



THE UNITED STATES VIRGIN ISLANDS
OFFICE OF THE LIEUTENANT GOVERNOR

Tregenza A. Roach, Esq.
Lieutenant Governor

Commissioner of Insurance
Chairman, V.I. Banking Board

January 23, 2026

Honorable Senator Milton E. Potter
Senate President
36th Legislature of the Virgin Islands
P. O. Box 1690
St. Thomas, VI 00804

Re: *Road Plot 1-1 Spanish Town, Road Plot 2-1 Estate Annaberg and Shannon Grove, Road Plot 5-1, Road Plot 10-1 and Road Plot 11-1 Estate Blessing, St. Croix, US Virgin Islands*

Dear Honorable Senate President Potter:

This request is being forwarded to you as the Senate President for distribution to the proper Committee for approval based on the following reasons.

On November 4, 2025, the Office of the Lieutenant Governor submitted a letter dated November 3, 2025 and supporting documents to the Chairman of the Committee on Culture, Youth, Aging, Sports and Parks, Honorable Senator Angel L. Bolques, Jr. in conformance with Title 33 of the Virgin Islands Code, section 2494a to approve the Government's acceptance of real property in lieu of payment of real property taxes. The letter and supporting documents were received on behalf of the Honorable Senator Bolques, Jr., as evidenced in a document entitled "*Acknowledgement of Receipt*" signed by Glenn Freeman on November 4, 2025 at 9:57.

As a kind reminder, on December 12, 2025, the Office of Legal Counsel, Office of the Lieutenant Governor sent an email to Senator Bolques, Jr., stating that "if the Committee on Housing, Parks, and Recreation (Committee on Culture, Youth, Aging, Sports, and Parks) does not take action to approve or disapprove the matter within thirty (30) days of receipt, the acceptance will be considered approved and ratified" and attached the "*Acknowledgement of Receipt*" evidencing that Senator Bolques' Chambers received the letter and supporting documentation on November 4, 2025. Accordingly, based on this timeline, if the request was not approved by the Committee on Culture,

Youth, Aging, Sports, and Parks by December 19, 2025, it would be deemed approved and ratified.

On December 20, 2025, we received a letter from Senator Bolques, Jr., stating that “[p]ursuant to guidance from the Office of the Legislative Legal Counsel, the proper successor committee with justification over this matter is the Committee on Housing, Transportation and Telecommunications” and recommended that the materials be formally resubmitted to the aforementioned Committee.

The St. Croix Renaissance Group, LLLP (“SCRG”) owns Road Plots 1-1 Spanish Town (consisting of approximately 2.130 acres), 2-1 Estate Annaberg & Shannon Grove (consisting of approximately 1.074 acres), 5-1 Estate Blessing (consisting of approximately 0.334 acres), 11-1 Estate Blessing (consisting of approximately 0.166 acres), and 10-1 Estate Blessing (consisting of approximately 0.206 acres), St. Croix, US Virgin Islands (hereinafter “the Roadway Plots”) and desires to convey the aforesaid Roadway Plots to the Lieutenant Governor, on behalf of the Government of the Virgin Islands¹ in lieu of paying real property taxes owed in the amount of Five Hundred Thirty-one Thousand Six Hundred Eight Dollars and Six cents (\$531,608.06) for 2016 – 2019 tax years.

Pursuant to Title 33 of the Virgin Islands Code, section 2494a(2)², the Tax Assessor conducted an actual view of the Roadway Plots and valued and appraised the real property at Five Hundred Thirty-Five Thousand Four Hundred Dollars (\$535,400.00).

Title 33 of the Virgin Islands code, section 2494a(3) states in pertinent part that “No real property shall be accepted for a less amount than the outstanding taxes, plus penalties and costs.” Therefore, because the Tax Assessor appraised the roadway plots at Five Hundred Thirty-Five Thousand Four Hundred Dollars (\$535,400.00), which exceeds the real property taxes owed by SCRG in the amount of Five Hundred Thirty-

¹ Title 33 of the Virgin Islands Code, section 2494a(1) states that “The Lieutenant Governor, on behalf of the Government of the United States Virgin Islands, is authorized to accept real property in lieu of the payment of, or to satisfy a debt resulting from the non-payment of real property taxes owed to the Government.”

² Title 33 of the Virgin Islands Code, section 2494a(2) states that “Upon written request by a taxpayer, the Tax Assessor shall, upon actual view, value and appraise each property offered to the Government under subsection (a) of this section. The Tax Assessor shall have access to the records of the Recorder of Deeds, the Commissioner of Public Works, or any other officer of the Government of the United States Virgin Islands for purposes of appraising the property. The method of appraisal and factors to be considered shall be pursuant to sections 2403 and 2404 of this title. Upon completion of each appraisal, the Tax Assessor shall prepare a written statement of the market value of the real property, including a listing of all alienation of the property subject to taxation and all liens against the property, accompanied by a comprehensive statement of the unit prices or factors included or the method used in the computation of the total value, and promptly transmit it to the Lieutenant Governor. The taxpayer shall bear all costs associated with the appraisal.”

one Thousand Six Hundred Eight Dollars and Six cents (\$531,608.06) for 2016 – 2019 tax years, we respectfully recommend your approval.

Pursuant to Title 33 of the Virgin Islands Code, section 2494a(6)³, the Government of the Virgin Islands, Department of Sports, Parks & Recreation intends to utilize the Roadway Plots for the “Uston Cornelius Bike Coasting Park”, as evidenced in a letter dated October 21, 2025 from the Department of Sports, Parks & Recreation attached herein.

Notwithstanding that Title 33 of the Virgin Islands Code, section 2494a(4) states that “[n]o acceptance of real property under this section shall be effective unless first approved by the Legislature’s Committee on Housing Parks and Recreation; provided, however, if the Legislature’s Committee on Housing Parks and Recreation has not acted to disapprove such acceptance within thirty (30) working days after receipt thereof, the acceptance shall be deemed approved and ratified”, because the proposed road plots will be used for a bike coasting park, we forwarded this proposal to the Chairman of the Committee on Culture, Youth, Aging, Sports and Parks according to the mandates of the Committee.⁴

However, based on recommendation from the Honorable Senator Bolques, Jr., as memorialized in his letter dated December 20, 2025, we are forwarding this request and supporting documentation to you, as the Senate President for distribution to the proper Committee.

³ Title 33 of the Virgin Islands Code, section 2494a(6) states that: “Any real property accepted by the Government pursuant to this section shall be conveyed and used by the Housing Finance Authority to provide affordable housing and home ownership, as provided under title 21, of this Code or by the Department of Housing, Parks and Recreation for development of recreational facilities, including car racing tracks.” (Emphasis added).

⁴ Committee on Culture, Youth, Aging, Sports and Parks shall:

“(1) receive, consider, and make recommendations on all bills relating to youth; youth training schools, the Legislative Youth Advisory Council, youth apprenticeship programs, youth protective services, the Virgin Islands Commission on Youth, and other youth programs; and matters related to youth;

(2) receive, consider and make recommendations on all bills relating to sports, facilities and complexes, recreation centers, and physical fitness;

(3) receive, consider and make recommendations on all bills relating to public recreation, sports facilities and complexes, horse racing, parks, sports facilities and complexes, recreation centers, parks, horse racing, parks, game rooms, and other sports and recreational facilities;

(4) receive and consider bills on other sports and activities;

(5) receive, consider and make recommendations on bills relating to any matter that is relevant to the operation of the Committee on Culture, Youth, Aging, Sports and Parks;

(6) all other bills related to youth programs; and

(7) receive, consider, and make recommendations on all bills relating to antiquities and historic preservation, including bills relating to museums, cultural centers, government collections and depositories housed in the Territory and other depositories outside of the Territory.” See, Legislature of the United States Virgin Islands.

Letter to the Honorable Senate President, Milton E. Potter

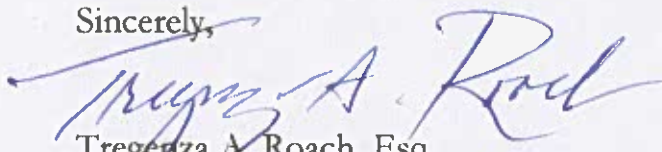
Re: Road Plot 1-1 Spanish Town, Road Plot 2-1 Estate Annaberg and Shannon Grove, Road Plot 5-1, Road Plot 10-1 and Road Plot 11-1 Estate Blessing, St. Croix, US Virgin Islands

Page 4 of 4

We have also copied the Honorable Marvin A. Blyden, Chairman of the Committee on Housing, Transportation and Telecommunications herein.

We request the proper Committee's favorable approval.

Sincerely,



Tregenza A. Roach, Esq.

Lieutenant Governor of the U.S. Virgin Islands

cc: Honorable Marvin A. Blyden, Chairman of the Committee on Housing, Transportation and Telecommunications

Encls: Letter from the Honorable Senator Angel L. Bolques, Jr. to the Office of the Lieutenant Governor dated December 20, 2025

"Acknowledgement of Receipt" dated November 4, 2025 signed by Glenn Freeman at 9:57 on behalf of the Honorable Senator Angel L. Bolques, Jr.

Letter from the Office of the Lieutenant Governor to the Honorable Senator Angel L. Bolques, Jr. dated November 3, 2025

Letter of Transmittal of Real Property Tax Assessment/Final Valuation from the Office of the Tax Assessor

P.W. Drawing No. 3270-A

D.P.N.R. DWG No. 4541

D.P.N.R. DWG No. 4541-C

O.L.G. Drawing No. A9-113-C016

O.L.G. Drawing No. A9-115-C016

New OLG DWG#: D9-6721-C021

New OLG DWG#: D9-6724-C021

Property Record Card

Real Property Tax Status Report

Quitclaim Deed dated May 9, 2002 between St. Croix Alumina, L.L.C and St. Croix Renaissance Group L.L.P. conveying *inter alia*, Plot No. 1 Estate Spanish Town, Kings, Quarter, Plot No. 2 Estate Annaberg and Shannon Grove, Remainder Plot No. 5 Estate Blessing, King's Quarter, Plot No. 10 Estate Blessing, King's Quarter and Plot No. 11 Estate Blessing, King's Quarter

Letter from the Department of Sports, Parks and Recreation dated October 21, 2025

33 V.I.C. § 2494a – "Government Acceptance of Real Property in Lieu of Payment of Real Property Taxes"

Legislature of the Virgin Islands



P.O. BOX 1690
ST. THOMAS, U.S. VIRGIN ISLANDS 00802
(340) 693-3571

The Honorable

Angel Bolques, Jr.

Senator-At-Large

36th Legislature of the Virgin Islands

CHAIRMAN

Committee on Culture, Youth, Aging, Sports & Parks

VICE-CHAIRMAN

Committee on Economic Development & Agriculture

MEMBER

Committee of the Whole

Committee on Rules & Judiciary

Committee on Homeland Security, Justice & Public Safety

Committee on Disaster Recovery, Infrastructure & Planning

Sub-Committee on Energy & Infrastructure Development

December 20, 2025

Honorable Tregenza A. Roach, Esq.
Lieutenant Governor
Government of the Virgin Islands
5049 Kongens Gade
St. Thomas, Virgin Islands 00802

Re: BR25-0949 – Submission of Materials to Incorrect Legislative Committee

Dear Lieutenant Governor Roach,

I write in my capacity as Chairman of the Committee on Culture, Youth, Aging, Sports and Parks of the Thirty-Sixth Legislature of the Virgin Islands regarding the submission of materials pertaining to the Government's acceptance of real property in lieu of payment of real property taxes under Title 33, Virgin Islands Code, section 2494a.

It has come to my attention that the referenced materials were transmitted to the Committee on Culture, Youth, Aging, Sports and Parks. However, that committee is not the appropriate successor committee to the former Committee on Housing, Parks and Recreation for purposes of review under the statute.

Pursuant to guidance from the Office of Legislative Legal Counsel, the proper successor committee with jurisdiction over this matter is the Committee on Housing, Transportation, and Telecommunications. As such, the submission should be transmitted to that committee for review and disposition in accordance with applicable law.

Accordingly, please be advised that the materials should be formally re-submitted to the Committee on Housing, Transportation, and Telecommunications so that the statutory process may proceed properly.

Should you have any questions or require further clarification, please do not hesitate to contact my office.

Respectfully,

A handwritten signature in dark ink, appearing to read "Angel Bolques, Jr.", is written over a faint, larger version of the same signature.

The Honorable Angel Bolques, Jr.
Chair, Committee on Culture, Youth, Aging, and Parks
Senator At Large, 36th Legislature of the Virgin Islands

CC: Marvin A. Blyden



THE UNITED STATES VIRGIN ISLANDS
OFFICE OF THE LIEUTENANT GOVERNOR

Tregenza A. Roach, Esq.
Lieutenant Governor

Commissioner of Insurance
Chairman, V.I. Banking Board

Acknowledgment of Receipt

To: Honorable Angel L. Bolques, Jr.
36th Legislature of the Virgin Islands

From: Nadja Harrigan, Esq.
Legal Counsel

Date: November 4, 2025

Please sign and date below to acknowledge receipt of the enclosed document.

Glenn Freeman
Name

11/04/25 @ 9:57
Date

Glenn Freeman
Signature



THE UNITED STATES VIRGIN ISLANDS
OFFICE OF THE LIEUTENANT GOVERNOR

Tregenza A. Roach, Esq.
Lieutenant Governor

Commissioner of Insurance
Chairman, V.I. Banking Board

November 3, 2025

Honorable Angel L. Bolques, Jr.
Chairman
Committee on Culture, Youth, Aging, Sports and Parks
36th Legislature of the Virgin Islands
P. O. Box 1690
St. Thomas, VI 00804

Re: *Road Plot 1-1 Spanish Town, Road Plot 2-1 Estate Annaberg and Shannon Grove, Road Plot 5-1, Road Plot 10-1 and Road Plot 11-1 Estate Blessing, St. Croix, US Virgin Islands*

Dear Honorable Chairman Bolques, Jr:

This request is being forwarded to the Committee on Culture, Youth, Aging, Sports and Parks¹ in conformance with Title 33 of the Virgin Islands Code, section 2494a for the Committee's approval² to approve the Government's acceptance of real property in lieu of payment of real property taxes.

¹ Committee on Culture, Youth, Aging, Sports and Parks shall:

"(1) receive, consider, and make recommendations on all bills relating to youth; youth training schools, the Legislative Youth Advisory Council, youth apprenticeship programs, youth protective services, the Virgin Islands Commission on Youth, and other youth programs; and matters related to youth;

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² Notwithstanding that Title 33 of the Virgin Island Code, section 2494a(4) states that "No acceptance of real property under this section shall be effective unless first approved by the Legislature's Committee on Housing Parks and Recreation, provided, however, if the Legislature's Committee on Housing Parks and Recreation has not acted to disapprove such

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Pursuant to Title 33 of the Virgin Islands Code, section 2494a(2)⁴, the Tax Assessor conducted an actual view of the Roadway Plots and valued and appraised the real property at Five Hundred Thirty-Five Thousand Four Hundred Dollars (\$535,400.00).

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Because the property can only be accepted for affordable housing and home ownership or recreational facilities, pursuant to Title 33 of the Virgin Islands Code, section 2494a(6)⁵, the Government of the Virgin Islands, Department of Sports, Parks &

acceptance within thirty (30) working days after receipt thereof, the acceptance shall be deemed approved and ratified", because the proposed real property will be used for a bike coasting path, we forwarded this proposal to the Committee on Culture, Youth, Aging, Sports and Parks according to the mandates of the Committee.

³ Title 33 of the Virgin Islands Code, section 2494a(1) states that "The Lieutenant Governor, on behalf of the Government of the United States Virgin Islands, is authorized to accept real property in lieu of the payment of, or to satisfy a debt resulting from the non payment of real property taxes owed to the Government."

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Letter to the Committee on Culture, Youth, Aging, Sports and Parks

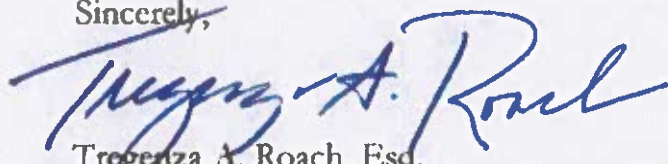
Re: Road Plot 1-1 Spanish Town, Road Plot 2-1 Estate Annaberg and Shannon Grove, Road Plot 5-1, Road Plot 10-1 and Road Plot 11-1 Estate Blessing, St. Croix, US Virgin Islands

Page 3 of 4

Recreation intends to utilize the Roadway Plots for the "Uston Cornelius Bike Coasting Park."

We request your approval.⁶

Sincerely,



Troyen A. Roach, Esq.

Lieutenant Governor of the U.S. Virgin Islands

APPROVED

Honorable Angel L. Bolques, Jr.
Chairman
Committee on Culture, Youth,
Aging, Sports and Parks

DISAPPROVED

Honorable Angel L. Bolques, Jr.
Chairman
Committee on Culture, Youth,
Aging, Sports and Parks

ownership, as provided under title 21, of this Code or by the Department of Housing, Parks and Recreation for development of recreational facilities, including car racing tracks."

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Letter to the Committee on Culture, Youth, Aging, Sports and Parks

Re: Road Plot 1-1 Spanish Town, Road Plot 2-1 Estate Annaberg and Shannon Grove, Road Plot 5-1, Road Plot 10-1 and Road Plot 11-1 Estate Blessing, St. Croix, US Virgin Islands

Page 4 of 4

Encls: Letter of Transmittal of Real Property Tax Assessment/Final Valuation from the

Office of the Tax Assessor

P.W. Drawing No. 3270-A

D.P.N.R. DWG No. 4541

D.P.N.R. DWG No. 4541-C

O.L.G. Drawing No. A9-113 C016

O.L.G. Drawing No. A9-115 C016

New O.L.G. DWG#: D9-6721 C021

New O.L.G. DWG#: D9-6724 C021

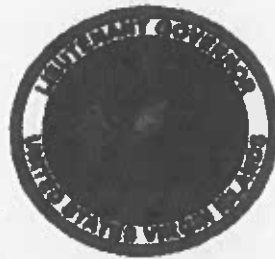
Property Record Card

Real Property Tax Status Report

Quitclaim Deed dated May 9, 2002 between St. Croix Alumina, L.L.C. and St. Croix Renaissance Group L.L.L.P. conveying *inter alia*, Plot No. 1 Estate Spanish Town, Kings, Quarter, Plot No. 2 Estate Annaberg and Shannon Grove, Remainder Plot No. 5 Estate Blessing, King's Quarter, Plot No. 10 Estate Blessing, King's Quarter and Plot No. 11 Estate Blessing, King's Quarter

Letter from the Department of Sports, Parks and Recreation dated October 21, 2025

33 V.I.C. § 2494a - "Government Acceptance of Real Property in Lieu of Payment of Real Property Taxes"



**Office of the Tax Assessor
Office of the Lieutenant Governor
1131 King Street, Suite 101
Christiansted, St. Croix 00820**

Letter of Transmittal of Real Property Tax Assessment/Final Valuation

TO:

Committee of Housing, Parks and Recreation
36th Legislature of the Virgin Islands
Charlotte Amalie, St. Thomas, VI 00802

RE: Real Property described as Road Plot 1-1 Spanish Town, Road Plot 2-1 Annaberg and Shannon Grove, Road Plot 5-1, Road Plot 10-1, and Road Plot 11-1 Blessing St. Croix, US Virgin Islands

PROPOSED PARCEL NUMBER: 2-08200-0301-LB

DESCRIPTION OF SALIENT FEATURES:

Zoning: I-1 Heavy Industrial
Topography: Gentle Slope
Property Type: Road
Property Use: Industrial Developed Land

PROPERTY OWNER: St. Croix Renaissance, LLC

SCOPE OF WORK:

To form an opinion of value for presentation to the Legislature for review of subject road plots and their intended use. The opinion of value is to assist in determining value of roads to be accepted by the Government of the US Virgin Islands as Real Property in Lieu of Taxes per Title 33 V.I.C. Section 2494a, Government acceptance of real property in lieu of payment of real property taxes.

The subject parcels are adjacent to the existing public road plots leading to the container port and are heavily traversed with average pavement on a portion of the roads.

The Value was prepared in conformance with guidelines and recommendations set forth in the Uniform Standard of Appraisal Practice (USPAP) and the International Association of Assessing Officers. (IAAO). The method of value determination was completed pursuant to Title 33 V.I.C. Section 2403, method of making assessments.

DATE OF REPORT: October 31, 2025

DATE OF INSPECTION: October 6th, October 8th, and October 29th, 2025

METHOD OF VALUATION: Cost Approach

Road is heavily traversed with portion of the road having pavement. The subject parcels are 3.91 acres or 170,320 square feet. Asphalt paving is found on Road Plots 1-1 and 2-1 and is joined to existing public road plots 4-AB, 4-ABB and 4-ABC.

Road Plots 1-1 and 2-1 are 30 feet wide, but per site inspection, determination was made that only 17 of the 30 feet is paved. Paving accounts for 1.81 acres or 78,897 square feet.

Land: \$333,800 (3.91 acre or 170,320 square feet)

Improvement: \$201,600 Asphalt Paving (17 x 4641 feet or 78,897 square feet)

Final Value: \$535,400

MAP REFERENCES:

3270-A

4541

4541-C

A9-113-C016

A9-115-C016

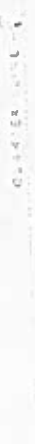
D9-6721-C021

D9-6724-C021



Other supporting documentation contained within digital work file.

SIGNATURE: *Charles E. Mortland*
Asst. Tax Assessor



DATE	DESCRIPTION	AMOUNT	BALANCE
1900	TO BALANCE	100.00	100.00
1901	BY SALES	150.00	250.00
1902	TO PURCHASES	75.00	175.00
1903	BY SALES	125.00	300.00
1904	TO PURCHASES	100.00	200.00
1905	BY SALES	175.00	375.00
1906	TO PURCHASES	125.00	250.00
1907	BY SALES	200.00	450.00
1908	TO PURCHASES	150.00	300.00
1909	BY SALES	225.00	525.00
1910	TO PURCHASES	175.00	350.00
1911	BY SALES	250.00	600.00
1912	TO PURCHASES	200.00	400.00
1913	BY SALES	275.00	675.00
1914	TO PURCHASES	225.00	450.00
1915	BY SALES	300.00	750.00
1916	TO PURCHASES	250.00	500.00
1917	BY SALES	325.00	825.00
1918	TO PURCHASES	275.00	550.00
1919	BY SALES	350.00	900.00
1920	TO PURCHASES	300.00	600.00
1921	BY SALES	375.00	975.00
1922	TO PURCHASES	325.00	650.00
1923	BY SALES	400.00	1050.00
1924	TO PURCHASES	350.00	700.00
1925	BY SALES	425.00	1125.00
1926	TO PURCHASES	375.00	750.00
1927	BY SALES	450.00	1200.00
1928	TO PURCHASES	400.00	800.00
1929	BY SALES	475.00	1275.00
1930	TO PURCHASES	425.00	850.00
1931	BY SALES	500.00	1350.00
1932	TO PURCHASES	450.00	900.00
1933	BY SALES	525.00	1425.00
1934	TO PURCHASES	475.00	950.00
1935	BY SALES	550.00	1500.00
1936	TO PURCHASES	500.00	1000.00
1937	BY SALES	575.00	1575.00
1938	TO PURCHASES	525.00	1050.00
1939	BY SALES	600.00	1650.00
1940	TO PURCHASES	550.00	1100.00
1941	BY SALES	625.00	1725.00
1942	TO PURCHASES	575.00	1150.00
1943	BY SALES	650.00	1800.00
1944	TO PURCHASES	600.00	1200.00
1945	BY SALES	675.00	1875.00
1946	TO PURCHASES	625.00	1250.00
1947	BY SALES	700.00	1950.00
1948	TO PURCHASES	650.00	1300.00
1949	BY SALES	725.00	2025.00
1950	TO PURCHASES	675.00	1350.00
1951	BY SALES	750.00	2100.00
1952	TO PURCHASES	700.00	1400.00
1953	BY SALES	775.00	2175.00
1954	TO PURCHASES	725.00	1450.00
1955	BY SALES	800.00	2250.00
1956	TO PURCHASES	750.00	1500.00
1957	BY SALES	825.00	2325.00
1958	TO PURCHASES	775.00	1550.00
1959	BY SALES	850.00	2400.00
1960	TO PURCHASES	800.00	1600.00
1961	BY SALES	875.00	2475.00
1962	TO PURCHASES	825.00	1650.00
1963	BY SALES	900.00	2550.00
1964	TO PURCHASES	850.00	1700.00
1965	BY SALES	925.00	2625.00
1966	TO PURCHASES	875.00	1750.00
1967	BY SALES	950.00	2700.00
1968	TO PURCHASES	900.00	1800.00
1969	BY SALES	975.00	2775.00
1970	TO PURCHASES	925.00	1850.00
1971	BY SALES	1000.00	2850.00
1972	TO PURCHASES	950.00	1900.00
1973	BY SALES	1025.00	2925.00
1974	TO PURCHASES	975.00	1950.00
1975	BY SALES	1050.00	3000.00
1976	TO PURCHASES	1000.00	2000.00
1977	BY SALES	1075.00	3075.00
1978	TO PURCHASES	1025.00	2050.00

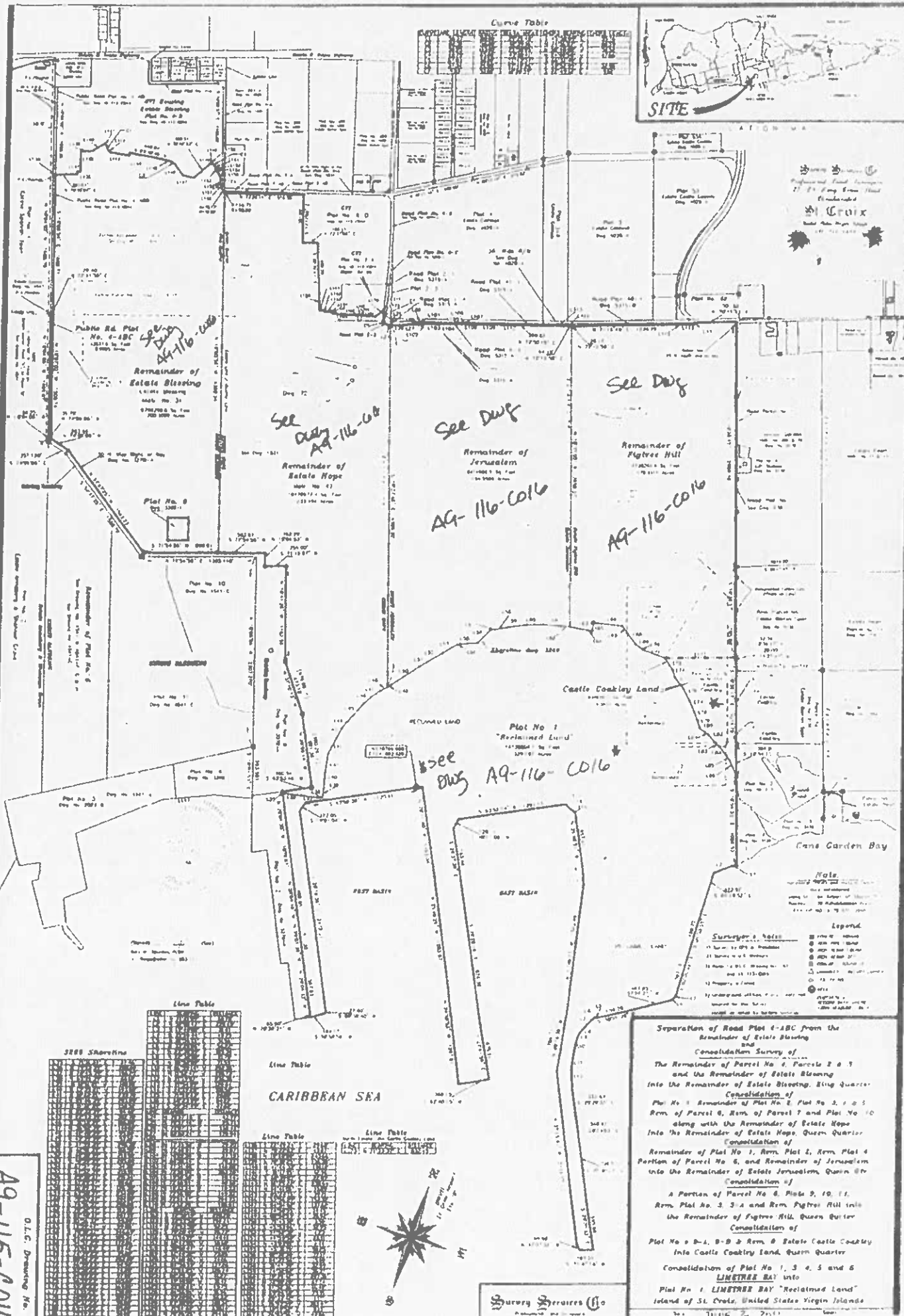
[illegible][illegible]

DATE	DESCRIPTION	AMOUNT	BALANCE
1900	Jan 1		100.00
1901	Jan 1		100.00
1902	Jan 1		100.00
1903	Jan 1		100.00
1904	Jan 1		100.00
1905	Jan 1		100.00
1906	Jan 1		100.00
1907	Jan 1		100.00
1908	Jan 1		100.00
1909	Jan 1		100.00
1910	Jan 1		100.00
1911	Jan 1		100.00
1912	Jan 1		100.00
1913	Jan 1		100.00
1914	Jan 1		100.00
1915	Jan 1		100.00
1916	Jan 1		100.00
1917	Jan 1		100.00
1918	Jan 1		100.00
1919	Jan 1		100.00
1920	Jan 1		100.00
1921	Jan 1		100.00
1922	Jan 1		100.00
1923	Jan 1		100.00
1924	Jan 1		100.00
1925	Jan 1		100.00
1926	Jan 1		100.00
1927	Jan 1		100.00
1928	Jan 1		100.00
1929	Jan 1		100.00
1930	Jan 1		100.00
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1932	Jan 1		100.00
1933	Jan 1		100.00
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1936	Jan 1		100.00
1937	Jan 1		100.00
1938	Jan 1		100.00
1939	Jan 1		100.00
1940	Jan 1		100.00
1941	Jan 1		100.00
1942	Jan 1		100.00
1943	Jan 1		100.00
1944	Jan 1		100.00
1945	Jan 1		100.00
1946	Jan 1		100.00
1947	Jan 1		100.00
1948	Jan 1		100.00
1949	Jan 1		100.00
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1953	Jan 1		100.00
1954	Jan 1		100.00
1955	Jan 1		100.00
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1958	Jan 1		100.00
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1972	Jan 1		100.00
1973	Jan 1		100.00
1974	Jan 1		100.00
1975	Jan 1		100.00
1976	Jan 1		100.00
1977	Jan 1		100.00
1978	Jan 1		100.00
1979	Jan 1		100.00
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1981	Jan 1		100.00
1982	Jan 1		100.00
1983	Jan 1		100.00
1984	Jan 1		100.00
1985	Jan 1		100.00
1986	Jan 1		100.00
1987	Jan 1		100.00
1988	Jan 1		100.00
1989	Jan 1		100.00
1990	Jan 1		100.00
1991	Jan 1		100.00
1992	Jan 1		100.00
1993	Jan 1		100.00

姓名	性别	年龄	籍贯	职业	住址	备注
王德胜	男	45	山东	农民	XX村	
李秀英	女	38	河北	工人	XX厂	
张国强	男	52	河南	干部	XX局	
刘小红	女	28	江苏	教师	XX校	
陈大伟	男	35	浙江	商人	XX街	
赵小芳	女	42	安徽	护士	XX院	
孙志明	男	50	湖北	工程师	XX所	
周丽娟	女	30	湖南	记者	XX报	
吴建国	男	48	江西	医生	XX院	
郑小华	女	25	福建	学生	XX校	
冯大刚	男	55	广东	教授	XX大	
马秀珍	女	40	广西	会计	XX厂	
徐国强	男	33	四川	司机	XX司	
黄小梅	女	22	重庆	歌手	XX台	
林志明	男	47	陕西	作家	XX社	
周丽娟	女	37	山西	画家	XX画	
吴建国	男	53	内蒙古	牧民	XX牧	
郑小华	女	27	辽宁	程序员	XX公	
冯大刚	男	57	吉林	教授	XX大	
马秀珍	女	43	黑龙江	护士	XX院	
徐国强	男	37	山东	工人	XX厂	
黄小梅	女	23	河南	学生	XX校	
林志明	男	49	河北	商人	XX街	
周丽娟	女	39	江苏	教师	XX校	
吴建国	男	54	浙江	医生	XX院	
郑小华	女	29	安徽	会计	XX厂	
冯大刚	男	59	湖北	司机	XX司	
马秀珍	女	44	湖南	歌手	XX台	
徐国强	男	39	江西	作家	XX社	
黄小梅	女	24	山西	画家	XX画	
林志明	男	54	内蒙古	牧民	XX牧	
周丽娟	女	44	辽宁	程序员	XX公	
吴建国	男	64	吉林	教授	XX大	
郑小华	女	54	黑龙江	护士	XX院	

Curve Table

Radius	Chord	Angle	Length
100	100	180	314.16
200	200	90	628.32
300	300	60	942.48
400	400	45	1256.64
500	500	36	1570.80
600	600	30	1884.96
700	700	25	2199.12
800	800	22	2513.28
900	900	20	2827.44
1000	1000	18	3141.60



Note
This map was prepared by the Surveyors of the Government of the Virgin Islands, and is subject to the provisions of the Surveyors Act, 1960.

Legend

1	Surveyor's Station
2	Boundary Line
3	Right of Way
4	Water
5	Shoreline
6	Setback Line
7	Other

Separation of Road Plot 4-18C from the Remainder of Estate Blessing
Consolidation Survey of
The Remainder of Parcel No. 4, Parcel No. 2 & 3 and the Remainder of Estate Blessing into the Remainder of Estate Blessing, King Quarter
Consolidation of
Plot No. 1, Remainder of Plot No. 2, Plot No. 3, & 5 Rem. of Parcel 4, Rem. of Parcel 7 and Plot No. 10 along with the Remainder of Estate Hope into the Remainder of Estate Hope, Queen Quarter
Consolidation of
Remainder of Plot No. 1, Rem. Plot 2, Rem. Plot 4 Portion of Parcel No. 6, and Remainder of Jerusalem into the Remainder of Estate Jerusalem, Queen Qtr
Consolidation of
A Portion of Parcel No. 4, Plots 9, 10, 11, Rem. Plot No. 3, 3-4 and Rem. Figs Hill into the Remainder of Figs Hill, Queen Quarter
Consolidation of
Plot No. 8-10, 8-10 & Rem. 8 Estate Castle Cockley into Castle Cockley Land, Queen Quarter
Consolidation of Plot No. 1, 3, 4, 5 and 6
LINDBREE BAY into
Plot No. 1, LINDBREE BAY "Reclaimed Land" Island of St. Croix, United States Virgin Islands

AG-115-0016
O.L.C. Drawing No.



The Green Place Engineering • Environment
Engineers • Inspectors • Planners
 800-411-2269 • 2000
 1000 10th St. N. • Minneapolis, MN 55412

The Green Place Engineering • Environment
Engineers • Inspectors • Planners
 800-411-2269 • 2000
 1000 10th St. N. • Minneapolis, MN 55412



VICINITY MAP
(Not to Scale)

11

- BOUNDARY DESCRIPTION AND NORTH ARROW REFER TO C.D.G. DRAWING 4041
- 3 THIS PROPERTY APPEARS TO US WITHIN "ZONE A" ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. "00000 D001 G" APRIL 18, 2007
- 4 PROPERTY IS CURRENTLY ZONE "B-1"
- 5 SURVEY BY U.S. UNITS AND CONDUCTED USING CONVENTIONAL SURVEY METHYD IN DECEMBER 2000 AND JUNE, 2011

LEGEND:

	PLUT PROD LINE	UTILITY POL.
	ORCH PRODUCE LINE	BOS. AIR FINE
	SCTACK LINE	CONCRETE REMOVAL (79-142)
	UNARMED CONCR	A

Composite Map
Sheet 1 of 2

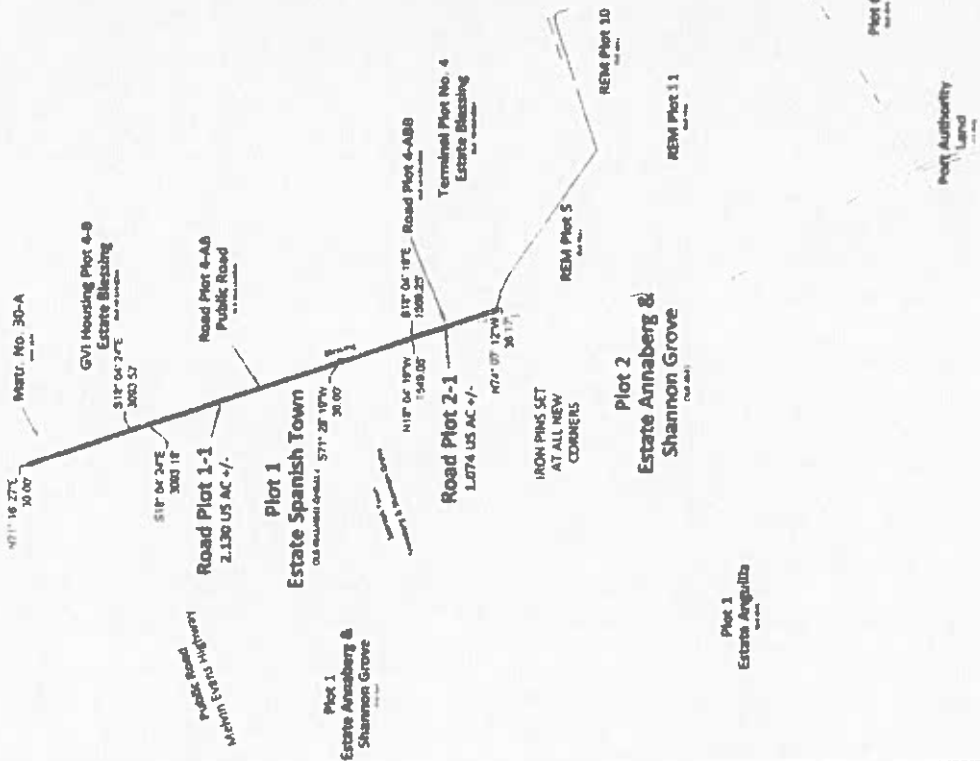
**Subdivision of Road Plot 1-1 from
Plot 1 Spanish Town
& Road Plot 2-1 from**

Plot 2 Annaberg and Shannon Grove

Date	9 APRIL 1987
Crewman	CH
Building no.	FLS Dept 62-11
Sector	I - 105 R

GSC Computing LAB
20X132

D9-6721 -C021



1. PROPERTY, BELONGING TO THE DEPARTMENT OF THE ARMY, IS NOT TO BE USED FOR ANY OTHER PURPOSE THAN THAT FOR WHICH IT WAS ACQUIRED.

SCALE
= 800 ft



BCSC D0SP1VA
The Department of the Interior, Bureau of Land Management
is responsible for the management and conservation of the public lands and resources of the United States.



NOTES:
VICINITY MAP
(See to Scale)

1. BOUNDARY DECISION AND NORTH ARROW REFER TO OLD DRAWINGS 6541
2. THIS PROPERTY APPEARS TO BE WITHIN ZONE A, ACCORDING TO THE FLOOD RESISTANCE RATE MAP COMPLETION MAP NO. 10000 0001 C APRIL 16, 2007
3. PROPERTY IS CURRENTLY ZONED L-1
4. SURVEY IN U.S. UNITS AND CONDUCTED USING CONVENTIONAL SURVEY METHODS IN DECEMBER 2000 AND JUNE 2011

LEGEND:
ROAD PROPOSED LINE
OTHER PROPERTY LINE
STITCHES LINE
UNIMPROVED CORNERS
UTILITY POLE
IRON PIN FOUND
CONCRETE MONUMENT (FOUND)
IRON PIN SET AT ALL NEW CORNERS
IRON PIN SET AT ALL NEW CORNERS

Sheet 2 of 2

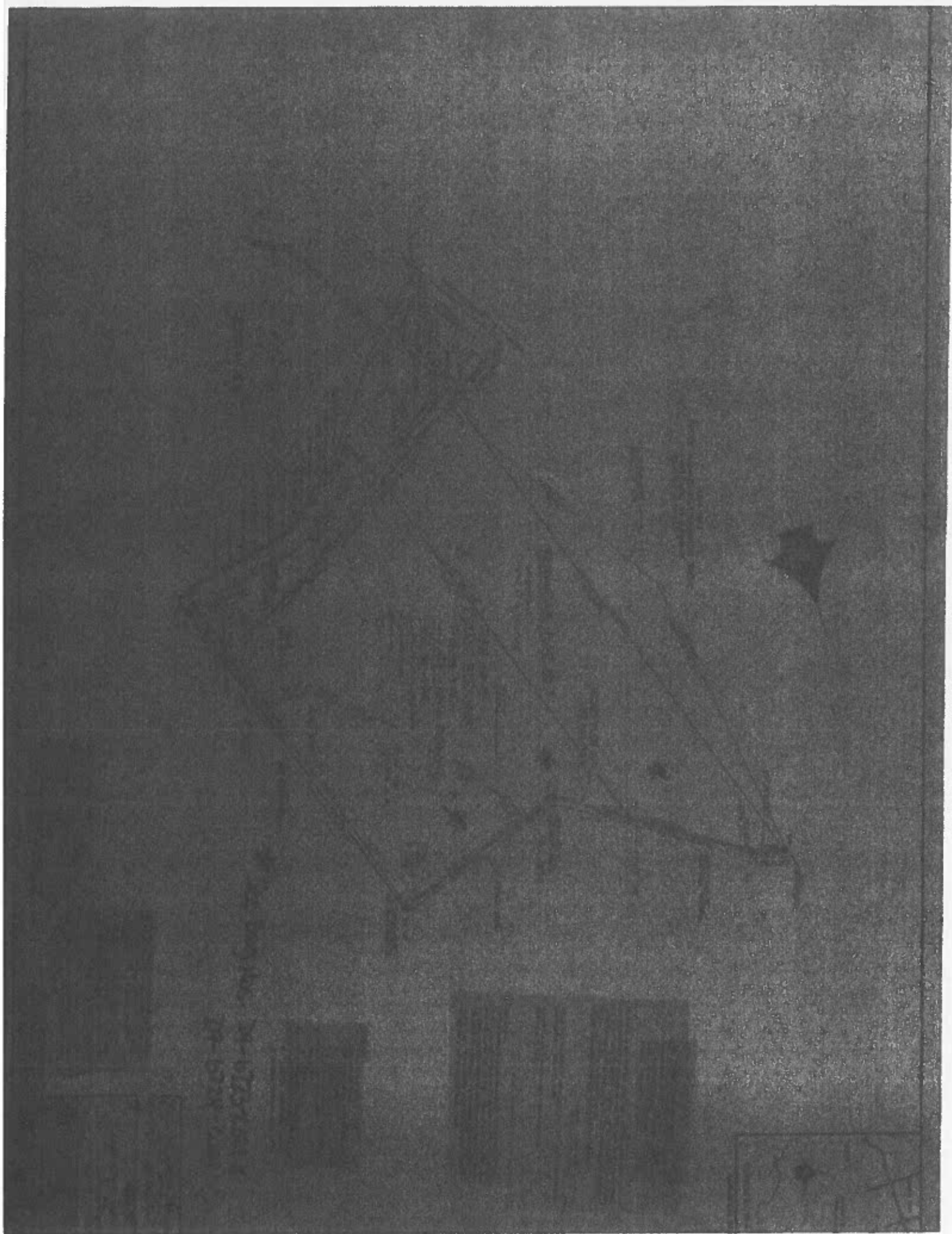
Subdivision of
Road Plot 5-1 from Plot 5 &
Road Plot 11-1 from Plot 11 &
Road Plot 10-1 from Plot 10
Estate Blessing
King & Queen Quarter, Saint Croix, Virgin Islands

Scale: 1" = 200'
Date: 1/10/2011
Drawing No: 20X132
Sheet: 2 of 2
D9-6724-C021

I, BLESSING L. BLESSING, REGISTERED CIVIL ENGINEER, HAVE PREPARED THIS MAP AND CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF VIRGINIA AND THAT I AM NOT PROVIDING THIS MAP FOR ANY OTHER PURPOSE THAN THAT FOR WHICH IT WAS PREPARED. I HAVE CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAVE FOUND THAT THE INFORMATION PROVIDED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAVE FOUND THAT THE INFORMATION PROVIDED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAVE FOUND THAT THE INFORMATION PROVIDED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Scale: 1" = 200'
Drawing No: 20X132
Sheet: 2 of 2
D9-6724-C021



PARCEL ID 2082000301LB

PARCEL YEAR 2026

PARCEL ADDRESS PROPOSED ROAD PLOTS 1-1 SPANISH TOWN, 2-1 ANNABERG, AND 5-1, 11-1 & 10-1 BLESSIM

as of 10/17/2025

PARCEL INFORMATION

Owner: GOVERNMENT OF THE VIRGIN ISLANDS
Address: DEPARTMENT OF PROPERTY AND PROCUREMENT
ST THOMAS, VI 00801

Usage: 0010
Tax Class: 1
Total Sqft: 170320
Total Acres: 3.91

Sale Price: 1/1/2025
Sale Date: L
Sale Type: N
Sale Value:

Book Number: 1
Page Number: 20250000001
Deed Number: CX01 - CHRISTIANSTED COM
Nbnd Code:

Inspected Date: DEED
Inspect Reas: Verify Source
Sale Instrmnt: PAR AMENITY
Antenry Type:

COMMERCIAL SECTIONS/GROUPS

Section: Category: Grnd Fl Area: Story Height: Const. Class: Yr/Est Yr Bld: RCNLD:

Section: Category: Grnd Fl Area: Story Height: Const. Class: Yr/Est Yr Bld: RCNLD:

Section: Category: Grnd Fl Area: Story Height: Const. Class: Yr/Est Yr Bld: RCNLD:

Section: Category: Grnd Fl Area: Story Height: Const. Class: Yr/Est Yr Bld: RCNLD:

Section: Category: Grnd Fl Area: Story Height: Const. Class: Yr/Est Yr Bld: RCNLD:

Section: Category: Grnd Fl Area: Story Height: Const. Class: Yr/Est Yr Bld: RCNLD:

Section: Category: Grnd Fl Area: Story Height: Const. Class: Yr/Est Yr Bld: RCNLD:

Comm Amenities: Id Type Measure

Comm Amenities: Id Type Measure

Comm Amenities: Id Type Measure

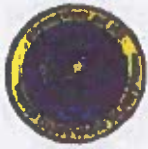
Comm Amenities: Id Type Measure

SKETCH

LAND INFORMATION									
Seq	Type	Use	Mntd	Sq-Ft	Acres	Infl-VN	Value	Nbnd	
1	S	I	S	21780	0.50	Y	42689	CX01	
2	S	I	S	43580	1.00	Y	85378	CX01	
3	S	I	S	104890	2.41	Y	205761	CX01	
DETACHED INFORMATION									
St	Unit	Mar-1	Mar-2	E-YR-Bld	Chy	Cord	%Good	P/F/E	Cost
AS	S	17	4641	2015	G	A			201600
VALUATION INFORMATION									
Current Total				Bldg		Land		333800	
Prior Total				309400		0		64800	

PHOTO

No Image Available



**OFFICE OF THE LIEUTENANT GOVERNOR
OFFICE 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

**STATUS
REAL PROPERTY TAXES**

REQUESTED BY:

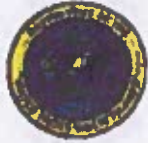
CONTACT NUMBER: St. Thomas/St. John (340.774.2991), St. Croix (340.773.6449)

PROPERTY: ANGUILLA, SPANISH TOWN, BLESSING, ANNABERG &
SHANNON GROVE

PARCEL NUMBER: 2-08200-0301-00

PROPERTY OWNER: ST CROIX RENAISSANCE GROUP, LLLP

TAX YEAR	GROSS TAX	EXEMPT TAX	NET TAX DUE	SEWER FEE	OTHER FEES	INTEREST DUE	PENALTY DUE	TOTAL DUE	TOTAL PAID	TOTAL BALANCE
2025	107,346.07	107,346.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2024	107,346.07	107,346.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2023	107,346.07	107,346.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2022	107,346.07	107,346.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2021	107,346.07	107,346.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2020	107,346.07	107,346.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2019	105,004.75	0.00	105,004.75	0.00	0.00	26,251.19	5.00	131,260.94	0.00	131,260.94
2018	105,004.75	0.00	105,004.75	0.00	0.00	26,251.19	5.00	131,260.94	0.00	131,260.94
2017	108,150.92	0.00	108,150.92	0.00	0.00	26,907.62	5.00	135,063.54	520.45	134,543.09
2016	107,630.47	0.00	107,630.47	0.00	0.00	26,907.62	5.00	134,543.09	0.00	134,543.09
2015	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2014	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2013	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2012	374,943.75	0.00	374,943.75	0.00	0.00	0.00	0.00	374,943.75	374,943.75	0.00
2011	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2010	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2009	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2008	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00



OFFICE OF THE LIEUTENANT GOVERNOR
OFFICE 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

STATUS
REAL PROPERTY TAXES

REQUESTED BY:

CONTACT NUMBER:

St.Thomas/St.John (340.774.2991), St.Croix (340.773.6449)

PROPERTY:

ANGUILLA, SPANISH TOWN, BLESSING, ANNABERG &
SHANNON GROVE

PARCEL NUMBER:

2-08200-0301-00

PROPERTY OWNER:

ST CROIX RENAISSANCE GROUP, LLLP

TAX YEAR	GROSS TAX	EXEMPT TAX	NET TAX DUE	SEWER FEE	OTHER FEES	INTEREST DUE	PENALTY DUE	TOTAL DUE	TOTAL PAID	TOTAL BALANCE
2005	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2004	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2003	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2002	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2001	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1999	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1998	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1997	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

TOTALS	1,444,811.06	644,076.42	800,734.64	0.00	0.00	106,317.62	20.00	907,072.26	375,464.20	531,608.06
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Penalty assessed to: 10/21/2025

Please remit payment to the GOVERNMENT OF THE U.S. VIRGIN ISLANDS. Accepted methods of payment: Cash, Credit Card, Cashier Check, or Money Order. Once paid, contact the Tax Collector to process your Tax Clearance
To setup IPA, First payment due is \$79,741.21

Interest accrues through date of payment

GENERATED ON 10/21/2025

Page No. 2

Stacy Keen Duen...

Doc # 1562642747

55493

#403
225,125.54
Stacy Keen Duen
Cashed = 11/16/02
\$116,000.00
3/10/10

LG 1217

QUITCLAIM DEED

THIS QUITCLAIM DEED, is made this 9th day of May, 2002, by and between ST. CROIX ALUMINA, L.L.C. ("SCA"), a Delaware limited liability company, whose mailing address is Alcoa Building, 201 Isabella Street, Pittsburgh, Pennsylvania 15212, and ST. CROIX RENAISSANCE GROUP L.L.L.P. ("Buyer"), a Delaware limited partnership registered as a limited liability partnership, whose mailing address is PMB 175 4093 Diamond Rukey, Suite 1, Christchurch, U.S. Virgin Islands 00820

WITNESSETH

That SCA, for and in consideration of the sum of EIGHT MILLION EIGHT HUNDRED THOUSAND U.S. DOLLARS (\$8,800,000.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does by these presents hereby remise, release and forever quitclaim to Buyer, all of SCA's right, title, interest, claim and demand in that certain real property situated in St. Croix, U.S. Virgin Islands, as described in Exhibit 1, attached hereto and made a part hereof by reference;

TOGETHER with all of SCA's interest in the improvements, tenements, hereditaments and appurtenances thereunto belonging,

TO HAVE AND TO HOLD said rights, title, interest, claim, and demand of SCA unto Buyer and to its successors and assigns, forever

9000

9000

9000

0006

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0006

IN WITNESS WHEREOF, SCA has duly executed this deed the day and year first above

written

WITNESSES:

[Signature]

ST. CROIX ALUMINA, L.L.C.

By:

[Signature]

Name JOHN M. SIBLY

Title BU President AWA Atlantic
and as Alternate Member Representative

Coral Gables

STATE OF Pennsylvania

COUNTY OF Allegheny

)

) ss

)

The foregoing instrument was acknowledged before me this 16 day of May, 2002
by John M. Sibly as Alternate Member Representative of ST. CROIX ALUMINA,
L.L.C., a Delaware limited liability company, on behalf of said limited liability company

[Signature]
Notary Public

20020512/141
Book: 800
Page: 478
Filed & Recorded
MAY 17 2002 11:41:59 AM
ALLEGHENY COUNTY
RECORDERS OF DEEDS
ST. CROIX
RECORDING FEE \$ 4.00
PAY PREP FEE \$ 2.00
DEED REC STAMP \$ 1.00
ATTACHMENT FEE \$ 1.00
PROPERTY FEE \$ 1.00
\$ 10.00
Althea L. Lido
Recorder

Notarial Seal
Colleen D. Hunter, Notary Public
Pittsburgh, Allegheny County
My Commission Expires Apr 14, 2003

"CERTIFICATE OF PUBLIC SURVEYOR - IT IS HEREBY CERTIFIED that, according to
the records of the office of the Public Surveyor, the property described in
the foregoing Warranty Deed has undergone no changes with respect to boundary
and area."

Dated: MAY 10 2002

Fee: \$355.00

[Signature]
Supervisor Survey & Deeds Section
for: Bernadette C. Williams
Assistant Tax Assessor

0006

0006

0006

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5000.

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9000.

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9000.

Exhibit I

Territory of the Virgin Islands - District of St. Croix

1. Parcel No. 12-A of V.I. Corp. Lands, King's Quarter, St. Croix, U.S. Virgin Islands, containing 35,245 U.S. acres, more or less, as shown on D.P.N.R. Drawing No. 4541-B and as detailed on D.P.N.R. Drawing No. 4541-E, both dated April 27, 1989.
2. Remainder of Parcel No. 12-D of V.I. Corp. Lands, King's Quarter, St. Croix, U.S. Virgin Islands, containing 0.868 U.S. acres, more or less, as shown on D.P.N.R. Drawing No. 4541-E, dated April 27, 1989.
3. Remainder of Parcel No. 12-E of V.I. Corp. Lands, King's Quarter, St. Croix, U.S. Virgin Islands, containing 0.358 U.S. acres, more or less, as shown on D.P.N.R. Drawing No. 4541-E, dated April 27, 1989.
4. Plot No. 1 Estate Angulla, King's Quarter, St. Croix, U.S. Virgin Islands, containing 443,242 U.S. acres, more or less, as shown on D.P.N.R. Drawing Nos. 4541 and 4541-A and as detailed on D.P.N.R. Drawing Nos. 4541-F, 4541-G and 4541-H, all dated April 27, 1989, portions of which are filled land and formerly comprised a portion of Krause Lagoon together with its surrounding lands, marshes, islets, swampland and adjacent tidal flats (collectively, "Krause Lagoon"), the southerly coastal boundary of said Plot being the low water mark of the Caribbean Sea as it existed on May 16, 1962.
5. Plot No. 1 Estate Annaberg and Shannon Grove, King's Quarter, St. Croix, U.S. Virgin Islands, containing 123,990 U.S. acres, more or less, as shown on D.P.N.R. Drawing No. 4541 and as detailed on D.P.N.R. Drawing No. 4541-E, both dated April 27, 1989.
6. Plot No. 2 Estate Annaberg and Shannon Grove, King's Quarter, St. Croix, U.S. Virgin Islands, containing 357,342 U.S. acres, more or less, as shown on D.P.N.R. Drawing Nos. 4541 and 4541-A and as detailed on D.P.N.R. Drawing No. 4541-H, all dated April 27, 1989, portions of which are filled land and formerly comprised a portion of Krause Lagoon, the southerly coastal boundary of said Plot being the low water mark of the Caribbean Sea as it existed on May 16, 1962.
7. Plot No. 1 Estate Spanish Town, King's Quarter, St. Croix, U.S. Virgin Islands, containing 118,904 U.S. acres, more or less, as shown on D.P.N.R. Drawing No. 4541 and as detailed on D.P.N.R. Drawing Nos. 4541-D, 4541-E and 4541-J, all dated April 27, 1989.
8. Remainder Plot No. 5 Estate Blessing, King's Quarter, St. Croix, U.S. Virgin Islands, containing 67,837 U.S. acres, more or less, as shown on D.P.N.R. Drawing No. 4541-A, dated April 27, 1989, as revised May 30, 1999 and December 28, 1999, portions of which are filled land and formerly comprised a portion of Krause Lagoon, the southerly coastal boundary of said Plot being the low water mark of the Caribbean Sea as it existed on May 16, 1962.
9. All of the Seller's rights of reentry as set forth in that certain Quitclaim Deed dated August 31, 1999, recorded with the Office of the Recorder of Deeds for the District of St. Croix on January 24, 2000 in P.C. 711, Page 348, Document No. 213/2000 relating to the Plot No. 6 Estate Blessing, King's Quarter, St. Croix, U.S. Virgin Islands, containing 17,0098 U.S. acres, more or less, as shown on D.P.N.R. Drawing No. 4541-C, and as detailed D.P.N.R. Drawing No. 4541-I, both dated April 27, 1989, portions of which are filled land and formerly comprised a portion of Krause

Lagoon, the southerly coastal boundary of said Plot being the low water mark of the Caribbean Sea as it existed on May 16, 1962.

10. Road Plot No. 7 Estate Blessing, King's Quarter, St. Croix, U.S. Virgin Islands, containing 2.875 U.S. acres, more or less, as shown on D.P.N.R. Drawing No. 4541-C and as detailed on D.P.N.R. Drawing Nos. 4541-J and 4541-K, all dated April 27, 1989.

11. A twenty-five foot (25') wide retained easement over the Port Authority Land for an access road to the end of a dike as described in a Quitclaim Deed and Access Road Easement dated January 10, 1967, recorded with the Office of the Recorder of Deeds for the District of St. Croix on January 25, 1967 in P.C. 46, page 112, as Document No. 359 and as shown on D.P.N.R. Drawing Nos. 4541-A and 4542-C, both dated April 27, 1989.

12. A twenty-five foot (25') wide retained easement over the Port Authority Land for a salt water intake channel as described in a Quitclaim Deed and Access Road Easement dated January 10, 1967, recorded with the Office of the Recorder of Deeds for the District of St. Croix on January 25, 1967 in P.C. 46, page 112, as Document No. 359 and as shown on D.P.N.R. Drawing Nos. 4541-A and 4541-C, both dated April 27, 1989.

13. A perpetual right-of-way easement from Plot No. 1 Estate Spanish Town, Plot No. 1, Estate Annaberg and Shannon Grove and Parcel 12-A VI Corps Land across the property conveyed pursuant to the Deed of Gift (as defined below) to the Melvin H. Evans Highway (the "Highway") or such other public or other road as may hereafter supercede the Highway, as set forth in Deed of Gift from Virgin Islands Alumina Corporation, a U.S. Virgin Islands corporation, to the Government of the United States Virgin Islands dated September 13, 1990, recorded February 4, 1992 in Photocopy 417, page 441, Document No. 475 (the "Deed of Gift").

14. Plot No. 10 Estate Blessing, King's Quarter, St. Croix, U.S. Virgin Islands, containing 34.5116 U.S. acres, more or less, as shown on D.P.N.R. No. 4541-A dated April 27, 1989, revised March 30, 1999 and December 28, 1999.

15. Plot No. 11 Estate Blessing, King's Quarter, St. Croix, U.S. Virgin Islands, containing 67.979 U.S. acres, more or less, as shown on D.P.N.R. No. 4541-A dated April 27, 1989, revised March 30, 1999 and December 28, 1999.

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Page: 575
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6/17/2002 10:11:09 AM
ALICE LAND
RECORDED BY DEEDS
ST. CROIX
RECORDING FEE \$ 4,012.00
PLR FEE \$ 2.00
RECD REC STAMP \$176,000.00
ATTACHMENT FEE \$ 3.50
PENALTY FEE \$ 100.00
Catherine A. Edwards
Recorder

GOVERNMENT OF
THE VIRGIN ISLANDS OF THE UNITED STATES
CHARLOTTE AMALIE, ST. THOMAS, V.I. 00801

-----0-----
DEPARTMENT OF FINANCE
TREASURY DIVISION

TO: THE RECORDER OF DEEDS

FROM: THE TREASURY DIVISION

IN ACCORDANCE WITH Title 28, SECTION 121 AS AMEMDED, THIS IS

CERTIFICATION THAT THERE ARE NO REAL PROPERTY TAXES

OUTSTANDING FOR ST. CROIX ALUMINA, L. L. C.

#12-A, 12C, 12D & 12E,

V.I. Corp Land (PARCEL NO) 2-08100-0210-00

TAXES RESEARCHED UP TO AND INCLUDING 2000.

RESEARCHED BY:

Conchita Benjamin
Conchita Benjamin

TITLE:

Chief, Enforcement

DATE:

April 30, 2002

VERIFIED BY:

Janthe M. de Alomal
Janthe M. de Alomal

TITLE:

Teller II

DATE:

April 30 2002

COLLECTOR NO.

8501

GOVERNMENT OF
THE VIRGIN ISLANDS OF THE UNITED STATES
CHARLOTTE AMALIE, ST. THOMAS, V.I. 00801

-----0-----
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 ST. CROIX ALUMINA, LLC.
Anguilla, Spanish Town,
Annaberg & Shannon
Grove (PARCEL NO) 2-08200-0301-00

TAXES RESEARCHED UP TO AND INCLUDING 2000.

RESEARCHED BY:


Conchita Benjamin

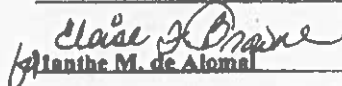
TITLE:

Chief, Enforcement

DATE:

March 26, 2002

VERIFIED BY:


Elaine M. de Aloma

TITLE:

Teller II

DATE:

March 26, 2002

COLLECTOR NO.

8501



DEPARTMENT OF SPORTS, PARKS & RECREATION
GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES



OFFICE OF THE COMMISSIONER

8201 Subbase, Suite 206 • St. Thomas, USVI 00802 • (340) 774 0255

William D. Roebuck Industrial Park Bldg. 1 Suite 1 • Frederiksted, St. Croix USVI 00840 • (340) 773 0160

October 21, 2025

Mr. Ludence A. Romney
Tax Assessor
Office of the Lieutenant Governor
5049 Kongens Gade
St. Thomas, VI 00802
via email: Ludence.Romney@lgo.vi.gov

Subject: St. Croix Renaissance Park, Property Transfer to the Department of Sports, Parks, and Recreation, for the "Uston Cornelius Bike Coasting Park"

Dear Mr. Romney:

Pursuant to 33 VIC §2994a., this correspondence is to advise you that the St. Croix Renaissance Park is transferring real estate to the Government of the Virgin Islands in lieu of payment of property tax (PILOT). The plots of land will be used specifically for a recreational facility entitled, "The "Uston Cornelius Bike Coasting Park" under the jurisdiction of the Department of Sports, Parks, and Recreation (DSPR) during each sports event for bike coasting.

The property consists of half of the road beginning at the intersection on the south side of the Melvin Evans Highway under the container port. Please refer to the attached maps which will identify the plot numbers and the acreage of the real property to be conveyed. This transfer is being made to DSPR from the Renaissance Park at the request of the Governor.

Please contact me if you need additional information to facilitate this transfer of property.

Sincerely,

Vincent L. Roberts
Commissioner

Attachment

ccs: Chalma Moorhead, Assistant Tax Assessor, St. Croix District

Chalma.Moorhead@lgo.vi.gov

Attorney Richard Evangelista, Governor's Chief Legal Counsel

richard.evangelista@go.vi.gov

Virgin Islands Code Annotated Currentness

Title 33. Taxation and Finance

Subtitle 2. Property Taxes

Chapter 89. Levy and Collection of Tax

Subchapter I. Assessment and Collection of Tax

33 V.I.C. § 2494a

§ 2494a Government acceptance of real property in lieu of payment of real property taxes

(1) The Lieutenant Governor, on behalf of the Government of the United States Virgin Islands, is authorized to accept real property in lieu of the payment of, or to satisfy a debt resulting from the non-payment of real property taxes owed to the Government.

(2) Upon written request by a taxpayer, the Tax Assessor shall, upon actual view, value and appraise each property offered to the Government under subsection (a) of this section. The Tax Assessor shall have access to the records of the Recorder of Deeds, the Commissioner of Public Works, or any other officer of the Government of the United States Virgin Islands for purposes of appraising the property. The method of appraisal and factors to be considered shall be pursuant to sections 2403 and 2404 of this title. Upon completion of each appraisal, the Tax Assessor shall prepare a written statement of the market value of the real property, including a listing of all alienation of the property subject to taxation and all liens against the property, accompanied by a comprehensive statement of the unit prices or factors included or the method used in the computation of the total value, and promptly transmit it to the Lieutenant Governor. The taxpayer shall bear all costs associated with the appraisal.

(3) No real property shall be accepted for a less amount than the outstanding taxes, plus penalties and costs. Notwithstanding Title 31, chapter 23, the Lieutenant Governor shall accept the real property in the name of the Government of the United States Virgin Islands in the amount of the outstanding taxes, plus penalties and costs, although the appraised market value of the property may exceed such amount. If after appraisal, the value of the real property to be accepted in lieu of the payment of property taxes exceeds the property tax, penalties and costs due, the taxpayer shall have the difference in value credited towards any current or future property tax obligation owed the Government.

(4) No acceptance of real property under this section shall be effective unless first approved by the Legislature's Committee on Housing Parks and Recreation; provided, however, if the Legislature's Committee on Housing Parks and Recreation has not acted to disapprove such acceptance within thirty (30) working days after receipt thereof, the acceptance shall be deemed approved and ratified.

(5) The Tax Assessor and Lieutenant Governor of the Office of the Lieutenant Governor, shall promulgate such rules and regulations as may be necessary to carry out the provisions of this section in a prompt, fair and efficient manner; except that any costs associated with the exchange of real property by a taxpayer to satisfy an outstanding real property tax obligation shall be borne by the taxpayer.

(6) Any real property accepted by the Government pursuant to this section shall be conveyed and used by the Housing

§ 2494a Government acceptance of real property in lieu of ... 33 V.I.C. § 2494a

Finance Authority to provide affordable housing and home ownership, as provided under title 21, of this Code or by the Department of Housing, Parks and Recreation for development of recreational facilities, including car racing tracks.

Credits

-Added Mar. 24, 1998, No. 6215, § 1, Sess. I, 1998, p. 213; amended Aug. 7, 2001, No. 6426, § 1, Sess. I, 2001, p. 137; Sept. 29, 2004, No. 6684, § 3, Sess. I, 2004, p. 165; Dec. 22, 2007, No. 6976, § 5(a)-(c), Sess. I, 2007, p. 204; May 14, 2012, No. 7350, § 3, Sess. I, 2012, p. 43; amended Oct. 5, 2012, No. 7442, § 1, Sess. I, 2012, p. 310.

HISTORY

Revision note -2012.

"Department of Sports, Parks and Recreation" was substituted for "Department of Housing, Parks and Recreation" pursuant to Act Oct. 5, 2012, No. 7442.

Amendments -2012.

Act 7350, § 3, added "or by the Department of Housing, Parks and Recreation for development of recreational facilities, including car racing tracks" at the end of paragraph (6). -2007.

Act 6976, § 5(a)-(c), substituted "Lieutenant Governor" for "Commissioner of Finance" in paragraphs (1) through (3), and in paragraph (5), substituted "Lieutenant Governor" for "Commissioner" and substituted "Office of the Lieutenant Governor" for "Department of Finance". -2004.

Act 6684, § 3, substituted "Housing Parks and Recreation" for "Finance" twice in subsection (4); and rewrote subsection (6). -2001.

Act 6426, in subsection (6), substituted a period for "; or for sale at a discount to first-time real property owners for construction of their primary residence" following "appropriate" at the end of the first sentence, added the last four sentences in the introductory language; and added subdivisions (A) through (D).

33 V.I.C. § 2494a, VI ST T. 33 § 2494a

The statutes and Constitution are current through Act 8856 of the 2024 session of the 35th Legislature, including all code changes through September 10, 2024.

THE VIRGIN ISLANDS CODE AND CONSTITUTION

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