

**IN THE SUPERIOR COURT OF THE VIRGIN ISLANDS
DIVISION OF ST. CROIX**

MOHAMMAD HAMED , by his authorized agent WALEED HAMED ,)	
)	
Plaintiff,	)	CIVIL NO. SX-12-CV-370
)	
v.	)	ACTION FOR DAMAGES, INJUNCTIVE AND DECLARATORY RELIEF
)	
FATHI YUSUF and UNITED CORPORATION ,)	
)	
Defendants.	)	JURY TRIAL DEMANDED
)	

**NOTICE OF POSTING ADDITIONAL BOND AND
NOTICE OF RECORDING COURT ORDER**

The Plaintiff hereby gives notice that it has filed the following documents with the Clerk of Court regarding the posting of the remaining bond of in the amount of **\$513,000**, as per the Court's January 15, 2014 Order:

- Pledge of unencumbered Real Property by Hisham M. Hamed, pledging Plot No. 100 Eliza's Retreat, St. Croix, Assessed Tax Value-**\$43,400.00**. See **Exhibit A**.

- Pledge of unencumbered Real Property by Shawn Baptiste pledging plots (see **Exhibit B**):
 - Plot No. 23-BA & 23 M Estate St. John, Queen Quarter, St. Croix. Assessed Value **\$141,400.00**.

 - Plot No. 176 Estate Mary's Fancy, Queen Quarter, St. Croix. Assessed Value **\$16,800.00**.

 - Plot No. 1, LBJ Gardens, Company Quarter, St. Croix. Assessed Value **\$10,500.00**.

- Cashier's Checks totaling for **\$300,900.00** payable to the Clerk of Court (to be added to the **\$51,000.00** already deposited with Clerk). See **Exhibit C**.

This Court previously directed counsel to record its Order against the real property pledged as security for the bond, which counsel has done. See **Exhibit D**. An Order is

still needed to record against the above four properties which is being submitted with this notice and will be promptly recorded upon receipt.

As directed by the Court, the total bond posted is now \$1,200,000 as follows:

1. Previously deposited Cashier's Checks:	\$ 51,000
2. Cashier's Checks deposited with this Notice:	\$ 300,900
3. Previously posted real property:	\$ 636,000
4. Real Property Posted with this filing:	\$ 212,100
5. TOTAL:	\$1,200,000

Dated: January 30, 2014



Joel H. Holt, Esq.
Counsel for Plaintiff
Law Offices of Joel H. Holt
2132 Company Street,
Christiansted, VI 00820
(340) 773-8709
holtvi@aol.com

Carl J. Hartmann III, Esq.
Co-Counsel for Plaintiff
5000 Est. Coakley Bay, L6
Christiansted, VI 0082

CERTIFICATE OF SERVICE

I hereby certify that on this 30th day of January, 2014, I served a copy of the foregoing in compliance with the parties consent, pursuant to Fed. R. Civ. P. 5(b)(2)(E), to electronic service of all documents in this action on the following persons:

Nizar A. DeWood
The DeWood Law Firm
2006 Eastern Suburb, Suite 101
Christiansted, VI 00820
dewoodlaw@gmail.com

Gregory H. Hodges
VI Bar No. 174
Law House, 10000 Frederiksberg Gade
P.O. Box 756
ST. Thomas, VI 00802
ghodges@dtflaw.com



EXHIBIT A

IN THE SUPERIOR COURT OF THE VIRGIN ISLANDS
DIVISION OF ST. CROIX

MOHAMMAD HAMED,

Plaintiff,

v.

FATHI YUSUF and UNITED CORPORATION,

Defendants.

CIVIL NO. SX-12-CV-370

ACTION FOR DAMAGES,
INJUNCTIVE AND
DECLARATORY RELIEF

JURY TRIAL DEMANDED

**PLEDGE OF REAL PROPERTY BY HISHAM M. HAMED AS SECURITY FOR BOND
REQUIRED BY DECEMBER 5, 2013, BOND ORDER**

I, Hisham M. Hamed hereby pledge the unencumbered real property owned by me at Plot 100 Eliza's Retreat, St. Croix to secure in part the bond that Plaintiff needs to post pursuant to this Court's December 5, 2013, Bond Order. See **Exhibit 1**. I certify that the property is free and clear of all liens as per the attached Title Report. See **Exhibit 2**. The assessed value of the property by the tax assessor is \$43,400 as per the attached Property Tax document. See **Exhibit 3**. I remain available to execute any further documents this Court deems appropriate to secure the bond in part by the pledge of this property.

Dated: January 24, 2014



Hisham M. Hamed

Sworn and subscribed to before me
this 24th day of January, 2014.



Notary Public

NOTARY PUBLIC
JERRI FARRANTE

Commission Exp: August 26, 2015
NP 078-11

Blumberg No. 5206

EXHIBIT

A

#48326
1209193
DNK46

67,898

2,100.-

Doc# 2010002863
Book: 1241
Pages: 330
Filed & Recorded
07/23/2010 3:38PM
ALTHEA PEDRO
RECORDER OF DEEDS
ST CROIX
RECORDING FEE \$ 117.00
DEED PAGE FEE \$ 4.00
DEED DOC STAMP \$ 2,100.00
Althea Pedro
Recorder

TRUSTEE'S WARRANTY DEED

Trustee's Warranty Deed made on July 12, 2010, by and between **Richard L. Davis, Trustee of The Richard L. Davis Trust u/d December 24, 1999**, (hereinafter called "Grantor") and **Hisham M. Hamed**, of PO Box 3649, Kingshill, VI 00851 (hereinafter referred to as "Grantee").

WITNESSETH:

In consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration to him in hand paid, receipt of which is hereby acknowledged, Grantor does hereby grant, sell, and convey unto Grantee the following described real property ("Property") situate in St. Croix, U.S. Virgin Islands:

Plot No. 100, Estate Eliza's Retreat, East End Quarter "A", consisting of 0.542 U.S. acre, more or less, as shown on OLG Drawing No. 4328, dated July 9, 1986, revised May 4, 1989;

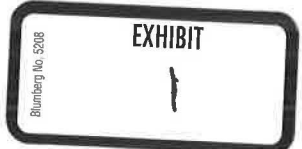
TOGETHER WITH all the buildings, improvement, tenements, hereditaments and appurtenances thereunto belonging;

SUBJECT TO the following "Permitted Exceptions":

1. all covenants, conditions, rights of way, easements and restrictions as of record appearing;
2. any condition which an inspection of the property or an accurate survey would disclose;
3. all applicable zoning regulations and ordinances; and
4. real property taxes for the year 2006 and all years thereafter;

TO HAVE AND TO HOLD the said described premises unto Grantee **Hisham M. Hamed, his heirs and assigns, in fee simple forever.**

Grantor further covenants that Grantor is lawfully seized of the Properties and has full right to convey the Property; that the Property is free and clear of all liens and encumbrances except the Permitted Exceptions; that Grantee shall quietly enjoy the Property; and that Grantor shall forever warrant and defend the right and title to the Property to Grantee against the lawful claims of all persons, except for claims arising under or by virtue of the Permitted Exceptions.



IN WITNESS WHEREOF, this deed has been duly executed as of the day and year first above written.

Witnesses (two required):

**The Richard L. Davis Trust u/t/d
December 24, 1999**

James L. Davis
Witness

By: *Richard L. Davis*
Richard L. Davis, Trustee

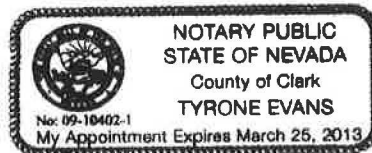
Joe B. Stotts
Witness

ACKNOWLEDGMENT

STATE OF *Nevada*)
COUNTY OF *Clark*)

The foregoing Trustee's Warranty Deed was acknowledged before me on *July 12th*, 2010, by **Richard L. Davis, Trustee of The Richard L. Davis Trust u/t/d December 24, 1999.**

T. Evans
Notary Public
My Commission Expires: *3/25/13*



CERTIFICATE OF VALUE

It is hereby certified that the value of the property described in the foregoing Deed (Plot 100 Estate Eliza's Retreat), for recording and transfer tax purposes, does not exceed the sum of **One Hundred Five Thousand Dollars (\$105,000.00)**.

For transfer stamp tax purposes only, the assessed value of the subject Property (as per the 2005 real property tax bill) is \$43,410.00.



Robert A. Waldman, Attorney at Law


CERTIFICATE OF THE PUBLIC SURVEYOR

IT IS HEREBY CERTIFIED that the description of the Property described in the foregoing Trustee's Warranty Deed has not undergone any change with regard to boundary and area according to the records of the Office of the Public Surveyor.

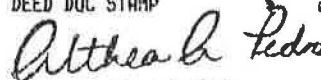
Office of the Public Surveyor
Christiansted, St. Croix

DATED: JUL 21 2010

FEE: \$20⁰⁰

By: 
for: Bernadette C. Williams
Tax Assessor

Doc# 2010002863
Book: 1241
Pages: 330
Filed & Recorded
07/23/2010 3:30PM
ALTHEA PEDRO
RECORDER OF DEEDS
ST CROIX
RECORDING FEE \$ 117.00
PER PAGE FEE \$ 4.00
DEED DOC STAMP \$ 2,100.00


Recorder

**ISLAND TITLE SERVICES CORPORATION
2155 KING CROSS STREET, STE 4
CHRISTIANSTED, VI 00820-4842**

G. HUNTER LOGAN, ESQ.
GERALD T. GRONER, ESQ.
SAMUEL T. GREY, ESQ.
OFFICERS

PHONE: (340) 773-3930
FAX: (340) 773-3654

WANDA I. CRUZ
GENERAL MANAGER

January 22, 2014

Joel H. Holt
Law Offices of Joel Holt
Quinn House--2132 Company Street Ste. 2
Christiansted, St. Croix VI 00820

Re: Title Report: Hisham M. Hamed
Plot No. 100 Eliza's Retreat
Our File No.: IT-14-0043

Dear Attorney Holt:

You have asked that I research the property captioned above, more particularly described as follows:

Plot No. 100 (0.542 U.S. acre) of Estate Eliza's Retreat, East End Quarter "A", St. Croix, U.S. Virgin Islands, as more fully shown on O.L.G. Drawing No. 4328 dated: July 9, 1986, revised May 4, 1989.

It is my opinion that, as of the date of my search of the land records and subject to the exceptions noted below, the record Fee Simple title holder of the above described property is:

Hisham M. Hamed by Trustee's Warranty Deed from Richard L. Davis, Trustee of The Richard L. Davis Trust u/t/d December 24, 1999, dated July 12, 2010, recorded July 23, 2010 in Photocopy 1241, page 330, Document No. 2863.

The following exceptions appear of record as of January 21, 2014:

- a. Electric line Right-of-Way Easement from Welcome Estates, Inc. to Virgin Islands Water and Power Authority dated August 17, 1966, recorded August 24, 1966 in Photocopy 55M, page 59, Document No. 2276.
- b. 30' wide Right-of-Way across the northeasterly boundary of Rem. Matr. 2-B as shown on PWD Drawing No. 1727-42 dated June 11, 1980, revised April 18, 1985. (NOTE: Insofar as it affects the subject property.)
- c. Declaration of Covenants, Conditions, Restrictions and Easements for Spyglass Hillside Subdivision No. 2 dated May 16, 1989, recorded May 24, 1989 in Photocopy No. 320, Page No. 143, Document No. 3259; as amended by First Amendment to Declaration dated February 2, 1993, recorded February 12, 1993 in Photocopy No. 457, Page No. 18, Document No. 727. (NOTE: Including, but not limited to, no re-subdivision without prior written approval of the Architectural Control Committee.) BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN.

No certification is made as to the following:



Title Report: Hisham M. Hamed
Plot No. 100 Eliza's Retreat
(Continued)

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records subsequent to the effective date hereof.
2. The lien of all taxes, special assessments or reassessments, which are not shown as existing liens by the records in the Office of the Tax Assessor for St. Croix, Virgin Islands, nor any taxes or bills, not yet submitted, due or payable.
3. Any lien which may heretofore or hereafter attach pursuant to the provisions of Title 19, Section 1538 of the Virgin Islands Code, with regard to municipal sewer charges, not yet due and payable, as may be applicable.
4. Virgin Islands Zoning, Coastal Zone Management, Conservation, or Building laws and regulations, ordinances or common law applicable or relating to the use and occupancy of the premises.
5. Rights or claims of parties in possession not shown by the public records.
6. Easements, or claims of easements, not shown by public records.
7. Encroachments, overlaps, boundary lines disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
8. Title to any filled in land, littoral rights, riparian rights, or other rights not shown in the public records.
9. Any homeowner or landowner association dues or assessments, if any, not yet due and payable.
10. Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by public record.

This report does not constitute a Commitment to insure the title of this property but reflects the information available in the public records as of today's date, only. Liability hereunder is limited to the fee charged for the preparation of this report. The Company on request can issue a Title Commitment.

Sincerely yours,


Authorized Agent or Officer

SD-75/192,



GOVERNMENT OF
THE UNITED STATES VIRGIN ISLANDS
OFFICE OF THE LIEUTENANT GOVERNOR
TAX ASSESSOR'S OFFICE
1131 King Street, Suite 101

Christiansted, St. Croix, Virgin Islands 00820-4974

NOTICE OF CHANGE OF ASSESSMENT AND REAL PROPERTY TAX BILL

Dear Property Owner,

Your 2012 Notice of Change of Assessment and Real Property Tax Bill has been prepared in a two-part format. If you had an overpayment from your 2011 tax bill, this bill reflects a prepayment. Please pay Balance Due listed below. If there is still an overpayment the additional credit will be applied towards the 2013 tax bill. If you have outstanding property taxes they are listed on the reverse side of this bill.

A return envelope is enclosed for your convenience. If you choose to pay your bill by mail, tear off the lower portion of the tax bill and return it in the enclosed return envelope with your check or money order made payable to the GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS. **DO NOT SEND CASH.**

If you prefer to pay your Real Property Tax Bill in person, bring the entire bill to the Tax Collector's Office. You may pay in person by cash, check, money order, or credit card (MasterCard or Visa). The Tax Collector's Office will retain the lower section of your bill.

PAY BY DUE DATE OF AUGUST 30, 2013 AND RECEIVE A TWO AND A HALF (2 1/2) PERCENT DISCOUNT AND BY AUGUST 15, 2013 FOR FIVE (5) PERCENT EARLY PAYMENT DISCOUNT. PAY BEFORE OCTOBER 30, 2013 TO AVOID BECOMING DELINQUENT AND INCURRING LATE PAYMENT CHARGES OF ONE PERCENT PER MONTH.

If you are dissatisfied with the assessment, you may file an informal appeal with the Tax Assessor's Office; if not satisfied, a formal appeal may be filed to the Board of Tax Review no later than NOVEMBER 15, 2013. (See Below). Call (340) 773-6459 or visit us at www.ltg.gov.vi

PROPERTY SOLD: 2012 Real Property Tax Bills are sent to the owner as of January 1, 2013. If you have sold this property since January 1, 2013, you may need to forward this bill to the new owner.

Mailing Address: It is the responsibility of the property owner to notify the Tax Assessor's Office of any change in their mailing address.

2012

NOTICE OF CHANGE OF ASSESSMENT AND REAL PROPERTY TAX BILL
GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS
Christiansted

2012

DESCRIPTION OF PROPERTY							PARCEL NUMBER		
100 ELIZA'S RETREAT							2-05000-0200-0G		
ASSESSED LAND	ASSESSED IMPROVEMENT	ASSESSED TOTAL	TAX RATE	AMOUNT OF TAX	LESS EXEMPTIONS	SEWER USER'S FEE	AMOUNT DUE	LESS CREDITS	BALANCE DUE
43,400	0	43,400	0.0125	325.50	0.00		325.50	0.00	325.50

THE TAX HEREON IS DUE AND PAYABLE ON AUGUST 30, 2013 TO THE GOVERNMENT OF THE VIRGIN ISLANDS AND BECOMES DELINQUENT IF NOT PAID WITHIN 60 DAYS THEREAFTER.

According to Title 33, Virgin Islands Code, Section 2451, if dissatisfied with this assessment, you have until NOV 15, 2013 to appeal to the Board of Tax Review; no claim will be considered after this period. If you file such an appeal, you are invited to visit the Tax Assessor's Office in your district where you will be shown the details of the assessment and the method of arriving at the valuation. If errors are found they will be corrected.

ATTACH FEE	INTEREST	AMOUNT PAID
EXEMPTIONS AND CREDITS APPLIED ABOVE		

HISHAM M HAMED
PO Box 3649
Kingshill, VI 00851

2012

NOTICE OF CHANGE OF ASSESSMENT AND REAL PROPERTY TAX BILL
GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS
Christiansted

2012

DESCRIPTION OF PROPERTY							PARCEL NUMBER		
100 ELIZA'S RETREAT							2-05000-0200-0G		
ASSESSED LAND	ASSESSED IMPROVEMENT	ASSESSED TOTAL	TAX RATE	AMOUNT OF TAX	LESS EXEMPTIONS	SEWER USER'S FEE	AMOUNT DUE	LESS CREDITS	BALANCE DUE
43,400	0	43,400	0.0125	325.50	0.00		325.50	0.00	325.50

THE TAX HEREON IS DUE AND PAYABLE ON AUG 30, 2013 TO THE GOVERNMENT OF THE VIRGIN ISLANDS AND BECOMES DELINQUENT IF NOT PAID WITHIN 60 DAYS THEREAFTER.

According to Title 33, Virgin Islands Code, Section 2451, if dissatisfied with this assessment, you have until NOV 15, 2013 to appeal to the Board of Tax Review; no claim will be considered after this period. If you file such an appeal, you are invited to visit the Tax Assessor's Office in your district where you will be shown the details of the assessment and the method of arriving at the valuation. If errors are found they will be corrected.

ATTACH FEE	INTEREST	AMOUNT PAID
EXEMPTIONS AND CREDITS APPLIED ABOVE		

HISHAM M HAMED
PO Box 3649
Kingshill, VI 00851

Exhibit No. 5208
EXHIBIT
3

Remittance Copy

EXHIBIT B

**IN THE SUPERIOR COURT OF THE VIRGIN ISLANDS
DIVISION OF ST. CROIX**

MOHAMMAD HAMED,)	
	)	CIVIL NO. SX-12-CV-370
Plaintiff,)	
	)	ACTION FOR DAMAGES,
v.	)	INJUNCTIVE AND
	)	DECLARATORY RELIEF
FATHI YUSUF and UNITED CORPORATION,)	
)	
Defendants.	)	JURY TRIAL DEMANDED
<hr style="width: 40%; margin-left: 0;"/>		

**PLEDGE OF REAL PROPERTY BY SHAWN BAPTISTE AS SECURITY FOR BOND
REQUIRED BY DECEMBER 5, 2013, BOND ORDER**

I, Shawn Baptiste hereby pledge the unencumbered real properties owned by me to secure in part the bond that Plaintiff needs to post pursuant to this Court's December 5, 2013, Bond Order (See **Group Exhibit 1**):

- **Plot No. 23-BA & 23 M Estate St. John, Queen Quarter, St. Croix. Assessed Value \$141,400.00.**
- **Plot No. 176 Estate Mary's Fancy, Queen Quarter, St. Croix. Assessed Value \$16,800.00**
- **Plot No. 1, LBJ Gardens, Company Quarter, St. Croix. Assessed Value \$10,500.00**

As noted in the respective Deeds, dated January 13, 2014 and recorded January 22, 2014, the properties are all free and clear of all liens. See **Group Exhibit 1**. The assessed values of the properties as determined by the tax assessor are \$141,400.00, \$16,800.00 and \$10,500.00 respectively as per the attached Real Property Tax View Screens. See **Group Exhibit 2**. I remain available to execute any further documents this Court deems appropriate to secure the bond in part by the pledge of this property.



Pledge of Real Property
Page 2

Dated: January 29, 2014



Shawn Baptiste

Sworn and subscribed to before me
this 29 day of January, 2014.



Notary Public

NOTARY PUBLIC
JERRI FARRANTE
Commission Exp: August 26, 2015
NP 078-11

EXHIBIT 1



Office of the Lieutenant Governor

#4204
Tax Collector

Certificate of Purchase

I, Gregory R. Francis, Lieutenant Governor of the Virgin Islands by virtue of the powers vested in me by law do hereby grant and convey unto Shawn Baptiste of P.O. Box 5678,
(Name and Address of Purchaser)
Christiansted, Virgin Islands 00823, his heirs, successors and assigns the following described property which was sold at public auction on the 14th day of November, 2012, at The V.I. Cardiac Center for the sum of \$60,000.00, which sum has been paid by the purchaser, the aforesaid real property having been sold for non-payment by the owner thereof Clarence & Linda Carty and Others, of taxes in the amount of \$8,775.05, penalties in the amount of \$1,792.63, Advertising Fee of \$40.00, Recording Fee of \$20.00.

Legal Description Plot No. 23-BA & 23-M, Estate St. John, Queen Quarter consisting of 0.1017 and 0.4229 US Acre(s), as shown on OLG Dwg No. 3378 Dated April 15, 1979. Parcel I.D. No. 2-02605-0318-00.

TO HAVE AND TO HOLD the said purchaser, his heirs, successors and assigns, the above described premises, with all of the appurtenances thereto forever.

This deed is issued pursuant to the sale of the above described property in accordance with the provisions of 33 V.I.C. 2551 for delinquent taxes for the year(s) 1996-2010 and when recorded in the Office of the Recorder of Deed, vests title in Shawn Baptiste, free from all mortgages, liens or other encumbrances in accordance with Title 33, Section 2551 of the Virgin Islands Code, Ann.

Executed in the presence of

[Signature]
[Signature]

[Signature]
 Lieutenant Governor

TERRITORY OF THE VIRGIN ISLANDS
 DIVISION OF Sithomas


Before me the undersigned Notary Public on this the 13 day of January 2014, personally appeared GREGORY R. FRANCIS to me known to be the person whose name is subscribed to the foregoing Certificate of Purchase and he acknowledged that he executed the same for the purposed therein contained.

6

WITNESSES:

IN WITNESS WHEREOFF I hereunto affix my hand and official seal.

1/13/2014
Date


Notary Public

GNP-02
NOTARY PUBLIC
Name: *Gall Danet-Joseph*
My Commission Exp. At the pleasure
Lieutenant Governor
St. Thomas/St. John, USVI District

Doc# 2014000194
Book: 1359
Pages: 267
Filed & Recorded
01/22/2014 11:17AM
ALTHEA A. PEDRO
RECORDER OF DEEDS
ST CROIX


Recorder

BAPTISTE CERTIFICATE OF PURCHASE

8



GOVERNMENT OF
THE UNITED STATES VIRGIN ISLANDS

**OFFICE OF THE LIEUTENANT GOVERNOR
DIVISION OF REAL PROPERTY TAX**

1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.6449 • Fax 340.773.0330
18 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.774.2991 • Fax 340.774.6953

REAL PROPERTY TAX CLEARANCE LETTER

TO: Office of the Recorder of Deeds

FROM: Office of the Tax Collector

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

PARCEL NUMBER	2-02605-0318-00
LEGAL DESCRIPTION	23-BA & 23-M ST.JOHN
OWNER'S NAME	CARTY, CLARENCE & LINDA & OTHER

Taxes have been researched up to and including 2012.

CERTIFIED TRUE AND CORRECT BY

Valencia Jackson
Tax Collector


SIGNATURE

January 17, 2014
DATE



Office of the Lieutenant Governor

Certificate of Purchase

I, Gregory R. Francis, Lieutenant Governor of the Virgin Islands by virtue of the powers vested in me by law do hereby grant and convey unto Shawn Baptiste of P.O. Box 5678, Christiansted, Virgin Islands 00823, his heirs, successors and assigns the following described property which was sold at public auction on the 14th day of November, 2012, at The V.I. Cardiac Center for the sum of \$35,000.00, which sum has been paid by the purchaser, the aforesaid real property having been sold for non-payment by the owner thereof Duncan Reynold M. Burke, of taxes in the amount of \$2,630.65, penalties in the amount of \$682.03, Advertising Fee of \$40.00, Recording Fee of \$20.00.

Legal Description Plot No. 176 Estate Mary's Fancy, Queen Quarter consisting of 0.493 US Acres, as shown on OLG Dwg No. 2555 Dated February 27, 1969. Parcel I.D. No. 2-04603-0402-00.

TO HAVE AND TO HOLD the said purchaser, his heirs, successors and assigns, the above described premises, with all of the appurtenances thereto forever.

This deed is issued pursuant to the sale of the above described property in accordance with the provisions of 33 V.I.C. 2551 for delinquent taxes for the year(s) 1989-2010 and when recorded in the Office of the Recorder of Deed, vests title in Shawn Baptiste, free from all mortgages, liens or other encumbrances in accordance with Title 33, Section 2551 of the Virgin Islands Code, Ann.

Lieutenant Governor signature line with handwritten initials 'R' and a large scribble.

Executed in the presence of [Signature] [Signature]

TERRITORY OF THE VIRGIN ISLANDS DIVISION OF [Signature]

Before me the undersigned Notary Public on this the 13 day of January 2014, personally appeared GREGORY R. FRANCIS to me known to be the person whose name is subscribed to the foregoing Certificate of Purchase and he acknowledged that he executed the same for the purposed therein contained.

Handwritten mark resembling the number 5.

IN WITNESS WHEREOFF I hereunto affix my hand and official seal.

1/13/2014
Date


Notary Public

GNP-02
NOTARY PUBLIC
Name: *Gall Danet-Joseph*
My Commission Exp. At the pleasure
Lieutenant Governor
St. Thomas/St. John, USVI District

Doc# 2014000195
Book: 1359
Pages: 270
Filed & Recorded
01/22/2014 11:17AM
ALTHEA A. PEDRO
RECORDER OF DEEDS
ST CROIX


Recorder

BAPTISTE
REYNOLD CERTIFICATE OF PURCHASE







GOVERNMENT OF
THE UNITED STATES VIRGIN ISLANDS

**OFFICE OF THE LIEUTENANT GOVERNOR
DIVISION OF REAL PROPERTY TAX**

1105 King Street • Christensted, Virgin Islands 00820 • 340.773.6449 • Fax 340.773.0330
18 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.774.2991 • Fax 340.774.6963

REAL PROPERTY TAX CLEARANCE LETTER

TO: Office of the Recorder of Deeds

FROM: Office of the Tax Collector

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

PARCEL NUMBER	2-04603-0402-00
LEGAL DESCRIPTION	176 MARYS FANCY
OWNER'S NAME	BURKE, DUNCAN REYNOLD M.

Taxes have been researched up to and including 2012.

CERTIFIED TRUE AND CORRECT BY

Valencio Jackson
Tax Collector


SIGNATURE

January 17, 2014
DATE



Office of the Lieutenant Governor

Certificate of Purchase

I, Gregory R. Francis, Lieutenant Governor of the Virgin Islands by virtue of the powers vested in me by law do hereby grant and convey unto Shawn Baptiste of P.O. Box 5678, Christiansted, Virgin Islands 00823, his heirs, successors and assigns the following described property which was sold at public auction on the 14th day of November, 2012, at The V.I. Cardiac Center for the sum of \$5,300.00, which sum has been paid by the purchaser, the aforesaid real property having been sold for non-payment by the owner thereof Dorothy Harrigan, of taxes in the amount of \$2,711.20, penalties in the amount of \$700.83, Advertising Fee of \$40.00, Recording Fee of \$20.00.

Legal Description Plot No. 1, LBJ Gardens, Company Quarter consisting of 0.1251 US Acre(s), as shown on OLG Dwg No. 2475 Dated October 14, 1968. Parcel I.D. No. 2-02700-0439-00.

TO HAVE AND TO HOLD the said purchaser, his heirs, successors and assigns, the above described premises, with all of the appurtenances thereto forever.

This deed is issued pursuant to the sale of the above described property in accordance with the provisions of 33 V.I.C. 2551 for delinquent taxes for the year(s) 1993-2010 and when recorded in the Office of the Recorder of Deed, vests title in Shawn Baptiste, free from all mortgages, liens or other encumbrances in accordance with Title 33, Section 2551 of the Virgin Islands Code, Ann.

Executed in the presence of

[Signature]
[Signature]

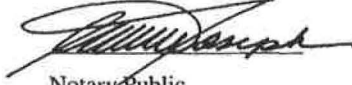
[Signature]
Lieutenant Governor

TERRITORY OF THE VIRGIN ISLANDS
DIVISION OF Sithomas

Before me the undersigned Notary Public on this the 13 day of January 2014, personally appeared GREGORY R. FRANCIS to me known to be the person whose name is subscribed to the foregoing Certificate of Purchase and he acknowledged that he executed the same for the purposed therein contained.

IN WITNESS WHEREOFF I hereunto affix my hand and official seal.

1/13/2014
Date


Notary Public

GNP-02
NOTARY PUBLIC
Name: *Gall Danet-Joseph*
My Commission Exp. At the pleasure
Lieutenant Governor
St. Thomas/St. John, USVI District

Doc# 2014000201
Book: 1359
Pages: 288
Filed & Recorded
01/22/2014 11:17AM
ALTHEA A. PEDRO
RECORDER OF DEEDS
ST CROIX


Recorder

BAPTISTE CERTIFICATE OF PURCHASE





GOVERNMENT OF
THE UNITED STATES VIRGIN ISLANDS

**OFFICE OF THE LIEUTENANT GOVERNOR
DIVISION OF REAL PROPERTY TAX**

1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.6449 • Fax 340.773.0330
18 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.774.2991 • Fax 340.774.6953

REAL PROPERTY TAX CLEARANCE LETTER

TO: Office of the Recorder of Deeds

FROM: Office of the Tax Collector

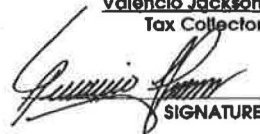
In accordance with Title 28, Section 121, as amended, this shall certify that there are no outstanding Real Property Tax obligations for the following:

PARCEL NUMBER	2-02700-0439-00
LEGAL DESCRIPTION	1 LBJ GARDENS
OWNER'S NAME	HARRIGAN, DOROTHY G.

Taxes have been researched up to and including 2012.

CERTIFIED TRUE AND CORRECT BY

Valencio Jackson
Tax Collector


SIGNATURE

January 17, 2014
DATE

EXHIBIT 2

Property Tax View Screen

CARTY, CLARENCE & LINDA & OTHER

Location Mail

No mailing address specified.

Location address used for mailing.

Contact ID 242660

Status Active
Type Partnership

Account List
Property List
Parcel Property Data

Property Tax

Account #	0002179719.2012.RE	Status	Billable
	Property Tax	Tax District	2
Parcel #	2-02605-0318-00	Tax	2 - St Croix,
Legal Description:	23-BA & 23-M ST JOHN	Jurisdiction	Christiansted

Property Tax Information

Assessment

Land Assessed Value	9,500	Partial Exemption Code	Elderly Partial Exempt
Improved Assessed Value	131,900	Full Exemption Code	None
Exempt Land Value		Exemption Expiration Date	
Total Assessed Value (100%)	141,400	Tax Rate	1.25
Total Assessed Value (60%)	84,840	Tax Cap	0.00
Partial Exemption Value	30,000.00	Next Year Non-Profit Exemption	
Taxable Valuation	54,840.00		
Tax Amount	685.50		
Capped Tax Amount	685.50		
Credit Amount	0		
Sewer Fee	0.00		
Amount Due	685.50		

Tax Notices

Bill # - Rev	Notice Type	Reason Code	Amount Billed	Amount Due	Date Billed	Date Printed
15364733-00	Primary Tax Bill	Annual Tax Bill	685.50	685.50	07/15/2013	

Totals \$ 685.50 \$ 685.50

Property Tax View Screen

BURKE, DUNCAN REYNOLD M

Location Mail

No mailing address specified.

Location address used for mailing.

Contact ID 208800

Status Active
Type Individual

Account List
Property List
Parcel Property Data

Property Tax

Account #	0002217616.2012.RE	Status	Billable
	Property Tax	Tax District	2
Parcel #	2-04603-0402-00	Tax	2 - St Croix,
Legal Description:	176 MARYS FANCY	Jurisdiction	Christiansted

Property Tax Information

Assessment			
Land Assessed Value	16,800	Partial Exemption Code	None
Improved Assessed Value	0	Full Exemption Code	None
Exempt Land Value		Exemption Expiration Date	
Total Assessed Value (100%)	16,800	Tax Rate	1.25
Total Assessed Value (60%)	10,080		
Partial Exemption Value	0.00	Tax Cap	0.00
Taxable Valuation	10,080.00	Next Year Non-Profit Exemption	
Tax Amount	126.00		
Capped Tax Amount	126.00		
Credit Amount	0		
Sewer Fee	0.00		
Amount Due	126.00		

Tax Notices

Bill # - Rev	Notice Type	Reason Code	Amount Billed	Amount Due	Date Billed	Date Printed
15420195-00	Primary Tax Bill	Annual Tax Bill	126.00	126.00	07/15/2013	

Totals \$ 126.00 \$ 126.00

Property Tax View Screen

HARRIGAN, DOROTHY G

Location Mail

No mailing address specified.

Location address used for mailing.

Contact ID 214213

Status Active
Type Individual

Account List
Property List
Parcel Property Data

Property Tax

Account # 0002185594.2012.RE

Property Tax

Parcel # 2-02700-0439-00

Legal Description:
1 LBJ GARDENS

Status Billable

Tax District 2

Tax 2 - St Croix,

Jurisdiction Christiansted

Property Tax Information

Assessment

Land Assessed Value	10,500	Partial Exemption Code	None
Improved Assessed Value	0	Full Exemption Code	None
Exempt Land Value		Exemption Expiration Date	
Total Assessed Value (100%)	10,500	Tax Rate	1.25
Total Assessed Value (60%)	6,300		
Partial Exemption Value	0.00	Tax Cap	0.00
Taxable Valuation	6,300.00	Next Year Non-Profit Exemption	
Tax Amount	78.75		
Capped Tax Amount	78.75		
Credit Amount	0		
Sewer Fee	0.00		
Amount Due	78.75		

Tax Notices

Bill # - Rev	Notice Type	Reason Code	Amount Billed	Amount Due	Date Billed	Date Printed
--------------	-------------	-------------	---------------	------------	-------------	--------------

15490991-00 Primary Tax Bill Annual Tax Bill 78.75 78.75 07/15/2013

Totals \$ 78.75 \$ 78.75

EXHIBIT C



BANCO POPULAR

BANCO POPULAR DE PUERTO RICO
PO Box 362708 San Juan, Puerto Rico 00936-2708
FORT MYLNER 19420140129

OFFICIAL CHECK

Check No. 103119400004688
Date 01/29/2014

PAY: TWO HUNDRED THOUSAND DOLLARS AND
00/100

\$200,000.00

Over \$25,000.00 Two Signatures Required

TO THE CLERK OF THE SUPERIOR COURT
ORDER OF

REMITTER: WAHEED HAMED
FDIC Member and Federal Reserve System

[Signature]
Authorized Signature
[Signature] 1141477
Authorized Signature

⑈ 19400004688 ⑈ ⑆ 0 2 1 5 0 2 0 1 1 ⑆ 000⑈ 10316 ⑈



Gallows Bay, St. Croix VI. 00820

Cashier's Check

101-669
216

No. 038490

01/29/14

PAY TO THE ORDER OF CLERK OF SUPERIOR COURT

U.S. \$95,000.00

Ninety Five Thousand Dollars AND 00 Cents

DOLLARS

NOTICE - PURCHASE OF AN INDEMNITY BOND WILL BE REQUIRED BEFORE REPLACEMENT IF LOST, MISPLACED, OR STOLEN

FOR BANK OF ST. CROIX

[Signature]
AUTHORIZED SIGNATURE
[Signature]
AUTHORIZED SIGNATURE

REMITTER: JOEL H. HOLT, ESQ. PC.

⑈ 038490 ⑈ ⑆ 0 2 1 6 0 6 6 9 0 ⑆ ⑈ 0 2 2 0 0 1 4 2 0 ⑈



BANCO POPULAR

BANCO POPULAR DE PUERTO RICO
PO Box 362708 San Juan, Puerto Rico 00936-2708
Orange Grove 19020140130

OFFICIAL CHECK

Check No. 103119000008172
Date 01/30/2014

PAY: FIVE THOUSAND NINE HUNDRED DOLLARS
AND 00/100

\$5,900.00

Over \$25,000.00 Two Signatures Required

TO THE CLERK OF THE SUPERIOR COURT
ORDER OF

REMITTER: WALEED HAMED
FDIC Member and Federal Reserve System

[Signature] 173559
Authorized Signature

⑈ 19000008172 ⑈ ⑆ 0 2 1 5 0 2 0 1 1 ⑆ 000⑈ 10316 ⑈

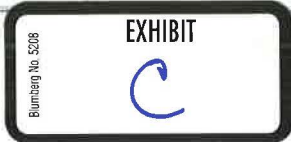


EXHIBIT D

**IN THE SUPERIOR COURT OF THE VIRGIN ISLANDS
DIVISION OF ST. CROIX**

MOHAMMAD HAMED,)	
	)	CIVIL NO. SX-12-CV-370
Plaintiff,)	
	)	ACTION FOR DAMAGES,
v.	)	INJUNCTIVE AND
	)	DECLARATORY RELIEF
FATHI YUSUF and UNITED CORPORATION,)	
	)	JURY TRIAL DEMANDED
Defendants.)	

DECLARATION OF JOEL H. HOLT

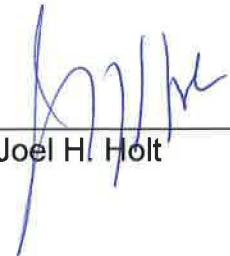
I, Joel H. Holt, declare, pursuant to 28 U.S.C. Section 1746, as follows:

1. I am counsel of record for the Plaintiff and have personal knowledge of the foregoing facts.

2. On January 29, 2014, I caused a copy of this Court's January 15, 2014 Order to be recorded at the Recorder of Deeds (St. Croix) against the following real properties, as directed by the Court:
 - Plots 6F and 6H Estate Carlton owned by Mohammad A. Hamed Trust.
 - Plots 100-E, 100-F, 100-G of Estate Princess owned by Mohammad A. Hamed Trust.
 - Plot 6-C Estate Carlton owned by Waleed Hamed

I declare under penalty of perjury that the foregoing is true and correct.

Dated: January 29, 2104



Joel H. Holt

**IN THE SUPERIOR COURT OF THE VIRGIN ISLANDS
DIVISION OF ST. CROIX**

MOHAMMAD HAMED by His Authorized Agent WALEED HAMED,)	
)	
Plaintiff,	)	CIVIL NO. SX-12-CV-370
v.)	
	)	ACTION FOR DAMAGES
FATHI YUSUF and UNITED CORPORATION,	)	INJUNCTIVE AND
	)	DECLARATORY RELIEF
Defendants.)	
	)	JURY TRIAL DEMANDED
)	

ORDER OF ENCUMBRANCE

Plaintiff has caused certain Pledges of property to be filed with the Clerk of Court to secure the bond for the preliminary injunction. In order to perfect this lien, the Court hereby directs Plaintiff's counsel to promptly record this Order of Encumbrance with the Recorder of Deeds on St. Croix in order to put on record that the following properties are now encumbered by the Bond Order entered in this case on December 5, 2013, until further notice of this Court:

1. Plot 100 Estate Eliza's Retreat, owned by Hisham M. Hamed more fully described as:

Plot 100 Estate Eliza's Retreat, East End Quarter "A", consisting of 0.542 U.S. acre more or less, as shown on OLG Drawing No. 4328, dated July 9, 1986, revised May 4, 1989.

2. Plot 23-BA & 23-M, Estate St. John owned by Shawn Baptiste, more fully described as:

23-BA & 23-M, Estate St. John, Queen Quarter, consisting of 0.1017 and 0.4229 U.S. Acres, as more fully shown on OLG Drawing No. 3378 dated April 15, 1979.

3. Plot No. 176 Estate Mary's Fancy owned by Shawn Baptiste, more fully described as:

Plot No. 176 Estate Mary's Fancy, Queen Quarter, consisting of 0.493 U.S. Acres, as shown on OLG Drawing No. 2555 dated February 27, 1969.

4. Plot No. 1, LBJ Gardens owned by Shawn Baptiste, more fully described as:

Plot No. 1, LBJ Gardens, Company Quarter, consisting of 0.1251 U.S. Acres, as shown on OLG Drawing No. 2475 dated October 4, 1968.

Plaintiff's counsel shall file a notice of compliance once this Order is recorded.

Dated:

Honorable Douglas A. Brady
Judge, Superior Court

ATTEST:

ESTRELLA GEORGE
Acting Clerk of Court

By: _____
Deputy Clerk