

# EXHIBIT 11

### RELEASE OF ALL CLAIMS

KNOWN ALL MEN BY THESE PRESENT. THAT  
ESTHER CLIFFORD of  
128 ESTATE DIAMOND [ADDRESS] (the "premises"),  
 for the sole consideration of (TWENTY THOUSAND FIVE HUNDRED EIGHTY TWO)  
 Dollars (\$ 2582.00); has released and discharged Limetree Bay  
 Refining, LLC, Limetree Bay Tenninals, LLC, and Limetree Bay Ventures, LLC, and each of their  
 respective members, managers, officers, directors, employees, agents, parents, owners,  
 subsidiaries, affiliates, and insurers; from any and all claims, demands, damages, and actions, on  
 account of all Bodily Injury and or Property Damage arising out of or in any way connected to the  
 incident which occurred on or about the 12th Day of May, 2021 on St. Croix, USVI at 1 Estate  
 Hope, Christiansted, Virgin Islands 00820.

The undersigned further declares and represents that no promise, inducement or agreement not  
 herein expressed has been made to the undersigned; that this Release contains the entire agreement  
 between the parties hereto, and that terms of this Release are contractual and not a mere recital.  
 The parties also understand and agree that the acceptance of the above stated consideration from  
 one party to the other is in full accord and satisfaction of, and in compromise of a doubtful and  
 disputed claim, and that the payment thereof is not an admission of liability, but made for the  
 purpose of terminating any and all disputes and litigation between the parties with respect to the  
 incident. The undersigned declares and represents that the undersigned is either the owner of the  
 premises or authorized agent of the owner of the premises.

I sign the foregoing Release and Settlement Agreement and fully agree and accept to the terms and  
 provisions stated therein. I declare, certify, and state under penalty of perjury under the laws of  
 the United States of America and the U.S. Virgin Islands that the foregoing is true and correct  
 pursuant to 28 U.S.C. Sec. 1746(2) and V.I. R. Civ. P. 84, which both authorize the making of  
 these statements without the signature of a notary.

Executed on (Date): \_\_\_\_\_

Sign: (X) \_\_\_\_\_ Print Name: \_\_\_\_\_

Witness (XX) \_\_\_\_\_ (XX) \_\_\_\_\_  
 Signature Print Name

Witness Address: (XX) \_\_\_\_\_