

GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
DEPARTMENT OF PLANNING AND NATURAL RESOURCES
DEVELOPMENT PERMIT APPLICATION

FORM L&WD-2
PERMIT APPLICATION

Date Received: _____

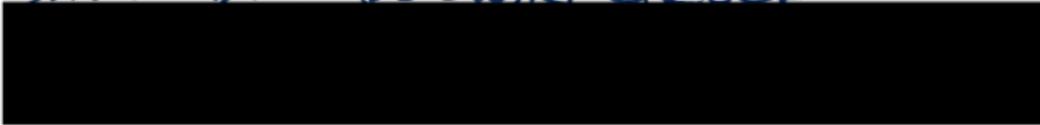
Date Declared Complete: _____

Permit No. _____

Application is hereby made for a Earth Change/Coastal Zone Permit

1. Name, mailing address and telephone number of applicant.

JAREDIAN DESIGN GROUP



2. Name, title, mailing address and telephone number of owner of property and of developer.

Owner NAUTILUS INC. Developer _____
6100 BENTHOOL B3 _____
ST THOMAS USVI 00802 _____
340 775-2525 _____

3. Location of activity. Plot No. C

Estate LITTLE ST. JAMES Island ST. THOMAS

4. Zoning District CA1 R-1

5. Name, mailing address and telephone number of project designer.

JOHN A. WOODS, JAREDIAN DESIGN GROUP
PO BOX 6218 ST. THOMAS VI 00804
340 777 1600

6. Name, mailing address and telephone number of principal earthwork contractor.

NOT SELECTED

7. Summary of proposed activity. Include all incidental improvements such as utilities, roads, etc. (Use additional sheets if necessary).

REPLACEMENT OF AN EXISTING MAINTENANCE
BLDG. THE CONSTRUCTION OF A NEW LARGER
BLDG. TO SERVICE THE EQUIPMENT, STORAGE OF SUPPLIES.

7a. State type of Land Uses as specified in the VI Zoning Law, which are applied for e.g., restaurant, hotel, single dwelling, etc.

MAINTENANCE SHOP BUILDINGS, STORAGE, & WORK

**FORM L&WD-2/PERMIT APPLICATION
CONT'D**

8. Date activity is proposed to start FALL 2015, be completed WINTER 2016

9. Classification of minor or major permit. Check one:

Minor Permit Application

Major Permit Application

State below which criterion applies in making above check.

10. Application is hereby made for a permit to authorize the activities described herein. I agree to provide any additional information/data that may be necessary to provide reasonable assurance or evidence to show that proposed project will comply with the applicable territorial water quality standard or other environmental protection standards both during construction and after the project is completed. I also agree to provide entry to the project site for inspectors from the environmental protection agencies for the purpose of making preliminary analysis application, and that to the best of my knowledge and belief such information is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities.

Signature of Applicant or Agent Date

Signature of Owner (Where Applicant
or Agent is not Owner)

BY: [Signature]
JEFFREY EPSTEIN, PRESIDENT

**FOR DEPARTMENT USE ONLY
Inspector Record**

Date Inspected: _____

Permit Approved
 Permit Disapproved

Inspector's Remarks: _____

Inspector

Date

Commissioner, Planning & Natural Resources

Date

**GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
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DEVELOPMENT PERMIT APPLICATION**

**FORM L&WD-3
ZONING REQUIREMENTS TABLE**

The following table shall be completed by the applicant with entries as appropriate for the zoning district in which the activity is taking place. Not all the requirements will necessarily apply to a particular zone. Consult the Zoning Law. For your guidance also consult the Zoning Requirement Matrix attached to the application forms, i.e., for a R-2 zone only items 1 through 11 will apply.

Applicants Name: Jaredian Design Signature: [Signature] Date: 7/27/15
 Location of Activity-Plot No. C Estate LITTLE ST JAMES Island STT
CAY
 Zoning District: R-1

1. Proposed use (residential etc.) STORAGE BUILDING FOR MAINT. VEHICLES
2. Accessory use if any MAINTENANCE BLDG. + WORKSHOP.
3. Number of on site parking spaces Existing _____ proposed _____
4. Area of lot, (sq. ft. or acreage) 11.8 515,188 SQ. FT.
5. Area covered by proposed and existing buildings, (sq. ft.) 30,385
6. Setback of building from street property line, (ft.) 15'
7. Side yard setback (ft) 15'
8. Rear yard setback (ft) 15'
9. Height of building (ft. or stories depending on zone) 20' TO EAVE.
10. Proposed: 20' ONE STORY
11. Lot width at street line (ft.) 447' I
12. Area of usable open space (sq. ft. and (%) of lot N/A
13. Persons per acre ratio N/A
14. Floor area ratio N/A
15. Number of onsite parking and loading spaces 3
16. Building setback (yards 11, W-2 only) _____

FOR DEPARTMENT USE ONLY

Inspector: _____ Date: _____ Permit No. _____



GOVERNMENT OF
THE UNITED STATES VIRGIN ISLANDS

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

REAL PROPERTY TAX CLEARANCE LETTER

TO: 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	[REDACTED]
LEGAL DESCRIPTION	A, B & C LITTLE ST JAMES ISLAND 6B RED HOOK QTR
OWNER'S NAME	NAUTILUS INC

Taxes have been researched up to and including 2014.

CERTIFIED TRUE AND CORRECT BY

**DELBERT HEWITT
CHIEF OF STAFF**

SIGNATURE

5/26/2015

DATE



GOVERNMENT OF
THE VIRGIN ISLANDS OF THE UNITED STATES

OFFICE OF THE TAX ASSESSOR

Charlotte Amalie, St. Thomas, U.S.V.I. 00802

OFFICE OF
THE LIEUTENANT GOVERNOR

KONGENS GADE NO. 18
CHARLOTTE AMALIE
ST. THOMAS, VIRGIN ISLANDS 00802
(800) 774-2001

ADJACENT OWNERSHIP CERTIFICATION
(CZM)

Property Ownership within 150' Radius of Parcel



This letter is to certify that the following list of owners and addresses are consistent with the record of the Tax Assessor's Office of Charlotte Amalie, St. Thomas, U.S. Virgin Islands.

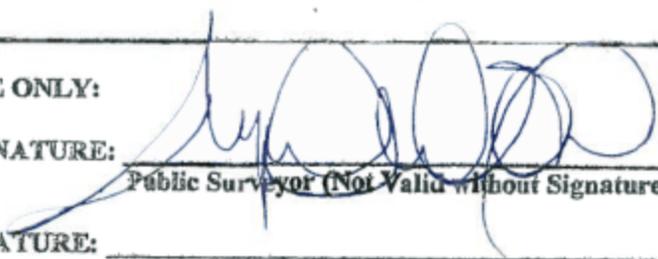
The stated ownership are those adjacent to Parcel No. (Pin) A, B, C

Estate Little St. James

Island of St. Thomas, U.S. Virgin Islands.

DEPARTMENT USE ONLY:

AUTHORIZED SIGNATURE:


Public Surveyor (Not Valid without Signature)

ALTERNATE SIGNATURE:

TAX ASSESSOR

DATE: 5-26-15

FEE: \$ 30.⁰⁰

DELIVERED TO CASHIER NO. _____

RECEIVED BY: _____

Signature of Cashier / Assistant Cashier

DATE: _____

Revised 6/20/00

ADJACENT OWNERSHIP CERTIFICATION
(CZM)

Property Ownership within 150' Radius of

PARCEL NO./LOT NO.: A, B, C

ESTATE: LITTLE ST. JAMES

ISLANDS: ST. THOMAS

OWNER'S NAME AND MAILING ADDRESS

PARCEL NO:

GSJ PROPERTIES CORP
TIME CENTER BUILDING
4600 Estate Charlotte Amalie
St Thomas, VI 00802

B-1&B-2 GREAT ST
JAMES ISLAND
RED HOOK QTR.

KJAER, CHRISTIAN
C/o Kevin F. D'Amour

GREAT ST JAMES
ISLAND
RED HOOK QTR.

FURST, JOHN K. , KIM & NINA
C/o Kevin F. D'Amour

C-1&C-2 GREAT ST
JAMES ISLAND
No.6A RED HOOK
QTR.

STONE MANOR INV. CORP.

8-12&8-13 ESTATE
NAZARETH
1 RED HOOK

KAVANAGH, ALEX P. & ELENA K. PHILLIPS

NAZARETH 7-M-3
REDHOOK QTR

GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
DEPARTMENT OF PLANNING AND NATURAL RESOURCES
DEVELOPMENT PERMIT APPLICATION

FORM L&WD-5
PROOF OF LEGAL INTEREST

AFFIDAVIT

I, NAUTILUS, INC., being duly sworn depose and say that:
Name

1. I am the (check one)

Record title owner (fee simple)

Lessee

Other (specify) [REDACTED]

of the real property described as Parcel No. [REDACTED]

Estate A, B & C LITTLE ST. JAMES ISLAND

Quarter 6B Red Hook

Island LITTLE ST. JAMES ISLAND

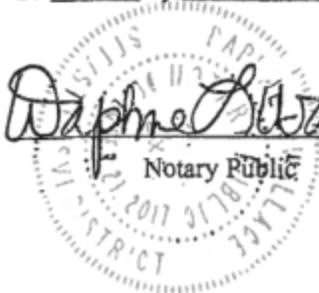
2. I have the irrevocable approvals, permission, or power of attorney from all other persons with a legal interest in the property to undertake the work proposed in the permit application as more fully set forth in the exhibit (s) attached hereto: NAUTILUS, INC.

BY:

JEFFREY EPSTEIN, PRESIDENT

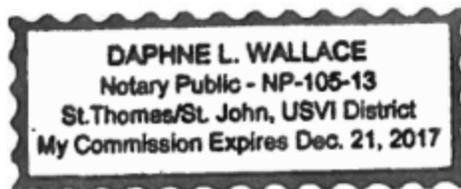
The foregoing instrument was acknowledged before me this day of JULY

20 15 by JEFFREY EPSTEIN at 600 Red Hook B3 county of St. Thomas/St. John, USVI District



DECEMBER 21, 2017

My Commission expires





THE UNITED STATES VIRGIN ISLANDS
OFFICE OF THE LIEUTENANT GOVERNOR
DIVISION OF CORPORATIONS AND TRADEMARKS

1105 King Street
Christiansted, Virgin Islands 00820
Phone - [REDACTED]
Fax - [REDACTED]

JULY 14, 2015

CERTIFICATION OF GOOD STANDING

This is to certify that the corporation known as **NAUTILUS, INC.** filed Articles of Incorporation office of the Lieutenant Governor on **NOVEMBER 22, 2011** that a Certificate of Incorporation was issued by the Lieutenant Governor on **DECEMBER 27, 2011** authorizing the said corporation to conduct business in the Virgin Islands and the corporation is considered to be in good standing.



A handwritten signature in blue ink, appearing to read "Denise Johannes".

Denise Johannes
Director, Division of Corporation
and Trademarks

Doc# 2011089441
8 Pages 5
12/30/2011 11:23AM
Official Records of
ST THOMAS/ST JOHN
P. COURTNEY REESE, ESQ.
RECORDER OF DEEDS
Fees \$6467.00

QUITCLAIM DEED

THIS INDENTURE, made the 23RD day of December, 2011, between L.S.J., LLC, a Delaware limited liability company with an address of 6100 Red Hook Quarter, Suite B-3, St. Thomas, VI 00802 ("Grantor"), and Nautilus, Inc., a U.S. Virgin Islands corporation with an address of 9100 Havensight, Port of Sale, Ste 15-16, St. Thomas, VI 00802 ("Grantee").

WITNESSETH:

THAT Grantor, in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by Grantee, does hereby release and quitclaim unto Grantee, and Grantee's successors and assigns forever, all the right, title, interest, claim and demand which the said Grantor has in and to:

All that certain plot, piece or parcels of land, with the buildings and improvements thereon described as:

Parcel Nos. A, B & C
Little St. James Island
No. 6B Red Hook Quarter
U.S. Virgin Islands

As shown on O.J.G. Map No. D9-8021-1007

And consisting of approximately 36.7 acres, 23 acres and 11.8 acres, respectively, more or less;

Being the same premises conveyed to Grantor by Warranty Deed dated April 27, 1998 and recorded May 15, 1998 in Book 49-T, Page 494 Doc. No. 1988 and entered in Aux 52, Page 141 in the Office of the Recorder of Deeds for St. Thomas and St. John, U.S. Virgin Islands.

TOGETHER with the appurtenances thereunto belonging and all the estate, title and rights of Grantor in and to said premises,

SUBJECT, HOWEVER, to zoning regulations and to covenants, restrictions and easements of record,

TO HAVE AND TO HOLD, the premises herein granted unto the Grantee, the successors and assigns of Grantee forever, in fee simple absolute.

The undersigned further warrants and states that he is the sole member of L.S.J., LLC and that he has executed this deed on behalf of L.S.J., LLC and that by this deed L.S.J., LLC does convey to Nautilus, Inc. the property described herein.

Doc# 2011089441

IN WITNESS WHEREOF, Grantor has duly executed this Deed the day and year first above written.

WITNESSES

Brett Geary

GRANTOR:
L.S.J., LLC

BY: JEFFREY E. EPSTEIN,
Sole Member

TERRITORY OF THE U.S. VIRGIN ISLANDS)
DIVISION OF ST. THOMAS/ ST. JOHN) ss:

On the 23RD day of December in the year 2011, before me, the undersigned, a Notary Public, personally appeared Jeffrey E. Epstein, personally known to me or proved to me on the basis of satisfactory evidence to be the individual who subscribed to the within instrument, and acknowledged to me that he executed the same in his capacity as the sole member of L.S.J., LLC, a Delaware limited liability company (the "Company"), the Grantor therein, and that by his signature on the within instrument, the Company executed the within instrument.

Notary Public

Erika A. Kellerhals
NOTARY PUBLIC LNP 013-10
Commission Expires 05/12/2014
Territory of the U.S. Virgin Islands

TERRITORY OF THE U.S. VIRGIN ISLANDS)
DIVISION OF ST. THOMAS/ ST. JOHN) ss:

On the 23RD day of December in the year 2011, before me, the undersigned, a Notary Public, personally appeared JEFFREY E. EPSTEIN, personally known to me or proved to me on the basis of satisfactory evidence to be a subscribing witness to the within instrument, who being by me duly sworn, did depose and say that JEFFREY E. EPSTEIN resides in the United States Virgin Islands; that GREEN, PERGUSON & BRETT GEARY knows Jeffrey E. Epstein to be the individual who executed the within instrument; that said subscribing witness was present and saw Jeffrey E. Epstein execute the same; and that said subscribing witness at the same time subscribed their name as a witness thereto.

Notary Public

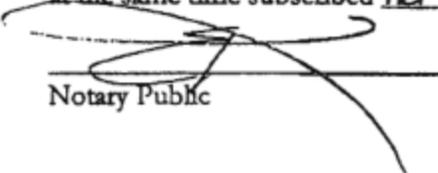
Erika A. Kellerhals
NOTARY PUBLIC LNP 013-10
Commission Expires 05/02/2014
Territory of the U.S. Virgin Islands

Doc# 2011009441

Doc# 2011009441
Pages 5
12/30/2011 11:23AM
Official Records of
ST THOMAS/ST JOHN
P. COURTNEY REESE, ESQ.
RECORDER OF DEEDS
\$ Fees \$6467.00

TERRITORY OF THE U.S. VIRGIN ISLANDS
DIVISION OF ST. THOMAS/ ST. JOHN

On the 23RD day of December in the year 2011, before me, the undersigned, a Notary Public, personally appeared Bert Geary, personally known to me or proved to me on the basis of satisfactory evidence to be a subscribing witness to the within instrument, who being by me duly sworn, did depose and say that she resides in the United States Virgin Islands; that she knows Jeffrey E. Epstein to be the individual who executed the within instrument; that said subscribing witness was present and saw Jeffrey E. Epstein execute the same; and that said subscribing witness at the same time subscribed her name as a witness thereto.


Notary Public

Erka A. Kellerhals
NOTARY PUBLIC LNP 013-10
Commission Expires 05/02/2014
Territory of the U.S. Virgin Islands

ATTEST:

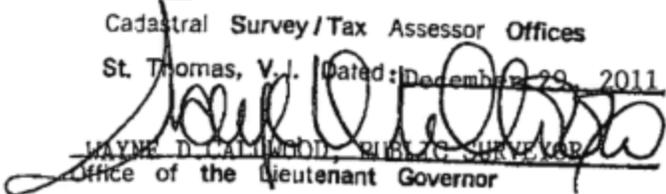
It is hereby certified that the above mentioned property/s which, according to QUITCLAIM DEED dated December 23, 2011 belongs to: NAUTILLUS, INC.

GRANTEE

has not, according to the Records of this office, undergone any changes as to  and area.

Cadastral Survey/Tax Assessor Offices

St. Thomas, V.I. Dated: December 29, 2011


WAYNE D. CALLWOOD, PUBLIC SURVEYOR
Office of the Lieutenant Governor

NOTED IN THE CADASTRAL RECORDS
FOR COUNTRY/TOWN PROPERTY, BOOK FOR

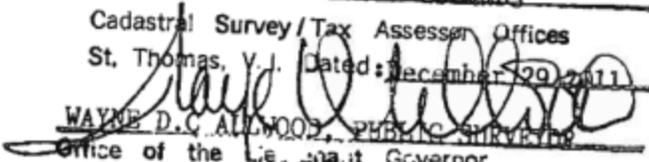
LITTLE ST. JAMES ISLAND AKA MINGO KEY

NO. 6B RED HOOK QUARTER

ST. THOMAS, U.S. VIRGIN ISLANDS

Cadastral Survey/Tax Assessor Offices

St. Thomas, V.I. Dated: December 29, 2011


WAYNE D. CALLWOOD, PUBLIC SURVEYOR
Office of the Lieutenant Governor

Doc# 2011009441

AFFIDAVIT

TERRITORY OF THE U.S. VIRGIN ISLANDS)
DIVISION OF ST. THOMAS/ ST. JOHN) ss:

On this 21st day of December, 2011, personally appeared Jeffrey E. Epstein, who as the President and the sole beneficial owner of Nautilus, Inc., a U.S. Virgin Islands corporation, and the sole member of L.S.J., LLC, hereby on oath asserts that, pursuant to 33 V.I.C. §128(a)(6), Section 8, Nautilus, Inc. and L.S.J., LLC are entitled to an exemption from the payment of stamp taxes, in that, the conveyance by L.S.J., LLC to Nautilus, Inc., pursuant to that certain Warranty Deed of even date, of all of L.S.J., LLC's rights, title, and interest in Little St. James Island, 6B Red Hook Quarter, St. Thomas, United States Virgin Islands is a conveyance, for no consideration, between subsidiary entities, all beneficially owned by Jeffrey E. Epstein.

WITNESSES:

George Serrano

Jeffrey E. Epstein
President and sole beneficial owner, Nautilus, Inc.
Sole member, L.S.J., LLC

Clara F. Pascal

Subscribed and Sworn before me this 21st day of DECEMBER, 2011.

Daphne Louise Wallace
NOTARY PUBLIC
Name: Daphne Louise Wallace
My Commission Exp: January 6, 2014
NP Commission # NP-007-10
St. Thomas/St. John, USVI District

Value for Recording Purposes:

\$ 6,442,100.00

Doc# 201109441

Pending

Receipt# 52652

P. COURTHNEY REESE, ESQ.
RECORDER OF DEEDS
ST THOMAS/ST JOHN
OFFICE OF THE RECORDER OF DEEDS
KONGSENS GADE BLDG
ST THOMAS, VI
00082-
(340) 774-9986

Doc# 2811809441 Pgs: 5
Doc Type: DEED
RECORDING FEE 0 6,454.00
PER PAGE FEE 0 5.00
ATTACHMENT FEE 0 8.00

Total 0 6,467.00
Check Amt. Tendered 0 6,467.00
Change Due 0 0.00
Balance 0 0.00

Check Number 1008 0
Amount 6,467.00

Total Documents: 1
Total Fees: 3

Client Name GENERAL PUBLIC
Filed By WEST INDIES TITLE
12/30/2011 11:23:44 AM

Cashier: HIRTLE

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

2081

FIRSTBANK
ST. THOMAS, VI 00802
101-72852216

LSJE, LLC
6100 RED HOOK QUARTERS B-3
ST. THOMAS, VI 00802

7/24/2015

\$**200.00

DOLLARS

PAY TO THE
ORDER OF

Two Hundred and 00/100*****

D.P.N.R.

PROTECTED AGAINST FRAUD

Jane Durston

CZM Application

LSJE, LLC

D.P.N.R.

7/24/2015

CZM Application

2081

200.00

FirstBank Operating C CZM Application

200.00

LSJE, LLC
D.P.N.R.

CZM Application

7/24/2015

2081
200.00

FirstBank Operating C CZM Application

200.00

&k2GUOPOS0B3T0LOH0012.00V10H3E6.0C60F
MISCELLANEOUS PAYMENT RECPT#: 2995447
Gov't of the U.S. Virgin Islan
2314 Kronprindsens Gade
Charlotte Amalie VI 00802

DATE: 07/28/15 TIME: 08:57
CLERK: lrichar1 DEPT: DOPLAN STT
CUSTOMER#: 0

COMMENT:

CHG: 49RFC1 CZM PERMITS ST. 200.00

AMOUNT PAID: 200.00

PAID BY: NAUTILUS INC
PAYMENT METH: CHECK
 2081
REFERENCE: PERMIT

AMT TENDERED: 200.00
AMT APPLIED: 200.00
CHANGE: .00