

RECEIVED

FEB 17 2022

DPNR

VICTIM PROGRAM

Confirmatory Warranty Deed

Doc # 2022001056
02/16/2022 03:01 PM # Pages 4
Official Records
ERICA DOVER M.P.
Fees \$29.00



THIS CONFIRMATORY INDENTURE is made this 10 day of FEBRUARY, 2022, by and between RED HOOK HAYES B REM LLC, a limited liability company, organized in the State of Delaware, whose address is C/O Gunster, Attn: Dan Mackler, Brickell World Plaza, 600 Brickell Avenue, Suite 3500, Miami, FL 33131 and JACK ROCK B-A C LLC, a limited liability company, organized in the State of Delaware, whose address is C/O Gunster, Attn: Dan Mackler, Brickell World Plaza, 600 Brickell Avenue, Suite 3500, Miami, FL 33131, (herein called "Grantee");

WHEREAS, by Warranty Deed dated November 14, 2018, VP Marina, LLC conveyed the property described as Parcel No. 9C Estate Nazareth, No. 1 Red Hook Quarter, St. Thomas, U.S. Virgin Islands as shown on PWD File Nos. D9-369-T63, and Parcel No. 9B-a Estate Nazareth, No. 1 Red Hook Quarter, St. Thomas, U.S. Virgin Islands, as shown on PWD File No. D9-4174-T87 to the Grantee, said Deed being recorded with the Office of the Recorder of Deeds for the District of St, Thomas and St. John, U.S.V.I. on November 30, 2018 as Document No. 2018009319; and

WHEREAS, by Warranty Deed dated January 12, 2022, the Grantor, RedHook Hayes B REM LLC conveyed the property described as Parcel No. 9B-B1 Estate Nazareth, No. 1 Red Hook Quarter, St. Thomas, U.S. Virgin Islands as shown on PWD File No. D9-9609-T021 to the Grantee, said Deed being recorded with the Office of the Recorder of Deeds for the District of St, Thomas and St. John, U.S.V.I. on January 26, 2022 as Document No. 2022000353; and

WHEREAS, by Warranty Deed dated January 12, 2022, the Grantor, RedHook Hayes B REM LLC conveyed the property described as Parcel No. 9B-C1 Estate Nazareth, No. 1 Red Hook Quarter, St. Thomas, U.S. Virgin Islands as shown on PWD File No. D9-9609-T021 to the Grantee, said Deed being recorded with the Office of the Recorder of Deeds for the District of St, Thomas and St. John, U.S.V.I. on January 26, 2022 as Document No. 2022000354.

WHEREAS, Parcels 9B-A, 9C, 9B-B1 and 9B-C1 Estate Nazareth have been consolidated into a single Parcel known as Consolidated Parcel No. 9B-A Estate Nazareth;

WHEREAS, the Grantor and the Grantee desire to confirm that the Grantee is the owner in fee simple of the property know as Consolidated Parcel No. 9B-A Estate Nazareth, and to correct a scrivener's error on the deeds for Parcel 9B-B1 and 9B-C1 that misidentified the Grantee as JACK ROCK A B, LLC;

NOW THEREFORE, WITNESSETH: that for and in consideration of the sum of ONE DOLLAR (\$1.00), paid on behalf of the Grantee and the consideration previously paid by the Grantee, the receipt of which is hereby acknowledged by the Grantor;

THE GRANTOR AND THE GRANTEE HEREBY CONFIRM THE GRANT AND CONVEYANCE unto JACK ROCK B-A C LLC, as Grantee of all of the Grantor's and VP Marina LLC's right, title and interest in and to that certain parcel of land situated, lying and

Doc # 2022001056

Confirmatory Warranty Deed

Parcel No. Consolidated 9B-A Est. Nazareth

being in St. Thomas, U.S. Virgin Islands (the "Property") in fee simple absolute, more particularly described as follows:

**Consolidated Parcel No. 9B-A (consisting of former Parcel Nos. 9B-A, 9B-B1, 9B-C1 and 9C) Estate Nazareth
No. 1 Red Hook Quarter
St. Thomas, U.S. Virgin Islands
consisting of 6.0 +/- U.S. acres, more or less
as shown on OLG No D9-9618-T022**

TOGETHER WITH the appurtenances thereto belonging and all the estate, right, title and interest of Grantor, its successors and assigns, in and to the Property herein granted;

SUBJECT to and with the benefit of the zoning laws and regulations of the U.S. Virgin Islands and declarations, conditions, covenants, restrictions and easements of record.

TO HAVE AND TO HOLD the Property herein granted unto the Grantee in fee simple absolute, forever.

AND THE GRANTOR covenants as follows:

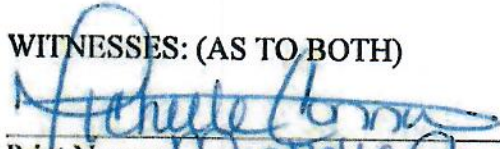
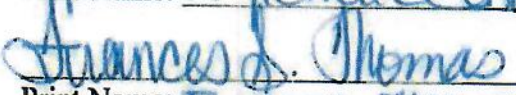
1. That the Grantor was seized of the Property in fee simple absolute, and have good right to convey the same;
2. That the Grantee shall quietly enjoy the said Premises;
3. That the Property was free from encumbrances, except as aforesaid;
4. That the Grantor will execute and procure any further, necessary assurances of title to said Property; and
5. That the Grantor will forever warrant and defend the title to the said Property.

[SIGNATURE PAGE FOLLOWS]


Confirmatory Warranty Deed
Parcel No. Consolidated 9B-A Est. Nazareth

IN WITNESS WHEREOF, the Grantor and the Grantee have executed this instrument the day and date first above written.


WITNESSES: (AS TO BOTH)


Print Name: Michelle Connor

Print Name: Frances G. Thomas

JACK ROCK B-A C LLC



By: WILLIAM S. MCCONNELL,
as Authorized Representative

RED HOOK HAYES B REM LLC


By: WILLIAM S. MCCONNELL,
as Authorized Representative

TERRITORY OF THE U.S. VIRGIN ISLANDS)
DISTRICT OF ST. THOMAS-ST. JOHN) SS:

The foregoing instrument was acknowledged before me this 10th day of FEBRUARY, 2022, by WILLIAM S. MCCONNELL, as Authorized Representative on behalf of JACK ROCK B-A C LLC AND RED HOOK HAYES B REM LLC, limited liability companies organized in the State of Delaware.


Notary Public
My commission expires: _____

Brenda L. Gibs
Notary Public No. NP-358-20
Commission Expires: December 18, 2024
STT/STJ, USVI

Doc # 2022001056

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

ESTATE NAZARETH

NO.1 RED HOOK QUARTER

ST. THOMAS. VIRGIN ISLANDS

Tax Assessor Office / Cadastral Division

St. Thomas, V. I. Dated: FEBRUARY 15. 2022

Wayne D. Callwood

Office of the Lieutenant Governor / Public Surveyor

ATTEST:

It is hereby certified that the above mentioned
property/s which, according
to CONFIRMATORY DEED DATED FEBRUARY 10. 2022

belongs to: JACK ROCK B-A CLLC (GRANTEE)

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

Tax Assessor Office / Cadastral Division

St. Thomas, V. I. Dated: FEBRUARY 15. 2022

Wayne D. Callwood

Office of the Lieutenant Governor / Public Surveyor

ST. THOMAS, VI
Commission Expires: December 18, 2024
Notary Public No. NP-358-20
Brenda L. Gips

Doc # 2018009319
 11/30/2018 08:46 AM
 ERICA DOVER M.P.A.
 RECORDER OF DEEDS
 ST THOMAS / ST JOHN
 RECORDING FEE \$3,412.00
 TRANSFER TAX 3% \$102,000.00
 PER PAGE FEE \$6.00
 ATTACH FEE \$4.00

WARRANTY DEED

THIS INDENTURE, made this 14 day of November, 2018, by and between VP MARINA, LLC, a limited liability company organized in the U.S. Virgin Islands, with an address of c/o Lionstone Group, Inc., 605 Lincoln Road, 5th Floor, Miami Beach, FL 33139, hereinafter called "Grantor", and JACK ROCK B-A C LLC, a limited liability company organized in the State of Delaware, with a mailing address of c/o Proskauer, Eleven Times Square, New York, NY 10036, hereinafter called "Grantee",

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS (\$10.00), the receipt and sufficiency of which is hereby acknowledged,

GRANTOR HEREBY GRANTS AND CONVEYS to Grantee, Grantee's successors and assigns, the real property described as follows:

Parcel No. 9C Estate Nazareth
 No. 1 Red Hook Quarter
 St. Thomas, U.S. Virgin Islands
 Consisting of 1.75 U.S. acres, more or less
 As shown on PWD File No. D9-369-T63,

and

Parcel No. 9B-a Estate Nazareth
 No. 1 Red Hook Quarter
 St. Thomas, U.S. Virgin Islands
 Consisting of 1.35 U.S. acres, more or less
 As shown on PWD File No. D9-4174-T87,

(collectively, the "Premises")

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

SUBJECT TO Virgin Islands zoning laws and regulations, and to agreements, covenants, restrictions and easements of record.

BEING THE SAME Premises conveyed to Grantor herein by Warranty Deed dated February 6, 2004, recorded at the Office of the Recorder of Deeds for the District of St. Thomas and St. John, U.S. Virgin Islands, on March 23, 2004, as Doc. No. 2004002218;

TO HAVE AND TO HOLD the said Premises described herein to Grantee, Grantee's successors and assigns, in fee simple absolute, forever.

Doc # 2018009319


AND THE GRANTOR WARRANTS as follows:

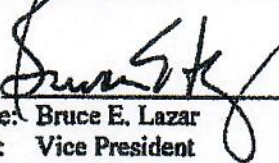
1. That Grantor is seised of said Premises in fee simple absolute, and has good right to convey the same;
2. That the Grantee shall quietly enjoy the said Premises;
3. That the said Premises are free from encumbrances, except as aforesaid;
4. That the Grantor will execute or procure any further necessary assurance of the title to said Premises, and
5. That Grantor will forever warrant and defend the title to said Premises.

IN WITNESS WHEREOF, Grantor has duly executed this Warranty Deed the day and year first above written.

WITNESSES (two witnesses required):

VP MARINA, LLC
By its Sole Member,
Lionstone Holdings (STT), Inc.


 Printed Name: Robert Johnson

By: 
 Name: Bruce E. Lazar
 Title: Vice President

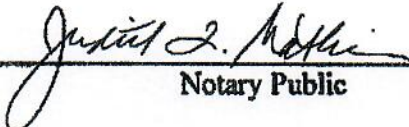

 Printed Name: Robert Johnson

STATE FLORIDA)
)
 COUNTY Miami-Dade)

ACKNOWLEDGMENT

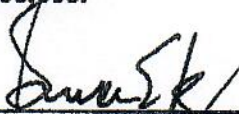
The foregoing instrument was acknowledged this 14th day of November, 2018, by Bruce E. Lazar, Vice President of Lionstone Holdings (STT), Inc., as Sole Member of VP MARINA, LLC, a Virgin Islands limited liability company, duly authorized and on its behalf.




 Notary Public

CERTIFICATION

IT IS HEREBY CERTIFIED that the value of the interest conveyed for recording and stamp tax purposes does not exceed the sum of \$3,400,000.



Bruce E. Lazar, Vice President of Lionstone Holdings (STT), Inc., as Sole Member of VP Marina, LLC



**OFFICE OF THE LIEUTENANT GOVERNOR
OFFICE OF THE TAX COLLECTOR**

5049 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.776-8505 • Fax 340.779.7825
1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.6449 • Fax 340.719.2355

REAL PROPERTY TAX CLEARANCE LETTER

TO: Office of the Recorder of Deeds

FROM: Office of the Tax Collector

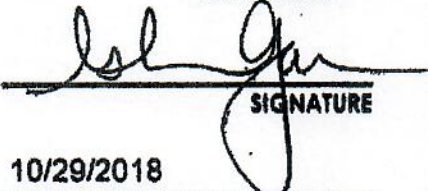
In accordance with Title 28, Section 121, as amended, this shall certify that there are no outstanding Real Property Tax obligations for the following:

PARCEL NUMBER	1-07801-0209-00
LEGAL DESCRIPTION	9B-A NAZARETH RED HOOK QTR.
OWNER'S NAME	VP MARINA LLC

Taxes have been researched up to and including 2018.

CERTIFIED TRUE AND CORRECT BY

Kennard Callendar
Tax Collector


SIGNATURE

10/29/2018

DATE



OFFICE OF THE LIEUTENANT GOVERNOR
OFFICE OF THE TAX COLLECTOR

5049 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.776-8505 • Fax 340.779.7825
1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.6449 • Fax 340.719.2355

REAL PROPERTY TAX CLEARANCE LETTER

TO: Office of the Recorder of Deeds

FROM: Office of the Tax Collector


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

PARCEL NUMBER	1-07801-0201-00
LEGAL DESCRIPTION	9C NAZARETH RED HOOK QTR
OWNER'S NAME	VP MARINA LLC

Taxes have been researched up to and including 2018.

CERTIFIED TRUE AND CORRECT BY

Kennard Callender
Tax Collector


SIGNATURE

10/29/2018
DATE

Doc # 2018009319

Doc # 2018009323
 11/30/2018 08:53 AM
 ERICA DOVER H.P.A.
 RECORDER OF DEEDS
 ST THOMAS / ST JOHN
 RECORDING FEE \$3,512.00
 TRANSFER TAX 3% \$105,000.00
 PER PAGE FEE \$6.00
 ATTACH FEE \$4.00


WARRANTY DEED

THIS INDENTURE, made this 14 day of November, 2018, by and between **MULLER BAY HOLDINGS, LLC**, a limited liability company organized in the U.S. Virgin Islands, with an address of c/o Lionstone Group, Inc., 605 Lincoln Road, 5th Floor, Miami Beach, FL 33139, hereinafter called "Grantor", and **REDHOOK HAYES B REM LLC**, a limited liability company organized in the State of Delaware, with a mailing address of c/o Proskauer, Eleven Times Square, New York, NY 10036, hereinafter called "Grantee",


WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS (\$10.00), the receipt and sufficiency of which is hereby acknowledged,

GRANTOR HEREBY GRANTS AND CONVEYS to Grantee, Grantee's successors and assigns, the real property described as follows:

 Consolidated Parcel No. 9B Estate Nazareth
 No. 1 Red Hook Quarter
 St. Thomas, U.S. Virgin Islands
 Consisting of 14.13 U.S. acres, more or less
 As shown on PWD File No. D9-7430-T004,

and

 Remainder Parcel No. 9 Estate Nazareth
 No. 1 Red Hook Quarter
 St. Thomas, U.S. Virgin Islands
 Consisting of 2.25 U.S. acres, more or less
 As shown on PWD File No. B9-510-T85,

(collectively, the "Premises")

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

SUBJECT TO Virgin Islands zoning laws and regulations, and to agreements, covenants, restrictions and easements of record.

BEING A PORTION OF THE SAME Premises conveyed to Grantor herein by Warranty Deed dated July 12, 2004, recorded at the Office of the Recorder of Deeds for the District of St. Thomas and St. John, U.S. Virgin Islands, on July 21, 2004, as Doc. No. 2004006565;

TO HAVE AND TO HOLD the said Premises described herein to Grantee, Grantee's successors and assigns, in fee simple absolute, forever.

Doc # 2018009323


AND THE GRANTOR WARRANTS as follows:

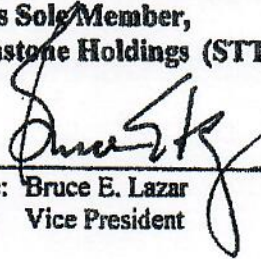
1. That Grantor is seised of said Premises in fee simple absolute, and has good right to convey the same;
2. That the Grantee shall quietly enjoy the said Premises;
3. That the said Premises are free from encumbrances, except as aforesaid;
4. That the Grantor will execute or procure any further necessary assurance of the title to said Premises, and
5. That Grantor will forever warrant and defend the title to said Premises.


IN WITNESS WHEREOF, Grantor has duly executed this Warranty Deed the day and year first above written.

WITNESSES (two witnesses required):

MULLER BAY HOLDINGS, LLC
By its Sole Member,
Lionstone Holdings (STT), Inc.


 Printed Name: Robert Johnson

By: 
 Name: Bruce E. Lazar
 Title: Vice President

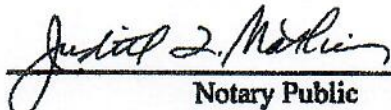

 Printed Name: Bruce E. Lazar

STATE FLORIDA)
)
 COUNTY Miami-Dade)

ACKNOWLEDGMENT

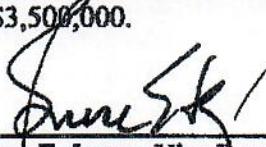
The foregoing instrument was acknowledged this 14th day of November, 2018, by Bruce E. Lazar, Vice President of Lionstone Holdings (STT), Inc., as Sole Member of MULLER BAY HOLDINGS, LLC, a Virgin Islands limited liability company, duly authorized and on its behalf.




 Notary Public

CERTIFICATION

IT IS HEREBY CERTIFIED that the value of the interest conveyed for recording and stamp tax purposes does not exceed the sum of \$3,500,000.



Bruce E. Lazar, Vice President of Lionstone Holdings (STT), Inc., as Sole Member of Muller Bay Holdings, LLC



**OFFICE OF THE LIEUTENANT GOVERNOR
OFFICE OF THE TAX COLLECTOR**

5049 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.776-8505 • Fax 340.779.7825
1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.6449 • Fax 340.719.2355

REAL PROPERTY TAX CLEARANCE LETTER

TO: Office of the Recorder of Deeds

FROM: Office of the Tax Collector

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

PARCEL NUMBER	1-07801-0202-00
LEGAL DESCRIPTION	9B(CONSOLIDATED)NAZARETH No.1 RED HOOK QTR.
OWNER'S NAME	MULLER BAY HOLDING LLC

Taxes have been researched up to and including 2018.

CERTIFIED TRUE AND CORRECT BY

Kennard Callendar
Tax Collector

SIGNATURE

10/29/2018

DATE



**OFFICE OF THE LIEUTENANT GOVERNOR
OFFICE OF THE TAX COLLECTOR**

5049 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.776-8505 • Fax 340.779.7825
1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.6449 • Fax 340.719.2355

REAL PROPERTY TAX CLEARANCE LETTER

TO: Office of the Recorder of Deeds
FROM: Office of the Tax Collector

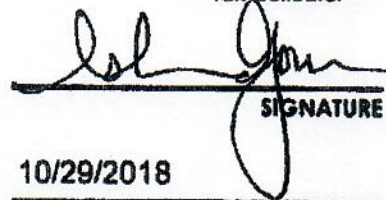
In accordance with Title 28, Section 121, as amended, this shall certify that there are no outstanding Real Property Tax obligations for the following:

PARCEL NUMBER	1-07803-0197-00
LEGAL DESCRIPTION	9 REM.ESTATE NAZARETH No.1 RED HOOK QTR.
OWNER'S NAME	MULLER BAY HOLDING LLC

Taxes have been researched up to and including 2018.

CERTIFIED TRUE AND CORRECT BY

Kennard Callendar
Tax Collector


SIGNATURE

10/29/2018

DATE

Doc # 2018009323

Delaware

Page 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "JACK ROCK B-A C LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE THIRTEENTH DAY OF NOVEMBER, A.D. 2018.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN ASSESSED TO DATE.



7140811 8300

SR# 20187617985

You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature in black ink, appearing to read "JBULLOCK", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed.

Jeffrey W. Bullock, Secretary of State

Authentication: 203891657

Date: 11-13-18

Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF FORMATION OF "JACK ROCK B-A C LLC", FILED IN THIS OFFICE ON THE NINTH DAY OF NOVEMBER, A.D. 2018, AT 4:22 O`CLOCK P.M.




Jeffrey W. Bullock, Secretary of State

7140811 8100
SR# 20187576643

Authentication: 203890973
Date: 11-13-18

You may verify this certificate online at corp.delaware.gov/authver.shtml

State of Delaware
Secretary of State
Division of Corporations
Delivered 04:22 PM 11/09/2018
FILED 04:22 PM 11/09/2018
SR 20187576643 - File Number 7140811

CERTIFICATE OF FORMATION

OF

Jack Rock B-A C LLC

1. The name of the limited liability company is Jack Rock B-A C LLC.
2. The address of its registered office in the State of Delaware is: Corporation Trust Center, 1209 Orange Street, in the City of Wilmington, Delaware 19801. The name of its registered agent at such address is The Corporation Trust Company.

IN WITNESS WHEREOF, the undersigned have executed this Certificate of Formation of Jack Rock B-A C LLC this 9th day of November, 2018.

/s/ Adam Katz

Adam Katz

Delaware

Page 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "REDHOOK HAYES B REM LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE THIRTEENTH DAY OF NOVEMBER, A.D. 2018.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN ASSESSED TO DATE.



7140808 8300

SR# 20187617983

You may verify this certificate online at corp.delaware.gov/authver.shtml

A handwritten signature in black ink, appearing to read "JBULLOCK", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed.

Authentication: 203891635

Date: 11-13-18

Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF FORMATION OF "REDHOOK HAYES B REM LLC", FILED IN THIS OFFICE ON THE NINTH DAY OF NOVEMBER, A.D. 2018, AT 4:21 O`CLOCK P.M.




Jeffrey W. Bullock, Secretary of State

7140808 8100
SR# 20187576642

Authentication: 203890896
Date: 11-13-18

You may verify this certificate online at corp.delaware.gov/authver.shtml

State of Delaware
Secretary of State
Division of Corporations
Delivered 04:21 PM 11/09/2018
FILED 04:21 PM 11/09/2018
SR 20187576642 - File Number 7140808

CERTIFICATE OF FORMATION

OF

Redhook Hayes B Rem LLC

1. The name of the limited liability company is Redhook Hayes B Rem LLC.
2. The address of its registered office in the State of Delaware is: Corporation Trust Center, 1209 Orange Street, in the City of Wilmington, Delaware 19801. The name of its registered agent at such address is The Corporation Trust Company.

IN WITNESS WHEREOF, the undersigned have executed this Certificate of Formation of Redhook Hayes B Rem LLC this 9th day of November, 2018.

/s/ Adam Katz

Adam Katz



**OFFICE OF THE LIEUTENANT GOVERNOR
DIVISION OF THE TAX COLLECTOR**

1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.6449 • Fax 340.719.5581
5049 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.774.2991 • Fax 340.779.7825

REAL PROPERTY TAX CLEARANCE CERTIFICATE

TO: Office of the Recorder of Deeds

FROM: Office of the Tax Collector

In accordance with 28 V.I.C. §121, as amended, I hereby certify that there are no outstanding Real Property Tax obligations for the following parcel:

PARCEL NUMBER	1-07801-0209-00
LEGAL DESCRIPTION	9B-A NAZARETH RED HOOK QTR.
OWNER'S NAME	VP MARINA LLC

Taxes have been researched up to and including 2020. Notwithstanding that all known tax obligations have been satisfied as of this date, 33 V.I.C. §2413 applies.

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam

REAL PROPERTY TAX COLLECTOR

A handwritten signature in black ink, appearing to read "B.A. Leerdam", written over a horizontal line.

SIGNATURE

05/03/2021

DATE



**OFFICE OF THE LIEUTENANT GOVERNOR
DIVISION OF THE TAX COLLECTOR**

1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.6449 • Fax 340.719.5581
5049 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.774.2991 • Fax 340.779.7825

REAL PROPERTY TAX CLEARANCE CERTIFICATE

TO: Office of the Recorder of Deeds

FROM: Office of the Tax Collector

In accordance with 28 V.I.C. §121, as amended, I hereby certify that there are no outstanding Real Property Tax obligations for the following parcel:

PARCEL NUMBER	1-07801-0201-00
LEGAL DESCRIPTION	9C NAZARETH RED HOOK QTR
OWNER'S NAME	JACK ROCK B A C LLC

Taxes have been researched up to and including 2020. Notwithstanding that all known tax obligations have been satisfied as of this date, 33 V.I.C. §2413 applies.

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam

REAL PROPERTY TAX COLLECTOR

SIGNATURE

05/03/2021

DATE



**OFFICE OF THE LIEUTENANT GOVERNOR
DIVISION OF THE TAX COLLECTOR**

1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.6449 • Fax 340.719.5581
5049 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.774.2991 • Fax 340.779.7825

REAL PROPERTY TAX CLEARANCE CERTIFICATE

TO: Office of the Recorder of Deeds

FROM: Office of the Tax Collector

In accordance with 28 V.I.C. §121, as amended, I hereby certify that there are no outstanding Real Property Tax obligations for the following parcel:

PARCEL NUMBER	1-07801-0202-00
LEGAL DESCRIPTION	9B(CONSOLIDATED)NAZARETH No.1 RED HOOK QTR.
OWNER'S NAME	REDHOOK HAYES B REM LLC

Taxes have been researched up to and including 2020. Notwithstanding that all known tax obligations have been satisfied as of this date, 33 V.I.C. §2413 applies.

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam

REAL PROPERTY TAX COLLECTOR


SIGNATURE

05/03/2021

DATE



**OFFICE OF THE LIEUTENANT GOVERNOR
DIVISION OF THE TAX COLLECTOR**

1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.6449 • Fax 340.719.5581
5049 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.774.2991 • Fax 340.779.7825

REAL PROPERTY TAX CLEARANCE CERTIFICATE

TO: Office of the Recorder of Deeds

FROM: Office of the Tax Collector

In accordance with 28 V.I.C. §121, as amended, I hereby certify that there are no outstanding Real Property Tax obligations for the following parcel:

PARCEL NUMBER	1-07803-0197-00
LEGAL DESCRIPTION	9 REM.ESTATE NAZARETH No.1 RED HOOK QTR.
OWNER'S NAME	REDHOOK HAYES B REM LLC

Taxes have been researched up to and including 2020. Notwithstanding that all known tax obligations have been satisfied as of this date, 33 V.I.C. §2413 applies.

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam

REAL PROPERTY TAX COLLECTOR

SIGNATURE

05/03/2021

DATE



**OFFICE OF THE LIEUTENANT GOVERNOR
DIVISION OF THE TAX COLLECTOR**

1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.6449 • Fax 340.719.5581
5049 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.774.2991 • Fax 340.779.7825

REAL PROPERTY TAX CLEARANCE CERTIFICATE

TO: Office of the Recorder of Deeds

FROM: Office of the Tax Collector

In accordance with 28 V.I.C. §121, as amended, I hereby certify that there are no outstanding Real Property Tax obligations for the following parcel:

PARCEL NUMBER	1-07801-0212-00
LEGAL DESCRIPTION	6L-30 NAZARETH No.1 RED HOOK QUARTER
OWNER'S NAME	DEVELOPMENT PARTNERS INTERNATONAL LLC

Taxes have been researched up to and including 2020. Notwithstanding that all known tax obligations have been satisfied as of this date, 33 V.I.C. §2413 applies.

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam

REAL PROPERTY TAX COLLECTOR

SIGNATURE

05/03/2021

DATE



**OFFICE OF THE LIEUTENANT GOVERNOR
DIVISION OF THE TAX COLLECTOR**

1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.6449 • Fax 340.719.5581
5049 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.774.2991 • Fax 340.779.7825

REAL PROPERTY TAX CLEARANCE CERTIFICATE

TO: Office of the Recorder of Deeds

FROM: Office of the Tax Collector

In accordance with 28 V.I.C. §121, as amended, I hereby certify that there are no outstanding Real Property Tax obligations for the following parcel:

PARCEL NUMBER	1-07801-0211-00
LEGAL DESCRIPTION	6L-29 NAZARETH No.1 RED HOOK QUARTER
OWNER'S NAME	DEVELOPMENT PARTNERS INTERNATONAL LLC

Taxes have been researched up to and including 2020. Notwithstanding that all known tax obligations have been satisfied as of this date, 33 V.I.C. §2413 applies.

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam

REAL PROPERTY TAX COLLECTOR

SIGNATURE

05/03/2021

DATE



**OFFICE OF THE LIEUTENANT GOVERNOR
DIVISION OF THE TAX COLLECTOR**

1105 King Street • Christiansted, Virgin Islands 00820 • 340 773 6449 • Fax 340 719 5581
5049 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.774.2991 • Fax 340 779 7825

REAL PROPERTY TAX CLEARANCE CERTIFICATE

TO: Office of the Recorder of Deeds

FROM: Office of the Tax Collector

In accordance with 28 V.I.C. §121, as amended, I hereby certify that there are no outstanding Real Property Tax obligations for the following parcel:

PARCEL NUMBER	1-07802-0203-00
LEGAL DESCRIPTION	6L-24&6L-25 NAZARETH CABRITA CONDOS STG.II RED HOOK
OWNER'S NAME	DEVELOPMENT PARTNERS INTERNATIONAL LLC

Taxes have been researched up to and including 2020. Notwithstanding that all known tax obligations have been satisfied as of this date, 33 V.I.C. §2413 applies.

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam

REAL PROPERTY TAX COLLECTOR

SIGNATURE

05/03/2021

DATE



**OFFICE OF THE LIEUTENANT GOVERNOR
DIVISION OF THE TAX COLLECTOR**

1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.6449 • Fax 340.719.5581
5049 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.774.2991 • Fax 340.779.7825

REAL PROPERTY TAX CLEARANCE CERTIFICATE

TO: Office of the Recorder of Deeds

FROM: Office of the Tax Collector

In accordance with 28 V.I.C. §121, as amended, I hereby certify that there are no outstanding Real Property Tax obligations for the following parcel:

PARCEL NUMBER	1-07802-0201-00
LEGAL DESCRIPTION	6L REMAINDER NAZARETH No.1 RED HOOK QUARTER
OWNER'S NAME	DEVELOPMENT PARTNERS INTERNATIONAL LLC

Taxes have been researched up to and including 2020. Notwithstanding that all known tax obligations have been satisfied as of this date, 33 V.I.C. §2413 applies.

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam

REAL PROPERTY TAX COLLECTOR

SIGNATURE

05/03/2021

DATE



**OFFICE OF THE LIEUTENANT GOVERNOR
DIVISION OF THE TAX COLLECTOR**

1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.6449 • Fax 340.719.5581
5049 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.774.2991 • Fax 340.779.7825

REAL PROPERTY TAX CLEARANCE CERTIFICATE

TO: Office of the Recorder of Deeds

FROM: Office of the Tax Collector

In accordance with 28 V.I.C. §121, as amended, I hereby certify that there are no outstanding Real Property Tax obligations for the following parcel:

PARCEL NUMBER	1-07802-0204-00
LEGAL DESCRIPTION	6L-23 NAZARETH No. 1 RED HOOK QTR
OWNER'S NAME	DEVELOPMENT PARTNERS INT., LLC

Taxes have been researched up to and including 2020. Notwithstanding that all known tax obligations have been satisfied as of this date, 33 V.I.C. §2413 applies.

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam

REAL PROPERTY TAX COLLECTOR

SIGNATURE

05/03/2021

DATE

GOVERNMENT OF THE U.S. VIRGIN ISLANDS
BUREAU OF INTERNAL REVENUE

6115 EST. SMITH BAY-
ST. THOMAS, VI 00802
Tel: (340) 714-9320
Fax: (340) 714-9341

5/11/2021

4008 ESTATE DIAMOND - PLOT 7-B
CHRISTIANSTED, VI 00820
Tel: (340) 773-1040
Fax: (340) 773-1006

DEVELOPMENT PARTNERS INTERNATIONAL LLC
1000 BLACKBEARD HILL
SUITE 10
ST THOMAS, VI 00802-0000

Business EIN: 660976969
RE: CZM ONLY

MAY 19 2021

DPNR
VICZM PROGRAM

Please Submit This Letter To Your CZM Authority

Dear Taxpayer:

This is in response to your application of 5/06/2021 in which you requested a letter of clearance for a Coastal Zone Management Permit pursuant to Title 12, V. I. Code, Section 910 (a) (c).

Based on the information in our files, we find that you are current in the filing and payment of your tax obligation. This Certification is for Coastal Zone Permit purposes only and does not absolve you of any subsequent revelation of tax obligation past or future.

Sincerely,


Delinquent Accounts & Returns

GOVERNMENT OF THE U.S. VIRGIN ISLANDS
BUREAU OF INTERNAL REVENUE

6115 EST. SMITH BAY-
ST. THOMAS, VI 00802
Tel: (340) 714-9320
Fax: (340) 714-9341

5/11/2021

4008 ESTATE DIAMOND - PLOT 7-B
CHRISTIANSTED, VI 00820
Tel: (340) 773-1040
Fax: (340) 773-1006

DEVELOPMENT PARTNERS INTERNATIONAL LLC
1000 BLACKBEARD HILL
SUITE 10
ST THOMAS, VI 00802-0000

Business EIN: 660976969
RE: CZM ONLY

Please Submit This Letter To Your CZM Authority

Dear Taxpayer:

This is in response to your application of 5/06/2021 in which you requested a letter of clearance for a Costal Zone Management Permit pursuant to Title 12, V. I. Code, Section 910 (a) (c).

Based on the information in our files, we find that you are current in the filing and payment of your tax obligation. This Certification is for Costal Zone Permit purposes only and does not absolve you of any subsequent revelation of tax obligation past or future.

Sincerely,


Delinquent Accounts & Returns

GOVERNMENT OF THE U.S. VIRGIN ISLANDS
BUREAU OF INTERNAL REVENUE

6115 EST. SMITH BAY-
ST. THOMAS, VI 00802
Tel: (340) 714-9320
Fax: (340) 714-9341

5/11/2021

4008 ESTATE DIAMOND - PLOT 7-B
CHRISTIANSTED, VI 00820
Tel: (340) 773-1040
Fax: (340) 773-1006

REDHOOK HAYES B REM LLC
1000 BLACKBEARD HILL
SUITE 10
ST THOMAS, VI 00802-0000

Business EIN: 863587843
RE: CZM ONLY

Please Submit This Letter To Your CZM Authority

Dear Taxpayer:

This is in response to your application of 5/05/2021 in which you requested a letter of clearance for a Costal Zone Management Permit pursuant to Title 12, V. I. Code, Section 910 (a) (c).

Based on the information in our files, we find that you are current in the filing and payment of your tax obligation. This Certification is for Costal Zone Permit purposes only and does not absolve you of any subsequent revelation of tax obligation past or future.

Sincerely,


Delinquent Accounts & Returns

GOVERNMENT OF THE U.S: VIRGIN ISLANDS
BUREAU OF INTERNAL REVENUE

6115 EST. SMITH BAY-
ST. THOMAS, VI 00802
Tel: (340) 714-9320
Fax: (340) 714-9341

5/11/2021

4008 ESTATE DIAMOND - PLOT 7-B
CHRISTIANSTED, VI 00820
Tel: (340) 773-1040
Fax: (340) 773-1006

JACK ROCK B-A C LLC
1000 BLACKBEARD HILL
SUITE 10
ST THOMAS, VI 00802-0000

Business EIN: 832542402
RE: CZM ONLY

Please Submit This Letter To Your CZM Authority

Dear Taxpayer:

This is in response to your application of 5/05/2021 in which you requested a letter of clearance for a Costal Zone Management Permit pursuant to Title 12, V. I. Code, Section 910 (a) (c).

Based on the information in our files, we find that you are current in the filing and payment of your tax obligation. This Certification is for Costal Zone Permit purposes only and does not absolve you of any subsequent revelation of tax obligation past or future.

Sincerely,


Delinquent Accounts & Returns

