

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

HISHAM HAMED, individually, and
derivatively, on behalf of **SIXTEEN PLUS
CORPORATION,**

Plaintiff,

v.

**FATHI YUSUF, ISAM YOUSUF and
JAMIL YOUSEF**

Defendants,

and

SIXTEEN PLUS CORPORATION,

a nominal Defendant.

Case No.: 2016-SX-CV-650

**DERIVATIVE SHAREHOLDER
SUIT, ACTION FOR DAMAGES
AND CICO RELIEF**

JURY TRIAL DEMANDED

PLAINTIFF'S MOTION TO CONSOLIDATE

I. Introduction

Three cases involving the identical land, mortgage and transactions were pending before three different Judges of the Superior Court.

2016-SX-CV-650 Before this Court (Judge Meade)

2016-ST-CV-65 Initially before Judge Willocks

2017-SX-CV-342 Initially before Judge Brady

On December 17, 2018, Judge Willocks consolidated his case (#65) with Judge Brady's case (#342), and then transferred the case to Judge Meade. See **Exhibit 1**.

Hamed, the Plaintiff in this case (#650), hereby moves this Court (Meade, J.) to complete this process by consolidating the other two consolidated cases (#65 and #342) into this "#650" case.

Argument

On February 12, 2016, a USVI Corporation, Sixteen Plus, filed an action against an individual who holds a Note and Mortgage (Manal) to property owned by the corporation (Diamond Keturah). The action seeks to set aside the mortgage for lack of consideration and fraud. See **Exhibit 2**, Complaint in 16-CV-65.

On October 31, 2016, the complaint in this derivative case was filed against three individuals who assisted the mortgage holder Manal in committing the alleged fraud. See **Exhibit 3**, Complaint in 16-CV-650.

On March 29, 2017, Defendant Manal filed a counterclaim in the 16-CV-65 action seeking to foreclose on the Note and Mortgage. She then filed her own direct foreclosure action in a new complaint on August 31, 2017. See **Exhibit 4**, Complaint in 17-CV-342. This case has now been consolidated with the initial derivative action case (#65), which also has a pending counterclaim for foreclosure, as noted.

Thus, as all three cases are related and all are now assigned to Judge Meade, it is respectfully submitted that all three be consolidated into one case. A proposed Order is attached.

Dated: January 2, 2019



Joel H. Holt, Esq. (Bar #6)
Counsel for Plaintiff
Law Offices of Joel H. Holt
2132 Company Street,
Christiansted, VI 00820
Email: holtvi@aol.com

Carl J. Hartmann III, Esq (Bar #48)
Co-Counsel for Plaintiff
5000 Estate Coakley Bay, L-6
Christiansted, VI 00820
Email: carl@carlhartmann.com
T: (340) 642-4422/F: (212) 202-3733

CERTIFICATE OF SERVICE

I hereby certify that on this 2nd day of January, 2019, I served a copy of the foregoing by email (via CaseAnywhere), as agreed by the parties, on:

James Hymes, Esq.
Law Offices of James L. Hymes, III, P.C.
P.O. Box 990
St. Thomas, VI 00804-0990
jim@hymeslawvi.com

Mark W. Eckard
Hamm, Eckard, LLP
5030 Anchor Way
Christiansted, VI 00820
mark@markeckard.com

**Gregory H. Hodges
Charlotte Perrell**
Law House, 10000 Frederiksberg Gade
P.O. Box 756
St. Thomas, VI 00802
ghodges@dtflaw.com

Jeffrey B. C. Moorhead
CRT Brow Building
1132 King Street, Suite 3
Christiansted, VI 00820
jeffreymlaw@yahoo.com



CERTIFICATE OF WORD/PAGE COUNT

This document complies with the page or word limitation set forth in Rule 6-1 (e).



EXHIBIT 1

IN THE SUPERIOR COURT OF THE VIRGIN ISLANDS

DIVISION OF ST. CROIX

SIXTEEN PLUS CORPORATION **Plaintiff**)
)
)
)
vs)
)
MANAL MOHAMMED YOUSEF)
)
)
Defendant

CASE NO. SX-16-CV-0000065

ACTION FOR: DECLARATORY
JUDGMENT


**NOTICE OF ENTRY OF
ORDER GRANTING
CONSOLIDATION AND
JUDGE REASSIGNMENT**

TO: ✓ JOEL H. HOLT, ESQ.
JAMES HYMES, ESQ.
MARK ECKARD, ESQ.
GREGORY HODGES, ESQ.
STEPHEN HERPEL, ESQ.
LISA KOMIVES, ESQ.

Please take notice that on December 17, 2018 a(n) ORDER GRANTING
CONSOLIDATION AND JUDGE REASSIGNMENT dated December 17, 2018
was entered by the Clerk in the above-entitled matter.

Dated: December 17, 2018

Estrella H. George
Clerk of the Court



JANEEN MARANDA
COURT CLERK II



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

SIXTEEN PLUS CORPORATION, ,

Plaintiff/Counterclaim Defendant,

v.

MANAL MOHAMMAD YOUSEF

Defendant/Counterclaim Plaintiff

CIVIL NO. ST-16-CV- 0065

**ACTION FOR
DECLARATORY JUDGMENT**

JURY TRIAL DEMANDED

MANAL MOHAMMAD YOUSEF a/k/a
MANAL MOHAMAD YOUSEF,

Plaintiff,

v.

SIXTEEN PLUS CORPORATION,

Defendant.

CIVIL NO. SX-17-CV- 342

**ACTION FOR DEBT AND
FORECLOSURE**

**COUNTERCLAIM FOR
DAMAGES**

JURY TRIAL DEMANDED

SIXTEEN PLUS CORPORATION,

Counterclaim Plaintiff,

v.

MANAL MOHAMMAD YOUSEF a/k/a
MANAL MOHAMAD YOUSEF and
FATHI YUSUF,

Counterclaim Defendants.

ORDER RE CONSOLIDATION

This matter is before the Court on Plaintiff's Motion to Consolidate the above tow matters. Thus, upon consideration of the matters before the Court, it is hereby

ORDERED THAT THE MOTION FOR CONSOLIDATION IS GRANTED and this matter is hereby assigned to the Honorable Judge James Meade

Dated: Dec. 17, 2018

David W. L. [Signature]
Judge, Superior Court

ATTEST: ESTRELLA GEORGE
Clerk of Court

By: [Signature]
Deputy Clerk II 12/17/18

Dist: Joel H. Holt, James Hymes, Mark Eckard, Gregory Hodges, Stephen Herpel, Lisa Komives

CERTIFIED A TRUE COPY

DATE: 12/17/18
ESTRELLA H. GEORGE
CLERK OF THE COURT
BY: [Signature]
COURT CLERK II

EXHIBIT 2

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

SIXTEEN PLUS CORPORATION,)
)
 Plaintiff,)
)
 v.)
)
 MANAL MOHAMMAD YOUSEF,)
)
 Defendant.)

Civil No. SX-15-CV- 65
16 FEB 12 10:54
ACTION FOR
DECLARATORY JUDGMENT

COPY

COMPLAINT

Sixteen Plus Corporation ("Plaintiff"), by and through its undersigned counsel, files this Complaint against Defendant Manal Mohammad Yousef ("Defendant") and states as follows:

PRELIMINARY STATEMENT

1. Plaintiff seeks judgment declaring a mortgage to be null, void and unenforceable for lack of consideration.

PARTIES

2. Plaintiff is a Virgin Islands corporation in good standing.
3. Defendant is an adult individual who, upon information and belief, is a citizen of St. Maarten.

JURISDICTION; VENUE; STATUTORY PREDICATE FOR RELIEF

4. The Court has *in personam* jurisdiction over Defendant pursuant to 5 V.I.C. § 4903(5) because Defendant purports to have an interest (specifically, a security interest pursuant to a purported mortgage) in real property located within the Territory of the United States Virgin Islands.

5. Venue of this Action is appropriate in the Division of St. Croix because the real property against which the invalid mortgage is recorded is located on the island of St. Croix.



6. Plaintiff seeks relief herein pursuant to Chapter 89 of Title 5 of the Virgin Islands Code.

FACTUAL BACKGROUND

7. Plaintiff is the fee simple owner of the following described real property (collectively, the "Property"):

Parcel No. 8, Estate Cane Garden, consisting of approximately 2.6171 U.S. Acres;

Remainder no. 46A, Estate Cane Garden, consisting of approximately 7.6460 U.S. Acres;

Parcel No. 10, Estate Cane Garden, consisting of approximately 2.0867 U.S. Acres;

Road Plot No. 11, Estate Cane Garden, consisting of approximately 0.868 U.S. Acres;

Parcel No. 11, Estate Retreat, Matr. No. 37B of Company Quarter and Peter's Minde, Matr. No. 37A and 37BA, Company Quarter, and No. 54 Queen's Quarter all consisting of approximately 42.3095 U.S. Acres;

Remainder Matr. 32B, Estate Cane Garden of approximately 48.5175 U.S. Acres;

Parcel No. 9 Estate Cane Garden, consisting of approximately 11.9965 U.S. Acres;

Remainder Matr. 32A, Estate Granard, consisting of approximately 41.0736 U.S. Acres;

Parcel No. 40, Estate Granard, consisting of approximately 14.9507 U.S. Acres;

Remainder Matr. No. 31, Estate Diamond, consisting of approximately 74.4220 U.S. Acres;

Parcel No. 4, Estate Diamond, consisting of approximately 5.8662 U.S. Acres;

Parcel No. 1, Estate Diamond, consisting of approximately 61.2358 U.S. Acres;

Parcel No. 3, Estate Diamond, consisting of approximately 6.9368 U.S. Acres;

Parcel No. 2, Estate Diamond, consisting of approximately 6.5484 U.S. Acres;

Road Plot No. 12, Estate Cane Garden, consisting of approximately 0.4252 U.S. Acres;

Road Plot No. 41, Estate Granard, consisting of approximately 0.4255 U.S. Acres; and

Road Plot No. 6, Estate Diamond, of approximately 0.8510 U.S. Acres.

8. On September 15, 1997, Plaintiff executed a mortgage on the Property to Defendant in the amount of \$4,500,000 (the "Mortgage").
9. Defendant did not have any funds to advance for the Mortgage.
10. Defendant simply agreed for her name to be used as a "straw" mortgagee, without any consideration given by her in exchange for the Mortgage.
11. The Mortgage was signed well over a year before the Property was purchased.
12. Defendant did not advance any funds or other consideration of any kind whatsoever to Plaintiff as consideration for the mortgage.
13. The Mortgage is unenforceable because Defendant did not give any consideration to Plaintiff in exchange for the Mortgage.

COUNT FOR RELIEF

14. Plaintiff incorporates each and every of the foregoing allegations as though fully set forth herein.
15. Plaintiff is a person interested under the Mortgage, which constitutes a contract, as contemplated in 5 V.I.C. § 1262.

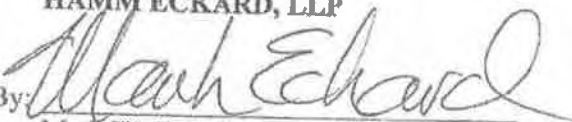
16. Plaintiff is entitled to declaratory judgment declaring the Mortgage to be null, void and unenforceable.

WHEREFORE, Plaintiff respectfully requests that the Court enter judgment in favor of Plaintiff and against Defendant: (i) declaring the Mortgage to be null, void and unenforceable; (ii) granting to Plaintiff such other and further legal and/or equitable relief as is just and proper; and (iii) granting to Plaintiff its attorneys' fees and costs incurred in connection with this Action.

PLAINTIFF DEMANDS TRIAL BY JURY

Respectfully submitted,

HAMMECKARD, LLP

By: 

Mark W. Eckard (VI Bar No. 1051)
5030 Anchor Way, Suite 13
Christiansted, VI 00820-4692
Telephone: (340) 514-2690
Facsimile: (855) 456-8784
Email: meckard@hammeckard.com

Counsel to Sixteen Plus Corporation

Dated: February 9, 2016

EXHIBIT 3

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

HISHAM HAMED, derivatively, on behalf
of SIXTEEN PLUS CORPORATION,

Plaintiff,

v.

FATHI YUSUF, ISAM YOUSUF and
JAMIL YOUSEF

Defendants,

and

SIXTEEN PLUS CORPORATION,

a nominal defendant.

Case No.: 2016-ST-CV-650

DERIVATIVE SHAREHOLDER
SUIT, ACTION FOR DAMAGES
AND CICO RELIEF

JURY TRIAL DEMANDED

VERIFIED COMPLAINT

The Plaintiff, by counsel, hereby alleges as the basis of his Verified Complaint against the Defendants as follows:

JURISDICTION AND PARTIES

1. This Court has jurisdiction pursuant to 4 V.I.C. §76 and 14 V.I.C. §607.
2. Plaintiff Hisham Hamed, ("Hamed") is an adult resident of St. Croix and is an owner of stock in nominal defendant Sixteen Plus Corporation ("Sixteen Plus").
3. Defendant Fathi Yusuf is an adult resident of St. Croix who was (and still is) a shareholder, officer and director of Sixteen Plus at all times relative hereto.
4. The Defendant Isam Yousuf is an adult resident of St. Martin and has been at all times relative hereto.



5. The Defendant Jamil Yousef is an adult resident of St. Martin and has been at all times relative hereto.
6. The Plaintiff brings this shareholder's derivative action on behalf of Sixteen Plus Corporation ("Sixteen Plus"), a Virgin Islands corporation that was formed in February of 1997, which is joined as a nominal defendant, as the cause of action belongs to the corporation, but its Board of Directors is such that the Board cannot be reasonably expected to bring suit in the name of the corporation.
7. The Plaintiff was (and still is) a shareholder of Sixteen Plus at all times relative hereto, as he was an initial shareholder when the corporation was formed and has continuously remained a shareholder during all times relevant.
8. The Plaintiff has standing to bring this suit pursuant to Rule 23.1 of the Federal Rules of Civil Procedure, which is applicable to this cause of action.
9. The Board of Directors of Sixteen Plus currently consists of two directors, Fathi Yusuf, a named defendant, and Waleed Hamed.
10. Fathi Yusuf and Waleed Hamed and their families are in intractable litigation in several other matters. Both have acknowledged this to be the case, and have filed papers in other proceedings before the Superior Court attesting to this. Moreover, the Superior Court (Willocks, J.) has entered an Order stating that the Hamed and Yusuf families could file a derivative action as to another jointly controlled corporation for the same reason.
11. Thus, Plaintiff has not made a demand on the Board of Directors, as it would be futile to make a demand on them to bring this suit on behalf of Sixteen Plus. As was true in the same situation before Judge Willocks, there would be no

reasonable expectation that Fathi Yusuf would agree to have Sixteen Plus sue him for embezzlement, fraud and a violation of Section 605 of Title 14 of the Virgin Islands Code

FACTS

12. On February 10, 1997, Sixteen Plus was formed as a corporation to purchase a 300 plus acre parcel of land on the South shore of St. Croix, often referred to as, Diamond Keturah (hereinafter referred to as the "Land") from the Bank of Nova Scotia ("BNS"), which had obtained its ownership interest subject to rights of redemption through a foreclosure sale conducted on February 13, 1996.
13. A contract to buy the Land subject to the rights of redemption was then entered into between Sixteen Plus and BNS on February 14, 1997.
14. At the time it was formed and at all times up to the present, all of Sixteen Plus' stock has been owned 50% by family members of Fathi Yusuf and 50% by family members of Mohammad Hamed.
15. At the time Sixteen Plus was formed, Fathi Yusuf and Mohammad Hamed were 50/50 partners in a grocery business known as Plaza Extra Supermarkets.
16. Fathi Yusuf and Mohammad Hamed decided to buy the Land in question by providing the necessary funds to Sixteen Plus -- using only proceeds from the grocery store they owned -- which they did as described below.
17. Yusuf, acting for the partners, then undertook the business arrangements regarding the purchase of the Land.
18. Yusuf made these business arrangements as to the purchase of the Land on behalf of the partnership rather than involving Hamed because, as both the Court

in *Hamed v. Yusuf* and Fathi Yusuf himself have stated -- Fathi Yusuf was "in charge" of the business transactions for the partnership and they were under his "exclusive ultimate control". (See, *Hamed v. Yusuf*, 2013 WL 1846506 (V.I.Super. April 25, 2013)(para. 19 at page *6, "Yusuf's management and control of the "office" was such that Hamed was completely removed from the financial aspects of the business. . . ." and Yusuf's May 9, 2013, *Motion to Stay the Preliminary Injunction* in that same action -- where Yusuf admitted "[Hamed] never worked in any management capacity at any of the Plaza Extra Stores, which role was under *the exclusive ultimate control of Fathi Yusuf.*")

19. All funds used to buy the Land came from the Plaza Extra Supermarkets partnership -- and thus from Yusuf and Hamed as the only two partners.
20. However, Fathi Yusuf did not want either the Government of the Virgin Islands or BNS to know the source of the funds he was using to buy the Land, as he did not want them to know he was secretly diverting unreported cash from the Plaza Extra Supermarket to Sixteen Plus as part of a criminal money laundering effort.
21. As such, Fathi Yusuf conspired with Isam Yousuf, his nephew who lived on St. Martin, to launder in excess of \$4,000,000 in unreported, untaxed partnership funds to St. Martin from the Plaza Extra Supermarket operations -- so that they could then wire these funds back to a Sixteen Plus account at BNS in order for Sixteen Plus to use these 'laundered' funds to purchase the Land.
22. To accomplish this, Fathi Yusuf had large sums of cash delivered to Isam Yousuf in St. Martin, who thereafter deposited those funds into various accounts in St. Martin. Fathi Yusuf and Isam Yousuf then transferred the partnership's funds by,

wire to an account in the name of Sixteen Plus at BNS on St. Croix. The transfers (which exceeded \$4,000,000) to Sixteen Plus' account at BNS took place between February 13th and September 4th of 1997.

23. To further cover up the partnership source of these funds, as well as to try to shelter Isam Yousuf from exposure to criminal consequences from the effort to launder and use the cash from the partnership's supermarkets, Fathi Yusuf and Isam Yousuf agreed to create a sham note and mortgage for the transaction, naming Fathi Yusuf's niece who lived in St. Martin, Manal Mohammad Yousef ("Manal Yousef"), as the sham mortgagee.
24. Fathi Yusuf explained the note and mortgage to his partner, Mohammad Hamed, as well as the various Hamed shareholders of Sixteen Plus as being a business transaction to protect the property, that Manal Yousef could never actually enforce the mortgage, and that he could get it discharged at any time.
25. Fathi Yusuf then caused a sham note and mortgage in the amount of \$4,500,000 to be drafted by Sixteen Plus' counsel in favor of Manal Yousef, dated September 15, 1997, even though she had no such funds, and had never advanced any funds to Sixteen Plus -- as those funds belonged 50/50 to the Hameds and Yusufs.
26. At Fathi Yusuf's direction, that sham note and mortgage in the amount of \$4,500,000 were then executed by Sixteen Plus in favor of Manal Yousef on September 15, 1997, even though the Land in question had actually not been purchased yet.

27. On December 24, 1997, BNS finally was entitled to a conveyance of the Land from the Marshal of the Territorial (now Superior) Court, as the rights of redemption in the foreclosure sale had expired.
28. As per the contract between them, instead of taking title, BNS assigned its right to this conveyance from the Marshal to Sixteen Plus. Sixteen Plus paid for this assignment with the funds from the partnership.
29. On February 22, 1998, Sixteen Plus finally received and recorded the deed to the Land. On that same day, Sixteen Plus also recorded the sham mortgage (dated September 15, 1997) in favor of Manal Yousef.
30. In 2003, the Federal Government filed felony money laundering and tax evasion criminal charges against Fathi Yusuf and Isam Yousuf, among others.
31. The felony case included criminal charges related to the aforementioned laundering of funds by diversion from the partnership's Plaza Extra supermarkets to St. Martin to buy the Sixteen Plus Land.
32. Pursuant to those charges, the Federal Government placed a lien against various real property owned by Fathi Yusuf's United Corporation as well as corporations also owned jointly by the Yusuf and Hamed families -- including the Land owned by Sixteen Plus.
33. As part of its investigation and the charges, the FBI retrieved the bank records from St. Martin showing the diversion of the funds from the partnership's Plaza Extra supermarkets to St. Martin -- and subsequent transfer of those laundered funds back to the bank account of Sixteen Plus in order to purchase this Land.

34. While the criminal case continued over the next years, various third parties attempted to buy the Land from Sixteen Plus at substantially higher prices than was paid for the property, with the highest offer exceeding \$22 million.
35. Recognizing this substantial increase of 500% in value in less than 10 years, Fathi Yusuf tried to figure out how to pocket these funds for himself.
36. In this regard, the Federal Government agreed that it would remove its lien and the Land could be sold – but **only** if the proceeds of any such sale were escrowed pending the outcome of the criminal case.
37. Contrary to the best interests of Sixteen Plus and its shareholders, Fathi Yusuf initiated a plan (the "Plan") to embezzle from and defraud Sixteen Plus of the value of the Land, rejecting the offers for the Land unless the sham Manal Yousef note and mortgage were paid so he could then get sole control of these funds.
38. The Federal Government refused to agree to the request that the Manal Yousef mortgage be paid first, confirming its own doubts about the validity of this mortgage.
39. Fathi Yusuf could also have had Manal Yousef agree to an escrow of the sales proceeds while preserving her alleged mortgage rights, which would have allowed the sale to take place and fully protect the debt allegedly owed to her, but this would have necessarily involved her in the on-going criminal prosecution since the Land was actually purchased with laundered funds, so such a request was never made. Indeed, once the funds were escrowed, Fathi Yusuf would lose his opportunity to keep the funds for himself pursuant to his Plan.

40. As such, Sixteen Plus lost the benefit of such sales because of Fathi Yusuf's insistence that the sham mortgage be paid upon the sale of the property -- which payment the Federal Government refused to allow.
41. By May of 2010 it was clear that a settlement and plea would eventually be reached in the criminal action.
42. In May of 2010, without the knowledge of the Hameds, Defendants took an additional step to further the Plan (the "Plan") to obtain a "Real Estate Power of Attorney" from "Manal Mohammad Yousef Mohammad" **that gave Fathi Yusuf, personally, the power to do whatever he wished with the mortgage,** including releasing the mortgage or foreclosing on the Land for his own benefit, even though the Hamed family had actually paid 50% for the Land. See **Exhibit 1.**
43. This power of attorney gave no rights or benefits to Sixteen Plus, even though Fathi Yusuf was an officer and director to the corporation, as well as a shareholder.
44. Additionally, this undisclosed power of attorney specifically stated that Fathi Yusuf was effectively given total power over what to do with the Land and foreclosure proceeds -- as he was also released and indemnified as to all actions he might take in regard to his broad, personal power of attorney—which further demonstrated that the mortgage and note were a sham, as no bona fide lender gives a principal of the borrower a full power of attorney to discharge the debt without requiring payment.

45. Upon information and belief, the power of attorney was drawn up by a Virgin Islands lawyer retained by Fathi Yusuf and executed by Manal Yousef on St. Martin.
46. That execution of the undisclosed, exclusive power of attorney in favor of Fathi Yusuf personally was orchestrated by Isam Yousuf in furtherance of the Plan with Fathi Yusuf to steal half of the value of the Land, then in excess of \$25 million, from Sixteen Plus and the Hamed shareholders.
47. The Defendants planned to use the sham mortgage to allow Fathi Yusuf to foreclose of the Land *for his own personal benefit*, and to thus deny Sixteen Plus the value of the Land.
48. In 2013, the Federal Government reached a settlement in the criminal case, which included *inter alia* a lump sum \$10 million payment of taxes to the Government of the Virgin Islands for previously unreported income from the Plaza Extra Supermarkets.
49. In addition to this large payment for back taxes, a fine in excess of \$1,000,000 was also paid to the Government, along with a plea of guilty to the pending felony charge of tax evasion by the corporate defendant, who subsequently was determined to be the partnership.
50. As a result of the plea and settlement, the Federal Government removed its lien on the Land. Also, Fathi Yusuf and several of the other defendants were given personal immunity from criminal prosecution for pre-2002 acts of tax evasion and money laundering.

51. After the criminal case was dismissed, the Defendants, in furtherance of the Plan, retained counsel on St. Martin to send a demand to Sixteen Plus – for payment of the sham note and mortgage Sixteen Plus allegedly owed to Manal Yousef. See **Exhibit 2**.
52. That St. Martin counsel did not disclose to Sixteen Plus or the Hameds that Fathi Yusuf was the person personally directing the demand.
53. A response was made to that demand by Hamed's counsel on behalf of Sixteen Plus, which was reduced to writing -- pointing out that the mortgage was not valid for the reasons stated herein. That writing also specifically stated that St. Martin counsel was acting improperly in asserting he was representing Manal Yousef's interests rather than Fathi Yusuf's. See **Exhibit 3**.
54. While counsel on St. Martin promised to get a response to that letter after discussing the matter with his real "client" (see **Exhibit 4**), he never did so, strongly indicating to the Hameds that he had never really been retained by Manal Yousef.
55. In 2016, Fathi Yusuf filed a civil lawsuit in the Superior Court as part of the Plan; seeking to dissolve Sixteen Plus in an attempt to, inter alia, dispose of the Land and trigger payment of the sham mortgage.
56. In the course of that litigation, Fathi Yusuf was required to produce all documents he had exchanged with Manal Yousef, including any powers of attorney.
57. When Fathi Yusuf did supply what he represented to be all such documents on July 26, 2016, the power of attorney was not disclosed.

58. Hamed's counsel wrote to Yusuf's counsel pursuant to Fed. R. Civ. P. 34 and 37 (**Exhibit 5**), specifically asking for verification under the Rules that there was no such "power of attorney":

Stefan -I reviewed these new responses and there are still several deficiencies:

* * * *

3) Supplemental Document Response #13-The documents you referenced as documents exchanged with Manal Yousef only include the deed, mortgage, mortgage note and certain wire transfers from someone else—**please confirm** there are no letters, faxes, emails, documents showing any interest payments to her (as alleged were made), **powers of attorney**, pre-mortgage negotiations or any other documents exchanges with your client and her or her agent. (Emphasis added.)

59. On August 5, 2016, Fathi Yusuf's counsel responded that he had initiated a "reasonable search" as to his client and his client's documents, and there was no such power of attorney. See **Exhibit 5**.

Joel,Here are my responses to your numbered paragraphs:

* * * *

I stand by my statement in the supplemental Rule 34 response that **based on a reasonable search there are no other documents responsive to your request**. I believe that supplemental response to your request is sufficient under the Rules (and I thought from our meet and confer that is what you wanted), and that I am not under any duty to go into more detail. (Emphasis added.)

60. During the same Superior Court litigation, Fathi Yusuf was also required to answer an interrogatory about the note and mortgage on the Land. To falsely make it appear that Manal Yousef was a *bona fide* mortgagee, hide the undisclosed personal power of attorney and protect the Plan – Fathi Yusuf stated under oath as follows (See **Exhibit 6**):

- That Manal Yousef loaned \$4.5 million on September 15, 1997, for the purchase of the Land;
- That Manal Yousef was paid three interest only payments on the mortgage between 1998 and 2000;
- That Manal's last known address is 25 Gold Finch Road, Point Blanche, St. Martin, N.A.;
- That he did not recall the last time he spoke with her;
- That Manal Yousef had retained counsel in the Virgin Islands;
- That he would not provide a phone number for Manal Yousef because she had counsel in the Virgin Islands.

61. All of the foregoing statements made by Fathi Yusuf in his interrogatory response are false, and were made in furtherance of the Plan to steal half of the value of the Land from Sixteen Plus and its shareholders, the Hameds, by a foreclosure -- as Fathi Yusuf committed perjury in furtherance of the Plan when he made these statements.

62. Yusuf then filed a motion for a protective order to avoid providing Manal Yusuf's phone number, as a Sixteen Plus or Hamed discussion with Manal would disclose the power of attorney and the Plan to steal half of the value of the Land in a sham foreclosure.

63. After the Court denied Yusuf's motion and ordered Fathi Yusuf to provide the phone number of Manal Yousef, he then repeated the false statements above -- and **now** stated that he did not have her phone number despite his motion to protect that exact information -- but that she could be reached through her nephew, Jamil Yousef, although to date he has repeatedly refused to verify that response. See **Exhibit 7**.

64. However, the location given by Fathi Yusuf as Manal Yousef's address is actually in the possession of and used by Isam Yousuf, which is where he and his son, Jamil Yousef, reside.
65. Yusuf knew, when he falsely certified to the contrary, that this was not the location where Manal Yousef resided.
66. The purpose of this false representation in response to the Court's Order being that the Defendants planned to intercept any mail, service or other communications to Manal before she could receive them.
67. Indeed, when service of process in the another pending Superior Court action was left at that address for Manal Yousef, Isam and Jamil Yousef intercepted the summons and contacted Fathi Yusuf, telling him about the suit instead.
68. Upon information and belief, Jamil Yousef then agreed to further participate in this fraudulent Plan by allowing Fathi Yusuf to provide his name to the Court as the alleged contact for Manal Yousef, to hide the truth -- promising to call Fathi Yusuf if he was contacted by anyone, so that her whereabouts would remain secret and she would not learn that "she" alone was allegedly going to get millions of dollars -- money which Fathi Yusuf was seeking.
69. Fathi Yusuf thereafter represented to the Superior Court, without the necessary identification of the true party in interest, that he had been contacted by Manal Yousef's "agent", when he knew in fact that it was he, Fathi Yusuf, who was directing the case and attempting to foreclose the sham mortgage under the undisclosed power of attorney -- for his own benefit.

70. Indeed, the Defendants were wrongfully attempting to hide the fact that Fathi Yusuf was the real plaintiff in interest – and that Manal Yousef had not personally even contacted counsel in the USVI to represent her alleged interests.

71. To further this Plan, Fathi Yusuf retained USVI counsel to represent him “acting” as Manal Yousef -- and then represented to the USVI Court that Manal Yousef had retained USVI counsel, when she had not in fact done so. He did not disclose that the suit was actually being brought by him, that he was the true party in interest, or the existence of the wrongfully undisclosed power of attorney.

COUNT I

72. Plaintiff repeats and realleges all preceding paragraphs, which are incorporated herein by reference.

73. Section 605 of Title 14 of the Virgin Islands Code provides in part as follows:

(a) It is unlawful for any person employed by, or associated with, any enterprise, as that term is defined herein, to conduct or participate in, directly or indirectly, the affairs of the enterprise through a pattern of criminal activity.

(b) It is unlawful for any person, through a pattern of criminal activity, to acquire or maintain, directly or indirectly, any interest in, or control of, any enterprise or real property.

(c) It is unlawful for any person who has received any proceeds derived, directly or indirectly, from a pattern of criminal activity in which he participated as a principal, to use or invest, directly or indirectly, any part of the proceeds thereof, or any proceeds derived from the investment or use of any of those proceeds, in the acquisition of any title to, or any right, interest, or equity in, real property, or in the establishment or operation of any enterprise. . . .

74. Pursuant to 14 V.I.C. §607(a), any aggrieved party may institute civil proceedings against any persons to obtain relief from a violation of §605.

75. Sixteen Plus and its shareholders are such aggrieved parties, as the Defendants have acted in concert with one another in conspiring together to embezzle funds from and criminally defraud Sixteen Plus and its shareholders, which is expressly prohibited by 14 V.I.C. §834, causing damages to Sixteen Plus and its shareholders.
76. The Defendants conspired together to accomplish this goal by using unlawful means, including the use of knowingly false court filings in two different cases -- and perjured testimony in violation of 14 V.I.C. §1541 and §1548.
77. This enterprise of criminal activity included criminal activity as defined by Title 14, Chapter 41 (giving false statements), Chapter 75 (obstruction of justice) and Chapter 77 (perjury) as well as various wire fraud and other crimes.
78. Such conduct by the Defendants constitutes an enterprise of criminal activity as defined by Chapter 30 of Title 14 of the Virgin Islands Code, as the Defendants acted in concert as a group in association with one another in carrying out their goal of embezzling funds from and otherwise defrauding Sixteen Plus and its shareholders, with each of the named Defendants being a Principal in this enterprise.
79. This enterprise of criminal activity involved a continued pattern of related criminal acts, beginning in 2005 when the first offers to purchase the Land were received, continuing through their more recent actions following the release of the Federal lien, and up to the current date -- related to the goal of the enterprise, which consisted of multiple felonies during this time period. These were not isolated

acts, and were all done with the intent to embezzle from, defraud and otherwise injure Sixteen Plus.

80. Pursuant to 14 V.I.C. §605, it is unlawful for the Defendants to engage in such a criminal activity, as was done here.

81. Sixteen Plus has been injured by this enterprise of criminal activity, subjecting its real property to a sham mortgage in a present value in the millions of dollars and by loss of value from the time the Land could have been sold for peak value but for the enterprise.

82. As such, Sixteen Plus is entitled to all civil remedies permitted an aggrieved party by 14 V.I.C. § 607, **including statutory treble damages**, for all damages caused by Defendants' unlawful criminal enterprise.

COUNT II

83. Plaintiff repeats and realleges all preceding paragraphs, which are incorporated herein by reference.

84. The actions of the Defendants were intentional, wanton, extreme and outrageous.

85. The actions of the Defendants were culpable and not justifiable under the circumstances.

86. The actions of the Defendants caused injury to Sixteen Plus.

87. As such, the Defendants are liable for said injuries suffered by Sixteen Plus as a result of their intentional and unjustifiable misconduct.

WHEREFORE, the Plaintiff seeks an award of compensatory damages, including treble damages where permitted by law, as well as consequential damages against the Defendants, jointly and severally, in an amount as determined by the trier of fact, along with any other relief ~~the~~ Court deems appropriate, including but not limited to punitive damages if warranted by the facts and applicable law.

A TRIAL BY JURY IS DEMANDED AS TO ALL ISSUES

Dated: October 31, 2016

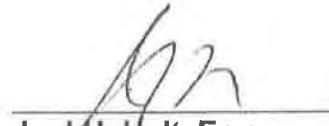


Joel H. Holt, Esq. (Bar # 6)
Counsel for Plaintiff
Law Offices of Joel H. Holt
2132 Company Street,
Christiansted, VI 00820
Email: holtvi@aol.com
Tele: (340) 773-8709
Fax: (340) 773-8677

Carl J. Hartmann III, Esq.
Co-Counsel for Plaintiff
5000 Estate Coakley Bay, L-6
Christiansted, VI 00820
Email: carl@carlhartmann.com

Counsel hereby certifies that he has affixed his signature hereto pursuant to the requirements of 14 V.I.C. §607(d) and has sent a true copy to the Attorney General as required by § 607(f). See Exhibit 1.

Dated: October 31, 2016



Joel H. Holt, Esq.
V.I. Bar No. 6
Law Office of Joel H. Holt, P.C.
Counsel for Plaintiff
2132 Company Street
Christiansted, VI 00820
Email: holtvi@aol.com
Tele: (340) 773-8709

VERIFICATION


I, Hisham Hamed, do hereby verify that I have carefully read the Complaint and that based upon reasonable inquiry, I believe that the Complaint comports with the requirements set forth in items (1) through (3) of 14 V.I.C. §607(d), which I have read.

Dated: October 31, 2015



Hisham Hamed

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 31st DAY
OF OCTOBER, 2016



NOTARY PUBLIC
NOTARY PUBLIC
JERRI FARRANTE
Commission Exp: September 3, 2019
NP-93-15

EXHIBIT 4

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

MANAL MOHAMMAD YOUSEF,
a/k/a MANAL MOHAMAD YOUSEF,

Plaintiff,

vs.

SIXTEEN PLUS CORPORATION,

Defendant.

CIVIL NO. SX-17-CV- 342

ACTION FOR DEBT AND
FORECLOSURE OF REAL
PROPERTY MORTGAGE

COMPLAINT

COMES NOW the plaintiff, Manal Mohamad Yousef, also known as Manal Mohammad Yousef, (hereinafter "**Yousef**"), through her undersigned attorney, James L. Hymes, III, and as and for her complaint to foreclose mortgage against the Sixteen Plus Corporation (hereinafter "**Sixteen Plus**"), respectfully shows to the Court and alleges:

1. This Court has jurisdiction over this matter pursuant to 4 V.I.C. § 76.
2. Venue is proper in this forum.
3. Yousef is a resident of Ramallah, West Bank, Palestine.
4. Sixteen Plus is a United States Virgin Islands corporation with its principal place of business in St. Croix, U.S. Virgin Islands.
5. On or about September 15, 1997, Sixteen Plus executed and delivered a Promissory Note (the "**Note**") in favor of the plaintiff Yousef in the principal sum of Four



Million Five Hundred Thousand Dollars (\$4,500,000.00) together with interest at eight percent (8%) per annum. A copy of the Note is marked as "**Exhibit A**", is attached hereto and is made a part hereof.

6. The repayment of the indebtedness under the Note is secured by a First Priority Mortgage dated the 15th day of September, 1997, in the amount of \$4,500,000.00, given by the defendant Sixteen Plus to the plaintiff Yousef which was recorded in the Office of the Recorder of Deeds for the District of St. Croix, U.S. Virgin Islands, on February 22, 1999, in Photocopy Book 679, at page 33, Document No. 768/1999. A copy of the First Priority Mortgage is marked as "**Exhibit B**", is attached hereto and made a part hereof.

7. The defendant Sixteen Plus executed a corporate acknowledgment on September 15, 1997, on both the Note and First Priority Mortgage executed by the Secretary of the defendant corporation attesting to the fact that both the note and mortgage document were properly signed by the President of the defendant corporation, Waleed Hamed, and that the First Priority Mortgage was signed and delivered by the corporation as its voluntary act. The corporate acknowledgment appears on the Note attached as Exhibit A and the First Priority Mortgage attached as Exhibit B.

8. The First Priority Mortgage covers the mortgaged premises described as those parcels and remainders of parcels, and road plots set forth and described in seventeen (17) separate listings in Exhibit A to the First Priority Mortgage, and commonly known as the Estate Diamond Keturah located in St. Croix, U.S. Virgin Islands.

9. The defendant Sixteen Plus made three (3) payments of interest only in the amount of \$360,000.00 each in 1998, 1999, and 2000, but otherwise failed to comply with the terms and conditions of the Note and First Priority Mortgage (the “**loan documents**”), and is in default under those instruments, despite demand for payment for failing to pay principal and interest when due.

10. The three (3) interest only payments made by the defendant Sixteen Plus to the plaintiff Yousef in the amount of \$1,180,000.00, is an acknowledgment by Sixteen Plus of the validity of the Note and First Priority Mortgage executed by it, and the defendant Sixteen Plus is estopped to deny its obligation to make payment in full of all of the principal and interest due by it to the plaintiff as set forth therein.

11. The plaintiff Yousef, pursuant to the terms and conditions of the loan documents, has elected to declare the entire unpaid principal sum, and all accrued interest and late charges, due and payable

12. The plaintiff Yousef is entitled to be reimbursed from defendant Sixteen Plus for the costs and fees, including reasonable attorneys' fees, for being required to institute and prosecute this action.

WHEREFORE, the plaintiff Yousef respectfully requests that the Court enter judgment:

a) declaring that defendant has defaulted on the loan documents, thereby entitling the plaintiff to exercise all of the remedies provided for in those instruments;

b) declaring the outstanding unpaid debt due under the loan documents, including principal, interest, late charges, costs incurred by plaintiff in protecting her rights in the mortgaged premises, if any, including any payments made by her with respect to the mortgaged premises during the pendency of this action and prior to the foreclosure sale thereof, together with post judgment interest on the judgment amount;

c) against defendant Sixteen Plus, awarding plaintiff Yousef all unpaid principal and interest, due and payable to plaintiff Yousef as of the date of judgment, plus interest accruing thereafter at the legal rate until judgment is satisfied;

d) enforcing and foreclosing plaintiff Yousef's first priority lien on the mortgaged premises, determining the priority of liens in ordering the mortgaged premises to be sold in satisfaction of the total indebtedness to plaintiff Yousef, and foreclosing upon any and all junior liens or encumbrances of any nature recorded after the date of the mortgage herein;

e) against defendant Sixteen Plus for any deficiency that may remain due after such sale;

f) declaring that defendant Sixteen Plus, and all persons claiming from and under it, are barred and forever foreclosed of all right, title, lien, claim, and equity of redemption in and to the mortgaged premises subject only to the statutory right of redemption, except where waived and released;

MANAL MOHAMMAD YOUSEF a/k/a MANAL MOHAMMAD YOUSEF vs. SIXTEEN PLUS CORPORATION
SCVI/STX Civil No. SX-17-CV-_____
COMPLAINT

g) granting possession of the mortgaged premises to plaintiff Yousef, or the purchaser at the foreclosure sale against defendant, or anyone holding under defendant;

h) appointing a receiver, if one is sought by plaintiff Yousef, to manage the mortgaged premises pending resolution of this foreclosure;

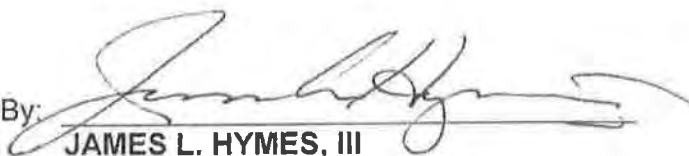
i) awarding plaintiff Yousef the costs and fees incurred by her in protecting her rights in the mortgaged premises during the pendency of this action and prior to the foreclosure sale thereof; together with post judgment interest on the judgment amount, costs and reasonable attorneys' fees and

j) awarding plaintiff Yousef such other and further relief as the Court appears just and proper in the premises

Respectfully Submitted,

DATED: August 31, 2017.

LAW OFFICES OF JAMES L. HYMES, III, P.C.
Counsel for Plaintiff –
Manal Mohammad Yousef
a/k/a Manal Mohamad Yousef

By: 
JAMES L. HYMES, III

VI Bar No. 264
P.O. Box 990
St. Thomas, Virgin Islands 00804-0990
Telephone: (340) 776-3470
Facsimile: (340) 775-3300
E-Mail: jim@hymeslawvi.com;
rauna@hymeslawvi.com

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

**MANAL MOHAMMAD YOUSEF a/k/a MANAL
MOHAMAD YOUSEF,
Plaintiff,
v.**

**SIXTEEN PLUS CORPORATION,

Defendant.**

**SIXTEEN PLUS CORPORATION,

Counterclaim Plaintiff,**

v.

**MANAL MOHAMMAD YOUSEF a/k/a
MANAL MOHAMAD YOUSEF and
FATHI YUSUF,**

Counterclaim Defendants.

**SIXTEEN PLUS CORPORATION, ,

Plaintiff/Counterclaim Defendant,

v.**

**MANAL MOHAMMAD YOUSEF

Defendant/Counterclaim Plaintiff**

**HISHAM HAMED, derivatively, on behalf of
SIXTEEN PLUS CORPORATION,**

Plaintiff,

v.

**FATHI YUSUF, ISAM YOUSUF and JAMIL
YOUSEF**

Defendants,

and

**SIXTEEN PLUS CORPORATION,

a nominal defendant.**

CIVIL NO. SX-17-CV- 342

**ACTION FOR DEBT AND FORECLOSURE
COUNTERCLAIM FOR DAMAGES**

JURY TRIAL DEMANDED

CONSOLIDATED WITH

CIVIL NO. SX-16-CV- 0065

**ACTION FOR
DECLARATORY JUDGMENT**

JURY TRIAL DEMANDED

CASE NO.: 2016-SX-CV-650

**DERIVATIVE SHAREHOLDER SUIT,
ACTION FOR DAMAGES AND CICO RELIEF**

JURY TRIAL DEMANDED

ORDER RE CONSOLIDATION

This matter is before the Court on Plaintiff's Motion to Consolidate the above cases. Thus, upon consideration of the matters before the Court, it is hereby

ORDERED THAT THE MOTION FOR CONSOLIDATION IS GRANTED.

Dated:

HONORABLE JOMO MEADE

ATTEST: ESTRELLA GEORGE
Clerk of Court

By: _____

Deputy Clerk

Dist: Joel H. Holt, James Hymes, Mark Eckard, Gregory Hodges, Jeffrey B.C. Moorhead