



Sericore VI Development Center

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Contents

SALT RIVER EQUITY LLC DBA SERICORE VI	18 JUN 2023	1
SECTION A		3
1.1 Opportunity		3
1.2 Grange Development Center Concept		5
1.3 Project Summary		6
Phase One:.....		6
Phase Two:.....		9
Phase Three:.....		10
Phase Four:.....		12

SECTION A

1.1 Opportunity

Sericore VI Member/Managers Steve and Young Baker purchased Estate Grange in 2021 and relocated to St. Croix. Member Manager Steve Baker started Sericore in 2010 as a software and hardware engineering firm. Sericore develops custom hardware/firmware solutions and backend systems supporting data storage, search, and presentation. Current software systems customers include the US Federal Government, DoD, and commercial partners.

Steve Baker plans to expand Sericore VI's St Croix-based development center. The development center would hire software developers, a design engineer (CAD) and a facilities person. With further review of infrastructure capabilities, Sericore could move several cloud-based platforms to servers housed locally. Sericore is investigating high-yield aquaponics, energy solutions including wind and solar, and improving the current infrastructure and systems supporting the Grange property.

Sericore VI – Estate Grange, Company



Sericore's owners Steve and Young Baker are owners of 9A&10 Estate Grange Co (Hamilton House) and its accompanying 26 acres. Grange will comprise of event space, R&D space, living space, and workspace, specifically, Sericore VI current operations run out the 1800 sq ft overseer quarters converted

to office space. The estate includes five other buildings for work-live or office expansion. Sericore employs people from many states and as such Sericore VI plans to improve buildings to include accommodation for traveling employees.

Sericore VI conducts research and development of new products at Grange. We currently are developing a next-generation communication system for emergency responders and expanding global support for current government customers. We employ CAD modeling and 3D printing to generate concept designs, evaluate for manufacturability, test for environmental ruggedness and hone form and function. We use the Grange property to test wireless system functionality, Line of Sight (LOS) range, Non-LOS range, and validate development system operational assumptions.

Sericore VI has developed technology and systems supporting large data sets and is investigating, on the Grange property, means to leverage data technology to address local needs. Namely, Sericore VI is running experiments with wind and solar for energy production, investigating methods to minimize water use in the production of cool weather crops such as lettuce, greens, and other vegetables and produce that currently arrive by cargo ship, and prototyping solutions that are tested on-property.

We see this property as the perfect incubator to research and develop technologies that improve the local experience. We propose to create solutions and goods on island, for consumption on island. We propose a portion of our property be zoned retail as we sit adjacent to Queens Highway. This allows us to provide the best and freshest products with minimal transportation costs.

Sericore VI conducts training events for several customers, all of which occur at mainland locations. We wish to bring these events to St Croix and share the island we call home. The Grange great house, built in 1732, is a great staging place for indoor and outdoor events. The yard surrounding the great house was once the island's botanical garden and we wish to bring it back. Alexander Hamilton's mother's gravesite is just down from the great house and this combination of garden, history and artifacts is unique to St Croix.

Sericore VI has invested hundreds of thousands of dollars in bringing the neglected property back to life. Our plan includes means to continue our research and development efforts, expand solutions to include high-yield farming, and living quarters for visiting employees or event participants, continue our investigation of data-driven energy solutions, and provide retail means to sell said property-generated goods and solutions.

The current zoning is R1 and we request rezoning to R3. Adjacent properties are zoned R1. There is no plan to subdivide the Grange property for parcel sales. Our intent is to create an open space community for creative development, meeting, enjoying gardens and monuments, agriculture and live/workspace for revitalization and continued economic development. Current roads are gravel and easily maintained with on-site equipment. One the drive to the left prior to the fork to the great house is space for additional parking. This area was seeded in 2022 and is manicured as necessary during the wet seasons.

1.2 Grange Development Center Concept



1.3 Project Summary

Phase One:

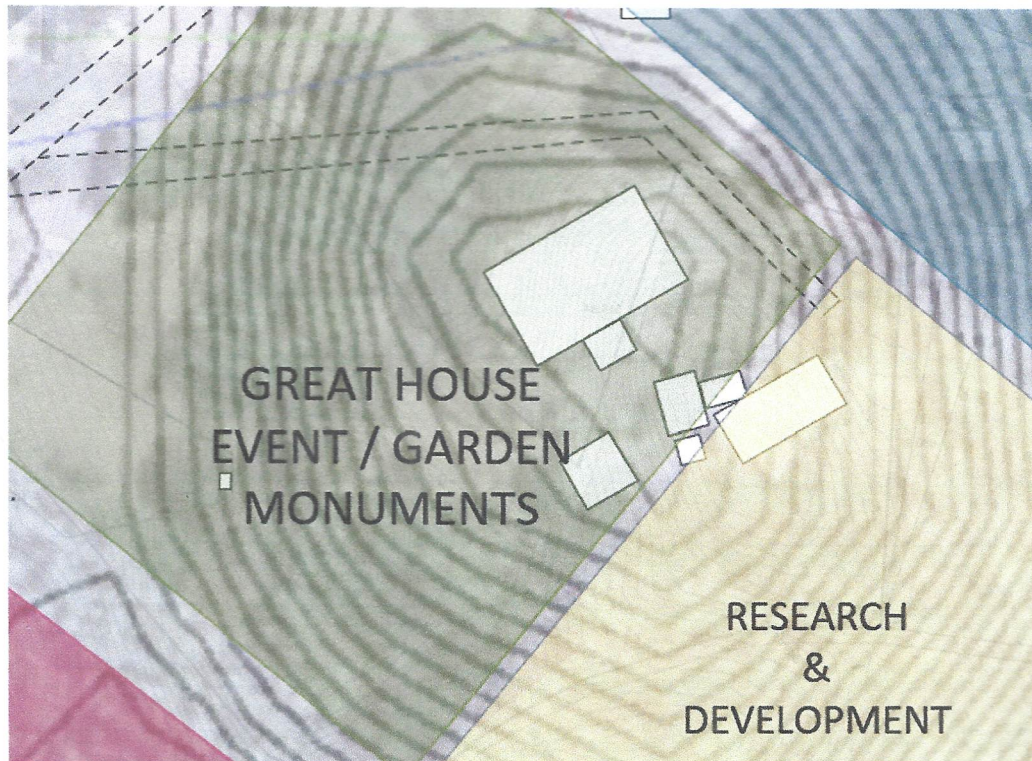
Summary – Utilize the existing great house for an event venue and accessory buildings as workspace. Create indoor and outdoor spaces for meetings, parties, and similar events while bringing the surrounding botanical areas around the monuments back to life. Create safe walking paths for visitors to enjoy and support the revitalization effort with low-use water infrastructure.

Timeframe – Immediate 2023-2024

Currently, only one employee on St. Croix is working out of the overseer’s house adjacent to the great house. Current zoning allows for owner use only. Future interns or employees would park in the upper area next to the great house. Parking space for 6-8 cars already exists between the main buildings. The great house with few non-structural modifications, for example, access locks to the lower-level storage areas would be placed. The house itself does not need improvements. Our intent is to open the great house to event planners and propose to Sericore VI mainland customers to come to St Croix for training events.

The primary part of this plan is to work with botanical experts on bringing the botanical garden back to vitality. We have Lignum Vitae, Palms, Mahogany, Egger’s Agave, Cactus, and many other beautiful flora and fauna, and wish to design natural walking paths and infrastructure supporting low-drip irrigation.

Also supporting this effort is defining a sizable area for natural composting. The property produces large amounts of deadfall and foliage waste. Our intent is to use this organic material for large-scale composting and not transport materials to the landfill.





Upper Patio Steps and Surrounding Garden





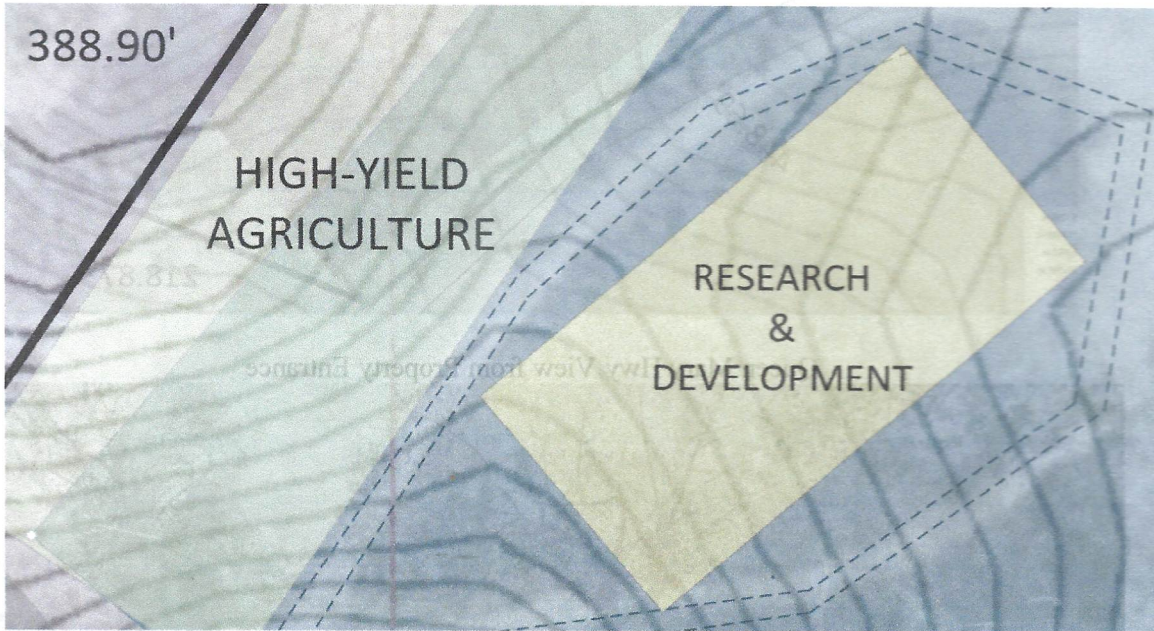
Great House Patio and Surrounding Garden



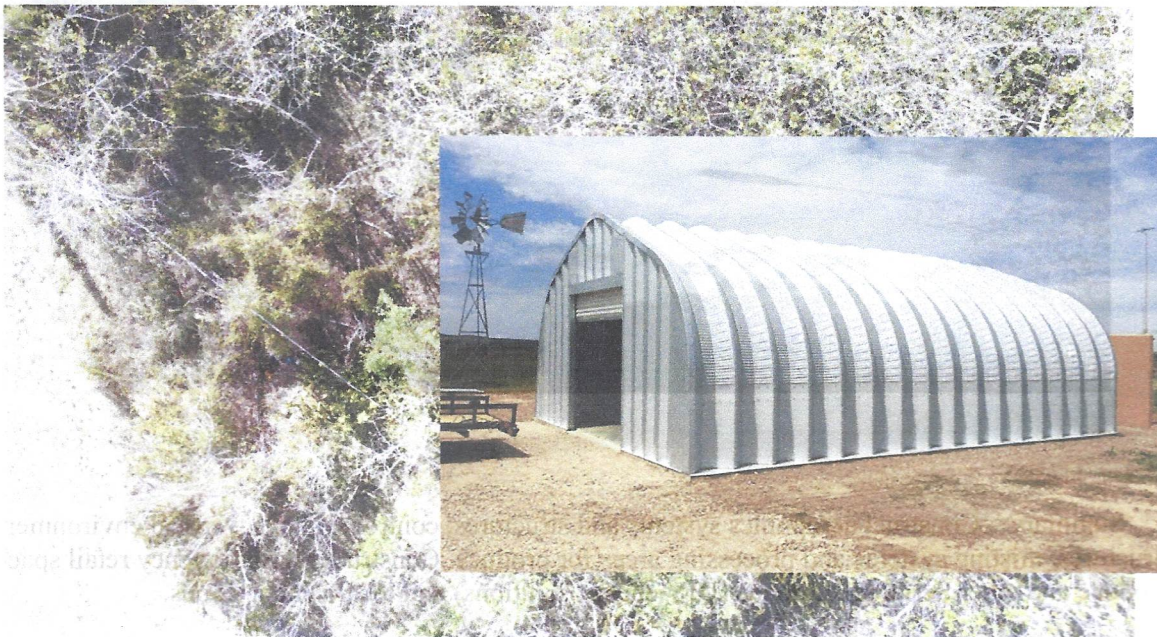
Phase Two:

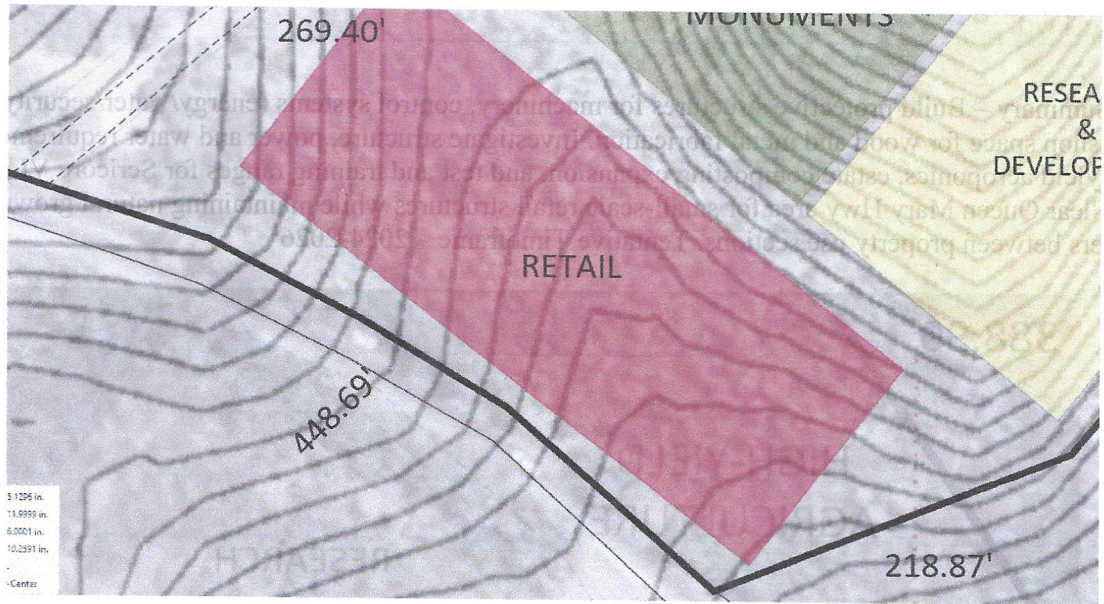
Summary – Build protective structures for machinery, control systems (energy/water/security), and workshop space for wood and metal fabrication. Investigate structure, power and water requirements for high yield aeroponics, estate composting expansion, and test and training ranges for Sericore VI products.

Clear Queen Mary Hwy area for small-scale retail structures while maintaining natural growth barriers between property use sections. Tentative Timeframe – 2024-2026

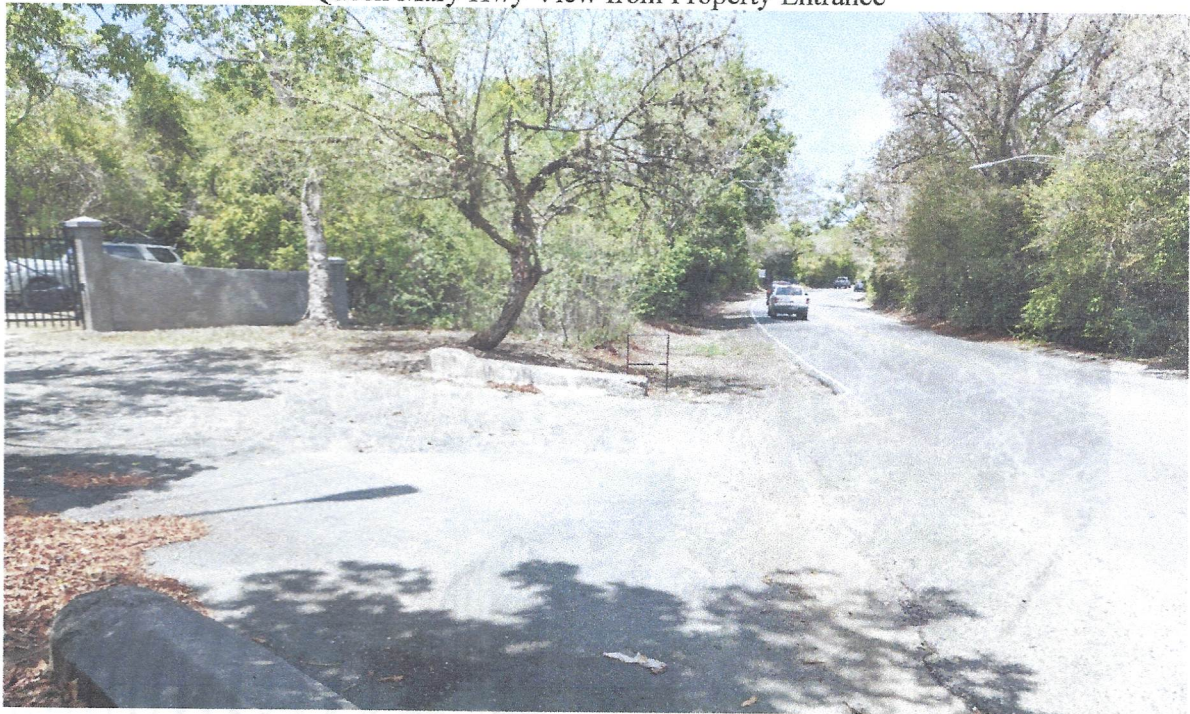


Ariel View of Research and Development Area





Queen Mary Hwy View from Property Entrance



Phase Three:

Summary – Construct aeroponics systems and structures, control systems, vertical environmental structures, misting systems and processing areas for produce. Construct high-efficiency retail space for produce and other Sericore VI goods (DIY energy solutions) and local vendor goods.

Tentative Timeline 2024-2028



Aeroponic Towers in Natural Sun Climate Ecosystem



Queen Mary Hwy Specialized Shops – Bakery, Produce, Crafts, etc.

Phase Four:

Summary – Construct mixed-use live/workspace for makers, crafts people, artists, metalworkers, etc.

Tentative Timeline 2027-2030

