

No. CNF 1049

Date Feb. 7, 2011

**BUILDING PERMIT**  
GOVERNMENT OF THE VIRGIN ISLANDS  
DEPARTMENT OF PLANNING AND NATURAL RESOURCES  
DIVISION OF PERMITS

45 Mars Hill, Frederickssted, St. Croix 00840  
Tel: (340) 773-1082 Fax: (340) 778-4620

Cyril E. King Airport, St. Thomas 00802  
Tel: (340) 774-3320 Fax: (340) 714-9532

PERMISSION IS HEREBY GRANTED TO: \* L.S.J. LLC

TO (Construct, Repair, etc.): Construct Pool w/ Cabana, Deck & Equipment Room

Description of structure: As Per Approved Plans

Location: Pending, Little St. James Island

Approximate cost of work: \$383,300.00

Person(s) in charge of work: [REDACTED]

REMARKS: As Per IRC 2009 and VI Code Title. 29, Ch.. 5 Code Compliance

FEE: \$0.00

  
Commissioner of Planning and Natural Resources

COPY

*Czm permit # CZT-25-10L  
10-29-10*

DESA

No. 375-08

**BUILDING PERMIT**

Date May 16, 2008

GOVERNMENT OF THE VIRGIN ISLANDS  
DEPARTMENT OF PLANNING AND NATURAL RESOURCES

DIVISION OF PERMITS  
CYRIL E. KING TERMINAL BUILDING, 2nd FLOOR  
CHARLOTTE AMALIE, ST. THOMAS, V.I. 00802  
FAX: (340) 714-9532 TEL: (340) 774-3320

PERMISSION IS HEREBY GRANTED TO L.S.J., LLC

TO (Construct, repair, etc.) Installation of Mechanical Equipment

Description of structure: Reinf. Conc.

Location: #Little St. James

Approximate cost of work: \$ 1,200,000

Person(s) in charge of work: Lafayette Contractors

REMARKS: Construction shall be done in accordance with Title 29, Section 292 of the V.I.

Building Code

FEE: \$ 11,704.42

*Maureen Burke-Yentura*  
Maureen Burke-Yentura, Territorial Director  
Commissioner of Planning and Natural Resources

*C2M PERMIT # C2T-53-04L*

*11-2-07*

No. 133-08

# BUILDING PERMIT

Date Dec. 20, 2007

## GOVERNMENT OF THE VIRGIN ISLANDS

### DEPARTMENT OF PLANNING AND NATURAL RESOURCES

#### DIVISION OF PERMITS

CYRIL E. KING TERMINAL BUILDING, 2ND FLOOR  
CHARLOTTE AMALIE, ST. THOMAS, V.I. 00802

TEL: (340) 774-3320

PERMISSION IS HEREBY GRANTED TO LSJ, LLC

TO (Construct, repair, etc.) Construct Mechanical Building

Description of structure: Reinf. Conc.

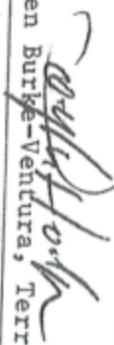
Location: #Little St. James

Approximate cost of work: \$ \$2,000,000

Person(s) in charge of work: Lafayette Contractors, LLC

REMARKS: Construction shall be done in accordance with Title 29, Section 292 of the V.I.  
Building Code

FEE: \$ 20.00

  
Maureen Burke-Ventura, Territorial Director  
Commissioner of Planning and Natural Resources

*C2M PERMIT #C2T-53-04L  
11-2-07*



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES

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DEPARTMENT OF PLANNING AND NATURAL RESOURCES  
Coastal Zone Management Program

8100 Lindberg Bay, Ste. #61  
Cyril E. King Airport, Terminal Building Second Floor  
St. Thomas, Virgin Islands 00802

Tel.: (340) 774-3320

Fax: (340) 714-9524

**CERTIFICATE OF OCCUPANCY**

**CZM PERMIT NO. CZT-61-06 (L)**

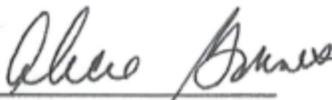
Pursuant to Title 12, Chapter 21, Section 910-13, of the Virgin Islands Rules and Regulations, a "Certificate of Occupancy" is hereby approved for:

**Name:** LSJ, LLC.

**Structure:** Office building & covered pool patio

**Located at:** Parcel No. C, Estate Little St. James

Red Hook Quarter, Island of: St. Thomas, US Virgin Islands.

  
Alicia Barnes  
Commissioner

7/13/2011  
Date

No. 084-07

Date Nov. 17, 2006

## **BUILDING PERMIT**

**GOVERNMENT OF THE VIRGIN ISLANDS**

**DEPARTMENT OF PLANNING AND NATURAL RESOURCES**

**DIVISION OF PERMITS**

CYRIL E. KING TERMINAL BUILDING, 2nd FLOOR  
CHARLOTTE AMALIE, ST. THOMAS, V.I. 00802

FAX: (340) 714-9532

TEL: (340) 774-3320

PERMISSION IS HEREBY GRANTED TO LSJ, LLC

TO (Construct, repair, etc.) Construct Office

Description of structure: 8" CMU

Location: #Little St. James

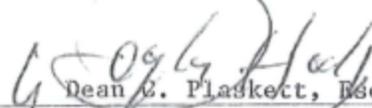
Approximate cost of work: \$ \$900,000

Person(s) in charge of work: RRCI Constructors, LLC

REMARKS: Construction shall be done in accordance with Title 29, Section 292 of the V.I.

Building Code

FEE: \$ 6,453.31

  
Dean C. Plaskett, Esq.

Commissioner of [REDACTED] Natural Resources

**MINOR COASTAL ZONE MANAGEMENT PERMIT NO. CZT-61-06L**

- I. **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, Virgin Islands Code. As herein, "Permitter" is the **GOVERNMENT OF THE VIRGIN ISLANDS** and the "Permittee" is **LSJ, LLC**.
- II. **SCOPE** This permit allows the site preparation and construction of a 2,500 square feet of office space, patio and pool to an existing residence located at Parcel C Little St. James, St. Thomas, Virgin Islands.
- III. **TERM** This permit is effective upon its signing by the Commissioner of the Department of Planning and Natural Resources, pursuant to Virgin Islands 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.
- IV. **DOCUMENTS INCORPORATED BY REFERENCE**
- EXHIBIT A: CZM permit application dated July 10, 2006**
- EXHIBIT B: Required document submittal (deed, tax letter and maps)**
- EXHIBIT C: Site plan and drawings**
- V. **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.

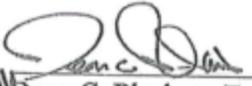
- E. Reliance on Information and Data The Permittee affirms that the information, and data which he/she provided in connection with his/her permit application is true and accurate, and acknowledges that if subsequent to the effective date of this permit such information and data proves to be false or 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 the Committee grants an extension.
- 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 Permitter, same shall be sent to the Commissioner of the Department of Planning and Natural Resources, Government of the Virgin Islands, Cyril E. King Airport, Terminal Building-Second Floor, St. Thomas, Virgin Islands 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, Virgin Islands 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 the Government of the Virgin Islands or any agencies, departments, commissions or bureaus 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 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.

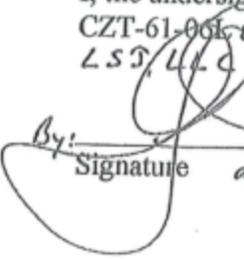
VI. SPECIAL CONDITIONS

- A. The Division of Coastal Zone Management shall be notified at least two (2) working days before work commences.
- B. This permit is valid only for work as stated in Paragraph 2, Scope.
- C. The Coastal Zone Management permit placard shall be placed in a conspicuous location on site as soon as work commences.
- D. All other necessary permits, including construction permits from the Division of Building Permits, shall be obtained prior to the commencement of work.
- E. "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 Virgin Islands State Historic Preservation Office verbally and in writing."
- F. Silt fencing shall be installed with steel posts and wire fence support as described in the 2002 Environmental Protection Handbook.
- G. Site disturbance shall be limited to areas designated on the approved drawings.
- H. Excavation shall be limited to the footprint of the structure to be constructed.
- I. A protective berm shall be installed around all excavated areas to prevent silt run off.

On this 3<sup>rd</sup> day of November, 2006 the Department of Planning and Natural Resources hereby issues Minor CZM Permit No. CZT-61-06L.

  
Dean C. Plaskett, Esq.  
Commissioner

I, the undersigned, have read and understood all terms and conditions established in Permit No. CZT-61-06L, and hereby agree to be bound by the terms and conditions contained therein.  
L.S.P., U.L.C.

By:  \_\_\_\_\_  
Signature *duly authorized*

11/16/06  
Date





GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS  
 DEPARTMENT OF PLANNING AND NATURAL RESOURCES  
 Coastal Zone Management Program

45 Mars Hill, Frederiksted  
 St. Croix, U.S. Virgin Islands 00840-4474  
 Tel: (340) 773-1082  
 Fax: (340) 773-3343

Cyril E. King Airport, Terminal Bldg 2nd Floor  
 St. Thomas, Virgin Islands 00802  
 Tel: (340) 774-3320  
 Fax: (340) 714-9524

REQUEST FOR AMENDMENT / MODIFICATION TO  
 MINOR COASTAL ZONE PERMITS No. CZT-53-04L

This request is pursuant to Chapter 21, Title 12 of the Virgin Islands Code and the Coastal Zone Management Rules and Regulations.

1. Name, mailing address and telephone number of applicant L.S.J., LLC, P.O. Box 875, ST. THOMAS VI, 00804; 340-779-8054
2. Name, title, mailing address and telephone number of the owner of the property. L.S.J., LLC P.O. Box 875 ST. THOMAS, VI 00804; 340 779-8054  
LITTLE ST. JAMES
3. Location of activity. Plot No. ISLAND Estate FED HOOK Island ST. THOMAS
4. Summary of proposed activity. Include all incidental improvements such as utilities, roads, etc. (Use additional sheets if necessary). SEE CONTINUATION SHEET A

This modification if approved is subject to the conditions of Permit No. CZT 53-04L that are not superseded by the modification.

by L.S.J., LLC Signature of applicant \* [Signature] Date 9/25/07  
 by L.S.J., LLC Signature of Property Owner \* [Signature] Date 9/25/07

The Commissioner reviewed the requested amendment / modification and determined that it will / will not significantly modify the scope, nature or characteristics of the proposed development.

[Signature] Inspector Date 10/4/07  
 Application Approved (  )  
 Application Disapproved (  )  
[Signature] Commissioner Date 11/2/07

\* SEE ATTACHED POWER OF ATTORNEY

## CONTINUATION SHEET A

### I. Documents Comprising Application

The following documents comprise this Application:

1. Cover Letter Dated September 25, 2007
2. Power of Attorney
3. This Continuation Sheet A
4. CZM Drawing Package (bound: Maguire Group) consisting of:

<u>Drawing No.</u>	<u>Title</u>
a. CZM C100	Existing Conditions and Location Map
b. CZM C101	Overall Site Plan
c. CZM C102	Site Plan and ESCP
d. CZM C201	Grading and Utility Plan
e. CZM C501	On Site Sewage Disposal System & Site Details
f. CZM A100	Basement Plan
g. CZM A101	First Floor Plan
h. CZM A201	Building Elevations
i. CZM S100	Foundation Plan
j. CZM S101	Basement Wall Plan
k. CZM S102	First Floor Framing Plan
l. CZM S103	First Floor Wall Plan
m. CZM S104	Roof Framing Plan

5. Exhibit 1: Drawing S-1 1.00: 1994 Drawing of Wm. Karr showing original building foot print as compared to the foot print of the building covered by this Application (shown in red).
6. Exhibit 2: "Little St. James Island Mechanical Building Addendum" evaluating environmental issues with reference to "Base Line Environmental Study" as described below.

### II. Proposed Modifications:

The proposed modification to the existing permit consists of the following changes to the following use within a compound of buildings which had previously been authorized under Minor Permit No. CZT 53-04L:

1. The original permit mentioned above, among other things, authorized the construction of an RO-Generator Building of the size and dimensions which are shown in black on Exhibit 1 with the current building superimposed over it in red.

2. Construction was started on the buildings which comprised the projects approved by Minor Permit No. CZT 53-041., including excavation for the RO-Generator building at issue here.
3. That work has been halted in order to revise the plan for that building to reduce its size and improve its efficiency as the mechanical room structure for the uses on the island.
4. Accordingly, the footprint of the building covered by this application is smaller and has been relocated in a way which is more favorable to the environment in that it is fully covered, calls for less excavation than the previous building, and is less visible, and much more functional than the original approved building.
5. While the overall amount of construction has been reduced, the fundamental design and composition of the structure is similar to that which was previously submitted and approved, i.e. concrete and block.

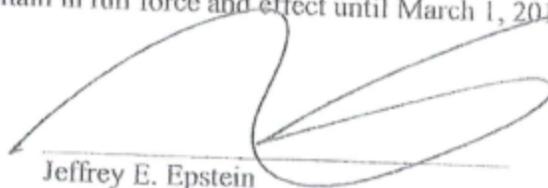
### **III. Impact to the Environment**

1. The Applicant is filing an environmental assessment report with this Application entitled "Little St. James Island Environmental Base Line Study" which evaluates existing conditions for the entire island of Little St. James.
2. This filing of this document is consistent with the understanding reached with CZM staff this June that the applicant submit such a study so that these applications for a minor permit as a tool for viewing such an application in the context of the overall environment of the island.
3. The Base Line Study discusses the current conditions of the area covered by this application as well as the balance of the island.
4. Also enclosed is Addendum #1 to the Base Line Study entitled "Little St. James Island Mechanical Building Addendum" which gives a summary of how the changed location and size of this building will or will not impact existing conditions as described in the Base Line Study.
5. In summary, the Addendum shows that within the area of the proposed construction and on the island as a whole, conditions will be improved in that the new building will be built in an area where there is currently virtually no vegetation which will be covered with earth, planted with vegetation and irrigated, all of which will improve the owner's ability to protect the soils and vegetation on the island there and elsewhere.
6. This Application, if granted, will, therefore, have a substantial, positive impact on the existing environment.

## GRANT OF AUTHORIZATION

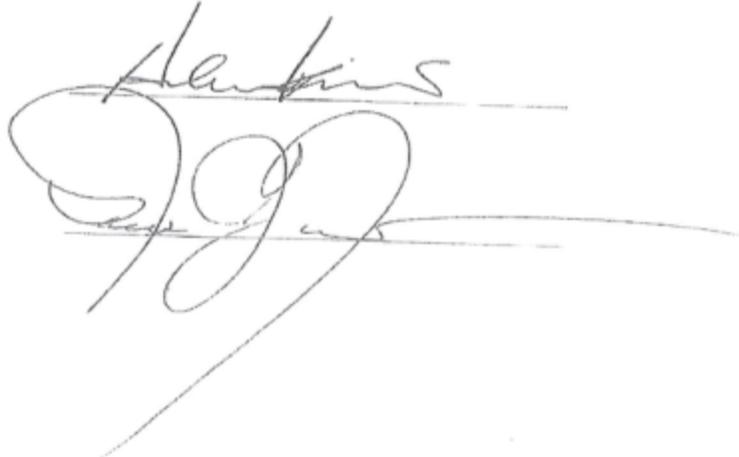
The Undersigned, Jeffrey E. Epstein, being the sole member of L.S.J., LLC, a limited liability company organized under the laws of the State of Delaware (the "Company") which is the owner of record title to the real property located in the United States Virgin Islands and known as Little St. James Island (the "Real Property") hereby authorizes each of A. James Casner III, Esq., Stryker Duensing Casner & Dollison, Box 6785, St. Thomas, USVI, 00804, and W. John Amerling, 6501 Red Hook Plaza, Suite 201, St. Thomas VI, 00802, each acting individually, for, on behalf of, and in the name of the Company, to execute all such applications, affidavits, permits, and other documents, and to pay such costs, fees and expenses, and to take all such other action, as may be necessary, appropriate, and/or desirable in connection with any and all of the Company's applications to the Department of Planning and Natural Resources of the United States Virgin Islands and any other agency of the Territory which has jurisdiction over the land use and development of property in the Territory for any and all development and building permits, including, but not limited to CZM permits, earth change permits, driveway and dock permits, as well as with any and all applications and/or requests of the Company made to the United States Corps of Engineers and the United States Environmental Protection Agency, with respect to the Real Property.

This Grant of Authorization supercedes all prior Grants of Authorization and, unless sooner revoked in writing, will remain in full force and effect until March 1, 2010.



Jeffrey E. Epstein  
Sole Member of L.S.J., LLC

Witnesses



**Supplemental Filing of L.S.J., LLC: October 16, 2007**

As requested, the following is a brief summary of the proposed changes covered by the Application for modification to Permit CZT-53-04L dated September 25, 2007:

- The mechanical building shown on A.3.00 of the original drawings of Mr. Karr dated September 10, 2004 is being changed to substitute the building shown on A100 and A101 of the current application
- Drawings A100 and A101 change the structure shown on A.3.00 as follows:
  - The building foot print has been reduced from 16,500 square feet to 11,748 square feet
  - The cistern and RO tank shown on A.3.00 have been consolidated into one larger cistern which has now been placed in the basement of the new building
  - The tank storage area shown on A.3.00 has been placed in a deeper and safer area below ground in the basement of the new building
  - A locker room has been added to the balance of the basement in the new building
  - The ro, electrical, storage and other rooms shown on A.3.00 have been rearranged on the floor above the cistern and fuel tank areas to provide for more efficient use of space as shown in A101 of the current filing
- As is shown in Exhibit I to the current filing, the new building requires less excavation because it is not set back as far into the hill as the previous building
- The new building, like the old, will have a sod roof over the roof slab which will be vegetated; accordingly the new building in elevation will be very similar to that shown in the Karr drawings

10/31/07  
JLB

No. 018-12

Date 10/14/2011

**BUILDING PERMIT**

GOVERNMENT OF THE VIRGIN ISLANDS  
DEPARTMENT OF PLANNING AND NATURAL RESOURCES  
DIVISION OF PERMITS

45 Mars Hill, Fredericksted, St. Croix 00840  
Tel: (340) 773-1082 Fax: (340) 778-4620

Cyril E. King Airport, St. Thomas 00802  
Tel: (340) 774-3320 Fax: (340) 714-9532

PERMISSION IS HEREBY GRANTED TO: LSJ, LLC.

TO (Construct, repair, etc): Construct New Sheds

Description of structure: As per Approved Plans

Location: Parcel No. C Little St. James

Approximate cost of work: \$48,921.00

Person(s) in charge of work: TBD

REMARKS: As per IRC 2009 and VI Code Title 29 Ch.5 Code Compliance. \*\*As per Amendment to Act 7075, permit for the installation of solar thermal system is not required.

FEE: \$ 785.63

  
Commissioner of Planning and Natural Resources

No. 117-11

Date 08/26/2011

**BUILDING PERMIT**

**GOVERNMENT OF THE VIRGIN ISLANDS  
DEPARTMENT OF PLANNING AND NATURAL RESOURCES  
DIVISION OF PERMITS**

45 Mars Hill, Fredericksted, St. Croix 00840  
Tel: (340) 773-1082 Fax: (340) 778-4620

Cyril E. King Airport, St. Thomas 00802  
Tel: (340) 774-3320 Fax: (340) 714-9532

PERMISSION IS HEREBY GRANTED TO: LSJ, LLC.

TO (Construct, repair, etc): Addition-Cabanna

Description of structure: As Per Approved Plans

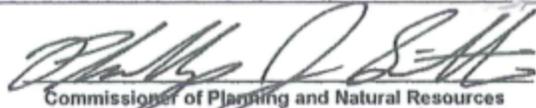
Location: Plot "C" Little St. James

Approximate cost of work: 123,060.00

Person(s) in charge of work: TBD

REMARKS: As per \*IRC 2009 and VI Code Title 29, Ch. 5 Code Compliance: \*\* As per amendment to Act 7075, permit for the installation of solar thermal system is not required.

FEE: \$ 348.40

  
Commissioner of Planning and Natural Resources

No. 230-09

# BUILDING PERMIT

Date June 1, 2009

GOVERNMENT OF THE VIRGIN ISLANDS  
— 0 —  
DEPARTMENT OF PLANNING AND NATURAL RESOURCES

DIVISION OF PERMITS  
CYRIL E. KING TERMINAL BUILDING, 2nd FLOOR  
CHARLOTTE AMALIE, ST. THOMAS, V.I. 00802

FAX: (340) 714-9532

TEL: (340) 774-3320

PERMISSION IS HEREBY GRANTED TO Jeffrey Epstein

TO (Construct, repair, etc.) Renovation & Addition

Description of structure: 8" Blks w/ Stone Finish

Location: #Little St. James

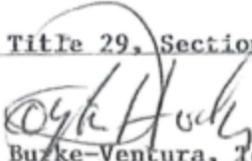
Approximate cost of work: \$ \$191,733.90

Person(s) in charge of work: Undecided

REMARKS: Construction shall be done in accordance with Title 29, Section 292 of the V.I.

Building Code

FEE: \$ 423.00

  
Maureen Buske-Ventura, Territorial Director  
Commissioner of Planning and Natural Resources

No. BP-STT-0265-10

Date 6/23/2010

**BUILDING PERMIT**  
GOVERNMENT OF THE VIRGIN ISLANDS  
DEPARTMENT OF PLANNING AND NATURAL RESOURCES  
DIVISION OF PERMITS

45 Mars Hill, Frederickssted, St. Croix 00840  
Tel: (340) 773-1082 Fax: (340) 778-4620

Cyril E. King Airport, St. Thomas 00802  
Tel: (340) 774-3320 Fax: (340) 714-9532

PERMISSION IS HEREBY GRANTED TO: \* LSJ. LLC

TO (Construct, Repair, etc.): Kitchen Renovation and Laundry Addition

Description of structure: As Per Approved Plans

Location: Little St. James Island

Approximate cost of work: \$187,000.00

Person(s) in charge of work: TBD

REMARKS: As Per IRC 2009 & VI Code Title 29 Compliance

FEE: \$0.00



Territorial Director for Commissioner of Planning and Natural Resources

*Maurice Paul LeBlond*

# Building Permit

EARTH CHANGE PERMIT NO.:

LOCATION: Pending, Little St. James Island

BUILDING PERMIT NO.: BP-STT-0265-10

DATE ISSUED: 6/23/2010

ELECTRICAL PERMIT NO.:

DATE ISSUED:

PLUMBING PERMIT NO.:

DATE ISSUED:

No. 011-12

Date 10/13/2011

**BUILDING PERMIT**

GOVERNMENT OF THE VIRGIN ISLANDS  
DEPARTMENT OF PLANNING AND NATURAL RESOURCES  
DIVISION OF PERMITS

45 Mars Hill, Fredericksted, St. Croix 00840  
Tel: (340) 773-1082 Fax: (340) 778-4620

Cyril E. King Airport, St. Thomas 00802  
Tel: (340) 774-3320 Fax: (340) 714-9532

PERMISSION IS HEREBY GRANTED TO: LSJ, LLC.

TO (Construct, repair, etc): Addition-Music Room

Description of structure: As Per Plans Submitted

Location: Little St. James

Approximate cost of work: 71,680.00

Person(s) in charge of work: TBD

REMARKS: As per IRC 2009 and VI Code Title 29, Ch. 5 Code Compliance:\*\*As per Amendment to Act 7075, permit for the installation of solar thermal system is not required.

FEE: \$ 246.75

  
Commissioner of Planning and Natural Resources



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

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DEPARTMENT OF PLANNING AND NATURAL RESOURCES

DIVISION OF ENVIRONMENTAL PROTECTION

8100 Lindberg Bay STE. #61

CYRIL E. KING AIRPORT TERMINAL BUILDING -2<sup>ND</sup> FLOOR  
ST. THOMAS, VIRGIN ISLANDS 00802

TEL.: (340) 774-3320

FAX - (340) 714-9549

**PERMIT TO OPERATE**

██████████ Manager  
L.S.J., LLC  
6100 Red Hook  
Quarters B-3  
St. Thomas, V. I. 00802

Dear Mr. Gordon:

Enclosed you will find Permit to Operate Nos. **STT-8-020-D-10 thru STT- STT-8-020-K-10** for the operation of the following equipment respectively:

1. **one (1) Ideal Manufacturing Fast-Way concrete batching plant, model # BPL-4, serial # 8-0707467-4 and one (1) hopper,**
2. **one (1) conveyor,**
3. **one (1) silo scale, model # 210, serial # E08307-0131,**
4. **one (1) Ideal Manufacturing Fast-Way silo, model # S4 7000, serial # 0207279-4,**
5. **one (1) 18-bag Filter system (baghouse),**
6. **one (1) Kohler gasoline fired engine, model # CH15T, serial # 3626912831,**
7. **one (1) Lombardini diesel fired engine, model # 9LD 625-2, serial # 5485286,**
8. **one (1) Lombardini diesel fired engine, model # 9LD 625-2, serial # 401154.**

These pieces of equipment are located at **Little St. James Island.**

This Permit to Operate is valid for a period of three (3) years.

Be advised that, in accordance with 12 V.I. R. & REGS. § 206-28(a) (1995), the Commissioner may modify, suspend or revoke an authority to construct or permit to operate on any of the following grounds:

- (1) Materially false or inaccurate statements in the application or supporting papers;
- (2) Failure by the permittee to comply with any terms and conditions of the permit;
- (3) Exceeding the scope of the project as described in the application;
- (4) Newly discovered information or significant physical changes since the permit was issued; and

██████████, Manager

L.S.J., LLC

Permit to Operate Nos. STT-8-020-D-10 thru STT- STT-8-020-K-10

Page 2 of 5

- (5) Non-compliance with any provisions of the Virgin Islands Code and Rules and Regulations directly related to the permitted activity.

## I. GENERAL CONDITIONS

- A. Permit to operate this source of air pollution does not relieve the L.S.J., LLC ("Permittee") of the responsibility for compliance with the provisions of any federal or territorial laws, rules or regulations.
- B. This permit will become valid once it is signed by the Commissioner or his designee.
- C. An application for renewal of a Permit to Operate shall be filed by the owner or operator at least sixty (60) calendar days prior to the expiration of the existing Permit to Operate (on or before **November 25, 2014**), in accordance with 12 V.I. R. & REGS. § 206-27(b)(3) (1995).
- D. Revisions to this permit will not alter its effective date or expiration date.
- E. If this permit is challenged by third parties, the effectiveness of the permit stands until any judicial court decides the contrary.
- F. In the event of a successful challenge to any portion of this permit, all other portions of the permit shall remain valid and effective.

## II. OPERATING REQUIREMENTS

- A. The equipment described above shall be operated only in accordance with the conditions set forth in this permit as well as the conditions described in the application and supporting documentation.
- B. Prior to operation at any other location, the Permittee must submit a separate application for a permit to operate the equipment at each new location or construction project that will be conducted on non-contiguous property.
- C. The Permittee shall control process emissions, particularly during transport, loading and handling of raw materials on and off the plant site, to conform to the requirements of 12 V.I. R. & REGS. § 204-22 (1995) regarding visible emissions and 12 V.I. R. & REGS. § 204-25 (1995) pertaining to fugitive emissions.

██████████, Manager

L.S.J., LLC

Permit to Operate Nos. STT-8-020-D-10 thru STT- STT-8-020-K-10

Page 3 of 5

- D. The Permittee shall report to the Virgin Islands Department of Planning and Natural Resources (VIDPNR-DEP) any physical change or changes in operation that increase the amount of air pollutants or process production.
- E. Operation of the source must not result in the contravention of any federal or territorial ambient air quality standards.
- F. During operation, any source responsible for contravening ambient air quality standards will be required to be modified to bring operation into compliance.
- G. The Permittee shall operate the baghouse according to the manufacturer's instructions and if equipped with pressure drop gauge assure that it is both functional and accurate.
- H. Prior to start-up of baghouse, visual inspections shall be conducted on all venting ducts/lines, fittings (including dust shroud), and the blower.

### III. MONITORING AND RECORDKEEPING

- A. The Permittee shall maintain a record of the number of hours of operation of the batch plant and the emissions unit/s such as the baghouse. The number of hours of operation shall be recorded on a daily basis.
- B. The Permittee shall maintain a record of the quantity of fuel burned (in gallons) by each emission unit, the raw materials used (in pounds) and concrete produced (in batch) by the batch plant. The quantity shall be recorded on a daily basis.
- C. The Permittee shall keep a daily record of the flowrate, visual conditions of exhaust material, temperature, quantity of dust removal and incidents of filter media failure/replacement of the baghouse.
- D. Baghouse pressure and temperature gauges, flow meters and other associated instruments will be checked daily for proper functioning. Any detected equipment failures shall be remedied as soon as possible.
- E. Baghouse ducts, hoods, framework and housing shall be checked daily for signs of wear from corrosion, erosion, excessive heat and excessive moisture when operating.
- F. All records required to be kept as part of this Permit, shall be entered in indelible ink, in a permanently bound logbook with pre-numbered pages. The logbook

██████████ Manager  
L.S.J., LLC

Permit to Operate Nos. **STT-8-020-D-10 thru STT- STT-8-020-K-10**

Page 4 of 5

shall be maintained on site for a minimum of five (5) years after collection and shall be made available to representatives of the VIDPNR-DEP upon request.

- G. Additionally, the Permittee shall establish and maintain a log of all the below occurrences for each source; said log shall include but not be limited to the date, time, cause of occurrence, and corrective action taken. The requisite log shall be readily available for inspection by the VIDPNR-DEP and USEPA, and kept on site for a period of no less than five (5) years.

#### **IV. REPORTING REQUIREMENTS**

- A. The Permittee must report by telephone, within twenty-four (24) hours, all scheduled maintenance or upset conditions and breakdown situations that cause or have caused excess emission(s) or other violations(s), spill(s), leakage(s), loss of material, or any violation of territorial or federal laws, rules, or regulations.
- B. The Permittee must report any pre-existing or newly discovered spill or contamination situation both by phone and in writing.
- C. The Permittee must report to the VIDPNR-DEP via telephone and/or telefax immediately upon determination, any non-compliance with operating requirements directly related to emission limits, or any non-compliance with the conditions of this permit. The Permittee shall submit to the VIDPNR-DEP, within seven (7) days of the occurrence, a written report detailing the nature of the non-compliance. The written report shall include but not be limited to the time and place of the occurrence, who first reported the occurrence, amounts and type of material involved, corrective action taken, other agencies notified (who and when), any proposed mitigation, and proposed time frame for any mitigation.
- D. Any operation of the equipment which may cause off-property effects, including odors, shall be immediately reported to the VIDPNR-DEP by the Permittee, in writing and by phone.
- E. These reporting requirements in no way relieve the Permittee of any other reporting requirements for the above mentioned occurrences.

#### **V. OTHER REQUIREMENTS**

- A. As a condition of this Permit, the Permittee shall comply with all terms and conditions of any Administrative Order related to any violation of conditions of this Permit.

██████████, Manager

L.S.J., LLC

Permit to Operate Nos. **STT-8-020-D-10 thru STT- STT-8-020-K-10**

Page 5 of 5

- B. The VIDPNR-DEP reserves the right to inspect the Permittee's facilities. The Permittee shall give the VIDPNR-DEP whatever aid is necessary to perform inspections in a safe and timely manner. The Permittee shall keep the area clean where the generator is located.
- C. A person who has been granted a permit under the provisions of the 12 V.I. R. & REGS. § 206-20(c) (1995), shall firmly affix such Permit to Operate, an approved facsimile, or other approved identification bearing the permit number upon the article, machine, equipment, or other contrivance in such a manner as to be clearly visible and accessible in accordance with 12 V.I. R. & REGS. § 206-20(d) (1995). In the event that the article, machine, equipment, or other contrivance is so constructed or operated that the Permit to Operate cannot be so placed, then the permit should be maintained so as to be readily available at all times on the operating premises.
- D. The Permittee is required to be in compliance with 12 V.I. R. & REGS. § 206-27 (1995).

Your cooperation in complying with these regulations will be most appreciated.

Sincerely,



Nadine Noorhasan, ██████████  
Director

NN:ACO:ao

Enclosure: eight (8) certificates



Government Of  
The Virgin Islands of the United States

DEPARTMENT OF PLANNING & NATURAL RESOURCES  
DIVISION OF ENVIRONMENTAL PROTECTION  
Charlotte Amalie, St. Thomas, Virgin Islands

**AIR POLLUTION CONTROL**

AUTHORITY TO CONSTRUCT     PERMIT TO OPERATE  
a.  Permit Renewal  
b.  New Permit

For: **L.S.J., LLC**  
**6100 Red Hook**  
**Quarters B-3**  
**St. Thomas, V. I. 00802**

**Permit No.: STT-8-020-D-10**  
**Phone: (340) 775-8100**

**Date: December 16, 2010**

Pursuant to the provisions of Title 12 of the Virgin Islands Rules and Regulations Air Pollution Control Act Chapter 9, Section 206, Sub-Section 20, this Permit is issued to:

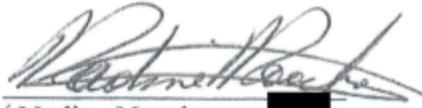
**L.S.J., LLC**

For the operation of the following: **one (1) one (1) Ideal Manufacturing Fast-Way concrete batching plant, model # BPL-4, serial # 8-0707467-4 and one (1) hopper.**

**Located at: Little St. James Island**

In accordance with the renewal request dated: **October 29, 2010** and in conformity with the statements and supporting data entered therein, all of which are filed with the Department and are considered a part of this permit.

This permit shall be effective from the date of: **January 24, 2011** for a three (3) year period ending on: **January 24, 2014**.

  
Nadine Noorhasan,   
Director



Government of  
The Virgin Islands of the United States

DEPARTMENT OF PLANNING & NATURAL RESOURCES  
DIVISION OF ENVIRONMENTAL PROTECTION  
Charlotte Amalie, St. Thomas, Virgin Islands  
**AIR POLLUTION CONTROL**

AUTHORITY TO CONSTRUCT     PERMIT TO OPERATE  
a.  Permit Renewal  
b.  New Permit

For: **L.S.J., LLC**  
**6100 Red Hook**  
**Quarters B-3**  
**St. Thomas, V. I. 00802**

Permit No.: **STT-8-020-E-10**  
Phone: **(340) 775-8100**

Date: **December 16, 2010**

Pursuant to the provisions of Title 12 of the Virgin Islands Rules and Regulations Air Pollution Control Act Chapter 9, Section 206, Sub-Section 20, this Permit is issued to:

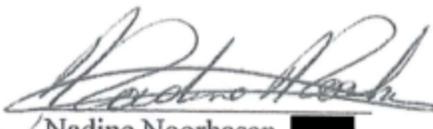
**L.S.J., LLC**

For the operation of the following: **one (1) conveyor.**

**Located at: Little St. James Island**

In accordance with the renewal request dated: **October 29, 2010** and in conformity with the statements and supporting data entered therein, all of which are filed with the Department and are considered a part of this permit.

This permit shall be effective from the date of: **January 24, 2011** for a three (3) year period ending on: **January 24, 2014.**

  
Nadine Noorhasan,   
Director



Government of  
The Virgin Islands of the United States

DEPARTMENT OF PLANNING & NATURAL RESOURCES  
DIVISION OF ENVIRONMENTAL PROTECTION  
Charlotte Amalie, St. Thomas, Virgin Islands

**AIR POLLUTION CONTROL**

AUTHORITY TO CONSTRUCT     PERMIT TO OPERATE  
a.  Permit Renewal  
b.  New Permit

For: **L.S.J., LLC**  
**6100 Red Hook**  
**Quarters B-3**  
**St. Thomas, V. I. 00802**

Permit No.: **STT-8-020-F -10**  
Phone: **(340) 775-8100**

Date: **December 16, 2010**

Pursuant to the provisions of Title 12 of the Virgin Islands Rules and Regulations Air Pollution Control Act Chapter 9, Section 206, Sub-Section 20, this Permit is issued to:

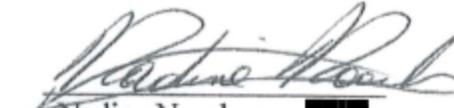
**L.S.J., LLC**

For the operation of: **one (1) silo scale, model # 210, serial # E08307-0131.**

**Located at: Little St. James Island**

In accordance with the renewal request dated: **October 29, 2010** and in conformity with the statements and supporting data entered therein, all of which are filed with the Department and are considered a part of this permit.

This permit shall be effective from the date of: **January 24, 2011** for a three (3) year period ending on: **January 24, 2014.**

  
Nadine Noorhasan,   
Director



Government of  
The Virgin Islands of the United States

DEPARTMENT OF PLANNING & NATURAL RESOURCES  
DIVISION OF ENVIRONMENTAL PROTECTION  
Charlotte Amalie, St. Thomas, Virgin Islands

**AIR POLLUTION CONTROL**

AUTHORITY TO CONSTRUCT     PERMIT TO OPERATE  
a.  Permit Renewal  
b.  New Permit

For: **L.S.J., LLC**  
**6100 Red Hook**  
**Quarters B-3**  
**St. Thomas, V. I. 00802**

**Permit No.: STT-8-020-G -10**  
**Phone: (340) 775-8100**

**Date: December 16, 2010**

Pursuant to the provisions of Title 12 of the Virgin Islands Rules and Regulations Air Pollution Control Act Chapter 9, Section 206, Sub-Section 20, this Permit is issued to:

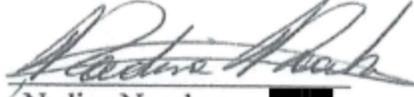
**L.S.J., LLC**

For the operation of: **one (1) Ideal Manufacturing Fast-Way silo, model # S4 7000, serial # 0207279-4.**

**Located at: Little St. James Island**

In accordance with the renewal request dated: **October 29, 2010** and in conformity with the statements and supporting data entered therein, all of which are filed with the Department and are considered a part of this permit.

This permit shall be effective from the date of: **January 24, 2011** for a three (3) year period ending on: **January 24, 2014.**

  
Nadine Noorhasan,   
Director



Government of  
The Virgin Islands of the United States

DEPARTMENT OF PLANNING & NATURAL RESOURCES  
DIVISION OF ENVIRONMENTAL PROTECTION  
Charlotte Amalie, St. Thomas, Virgin Islands

**AIR POLLUTION CONTROL**

AUTHORITY TO CONSTRUCT     PERMIT TO OPERATE  
a.  Permit Renewal  
b.  New Permit

For: **L.S.J., LLC**  
**6100 Red Hook**  
**Quarters B-3**  
**St. Thomas, V. I. 00802**

Permit No.: **STT-8-020-H -10**  
Phone: **(340) 775-8100**

Date: **December 16, 2010**

Pursuant to the provisions of Title 12 of the Virgin Islands Rules and Regulations Air Pollution Control Act Chapter 9, Section 206, Sub-Section 20, this Permit is issued to:

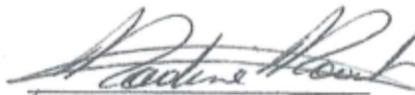
**L.S.J., LLC**

For the operation of: **one (1) 18-bag Filter system (baghouse).**

**Located at: Little St. James Island**

In accordance with the renewal request dated: **October 29, 2010** and in conformity with the statements and supporting data entered therein, all of which are filed with the Department and are considered a part of this permit.

This permit shall be effective from the date of: **January 24, 2011** for a three (3) year period ending on: **January 24, 2014.**

  
Nadine Noorhasan,   
Director



Government of  
The Virgin Islands of the United States

DEPARTMENT OF PLANNING & NATURAL RESOURCES  
DIVISION OF ENVIRONMENTAL PROTECTION  
Charlotte Amalie, St. Thomas, Virgin Islands

**AIR POLLUTION CONTROL**

AUTHORITY TO CONSTRUCT     PERMIT TO OPERATE  
a.  Permit Renewal  
b.  New Permit

For: **L.S.J., LLC**  
**6100 Red Hook**  
**Quarters B-3**  
**St. Thomas, V. I. 00802**

Permit No.: **STT-8-020-I -10**  
Phone: **(340) 775-8100**

Date: **December 16, 2010**

Pursuant to the provisions of Title 12 of the Virgin Islands Rules and Regulations Air Pollution Control Act Chapter 9, Section 206, Sub-Section 20, this Permit is issued to:

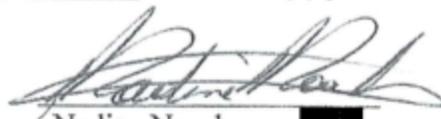
**L.S.J., LLC**

For the operation of: **one (1) Kohler gasoline fired engine, model # CH15T, serial # 3626912831.**

Located at: **Little St. James Island**

In accordance with the renewal request dated: **October 29, 2010** and in conformity with the statements and supporting data entered therein, all of which are filed with the Department and are considered a part of this permit.

This permit shall be effective from the date of: **January 24, 2011** for a three (3) year period ending on: **January 24, 2014.**

  
Nadine Noorhasan,   
Director



Government of  
The Virgin Islands of the United States

DEPARTMENT OF PLANNING & NATURAL RESOURCES  
DIVISION OF ENVIRONMENTAL PROTECTION  
Charlotte Amalie, St. Thomas, Virgin Islands

**AIR POLLUTION CONTROL**

AUTHORITY TO CONSTRUCT     PERMIT TO OPERATE  
a.  Permit Renewal  
b.  New Permit

For: **L.S.J., LLC**  
**6100 Red Hook**  
**Quarters B-3**  
**St. Thomas, V. I. 00802**

**Permit No.: STT-8-020-J -10**  
**Phone: (340) 775-8100**

**Date: December 16, 2010**

Pursuant to the provisions of Title 12 of the Virgin Islands Rules and Regulations Air Pollution Control Act Chapter 9, Section 206, Sub-Section 20, this Permit is issued to:

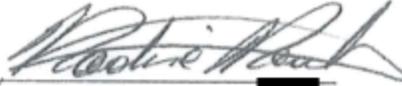
**L.S.J., LLC**

For the operation of: **one (1) Lombardini diesel fired engine, model # 9LD 625-2, serial # 5485286.**

**Located at: Little St. James Island**

In accordance with the renewal request dated: **October 29, 2010** and in conformity with the statements and supporting data entered therein, all of which are filed with the Department and are considered a part of this permit.

This permit shall be effective from the date of: **January 24, 2011** for a three (3) year period ending on: **January 24, 2014.**

  
Nadine Noorhasan,   
Director



Government of  
The Virgin Islands of the United States

DEPARTMENT OF PLANNING & NATURAL RESOURCES  
DIVISION OF ENVIRONMENTAL PROTECTION  
Charlotte Amalie, St. Thomas, Virgin Islands  
**AIR POLLUTION CONTROL**

AUTHORITY TO CONSTRUCT     PERMIT TO OPERATE  
a.  Permit Renewal  
b.  New Permit

For: **L.S.J., LLC**  
**6100 Red Hook**  
**Quarters B-3**  
**St. Thomas, V. I. 00802**

**Permit No.: STT-8-020-K -10**  
**Phone: (340) 775-8100**

**Date: December 16, 2010**

Pursuant to the provisions of Title 12 of the Virgin Islands Rules and Regulations Air Pollution Control Act Chapter 9, Section 206, Sub-Section 20, this Permit is issued to:

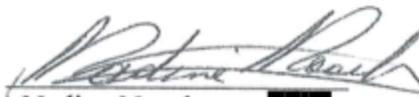
**L.S.J., LLC**

For the operation of: **one (1) Lombardini diesel fired engine, model # 9LD 625-2, serial # 401154.**

**Located at: Little St. James Island**

In accordance with the renewal request dated: **October 29, 2010** and in conformity with the statements and supporting data entered therein, all of which are filed with the Department and are considered a part of this permit.

This permit shall be effective from the date of: **January 24, 2011** for a three (3) year period ending on: **January 24, 2014.**

  
Nadine Noorhasan,   
Director



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS  
-----0-----  
DEPARTMENT OF PLANNING AND NATURAL RESOURCES  
DIVISION OF ENVIRONMENTAL PROTECTION  
8100 Lindberg Bay STE. #61  
CYRIL E. KING AIRPORT TERMINAL BUILDING -2<sup>ND</sup> FLOOR  
ST. THOMAS, VIRGIN ISLANDS 00802

TEL.: (340) 774-3320

FAX - (340) 714-9549

## AUTHORITY TO CONSTRUCT

██████████, Manager  
L.S.J., LLC  
6100 Red Hook  
Quarters B-3  
St. Thomas, V. I. 00802

Dear Mr. Gordon:

Enclosed you will find Authority to Construct #'s **STT-8-020-L-10** and **STT-8-020-M-10** respectively for the installation of: **one (1) 500 kW Caterpillar diesel generator, model # LC7, serial # G7A03132, engine model # C18, serial # EST01043 (Generator # 1)** and **one (1) 500 kW Caterpillar diesel generator, model # LC7, serial # G7A03133, engine model # C18, serial # EST01042 (Generator # 2), for standby use only.**

These pieces of equipment are located at **Little St. James Island, V.I.**

This Authority to Construct Permit is valid for a period of one (1) year.

Be advised that, in accordance with 12 V.I. R. & REGS. § 206-28(a) (1995), the Commissioner may modify, suspend or revoke an authority to construct or permit to operate on any of the following grounds:

- (1) Materially false or inaccurate statements in the application or supporting papers;
- (2) Failure by the Permittee to comply with any terms and conditions of the permit;
- (3) Exceeding the scope of the project as described in the application;
- (4) Newly discovered information or significant physical changes since the permit was issued; and
- (5) Non-compliance with any provisions of the Virgin Islands Code and Rules and Regulations directly related to the permitted activity.

This Authority to Construct Permit is not a Permit to Operate. This is a permit to construct only.

██████████, Manager

L.S.J., LLC

Authority to Construct #'s STT-8-020-L-10 and STT-8-020-M-10

Page 2 of 6

Authority to construct or operate this source does not relieve L.S.J., LLC ("the Permittee") of the responsibility of compliance with the provisions of any federal, territorial laws, rules or regulations. [12 V.I. R. & REGS. § 206-26(a)(1) (1995)]

**This source shall operate as a minor source and is subject to 40 Code of Federal Regulations (CFR), Part 60, Subpart III, "Performance Standards for Stationary Compression-Ignition of Internal Combustion Engines".**

### A. Operating Requirements

1. The pieces of equipment described above shall be constructed and operated only in accordance with the conditions set forth in this permit as well as the conditions described in the application, manufacturer's specifications and other supporting documentation. [49CFR60.4211, 12V.I.R.& R §206-26(d)(2) (1995), 12V.I.R.& R §206-27(c)(2)]
2. Prior to operation at any other location, the Permittee must submit a separate application for an authority to construct and permit to operate the equipment at each new location or construction project that will be conducted on non-contiguous property.[ 12V.I.R.& R §206-21(a)(1995)]
3. The Permittee shall operate the emission units with the given limitations described below:

Unit #	Permit #	Unit Description	Fuel Type	Fuel Usage	Yearly fuel usage	No. of hours of operation	Emission standards [40CFR60.4202, 40CFR89.112] (gram/hp-hr)
Generator # 1	STT-8-020-L-10	500 kW Caterpillar diesel generator, model # LC7, serial # G7A03132, engine model # C18, serial # EST01043	Diesel # 2	28.5 g/hr	3562.5 gal	125 hrs/year	CO 2.6 NOx+ NMHC 3.0
Generator # 2	STT-8-020-M-10	500 kW Caterpillar diesel generator, model # LC7, serial # G7A03133, engine model # C18, serial # EST01042	Diesel # 2	28.5 g/hr	3562.5 gal	125hrs/year	SOx 3.67 PM 0.15

██████████, Manager

L.S.J., LLC

Authority to Construct #'s STT-8-020-L-10 and STT-8-020-M-10

Page 3 of 6

4. Construction and operation of the source must not result in the contravention of any federal or territorial ambient air quality standards. [12V.I.R.& R §206-26(a)(2); 12V.I.R.& R §206-27(a)(1)(B)]
5. The Permittee shall operate the generator (emission unit) for standby use only. The use of the generator for prime power is prohibited. [40CFR60.4211(e)]
6. The Permittee shall install and maintain a non-resettable hour meter to indicate the hours of operation of the engine. [40CFR60.4209(a)]
7. The Permittee shall limit the use of the stand-by generator to no more than five hundred (500) hours of operation on a 365-day rolling average.
8. The Permittee shall use a continuous operational fuel flow device to monitor the fuel consumption.
9. The Permittee shall use diesel oil with Sulfur content of 15 parts per million (ppm) maximum. [40CFR80.510(b)]
10. The Permittee shall not emit any air contaminant that causes an opacity of more than twenty percent (20%) except during start up. [ 12V.I.R.& R §204-28(b)(i) (1995)]
11. The Permittee shall operate the emission unit and maintain the achieved emission standards over the entire life of the engine. [40CFR60.4206]
12. The Permittee shall install a backpressure monitor if the engine is equipped with a diesel particulate filter.

#### **B. Monitoring and Recordkeeping**

1. The Permittee shall maintain a logbook for each generator recorded on a monthly basis indicating but not limited to the following information:[40CFR60.4214(b)]
  - a. date, time and number of hours of operation of the generator (emission unit)
  - b. the reason for the operation of the generator such as power failure, start up, maintenance conducted, etc.

██████████, Manager

L.S.J., LLC

Authority to Construct #'s STT-8-020-L-10 and STT-8-020-M-10

Page 4 of 6

- c. quantity (in gallons) of fuel burned by the emission unit during the operation
  - d. any malfunction of the emission unit, date, time, duration of occurrence and corrective action taken
2. The Permittee shall retain fuel purchase records that account for all fuel used in the generator and all fuel purchased for use in the emission unit.
3. All records required to be kept as part of this Permit shall be entered in indelible ink in a permanently bound logbook with pre-numbered pages. The logbook shall be maintained on site for a minimum of five (5) years after collection and shall be made available to representatives of the VIDPNR-DEP and USEPA upon request.
4. The Permittee shall maintain records of the sulfur content of the fuel oil received through the Supplier's Invoice with the attached Certificate of analyses performed.
5. The Permittee shall keep records of corrective action taken after the backpressure monitor has notified the Permittee that the high backpressure limit of the engine is approached if the engine is equipped with a diesel particulate filter.

### C. Reporting Requirements

1. The Permittee must report by telephone, within twenty-four (24) hours, all scheduled maintenance or upset conditions and breakdown situations that cause or have caused excess emission(s) or other violations(s), spill(s), leakage(s), loss of material, or any violation of territorial or federal laws, rules, or regulations.
2. The Permittee must report any pre-existing or newly discovered spill or contamination situation both by phone and in writing.
3. The Permittee must report to the VIDPNR-DEP via telephone and/or telefax immediately upon determination, any non-compliance with operating requirements directly related to emission limits, or any non-compliance with the conditions of this permit. The Permittee shall submit

██████████ Manager

L.S.J., LLC

Authority to Construct #'s STT-8-020-L-10 and STT-8-020-M-10

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to the VIDPNR-DEP, within seven (7) days of the occurrence, a written report detailing the nature of the non-compliance. The written report shall include but not be limited to the time and place of the occurrence, who first reported the occurrence, amounts and type of material involved, corrective action taken, other agencies notified (who and when), any proposed mitigation, and proposed time frame for any mitigation.

4. Any operation of the equipment which may cause off-property effects, including odors, shall be immediately reported to the VIDPNR-DEP by the Permittee, in writing and by phone.
5. The Permittee must report to the Virgin Islands Department of Planning and Natural Resources (VIDPNR-DEP) any physical change or changes in construction and operation that increase the amount of air pollutants or process production.
6. The Permittee shall submit an annual report of the fuel consumption.
7. These reporting requirements in no way relieve the Permittee of any other reporting requirements for the above mentioned occurrences.

#### **D. Other Requirements**

1. As a condition of this Permit, the Permittee shall comply with all terms and conditions of any Administrative Order related to any violation of conditions of this Permit.
2. The VIDPNR-DEP reserves the right to inspect the Permittee's facilities. The Permittee shall give the VIDPNR-DEP whatever aid is necessary to perform inspections without delay in a safe manner. The Permittee shall keep the area clean where the generator is located.
3. A person who has been granted a permit under the provisions of the 12 V.I. R. & REGS. § 206-20(a) and (c) (1995), shall firmly affix such Authority to Construct permit and Permit to Operate, an approved facsimile, or other approved identification bearing the permit number upon the article, machine, equipment, or other contrivance in such a manner as to be clearly visible and accessible in accordance with 12 V.I. R. &

██████████ Manager

L.S.J., LLC

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REGS. § 206-20(d) (1995). In the event that the article, machine, equipment, or other contrivance is so constructed or operated that the Permit to Operate cannot be so placed, then the permit should be maintained so as to be readily available at all times on the construction and operating premises.

4. The Permittee is required to be in compliance with 12 V.I. R. & REGS. § 206-26 and 12 V.I. R. & REGS. § 206-27 (1995).

Your cooperation in complying with these regulations will be most appreciated.

Sincerely,



Nadine Noorhasan, ██████████  
Director, DEP

NN:ACO:ao

Enclosure: two (2) certificates



Government Of  
The Virgin Islands of the United States

DEPARTMENT OF PLANNING & NATURAL RESOURCES  
DIVISION OF ENVIRONMENTAL PROTECTION  
Charlotte Amalie, St. Thomas, Virgin Islands  
**AIR POLLUTION CONTROL**

AUTHORITY TO CONSTRUCT  PERMIT TO OPERATE

For: **L.S.J., LLC**  
**6100 Red Hook**  
**Quarters B-3**  
**St. Thomas, V. I. 00802**

Permit No.: **STT-8-020-M-10**  
Phone: **(340) 513-9855**

Date: **December 16, 2010**

Pursuant to the provisions of Title 12 of the Virgin Islands Rules and Regulations Air Pollution Control Act Chapter 9, Section 206, Sub-Section 20, this Permit is issued to:

**L.S.J., LLC**

For the construction of the following: **one (1) 500 kW Caterpillar diesel generator, model # LC7, serial # G7A03133, engine model # C18, serial # EST01042 (Generator # 2), for standby use only.**

**Located at: Little St. James Island**

In accordance with the application dated: **October 29, 2010** and in conformity with the statements and supporting data entered therein, all of which are filed with the Department and are considered a part of this permit.

This permit shall be effective from the date of: December 16, 2010 for a one (1) year period ending on: December 16, 2011.

Nadine Noorhasan,   
Director