

Integra Realty Resources

Caribbean

Appraisal of Real Property

St. Croix Renaissance Group Road Plots

Road Plot No. 1-1 Estate Spanish Town, et al
Kings Quarter, St. Croix , Virgin Islands

Prepared For:

St. Croix Renaissance Group LLLP

Effective Date of the Appraisal:

February 4, 2021

Report Format:

Appraisal Report – Standard Format

IRR - Caribbean

File Number: 172-2021-0002





St. Croix Renaissance Group Road Plots
Road Plot No. 1-1 Estate Spanish Town, et al
Kings Quarter, St. Croix , Virgin Islands



March 17, 2021

Mr. Jehangir Zakaria
St. Croix Renaissance Group LLLP
1 Estate Anguilla
St. Croix, VI 00851-1525

SUBJECT: Market Value Appraisal
St. Croix Renaissance Group Road Plots
Road Plot No. 1-1 Estate Spanish Town, et al
Kings Quarter, St. Croix, Virgin Islands
IRR - Caribbean File No. 172-2021-0002

Dear Mr. Zakaria :

Integra Realty Resources – Caribbean is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop an opinion of the market value, pertaining to the fee simple interest in the property. The client for the assignment is St. Croix Renaissance Group LLLP, and the intended use is for asset valuation purposes.

The subject is an existing road plot consisting of 3.91 acres or 170,320 square feet, with a total length of approximately 1.47 miles. The subject includes five adjacent road plots that combine to form one property that borders five different larger, vacant land parcels. The road plots are cleared, level and currently improved with 116,424 s.f. of asphalt pavement. The land is zoned I-1, Industrial - Heavy which permits a variety of industrial uses.

The appraisal is intended to conform with the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, and applicable state appraisal regulations.

To report the assignment results, we use the Appraisal Report option of Standards Rule 2-2(a) of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Integra Realty Resources internal standards for an Appraisal Report –

Standard Format. This format summarizes the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, our opinion of value is as follows:

Value Conclusion			
Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value	Fee Simple	February 4, 2021	\$750,000

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. The subject property represents five separate road plots that are currently paved and have historically been utilized as a portion of an access road by the public. We were not provided with a title report to review and have assumed private ownership of the subject road plots based on public record and discussion with the client, who is also the reported owner. In the absence of a title report, we have also assumed the subject is able to be privately used and sold at the discretion of ownership, with no limitation beyond zoning restrictions on the use or development of the site.
2. Given the assumed private ownership of the subject land, we have assumed the site improvements located on the subject site are also owned by the same entity with no restriction or limitation (other than zoning restriction) on the use, development or transfer of ownership.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. No hypothetical conditions were employed in this analysis.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

As of the date of value, the economy (globally, nationally, and locally) was in a state of rapid transition with a widespread expectation of the imminent onset of a significant recession. The outbreak of COVID-19 (coronavirus disease of 2019) in China was declared a global pandemic by the World Health Organization (WHO) on March 11, 2020. Some market deterioration had occurred shortly before this date, but the declaration by the WHO soon led to municipal and statewide orders to "shelter in place," causing widespread closures of businesses and a massive disruption to general commerce. The status of economic conditions is changing rapidly, creating great uncertainty in the markets. Our analysis of these and related issues is presented in the attached report. The value expressed herein represents our opinion based on the best available data reflective as of the date of value. While values are always subject to change over time, we caution the reader that in the current economic climate, market volatility creates the potential for a more significant change in value over a relatively short period of time.

Mr. Jehangir Zakaria
St. Croix Renaissance Group LLLP
March 17, 2021
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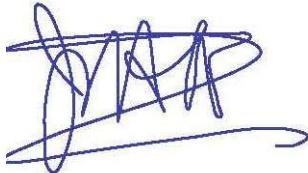
If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

Integra Realty Resources - Caribbean



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Executive Summary

Property Name	St. Croix Renaissance Group Road Plots
Address	Road Plot No. 1-1 Estate Spanish Town, et al Kings Quarter, St. Croix County, Virgin Islands
Property Type	Access Road
Owner of Record	St. Croix Renaissance Group LLLP
Parcel ID	Road Plot 1-1, Road Plot 2-1, Road Plot 5-1, Road Plot 10-
Legal Description	Road Plot No. 1-1 Estate Spanish Town, Road Plot 2-1 Estate Annaberg & Shannon Grove, Road Plot Nos. 5-1, 10- 1 and 11-1 Estate Blessing, Kings Quarter, St. Croix U.S. Virgin Islands
Land Area	3.910 acres; 170,320 SF
Zoning Designation	I-1, Heavy Industrial
Highest and Best Use - As if Vacant	Access road use
Highest and Best Use - As Improved	Continued access road use
Exposure Time; Marketing Period	12 months; 12 months
Effective Date of the Appraisal	February 4, 2021
Date of the Report	March 17, 2021
Property Interest Appraised	Fee Simple
Market Value Indications	
Cost Approach	\$750,000
Sales Comparison Approach	Not Used
Income Capitalization Approach	Not Used
Market Value Conclusion	\$750,000

The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than St. Croix Renaissance Group LLLP may use or rely on the information, opinions, and conclusions contained in the report. It is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions contained therein.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. The subject property represents five separate road plots that are currently paved and have historically been utilized as a portion of an access road by the public. We were not provided with a title report to review and have assumed private ownership of the subject road plots based on public record and discussion with the client, who is also the reported owner. In the absence of a title report, we have also assumed the subject is able to be privately used and sold at the discretion of ownership, with no limitation beyond zoning restrictions on the use or development of the site.
2. Given the assumed private ownership of the subject land, we have assumed the site improvements located on the subject site are also owned by the same entity with no restriction or limitation (other than zoning restriction) on the use, development or transfer of ownership.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. No hypothetical conditions were employed in this analysis.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

Quality Assurance

Delivering superior value is a top priority at IRR and we place a premium on feedback from our valued clients. By learning more about your experience with IRR, we will be better able to serve your needs – to enhance our products, service offerings, and client communications.

Attached is a short survey applicable to this appraisal report and the service that you received. Please take a few minutes to share your experience of IRR with us. Your feedback will be reviewed by our Quality Control team. If you desire a follow-up telephone call, please provide your contact information and a member of our Quality Control team will contact you.

Access the online survey here: quality.irr.com.

Thank you in advance for assisting us with this important endeavor. Please feel free to contact your Local Office using the contact information provided within the letter of transmittal or our Quality Control team at quality@irr.com, with any questions or suggestions you may have.

General Information

Identification of Subject

The subject is an existing road plot consisting of 3.91 acres or 170,320 square feet, with a total length of approximately 1.47 miles. The subject includes five adjacent road plots that combine to form one property that borders five different larger, vacant land parcels. The road plots are cleared, level and currently improved with 116,424 s.f. of asphalt pavement. The land is zoned I-1, Industrial - Heavy which permits a variety of industrial uses.

Property Identification

Property Name	St. Croix Renaissance Group Road Plots
Address	Road Plot No. 1-1 Estate Spanish Town, et al Kings Quarter, St. Croix County, Virgin Islands
Parcel ID	Road Plot 1-1, Road Plot 2-1, Road Plot 5-1, Road Plot 10-1 and Road Plot 11-1
Owner of Record	St. Croix Renaissance Group LLLP
Legal Description	Road Plot No. 1-1 Estate Spanish Town, Road Plot 2-1 Estate Annaberg & Shannon Grove, Road Plot Nos. 5-1, 10-1 and 11-1 Estate Blessing, Kings Quarter, St. Croix U.S. Virgin Islands

Sale History

The owner of record is St. Croix Renaissance Group LLLP. We were unable to locate the original deed of transfer for this entity; however, we have assumed ownership by this entity based on information provided by the client which includes site surveys of the subject property. In addition, the five larger land tracts that are adjacent to the subject road plots are also owned St. Croix Renaissance Group LLLP according to legal record.

To the best of our knowledge, no sale or transfer of the property or properties which are held by St. Croix Renaissance Group LLLP, have been the subject of an agreement of sale in the previous three years.

Pending Transactions

To the best of our knowledge, the property is not subject to an agreement of sale or an option to buy, nor is it listed for sale, as of the effective appraisal date. However, based on conversations with ownership who is also the client, there are ongoing negotiations for purchase by the U.S. Virgin Islands Government. We understand that this appraisal may be used in the decision making of this negotiation.

Purpose of the Appraisal

The purpose of the appraisal is to develop an opinion of the market value, pertaining to the fee simple interest in the property as of the effective date of the appraisal, February 4, 2021. The date of the report is March 17, 2021. The appraisal is valid only as of the stated effective date or dates.

Definition of Market Value

Market value is defined as:

“The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

(Source: *Code of Federal Regulations, Title 12, Chapter I, Part 34.42[h]*; also *Interagency Appraisal and*

Definition of Property Rights Appraised

Fee simple estate is defined as, “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2015)

Intended Use and User

The intended use of the appraisal is for asset valuation purposes. The client and intended user is St. Croix Renaissance Group LLLP. The appraisal is not intended for any other use or user. No party or parties other than St. Croix Renaissance Group LLLP may use or rely on the information, opinions, and conclusions contained in this report.

Applicable Requirements

This appraisal is intended to conform to the requirements of the following:

- Uniform Standards of Professional Appraisal Practice (USPAP);
- Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
- Applicable state appraisal regulations;

Report Format

This report is prepared under the Appraisal Report option of Standards Rule 2-2(a) of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Integra Realty Resources internal standards for an Appraisal Report – Standard Format. This format summarizes the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions.

Prior Services

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have previously appraised the property that is the subject of this report for the current client. We have provided no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately the agreement to perform this assignment.

Scope of Work

To determine the appropriate scope of work for the assignment, we considered the intended use of the appraisal, the needs of the user, the complexity of the property, and other pertinent factors. Our concluded scope of work is described below.

Valuation Methodology

Appraisers usually consider the use of three approaches to value when developing a market value opinion for real property. These are the cost approach, sales comparison approach, and income capitalization approach. Use of the approaches in this assignment is summarized as follows:

Approaches to Value

Approach	Applicability to Subject	Use in Assignment
Cost Approach	Applicable	Utilized
Sales Comparison Approach	Not Applicable	Not Utilized
Income Capitalization Approach	Not Applicable	Not Utilized

The **cost approach** is the most reliable valuation method for the subject due to the following:

- There is sufficient data to develop reliable estimates of land value and replacement cost of the improvements.

The **sales comparison approach** is not applicable to the subject because:

- The primary improvements are not being valued in this assignment. The sales comparison approach is being used only to value the land as part of the cost approach.

The **income approach** is not applicable to the subject considering the following:

- The primary improvements are not being valued in this assignment

Research and Analysis

The type and extent of our research and analysis is detailed in individual sections of the report. This includes the steps we took to verify comparable sales, which are disclosed in the comparable sale profile sheets in the addenda to the report. Although we make an effort to confirm the arms-length nature of each sale with a party to the transaction, it is sometimes necessary to rely on secondary verification from sources deemed reliable.

Inspection

Mark J. Weathers, MAI, conducted an on-site inspection of the property on February 4, 2021. James V. Andrews, MAI, CRE, FRICS, ASA, did not inspect the subject property.

Significant Appraisal Assistance

It is acknowledged that Dirks Mathias made a significant professional contribution to this appraisal, consisting of, conducting research on the subject and transactions involving comparable properties, performing appraisal analyses, and assisting in report writing, under the supervision of the persons signing the report.

Economic Analysis

Area Analysis

Location

The U.S. Virgin Islands are located in the Caribbean Sea and the Atlantic Ocean, about 90 miles (140 km) east of Puerto Rico and immediately west of the British Virgin Islands.



The territory consists of four main islands: Saint Thomas, Saint John, Saint Croix, and Water Island, as well as several dozen smaller islands. The combined land area of the islands is roughly twice the size of Washington, D.C.



A mild tropical climate, scenic beauty, and status as a U.S. territory make Virgin Islands appealing for vacationers from United States and Europe. The islands host over 2.5 million visitors per year, most of whom arrive by cruise ship, and tourism is the dominant economic engine of the islands, accounting for roughly 70 percent of the total gross territorial product.

Each district has its own distinct landscape, mix and intensity of land uses, cultural identity, and prospects for future development. St Thomas is home to the capital and the territory's largest city, Charlotte Amalie, which has an estimated population of roughly 19,000 persons, is the primary center for resort tourism, government, finance, trade, and commerce, but its rugged landscape limits the land available for agriculture and other types of land-intensive development. Charlotte Amalie is also home to a major deepwater harbor that is along major shipping routes to the Panama Canal, and it is just east of the Cyril E King International Airport – one of the busiest airports in Caribbean. St. Thomas has two cruise ship docks, and is the most frequented cruise ship port in the Caribbean.

The island of St John is just under 3 miles to the east of St Thomas. Cruz Bay is located on the western coast of the island and serves as its primary port and link to St Thomas. Nearly two thirds of St John is owned by the National Park Service and is off-limits to commercial development.

St Croix is largest of the three islands, in both land area and population. It is roughly 45 miles to the south of St Thomas. Its primary towns are Christiansted and Frederiksted. Overall, the island is flatter and has more land available for additional agricultural, commercial and residential development than St Thomas. St Croix is also the primary manufacturing center for the Virgin Islands, with rum distilleries, a major watch-assembly plant, and; until February 2012, one of the world's largest petroleum refineries (which has recently begun the reprise of refining operations).

History

The Virgin Islands were originally settled by the Ciboney, Carib, and Arawaks. The islands were named by Christopher Columbus on his second voyage in 1493 for Saint Ursula and her virgin followers. Over the next three hundred years, the islands were held by many European powers, including Spain, England, the Netherlands, France, and Denmark-Norway. The Danes developed the islands with plantation estates, and the estates boundaries are still used in legal descriptions for land to this day.

The U.S. took possession of the islands on March 31, 1917 and the territory was renamed the Virgin Islands of the United States. U.S. citizenship was granted to the inhabitants of the islands in 1927.

Government

The U.S. Virgin Islands are an organized, unincorporated United States territory. Even though they are U.S. citizens, Virgin Islands residents cannot vote in presidential elections. Virgin Islands residents, however, are able to vote in presidential primary elections for delegates to the Democratic National Convention and the Republican National Convention.

The main political parties in the U.S. Virgin Islands are the Democratic Party of the Virgin Islands, the Independent Citizens Movement, and the Republican Party of the Virgin Islands. Additional candidates run as independents.

At the national level, the U.S. Virgin Islands elects a delegate to Congress from its at-large congressional district. However, the elected delegate, while able to vote in committee, cannot participate in floor votes.

At the territorial level, 15 senators—seven from the district of Saint Croix, seven from the district of Saint Thomas and Saint John, and one senator at-large who must be a resident of Saint John—are elected for two-year terms to the unicameral Virgin Islands Legislature. The U.S. Virgin Islands has elected a territorial governor every four years since 1970. Previous governors were appointed by the President of the United States.

Population and Employment

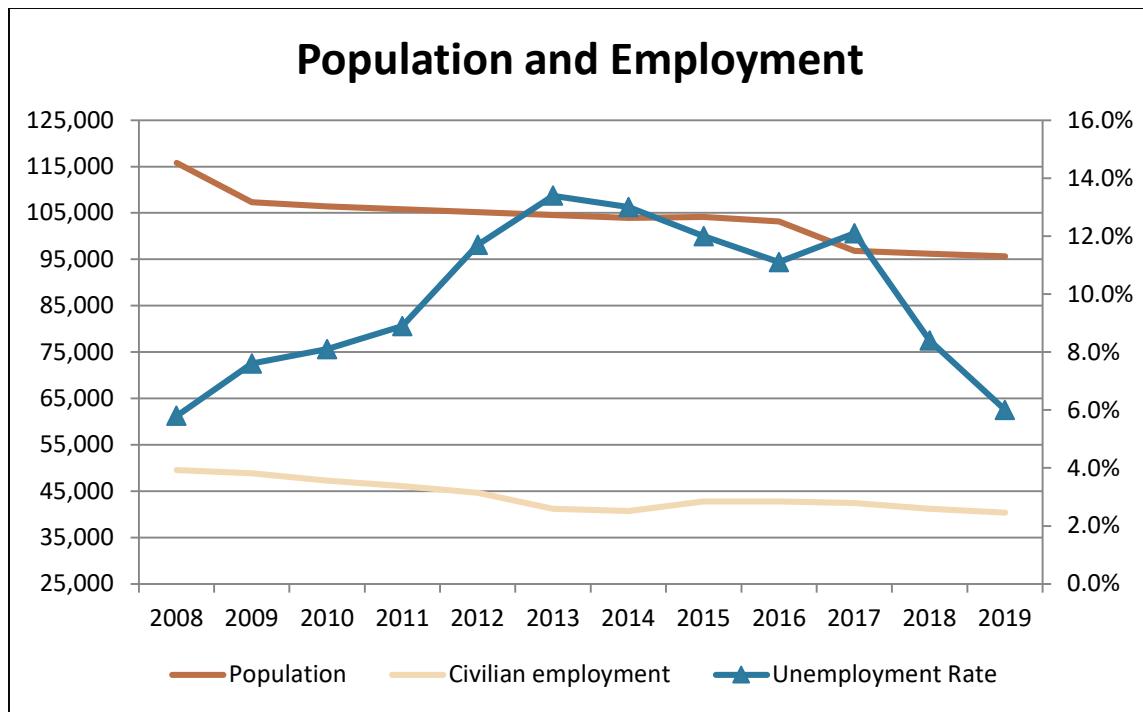
In 2008, the residential population of the Virgin Islands peaked at an estimated 115,852 persons. The subsequent two years showed a sharp decline in population in both St. Thomas and St. Croix. Over the past five years, the population has declined steadily, approximately -1.6% per year, reaching a ten year low in 2017, which is likely the result of residents moving from the islands after Hurricanes Irma and Maria. Population estimates from 2018 remained mostly stable from 2017 estimates.

Among the three islands, St Croix and St Thomas are nearly equally populous with St John having less than 4 percent of the total population of the Virgin Islands.

USVI Economic Indicators												5 Yr Ann Growth	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	
Population	115,852	107,343	106,405	105,784	105,169	104,563	103,961	104,116	103,190	96,815	96,211	95,668	-1.6%
St. Croix	56,783	52,612	50,601	50,247	50,005	49,938	49,656	49,687	49,380	46,280	45,980	45,720	-1.6%
St. Thomas	54,592	50,583	51,634	51,266	51,051	50,610	50,316	50,153	49,853	46,600	46,321	46,060	-1.7%
St. John	4,477	4,148	4,170	4,134	4,113	4,015	3,989	3,980	3,957	3,935	3,910	3,888	-0.5%
Civilian labor force	52,630	52,861	51,424	50,729	50,577	47,558	46,784	48,348	48,084	48,245	45,038	42,545	-1.8%
Civilian employment	49,589	48,863	47,272	46,121	44,659	41,207	40,687	42,772	42,769	42,418	41,210	39,950	-0.4%
Unemployment rate (percent)	5.8%	7.6%	8.1%	8.9%	11.7%	13.4%	13.0%	12.0%	11.1%	12.0%	8.5%	6.1%	-10.3%
Gross Territorial Product (GTP, Millions)	\$4,250	\$4,203	\$4,339	\$4,239	\$4,095	\$3,785	\$3,670	\$3,765	\$3,872	\$3,893	\$3,984	\$3,984	1.1%
GTP Per Capita	\$36,685	\$39,155	\$40,778	\$40,072	\$38,937	\$36,198	\$35,302	\$36,162	\$37,523	\$40,211	\$41,409	\$41,409	2.9%
Personal income (PI)	\$2,606	\$2,602	\$2,704	\$2,661	\$2,586	\$2,233	\$2,277	\$2,323	\$2,369	\$2,417	\$2,465	\$2,514	2.1%
Per capita personal income (\$)	\$22,847	\$23,931	\$25,603	\$25,084	\$23,388	\$21,353	\$21,906	\$22,311	\$22,962	\$24,962	\$25,622	\$26,283	4.0%
Total Exports (Millions of \$)	\$17,249	\$9,728	\$11,930	\$13,314	\$2,263	\$1,285	\$1,671	\$326	\$609	\$1,365	\$1,230	\$1,208	-5.5%
Refined petroleum	\$13,592	\$8,327	\$9,759	\$10,486	\$932	\$32	\$7	\$0	\$0	\$0	\$22	\$10	11.4%
Value of construction permits (Millions \$)	\$273.30	\$261.80	\$187.20	\$179.10	\$141.40	\$156.60	\$201.40	\$144.36	\$157.27	\$117.10	\$315.90	\$274.31	7.2%
St. Thomas/St. John	\$183.80	\$79.00	\$80.60	\$87.90	\$85.10	\$114.80	\$142.20	\$98.55	\$96.38	\$48.10	\$118.27	\$144.18	0.3%
St. Croix	\$89.50	\$175.90	\$106.50	\$91.10	\$56.20	\$41.80	\$59.20	\$45.82	\$60.89	\$69.00	\$169.06	\$91.77	11.0%

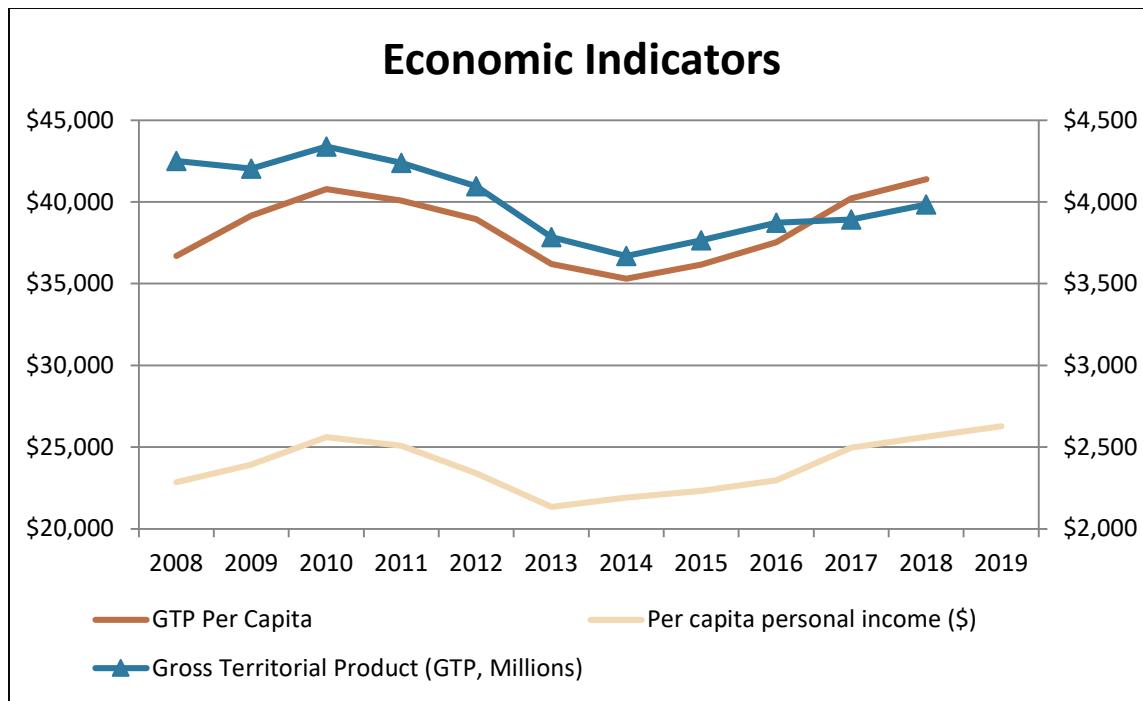
Source: VI Bureau of Economic Research and U.S. Census Bureau

From 2014 to 2015 the territory's Labor Force had an increase for the first time since 2009, but has remained relatively flat since that time until 2018 and 2019 which both saw sharp declines. This is likely due to the aforementioned hurricanes in 2017 which saw many residents moving from the islands.



Industry

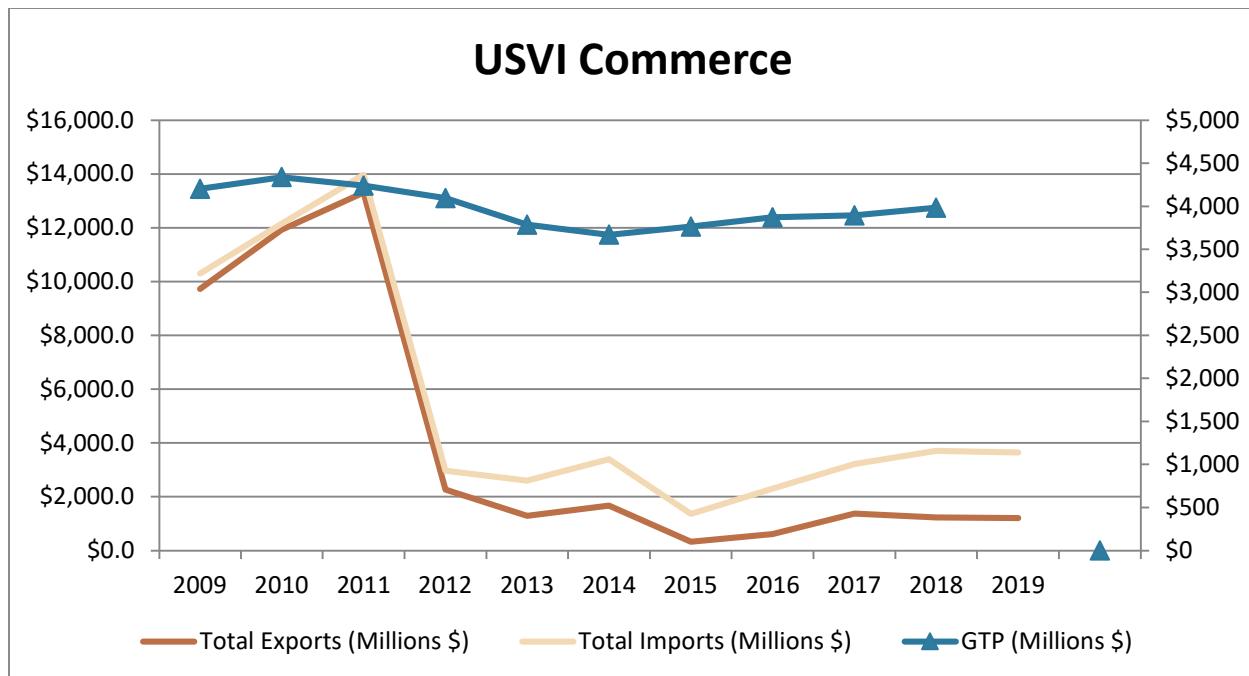
The territory relies heavily on tourism for economic stability. Additional industries include the production and export of rum; and until early 2012, the production of refined petroleum products (the Hovensa Refinery in St. Croix closed in early 2012 although it has since resumed operations at a reduced capacity). The Gross Domestic Product peaked in 2007 at \$4.80 million, declined to \$3.76 million in 2013, and further declined to \$3.62 million for 2014. However, the GDP has steadily increased over the next 4 years to \$3.98 million in 2018. Personal income per capita was also in decline from over \$25,000 in 2010 and 2011 to just over \$21,000 in 2013 but has shown consecutive years of growth from 2013 through 2019.



The closure of the Hovensa refinery, which was one of the territory's largest employers, also had a significant impact on exports which were previously dominated by petroleum products. As stated earlier, the refinery was sold in 2018 and refinery operations are in the early stages of resuming. Otherwise, the territory predominantly relies on the tourism industry to support the economy.

Commerce and Trade (Millions of \$ Unless Otherwise Noted)												5-Yr Annual Growth
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	
Total exports	\$9,728.3	\$11,929.5	\$13,313.5	\$2,263.2	\$1,284.8	\$1,671.4	\$326.1	\$609.0	\$1,365.0	\$1,229.5	\$1,208.4	-5.5%
To U.S.	\$8,495.3	\$9,992.5	\$10,994.8	\$1,377.7	\$265.4	\$225.8	\$194.2	\$283.2	\$369.6	\$348.5	\$257.5	2.8%
Refined petroleum	\$8,327.3	\$9,759.4	\$10,486.1	\$932.4	\$61.6	\$6.5	\$0.0	\$0.0	\$0.0	\$21.6	\$10.2	11.4%
Other	\$168.0	\$233.1	\$508.7	\$445.3	\$233.8	\$219.3	\$194.2	\$283.2	\$369.9	\$326.9	\$247.3	2.6%
To foreign	\$1,233.0	\$1,937.0	\$2,318.7	\$885.5	\$1,019.4	\$1,445.6	\$131.9	\$325.8	\$995.4	\$881.0	\$950.9	-6.8%
Total imports	\$10,289.9	\$12,153.9	\$13,972.7	\$2,966.7	\$2,590.1	\$3,391.8	\$1,367.3	\$2,293.2	\$3,217.8	\$3,706.7	\$3,642.9	1.5%
From U.S.	\$1,139.3	\$1,548.9	\$1,767.6	\$1,719.4	\$2,119.2	\$2,144.5	\$1,222.4	\$1,725.5	\$2,077.8	\$2,240.0	\$2,707.5	5.3%
Crude petroleum	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$23.9	\$32.4	\$208.7	
Other	\$1,139.3	\$1,548.9	\$1,767.6	\$1,719.4	\$2,119.2	\$2,144.5	\$1,222.4	\$1,725.5	\$2,054.0	\$2,207.6	\$2,498.8	3.3%
From foreign	\$9,150.6	\$10,605.0	\$12,205.1	\$1,247.3	\$470.9	\$1,247.3	\$144.9	\$567.7	\$1,140.0	\$1,466.7	\$935.4	-5.0%
Crude petroleum	\$7,085.9	\$7,721.7	\$10,340.9	\$660.3	\$0.0	\$660.3	\$0.0	\$0.0	\$256.8	\$322.2	\$83.4	-17.5%
Other	\$2,064.7	\$2,883.3	\$1,864.2	\$587.0	\$470.9	\$1,247.3	\$144.9	\$567.7	\$883.2	\$1,144.5	\$852.0	-6.3%
Rum exports to U.S. (thous. of P.L.)	\$38,445.3	\$40,045.1	\$35,801.2	\$62,570.0	\$68,335.4	\$59,418.5	\$49,647.3	\$56,179.7	\$59,326.2	\$59,488.9	\$64,666.4	1.8%
Watch exports to U.S. (thousands)	\$75.0	\$52.0	\$52.7	\$55.6	\$60.0	\$76.8	\$41.4	\$0.0	\$0.0	\$0.0	\$0.0	-20.0%
Ocean freight imports (thousands of tons)	1,065.0	1,091.0	1,157.0	1,975.0	931.0	866.0	948.0	1,046.0	985.0	1,020.0	1,423.0	12.9%
To St. Thomas/St. John	685.0	612.0	720.0	1,199.0	564.0	558.0	601.0	657.0	627.0	660.0	907.0	12.5%
To St. Croix (excluding petroleum)	380.0	479.0	436.0	776.0	367.0	308.0	347.0	389.0	358.0	360.0	516.0	13.5%

Source: VI Bureau of Economic Research



Over ninety percent of non-farm jobs are in the service providing industries, with the remaining jobs being in goods producing industries. Government, trade, transportation and utilities, and leisure and hospitality remain the industries with the largest number of jobs.

These three sectors account for 69 percent of all jobs. Professional and business services, construction and financial activities account for approximately 9 percent, 4 percent and 6 percent, respectively. Manufacturing and information sectors account for about 2 percent each, while educational and health services account for 6 percent. Other services account for the remainder of jobs.

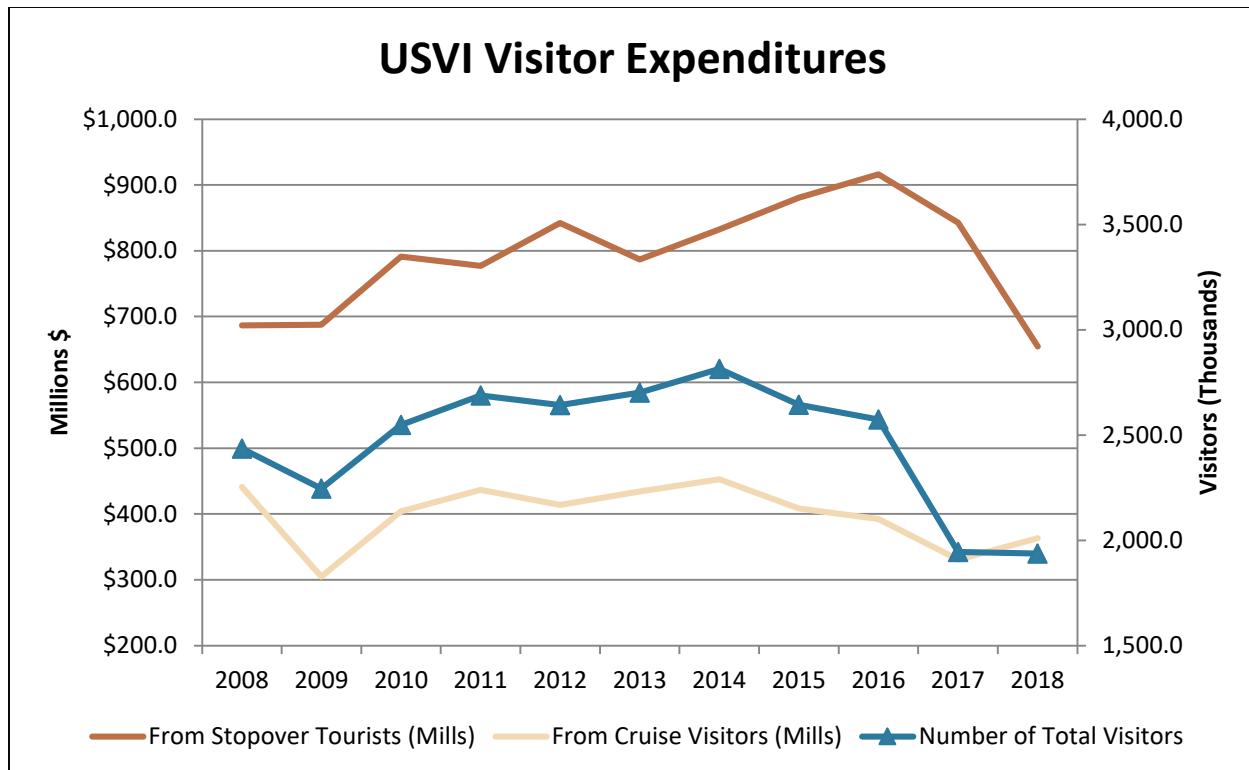
It should be noted that these figures did not account for an influx of temporary government and construction workers in the territory due to the hurricane relief and recovery efforts over the past 2-3 years.

Tourism

The total number of visitor arrivals to the territory reached over 2.8 million in 2014, including both air and cruise ship arrivals. This represented a 4.2% growth over the prior year. There has been a decline each year since, which a substantial decline of 24.5% in 2017 due to Hurricanes Irma and Maria and another slight decline in 2018 as the relief and recovery effort continued. Tourism statistics for 2019 were not available from the VI Bureau of Economic Research.

USVI Visitor Expenditures											
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Total Visitors (Thousands)	2,435.2	2,245.0	2,548.7	2,687.9	2,642.1	2,701.5	2,814.2	2,643.0	2,573.6	1,944.1	1,937.2
Growth	-6.6%	-7.8%	13.5%	5.5%	-1.7%	2.2%	4.2%	-6.1%	-2.6%	-24.5%	-0.4%
Total Visitor Expenditures	\$1,157.1	\$1,021.3	\$1,223.3	\$1,121.6	\$1,210.4	\$1,168.0	\$1,319.0	\$1,324.4	\$1,342.9	\$1,202.0	\$1,045.6
Growth	-23.5%	-11.7%	19.8%	-8.3%	7.9%	-3.5%	12.9%	0.4%	1.8%	-9.2%	-22.1%
From Stopover Tourists	\$686.4	\$687.4	\$791.2	\$776.9	\$842.3	\$786.8	\$832.7	\$880.8	\$916.2	\$842.5	\$654.6
Day Trip Excursionists by Air	\$29.7	\$28.6	\$28.0	\$35.4	\$35.4	\$36.1	\$33.4	\$35.2	\$34.5	\$28.9	\$27.7
From Cruise Ship Passengers	\$441.0	\$305.3	\$404.1	\$436.7	\$413.9	\$434.4	\$452.9	\$408.4	\$392.2	\$330.6	\$363.3

Source: VI Bureau of Economic Research



It is apparent, that the amount of visitor expenditures from cruise ship passengers has not increased linearly with arrivals since 2009; whereby the ratio was more linear in prior years. Although 2018 saw a slight increase in this statistic, this is most likely due to an atypical decline in 2017 from the hurricanes that occurred in September 2017. Cruise passenger arrivals declined to 1.88 million in 2015, down 9.84% from its peak in 2014. They further declined 3.07% in 2016 to 1.69 million and then declined significantly in 2017 by 24.79% to 1.25 million, again as a result of the unavailability of the ports from the hurricanes in the fall of 2017. There was an increase in arrivals 2018 over 2017, and early 2019 data reflects an increase of 13.42% in the first and second quarters over the same time period in 2018.

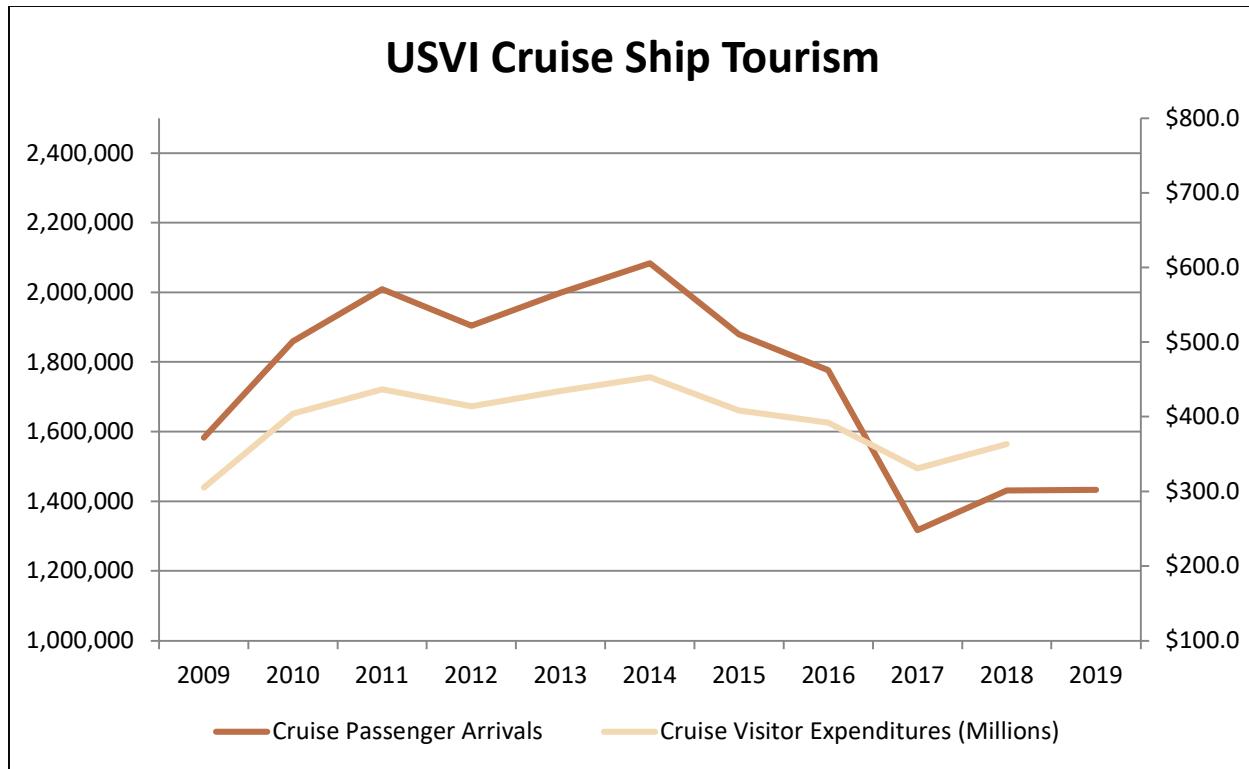
Total expenditures from cruise ship visitors declined in 2015 at a similar rate of 9.83% from the prior year, following consecutive years of growth in 2013 and 2014. In 2016, expenditures continued to

decline, by a margin of 3.97%. A sharper decline of 15.71% was reported in 2017 although this increased 9.89% in 2018. As of this writing, tourist expenditure data was not available for 2019.

Cruise Ship Passenger Arrivals											
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
St. Thomas / St. John	1,507,623	1,751,328	1,887,096	1,790,550	1,886,647	1,979,926	1,747,596	1,694,008	1,284,604	1,366,390	1,391,802
Growth	-14.07%	16.16%	7.75%	-5.12%	5.37%	4.94%	-11.73%	-3.07%	-24.17%	6.37%	1.86%
St. Croix	105,093	149,418	158,186	117,165	116,436	138,055	142,743	99,029	32,634	79,689	55,806
Growth	4086.97%	42.18%	5.87%	-25.93%	-0.62%	18.57%	3.40%	-30.62%	-67.05%	144.19%	-29.97%
Total	1,582,264	1,858,946	2,008,991	1,904,468	1,998,579	2,083,890	1,878,847	1,776,685	1,317,238	1,430,702	1,433,122
Growth	-9.95%	17.49%	8.07%	-5.20%	4.94%	4.27%	-9.84%	-5.44%	-25.86%	8.61%	0.17%
Cruise Visitor Expenditures (Millions)	\$305.3	\$404.1	\$436.7	\$413.9	\$434.4	\$452.9	\$408.4	\$392.2	\$330.6	\$363.3	
	-30.77%	32.36%	8.07%	-5.22%	4.95%	4.26%	-9.83%	-3.97%	-15.71%		9.89%

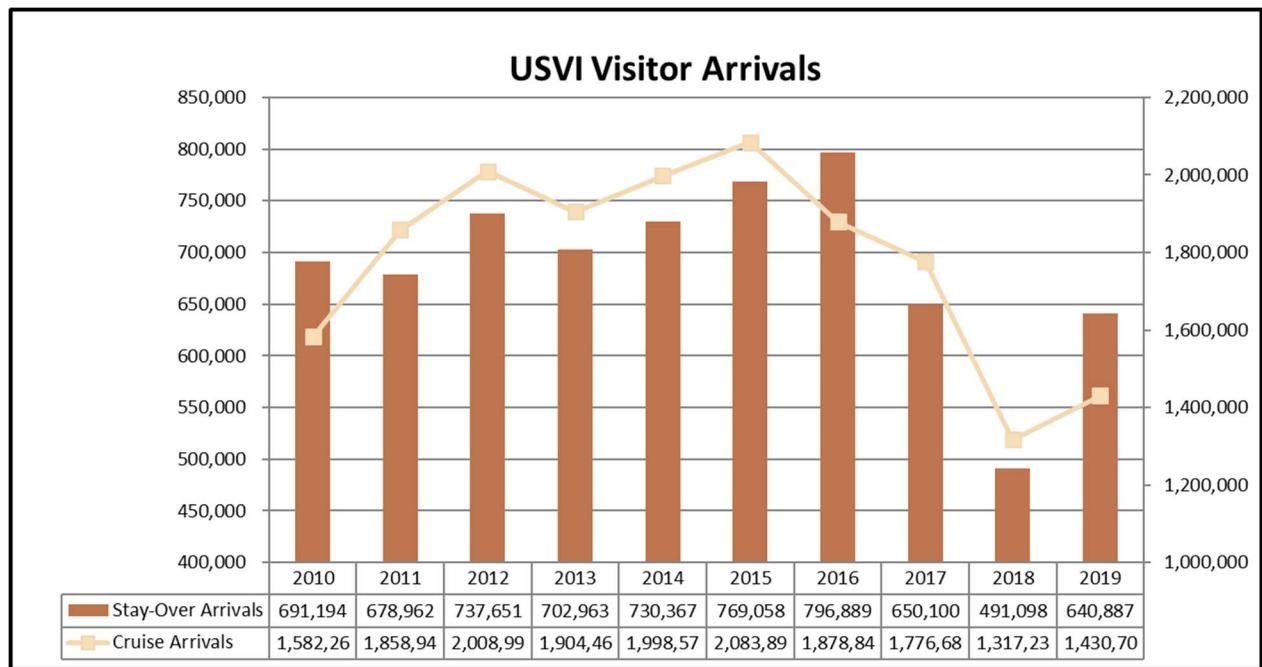
Source: VI Bureau of Economic Research

Totals for each island include 1st and 2nd ports of call; totals for USVI include only 1st port of call

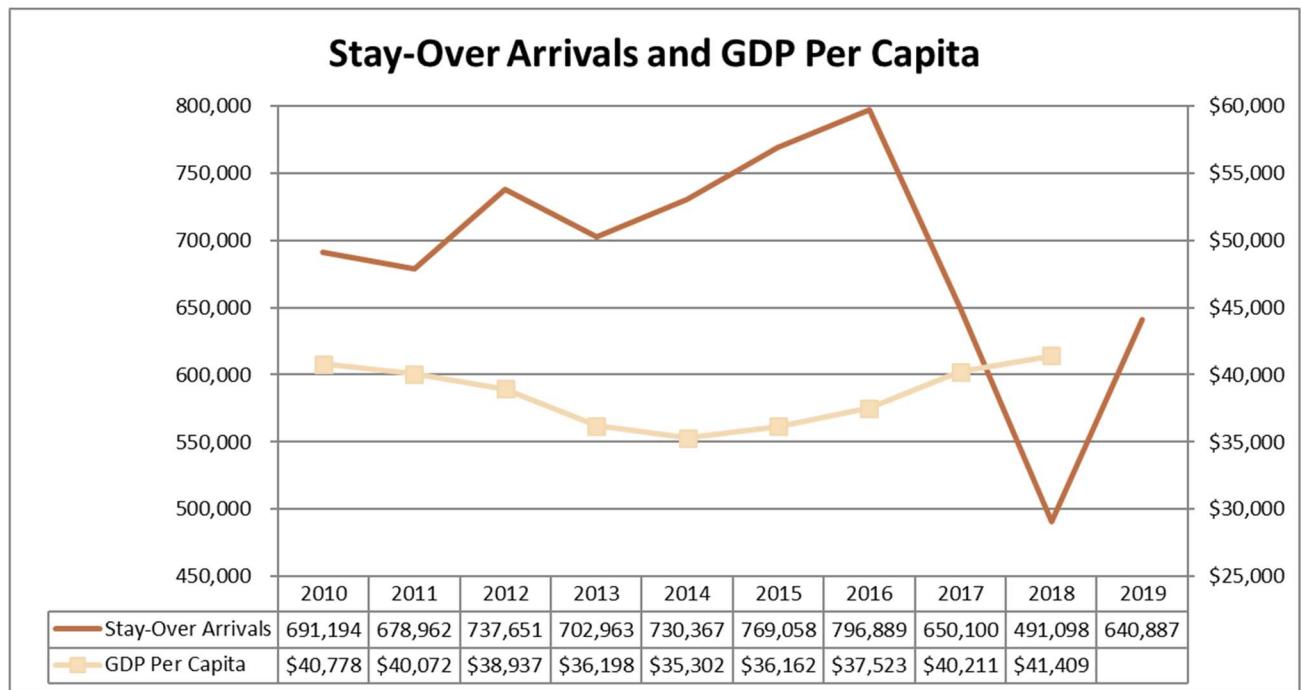


In terms of stopover tourists, the U.S. Virgin Islands ranked 7th on the list of the top tourism markets in the Caribbean, with 2017 stay-over arrivals of about 650,100. This was down significantly from 2016, which saw 797,000 stopover tourists, although again this was mostly due to the devastating hurricanes which hit the USVI in September 2017. The year 2016 indicated improvement in arrivals, with 3.62% growth over the prior period. The number of stay-over arrivals plummeted in 2018, as the majority of the major hotels in territory remained closed due to hurricane damages. Although, there has been a 56.2% in the first and second quarters of 2019 over the same time period in 2018. The chart below illustrates the relationship between arrivals and GDP (note that GDP data was only available through 2016). While cruise arrivals had been in decline for the last three years, stayover

arrivals showed consecutive years of increases prior to 2017, and a drastic increase in 2019 while hurricane relief and recovery were ongoing.



Although the largest contributor to GDP is tourism, there is no longer a strong correlation between the two.



Source: Virgin Islands Bureau of Economic Research, WorldBank, Integra Realty Resources

Hotel Performance

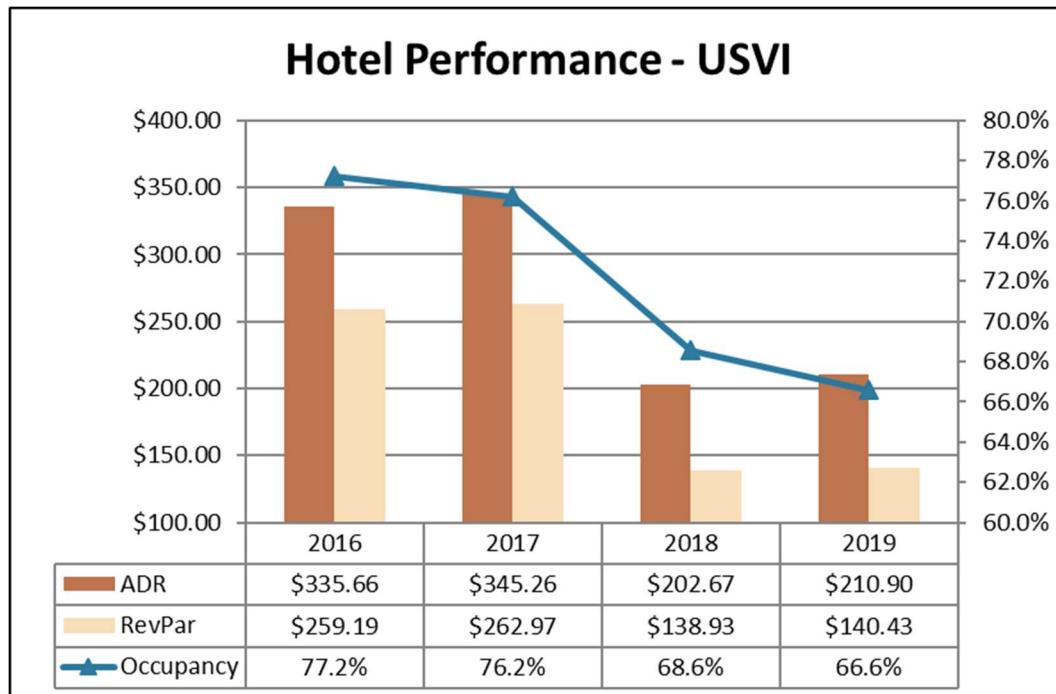
Data from Smith Travel Research indicates 2019 occupancy for reporting hotels of 66.6%, down slightly from 68.6% in 2018. Room Nights Available declined in 2017 and 2018 due to two category 5 hurricanes occurring in September 2017 that made a larger number of hotel properties inoperable. Although the occupancy rate declined 2.87% from 2018 to 2019, all other indicators increased including RNA (3.55%), ADR (4.06%) and RevPar (1.08%). Two of the largest and most upscale hotels in the territory, The Ritz-Carlton St. Thomas and the Marriott Frenchman's Reef Resort, remained closed throughout 2019. The Ritz recently reopened operations as of beginning of 2020, with the Marriott expected to reopen in 2021. Overall revenue, ADR and RevPar indicators are expected to increase significantly as these properties reopen for full-time operation.

Hotel Performance by Country - USVI

	2016	2017	2018	2019	Growth (Last Year)
Sample Size (Rooms)	1,176	3,019	3,077	3,192	
Room Nights Available (Supply)	1,716,352	1,533,896	1,085,005	1,123,560	3.55%
Room Nights Sold (Demand)	1,325,354	1,168,303	743,780	748,128	0.58%
Occupancy	77.2%	76.2%	68.6%	66.6%	-2.87%
Room Revenues	\$444,869,324	\$403,362,582	\$150,738,899	\$157,783,474	4.67%
ADR	\$335.66	\$345.26	\$202.67	\$210.90	4.06%
RevPar	\$259.19	\$262.97	\$138.93	\$140.43	1.08%
Rooms in Active Pipeline 12/31	4702.334247	4202.454795	2972.616438	3078.246575	

Note: Values in United States Dollars

Source: Smith Travel Research: Note: Sample Size reflects the number of rooms within the STR participating hotels



Source: Smith Travel Research (STR Inc.)

According to STR, there are 225 rooms in the active pipeline, which would add 7.31% to the existing room stock of 3,078 rooms, excluding the Ritz and the Marriott Reef Hotels which were closed in 2018 and 2019 for repairs and renovations after the Hurricanes occurring in 2017. These projects include a 72-room Ascend Hotel Collection property in St. Thomas and a 153-room, proposed Embassy Suites in Mahogany Run. In addition, a hotel project was announced over two years ago on Water Island; however, the developers have not yet announced a brand or number of proposed rooms.

Housing / Property

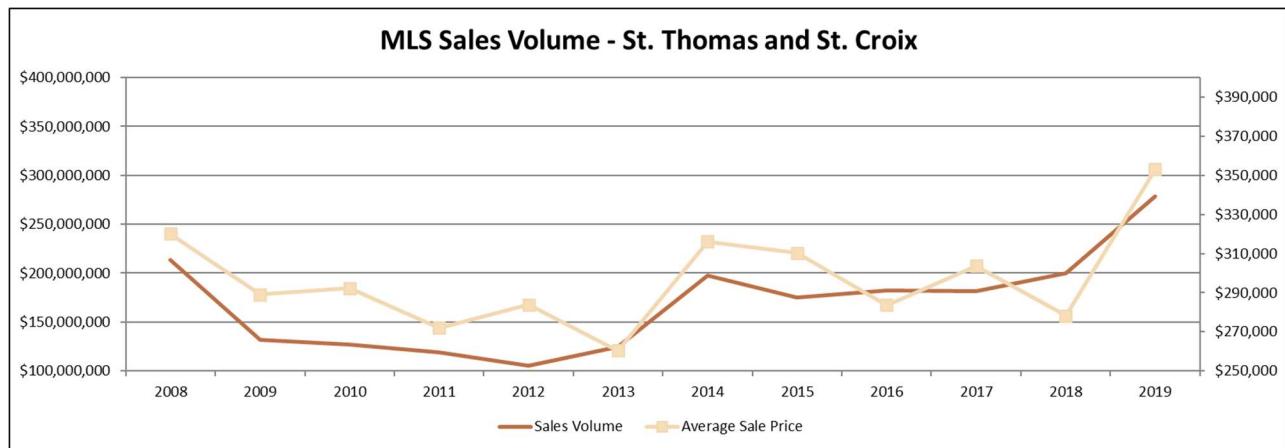
As the supply of housing has increased in the last two decades, homeownership rates have also increased, although only slightly. Rates increased 1.9 percentage points between 2000 and 2010, and increased an additional 3.8 percentage points from 2010 to 2012. Average home prices dropped by 11.8 percent in 2008, but then increased in 2009 and 2010 by 4 percent and 12.3 percent, respectively. In 2012, average home prices fell 17.4% and then rebounded in 2013 with an increase of 22.1% that year, and consecutive increases each year until 2016 where home prices dropped by 14.8% from 2015. The average sales price in 2016 was \$429,340. In 2017, the average home price increased by 12.6% to an average of \$483,500, but then declined -15.4% to \$409,278 in 2018. This decline can partially be explained by the numerous sales of damaged homes subsequent to Hurricanes Irma and Maria in 2017. Over the past decade, housing costs have accelerated at a greater pace than resident incomes, putting home ownership beyond the reach of all but a few relatively wealthy islanders.

In 2017, St. Thomas had an average home sale price of \$627,079, while the average home sale price in St. Croix was \$402,507. In 2018, St. Thomas had an average home sale price of \$533,800, while the average home sale price in St. Croix was \$365,555. Most recently in 2019, St. Thomas had a modest decline in average home sale price of \$617,848 while the average home sale price in St. Croix increased significantly to \$403,314.

In 2019 prices have finally caught up to the previous peak in 2007 after a substantial jump in 2019, which, saw a significant reduction in supply corresponding with a sharp increase in sale prices. This was originally due to an influx in temporary relief workers and reduced supply, which created a huge increase in demand. However, early indications in 2020 are that value will remain steady while a large amount of these workers have been vacating the Virgin Islands.

According to statistical data provided by the Multiple Listing Service, the value of real estate sales in the St. Thomas-St. Croix MLS grew by 58.3% in 2014 to nearly \$200 million on 626 transactions; volume not seen since 2008 and sales pace not seen since 2007. This growth follows 18.3% growth in 2013 which came after six years of declines. Total sales volume declined in 2015 by -11.6%, the first decline since 2012, and was followed by an increase in 2016 of 4.0% and a slight decrease of -0.2% in 2017. In 2018 the total sales volume increased significantly to over \$200 million for the first time since 2008 and continued to increase with a massive 53.2% increase in volume in 2019, representing the peak of sales volume since 2006.

The average sales price surpassed \$300,000 in 2014, a level also not seen since 2008 and remained steady in 2015 but declined -8.6% to under \$300,000 in 2016. In 2017 the average sales price increased by 7.1% back to over \$300,000 but declined -1.9% to \$278,298 in 2018. Similarly, with other trends, 2019 saw a substantial increase of 24.5% in 2019 to an average home price of \$353,076.



Source: St. Thomas/St. Croix MLS

Real Estate Ownership and Taxation

Ownership is “fee simple”, under the U.S. flag. There are no restrictions against purchasing solely for investment, and no laws dictating when, if ever, you must build on undeveloped land. It should be noted that for 2006 there was a reassessment, and the tax rate changed to \$3.77 per \$1,000 based on 100% of assessed value (for residential property); however, there was an ongoing court challenge to the reassessment, and a federal injunction blocked tax bills until the issue could be resolved. As of December 2013, the 2006, 2007, 2008, 2009, 2010, 2011 and 2012 tax bills have all been issued under the old 1999 assessed values and tax rates. This federal court injunction regarding the tax reassessment of VI property values had previously prevented the government from collecting property tax for at least four years, resulting in the government losing US\$25 million a month. New assessed values as well as amended tax rates were released in conjunction with the 2013 tax bills in August 2014. Subsequent tax bills were issued at a rate of two per year until August 2015 when the 2015 bill were released and the Virgin Islands became current with respect to its property taxes. The 2018 tax bills were released on time in the summer of 2018.

All real estate transactions also require a Government Transfer Tax (stamp tax), which can be paid by the buyer or seller.

- 2% for property valued up to \$350,000
- 2.5% for property valued from \$350,001 to \$1,000,000
- 3% for property valued from \$1,000,001 to \$5,000,000
- 3.5% for property valued over \$5,000,001

Notable News and Developments

Note that the items listed below were up to date prior to the recent hurricanes that devastated the Virgin Islands which will be discussed in greater detail below. Updated statuses on some of these projects are still undetermined as of the effective appraisal date.

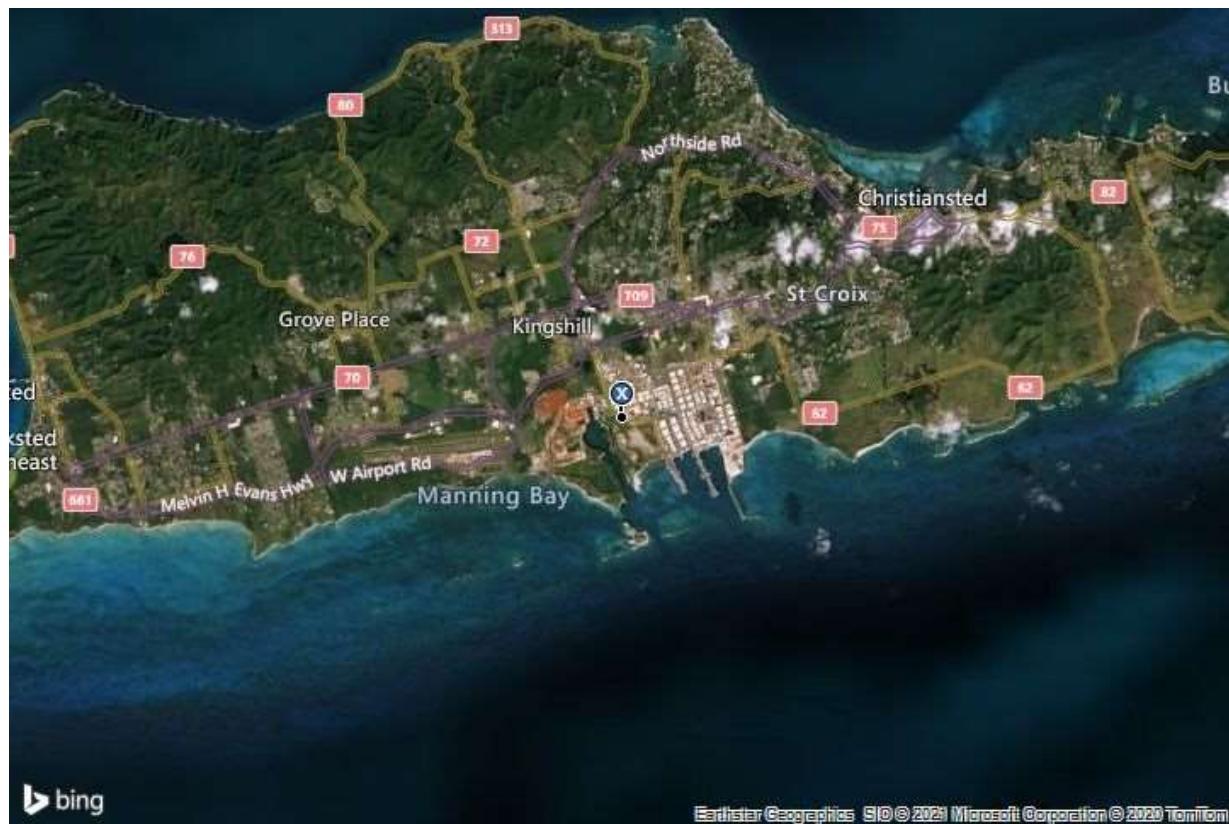
- On January 18, 2012, it was announced that the Hovensa refinery would be permanently shut down. This has had a major impact causing an economic downturn on the island, leaving 1,158 former Hovensa workers unemployed and many more employed by the company's contractors according to the United States Department of Labor. Sale of the facility to Limetree Bay Holdings, a partially-owned subsidiary of ArcLight Capital Partners and Freepoint Commodities, was approved in December, 2015. Pending approval by the Virgin Islands legislature, ArcLight's operation of the oil storage facility will create a minimum of 80 jobs, with the possibility of more in the future. In June 2018, the VI Government announced an agreement with British Petroleum for sale of the refinery. The agreements, of which there are two, call for a total investment of \$1.4 billion by ArcLight Capital Partners, the majority owner of Limetree Bay Terminals, to reopen approximately 25% of the refinery for continued operations. This is estimated to create a potential for up to 1,300 construction jobs and 600 full-time jobs, potentially 1,300 construction, in addition to \$70 million in advanced financing to government coffers and millions in annual payments based on oil production. Refining have resumed in 2020 but at a significantly reduced capacity currently.
- Both the Senate and the US House of Representatives passed the Coast Guard Reauthorization Act, and former President Obama signed the act into legislation in the fiscal year 2015 which should help level the charter yacht industry playing field. Prior to 1993 and the imposition of a six passenger limitation on US uninspected vessels, the charter yacht industry in the US Virgin Islands was thriving, contributing over \$100 million in annual revenue and hundreds of jobs to the local economy. A large chunk of the industry moved to the British Virgin Islands after the six-passenger rule limitation was initiated by the US Government. The bill has recently been enacted into law, and the ability of the USVI to compete in this industry has been significantly improved. This is further enhanced by the rising costs of fees and taxes incurred by tourists traveling to the BVI on day-trip charters.
- A group of local and regional investors have plans to develop a hotel resort on Water Island, just off of St. Thomas. Discussions with up to eight hotel brands were had back in 2015/2016, but ultimately the plans for the development were "put on hold" according to the developer due to lack of local government support. The developer of the project has renewed efforts in the development with the introduction of a new government administration in January 2019. Most recently, plans included a 100-room hotel and 124 multifamily housing units, and discussions with the developers indicate they are still moving forward.
- The Margaritaville (Wyndham) Vacation Club is the most recently completed resort in Water Bay on the East End of the island of St. Thomas. The project is a renovation of the 290-room Renaissance Grand Beach Resort into 274 timeshare-oriented condominium units.
- The University of the Virgin Islands has announced plans to develop a medical school on St. Thomas, which will be operated in collaboration between the hospitals on St. Thomas and St. Croix. Progress was stalled on this project due to a shortage of available funding but have resumed as of 2020. The University recently acquired a commercial building that was formerly utilized as a grocery store that will be converted into a research and business innovation center.

- In September 2017, two category 5 hurricanes came through the Virgin Islands and caused significant damage to individual properties as well as the island-wide power and water grids, as well as internet connectivity and infrastructure. Hurricane Irma hit St. John and St. Thomas on September 6, causing massive property devastation and rendering both islands almost entirely without power, public water, cell reception, or internet connectivity. Weeks later, as recovery efforts were underway, hurricane Maria hit the U.S. Virgin Islands on September 19/20, with the eye of the storm scraping through St. Croix, rendering it almost entirely without power, public water, cell reception or internet connectivity. As of the effective appraisal date, all three islands have completed significant recovery and the markets for residential and commercial real estate were surging until the Covid-19 pandemic, which will be discussed separately in this report.
- Approximately 43 acres of Lovango Cay were recently purchased by Lovango Island Holdings, a development group principled by Mark Snider. The group has already opened an existing restaurant/clubhouse for operation and plans to construct an additional 70 overnight tents and cottages along with private sales of remaining residential lots. Currently the project is attempting to get approval for rezoning to allow for development which has not yet been approved.
- There are proposals for two new marinas in the Coral Bay area of St. John. The smaller of the two projects, proposed by Sirius Development LLC, is still seeking approval for development and will include up to 89 wet slips, 89 condominium units, fuel dock, retail complex and corresponding site improvements. The larger of the two projects is proposed by the developer Summer's End Group and as of December 2020 the project received approval by the U.S. Virgin Islands Senate to ratify permits that will allow development to move forward, despite strong local resistance. It could be an important catalyst for development in this area, as its location will be in Coral Bay on the eastern coast of St. John. The marina is planned to include 145 slips, a mooring field with 12 mooring balls and an additional 75 moorings, a proposed marina complex, restaurant, Customs office, and apartments. If the project is successful, the group plans to develop four new buildings where additional retail, restaurant, office and commercial space would be located.

Conclusions

Prior to the 2017 storms, there appeared to be ongoing resurgence in tourism for St. Thomas and St. John, and real estate activity appeared to be improving. Our forecast was for continued improvement in arrivals and hotel statistics, but only gradual economic improvement for the overall territory. Subsequent to hurricanes Irma and Maria and as of the date of this report, the U.S. Virgin Islands experienced a strong relief and recovery phase, and real estate activity had increased dramatically with increasing levels of demand and a low level of supply. This market balance was ongoing and continued levels of growth were anticipated until the Covid-19 pandemic that occurred in the second quarter of 2020. Economic uncertainty has arisen as the result of the pandemic, which will be discussed in greater detail later in this report.

Area Map



Surrounding Area Analysis

Location

The subject property is located in the central-southern portion of the island of St. Croix. The property is situated east of the airport boundaries and directly between the St. Croix Port and the Limetree Bay Oil Refinery.

Access and Linkages

Primary highway access to the area is via Melvin H. Evans Hwy, a main thoroughfare which traverses the island in a generally east/west direction. The subject has access directly from Melvin H. Evans Hwy.

The Henry E. Rholson International Airport is located just west of the subject and operates as the main airport terminal to the island.

Demand Generators

The economy of St. Croix was once dominated by agriculture, but there was rapid industrialization of the island's economy in the 1960s which changed this. As do many other Caribbean islands today, St. Croix relies on tourism as one of its main sources of revenue. There are, however, a number of other industries on the island to help support the economy.

The largest employer of the island was HOVENSA, one of the world's largest oil refineries. HOVENSA is owned and operated by Hess Oil Virgin Islands Corp. (HOVIC), a division of U.S.- based Hess Corporation, and Petroleos de Venezuela, SA (PDVSA), the national oil company of Venezuela.

On January 18, 2012, it was announced that the Hovensa refinery would be permanently shut down. This had a major impact, causing a substantial economic downturn on the island, and leaving 1,158 refinery workers unemployed. However, the refinery was recently sold by the USVI Government to ArcLight Capital Partners and as recently as February 2021 refining operations have re-commenced.

Also located in St. Croix is the Cruzan Rum Distillery, makers of Cruzan Rum and other liquors such as Southern Comfort. In addition, the liquor producer Diageo completed construction in 2012 of a new distillery on a 26-acre industrial site in proximity to the subject property for the purpose of producing Captain Morgan Rum. A major incentive of the relocation of the distillery to the U.S. Virgin Islands was an incentive package offered by local legislators that provides reimbursement of 90% of the excise taxes collected on rum sales in the US among other benefits, which gives them a competitive advantage (along with those in Puerto Rico) over distilleries in other nations.

The subject is located within the newly established South Shore Enterprise zone which is a designated industrial area of St. Croix that offers tax benefits to developers and users of land in this area. However, given the physical limitations of the subject detailed later in this report, the subject's designation within the area would have minimal or no impact on the overall value of the site.

Land Use

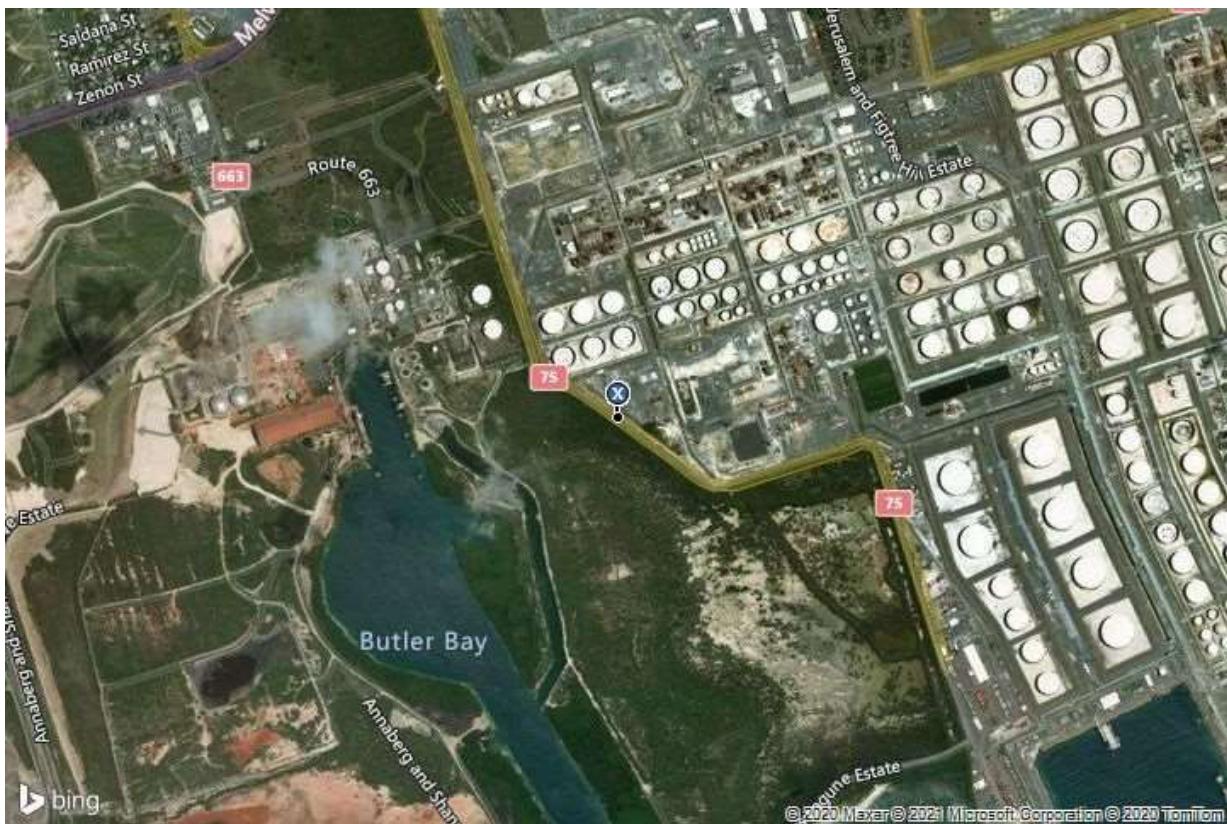
The area is suburban in character and approximately 60% developed.

Land uses in the area are predominantly industrial uses and vacant land. Located west and northwest of the subject is the main shipping port on St. Croix, and east of the subject is the aforementioned oil refinery. Located further west and northwest of the subject is the Henry E Rohlsen airport, Cruzan Rum Distillery, Leatherback brewing and a variety of other industrial uses. Located further north of the subject are some residential uses such as single family residential and multifamily residential.

Outlook and Conclusions

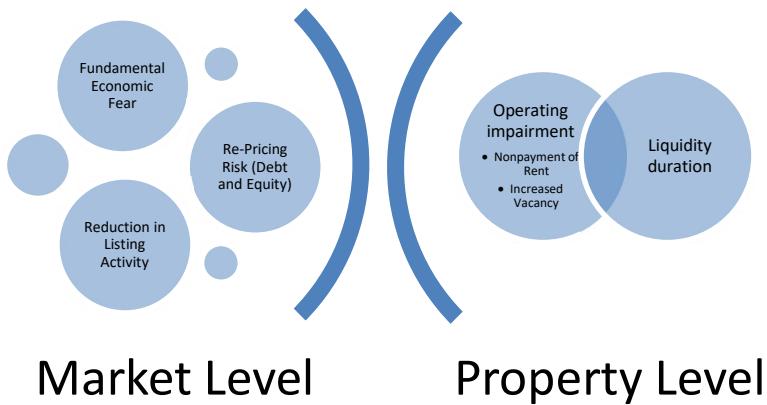
The area is in the stable to slow growth stage of its life cycle. There have been some signs of increased demand over the past 2 years during the relief and recovery phase subsequent to Hurricane Maria, and the commencing of oil refining operations is expected to bring positive economic growth in the area and St. Croix as a whole. We anticipate that property values will increase slightly in the near future with acknowledgment of the uncertainty regarding the economic impact of COVID-19.

Surrounding Area Map



COVID-19 Impact on Current Valuations

Transaction indicators are the best measure of any impact on values due to COVID-19. At the beginning of the pandemic, many transactions were tabled and market data was scarce. After an initial lull in activity, price discovery has occurred in many markets across different property types and transactions are getting done. Market instability remains a factor on various levels:



Based on discussions and interviews with a wide range of market participants including brokers, lenders, asset managers, owners, property managers and others, a variety of concerns, and opportunities, are apparent.

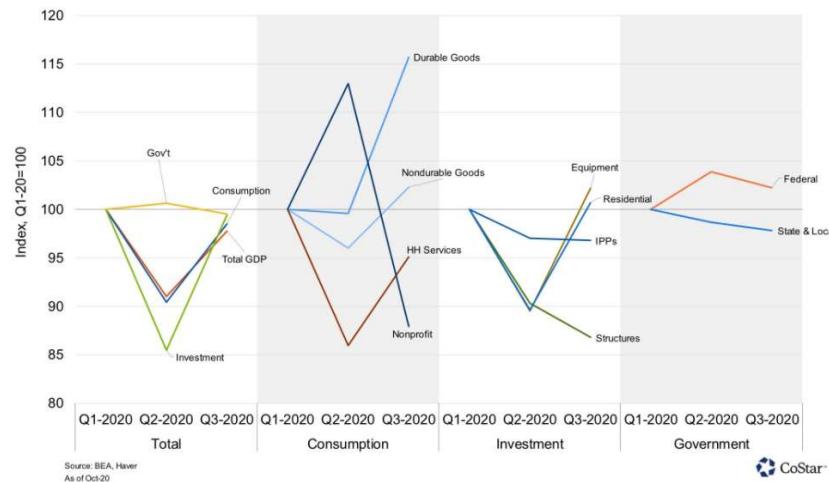
The Virus

The second wave began in 4Q20 across virtually the entire country. Infection rates are exploding with many states and local governments restricting movement and social gatherings. The stock market rose to new highs in 4Q20 on the news of multiple promising vaccine options expected to first become widely available to health care workers and then the general public by mid-2021. In the interim, volatility will remain with starts and stops in economic activity. A widely distributed vaccine is critical for employers to be able to safely bring workers back to the office, public schools to remain open with consistency and perceived safe use of public transportation in getting people to work.

Macro Economic Impacts

Not surprisingly, 3Q20 GDP was up significantly but varies considerably by segment (Consumption, Investment, Government) as illustrated in the graph below. Consumption of goods are up while consumption of services remains off notably due in large part to households remaining in various levels of lockdown in many parts of the country. Warehouses and manufacturing are winners – hotels, retail, and restaurants remain weak.

GDP Recovers, but Plenty of Movement Under Surface

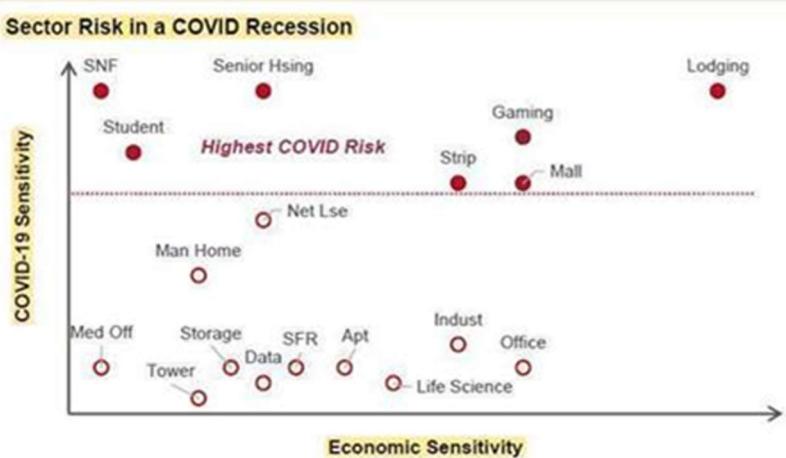


The prospect for a significant stimulus package remains uncertain. State and local finances are troubling not to mention the outlook for employers and workers, particularly in the service sector, who remain on the downside of a K shaped recovery.

After initially ramping up cash reserves to cover bad loans, many larger lending institutions have begun reducing those set asides as the expectation of losses is on the decline. Many smaller to mid-size banks, which have typically been the primary capital source to local, service-oriented businesses, may not be so fortunate.

Impact by Property Type, Class & Location

Below is a graph prepared by Greenstreet Advisors plotting the sensitivity (and risk) associated with various property types with the negative impact on value being greater for those assets with greater sensitivity. Those assets relating to essential business operations (grocery, medical, distribution) have been less affected than for example lodging and malls where social distancing is more difficult.



Rates of Return and Valuation Methodology

Offsetting the increased risk due to uncertainty in the property markets is the Fed's monetary policy of holding rates down to enhance liquidity in the debt markets. While many financial institutions have lowered their loan to value ratios as a risk management tool, the cost of borrowing is at historic lows for assets with sustainable cash flow and solid sponsors. The result is downward pressure on rates of return where leverage is attainable but offset to some extent by a rise in equity return requirements. As transactions continue to occur, the overall impact on rates of return, and how they are responding differently by property type and location, is becoming apparent.

Some market participants believe the answer to market value lies in capitalization rates while others believe rates are not moving. Instead, the value impact is limited to cash flow loss plus profit until re-stabilization occurs. Once again, the answers vary by property type and location.

The following valuation tempers the various inputs given the wide range of data in the market. Care must be taken not to "double hit" the analysis by modeling lower net income via lower performance projections and at the same time raising the return requirements, particularly in light of a low interest rate environment.

Market Sentiment/Participant Interviews

In addition to transaction data which is slowly materializing, we have interviewed market participants (developers, investors, lenders, brokers) as a leading indicator of where the market is currently, and where they believe the market is heading. These survey results have been analyzed and incorporated into our analysis and conclusions.

Conclusion

Considering the subject's relative sensitivity to COVID-19 risks as of the effective date of the valuation, the following valuation considerations were developed:

Valuation Approach Implications from Covid-19

Cost Approach

Changes in cost of construction? No

Changes in entrepreneurial incentive? No

External obsolescence due current conditions? No

Sales Comparison Approach

Market conditions adjustment? No

Transaction evidence? No

Income Capitalization Approach

Pro forma market rent adjustment? N/A

Pro forma vacancy adjustment? N/A

Pro forma expense adjustment? N/A

Capitalization rate adjustment? N/A

Discount rate adjustment? N/A

Short term rent loss considerations

Is the value estimate adjusted for atypical rent loss over the short term (< 2 years) N/A

Marketing time

Has marketing time been adjusted? No

Property Analysis

Land Description and Analysis

Land Area Summary

Parcel ID/Address	SF	Acres
Road Plot 1-1	92,783	2.130
Road Plot 2-1	46,783	1.074
Road Plot 5-1	14,549	0.334
Road Plot 10-1	7,231	0.166
Road Plot 11-1	8,973	0.206
Total	170,320	3.910

Source: Land survey by Jeffrey L. Bateman dated December 14, 2020

Land Description

Land Area	3.910 acres; 170,320 SF
Source of Land Area	Land survey by Jeffrey L. Bateman dated December 14, 2020
Primary Street Frontage	Melvin Evans Highway - 100 feet
Shape	Very irregular
Corner	No
Rail Access	No
Water/Port Access	No
Topography	Level
Drainage	No problems reported or observed
Environmental Hazards	None reported or observed
Ground Stability	No problems reported or observed
Flood Area Panel Number	78000000081G, 78000000081G & 78000000092
Date	April 16, 2007
Zone	A
Description	Within 100-year floodplain
Insurance Required?	Yes

Zoning; Other Regulations

Zoning Jurisdiction	U.S. Virgin Islands Department of Planning and Natural Resources
Zoning Designation	I-1
Description	Heavy Industrial
Legally Conforming?	Appears to be legally conforming
Zoning Change Likely?	No
Permitted Uses	Variety of industrial and commercial uses
Minimum Lot Area	5 acres
Minimum Street Frontage (Feet)	None
Minimum Lot Width (Feet)	None
Minimum Lot Depth (Feet)	None
Minimum Setbacks (Feet)	Front - none; Side 100' from residential property line; Rear - none
Maximum Building Height	35'
Maximum Site Coverage	Less than or equal to 60% of the lot area may be used for storage
Maximum Density	None
Maximum Floor Area Ratio	None
Parking Requirement	Varies Per Use
Rent Control	No
Other Land Use Regulations	None that we are aware of

Utilities

Service	Provider
Water	N/A
Sewer	N/A
Electricity	WAPA
Natural Gas	N/A
Local Phone	Various providers

We are not experts in the interpretation of zoning ordinances. An appropriately qualified land use attorney should be engaged if a determination of compliance with zoning is required.

The subject is a road plot that is extremely long and narrow in shape. The total length of the subject is approximately 1.47 miles, with an average width of approximately 21.9 feet.

A portion of the subject is located within a 100-year floodplain; however, the given the subject's use as a road plot this would have no impact on the overall value of the property.

Easements, Encroachments and Restrictions

We were not provided a current title report to review, however, we were provided with draft land survey maps prepared by The Green Piece Engineering + Environment which shows the existing road plots. We are not aware of any easements, encroachments, or restrictions on the road plot that would adversely affect value. Our valuation assumes no adverse impacts from easements, encroachments, or restrictions, and further assumes that the subject has clear and marketable title.

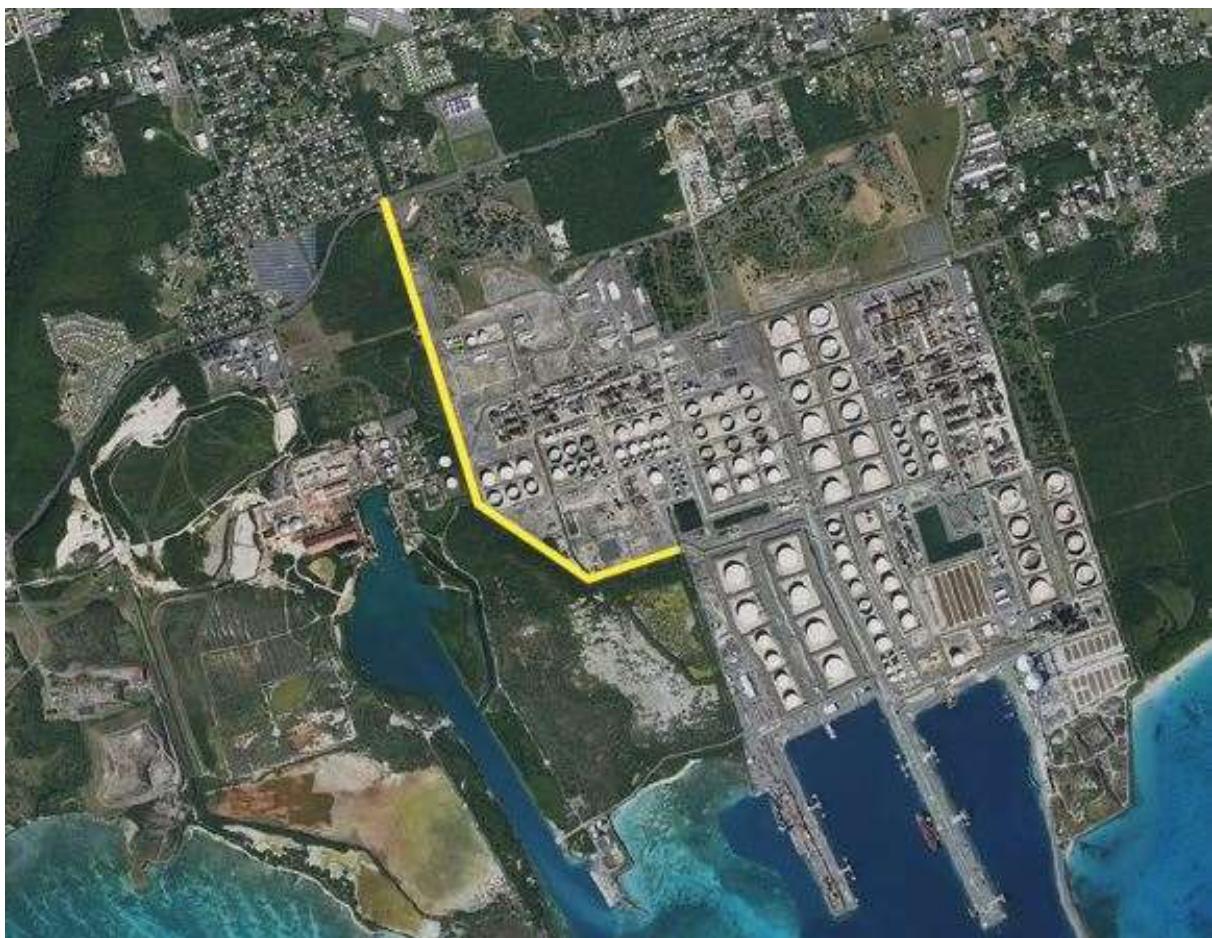
Conclusion of Land Analysis

Overall, the physical characteristics of the site are suited for the current use as a road plot. The subject property is improved with asphalt paving and benefits from an ingress/egress access point along Melvin H. Evans Highway and has approximately 100-foot access point. The property sits uniquely between two major land holdings, both the St. Croix Port and Limetree Bay Oil Refinery.

Site Improvements

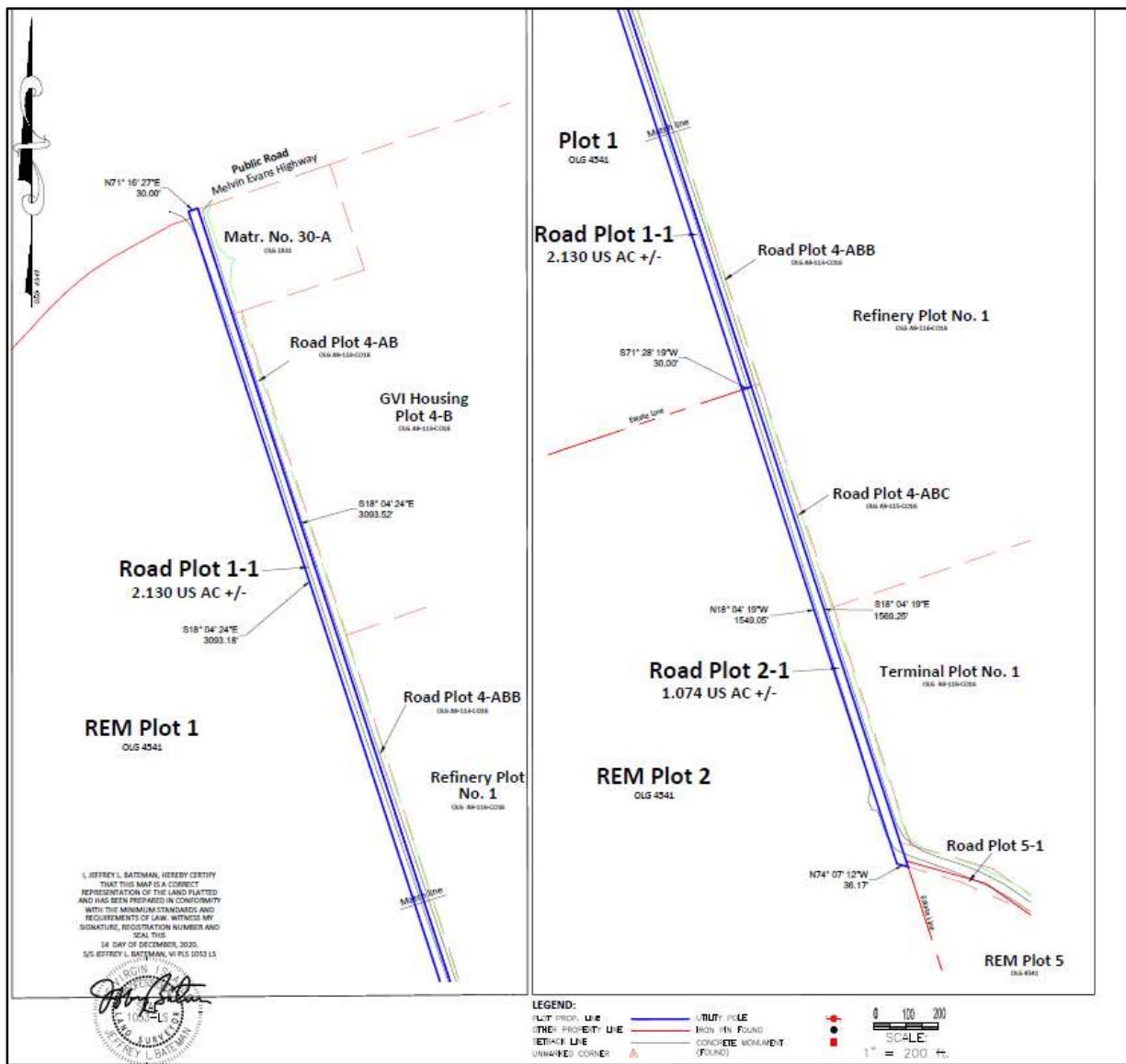
The subject site is cleared, leveled and partially improved with asphalt pavement. The subject road plots represent one side of an access road that's used for port access and access to a portion of the oil refinery. We have estimated that there is approximately 116,424 s.f., or 2.67 acres of asphalt paving located on the subject site. As discussed later in this report, the highest and best use of the subject is for continued use as a road plot. Since the subject is privately owned and not a public right-of-way, and to our knowledge no access easement exists on the subject, it is our opinion that the asphalt pavement would contribute value to the property above the value of the land itself.

Cadastral Map Image

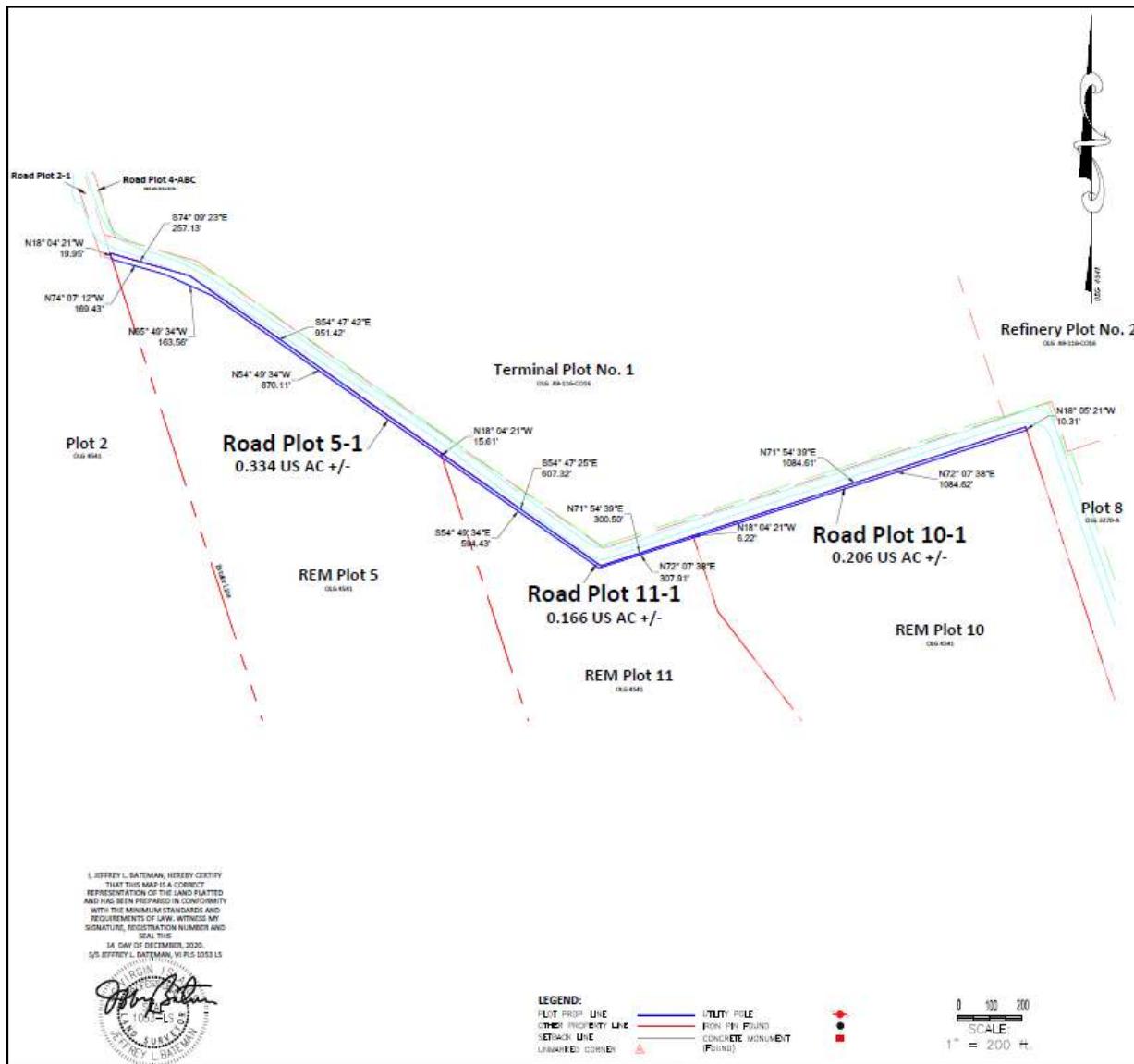


Cadastral Flood Map Image

Site Survey – Plots 1-1 and 2-1



Site Survey – Plots 5-1, 10-1 and 11-1





Subject road plot looking south



Subject road plot looking north



Subject road plot looking north



Subject road plot looking north



Subject road plot looking southeast



Subject road plot looking west

Real Estate Taxes

The situation surrounding real estate taxes in the Virgin Islands had been in flux since 2006, but was ultimately resolved in 2013 with a new territory wide re-assessment and new tax rates. The 2015 tax bills were released in August, 2015, using the new assessed values and the Virgin Islands is now current with regards to their property taxes. New tax rates were announced in the year 2013 which are still applicable; and are applied as follows.

2013 Tax Rates

Property Type	Tax Rate (per \$1 of assessed value)
Unimproved non-commercial real property	0.004946
Residential real property	0.003770
Commercial real property	0.007110
Timeshare real property	0.014070

Note that these rates are based on 100% of the assessed value. The subject represents privately owned road plots which have not been assigned separate tax identification numbers or assessed for property tax purposes. The projected assessments below represent the subject as assessed at the same land value per acre as the adjacent parcel to the west (Tax ID 2-08200-0301-00) which is owned by the same entity.

Taxes and Assessments - 2020

Tax ID	Assessed Value			Taxes and Assessments			
				Ad Valorem			
	Land	Improvements	Total	Tax Rate	Taxes	Direct Assessments	Total
Road Plot 1-1	\$13,568		\$13,568	0.711000%	\$96	\$0	\$96
Road Plot 2-1	\$6,841		\$6,841	0.711000%	\$49	\$0	\$49
Road Plot 5-1	\$2,128		\$2,128	0.711000%	\$15	\$0	\$15
Road Plot 10-1	\$1,057		\$1,057	0.711000%	\$8	\$0	\$8
Road Plot 11-1	\$1,312		\$1,312	0.711000%	\$9	\$0	\$9
	\$24,907	\$0	\$24,907		\$177	\$0	\$177

Highest and Best Use

Process

Before a property can be valued, an opinion of highest and best use must be developed for the subject site, both as if vacant, and as improved or proposed. By definition, the highest and best use must be:

- Physically possible.
- Legally permissible under the zoning regulations and other restrictions that apply to the site.
- Financially feasible.
- Maximally productive, i.e., capable of producing the highest value from among the permissible, possible, and financially feasible uses.

As If Vacant

Physically Possible

The physical characteristics of the site impose significant restrictions on development. The subject is very irregular in shape, with an extremely long and narrow shape. Due to the physical shape of the site, no building improvements would be able to be constructed on the property. Therefore, the subject would be limited to use for either outside storage or as an access road to a neighboring property. Due to its unique positioning between two major industrial land holdings, the road plot will likely be used by automobiles and heavy industrial size vehicles.

Legally Permissible

The site is zoned I-1, Heavy Industrial. Permitted uses include a variety of industrial and commercial uses; however, the potential development of the site would be legally limited due to minimum lot size requirements by zoning as the subject is non-conforming in this regard. To our knowledge, there are no legal restrictions such as easements or deed restrictions that would effectively limit the use of the property. Prevailing land users in the area are industrial users including an oil refinery and shipping port.

Based on the zoning code and neighboring land user, industrial use would typically be likely but a variance would be needed due to the non-conforming status. However, based on earlier discussion of the physically possible uses considering the shape and utility of the site, only access road use is given further consideration in determining highest and best use of the site, as though vacant.

Financially Feasible

The subject site provides a valuable access route from the Melvin H. Evans Hwy. to the St. Croix container port located southeast of the subject. In addition, this route provides access to portion of the aforementioned oil refinery to the east, as well as the St. Croix Port located just west of the subject (which shares common ownership).

Based on our analysis of this market, there is currently adequate demand for an access road along this route based on the resumed operation of the neighboring oil refinery and St. Croix port. It appears

that a newly developed access road use on the site would have a value commensurate with its cost. Therefore, access road use is considered to be financially feasible.

Maximally Productive

There does not appear to be any reasonably probable use of the site that would generate a higher residual land value than access road use. Accordingly, it is our opinion that access road use, developed to the normal market density level permitted by zoning, is the maximally productive use of the property.

Conclusion

Development of the site for access road use is the only use that meets the four tests of highest and best use. Therefore, it is concluded to be the highest and best use of the property as if vacant.

As Improved

No building improvements are located on the subject site. The property is improved with approximately 2.67 acres or 116,424 square feet of asphalt pavement, which is consistent with the highest and best use of the site as if it were vacant.

Based on our analysis, there does not appear to be any alternative use that could reasonably be expected to provide a higher present value than the current use, and the value of the existing improved property exceeds the value of the site, as if vacant. For these reasons, continued access road use is concluded to be maximally productive and the highest and best use of the property as improved.

Most Probable Buyer

Taking into account the size and characteristics of the property and its use, the most probable buyer would be a government entity for conversion to a public right-of-way, or an adjacent landowner for owner-use.

Valuation

Valuation Methodology

Appraisers usually consider three approaches to estimating the market value of real property. These are the cost approach, sales comparison approach and the income capitalization approach.

The **cost approach** assumes that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility. This approach is particularly applicable when the improvements being appraised are relatively new and represent the highest and best use of the land or when the property has unique or specialized improvements for which there is little or no sales data from comparable properties.

The **sales comparison approach** assumes that an informed purchaser would pay no more for a property than the cost of acquiring another existing property with the same utility. This approach is especially appropriate when an active market provides sufficient reliable data. The sales comparison approach is less reliable in an inactive market or when estimating the value of properties for which no directly comparable sales data is available. The sales comparison approach is often relied upon for owner-user properties.

The **income capitalization approach** reflects the market's perception of a relationship between a property's potential income and its market value. This approach converts the anticipated net income from ownership of a property into a value indication through capitalization. The primary methods are direct capitalization and discounted cash flow analysis, with one or both methods applied, as appropriate. This approach is widely used in appraising income-producing properties.

Reconciliation of the various indications into a conclusion of value is based on an evaluation of the quantity and quality of available data in each approach and the applicability of each approach to the property type.

The methodology employed in this assignment is summarized as follows:

Approaches to Value		
Approach	Applicability to Subject	Use in Assignment
Cost Approach	Applicable	Utilized
Sales Comparison Approach	Not Applicable	Not Utilized
Income Capitalization Approach	Not Applicable	Not Utilized

Land Valuation

To develop an opinion of the subject's land value, as if vacant and available to be developed to its highest and best use, we utilize the sales comparison approach. Our search for comparable sales focused on transactions within the following parameters:

- Location: St. Croix
- Size: 1 acre to 30 acres
- Use: Industrial
- Transaction Date: Within the past three years.

For this analysis, we use price per square foot as the appropriate unit of comparison because market participants typically compare sale prices and property values on this basis. Due to the unique attributes of the subject property the value of the road plot is based off a per square foot price of industrial land sales in the St. Croix area.

It is our opinion that the subject road plots are essential to provide adequate access to some neighboring land users, most specifically the Wildred "Bomba" Allick Port and Transhipment Center St. located just southeast of the subject which is the main cargo port on St. Croix. Given this necessity, the limited utility of the site due to its shape is offset by the access requirements of the surrounding land users.

Although these sales would have different highest and best uses as the subject, it is reasonable to conclude that they are representative of industrial land values in this market which would be consistent with what a purchaser would likely pay for the subject site.

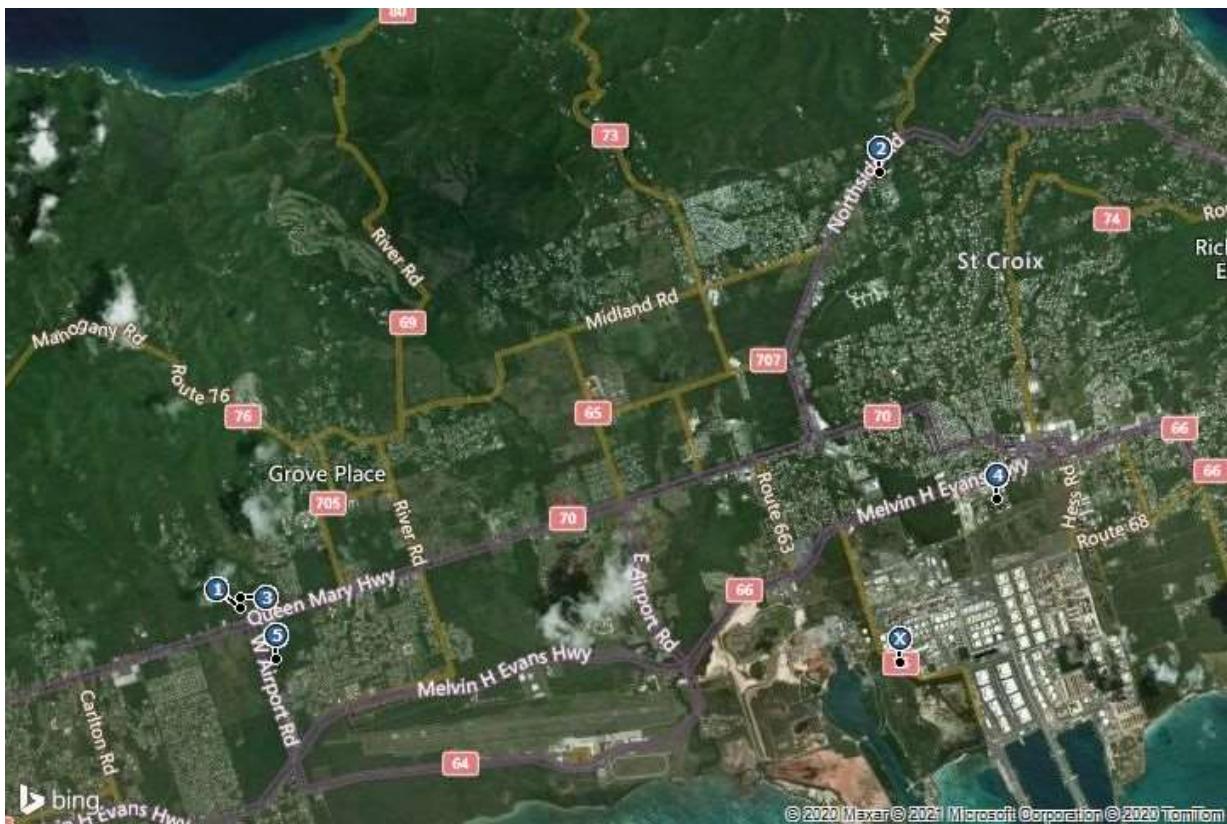
This can further be demonstrated by considering the methodology that is typical with eminent domain takings for right-of-way expansion/construction. If the subject site was added to the adjacent parent tracts located directly west of the subject, the land would be benefitted at a 1:1 ratio on a price per square foot or price per acre basis (under the assumption that adequate access to the adjacent parcel still existed).

The most relevant sales are summarized in the following table.

Summary of Comparable Land Sales

No.	Name/Address	Sale Date; Status	Sale Price	SF; Acres	Zoning	\$/SF Land	\$/Acre
1	9 Estate Mint Parcel No. 9 Estate Mint Prince Quarter St. Croix County VI	Oct-20 Closed	\$225,000	144,184 3.31	Industry - Light	\$1.56	\$67,976
2	50 and 51-C Remainder Concordia Plot No. 50 and Remainder 51-C Estate C Queen Quarter St. Croix County VI	Aug-20 Closed	\$774,000	192,670 4.42	Commercial	\$4.02	\$174,990
	<i>Comments: Property is a vacant, uncleared lot.</i>						
3	13 Estate Mint Parcel No. 13 Estate Mint Prince Quarter St. Croix County VI	Apr-18 Closed	\$40,000	21,780 0.50	Industry - Light	\$1.84	\$80,000
4	8-Ab Cottage, Industrial Land Plot Nos. 8-Ab Estate Cottage Queen Quarter St. Croix County VI	Mar-18 Closed	\$50,000	21,780 0.50	Industrial - Light	\$2.30	\$100,000
	<i>Comments: Arm's length transaction</i>						
5	21 Diamond Plot No. 21 Estate Diamond Prince Quarter St. Croix County VI	Feb-20 Listing	\$2,063,000	886,882 20.36	Industrial, Heavy	\$2.33	\$101,326
	<i>Comments: Listing broker reported strong interest in the property and that multiple offers have been received.</i>						
	Subject St. Croix Renaissance Group Road Plots #NAME?			170,320 3.91	Heavy Industrial		

Comparable Land Sales Map





Sale 1
9 Estate Mint



Sale 2
50 and 51-C Remainder Concordia



Sale 3
13 Estate Mint



Sale 4
8-Ab Cottage, Industrial Land



Sale 5
21 Diamond

Analysis and Adjustment of Sales

The sales are compared to the subject and adjusted to account for material differences that affect value. Adjustments are considered for the following factors, in the sequence shown below.

Adjustment Factor	Accounts For	Comments
Effective Sale Price	Atypical economics of a transaction, such as demolition cost or expenditures by buyer at time of purchase.	No adjustments were necessary.
Real Property Rights	Fee simple, leased fee, leasehold, partial interest, etc.	No adjustments were necessary.
Financing Terms	Seller financing, or assumption of existing financing, at non-market terms.	No adjustments were necessary.
Conditions of Sale	Extraordinary motivation of buyer or seller, assemblage, forced sale.	Comparable five is a listing and not a closed sale. Typically, a listing will sell for a less than its asking price in this market. As a result, a downward adjustment was applied to this comparable based on information provided by the listing broker.
Market Conditions	Changes in the economic environment over time that affect the appreciation and depreciation of real estate.	Sales three and four occurred prior to an increase in demand for industrial and commercial land occurring subsequent to the hurricanes in 2017. Therefore, upward adjustments were applied to these sales. We have also considered whether an appropriate adjustment is warranted given the recent economic uncertainty from Covid-19. Based on discussions with market participants, as well as our own research of the market, it is our opinion that no further adjustment is warranted at this time.
Location	Market or submarket area influences on sale price; surrounding land use influences.	Comparables one, three and five are inferior in location and upward adjustments were applied. Sale four

Adjustment Factor	Accounts For	Comments
Access/Exposure	Convenience to transportation facilities; ease of site access; visibility; traffic counts.	is located in an industrial subdivision, which is superior and a downward adjustment was applied.
Size	Inverse relationship that often exists between parcel size and unit value.	Sale two, positioned along a thoroughfare with high traffic counts is considered superior and a downward adjustment was applied. Sale four can only be accessed via a partially paved road in below average condition and an upward adjustment was applied.
Shape and Topography	Primary physical factors that affect the utility of a site for its highest and best use.	Sales three and four were smaller in size and downward adjustments were applied based on economies of scale. Conversely, Sale 5 was larger and received an upward adjustment.
Zoning	Government regulations that affect the types and intensities of uses allowable on a site.	As discussed throughout this report, the subject has a very irregular shape. All sales contain a superior shape with superior development options; therefore, downward adjustments were applied to each sale.
Entitlements	The specific level of governmental approvals attained pertaining to development of a site.	Sale two has a superior zoning designation and a downward adjustment was applied.
		No adjustments were necessary.

The following table summarizes the adjustments we make to each sale.

Land Sales Adjustment Grid						
	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5
Name	St. Croix Renaissance Group Road Plots	9 Estate Mint	50 and 51-C Remainder Concordia	13 Estate Mint	8-Ab Cottage, Industrial Land	21 Diamond
Address	Road Plot No. 1-1 Estate Spanish Town, et al	Parcel No. 9 Estate Mint	Plot No. 50 and Remainder 51-C Estate Concordia	Parcel No. 13 Estate Mint	Plot Nos. 8-Ab Estate Cottage	Plot No. 21 Estate Diamond
City	Kings Quarter	Prince Quarter	Queen Quarter	Prince Quarter	Queen Quarter	Prince Quarter
County	St. Croix	St. Croix	St. Croix	St. Croix	St. Croix	St. Croix
State	Virgin Islands	VI	VI	VI	VI	VI
Sale Date	Oct-20	Aug-20	Apr-18	Mar-18	Feb-20	
Sale Status	Closed	Closed	Closed	Closed	Closed	Listing
Sale Price	\$225,000	\$774,000	\$40,000	\$50,000	\$2,063,000	
Square Feet	170,320	144,184	192,670	21,780	21,780	886,882
Acres	3.910	3.310	4.423	0.500	0.500	20.360
Topography	Level	Level	Gently Sloping	Level	Level	Gently Sloping
Flood Plain	Yes	No	Yes	No	No	Yes
Zoning Code	I-1	I-2	C	I-2	I-2	I-1
Price per Square Foot		\$1.56	\$4.02	\$1.84	\$2.30	\$2.33
Property Rights		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
% Adjustment	—	—	—	—	—	—
Financing Terms		Cash to seller	Cash to seller	Cash to seller	Cash to seller	Cash to seller -
% Adjustment	—	—	—	—	—	—
Conditions of Sale		Arm's length	Arm's length	Arm's length	Arm's length	Listing
% Adjustment	—	—	—	—	—	-30%
Market Conditions	2/4/2021	Oct-20	Aug-20	Apr-18	Mar-18	Feb-20
Annual % Adjustment	—	—	10%	10%	10%	—
Cumulative Adjusted Price		\$1.56	\$4.02	\$2.02	\$2.53	\$1.63
Location	15%	—	15%	-10%	-10%	10%
Access/Exposure	—	-10%	—	10%	10%	—
Size	—	—	-20%	-20%	-20%	20%
Shape and Topography	-15%	-15%	-15%	-15%	-15%	-15%
Zoning	—	-30%	—	—	—	—
Entitlements	—	—	—	—	—	—
Net \$ Adjustment	\$0.00	-\$2.21	-\$0.40	-\$0.88	\$0.24	
Net % Adjustment	0%	-55%	-20%	-35%	15%	
Final Adjusted Price	\$1.56	\$1.81	\$1.62	\$1.64	\$1.87	
Overall Adjustment	0%	-55%	-12%	-29%	-20%	
Range of Adjusted Prices	\$1.56 - \$1.87					
Average	\$1.70					
Indicated Value	\$1.75					

Land Value Conclusion

Prior to adjustment, the sales reflect a range of \$1.56 - \$4.02 per square foot. After adjustment, the range is narrowed to \$1.56 - \$1.87 per square foot, with an average of \$1.70 per square foot. We arrive at a land value conclusion as follows:

Land Value Conclusion

Indicated Value per Square Foot	\$1.75
Subject Square Feet	170,320
Indicated Value	\$298,059
Rounded	\$300,000

As discussed earlier in this report, the subject contains approximately 2.67 acres or 116,424 square feet of asphalt pavement. The concluded highest and best use of the subject site is for access road use, which is consistent with the utility of the site improvements. Therefore, it is our opinion that these improvements would contribute value to the subject property. In the subsequent section we have utilized the cost approach to estimate the contributory value of the site improvements.

Cost Approach

The steps taken to apply the cost approach are:

- Develop an opinion of the value of the land as though vacant and available to be developed to its highest and best use, as of the effective date of the appraisal;
- Estimate the replacement cost new of the existing improvements under current market conditions;
- Estimate depreciation from all causes and deduct this estimate from replacement cost new to arrive at depreciated replacement cost of the improvements; and
- Add land value to the depreciated replacement cost of the improvements to arrive at a market value indication for the property overall.

Replacement Cost

Replacement cost is the estimated cost to construct, at current prices as of a specified date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout. Estimates of replacement cost for the purpose of developing a market value opinion include three components: direct costs, indirect costs (also known as soft costs) and entrepreneurial incentive.

Direct Costs

Direct costs are expenditures for labor, materials, equipment and contractor's overhead and profit. We use Marshall Valuation Service (MVS) as the basis of our direct cost estimate. In addition to direct costs, MVS includes certain indirect costs such as architectural and engineering fees, and interest on building loan funds during construction.

Indirect Costs

MVS does not include all of the indirect costs that are appropriate in a replacement cost estimate. Therefore, we add an allowance for the following indirect costs that are not contained within MVS: taxes and carrying costs on land during construction; legal and accounting fees; and marketing and finance costs prior to stabilization. We estimate that a 4% allowance for additional indirect costs is appropriate.

Entrepreneurial Incentive

Entrepreneurial incentive is the financial reward that a developer would expect to receive in addition to recovering all direct and indirect costs. This is the expected compensation that would be necessary to motivate a developer to undertake the project. An estimate of 8% is applied to the total replacement costs used in this analysis.

Replacement Cost New

To estimate the contributory value of the site improvements, we have estimated the cost new of the asphalt pavement based on discussions with local contractors as shown in the following table.

Site Improvements						Entrepreneurial Profit @ 8%	Total Replacement Cost New
Item	Unit(s)	Unit Cost	Total Cost	Indirect Cost @ 4%			
Asphalt Pavement	116,424	\$9.91	\$1,153,762	\$46,150		\$92,301	\$1,292,213
Total							\$1,292,213

Depreciation

Depreciation is the difference between the replacement cost new of the improvements and their contribution to overall property value on the effective date of the appraisal. There are three major causes of depreciation:

1. Physical deterioration - The loss in value due to the wear and tear that begins when a building is completed and placed into service. Physical deterioration can be curable (referred to as deferred maintenance) or incurable.
2. Functional obsolescence - The loss in value due to changes in market tastes and standards. Similar to physical deterioration, functional obsolescence can be curable or incurable.
3. External obsolescence - The loss in value due to negative external influences. These influences can be temporary or permanent and are generally incurable by the owner, landlord or tenant.

There are three principal methods of estimating depreciation: the market extraction method, the economic age-life method, and the breakdown method. The economic age-life method is used in this analysis.

Economic Age-Life Method

In the economic age-life method, depreciation is estimated by dividing the effective age of the improvements by their total economic life. This method results in a lump sum estimate for all depreciation, including the loss in value from all physical, functional and external obsolescence.

Final Estimate of Depreciation

Our estimate of depreciation and calculation of depreciated replacement cost is based on a visual inspection of the improvements. We use straight-line depreciation using the age-life method, as shown in the following table.

Site Improvements						Indirect Cost @ 4%	Entrepreneurial Profit @ 8%	Estimated % Depreciation	Applied Depreciation	Depreciation Value (Rounded)
Item	Unit(s)	Unit Cost	Total Cost							
Asphalt Pavement	116,424	\$9.91	\$1,153,762	\$46,150		\$92,301		65.0%	-\$839,939	\$450,000
Total										\$450,000

Value Indication

By combining our land value conclusion with the depreciated replacement cost of the improvements, we arrive at a value indication by the cost approach as shown in the following table.

Value Indication by Cost Approach

Depreciated Replacement Cost	\$450,000
Land Value	\$300,000
Indicated Property Value	\$750,000
Rounded	\$750,000

Reconciliation and Conclusion of Value

The values indicated by our analyses are as follows:

Summary of Value Indications

Cost Approach	\$750,000
Sales Comparison Approach	Not Used
Income Capitalization Approach	Not Used
Reconciled	\$750,000

Value Conclusion

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value	Fee Simple	February 4, 2021	\$750,000

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. The subject property represents five separate road plots that are currently paved and have historically been utilized as a portion of an access road by the public. We were not provided with a title report to review and have assumed private ownership of the subject road plots based on public record and discussion with the client, who is also the reported owner. In the absence of a title report, we have also assumed the subject is able to be privately used and sold at the discretion of ownership, with no limitation beyond zoning restrictions on the use or development of the site.
2. Given the assumed private ownership of the subject land, we have assumed the site improvements located on the subject site are also owned by the same entity with no restriction or limitation (other than zoning restriction) on the use, development or transfer of ownership.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. No hypothetical conditions were employed in this analysis.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

As of the date of value, the economy (globally, nationally, and locally) was in a state of rapid transition with a widespread expectation of the imminent onset of a significant recession. The outbreak of COVID-19 (coronavirus disease of 2019) in China was declared a global pandemic by the World Health Organization (WHO) on March 11, 2020. Some market deterioration had occurred shortly before this date, but the declaration by the WHO soon led to municipal and statewide orders to "shelter in place," causing widespread closures of businesses and a massive disruption to general commerce. The status of economic conditions is changing rapidly, creating great uncertainty in the markets. The value expressed herein represents our opinion based on the best available data reflective as of the date of value. While values are always subject to change over time, we caution the reader that in the current

economic climate, market volatility creates the potential for a more significant change in value over a relatively short period of time.

Exposure Time

Exposure time is the length of time the subject property would have been exposed for sale in the market had it sold on the effective valuation date at the concluded market value. Based on the concluded market value stated previously, it is our opinion that the probable exposure time is 12 months.

Marketing Period

Marketing time is an estimate of the amount of time it might take to sell a property at the concluded market value immediately following the effective date of value. We estimate the subject's marketing period at 12 months.

Certification

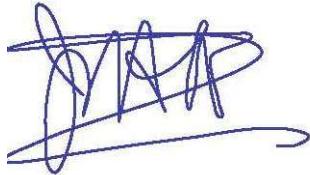
We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have previously appraised the property that is the subject of this report for the current client. We have provided no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as well as applicable state appraisal regulations.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. Mark J. Weathers, MAI, made a personal inspection of the property that is the subject of this report. James V. Andrews, MAI, CRE, FRICS, ASA, has not personally inspected the subject.
12. Significant real property appraisal assistance was provided by Dirks Mathias who has not signed this certification.
13. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.

14. As of the date of this report, Mark J. Weathers, MAI and James V. Andrews, MAI, CRE, FRICS, ASA, have completed the continuing education program for Designated Members of the Appraisal Institute.



Mark J. Weathers, MAI
Certified General Real Estate Appraiser
VI Certificate # 1-21738-1B



James V. Andrews, MAI, CRE, FRICS, ASA
Certified General Real Estate Appraiser
VI Certificate # 0-14194-1B

Assumptions and Limiting Conditions

This appraisal and any other work product related to this engagement are limited by the following standard assumptions, except as otherwise noted in the report:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This appraisal and any other work product related to this engagement are subject to the following limiting conditions, except as otherwise noted in the report:

1. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal

covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.

7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability; and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.
9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.
11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
13. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.
14. Unless otherwise stated in the report, no consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.
15. The current purchasing power of the dollar is the basis for the values stated in the appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
16. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic

conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.

18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
19. The appraisal report is prepared for the exclusive benefit of you, your subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
20. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property. IRR - Caribbean, Integra Realty Resources, Inc., and their respective officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.
21. The persons signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. However, we are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
22. We are not a building or environmental inspector. The Integra Parties do not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.
23. The appraisal report and value conclusions for an appraisal assume the satisfactory completion of construction, repairs or alterations in a workmanlike manner.
24. **IRR - Caribbean is an independently owned and operated company. The parties hereto agree that Integra shall not be liable for any claim arising out of or relating to any appraisal report or any information or opinions contained therein as such appraisal report is the sole and exclusive responsibility of IRR - Caribbean. In addition, it is expressly agreed that in any**

action which may be brought against the Integra Parties arising out of, relating to, or in any way pertaining to the engagement letter, the appraisal reports or any related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further expressly agreed that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the assignment (unless the appraisal was fraudulent or prepared with intentional misconduct). It is expressly agreed that the fees charged herein are in reliance upon the foregoing limitations of liability.

25. IRR - Caribbean is an independently owned and operated company, which has prepared the appraisal for the specific intended use stated elsewhere in the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).

26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.

27. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.

28. The appraisal is also subject to the following:

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. The subject property represents five separate road plots that are currently paved and have historically been utilized as a portion of an access road by the public. We were not provided with a title report to review and have assumed private ownership of the subject road plots based on public record and discussion with the client, who is also the reported owner. In the absence of a title report, we have also assumed the subject is able to be privately used and sold at the discretion of ownership, with no limitation beyond zoning restrictions on the use or development of the site.
2. Given the assumed private ownership of the subject land, we have assumed the site improvements located on the subject site are also owned by the same entity with no restriction or limitation (other than zoning restriction) on the use, development or transfer of ownership.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. No hypothetical conditions were employed in this analysis.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

Addendum A

Appraiser Qualifications

James V. Andrews, MAI, CRE, FRICS, ASA

Experience

James Andrews is the Senior Managing Director of the Miami and Caribbean offices of Integra Realty Resources; the largest purely valuation and counseling firm in North America. Mr. Andrews has been actively engaged in valuation and consulting since 1987; both in the USA and the Caribbean.

Now in Miami, James was based in the Cayman Islands for more than two decades. He co-founded the firm Andrews Key Ltd. in 2007 which became the IRR Caribbean office in 2012; now with offices in the Cayman Islands, U.S. Virgin Islands and Puerto Rico.

Mr. Andrews has valued a variety of asset types, but concentrates on hotels / resorts as well as other going concern assets such as marinas, restaurants, golf courses, quarry/mining operations, healthcare facilities, etc. He is also qualified in business valuation and regularly performs valuation and consulting assignments regarding businesses interests such as partial and full interests in operating companies, real estate holding companies, and intangible assets / intellectual property.

He is currently National Practice Leader of the Integra Hotels Specialty Practice Group and has been involved in hotel projects throughout the USA and Caribbean. Projects include all types of hotel assets from limited service properties up to luxury resorts.

He earned his MAI designation with the Appraisal Institute in 1992. James became an RICS member in 2005 and a fellow in 2008. Other designations he holds include American Society of Appraisers (ASA in Business Valuation) and the prestigious "CRE" credential from the Counselors of Real Estate.

James has served on the International Relations Committee of the Appraisal Institute, the RICS Americas Valuation Council, Vice President (Caribbean) for the International Virtual Chapter for the ASA, and is also currently serving on the Board of Directors of Integra Realty Resources, Inc.

Professional Activities & Affiliations

Appraisal Institute, Member (MAI) , October 1992

Counselor of Real Estate (CRE) , August 2014

Royal Institute of Chartered Surveyors, Member (MRICS) , April 2005 - September 2008

Royal Institute of Chartered Surveyors, Fellow (FRICS) , September 2008

American Society of Appraisers (ASA) ASA (Real Property), March 2014

American Society of Appraisers (ASA) ASA (Business Valuation), September 2015

IRR Certified Reviewer, December 2013

Board of Director: Integra Realty Resources, Inc., October 2017

Licenses

North Carolina, State Certified General, A2285, Expires June 2021

Virgin Islands, State Certified General, 0-14194-1B, Expires December 2020

Puerto Rico, State Certified General, 357CG, Expires February 2024

Florida, State Certified General, RZ4094, Expires November 2022

Integra Realty Resources - Miami | Caribbean

9155 S. Dadeland Avenue, Suite 1208
Miami, FL 33156

T 305-670-0001

irr.com



James V. Andrews, MAI, CRE, FRICS, ASA

Education

Bachelor of Business Administration, Belmont University, Nashville, TN (1985)

Appraisal Institute - Various Qualifying, Advanced and CE Courses

American Society of Appraisers - Various Courses in Business Valuation and Intangible Assets

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irr.com

jandrews@irr.com - 305-670-0001 x320



Mark J. Weathers, MAI

Experience

Senior Analyst with Integra Realty Resources - Caribbean, Mark Weathers has been working in the real estate industry since 2008. He began his appraisal career in March 2009, working for Integra Realty Resources -Charlotte after employment as a research assistant for Piedmont Properties. He moved to the island of St. Thomas in January 2013 to work for the Caribbean office of Integra Realty Resources and has been analyzing a variety of real estate throughout the Caribbean since that time.

Mr. Weathers gained experience in North Carolina by valuing a range of real estate including office, retail, industrial, multifamily, and mixed use properties. His education and expertise in appraising such a wide range of properties helped him achieve his General Certification license from North Carolina in 2012, where he used this license to specialize in a variety of residential and commercial condemnation valuations for local government bodies while still performing valuation services for private clients such as banks and individual property owners.

While working for IRR-Caribbean, Mr. Weathers has utilized his knowledge of the valuation process to appraise and even wider range of property types including hotel/resort properties, marinas, multitenant retail and office, owner-occupied retail and office, vacant land, mixed use, industrial and residential property types. These properties have been located throughout the Caribbean region including the U.S. Virgin Islands, the British Virgin Islands, the Cayman Islands, Puerto Rico, St. Kitts/Nevis, Antigua, St. Barth and The Bahamas.

**Integra Realty
Resources - Caribbean**

6500 Red Hook Plaza
Suite 206
St. Thomas, VI 00802

T (340) 714-7325
F NA

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Licenses

Virgin Islands, USVI License, 1-21738-1B, Expires December 2020

North Carolina, NC License, A7674, Expires June 2021

Education

B. S. Degrees in Marketing & Real Estate, University of South Carolina, Columbia, SC (2007)

Appraisal courses completed are as follows:

15 Hour USPAP Course

SC Chapter of the Appraisal Institute, Greenville, SC

General Appraiser Income Approach

FL Chapter of the Appraisal Institute, Ft. Lauderdale, FL

TX Chapter of the Appraisal Institute, Dallas, TX

General Appraiser Report Writing and Case Studies

NC Chapter of the Appraisal Institute

Advanced Market, Analysis and Highest and Best Use

Mingle Institute, Louisville, KY

Advanced Income Capitalization

NC Chapter of the Appraisal Institute, Greensboro, NC



About IRR

Integra Realty Resources, Inc. (IRR) provides world-class commercial real estate valuation, counseling, and advisory services. Routinely ranked among leading property valuation and consulting firms, we are now the largest independent firm in our industry in the United States, with local offices coast to coast and in the Caribbean.

IRR offices are led by MAI-designated Senior Managing Directors, industry leaders who have over 25 years, on average, of commercial real estate experience in their local markets. This experience, coupled with our understanding of how national trends affect the local markets, empowers our clients with the unique knowledge, access, and historical perspective they need to make the most informed decisions.

Many of the nation's top financial institutions, developers, corporations, law firms, and government agencies rely on our professional real estate opinions to best understand the value, use, and feasibility of real estate in their market.

Local Expertise...Nationally!

irr.com



Addendum B

Financials and Property Information

Addenda

Note: All the following documents shown herein are specific to the parcels of land in which the road plot is adjoined to. The individual subject road plot is not its own separate stand-alone parcel.

Account Number	Land Assessed Value	Improved Assessed Value	Total Assessed Value	Total Assessed Value (100%)	Total Assessed Value (60%)	Alert
0002521162.2020	\$8,081,400.00	\$7,016,500.00	\$15,097,900.00			Past Due Fees
0002521162.2019	\$7,752,100.00	\$7,016,500.00	\$14,768,600.00			Past Due Fees

Showing 1 to 2 of 2 entries

Previous 1 Next

Parcel Information	Assessment	Commercial Building	Tax Bill Information	Tax Credits
Gross Finish Sq Feet:	192,982	Number of Stories:	1.0	
Construction Class:	METAL FRAME	Year Built:		
Exterior Walls:	METAL	Building Quality:	FAIR	
Building Condition:	FAIR	Roofing Material:	METAL	

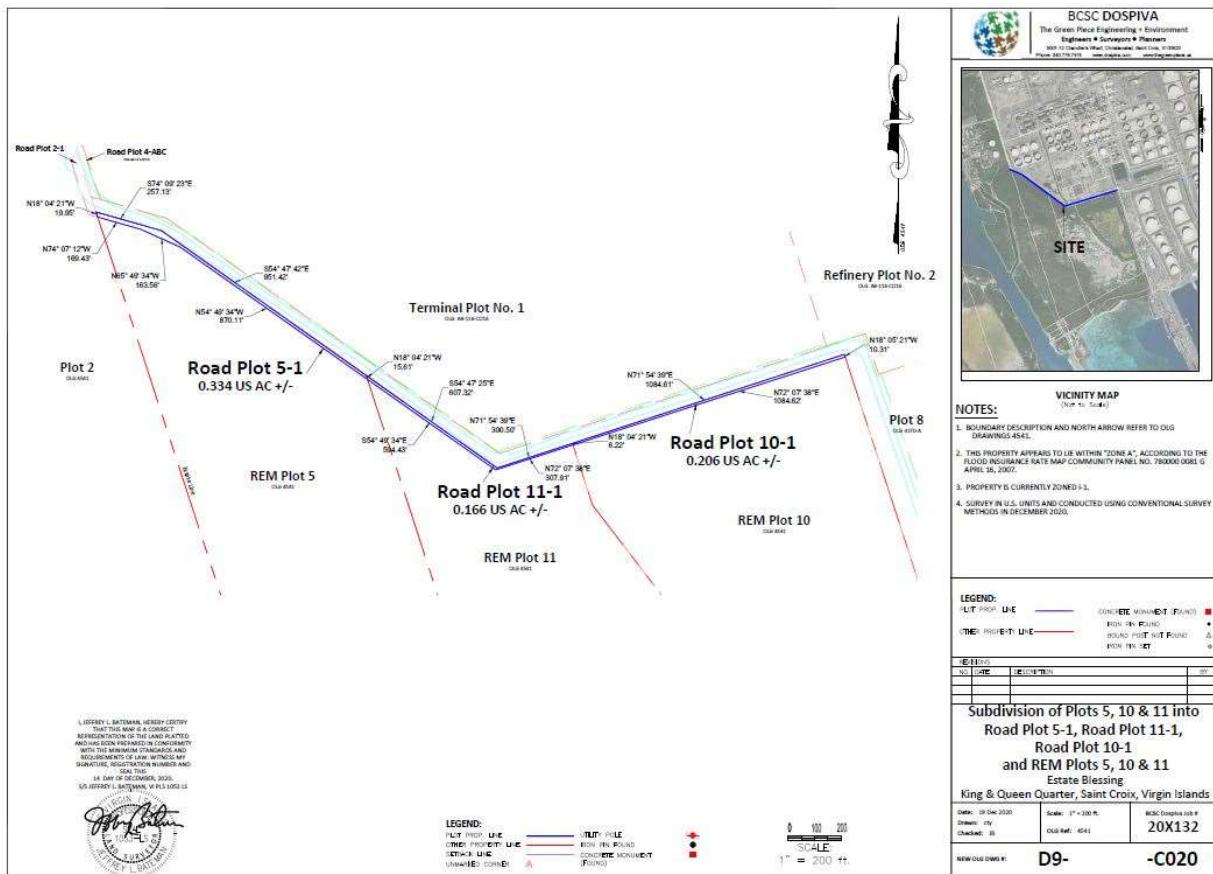
Parcel Information	Assessment	Commercial Building	Tax Bill Information	Tax Credits
Property Tax Number:	2-08200-0301-00			
Bill Recipient:	ST CROIX RENAISSANCE GROUP, LLLP			
Parcel Legal Description:	ANGUILLA, SPANISH TOWN, BLESSING, ANNABERG & SHANNON GROVE			
Town Code:	St Croix, Christiansted			
Land Use:	COMMERCIAL			
Area Type Size:	1268.67			
Parcel Area:	Acre			
Total Land Sq Ft:	55,263,265			
Gross Total Living Area:				
Year Built:				

Tax Account	Bill Number	Bill Amount	Amount Due	Date Paid	Property Class	Tax Rate
0002521162.2020	24040532	\$107,346.07	\$113,791.83		Commercial	7.110
0002521162.2019	23030369	\$105,004.75	\$121,810.51		Commercial	7.110

Showing 1 to 2 of 2 entries

Previous 1 Next

Addenda



Addenda



St. Croix Renaissance Group Road Plots



St. Croix, U.S. Virgin Islands

Doc# 10002662747

55493

1163
2051857
Searched
Clerk's Office
10/10/02

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 Bay,
Suite 1, Christiansted, 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

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

written.

WITNESSES:

Deed D

Caral Tagerty

ST. CROIX ALUMINA, L.L.C.

By:

John M. Sibby
Name JOHN M. SIBBY
Title B. D. President New Atlantic
and as Alternate Member Representative

STATE OF Pennsylvania)
COUNTY OF Allegheny)
) ss:

0006

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

Deed D

Notary Public

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

Recd 2002-05-10
Fees \$50
Fees 1/2 Recd
File 1/2 Recd
RECORDER OF RECORDS
S. D. HUTCHINSON
RECORDING FEE
1/2 PAGE FEE
FILE FEE
SEARCH FEE
NOTARY FEE
REC'D REC'D
Arthur L. Lido
Recorder

"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

W. Williams
Supervisor Survey & Deeds Section
for: Bernadette C. Williams
Assistant Tax Assessor

0006

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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 Anguilla, 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 supersede 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.

Book 2
Page 141
File # 33
Date 6/11/2002 12:15:09 PM
Rec'd Date 6/11/2002
RECORDED
ST. CROIX
RECORDING FEE
PER PAGE FILE 1 4.50
INDEX REG. SIGN 1 2.00
RECORDING FEE 1 1.00
POSTAGE FEE 1 1.00
TOTAL 10.50
100.00
Althea L. Loh
Recorder

Kronprindsens Gade
TRD-E-537

**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, 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

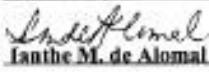
TITLE:

Chief, Enforcement

DATE:

April 30, 2002

VERIFIED BY:


Lanthe M. de Alomar

TITLE:

Teller II

DATE:

April 30 2002

COLLECTOR NO.

8501

Kraipidiers Gade
TRD-E-537

**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 & Shaeen
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:


Ianthe M. de Alomar

TITLE:

Teller II

DATE:

March 26, 2002

COLLECTOR NO.

8501

Addendum C

Comparable Data

Land Sales

Location & Property Identification

Property Name:	9 Estate Mint
Sub-Property Type:	Commercial, Industrial
Address:	Parcel No. 9 Estate Mint
City/State/Zip:	Prince Quarter, VI 00820
County:	St. Croix
Market Orientation:	Suburban
IRR Event ID:	2254371



Sale Information

Sale Price:	\$225,000
Effective Sale Price:	\$225,000
Sale Date:	10/05/2020
Contract Date:	08/17/2020
Listing Price:	\$269,000
Listing Date:	06/04/2019
Sale Status:	Closed
\$/Acre(Gross):	\$67,976
\$/Land SF(Gross):	\$1.56
\$/Acre(Usable):	\$67,976
\$/Land SF(Usable):	\$1.56
Grantor/Seller:	Cockerill
Grantee/Buyer:	Confidential
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Exposure Time:	16 (months)
Financing:	Cash to seller
Recording No.:	19-973
Verified By:	Mark J. Weathers, MAI
Verification Date:	10/09/2020
Confirmation Source:	Coldwell Banker St. Croix Realty
Verification Type:	Confirmed-Seller Broker

Land-SF(Usable/Gross):	144,184/144,184
Usable/Gross Ratio:	1.00
Shape:	Rectangular
Topography:	Level
Corner Lot:	No
Frontage Feet:	260
Frontage Desc.:	Queen Cross St.
Zoning Code:	I-2
Zoning Desc.:	Industry - Light
Flood Plain:	No
Flood Zone Designation:	X
Comm. Panel No.:	7800000078G
Date:	04/16/2007
Utilities:	Electricity
Utilities Desc.:	WAPA power nearby; private water/sewer required
Source of Land Info.:	Broker

Comments

Industrial land that contains a vacant residential shell on the site which contributes no value.

Improvement and Site Data

Legal/Tax/Parcel ID:	4-07900-0114-00
Acres(Usable/Gross):	3.31/3.31

Location & Property Identification

Property Name:	50 and 51-C Remainder Concordia
Sub-Property Type:	Commercial, Other
Address:	Plot No. 50 and Remainder 51-C Estate Concordia
City/State/Zip:	Queen Quarter, VI 00820
County:	St. Croix
Market Orientation:	Suburban
IRR Event ID:	2530824



Sale Information

Sale Price:	\$774,000
Effective Sale Price:	\$774,000
Sale Date:	08/17/2020
Recording Date:	09/15/2020
Sale Status:	Closed
\$/Acre(Gross):	\$174,990
\$/Land SF(Gross):	\$4.02
\$/Acre(Usable):	\$174,990
\$/Land SF(Usable):	\$4.02
Grantor/Seller:	David A. Beck
Grantee/Buyer:	Lutheran Social Services of the Virgin Islands, Inc.
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Document Type:	Warranty Deed
Recording No.:	2020002652
Verified By:	Mark J. Weathers, MAI
Verification Date:	11/25/2020
Verification Type:	Secondary Verification

Land-SF(Usable/Gross):	192,670/192,670
Usable/Gross Ratio:	1.00
Shape:	Irregular
Topography:	Gently Sloping
Corner Lot:	Yes
Frontage Feet:	275
Zoning Code:	C
Zoning Desc.:	Commercial
Flood Plain:	Yes
Flood Zone:	Small portion along western frontage
Flood Zone Designation:	AE
Comm. Panel No.:	7800000070G
Date:	04/16/2007
Utilities:	Electricity
Source of Land Info.:	Public Records

Comments

Property is a vacant, uncleared lot. Property is uncleared and has good access/exposure on a corner lot at the intersection of Northshore Rd. and Concordia Estate Rd.

Improvement and Site Data

Legal/Tax/Parcel ID:	2-02400-0445-00 and 2-02509-0308-00
Acres(Usable/Gross):	4.42/4.42

Land Sale Profile

Sale No. 3

Location & Property Identification

Property Name:	13 Estate Mint
Sub-Property Type:	Commercial, Industrial
Address:	Parcel No. 13 Estate Mint
City/State/Zip:	Prince Quarter, VI 00820
County:	St. Croix
Market Orientation:	Suburban
IRR Event ID:	1403607



Sale Information

Sale Price:	\$40,000
Effective Sale Price:	\$40,000
Sale Date:	04/20/2018
Listing Price:	\$49,000
Listing Date:	05/27/2015
Sale Status:	Closed
\$/Acre(Gross):	\$80,000
\$/Land SF(Gross):	\$1.84
\$/Acre(Usable):	\$80,000
\$/Land SF(Usable):	\$1.84
Grantor/Seller:	Pitterson, Felix and Vidibor, Cockerill
Grantee/Buyer:	Nizam Sinanan and Maria Sinanan
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Document Type:	Other
Recording No.:	2018001522
Verified By:	Mark J. Weathers, MAI
Verification Date:	06/08/2018
Confirmation Source:	Coldwell Banker St. Croix
Verification Type:	Confirmed-Seller Broker

Land-SF(Usable/Gross):	21,780/21,780
Usable/Gross Ratio:	1.00
Shape:	Rectangular
Topography:	Level
Corner Lot:	No
Frontage Feet:	100
Frontage Desc.:	Queen Cross St.
Zoning Code:	I-2
Zoning Desc.:	Industry - Light
Flood Plain:	No
Flood Zone Designation:	X
Comm. Panel No.:	7800000078G
Date:	04/16/2007
Utilities:	Electricity
Utilities Desc.:	WAPA power nearby; private water/sewer required
Source of Land Info.:	Broker

Comments

Property was part of a larger parcel that was recently subdivided for sale.

Improvement and Site Data

Legal/Tax/Parcel ID:	4-07901-0313-00
Acres(Usable/Gross):	0.50/0.50

Land Sale Profile

Sale No. 4

Location & Property Identification

Property Name: 8-Ab Cottage, Industrial Land

Sub-Property Type: Commercial, Industrial

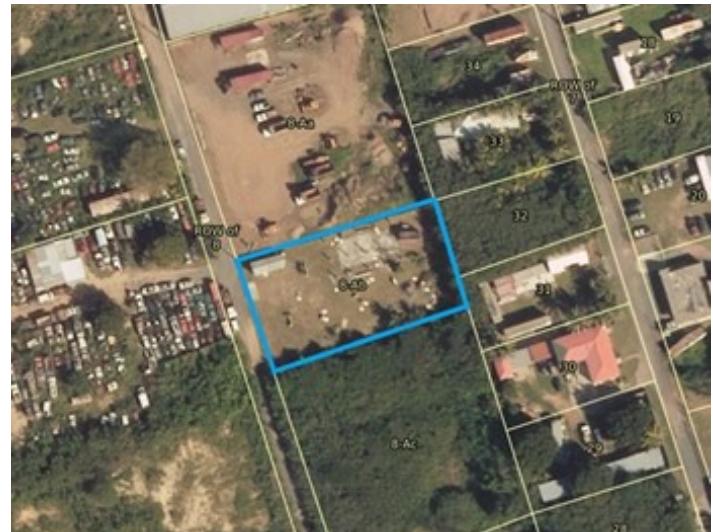
Address: Plot Nos. 8-Ab Estate Cottage

City/State/Zip: Queen Quarter, VI 00820

County: St. Croix

Market Orientation: Industrial Park

IRR Event ID: 1947712



Sale Information

Sale Price: \$50,000

Effective Sale Price: \$50,000

Sale Date: 03/27/2018

Recording Date: 04/10/2018

Sale Status: Closed

\$/Acre(Gross): \$100,000

\$/Land SF(Gross): \$2.30

\$/Acre(Usable): \$100,000

\$/Land SF(Usable): \$2.30

Grantor/Seller: Jay-Ro-Mar, Inc.

Grantee/Buyer: Patrick E. Byrd and Patrice J. Byrd

Property Rights: Fee Simple

% of Interest Conveyed: 100.00

Financing: Cash to seller

Document Type: Warranty Deed

Recording No.: 2018001355

Verified By: Mark J. Weathers, MAI

Verification Date: 05/01/2018

Confirmation Source: Jay-Ro-Mar, Inc.

Verification Type: Confirmed-Seller

Land-SF(Usable/Gross): 21,780/21,780

Usable/Gross Ratio: 1.00

Shape: Rectangular

Topography: Level

Corner Lot: No

Frontage Feet: 110

Frontage Desc.: Public R/W

Zoning Code: I-2

Zoning Desc.: Industrial - Light

Flood Plain: No

Flood Zone Designation: X

Comm. Panel No.: 7800000081G

Date: 04/16/2007

Utilities: Electricity

Utilities Desc.: WAPA power; private water/sewer required

Source of Land Info.: Public Records

Comments

Arm's length transaction

Improvement and Site Data

Legal/Tax/Parcel ID: 2-06600-0200-A2

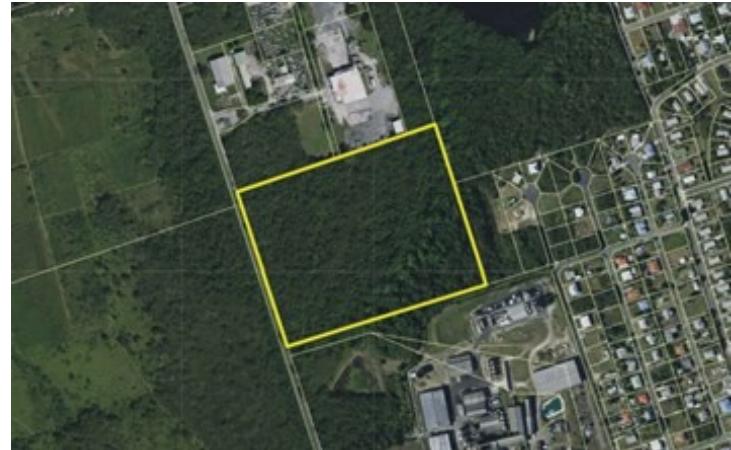
Acres(Usable/Gross): 0.50/0.50

8-Ab Cottage, Industrial Land



Location & Property Identification

Property Name:	21 Diamond
Sub-Property Type:	Commercial, Industrial
Address:	Plot No. 21 Estate Diamond
City/State/Zip:	Prince Quarter, VI 00820
County:	St. Croix
Market Orientation:	Suburban
IRR Event ID:	2329023



Sale Information

Listing Price:	\$2,063,000
Effective Listing Price:	\$2,063,000
Listing Date:	02/11/2020
Sale Status:	Listing
\$/Acre(Gross):	\$101,326
\$/Land SF(Gross):	\$2.33
\$/Acre(Usable):	\$101,326
\$/Land SF(Usable):	\$2.33
Grantor/Seller:	Superior Block Inc.
Grantee/Buyer:	N/Av - Listing
Assemblage:	No
Portfolio Sale:	No
Assets Sold:	Real estate only
Property Rights:	Fee Simple
Financing:	Cash to seller - buyer obtained financing
Verified By:	Michael Kearns, MAI, ASA
Verification Date:	02/11/2020
Confirmation Source:	Lee Seward
Verification Type:	Confirmed-Buyer Broker

Acres(Usable/Gross):	20.36/20.36
Land-SF(Usable/Gross):	886,881/886,881
Usable/Gross Ratio:	1.00
Shape:	Rectangular
Topography:	Gently Sloping
Vegetation:	Trees and grasses
Corner Lot:	No
Frontage Feet:	810
Frontage Desc.:	Queen Cross Street
Frontage Type:	2 way, 1 lane each way
Traffic Control at Entry:	None
Traffic Flow:	Moderate
AccessibilityRating:	Average
Visibility Rating:	Average
Zoning Code:	I-1
Zoning Desc.:	Industrial, Heavy
Flood Plain:	Yes
Flood Area(SF):	522,720
Flood Zone Designation:	A
Comm. Panel No.:	7800000079G
Date:	04/16/2007
Utilities:	Electricity
Source of Land Info.:	Public Records

Occupancy

Occupancy at Time of Sale:	0.00%
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Improvement and Site Data

Legal/Tax/Parcel ID:	4-07900-0134-00
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Comments

Listing broker reported strong interest in the property and that multiple offers have been received.

Vacant rectangular site available for development along Queen Cross Street north of Cruzan Rum Distillery.

Comments (Cont'd)

Addendum D

Engagement Letter

Integra Realty Resources
Caribbean
6500 Red Hook Plaza, Suite 206
St. Thomas, VI 00802
U.S. Virgin Islands
T 340.714.7325
T 844.952.7304
www.irr.com



January 4, 2021

Mr. Jehangir Zakaria
St. Croix Renaissance Group, LLLP
1 Estate Anguilla, P.O. Box 1525
St. Croix, U.S. Virgin Islands 00851-1525

SUBJECT: **Proposal/Authorization for Valuation and Consulting Services**
St. Croix Renaissance Group Lands - Two Properties
Two Vacant Land Properties
St. Croix, U.S. Virgin Islands (the "Subject")

Dear Mr. Zakaria:

Upon your acceptance of this letter agreement, Integra Realty Resources – Caribbean ("IRR – Caribbean"), will prepare a valuation and/or consulting services regarding the Subject. The client and intended user for the assignment is to be St. Croix Renaissance Group, LLLP. Liability to any other third parties is hereby excluded.

We understand the Subject to include the following parcels:

- Road Plots 1-1 Spanish Town, 2-1 Annaberg & Shannon Grove, and 5-1 Blessing
- Proposed Plot 12-A-A V.I. Corp Lands

The purpose of the appraisal is to provide an opinion of the Market Value of the Fee Simple interest in the subject as of a current date. The intended use of the appraisal is for asset valuation purposes.

The appraisal will be prepared in conformance with and subject to, the latest edition of the *Uniform Standards of Professional Appraisal Practice* (USPAP) developed by the Appraisal Standards Board of the Appraisal Foundation, the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, the RICS Valuation Professional Standards and the International Valuation Standards of the IVSC.

Mr. Jehangir Zakaria
St. Croix Renaissance Group, LLLP
January 4, 2021
Page 2

In accordance with our correspondence, the scope of this assignment will require us to consider all relevant and applicable approaches to value as determined during the course of our research, Subject Property analysis and preparation of the report.

Federal banking regulations require banks and other lending institutions to engage appraisers where FIRREA compliant appraisals must be used in connection with mortgage loans or other transactions involving federally regulated lending institutions. Given that requirement, this appraisal may not be accepted by a federally regulated financial institution.

The appraisal will be communicated in an Appraisal Report format as defined by USPAP, and more specifically, the Standard Format according to our internal report type descriptions. The currency to be adopted with respect to the opinions of value is United States Dollars. All work will be performed under the direct supervision of the undersigned, together with other staff members. The appraisal and this letter agreement will be subject to our standard assumptions and limiting conditions a copy of which is attached as Attachment I, as well as the required RICS Required Disclosures which are attached as Attachment II.

The total fee for this assignment will be USD \$3,600 including expenses.

The delivery date will be within 20 business days from the date we receive the signed engagement and the retainer (if applicable). The 20 business days agreed delivery date is contingent upon the absence of events outside our control, timely access for inspection of the properties, as well as our receipt of all requested information. The appraisal report is to be delivered electronically in PDF format. If requested, two hard copies of each appraisal report will be provided.

Any remaining balance of the fees will be due and payable upon completion and delivery of report(s) in draft form. It is understood that simple interest of 15% per annum will accrue on any unpaid balance for compensation due after 30 days from the date of the invoice, subject to reduction pursuant to any applicable usury law. We shall also be entitled to recover our costs (including attorneys' fees), associated with collecting any amounts owed or otherwise incurred in connection with this assignment. If the assignment is cancelled by either party prior to completion, you agree to pay us for all our expenses and our time to date based upon the percentage of work completed.

IRR – Caribbean is an independently owned and operated company. The parties hereto agree that Integra Realty Resources, Inc. ("Integra") shall not be liable for any claim arising out of or relating to any appraisal report or any information or opinions contained therein as such appraisal report is the sole and exclusive responsibility of IRR – Caribbean. In addition, it is expressly agreed that in any action which may be brought against IRR – Caribbean and/or any of its officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), arising out of, relating to, or in any way pertaining to this engagement letter, the appraisal reports or any related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further expressly agreed that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the

Mr. Jehangir Zakaria
St. Croix Renaissance Group, LLLP
January 4, 2021
Page 3

assignment (unless the appraisal was fraudulent or prepared with intentional misconduct). It is expressly agreed that the fees charged herein are in reliance upon the foregoing limitations of liability.

The Ethics Rule of USPAP requires us to disclose to you any prior services we have performed regarding the Subject Property within a three year period immediately preceding the acceptance of this assignment, either as an appraiser or in any other capacity. We have not performed any prior services regarding the subject property within the three year period preceding this letter of engagement.

Please be advised that we are not experts in the areas of building inspection (including mold), environmental hazards, ADA compliance (where applicable) or wetlands. Therefore, unless we have been provided with appropriate third party expert reports, the appraisals will assume that there are no environmental, wetlands, or ADA compliance problems. The agreed upon fees for our services assume the absence of such issues inasmuch as additional research and analysis may be required. If an expert is required, you are responsible for their selection, payment and actions.

In the event that we receive a subpoena or are called to testify in any litigation, arbitration or administrative hearing of any nature whatsoever or as a result of this engagement or the related report, to which we are not a party, you agree to pay our then current hourly rates for such preparation and presentation of testimony.

You agree that: (i) the data collected by us in this assignment will remain our property; and (ii) with respect to any data provided by you, IRR – Caribbean and its partner companies may utilize, sell and include such data (either in the aggregate or individually), in the Integra database and for use in derivative products. You agree that all data already in the public domain may be utilized on an unrestricted basis. Finally, you agree that we may use commercially available as well as proprietary software programs to perform your assignment (web based and others).

Mr. Jehangir Zakaria
St. Croix Renaissance Group, LLLP
January 4, 2021
Page 4

If you are in agreement with the terms set forth in this letter (and the additional conditions in the attachments to this letter) and wish us to proceed with the engagement, please sign below and return one copy to us. Thank you for this opportunity to be of service and we look forward to working with you.

Sincerely,

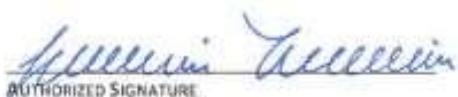
INTEGRA REALTY RESOURCES – CARIBBEAN



James V. Andrews, MAI, CRE, ASA, FRCIS
Senior Managing Director

AGREED & ACCEPTED THIS 4 DAY OF January, 2021

BY: St. CROIX RENAISSANCE GROUP, LLLP



AUTHORIZED SIGNATURE

JEHANGIR ZAKARIA
NAME (PRINT)

Mr. Jehangir Zakaria
St. Croix Renaissance Group, LLLP
January 4, 2021
Page 5

ATTACHMENT I

ASSUMPTIONS & LIMITING CONDITIONS

This appraisal will be based on the following assumptions, except as otherwise noted in the report.

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The compensation amount (or amount of revenue stamps) indicated on any deed or conveyance referenced herein indicating the sale price is in correct relation to the actual financial consideration of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other applicable laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
7. This appraisal is subject to the following limiting conditions, except as otherwise noted in the report.
8. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
9. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
10. No changes in any applicable laws, regulations or codes (including, without limitation, the U.S. Internal Revenue Code) are anticipated.
11. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
12. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
13. We have made no boundary survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size.

Mr. Jehangir Zakaria
St. Croix Renaissance Group, LLLP
January 4, 2021
Page 6

14. The appraisal covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.
15. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
16. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability, and civil, mechanical, electrical, structural and other engineering and environmental matters.
17. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
18. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute or any other professional organization) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the person signing the report.
19. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
20. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
21. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.
22. No consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.
23. The current purchasing power of the currency being used is the basis for the value stated in our appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
24. The value found herein is subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
25. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and

Mr. Jehangir Zakaria
St. Croix Renaissance Group, LLLP
January 4, 2021
Page 7

unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.

26. For appraisals of properties in the United States and its territories: The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
27. The appraisal report is prepared for the exclusive benefit of the Client, its subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
28. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property and the person signing the report shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.
29. The person signing the report may have reviewed available flood maps (where applicable and available) and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. We are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
30. IRR – Caribbean is not a building or environmental inspector. IRR – Caribbean does not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.
31. The appraisal report and value conclusion for an appraisal assumes the satisfactory completion of construction, repairs or alterations in a workmanlike manner.
32. IRR – Caribbean is an independently owned and operated company. The parties hereto agree that Integra Realty Resources, Inc. ("Integra") shall not be liable for any claim arising out of or relating to any appraisal report or any information or opinions contained therein as such appraisal report is the sole and exclusive responsibility of IRR – Caribbean. In addition, it is expressly agreed that in any action which may be brought against IRR – Caribbean and/or any

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of its officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), arising out of, relating to, or in any way pertaining to this engagement letter, the appraisal reports or any related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further expressly agreed that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the assignment (unless the appraisal was fraudulent or prepared with intentional misconduct). It is expressly agreed that the fees charged herein are in reliance upon the foregoing limitations of liability.

33. Integra (IRR) – Caribbean, an independently owned and operated company, has prepared the appraisal for the specific purpose stated elsewhere in the report. The intended use of the appraisal is stated in the General Information section of the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).
34. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. Integra Realty Resources, Inc. and the undersigned are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.
35. All prospective value estimates presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future. As will be determined during the course of the assignment, additional extraordinary or hypothetical conditions may be required in order to complete the assignment. The appraisal shall also be subject to those assumptions.

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ATTACHMENT II
RICS REQUIRED DISCLOSURES

The valuation is to be in conformance with the latest edition of the RICS Valuation Professional Standards which incorporates the International Valuation Standards (IVS).

We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. We confirm our independence with respect to the property that is the subject of this report or to the parties involved with this assignment. We confirm that we are acting as "external valuers" as defined by the RICS. In addition, we are in compliance with the RICS Valuer Registration Scheme, and IRR-Caribbean is registered as an RICS Regulated Firm.

We confirm that we have attained the knowledge and skills to perform the valuation competently. The Scope of Work and valuation methodology to be used is to include all that is deemed typically necessary within the area of the valuation profession in order to ensure credible results.

The client is not authorized to publish without the written consent of IRR-Caribbean the report in any form or provide copies to any parties other than the agreed intended users; and IRR-Caribbean is not to be held liable to anyone other than these stated parties unless otherwise agreed to. Any information provided by the client, stated as confidential, and not obtainable by another source will be kept confidential and not provided to any parties other than the client and any agreed intended users.

If you wish to make a complaint, please provide this in writing to IRR-Caribbean. A copy of our complaints handling procedure is available on request. We also wish to point out that the valuation report may be subject to review by the RICS and their peer review representatives.