is amended by changing the zoning designation for Parcel No. 48C Estate Lindberg Bay, No. 4a Southside Quarter, St. Thomas, Virgin Islands, consisting of approximately 1.01 U.S Acres and as more adequately described on P.W.D. Drawing No. F9-1028-T62, dated October 25, 1962 from R-1 (Residential-Low Density) to (Residential-Low Density-One and Two Family).

Thus passed by the Legislature of the Virgin Islands on December 19, 2014.

Witness our Hands and Seal of the Legislature of the Virgin Islands this 22nd Day of December, A.D., 2014.



Handwritten signature of Shawn-Michael Malone in black ink.

Shawn-Michael Malone
President

Handwritten signature of Janette Millin Young in black ink, written over a large, stylized flourish.

Janette Millin Young
Legislative Secretary

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

• Applicant's Name Russell L. Bucklin

Mailing Address P.O. Box 6246

City Charlotte Amalie State ST THOMAS Zip 00804

Telephone 206-280-8308 Fax 425-967- E-mail RUSSBUCKLIN@GMAIL.COM

Note: Official correspondence will be mailed to the address above

• Contact Person/Representative
GREG FERGUSON (KELLERHALS FERGUSON + KROBLIN)
Kimberli Davis 626-8452 ¹

Telephone 340-779-2564 Fax 1-888-316-9269 E-mail gferguson@KellFer.Com

• Property Address
48C LINDBERGH BAY EST ST THOMAS USVI

• Tax Assessor's Parcel I.D. Number
1.02703.0218.00

• Current Zone R-1 Proposed Zone or Use Variance
R-3

• Site Acreage 1.024 Acres

• Property Owners Name(s) Russell L. Bucklin

Address 48C LINDBERGH BAY

City ST THOMAS State USVI Zip 00804

Telephone 206-280-8308 Fax 425-967-3767

Email RUSSBUCKLIN@GMAIL.COM

• Detailed Description of what exists on the property.

1 - Duplex Building

2 - FOURplex Buildings

1 - EIGHTplex Building

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

• Detailed Description of Proposal:

CHANGE ZONING TO ALLOW FOR EXISTING BUILDINGS AND
PROPERTY TO LEGAL CONFORMING ZONING FOR 18 UNITS
PROPERTY AND BUILDINGS HAVE BEEN IN EXISTENCE AS
18 UNIT APARTMENTS FOR 26+ YEARS

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

EXISTING SEPTIC TANKS

- Is the property served by municipal water lines? Yes _____ No

If no, please explain plan for water supply.

EXISTING CISTERNS

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

- 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.

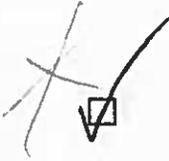
Letter of Application- Address letter to the Senate President; Indicate name of property owner(s) and authorized agent(s) with mailing addresses and contact numbers, legal physical address and acreage of parcel(s) to be rezoned, current and requested zone, and specific intent for zoning map amendment (*Submit a copy of this letter once the application has been deemed complete and ready for submittal to the Legislature*)

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)*
- Real Property Tax Clearance Letter** *(Obtained from the Department of Finance, St. Croix 773-1105; St. Thomas/ St. John 774-4750)*
- Zoning Map** *(Full zoning map with SCZ/SJZ/STZ Map No. visible on left or right hand side) (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)*



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 Russell Bucklin

Sign *Russell Bucklin*

Date 6/30/2014

Print _____

Sign _____

Date _____

GOVERNMENT OF
THE UNITED STATES VIRGIN ISLANDS



Mailing Address:
P.O. BOX 447
ST. JOHN, V.I. 00831

Phone: (340) 776-6737
Fax: (340) 693-9916

OFFICE OF THE LIEUTENANT GOVERNOR
OFFICE OF THE TAX ASSESSOR
St. John
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 St. John, U.S. Virgin Islands.
The stated ownerships are those adjacent to:

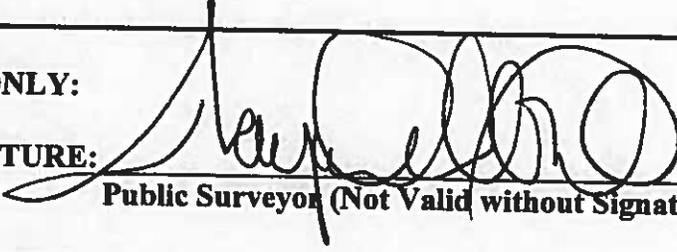
Parcel No. (Pin) 1-02703-0218-00

Estate 48C LINDBERG BAY

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

DEPARTMENT USE ONLY:

AUTHORIZED SIGNATURE:


Public Surveyor (Not Valid without Signature)

ALTERNATE SIGNATURE: _____

Tax Assessor

DATE: JULY 1, 2014

FEE: \$30.00

DELIVERED TO CASHIER NO. _____

RECEIVED BY: _____

Signature of Cashier/Assistant Cashier

DATE:

Property Owners Within 150 Radius of Parcel/Lot No.			7/1/2014
Estate: 48C LINDBERG BAY		Island: St. Thomas	
<u>Tax I.D. Number</u>	<u>Parcel NO.</u>	<u>Estate Name</u>	<u>Owners Name & Mailing Address</u>
1 1-02604-0115-00	49	LINDBERG BAY	WILLIAMS, JAMES C/O MARILYN WILLIAMS 609 Calle Argentina San Juan, PR 00915
2 1-02703-0214-00	48B-7	LINDBERG BAY	ESANNASON, MARION LYNCH BANCO POPULAR PO Box 8580 St Thomas, VI 00801
3 1-02703-0215-00	48-2	LINDBERG BAY	O'CONNOR, EASTLYN E. PO Box 10903 St Thomas, VI 00801
4 1-02703-0216-00	48B-8	LINDBERG BAY	LIBURD, A. BERNARD PO Box 8014 St Thomas, VI 00801
5 1-02703-0217-00	48-1	LINDBERG BAY	CREQUE-QUAIN, CHERISE L. & GWENEVERE L. ROJAS PO Box 9017 St Thomas, VI 00801
6 1-02703-0219-00	48A	LINDBERG BAY	CHINNERY, WALTER SUITE 4B 2115 Executive Dr Hampton, VA 23666
7 1-02703-0220-00	48A-1&48A-2	LINDBERG BAY	CANTON SR. , DAVID PO Box 6303 St Thomas, VI 00804
8 1-02703-0221-00	47	LINDBERG BAY	DEWINDT, HENDRICKS HEIRS C/O DONALD DEWINDT PO Box 8253 St Thomas, VI 00801

9 1-02703-0402-00	38E	LINDBERB BAY	SALZLEIN, JAMES A.
			37A 38e Estate Lindberg
			St Thomas, VI 00802
10 1-02703-0459-00	38&39 REM	LINDBERB BAY	ROMNEY, VIOLA
			C/O ALPHONSO ROMNEY
			PO Box 604
			Christiansted, VI 00821

QUITCLAIM DEED

THIS INDENTURE, dated 10/16/89 between The Pace Corporation, a Washington Corporation, of 16301 NE 8th, Suite 251, Bellevue, WA 98008 (herein call the "Grantor"), and Russell Bucklin, c/o of Crown Colony Hotel, P.O. Box 6246, St. Thomas, V.I. 00801 (herein called the "Grantee").

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged,

THE GRANTOR HEREBY GRANTS, SELLS, RELEASES AND QUITCLAIMS to the Grantee, his heirs and assigns, the real property described as follows:

5328
1989

Parcel No. 48C Estate Lindberg Bay
No. 4A Southside Quarter
St. Thomas, Virgin Islands, as shown
on Public Works Department Drawing No.
F9-1028-F62 dated October 25, 1962.

TOGETHER WITH any improvements thereon and the rights, privileges, and appurtenances belonging thereto;

TO HAVE AND TO HOLD the premises conveyed hereby in fee simple forever.

Value for tax stamp purposes \$ 20,000.00

IN WITNESS WHEREOF, the Grantor has signed this instrument as of the date first written above.

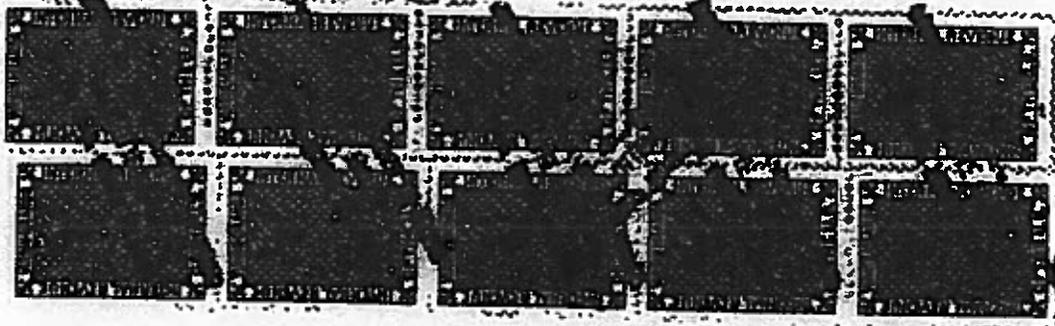
Witnesses:

THE PACE CORPORATION, a
Washington Corporation

John Andrew

By: Russell Bucklin

Margaret Meery



SATISFACTION AND RELEASE OF MORTGAGE

INDENTURE made this 3RD day of NOVEMBER, 2003, by and between ADMINISTRATOR OF THE SMALL BUSINESS ADMINISTRATION US SBA, PR & VI DISTRICT OFFICE, FEDERAL BUILDING, RM 691, CARLOS CHARDON AVENUE, HATO REY, PR 00919, hereinafter referred to as "Mortgagee" RUSSELL L. BUCKLIN PO BOX 6246, ST. THOMAS, USVI. (here in after referred to as "Mortgagor".

WITNESSETH:

WHEREAS, MORTGAGOR, on JUNE 13, 1990 executed a Mortgage in favor of ADMINISTRATOR OF THE SMALL BUSINESS ADMINISTRATION, in which Mortgage was entered for record in the Office of the Recorder of Deeds of ST, THOMAS/ST JOHN, U.S. Virgin Islands on JUNE 20, 1990, in Book 36-D and Page 135, as Instrument Number 3538 and recorded against real property situate in St. Thomas, Virgin Islands of the United States, described as follows:

PARCEL NO. 48C OF ESTATE LINDBERG BAY, N4A SOUTHSIDE QUARTER, ST. THOMAS, U.S VIRGIN ISLANDS, ALL AS IS MORE PARTICULARLY SHOWN AND DESCRIBED ON PUBLIC WORKS DEPARTMENT DRAWING NO. F9-1028-T62, DATED OCTOBER 25, 1962.

WHEREAS, the indebtedness secured by aforesaid Mortgage has been fully paid and satisfied, receipt whereof is hereby acknowledged by MORTGAGEE;

NOW, THEREFORE, in consideration of the premises, MORTGAGEE does hereby grant, release and quitclaim unto MORTGAGOR all of the premises described in the said Mortgage and directs that said Mortgage be marked satisfied of record.

IN WITNESS:

**U.S. SMALL BUSINESS
ADMINISTRATION, AS ASSIGNOR
(AND AUTHORIZED AGENT FOR
LENDER)**

Martha Castino
WITNESS
[Signature]
WITNESS

By: [Signature]
ROBERT G. HALS, AUTHORIZED AGENT

ATTEST:
By: [Signature]
Pedro L. Suarez

(SEAL)

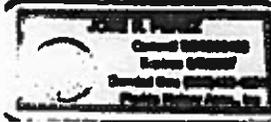
Doc# 2003009330

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Miami-Dade ss.

On this ___ day of _____, 2003 before me, the undersigned Notary Public, personally appeared ROBERT G. HALL, who acknowledged himself to be. AUTHORIZED AGENT, of SMALL BUSINESS ADMINISTRATION, a corporation, and that he, as such Rafael L. Suarez, being authorized to do so, executed this instrument by signing the name of the corporation by himself/herself as _____.

IN WITNESS WHEREOF, I hereunto set my hand.



Notary Public Jose R. P...

Book 2003009950
Page: -
Filed & Recorded
12/22/2003 09:25:47 AM
BY FRANK ST JOHN
REL. BY REC 0 123.30

2003 12 22 09:25:47 AM

GOVERNMENT OF
THE VIRGIN ISLANDS OF THE UNITED STATES
CHARLOTTE AMALIE, ST. THOMAS, V.I. 00001

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 PETERSEN, P. & Purefoy, R.

48C Lindberg Bay (PARCEL NO. 1-02703-0218-00

_____).

RESEARCHED BY:

Jacqueline E. Hodge
Jacqueline E. Hodge
Enforcement Officer II

TITLE:

DATE:

October 23, 1989

VERIFIED BY:

Ianthe de Alomal
Ianthe de Alomal

TITLE:

DATE:

Teller II

October 23, 1989

COLLECTOR NO.

01

ARTICLES OF AMENDMENT
OF
THE PACE CORPORATION OF THE
VIRGIN ISLANDS, LIMITED

FILED
AUG 12 1982
SECRETARY OF STATE
STATE OF WASHINGTON

The Articles of Incorporation of THE PACE CORPORATION OF THE VIRGIN ISLANDS, LIMITED, a Washington corporation, are hereby amended as follows:

1. The name of the corporation is currently THE PACE CORPORATION OF THE VIRGIN ISLANDS, LIMITED.
2. The amendments to the Articles of Incorporation adopted by said corporation are as follows:

Article 1.

"The name of the Corporation is The Pace Corporation.

Article 8.

"The address of the principal office of this corporation is 16301 N.E. 8th, Bellevue, Washington 98008."

3. This amendment was adopted by a consent in writing dated 6/15, 1982, signed by Robert P. Gerend, the sole shareholder of the corporation, holding the two thousand eight hundred (2,800) outstanding shares of the corporation's \$1.00 par value common stock.

4. The foregoing amendments do not affect the stated capital of the corporation.

THE PACE CORPORATION OF THE
VIRGIN ISLANDS, LIMITED

By Robert P. Gerend
Its President

By Robert P. Gerend
Its Secretary

2-304670-9

FILE NUMBER



DOMESTIC

STATE OF WASHINGTON | DEPARTMENT OF STATE

I, RALPH MUNRO, Secretary of State of the State of Washington and custodian of its seal, hereby certify that

53281A
1989

ARTICLES OF AMENDMENT TO
ARTICLES OF INCORPORATION

of THE PACE CORPORATION OF THE VIRGIN ISLANDS, LIMITED
a domestic corporation of Bellevue, Washington,
Amending Article 8 and changing name to THE PACE CORPORATION

was filed for record in this office on this date, and I further certify that such Articles remain on file in this office.

In witness whereof I have signed and have af-
fixed the seal of the State of Washington to
this certificate at Olympia, the State Capitol,

August 12, 1982

RALPH MUNRO
SECRETARY OF STATE

100

STATE OF WASHINGTON, }
County of King } ss.

On this 16th day of October, 1989, before me, the undersigned,
a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared
Robert P. Grand and Robert P. Grand
to me known to be the President and Secretary, respectively, of The Pace Corporation

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.
Witness my hand and official seal hereto affixed the day and year first above written.

Marilyn R. Kintel
Notary Public in and for the State of Washington,
residing at ISSAQUAH, WA

ACKNOWLEDGMENT, CORPORATION
Form No. W-14

99(A)

009 1147C 13069

RECORDED

RECORDED IN THE RECORDER'S OFFICE FOR THE DISTRICT
OF ST. THOMAS AND ST. JOHN VIRGIN ISLANDS OF THE U.S.A.
BOOK 14 PAGE 97 - R NO. 5328 AND ENTERED IN
THE REAL PERSONA BOOK FILED ON (ALPHABET)

DATE 14 159
Oct. 24 1989
Charles T. [Signature]



GOVERNMENT OF
THE UNITED STATES VIRGIN ISLANDS

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

1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.4449 • Fax 340.773.0330
18 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.774.2991 • Fax 340.774.6953

REAL PROPERTY TAX CLEARANCE LETTER

TO: Recorder Of Deeds

FROM: Office of the Tax Collector

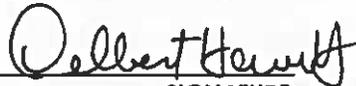
In accordance with Title 28, Section 121, as amended, this shall certify that there are no outstanding Real Property Tax obligations for the following:

PARCEL NUMBER	1-02703-0218-00
LEGAL DESCRIPTION	LINDBERG BAY 48C SOUTHSIDE QUARTER
OWNER'S NAME	BUCKLIN , RUSSELL

Taxes have been researched up to and including 2012.

CERTIFIED TRUE AND CORRECT BY

DELBERT HEWITT
09UTY CHIEF OF STAFF


SIGNATURE

7/08/2014

DATE

Office of the Lieutenant Governor
 REAL PROPERTY TAX
 No. 5049 Kongens Gade
 St. Thomas, VI 00802-6487



TAX COLLECTOR OFFICE
 Tel. (340) 776-8505 ex-4350
 Fax. (340) 779-7825
 latoya.liburd@lgo-vi.gov

STATUS

li

REAL PROPERTY TAXES

REQUESTED BY: TOM ANDERSON
 PHONE NO: _____
 PROPERTY: LINDBERG BAY 48C
 PARCEL NUMBER: 1-02703-0218-00
 PROPERTY OWNER: BUCKLIN, RUSSELL

TAX YEAR	TAXES DUE	PENALTY DUE	COST	TOTAL DUE
2012	4,070.25	366.32	5.00	4,441.57
2011	4,070.25	569.84	5.00	4,645.09
2010	4,070.25	895.46	5.00	4,970.71
2009	-	-	-	-
2008	4,070.25	1,017.56	5.00	5,092.81
2007	-	-	-	-
2006	-	-	-	-
2005	4,067.62	1,016.91	5.00	5,089.53
2004	-	-	-	-
2003	-	-	-	-
2002	-	-	-	-
2001	-	-	-	-
2000	-	-	-	-
1999	-	-	-	-
1998	-	-	-	-
1997	-	-	-	-
1996	-	-	-	-
1995	-	-	-	-
1994	-	-	-	-
1993	-	-	-	-
1992	-	-	-	-
Totals:	20,348.62	3,866.09	25.00	24,239.71

Penalty %
 9.0%
 14.0%
 22.0%
 25.0%
 25.0%
 25.0%
 25.0%
 25.0%
 25.0%
 25.0%
 25.0%
 25.0%
 25.0%
 25.0%
 25.0%
 25.0%
 25.0%
 25.0%
 25.0%

Note: **Penalty assessed to: 07/30/2014**

Please obtain Bills from Tax Assessor to make payments.
 Once paid, contact the Tax Collector to process your Tax Clearance letter within 6 months of your request receipt date.

Prepared by LATOYA LIBURD 06/26/2014
 Title: REAL PROPERTY TAX COLLECTOR I

- June 30 - 24,117.59



**GOVERNMENT OF
THE UNITED STATES VIRGIN ISLANDS
OFFICE OF THE LIEUTENANT GOVERNOR
TAX COLLECTOR'S OFFICE**

PROOF OF PAYMENT FOR REAL PROPERTY TAX

Please keep this Proof of Payment for Real Property Tax for your records. This document serves as official proof that you have paid the amount listed below. Should you have questions concerning this payment, please contact the Tax Collector's Office at (340) 776-8505 on St. Thomas, or (340) 773-1105 on St. Croix.

If the payment made is not for the entire amount due, or there is not an existing installment agreement, then any remaining amounts owed are the responsibility of the property owner. Interest and penalties will continue to accrue and the property is subject to enforcement in accordance with the Virgin Islands Code, Title 33, Subtitle 2, Chapter 89, Subchapter III (Attachment and sale at auction).

DESCRIPTION OF PROPERTY	PARCEL NUMBER
LINDBERG BAY 48C SOUTHSIDE QTR	1-02703-0218-00
PROPERTY OWNER	TAX YEAR
BUCKLIN, RUSSELL PO Box 6246 St Thomas, VI 00804	2010
	BILL NUMBER
	13234704-00



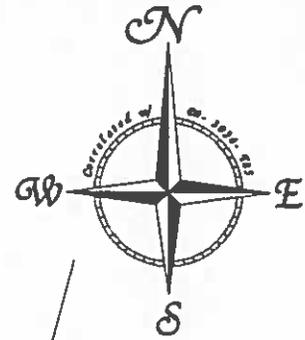
**PROOF OF PAYMENT
REAL PROPERTY TAX
GOVERNMENT OF
THE UNITED STATES VIRGIN ISLANDS**



PAYMENT DATE	CASHIER	RECEIPT NUMBER	PAYER INFORMATION	PAYMENT DESCRIPTION	AMOUNT PAID
07/07/2014	JDALEY	1043104	THOMAS A. ANDERSON	Check 208	4,970.71
PREVIOUS AMOUNT DUE					4,970.71
CURRENT BALANCE					0.00



LOCATION MAP



Parcel No. 48-1

Parcel No. 49

Parcel No. 48A

Parcel No. 48C
1.02 Acres
(D9-7034-795)

Parcel No. 48C
1.024 Acres

LEGEND

- △ UNMARKED POINT
- REBAR BOUNDPOST
- IRON PIPE BOUNDPOST
- CONCRETE BOUNDPOST

REFERENCE

D9-3034-785

ZONING

R-1

GRAPHIC SCALE



(IN FEET)
1 Inch = 20 Ft.



Brian Moseley
& Associates, Inc.
Land Surveyors & Consultants

4033 RAPHUNE HILL ROAD
SUITE 404
ST. THOMAS, VI 00802
PHONE (340) 774-5310
FAX (340) 774-4090

Parcel No. 48C
Estate Lindbergh Bay
No. 4a Southside Quarter
St. Thomas, U.S. Virgin Islands

SURVEY: FIDESMMA
CHD: R.M.
DRAWN: D.J.E.
SCALE: 1" = 20'

DATE: 02-16-11

APPROVED:
PRELIMINARY

DRAWING No.: 1866-2

OLD FILE NO.:



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Google earth

© 2014 Google
Image © 2014 L. S. P. S. P.



1000
300

feet
meters

Google earth

①



#2



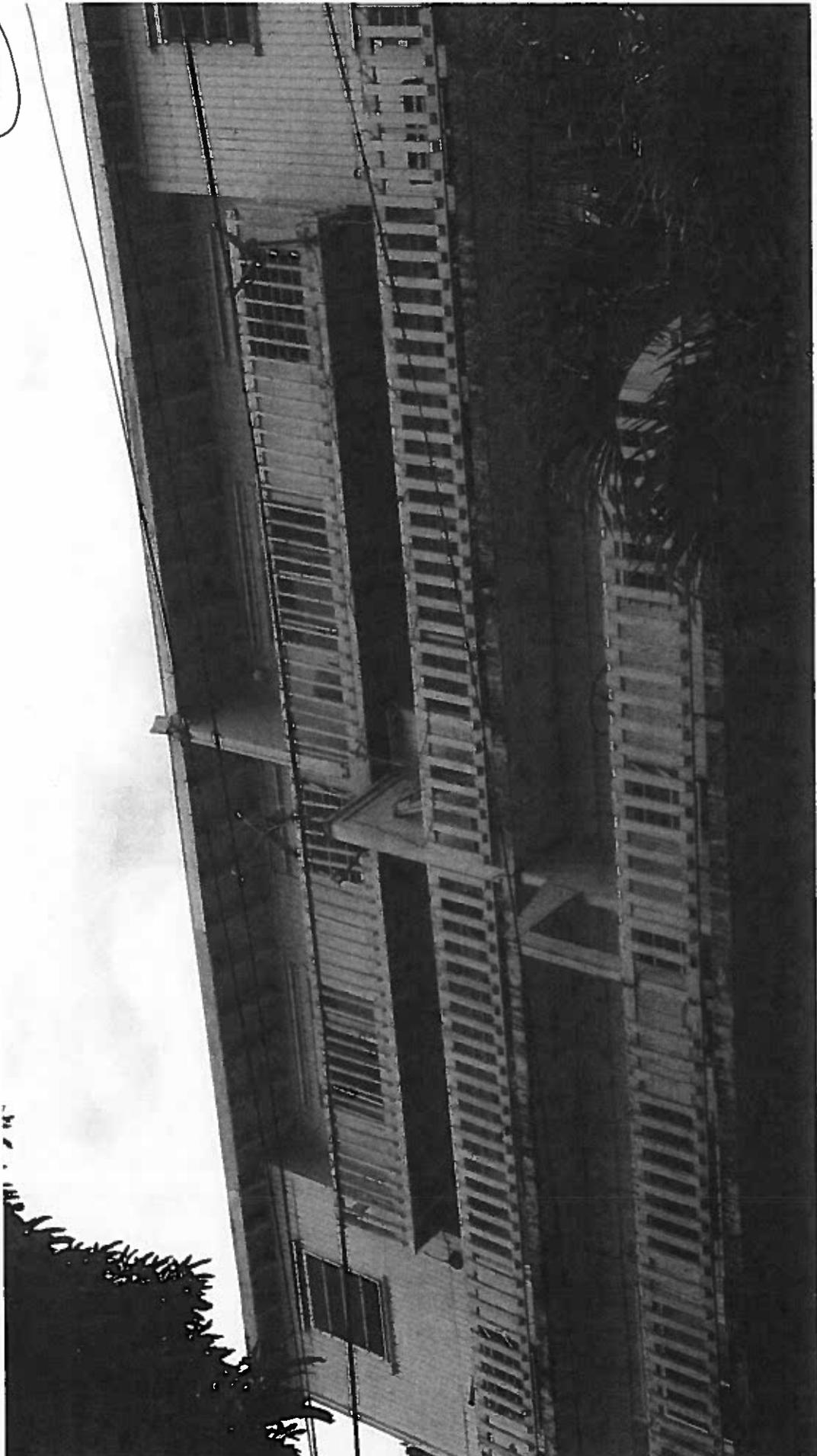
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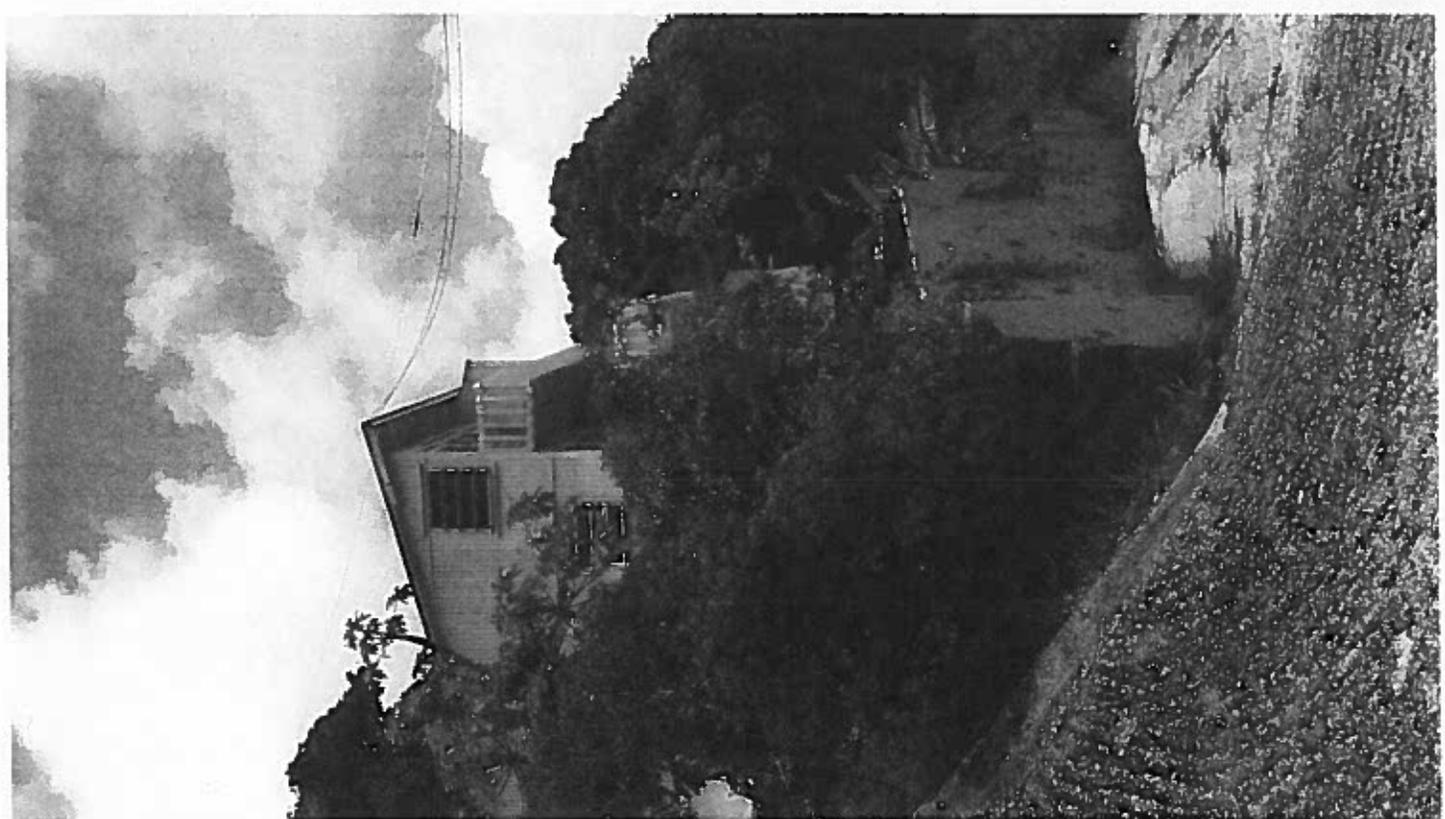
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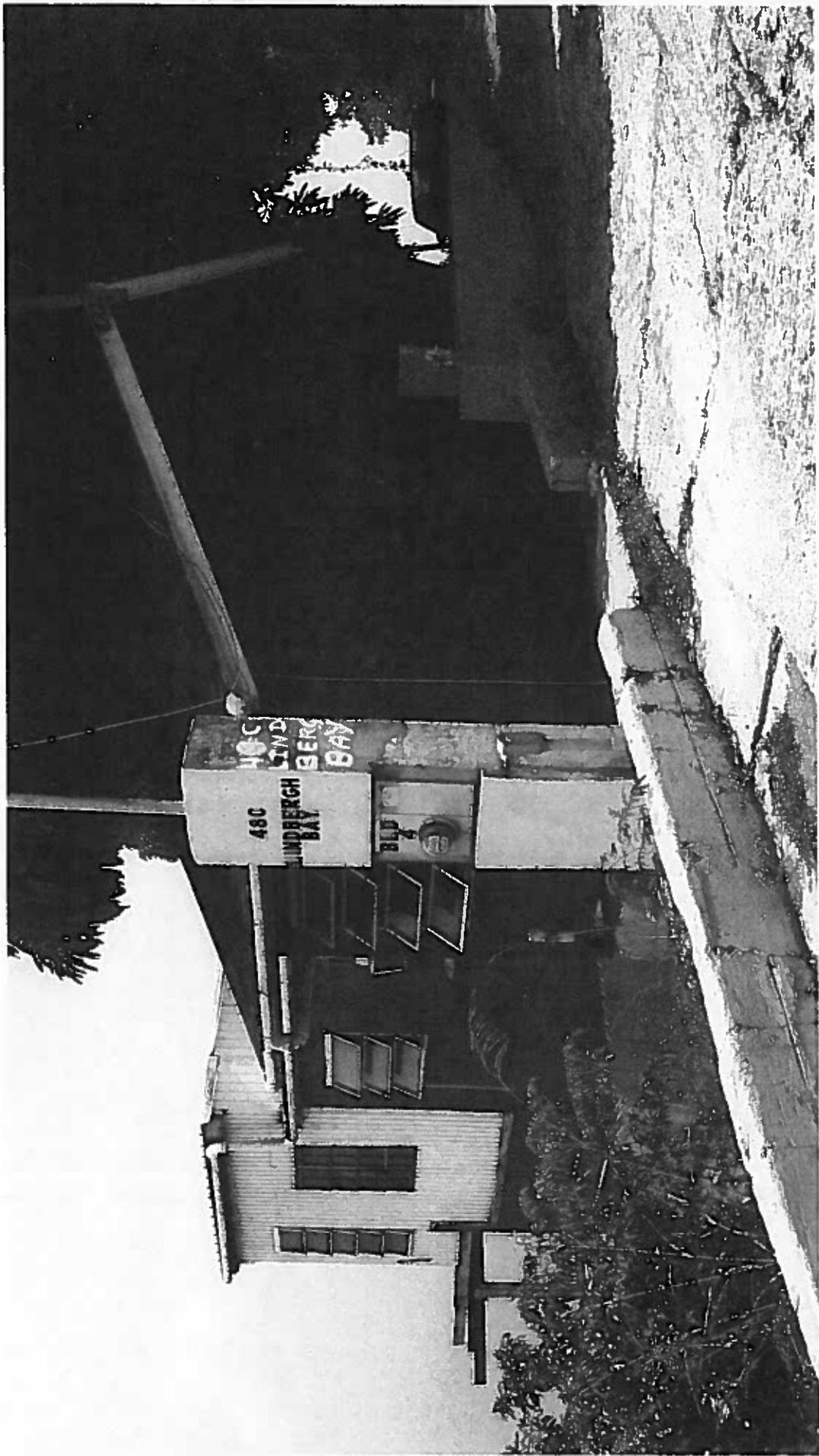
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#6



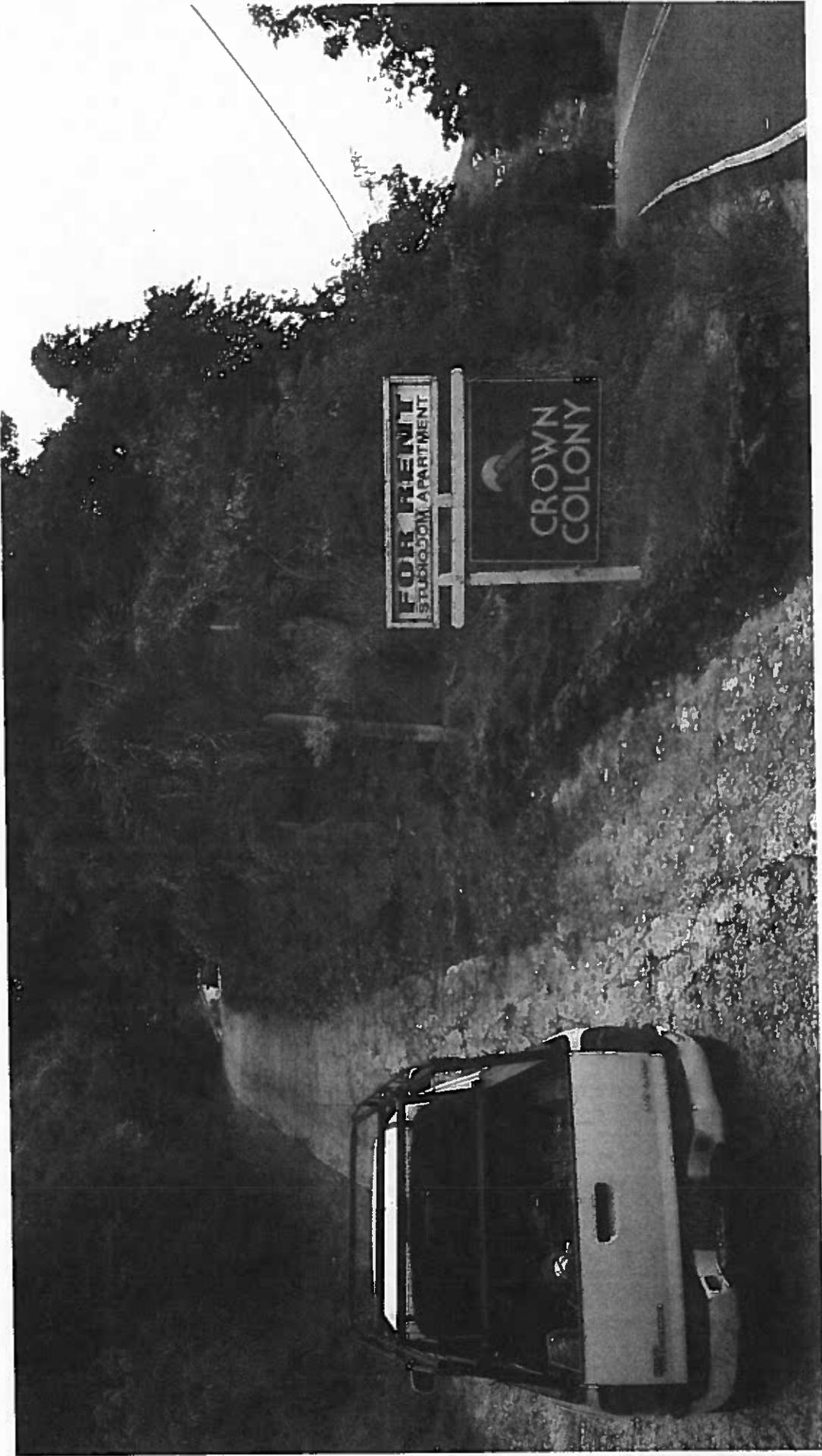
(#7)



#8



(#9)



(10 #)



11 #



(#12)



51#

