PHOTOGRAPHIC EXHIBIT

Lot No. 32A Hospital Line, St. Thomas, U.S. Virgin Islands

Submitted in Support of Rezoning Request

Applicant:

Cornerstone Holdings, LLC

Prepared by:

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A. THE SUBJECT PROPERTY — LOT 32A HOSPITAL LINE



Photograph No. 1. Subject parcel frontage from the roadway

Frontage of the subject parcel along the public roadway, viewed from the opposite side of the road. Mature vegetation is retained along the western slope. The paved roadway, curb, and utility poles serving the parcel are visible in the foreground.

A. THE SUBJECT PROPERTY — LOT 32A HOSPITAL LINE



Photograph No. 2. Subject parcel frontage, vegetated section

Second view of the subject parcel's frontage along the public roadway, at a point where the bank remains vegetated. A neighboring residential structure on the abutting lot is visible at the upper left, and overhead utility lines run along the frontage.

A. THE SUBJECT PROPERTY — LOT 32A HOSPITAL LINE



Photograph No. 3. Subject parcel overview from the intersection

General overview of the subject parcel taken from the intersection of Maude Proudfoot Lane and Blackbeard's Hill. The open area of the parcel, the perimeter post-and-chain barrier, and the parcel's relationship to the adjoining roadway and neighboring residential structure to the north are shown.

A. THE SUBJECT PROPERTY — LOT 32A HOSPITAL LINE



Photograph No. 4. Subject parcel, second overview from the intersection

Second overview of the subject parcel from the intersection, looking north-northwest. The parcel sits at the convergence of two public ways, with the roadway rising to the right toward Blackbeard's Hill and descending to the left toward town.

A. THE SUBJECT PROPERTY — LOT 32A HOSPITAL LINE



Photograph No. 5. View west along Bunker Hill from the adjoining intersection

View west along Bunker Hill from the intersection adjoining the subject parcel. Existing on-street parking, the Blackbeard's Castle directional signage, and the mixed residential and visitor-serving character of the surrounding block are visible, with the harbor beyond.

A. THE SUBJECT PROPERTY — LOT 32A HOSPITAL LINE



Photograph No. 6. Temporary construction storage container on the subject parcel

Storage container placed temporarily on the subject parcel to support reconstruction work on the adjoining Cornerstone-owned parcel. The container is a temporary construction-support use and is not proposed as a permanent installation.

B. ADJOINING PARCEL



Photograph No. 7. Adjoining Cornerstone parcel slated for reconstruction

The adjoining Cornerstone-owned parcel, presently vacant and slated for reconstruction. The existing masonry entry arch, perimeter fencing, and “Private Parking for Customers and Tenants Only” signage remain in place, with the surrounding hillside development visible beyond.

C. VEHICULAR APPROACH AND ACCESS



Photograph No. 8. Approach to the property from Mafolie Hill

Approach to the property from Mafolie Hill. The posted one-way restriction, the roadway width, and the grade of the approach are shown. An open-air tour vehicle and passenger vehicles are traveling the approach at the time of the photograph, illustrating existing visitor traffic on this route.

D. SURROUNDING LAND USES AND NEIGHBORHOOD CHARACTER



Photograph No. 9. Blackbeard’s Castle entrance and visitor parking, to the south

Entrance, ticket booth, and visitor parking area of Blackbeard’s Castle, immediately south of the subject parcel. This is an established commercial visitor attraction operating within the same immediate neighborhood.

D. SURROUNDING LAND USES AND NEIGHBORHOOD CHARACTER



Photograph No. 10. Blackbeard’s Castle from the west

Blackbeard’s Castle viewed from the west, showing the elevated restaurant and terrace structures serving visitors, screened by mature landscaping above the boundary wall.

D. SURROUNDING LAND USES AND NEIGHBORHOOD CHARACTER



Photograph No. 11. Green Iguana Hotel

The Green Iguana Hotel on Blackbeard's Hill, an existing transient lodging use operating in the immediate vicinity of the subject parcel.

D. SURROUNDING LAND USES AND NEIGHBORHOOD CHARACTER



Photograph No. 12. At Home in the Tropics guest house

At Home in the Tropics, a bed and breakfast operating on the historic stepped pedestrian way a short walk from the subject parcel. The identifying sign is mounted on the boundary wall at the property entrance. This is a second established transient lodging use within the immediate neighborhood.

D. SURROUNDING LAND USES AND NEIGHBORHOOD CHARACTER



Photograph No. 13. Villa Notman

Villa Notman, a restored historic structure in the immediate vicinity, presently in commercial and visitor-serving use.

D. SURROUNDING LAND USES AND NEIGHBORHOOD CHARACTER



Photograph No. 14. Crown House

Crown House, a restored historic residence within the surrounding district, illustrating the scale, materials, and roof forms characteristic of development in the immediate area.

D. SURROUNDING LAND USES AND NEIGHBORHOOD CHARACTER



Photograph No. 15. New construction at the 99 Steps

Recently completed building adjacent to the 99 Steps corridor, illustrating current investment and new construction activity in the surrounding neighborhood.

D. SURROUNDING LAND USES AND NEIGHBORHOOD CHARACTER



Photograph No. 16. Visitor destination signage at the 99 Steps

Directional signage at the head of the 99 Steps identifying nearby visitor destinations, including Blackbeard's Castle, Villa Notman, the Pirates Den gift shop, the walking tour, Britannia House, and Three Queens. The subject parcel lies within this concentration of visitor-serving uses.

D. SURROUNDING LAND USES AND NEIGHBORHOOD CHARACTER



Photograph No. 17. Stepped pedestrian way toward Government House

Wider view of the same historic stepped pedestrian way, descending past the At Home in the Tropics guest house toward Government House and the town center. The photograph shows the pedestrian connection between the subject parcel’s neighborhood and downtown Charlotte Amalie.

D. SURROUNDING LAND USES AND NEIGHBORHOOD CHARACTER



Photograph No. 18. Three Queens green space and private roadway

The Three Queens green space and adjoining private roadway, showing the landscaped pedestrian stair, historic structures, and elevated restaurant terrace serving the surrounding visitor district.