

SEAL

15 JUL 15 PM 6:31



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-11

Application No. ZAT-15-1

Petition of Miranda A. Richardson (*authorized agent- Brian Turnbull*) to amend Official Zoning Map No. STZ-11 from B-2 (*Business- Secondary/Neighborhood*) to B-1 (*Business- Central Business District*) for Parcel No. 13 Norre Gade, Kings Quarter, St. Thomas.

PROJECT PROFILE

Owner/applicant: Miranda A. Richardson as per Quitclaim Deed dated October 6, 1997. Mr. Brian Turnbull is the authorized agent and was granted special power of attorney by Ms. Richardson.

Acreage: The property is 9,472 sq. ft. as described on Measure Brief Folio No. 45.

Current Use: The property is vacant.

Proposed Use: The applicant proposes use of the property for professional offices.

Surrounding Uses: B-2 zoned property used for business and residential purposes.

Infrastructure: Water needs will be supplied by municipal water lines, and wastewater will be handled by municipal sewer lines.

Public Response: There has been no opposition to the proposed rezoning. Other than the applicant's authorized agent, 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, Mr. Brian Turnbull testified that it is the applicant's intent to redevelop the site and construct a three-story office building with ground level parking.

The current B-2 zoning permits offices, however, B-2 zoned properties are restricted by the development provision of a Floor Area Ratio of 1 and in this case would limit the total square footage of any building to 9,472 sq. ft. The B-1 zoning, with a Floor Area Ratio of 2, would allow for ground level parking in addition to two floors of flex office space. The three story building would be consistent with other structures in this section of

Charlotte Amalie and its use as office space is not expected to create any adverse effects.

The Department encourages the responsible development of properties within the town districts and supports the applicant's proposal.

Recommendation:

The Department of Planning and Natural Resources recommends that Official Zoning Map No. STZ-11 be amended from B-2 (*Business- Secondary/Neighborhood*) to B-1 (*Business- Central Business District*) for Parcel No. 13 Norre Gade, Kings Quarter, St. Thomas.



T. Stuart Smith
Director/CCZP

12/19/14

Date



Jean-Pierre Oriol
Acting Commissioner

19-Dec-2014

Date

AFFIDAVIT OF TAX STAMP EXEMPTION

I, Ayman Samad, the undersigned, being first duly sworn upon oath, depose and state the following:

- 1) I am an adult over the age of twenty one years residing on St. Thomas, U.S. Virgin Islands.
- 2) I am the owner of the bellow described property:

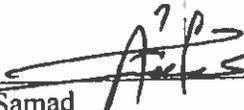
**Parcel No. 10A Estate Mariendahl
No. 4 Red Hook Quarter
St. Thomas, U.S. Virgin Islands
consisting of 0.25 U.S. acre, more or less
as shown on P.W.D. Map No. F9-3279-T74
(the "Property")**

3) By the attached Corrective Administratrix Warranty Deed, I intend to transfer all of my interest in the title to the Property to myself under a corrected spelling of my name.

4) I will receive no consideration for transferring my interest in and to the Property other than satisfaction of correcting the record.

5) This sworn Certification is made for the purposes of complying with Section 19, Title 33, Chapter 7 of the Virgin Islands Code [Section 128(b)] that requires an affidavit in support of our claim that the transfer of the Property as herein described is exempt from the payment of a Stamp Tax under Section 128 (a) (3) of the Virgin Islands Code.

6) The assessed valuation of this Property is \$ 41,400.00:



Ayman Samad

JURAT

Territory of the U. S. Virgin Islands)
Division of St. Thomas & St. John)

Subscribed and sworn to before me this 28th day of December, 2011 by Ayman Samad.



NOTARY PUBLIC

ROSH D. ALGER
NOTARY PUBLIC
LNP-011-09
COMM. EXP 06-25-12

Doc# 2011009429



GOVERNMENT OF
THE UNITED STATES VIRGIN ISLANDS

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

1105 King Street • Christianssted, Virgin Islands 00820 • 340.773.6449 • 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	1-07601-0106-00
LEGAL DESCRIPTION	10A MARIENDAHL RED HOOK QTR
OWNER'S NAME	SAMAD, AYMAN

Taxes have been researched up to and including 2012.

CERTIFIED TRUE AND CORRECT BY

Valencio Jackson
Tax Collector


SIGNATURE

10/7/2013

DATE



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

-----0-----

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

July 9, 2014

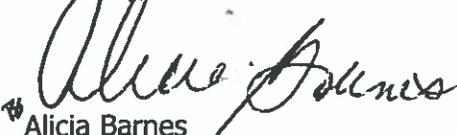
Honorable Shawn-Michael Malone
President, 30th Legislature of the United States Virgin Islands
Capitol Building
Charlotte Amalie, St. Thomas, USVI 00802

Dear Senate President Malone:

Ms. Helen Kim has met with staff of the Department of Planning and Natural Resources' (DPNR) Division of Comprehensive and Coastal Zone Planning to discuss plans for a Use Variance for Plot No. 9M-1 Estate Nazareth, which is zoned R-1(Residential Low Density). The purpose of this request is to allow the property to operate as a Bed and Breakfast.

Having had the pre-application meeting, Ms. Kim 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,


Alicia Barnes
Commissioner

SENATE
OFFICE OF THE
CLERK
15 JUL 16 PM 6:15
Neville James
President

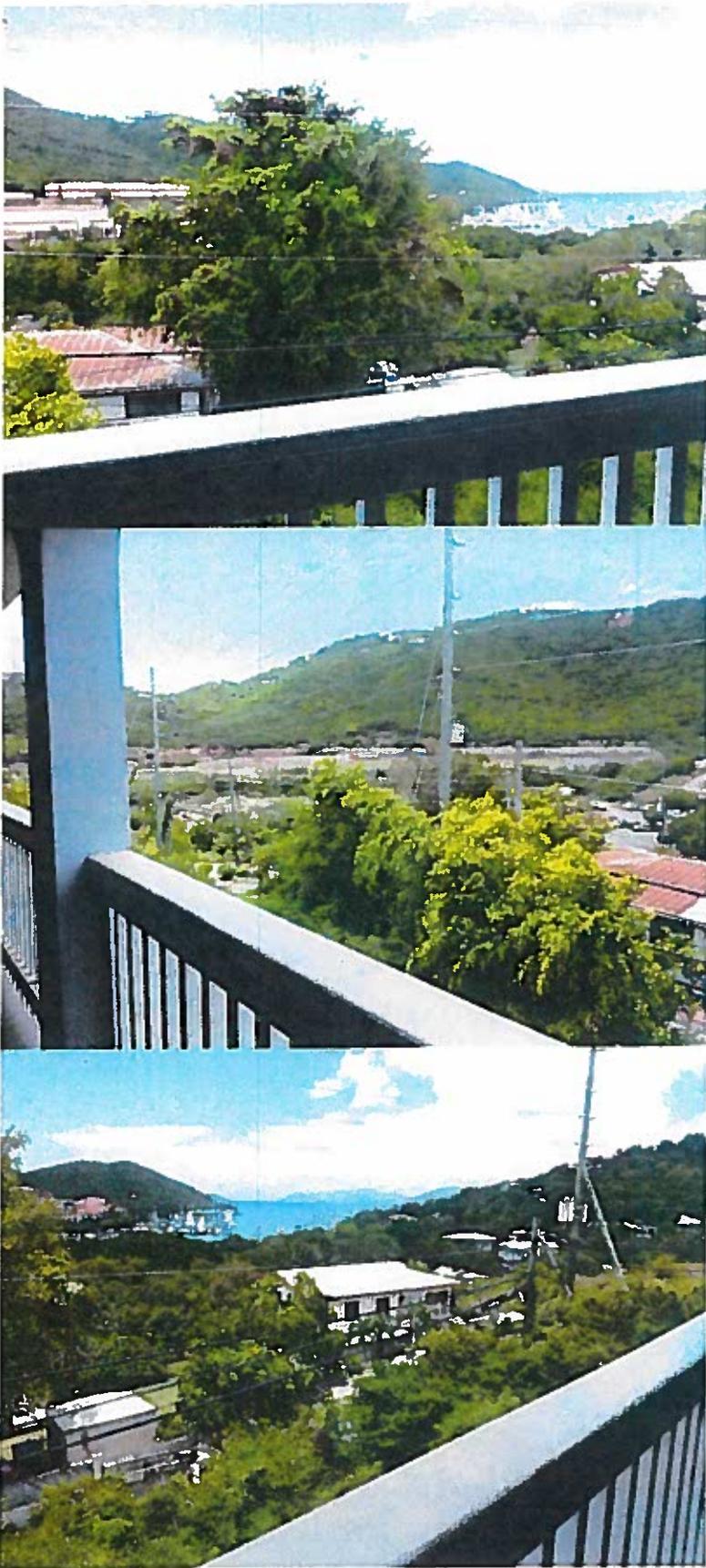


Figure 1 North East View (Red Hook, American Yacht Harbor, Ferry Dock, St. John, and BVIs.

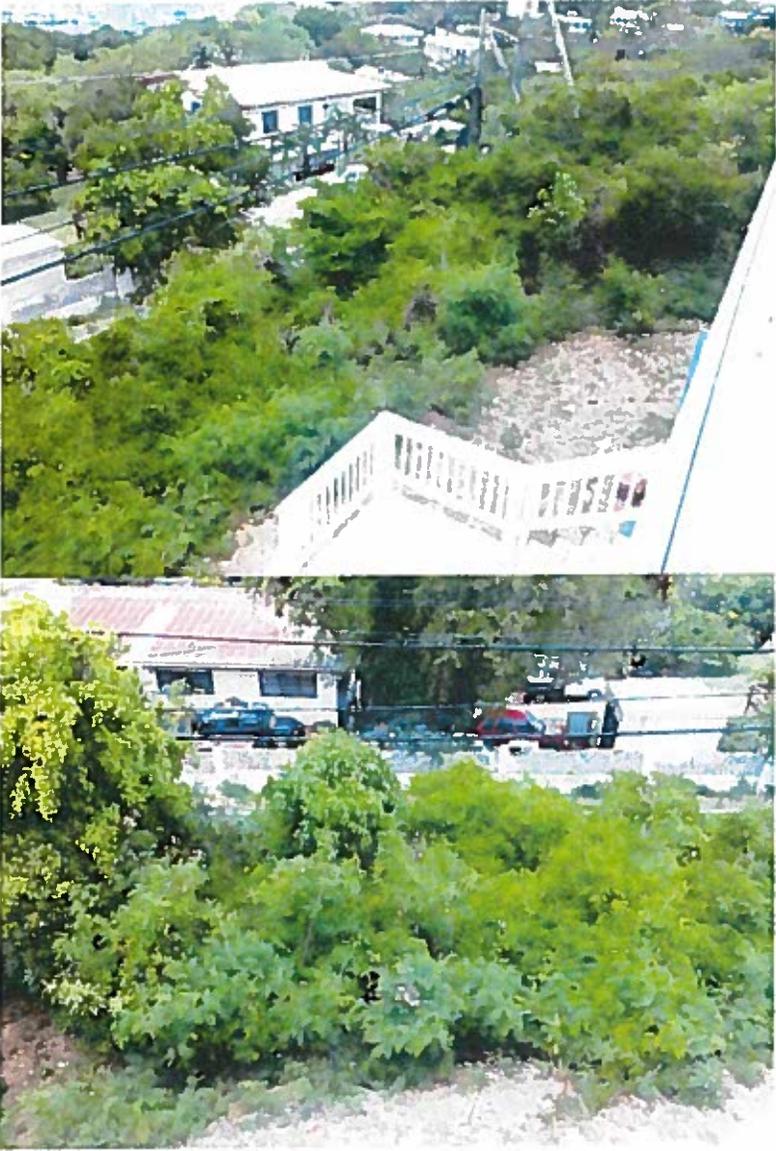


Figure 2- Property borders Route 322

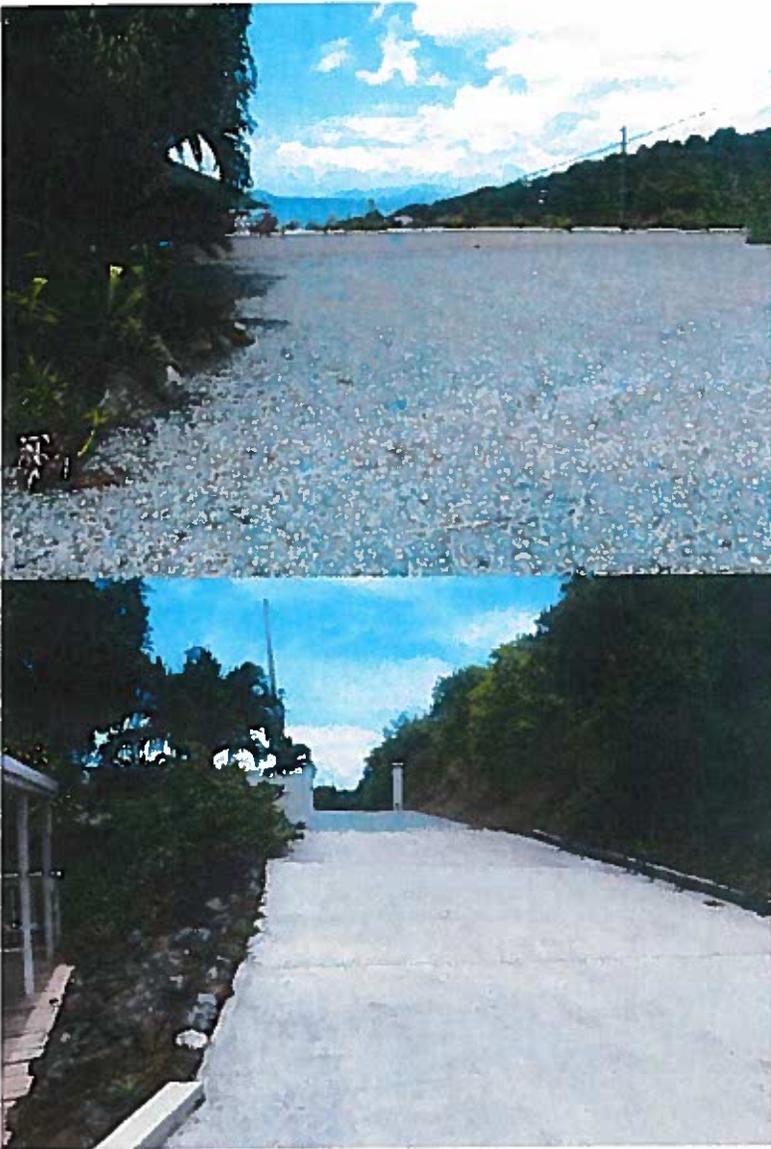


Figure 3 Parking and Driveway on south border of property



Figure 4- Adjacent commercial property (east side) operated by Innovative to store and operate servers.

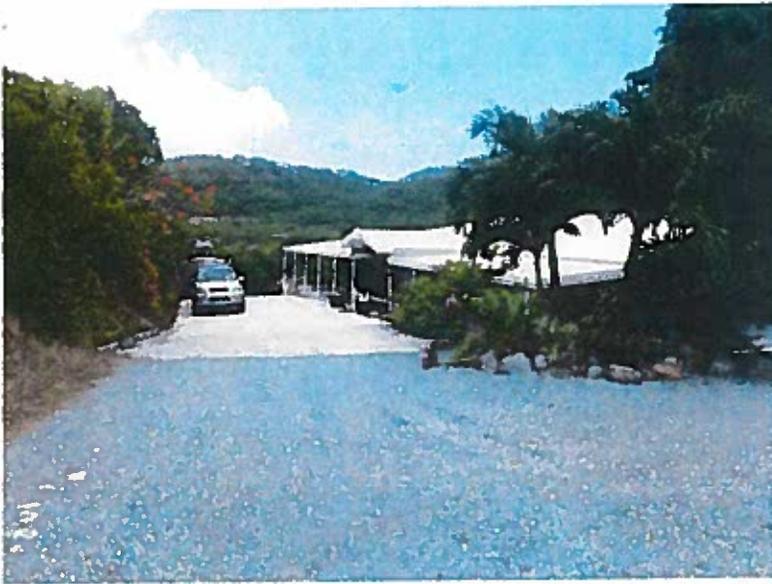


Figure 5 View of Property (main entrance on south side)



Figure 6 View from east side of property



Figure 7 View from west side of property

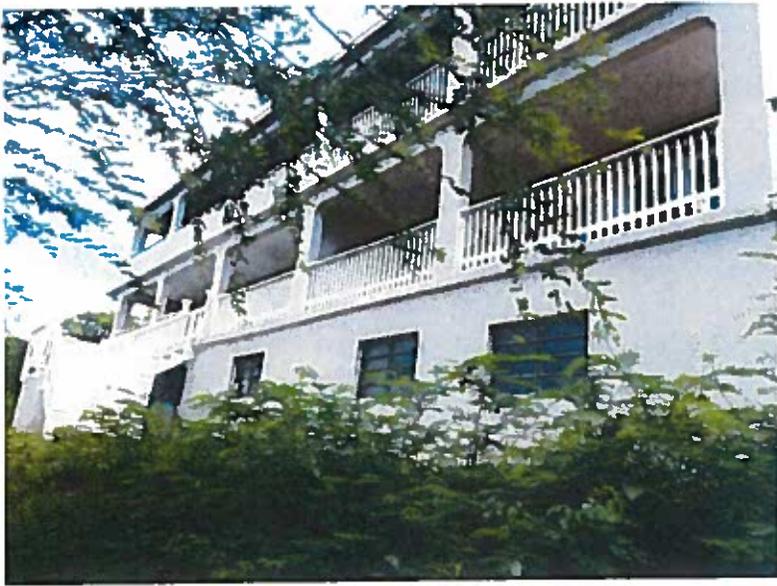


Figure 8 View of north side of property (facing Route 322)

OFFICE OF THE
SENATE CLERK

15 JAN 16 PM 6:36

SHAWN
SENATE CLERK
Shawn Seville James

**REZONING REQUEST
FOR
PARCEL NO. 13
NORRE GADE
CHARLOTTE AMALIE
ST. THOMAS, U.S. VIRGIN ISLANDS**

**Prepared By:
Brian Turnbull
P.O. Box 301799
St. Thomas, U.S. Virgin Islands
00803**

Tel: (340)201-8806

Client:

MIRANDA RICHARDSON

September 29, 2014

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Natural Resources Requesting Pre-Application Meeting**

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Re: Appointment of Brian Turnbull as Attorney –In-Fact

III. ZONING PRE-APPLICATION MEETING REQUEST FORM

IV. DEED OF GIFT

**Proof of Ownership of Parcel No. 13 Norre Gade, Charlotte
Amalie, St. Thomas, U.S. V.I.,**

V. TAX CLEARANCE LETTER

Re: Parcel No. 13 Norre Gade

VI. PROPERTY'S OFFICIAL O.L.G. MAP

Parcel No. 13 Norre Gade

VII. BOUND DESCRIPTION

**Metes and Bounds Property Description of Parcel No. 13 Norre
Gade**

VIII. OFFICIAL ZONING MAP (Showing location of Property)

IX. PHOTOGRAPHS DEPICTING CHARACTERISTICS OF PROPERTY; ITS EXISTING CONDITIONS; SETTING AND SURROUNDING NEIGHBORHOOD

TABLE OF CONTENTS

Continued:

- X. PUBLIC SURVEYOR'S CERTIFICATION OF ADJACENT
PROPERTY OWNERS:
With listing and mailing addresses of property owner within a
150' radius and surrounding areas of the subject property.**
- XI. FLOOD PALIN MAP**
- XII. WATER RESOURCES MAP**
- XIII. SOILS CLASSIFICATION MAP**
- XV. SEDIMENT REDUCTION MAP**
- XVI. CONCEPTUAL FLOOR PLAN & SITE PLAN**

I. APPLICATION LETTER

BRIAN TURNBULL
P.O. BOX 301799
ST. THOMAS, U.S. VIRGIN ISLANDS
00803

bturnbull_00803@yahoo.com

October 3, 2014

The Hon. Jean Pierre, Acting Commissioner
V.I Department of Planning & Natural Resources
Second Floor
Cyril E. King Airport Terminal Building
St. Thomas, U.S. Virgin Islands, 00802

RE: Request For Zoning Pre-Application Meeting on Behalf of The Methodist Church Of St. Thomas /St. John Circuit To Rezone Parcel No. 41-1 Estate Charlotte Amalie, No. 3 New Quarter, St. Thomas, U.S. Virgin Islands From A-1 Agriculture to B-3 Business-Scattered.

Dear Commissioner Pierre:

I have been retained to represent The Methodist Church Of St. Thomas / St. John Circuit (Hereinafter The Church), the owner of the above referenced real property by Conditional Deed of Gift from Harthman Leasing, LLLP. In that regard, I have been requested to assist my client –The Church in the submission of the attached and enclosed Zoning Pre-Application Request Form together with all other pre-application documents.

It is my client's intention that the above referenced parcels be rezoned from its current A-1 Agriculture zoning classification to B-3 Business-Scattered. Simultaneous with the enclosed submission, we are also requesting that your office schedule at its earliest convenience a date to convene a pre-application meeting with the appropriate members of your staff as a prelude to scheduling and convening your department's formal Public Hearing on this application.

My client has no immediate plans at this time to develop the subject property, however the Church's future missions outreach programs plans for the *development of the site to offer short and long term residential care services to individuals with disabilities*. While in a very preliminary stage of development, The Church has prepared a Preliminary Floor Plan, Elevations and a conceptual site plan depicting how such a facility might be developed on the property.

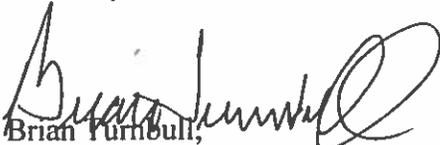
The Hon. Jean Pierre, Acting Commissioner
October 3, 2014
Page 2.

In considering this application, we would also like for you to waive the thirty-six (36) months period upon which to begin construction following receipt of a zoning change, as delineated in V.I. Code, Title 29, Section 238(c).

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 either at (340) 244-0809 or the above cited email.

Thank you in advance for your consideration in this matter.

Sincerely,


Brian Turnbull,
Zoning Consultant

CC: Reverend, Franklyn Manners, MCOST./SJ C
Sammy E. Harthman, Jr., President
Harthman Leasing III, LLLP
Mr. Stuart Smith, Director; CZP/DPNR

II. SPECIAL POWER OF ATTORNEY
Miranda Richardson to Brian Turnbull

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT THAT I, The Miranda Richardson a property owner of, St. Thomas, U S. Virgin Islands, does hereby make, constitute, and appoint BRIAN TURNBULL, an independent consultant, as my true and lawful attorney-in-fact, for me, and in my name, place and stead, and for my use and benefit, to act for me in all matters connected with the rezoning of Parcel No. 13 Norre Gade, King's Quarter, St. Thomas, U S. Virgin Islands (the "Premises"), as follows: to prepare, sign and execute all documents on my appear on my behalf, and represent me, at any and all hearings, before any agency of the Government of the Virgin Islands or the Legislature of the Virgin Islands, including, but not limited, to the Department of Planning and Natural Resources and, in general to do and to perform any and all acts and things incident to the rezoning of the Premises.

1. I grant to said attorney-in-fact full power and authority to perform all acts to be done in and about the rezoning of the Premises as we could do if personally present
2. All rights, powers and authority of said attorney-in-fact to exercise any and all of the rights and powers herein granted shall commence and be in full force and effect hereof, and such rights, powers and authority shall remain in full force and effect until our application has been finally disposed of

IN WITNESS WHEREOF, I have executed this Special Power of Attorney this 8th day of October, 2014

WITNESSES

Official)

Miranda Richardson
(Duly Authorized Church

TERRITORY OF THE VIRGIN ISLANDS)
DISTRICT OF ST. THOMAS AND ST. JOHN)

The foregoing instrument was acknowledged before me this 8th day of October, 2014 by Miranda Richardson

[Signature]
NOTARY PUBLIC

 HAO LIU
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF045316
Expires 8/19/2017

III. ZONING PRE-APPLICATION FORM

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 MIRANDA A. RICHARDSON
- Mailing Address P.O. Box 303895
- City CHARLOTTE AMALIE State ST. THOMAS VI Zip 00803
- Telephone _____ Fax _____ E-mail _____

Note: Official correspondence will be mailed to the address above

2. Contact Person/Representative BRIAN TURNBULL
- Telephone 340-244-0809 Fax _____ E-mail bturnbull_00803@yahoo
3. Property Address NO. 13 NORRE GADE, Kings Pt. ST. THOMAS
4. Tax Assessor's Parcel I.D. Number _____
5. Current Zone B-2 Proposed Zone or Use Variance B-1
6. Site Acreage 9,472 sq. Ft.

7. Property Owners Name(s) MIRANDA A. RICHARDSON
Address P.O. BOX 303
City ST. THOMAS State V.I Zip 00803
Telephone _____ Fax _____ Email _____

8. Detailed Description of what exists on the property. _____
RUINS OF PRIOR BUILDING, MOSTLY VACANT, OVERGROWN

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

10. Detailed Description of Proposal:
TO CONSTRUCT A THREE STORY COMMERCIAL OFFICE BUILDING WITH PARKING AT GROUND LEVEL.

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 BRIAN TURNBULL, Agent

Sign Brian Turnbull

Date OCTOBER 3, 2014

Print _____

Sign _____

Date _____

IV. DEED OF GIFT

10/14/2014
E. [Signature]

PT 100

QUITCLAIM DEED

THIS INDENTURE made this 6th day of October, 1997 by and between **ALTAGRACIA MADURO**, of Palm Strade #5A-5AA, P.O. Box 207, St. Thomas, U.S. Virgin Islands 00804 (hereinafter referred to as the Grantor) and **MIRANDA RICHARDSON**, of P.O. Box 303895 St. Thomas, U.S. Virgin Islands 00803 (hereinafter referred to as Grantee).

WITNESSETH that the Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby, sells, grants, conveys and releases, unto Grantee, her heirs and assigns forever, in fee simple absolute forever all her right, title, and interest in and to the real property described as follows:

5313
1997

Parcel No. 13 Norre Gade
Kings Quarter
St. Thomas, U.S. Virgin Islands
consisting of 9,100 square feet, more
or less, as particularly shown on
measure brief dated October 2, 1994

TOGETHER with the improvements thereon, if any, and the right privileges and appurtenances belonging thereto.

TO HAVE AND TO HOLD the premises conveyed hereby unto the Grantee, in fee simple absolute, her heirs, successors and assigns forever.

SUBJECT, HOWEVER, to zoning regulations, covenants, restrictions and easements of record.

500

QUITCLAIM DEED
Maduro/Richardson
Page Two

RECORDED AND GANCELLED IN THE RECORDER'S OFFICE FOR THE DISTRICT OF ST. THOMAS AND ST. JOHN, VIRGIN ISLANDS OF THE LEWIS AND CLARK BOON 48-71, PAGE 501, SUB NO. 533, AND ENTERED IN THE REAL (PERSONAL) PROPERTY REGISTER FOR Kings & Queens QUARTER NO: (ARBITRARY) PAGE 196 DATE: Nov. 7 1997

IN WITNESS WHEREOF, the Grantor has signed the day and year first above written.

WITNESSES:

Miranda Richardson
Paula J. Harper
Altagracia Maduro
ALTAGRACIA MADURO

ACKNOWLEDGMENT

TERRITORY OF THE VIRGIN ISLANDS)
DISTRICT OF ST. THOMAS AND ST. JOHN) ss

On this 6th day October, 1997, before me, the undersigned, personally appeared ALTAGRACIA MADURO known to me or sufficiently proven to be her, and after first being duly sworn did acknowledge, depose and say that she executed the within instrument of her own act and deed.

Bernard M. Hamilton
NOTARY PUBLIC
My commission Expires: 1/4/2001

*This transaction is exempt from Stamp Taxes pursuant to 33 VIC Section 128(8) as it is between mother and daughter.
*The assessed value of this conveyance is \$155,000.00

NOTED IN THE CADASTRAL RECORDS FOR COUNTRY/TOWN PROPERTY, BOOK FOR NORRE GADE, KINGS QUARTER, ST. THOMAS, VIRGIN ISLANDS

Cadastral Survey/Tax Assessor Offices
St. Thomas, V.I. Dated: October 6, 1997
Phyllis Harrigan
Phyllis Harrigan, Real Property
Office of the Lieutenant Governor Record Officer

ATTEST: --

It is hereby certified that the above mentioned property/s which, according to QUITCLAIM DEED dated October 6, 1997 belongs to: MIRANDA RICHARDSON

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: October 6, 1997
Phyllis Harrigan
Phyllis Harrigan, Real Property
Office of the Lieutenant Governor Record Officer

507

217#623693

OFFICE OF THE DEPUTY GOVERNOR
ST. THOMAS, VIRGIN ISLANDS
NOV 7 1997 4:22 PM

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 MADURO, ALGERNON V.

13 Norre Gade,
Kings Qtr. (PARCEL NO. 1-05401-4112-00)

TAXES RESEARCHED UP TO AND INCLUDING 1994.

RESEARCHED BY:

Reuben A. Penn
Reuben A. Penn
Enforcement Officer III

TITLE:

DATE:

October 10, 1997

VERIFIED BY:

Lanthe de Alomal
Lanthe de Alomal
Teller II

TITLE:

DATE:

October 10, 1997

COLLECTOR NO.

01

503

V. TAX CLEARANCE LETTER



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 • Fax 340.774.6953

REAL PROPERTY TAX CLEARANCE LETTER

TO: Coastal Zone Management

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	1-05401-4112-00
LEGAL DESCRIPTION	NORRE GADE 13 KINGS QUARTER
OWNER'S NAME	RICHARDSON, MIRANDA

Taxes have been researched up to and including 2013.

CERTIFIED TRUE AND CORRECT BY

for Delbert Hewitt
Deputy Chief of Staff

Cra Mills
SIGNATURE

10/22/2014

DATE



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 • Fax 340.774.6953

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OWNER'S NAME	RICHARDSON, MIRANDA

Taxes have been researched up to and including 2013.

CERTIFIED TRUE AND CORRECT BY

for Delbert Hewitt
Deputy Chief of Staff
Cora Williams
SIGNATURE

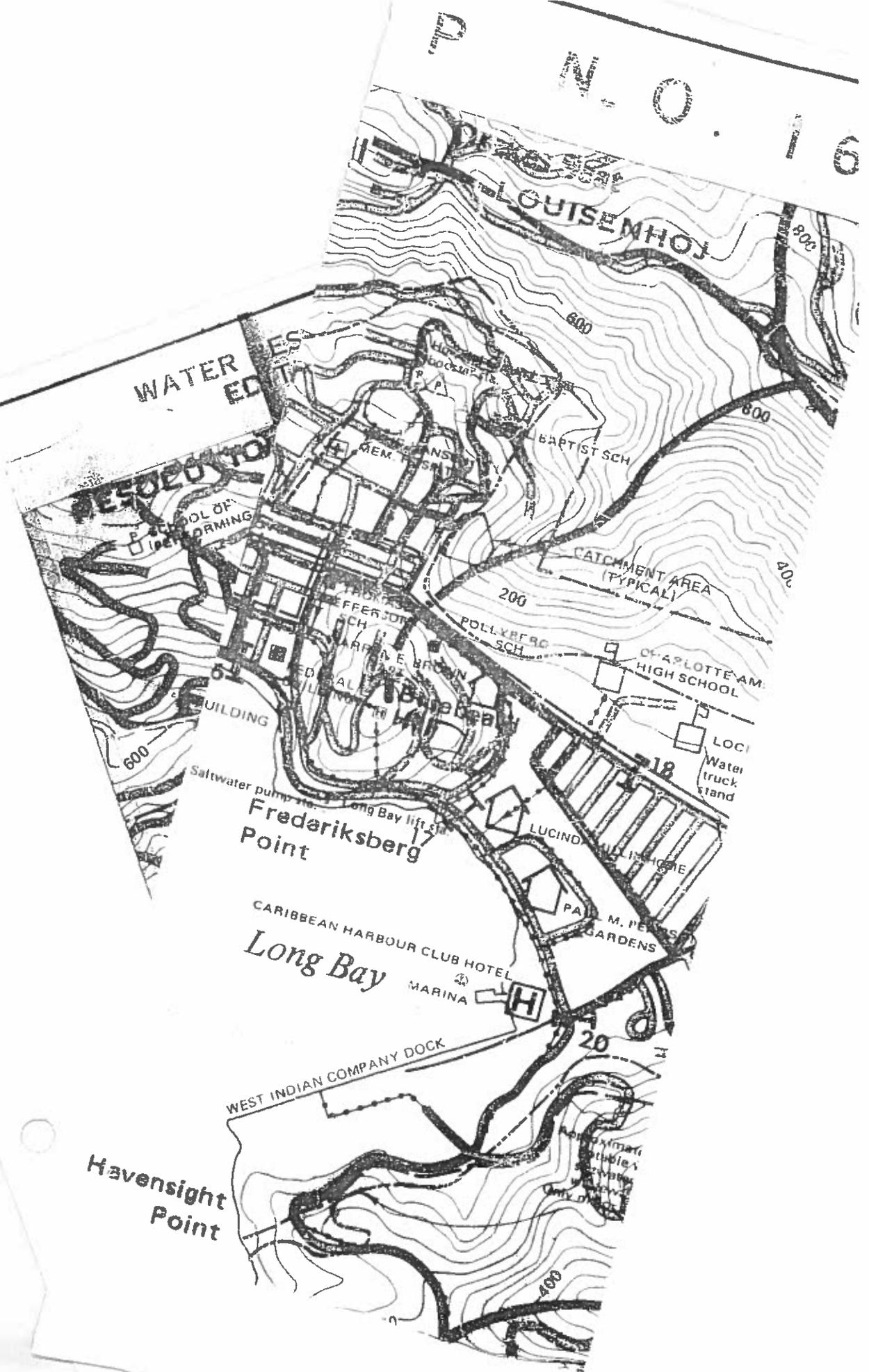
10/22/2014

DATE

VII BOUNDARY DESCRIPTION

VIII. OFFICIAL ZONING MAP

XII. WATER RESOURCES MAP





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 LIEUTENANT GOVERNOR

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

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

ADJACENT OWNERSHIP CERTIFICATION
(CZM)

Property Ownership within 150' Radius of Parcel

PA OCT 03 2014 ID
COLLECTOR NO. 1023
COLLECTOR'S INITIALS [Signature]

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) 13
Estate NORRE GADE KING QTR
Island of ST. THOMAS, U.S. Virgin Islands.

DEPARTMENT USE ONLY:

AUTHORIZED SIGNATURE: _____
Public Surveyor (Not Valid without Signature)

ALTERNATE SIGNATURE: _____
TAX ASSESSOR

DATE: 10/3/14

FEE: \$30.00

DELIVERED TO CASHIER NO. _____

RECEIVED BY: _____
Signature of Cashier / Assistant Cashier

DATE: _____

2703750

ADJACENT OWNERSHIP CERTIFICATION
(CZM)

Property Ownership within 150' Radius of

PARCEL NO/LOT NO.: 13

ESTATE: NORRE GADE

ISLANDS: ST. THOMAS

OWNER'S NAME AND MAILING ADDRESS

PARCEL NO:

ANDUZE, JR. , ROY A.
PO Box 7776
St Thomas, VI 00801

NORRE GADE 14A
KINGS QUARTE

ANDUZE, JR. , ROY A.
PO Box 7776
St Thomas, VI 00801

NORRE GADE 14B
KINGS QUARTER

SMOORE PROPERTY LLC
PO Box 1498
St Thomas, VI 00804

NORRE GADE 11-A
KINGS QUARTER

GOVERNMENT OF THE U. S. V. I.
St Thomas, VI 00801

TORVET STRAEDE 1
KINGS QUARTER

BATTISTE, LLOYD J.
PO Box 418
St Thomas, VI 00804

NORRE GADE 11 B
KINGS QTR

LEOPOLD BARBEL, JR. TRUST
PO Box 8
St Thomas, VI 00804

NORRE GADE 12
KINGS QUARTER

ADJACENT OWNERSHIP CERTIFICATION
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Property Ownership within 150' Radius of

PARCEL NO/LOT NO.: 13

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ESTATE: NORRE GADE

ISLANDS: ST. THOMAS

OWNER'S NAME AND MAILING ADDRESS

PARCEL NO:

GOVERNMENT OF THE U. S. V. I.
St Thomas, VI 00801

NORRE GADE 38
KINGS QTR

GOVERNMENT OF THE U. S. V. I.
St Thomas, VI 00801

NORRE GADE 37
KINGS QTR

ST. THOMAS FEDERAL CREDIT UNION
No.7970
PO Box 1138
St Thomas, VI 00804

36A&36X NORRE
GADE
KINGS QUARTER

VIRGIN ISLANDS GOVERNMENT
St Thomas, VI 00801

NORRE GADE
38B&39A
KINGS QTR

VIRGIN ISLANDS GOVERNMENT
St Thomas, VI 00801

KONGENS GADE 38
KINGS QTR

THOMPSON, PEARL . /TRUSTEE
6815 Niumalu Loop
Honolulu, HI 96825

KONGENS GADE 39
KINGS QUARTER

ADJACENT OWNERSHIP CERTIFICATION
(CZM)

Property Ownership within 150' Radius of

PARCEL NO/LOT NO.: 13

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ESTATE: NORRE GADE

ISLANDS: ST. THOMAS

GOVERNMENT OF THE U. S. V. I.
St Thomas, VI 00801

KONGENS GADE 40
KINGS QUARTER

HOFFMAN FAMILY TRUST OF 2012
PO Box 870
St Thomas, VI 00804

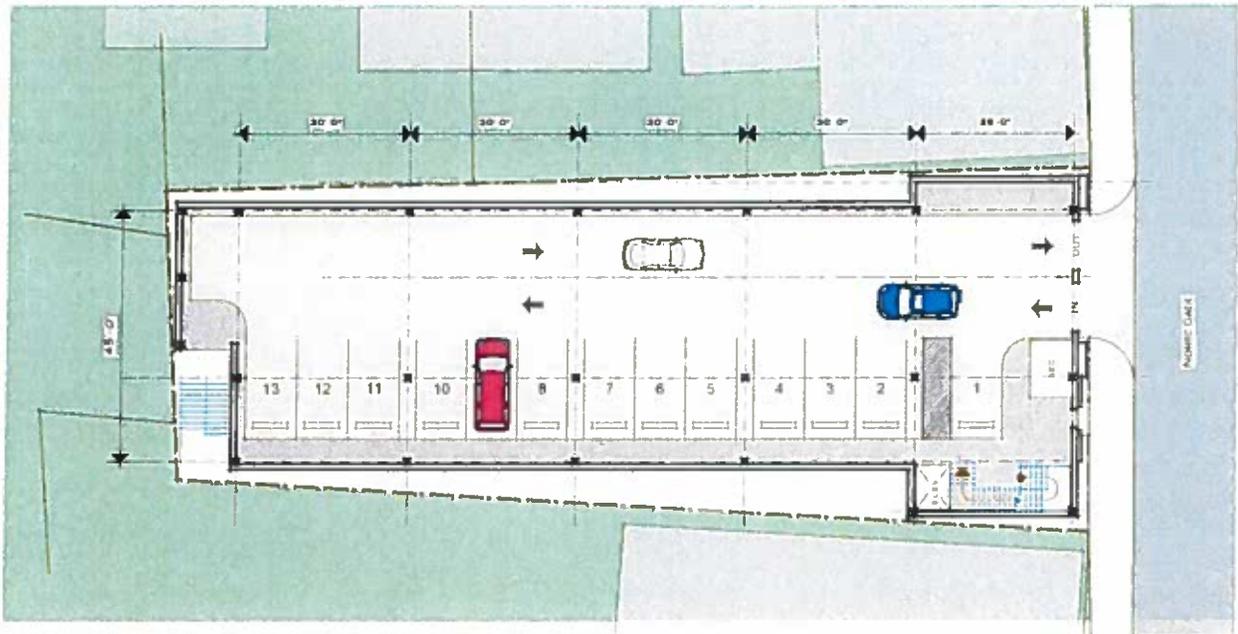
41 KONGENS GADE
KINGS QTR



RICHARDS OFFICE COMPLEX

Conceptual Design

Sept. 22, 2014



Jacqueline A Lee
LEE Design Consulting
10000 North 10th Street, Suite 100
Scottsdale, AZ 85258
Phone: 480.344.2000

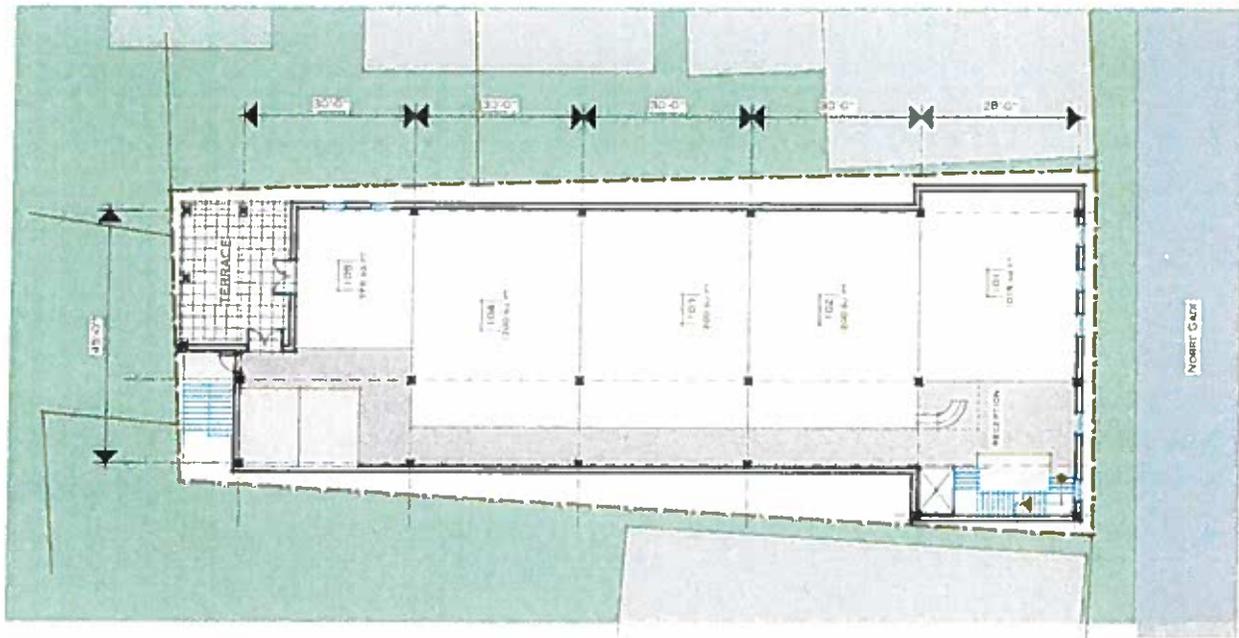
RICHARDS OFFICE COMPLEX

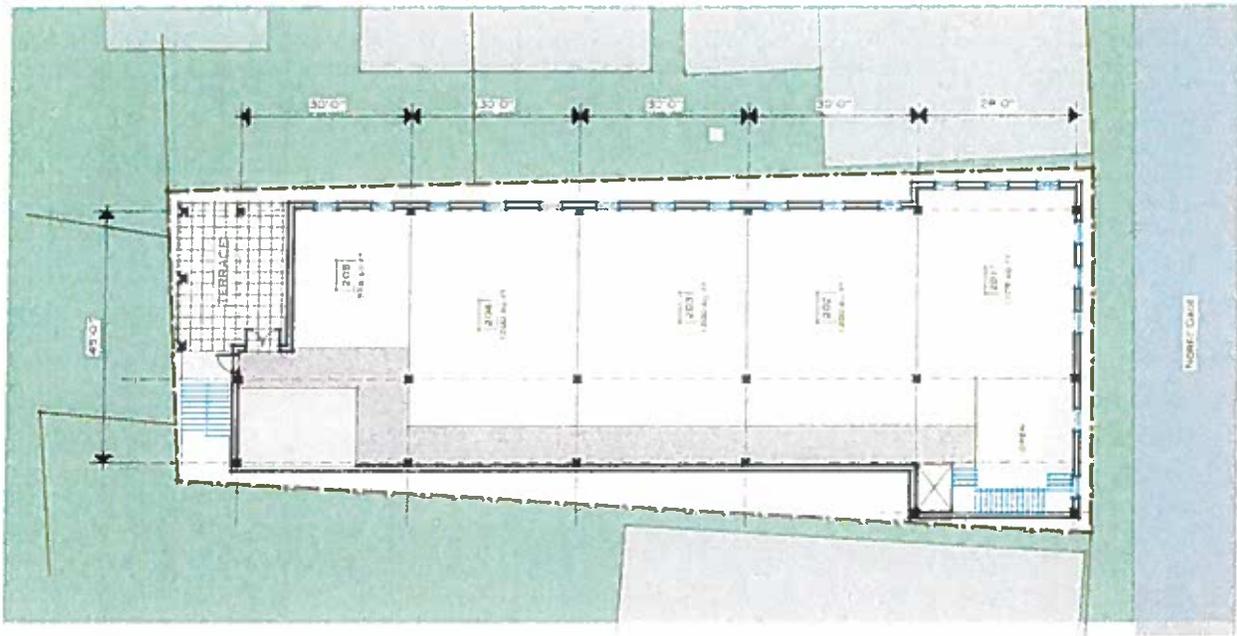
NORTH GATE, SCOTTSDALE, AZ



A.2

PARKING LEVEL DATE: 05/20/2014





Jacqueline A Lee
LEE Design Consulting
1100 GUYTON ST. SUITE 100
ST. JOHNS, MD 20785
Phone: 410-278-0000

RICHARDS OFFICE COMPLEX

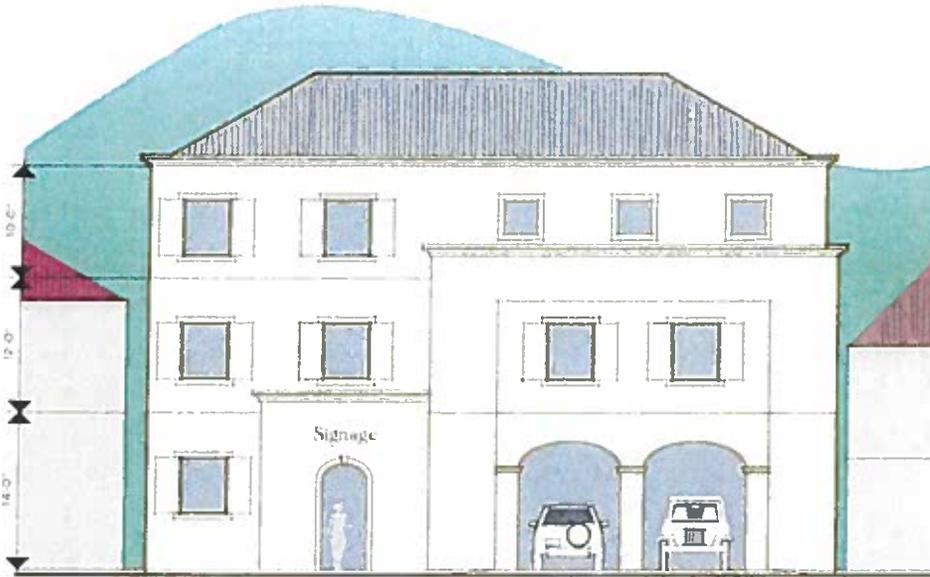
NORTHGATE, ST THOMAS W.



A.4

SECOND FLOOR LEVEL

DATE: 06.22.2014



Jacqueline A Lee
LEE Design Consulting
111 Pine Street, St. Thomas, VI
Tel: 340-333-4743
Email: jlee@lee-dc.com

RICHARDS OFFICE COMPLEX

NORFOLK GARDEN, ST. THOMAS, VI



A.5

FRONT ELEVATION 042 15/27H