



THE UNITED STATES VIRGIN ISLANDS
DEPARTMENT OF JUSTICE
OFFICE OF THE ATTORNEY GENERAL

CLAUDE EARL WALKER, ESQUIRE
ATTORNEY GENERAL

VIA ELECTRONIC MAIL ONLY

May 2, 2016

Todd Newman, Esq.
Nichols Newman Logan & Grey, P.C.
1131 King Street
Christiansted
St. Croix, VI. 00820-4971
tnewman@nnldlaw.com

**Re: *Treasure Bay VI Corporation, d/b/a Divi Carina Bay Casino and the Randall
"Doc" James Racetrack***

Dear Attorney Newman:

On January 25, 2016, the Department of Property & Procurement advised you that the sub-lease between the Government of the Virgin Islands and your client, Traxco, for approximately 65.1470 U.S. Acres, located at Section No. 5 Henry E. Rohlsen Airfield, St. Croix, Virgin Islands had expired, and Traxco was directed to vacate the leased premises no later than Monday, April 25, 2016.

To date, Traxco has not complied with the Government of the Virgin Island's notice to vacate the property, and continues to unlawfully remain on the property, despite having no legal authority to do so.

Traxco is a wholly-owned subsidiary of your other client, Treasure Bay VI Corporation, d/b/a Divi Carina Bay Casino, and therefore, Traxco's illegal occupation of government property is extremely troubling to me.

The decision of Traxco to remain on government property without a lease will have significant consequences, if this continues because, as you are well aware, in the Virgin Islands, occupying property, whether public or private, without the permission of the property owner violates the law. For instance, the illegal occupation of another's property could lead to criminal trespass charges, pursuant to Title 14 Virgin Islands Code § 1741(a).

Treasure Bay VI Corporation, d/b/a Divi Carina Bay Casino & Traxco
Letter from AG Walker to Attorney Todd Newman
May 2, 2016
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Therefore, I am requesting that Treasure Bay VI Corporation direct Traxco to vacate 65.1470 U.S. Acres located at Section No. 5 Henry E. Rohlsen Airfield, St. Croix, Virgin Islands **no later than close of business on May 6, 2016.**

Sincerely,

A handwritten signature in black ink that reads "Claude Earl Walker". The signature is written in a cursive style with a large, stylized "C" at the beginning.

Claude Earl Walker, Esq.
Attorney General