

MINOR COASTAL ZONE MANAGEMENT PERMIT NO. CZT-25-10L

1. **AUTHORITY.** This permit is issued by the Commissioner of the Department of Planning and Natural Resources and is administered and monitored by the Department pursuant to Title 12, Chapter 21 of the Virgin Islands Code. As herein, "Permitter" is the **Government of the Virgin Islands and "Permittee" LSJ, LLC.**
2. **SCOPE.** This permit allows the site preparation and construction of a 27' x 70' swimming pool with a 2,000 ft² cabana, coral stone deck, living space, rest room, pool equipment room and a 1,800 ft² music room. This project is located at parcel A Little St. James, St. Thomas, Virgin Islands.
3. **TERM.** This permit is effective upon its signing by the Commissioner of the Department of Planning and Natural Resources, pursuant to VI Code, Title 12, Chapter 21. Authorization for construction under this permit will expire if the Permittee fails to commence work within twelve (12) months from the date this permit becomes effective.
4. **DOCUMENTS INCORPORATED BY REFERENCE.**

EXHIBIT A - CZM Permit Application dated April 8, 2010

EXHIBIT B - Required document submittal (deed, tax letter and maps)

EXHIBIT C - Site plan and Drawings dated July 7, 2010.

5. **GENERAL CONDITIONS.**
 - (a) **Liability.** The Permittee agrees to assume full and complete responsibility for all liability to any person or persons, including employees, as a result of its control of the area described in Paragraph 2 of this permit, and all improvements thereon (which area and improvements are herein after referred to as "the premises") and to hold the Permitter free and harmless from civil or other liability of any kind during the time the permittee is in control of the premises pursuant to this permit.
 - (b) **Personal Property and Damage.** All personal property of any kind or description whatsoever, located on the premises will be there at the Permittee's sole risk.
 - (c) **Assignments or Transfer.** This permit may not be transferred or assigned except as provided in Section 910-15 of the Regulations of the Coastal Zone Management Act.
 - (d) **Permit to be displayed.** A placard evidencing the permit shall be posted in a conspicuous place at the project site during the entire period of work.
 - (e) **Reliance on Information and Data.** The permittee affirms that the information, and

data which he/she provided in connection with his/her permit application is true and accurate, and acknowledges that if subsequent to the effective date of this permit such information and data proves to be false or inaccurate, the permit may be modified, suspended or revoked in whole or in part, and that the Commissioner may, in addition, institute appropriate legal action.

- (f) Development to be Commenced. Any and all development approved by this Coastal Zone Management Permit shall be commenced within twelve (12) months from the date this permit becomes effective. Failure to perform substantial work within such period and thereafter until completion of construction will cause the permit to lapse and render it null and void unless an extension is granted by the Commissioner.
- (g) Notification of Completion. Upon completion of any activity authorized or required by this Coastal Zone Management Permit, the permittee shall promptly so notify the Director of the Division of CZM ("The Director") and where the service of a professional engineer were required in undertaking the activity, a certification of compliance provided by the project engineer that the plans and specifications of the project and all applicable Virgin Islands Code requirements have been met, shall be filed with the Director.
- (h) Inspection. The Commissioner or his authorized agents or representatives shall have the power to enter at reasonable time during projects working hours upon any lands or waters for which a Coastal Zone Permit has been issued. The Permittee shall permit such entry for the purpose of inspection and ascertaining compliance with the terms and conditions of said Coastal Zone Management Permit. The Permittee shall provide access to such records as the Commissioner in the performance of his duties under the Act may require the Permittee to maintain. Such records may be examined and copies shall be submitted to the Commissioner upon request.
- (i) Conditions of premises. The development authorized by this permit shall be maintained in a safe, attractive and satisfactory condition and in accordance with the description, plans or drawings approved by the Commissioner.
- (j) Restoration of Area. The permittee, upon revocation or expiration of the permit, shall upon order of the Commissioner, and his sole discretion, remove all structures authorized by the permit and restore the area to its original condition, and/or modify such structures, and/or comply with any directive of the Commissioner in satisfying the original permit condition in such time and manner as the Commissioner may direct.
- (k) Notices. All notices sent or required to be sent hereunder must be certified mail, return receipt requested. If addressed to the permittor, same shall be sent to the Commissioner of the Department of Planning and Natural Resources, 8100 Lindberg

Bay Suite 61, St. Thomas, VI 00802 or to such place as the Permitter may herein after designate by certified mail. If addressed to the Permittee, same shall be sent to LSJ, LLC, 6100 Red Hook Quarter, Suite B, St. Thomas, VI 00802 or to such place as the Permittee may hereinafter designate by certified mail, return receipt requested.

- (l) Nonwaiver. One or more waivers by the Permitter of any covenant or condition of this permit shall not be construed as a waiver or breach of the covenant or condition, and the consent or approval of the Permitter to or of any acts by the Permittee requiring the Permitter's consent or approval shall not be construed as approval of any subsequent similar act by the Permittee.
- (m) Revocation. It is specifically understood that all foregoing covenants and agreements, as well as other terms and special conditions hereby agreed to by Permittee, are to be well and faithfully kept by Permittee and that any failure by Permittee to keep same will result in revocation of this permit.
- (n) Other Approval. If the development covered under this permit requires separate and distinct approval from the United States Government or any agency, department, commission or bureau thereof, then no development or occupancy is allowed under this permit until such permits or approvals have been obtained.
- (o) Abandonment. If the Permittee abandons, deserts or vacates the premises or discontinues its operations at the premises for a period totaling six (6) consecutive months, then the permit will terminate automatically and be rendered null and void.
- (p) Damage and Repair of Premises Described in Paragraph 2. In the event of damage to or destruction of the premises described in Paragraph 2 hereof, repair work may be done only after a request to do so has been submitted in writing to the Department and permission in writing has been granted. Repair must duplicate the original work, and must be in accordance with applicable law, rules and regulations.
- (q) Signatures on the Permit Document. The applicant shall sign and return the permit document to the Department within sixty (60) days of receipt thereof. Failure to return the signed permit within the time period specified herein will be considered a rejection of the terms and conditions of the permit and will render the offer of the permit null and void, unless a written extension is requested and granted.

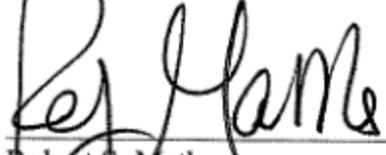
6. **SPECIAL CONDITIONS.**

- A. The Division of Coastal Zone Management shall be notified in writing at least forty-eight (48) hours before work commences.
- B. This permit is valid only for work as stated in Paragraph 2 "Scope;"

Work must adhere to the details per the stamped, approved drawings.

- C. A permit placard displaying the Coastal Zone Management (CZM) permit no. CZT-25-10L shall be displayed in a conspicuous location on site prior the commencement of work.
- D. All other necessary permits, including construction permits from the Division of Building Permits, shall be obtained prior to the commencement of work.
- E. Site disturbance shall be limited to areas designated on the approved drawings; no development activities may occur outside the footprint of the approved permit.
- F. Erosion/Sediment control measures shall be installed and maintained until all development activities are completed. All excavated areas shall be protectively bermed to prevent runoff.
- G. Silt fencing must be installed with steel posts and wire fence support as described in the 2002 Environmental Protection Handbook.
- H. The Permittee will develop a plan to address concerns regarding habitat rehabilitation and restoration with Department staff.
- I. Upon discovery of any archaeological or historical site, or human burial site or remains upon private lands, the owner or his representative shall immediately notify the State Historic Preservation Office verbally and in writing.

On this 24 Day of December 2010 the Department of Planning and Natural Resources hereby issues Minor CZM Permit No. CZT-25-10L.


Robert S. Mathes
Commissioner

I, the undersigned, have read and understood all terms and conditions established in Permit No. CZT-25-10L and hereby agree to be bound by the terms and conditions contained therein.


Signature

12/28/10
Date

cc: File