

**ENVIRONMENTAL ASSESSMENT REPORT
FOR
THE MOORING OF A
RESTAURANT/BAR
PILLSBURY SOUND, U. S. VIRGIN ISLANDS**



**SUBMITTED TO
THE OFFICE OF COASTAL ZONE MANAGEMENT
DEPARTMENT OF PLANNING AND NATURAL RESOURCES
GOVERNMENT OF THE VIRGIN ISLANDS**

U.S. ARMY CORPS OF ENGINEERS

**SUBMITTED BY
COWGIRL BEBOP, LLLP**

**PREPARED BY
BIOIMPACT, INC.
P.O. BOX 132 KINGSHILL
ST. CROIX, U.S. VIRGIN ISLANDS 00851
AND
BCSC DOSPIVA
5001-12 CHANDLER'S WHARF
CHRISTIANSTED, ST. CROIX, U.S. VIRGIN ISLANDS 00820**

JUNE 2019

**DEPARTMENT OF PLANNING AND NATURAL
RESOURCES DIVISION COASTAL ZONE MANAGEMENT**

**ENVIRONMENTAL ASSESSMENT REPORT
FOR MINOR PROJECTS IN COASTAL
WATERS**

Instructions for Completing this Report: Applicant must complete this form. Use back of page and/or attach additional sheets if more spaces are needed to complete any response - be sure to give the appropriate question number. If all information is not accurate and complete, the application will be rejected until such deficiencies are corrected.

Section I. Applicant

1. Name, mailing address, email address and telephone number of Applicant.

Cowgirl Bebop, LLLP c/o Alex Golubitsky, Esq.

6501 Red Hook Plaza, Suite 201

St. Thomas, VI 00802

agolubitsky@brisamax.com 832-4726713

2. Name, address, email address and telephone number of owner of upland property and of developer (if different from Applicant).

The vessel will be located in Pillsbury Sound more than 400' from the nearest shoreline

The vessel will be moored on submerged lands which belong to the U.S. Virgin Islands.

Section II. Project Objectives and Description

In this section give a brief description of the proposed development, including all structures on submerged lands, coastal waters or shorelines. The relationship of the development to applicable items below should be explained fully. Attach additional sheets if necessary.

3. Briefly describe what the project is intended to achieve (e.g. private pier for sailboats, etc.)

The purpose of the project is to create an offshore floating bar and restaurant for

Virgin Islanders and visitors. The floating bar and restaurant will provide dockage and

moorings for guests And will provide a much needed destination for vessels in the USVI

There are limited locations where boats can stop for lunch or a drink in the USVI.

4. Will the development extend into or adjoin any beach or shoreline area? Explain.

The vessel will be moored well offshore and will not extend into or adjoin any beach or shoreline area.

5. Will the development maintain, enhance, or conflict with public access to the shoreline and along the coast? Explain.

The proposed project will have no impact on public access to the shoreline and along the coast. The vessel is moored well offshore.

6. Describe the construction methods to be used.

The two 3 anchor bridle systems and moorings will be installed by divers. The restaurant/bar will be constructed offsite and towed into position.

7. Describe procedures to be used in controlling environmental impacts.

The bar restaurant will use holding tanks for all waste-water associated with the operation which will be pumped out by the support vessel. All refuse will be removed by the support vessel. Visiting boats will be asked to use attached docks or provided moorings.

Anchoring will be discouraged. The vessel will supplement electrical power with solar and wind.

8. Describe reasonable alternatives to the project, or to its location, which could feasibly attain the basic objectives, and why they were rejected in favor of the ultimate choice.

Surveys were done to find an appropriate location which would allow anchoring and placement of moorings in areas of uncolonized sand. Currents and sea conditions were evaluated and the vessel mooring site is protected and will not be subject to strong currents. The location is secluded and will not impact residential or resort properties, and will not effect vessel traffic.

Section III. Description of the Existing Environment Without the Project

(Information supplied must be current: if obtained from other studies, give name, year and authorship of publication.)

9. Give a qualitative description of the bottom sediments in the immediate vicinity of the project. State color, odor, and use the following terms to describe grain size: boulders, cobblestones, gravel, coarse sand, muddy sand, mud, beachrock coral rock.

The sea floor in the area is primarily light colored coarse sand. Sand becomes finer with depth.

10. Check the boxes which best describe the types of coastal submarine habitats existing within the immediate project area, and within 1/4 mile (1,320 ft.) from the project boundaries:

☒ corals, including soft corals

☐ salt ponds

☒ seagrass or algal beds

☒ rocky shore

☒ hard, rocky bottom

☒ sand beach

☒ sand bottom

☒ cobble beach

☐ muddy bottom

☐ developed or urbanized waterfront

☐ mangroves

☐ other (describe)

DPNR/CZM


Section IV. Environmental Effects

11. List any anticipated adverse environmental effects resulting from implementation of this project and any measures that will be taken to minimize these.

The vessel will be anchored in open sand and has been located so that it will not result in the shading of any benthic organisms. The vessel will utilized holding tanks and will not discharge any waste offshore. Refuse will be collected and holding tanks will be pumped out by the support vessel on a daily basis.

Section V. Preparation of EAR and Person(s) Consulted

12. Person(s), firm or agency preparing the EAR, by contract or other authorization:

Amy Claire Dempsey		6/11/2019
Name (Print)	(Signature)	Date
P.O. Box 132 Kingshill, St. Croix, VI		00851
Address		Zip
bioimpact@islands.vi		340 690-8445
Email Address		Telephone Number

13. Person(s) or agencies consulted:


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

**FORM L&WD-1*
JOINT PERMIT APPLICATION LETTER**

COMMISSIONER
DEPARTMENT OF PLANNING AND NATURAL RESOURCES
8100 LINDBERG BAY, STE #61
CYRIL E. KING AIRPORT TERMINAL, SECOND FLOOR
ST. THOMAS, US VIRGIN ISLANDS 00802

Dear Commissioner:

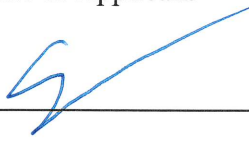
The undersigned wishes to make application to the Virgin Islands Government and the Secretary to the Army for a permit to:

moor a 120'x40' barge offshore of Mingo and Grass Cays. A barge restaurant would be operated on the barge and the barge would have 4' wide attached docks on both sides and the stern for guest docking. The two story barge would utilize holding tanks for all waste and all supplies and waste would be transported by a dedicated support vessel. Two 3 anchor bridle systems would anchor the barge. 

It is understood that approval of this application is required pursuant to Act No. 4248 of the Virgin Islands Code, and I hereby certify that the proposed activity complies with the enforceable policies of the VI CZM Act and that the development will be conducted in a manner consistent with the VI Coastal Zone Management Program.

Included in this application is the Department of the Army permit application form (ENG 4345). It is further requested that this letter and application be forwarded to the US Army Corps of Engineers, Antilles Regulatory Section, for consideration.

Signature of Applicant


(Sign)

Alex Golubitsky
(Print)

June 19, 2019

Date

Attorney-in-Fact

Official Title, if a Corporation

***Not required if the application is for the continued use and occupancy of an existing structure, and no development activities will be taking place.**

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 Application No.: _____

Application is hereby made for an ☐ Earth Change ☒ Coastal Zone Permit

1. Name, mailing address, email address and telephone number of Applicant (person/entity with legal interest in the property, to which permit will be issued)

Cowgirl Bebop, LLLP

6501 Red Hook Plaza, Suite 201

St. Thomas, VI 00802

agolubitsky@brisamax.com 832-472-6713

2. Name, mailing address, email address and telephone number of Owner of property and Agent (if any)

Owner(s) of Property

Government of the Virgin Islands

Agent

3. Location of activity. Plot No.: n/a PIN No.: n/a - DPNR/CZM - Concurry

Estate: n/a Island: n/a

- 4a. Zoning District: n/a

- 4b. State type of Land Uses as specified in the VI Zoning Law, which are applied for (e.g., restaurant, hotel, single-family dwelling, etc.)

Bar/Restaurant

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

Jeff Bateman, The Green Piece Engineering, LLC.

5001-12 Chlanders Wharf

Christiansted, St. Croix, VI 00820

340 778-7474 jeff@thegreenpiece.us

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

Moor 120'x40' barge with attached 4' wide docks on two-3 screw anchor bridle systems in uncolonized sand between Mingo Cay and Grass Cay. The two story barge will use holding tanks for all waste and a dedicated support vessels will carry supplies and waste to and from barge. Up to eight moorings on screw anchors will be installed for guest.

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

7. Date activity is proposed to start As soon as permit are granted; be completed 1 month
8. Classification of minor or major permit. Check one:
- ☒ Minor Permit Application
- ☐ Major Permit Application

State below which criterion applies in making above check.

Scope

9. 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 the proposed project will comply with the applicable territorial air and water quality standards, 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 Department of Planning and Natural Resources, or other environmental protection agencies, for the purpose of making inspection regarding this application. To the best of my knowledge and belief, the information provided herein is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities.

Signature of Applicant ~~or Agent~~ (if not owner)

Sign  Alex Golubitsky June 19, 2019

Signature of Owner(s) of the property (Required)

 Sign _____ Print _____ Date 06/19/19

Sign
Print
Date

FOR DEPARTMENT USE ONLY
Inspector Record

Date Inspected: _____

- ☐ Application Approved
 - ☐ Application Disapproved

Inspector's Remarks: _____

Inspector

Date

Commissioner, Planning & Natural Resources

Date

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, _____ being duly sworn depose and say that:
Applicant(s)* (or John Doe of Entity Applicant)

1. _____ am/are/is the (check one below)
(I/We or Entity/Applicant)

☐ Record title owner (fee simple) ☐ Lessee ☐ Other (specify) DPNR/CZM

Of the real property described as Parcel No(s) _____

Estate n/a Quarter _____ Island n/a

***This Form seeks to establish the relationship of the Applicant to the property where activity will occur.**

***Applicant(s) is required to provide documentation for legal interest stated above (e.g. deed, lease, etc.)**

***If applicant is a Trust: please provide trust declaration appointing Trustee"**

***Property tax clearance letter from the Lieutenant Governor's Office.**

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:

Signature Date

Signature Date

Print

Print

The foregoing instrument was acknowledged before me this ____ day of _____

20 ____ by _____ at _____ county
(Name or Name/Title of Entity)

of _____.

Notary Public

My Commission expires

GOVERNMENT OF
THE VIRGIN ISLANDS OF THE UNITED STATES
-0-
VIRGIN ISLANDS BUREAU OF INTERNAL REVENUE

(DPNR FORM L&WD-6)
APPLICATION FOR TAX FILING AND PAYMENT STATUS REPORT**

Date: June 19, 2019

The applicant identified below hereby requests a letter certifying his or her tax filing and payment status for the purpose of receiving a Coastal Zone Management Permit from the Virgin Islands Department of Planning and Natural Resources pursuant to Act 5270, amending Sections 910 (a)(2) and 911 (d)(2) of the Coastal Zone Management Act (Title 12, Chapter 21, Virgin Islands Code). The applicant authorizes the Bureau of Internal Revenue to disclose any taxpayer information necessary to process this application to the Virgin Islands Department of Planning and Natural Resources, who may make such further disclosures as are necessary to carry out the requirements of the Coastal Zone Management Act, as amended.

Name: _____

Business Name: Cowgirl Bebop, LLLP

EIN/TIN: 66-0911822

SSN: _____

Please Indicate:

- ☐ *Corporation
☒ *Partnership
☐ Individual
☐ Other

Type of Business: Holding Company

Please check forms that you use:

- ☐ 1120, ☐ 1065, ☐ 1040, ☐ 941VI,
☐ 722VI, ☐ 720B, ☒ 720VI,
☐ other (list)

Date Business Started: November 30, 2018

Person Representing Applicant: Alex Golubitsky Position: General Counsel

Signature: _____

Mailing Address: 6501 Red Hook Plaza, Suite 201, St. Thomas, VI 00802

Date: 06/19/19 Telephone Number: (832) 472-6713

Reply to: 6115 Estate Smith Bay, suite 225, St. Thomas VI 00802 – 340-715-1040(phone), 340-774-2672(fax)
or 4008 Estate Diamond, St. Croix VI 00820 – 340-773-1040(phone), 340-773-1006(fax)

* Partnership and/or Corporations must list partners/ corporate officers, social security numbers and addresses on a separate sheet and attach it to this application.

THIS FORM IS TO BE SUBMITTED TO VIBIR UPON COMPLETION

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

FORM L&WD-7
CORPORATION/ASSOCIATION APPLICATION
(To be used when a corporation or association is making a Permit Application in Tier I)

(Corporation or Association Name)

By: _____
(Signature)
President or Vice-President or equivalent

Title/Position (Print)

Print

WITNESS:

ATTEST: _____
Secretary (or equivalent) Signature

Secretary (or equivalent) Print

Seal

On this ____ day of _____, 20____, before me the undersigned officer, personally appeared _____
_____, who acknowledges himself to be the _____
of _____; that he executed the foregoing instrument in the capacity above and has the
authority to execute this application on behalf of the company.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year above written.

Include Supporting Documents:

1. Compliance with Act No. 5270 by providing:
 - (a) Tax clearance letter from the Bureau of Internal Revenue
 - (b) Property tax clearance letter from the Lieutenant Governor's Office.
 - (c) Corporations and Associations: Certificate of Good Standing or equivalent, organizational documents & Amendments (Articles, Bylaws, Operating Agreement, Declarations)
 - (d) Corporate Resolution (or equivalent) authorizing action on behalf of the company.

**U.S. ARMY CORPS OF ENGINEERS
APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT**
33 CFR 325. The proponent agency is CECW-CO-R.

*Form Approved -
OMB No. 0710-0003
Expires: 30-SEPTEMBER-2015*

Public reporting for this collection of information is estimated to average 11 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of the collection of information, including suggestions for reducing this burden, to Department of Defense, Washington Headquarters, Executive Services and Communications Directorate, Information Management Division and to the Office of Management and Budget, Paperwork Reduction Project (0710-0003). Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number. Please DO NOT RETURN your form to either of those addresses. Completed applications must be submitted to the District Engineer having jurisdiction over the location of the proposed activity.

PRIVACY ACT STATEMENT

Authorities: Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Marine Protection, Research, and Sanctuaries Act, Section 103, 33 USC 1413; Regulatory Programs of the Corps of Engineers; Final Rule 33 CFR 320-332. Principal Purpose: Information provided on this form will be used in evaluating the application for a permit. Routine Uses: This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of a public notice as required by Federal law. Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can a permit be issued. One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and/or instructions) and be submitted to the District Engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned.

(ITEMS 1 THRU 4 TO BE FILLED BY THE CORPS)

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED	4. DATE APPLICATION COMPLETE
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(ITEMS BELOW TO BE FILLED BY APPLICANT)

5. APPLICANT'S NAME First - Middle - Last - Company - E-mail Address -		8. AUTHORIZED AGENT'S NAME AND TITLE (agent is not required) First - Amy Middle - Claire Last - Dempsey Company - Bioimpact, Inc. E-mail Address - bioimpact@islands.vi	
6. APPLICANT'S ADDRESS: Address - City - State - Zip - Country -		9. AGENT'S ADDRESS: Address - PO Box 132 City - Kingshill State - VI Zip - 00851 Country - USA	
7. APPLICANT'S PHONE NOs. w/AREA CODE a. Residence b. Business c. Fax		10. AGENTS PHONE NOs. w/AREA CODE a. Residence b. Business c. Fax 340 690 8445 340 718-3800	

STATEMENT OF AUTHORIZATION

11. I hereby authorize, **Amy Claire Dempsey** to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application.

SIGNATURE OF APPLICANT

June 19, 2019
DATE

NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY

12. PROJECT NAME OR TITLE (see instructions)			
13. NAME OF WATERBODY, IF KNOWN (if applicable) Pillsbury Sound		14. PROJECT STREET ADDRESS (if applicable) Address n/a	
15. LOCATION OF PROJECT Latitude: N 18.35868 Longitude: W 64.62522		City - n/a State - Zip -	
16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (see instructions) State Tax Parcel ID n/a Municipality Section - n/a Township - n/a Range - U.S. Virgin Islands			

17. DIRECTIONS TO THE SITE

The proposal is the moor the vessel between Mingo Cay and Grass Cay in the northern portion of Pillsbury Sound. The site is only accessible by boat.

18. Nature of Activity (Description of project, include all features)

The applicant proposes to operate a restaurant bar offshore in Pillsbury Sound. The barge will be 120' in length and 40' in width and will have 4' wide docks running the length of both sides and the aft of the vessel. The barge will be anchored on two 3-helix anchor bridle systems with floated chains so that they do not scour the seafloor. The barge will use holding tanks for all waste and will have no discharges. A dedicated support vessel will pump out the holding tanks and carry supplies and refuse to and from the vessel. Up to 8 moorings on helix type anchors will be installed. The mooring site is uncolonized sand. The mooring sites are uncolonized sand.

19. Project Purpose (Describe the reason or purpose of the project, see instructions)

The purpose of the project is to create an offshore bar/restaurant in the US Virgin Islands. There are very few places boater can stop to have lunch or a drink while boating. The few sites where dockage is available for restaurants it does not cater to the restaurant and dockage is expensive. This project will provide a much needed amenity to Virgin Islands boaters.

USE BLOCKS 20-23 IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED

20. Reason(s) for Discharge

No discharge

21. Type(s) of Material Being Discharged and the Amount of Each Type in Cubic Yards:

Type Amount in Cubic Yards	Type Amount in Cubic Yards	Type Amount in Cubic Yards
0	0	0

22. Surface Area in Acres of Wetlands or Other Waters Filled (see instructions)

Acres 0

or

Linear Feet

23. Description of Avoidance, Minimization, and Compensation (see instructions)

The barge is located in uncolonized sand and will have no shading impacts. The anchors will be placed in uncolonized sand and will have no impact on benthic organisms. The barge will not discharge any waste and will use holding tanks. Dockage and moorings will be provided and anchoring will be discouraged.

24. Is Any Portion of the Work Already Complete? ☐ Yes ☒ No IF YES, DESCRIBE THE COMPLETED WORK

25. Addresses of Adjoining Property Owners, Lessees, Etc., Whose Property Adjoins the Waterbody (if more than can be entered here, please attach a supplemental list)

a. Address-

City -

State -

Zip -

b. Address-

City -

State -

Zip -

c. Address-

City -

State -

Zip -

d. Address-

City -

State -

Zip -

e. Address-

City -

State -

Zip -

26. List of Other Certificates or Approvals/Denials received from other Federal, State, or Local Agencies for Work Described in This Application.

AGENCY	TYPE APPROVAL*	IDENTIFICATION NUMBER	DATE APPLIED	DATE APPROVED	DATE DENIED
DPNR/CZM	Minor Permit		Concurrent		
DPNR/DEP	WQC		Concurrent		

* Would include but is not restricted to zoning, building, and flood plain permits

27. Application is hereby made for permit or permits to authorize the work described in this application. I certify that this information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF AGENT

DATE

The Application must be signed by the person who desires to undertake the proposed activity (applicant) or it may be signed by a duly authorized agent if the statement in block 11 has been filled out and signed.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.

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




FORM L&WD-7
CORPORATION/ASSOCIATION APPLICATION
(To be used when a corporation or association is making a Permit Application in Tier I)

Cowgirl Bebop, LLLP

(Corporation or Association Name)

By: _____


(Signature)

President or Vice-President or equivalent

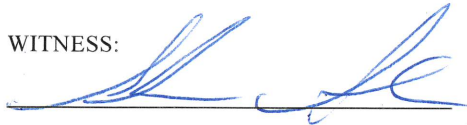
Executive VP of the General Part.

Title/Position (Print)

Kayla D. Bruzzese

Print

WITNESS: _____



ATTEST: _____

Secretary (or equivalent)

Signature

Alex Golubitsky - Attorney in Fact

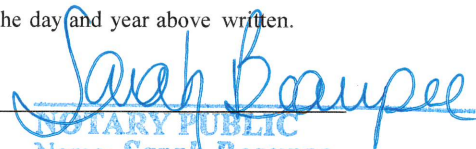
Secretary (or equivalent)

Print

Seal

On this 19th day of June, 20 19, before me the undersigned officer, personally appeared _____
Kayla D. Bruzzese, who acknowledges herself to be the Executive Vice President of the General Partner
of Cowgirl Bebop, LLLP; that she executed the foregoing instrument in the capacity above and has the
authority to execute this application on behalf of the company.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year above written.


NOTARY PUBLIC

Name: Sarah Beaupre

My Commission Exp: November 11, 2020

NP Commission #: NP-92-16

St. Thomas/St. John, USVI District

Include Supporting Documents:

1. Compliance with Act No. 5270 by providing:

- Tax clearance letter from the Bureau of Internal Revenue
- Property tax clearance letter from the Lieutenant Governor's Office.
- Corporations and Associations: Certificate of Good Standing or equivalent, organizational documents & Amendments (Articles, Bylaws, Operating Agreement, Declarations)
- Corporate Resolution (or equivalent) authorizing action on behalf of the company.

**RESOLUTION
OF
COWGIRL BEBOP, LLLP**


June 19, 2019

Reference is made to that certain Limited Liability Limited Partnership Agreement of November 30, 2018, Section VII. The WOPRT, LLC, the general partner of Cowgirl Bebop, LLLP has the authority to purchase, lease or otherwise acquire any real or personal property on behalf of Cowgirl Bebop, LLLP. It is therefore RESOLVED that:

Cowgirl Bebop, LLLP shall take all necessary steps to obtain a development permit from the United States Virgin Islands Department of Planning and Natural Resources; and

Cowgirl Bebop, LLLP shall use and retain whatever professionals necessary to obtain such permit including, without limitation, Amy Dempsey, Brianne Beatty, and Alex Golubitsky, and that such individuals may take whatever action necessary on behalf of Cowgirl Bebop, LLP to obtain such permit.

IN WITNESS WHEREOF, the undersigned has executed this Resolution as of the date first above set forth.

By: 
Name: William O. Perkins, III
Title: Managing Member of the General Partner

**ENVIRONMENTAL ASSESSMENT REPORT
FOR
THE MOORING OF A
RESTAURANT/BAR
PILLSBURY SOUND, U. S. VIRGIN ISLANDS**



**SUBMITTED TO
THE OFFICE OF COASTAL ZONE MANAGEMENT
DEPARTMENT OF PLANNING AND NATURAL RESOURCES
GOVERNMENT OF THE VIRGIN ISLANDS**

U.S. ARMY CORPS OF ENGINEERS

**SUBMITTED BY
COWGIRL BEBOP, LLLP**

**PREPARED BY
BIOIMPACT, INC.
P.O. BOX 132 KINGSHILL
ST. CROIX, U.S. VIRGIN ISLANDS 00851
AND
BCSC DOSPIVA
5001-12 CHANDLER'S WHARF
CHRISTIANSTED, ST. CROIX, U.S. VIRGIN ISLANDS 00820**

JUNE 2019

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Appendix I

**Qualification Statement Bioimpact, Inc.
BCSC Dospiva**

1.00 NAME AND ADDRESS OF APPLICANT

Cowgirl Bebop, LLLP
6501 Red Hook Plaza #201 St. Thomas, USVI 00802

2.00 LOCATION OF PROJECT

The proposed mooring site is located in Pillsbury Sound near Mingo Cay and Grass Cay. The proposed mooring site would place the bow of the barge at 18.35868°N Latitude and 64.82522°W Longitude.

The following location maps depict the mooring site in reference to adjacent cays, and vicinity in the U.S. Virgin Islands.

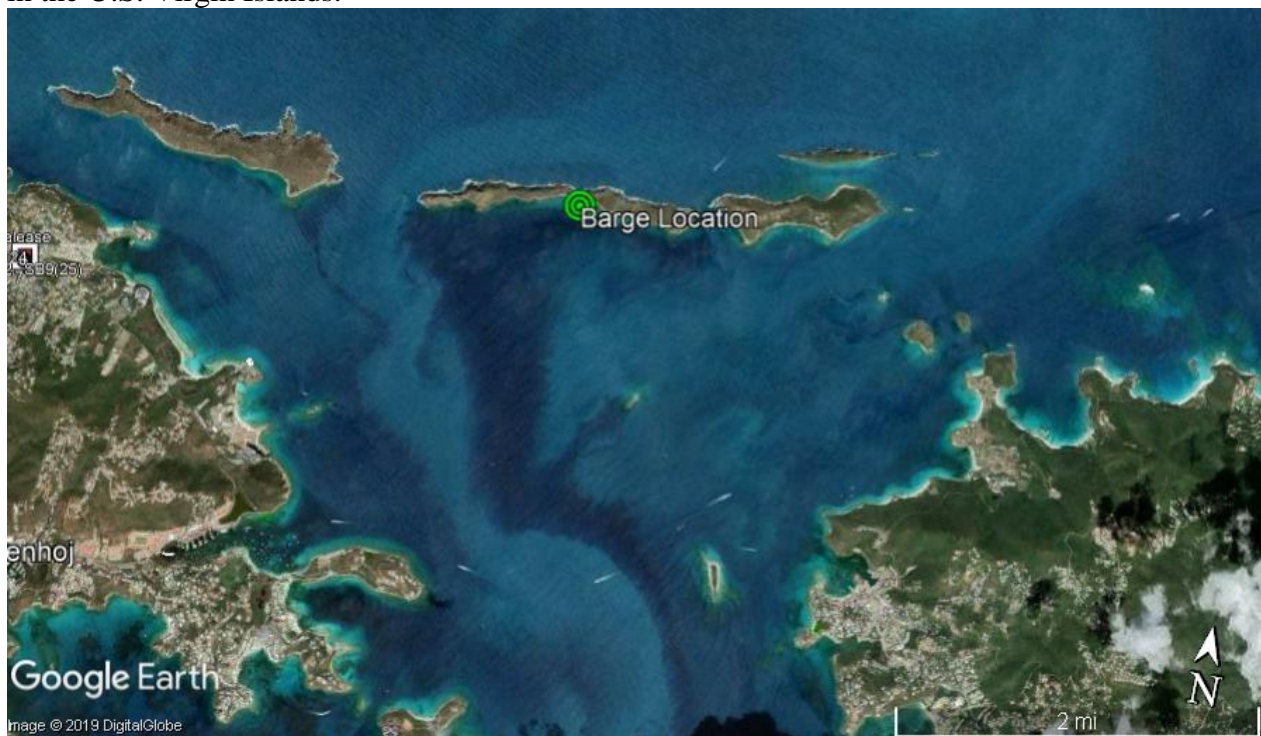


Figure 2.00.1 Location of Proposed Barge Location in Pillsbury Sound

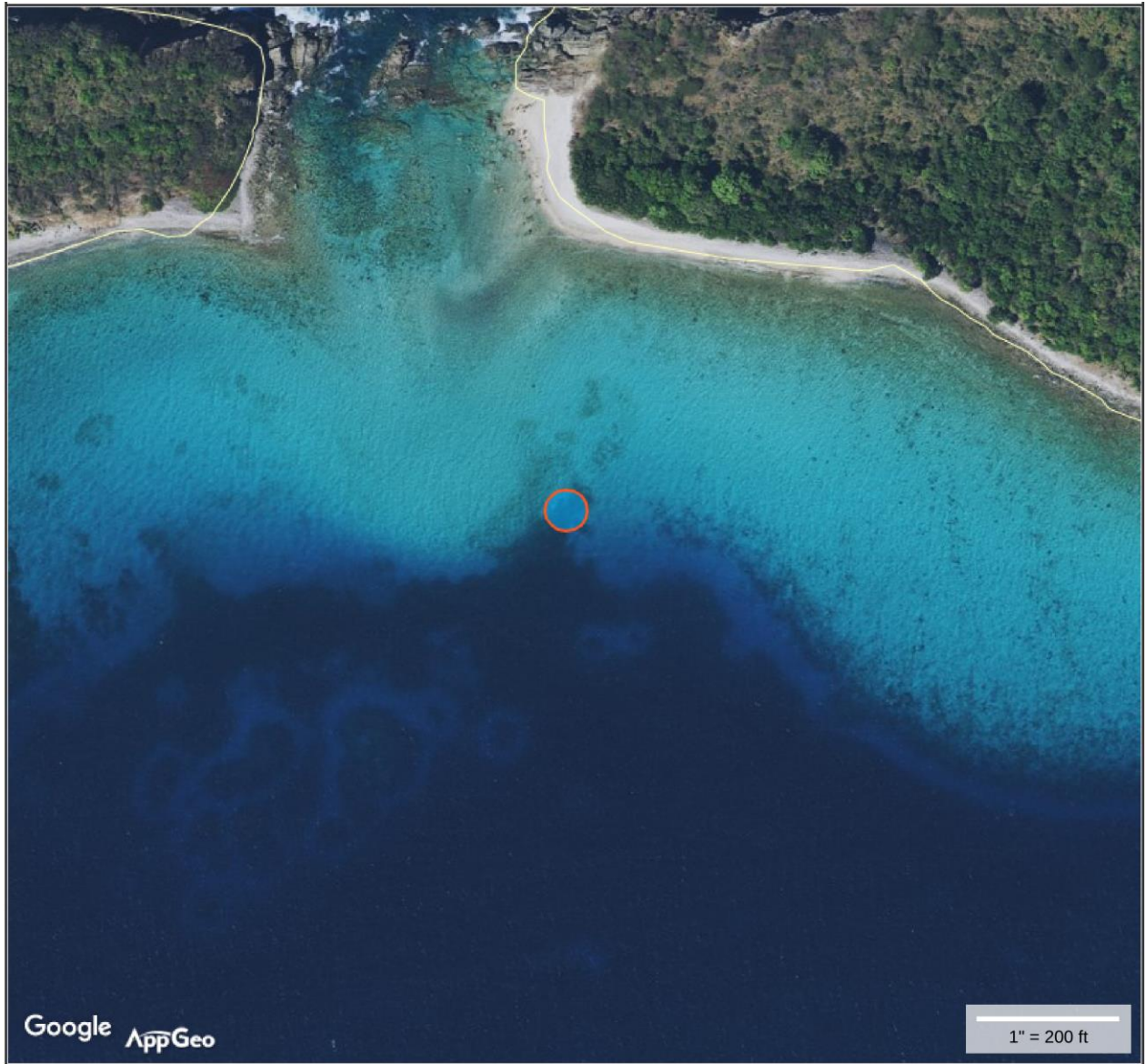


Figure 2.00.2 Location of mooring in reference to Mingo and Grass Cays.

3.00 ABSTRACT

Cowgirl Bebo, LLLP wishes to make application to the Virgin Islands Government for a Minor CZM Water and to the U.S. Army Corps of Engineers moor a barge to be used as a bar/restaurant in Pillsbury Sound, U.S. Virgin Islands. The barge location has been selected after a detailed survey for a location which was minimally, had suitable sea conditions, and would provide additional uncolonized area for mooring of vessels.

The 120' by 40' barge would have holding tanks for wastewater so that no discharges are required and would have a dedicated supply vessel which would bring potable water and supplies and would pump out the wastewater holding tanks. The barge would utilize solar power and propane for cooking and for a backup generator when needed. The barge would provide 4' wide docks on three sides to allow for the docking of guest vessels. And an additional 8 additional moorings would be provided in the event there was no room at the barge side docks.

The floating bar/restaurant would be a U.S. Virgin Islands destination for locals and visitors alike who wish to experience and afternoon or evening on the water.

4.00 STATEMENT OF OBJECTIVES SOUGHT BY THE PROPOSED PROJECT

The objective of the application is to permit a floating bar/restaurant in Pillsbury Sound.

5.0 DESCRIPTION OF PROJECT

5.1 Summary of Proposed Activity

The barge will be 120' in length and 40' in width and have a draft of 5'. The bar/restaurant will be a 2-story open frame pre-fabricated steel structure with an enclosed office, and bar and grill. The barge will have 2000 gallon potable water tank which will be filled as necessary by the support vessel. The barge will have 2000 gallon waste-water tank which will be pumped out by the service vessel when it reaches 75% capacity. The barge will have solar panels on the roof and will use solar power. The restaurant will use propane for cooking and will have a backup propane generator when needed.

The barge will have 4' width grated decking docks on the port, starboard and aft for vessels to tie up to. The barge will be anchored by two 3 screw anchor mooring systems with floated lines. The 8 mooring anchors will all utilize screw anchors and will have floated lines.

The anchors will be installed by divers and the barge/bar/restaurant will be assembled offsite and brought by the service vessel and attached to the moorings.

5.01a Purpose of Project

The purpose of the application is to permit the mooring of a bar/restaurant within Pillsbury Sound to provide a U.S. Virgin Islands destination for boats to eat and drink.

5.01b Presence and Location of Any Critical Areas and Possible Trouble Spots

The selected location for the barge moorings and the boat mooring are minimally colonized by algal species and *Halophila stipulacea*. There are a few scattered pieces of coral rubble which is colonized by fire coral, hydroids, and algal species. There is some very sparse *Halodule wrightii* in the area which is avoided by both the barge and the moorings. There are hard corals at locations farther to the east and west and these areas were avoided to prevent shading impacts.

The barge will have no discharges and will utilize holding tanks for septic and gray-water wastes. A dedicated support vessel will carry supplies and provide pump-out and refuse collection services.

Cowgirl Bebop, LLLP will discourage anchoring to protect the surrounding resources and will request that if all mooring at full that vessels take care to anchor in the open sand to avoid impact to scattered coral colonized rocks. Cowgirl Bebop, LLLP will not be encouraging swimming or jumping off the barge to prevent accidents.

The vessel will post signage on the barge stressing the importance of watching out for marine mammals and sea turtles while boating.

5.01c Proposed Methods of Construction

The barge bar/restaurant will be constructed offsite and will be towed by the support vessel to the site after the anchors have been placed by divers.

5.01d Provisions to Limit Site Disturbance

Surveys were done of various sites on the north shore of St. Thomas, off the surrounding Cays and within Pillsbury Sound. The requirements for a location were that there be adequate open sand and minimally colonized bottom for both the barge and the 8 surrounding moorings. The site also had to be protected enough to make the barge comfortable for guest. Locations off Thatch and further east and west off Mingo and Grass Cay were rejected due to colonization by benthic organisms.

The barge will use a two 3 screw anchor mooring system with floated chains and lines to prevent bottom disturbance

In the event of inclement weather, the barge will be taken off the moorings and transported to a safe mooring location or taken out of the water at the drydock.

5.01e Sediment Control Methods to be Implemented

The proposed mooring will have no turbidity impacts therefore no sediment controls are necessary.

5.01f Schedule for Construction Activities and Implementation of Sediment Control Measures

The barge will be assembled off site and the moorings will be installed by divers prior to the arrival of the barge at the site. The proposed mooring will have no turbidity impacts therefore no sediment controls are necessary.

5.01g Maintenance of Sediment and Siltation Control Measures

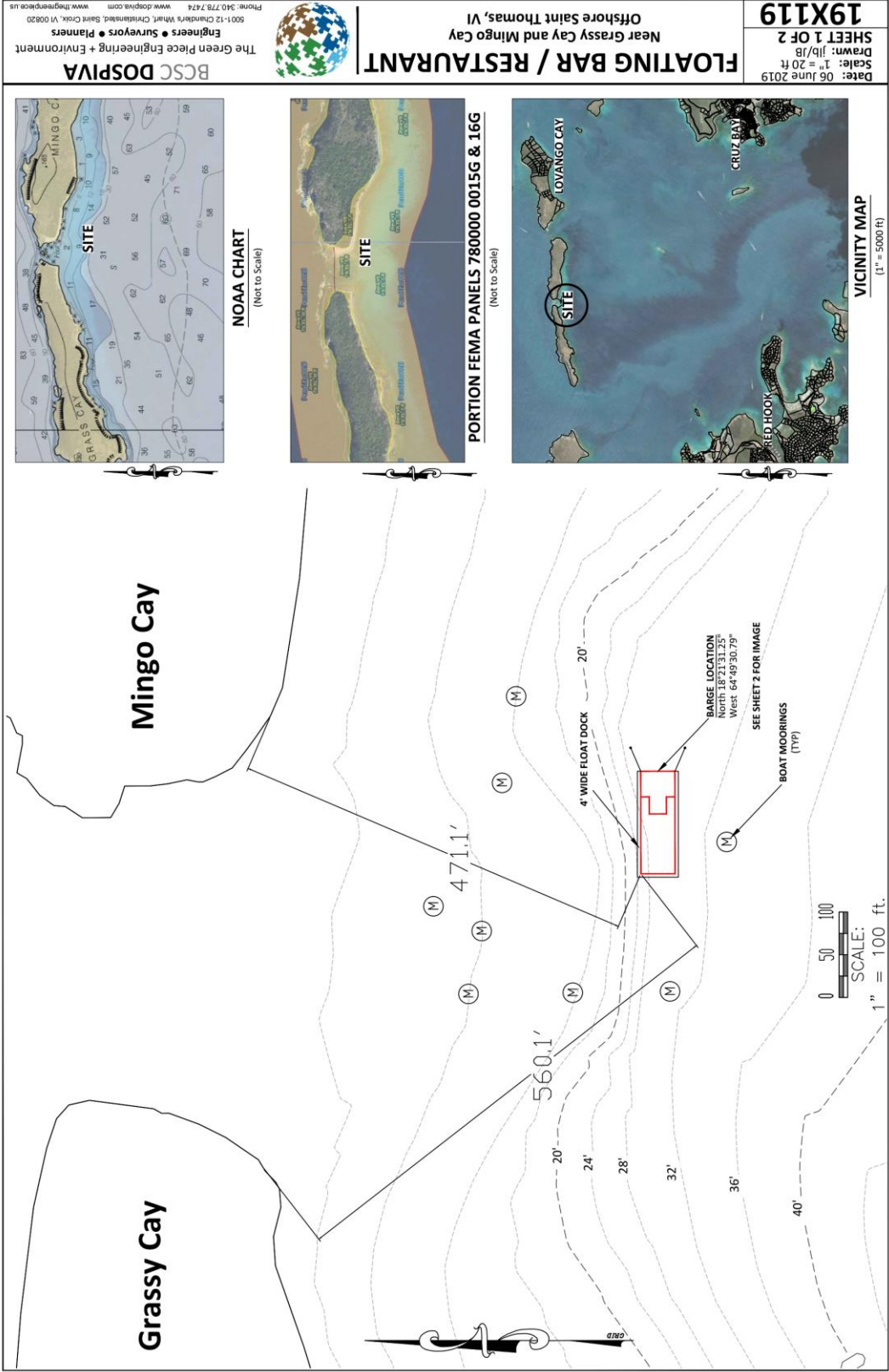
The proposed mooring will have no turbidity impacts therefore no sediment controls are necessary.

5.02 Exhibits and Drawings

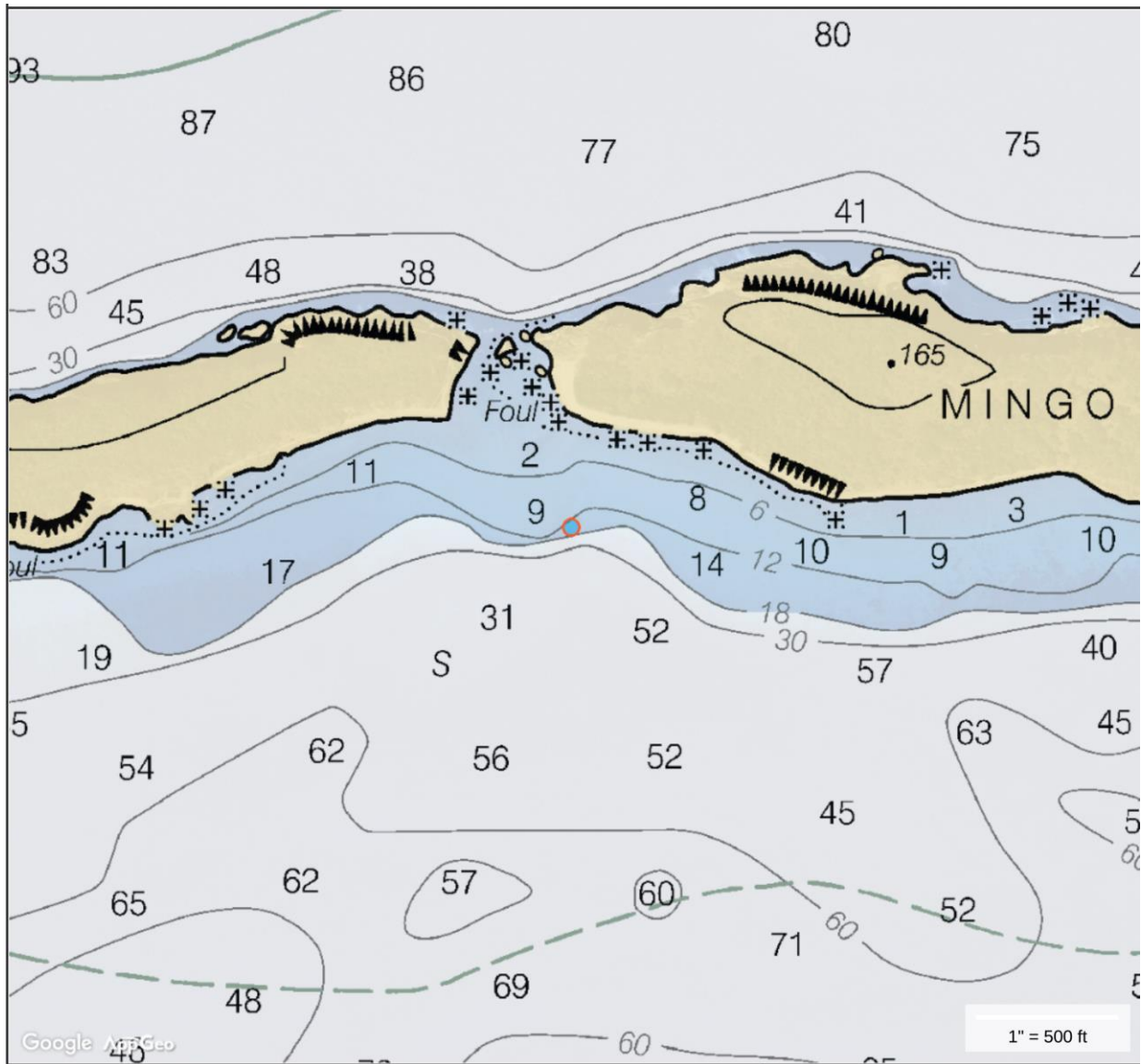
Drawing	Page
Site Plan	6
Details	7
Bathymetric Chart	8

5.03 Project Workplan

- Assemble Barge Bar/Restaurant offsite
- Divers Install Screw Anchors
- Support Vessel Delivers Barge







6.0 ENVIRONMENTAL SETTING AND PROBABLE PROJECT MODIFICATIONS

6.01 Marine Resources and Habitat Assessment

The barge mooring location is proposed offshore of Mingo and Grass Cays. The barge will be more than 400' from Mingo Cay and more than 500' from Grass Cay. The barge will be anchored on a slope which goes from 14' to 25'. There is scattered coral colonized rubble off both Mingo and Grass Cay and a location was found between the two without coral colonized rubble and with minimal algal colonization. *Halophila stipulacea* is found below 22' along the southern edge of barge location and within the footprint of one of the moorings.

Benthic Community Survey Methods

Benthic surveys were undertaken in May and June of 2019. Belt transects were swam and species identified. The area was measured to ensure sufficient area for the proposed barge. Divers in combination with a vessel mounted GPS were used to locate significant features.

Figure 6.06.1 provides the Benthic Habitat Map provided by NOS, NOAA. The NOS Benthic Habitat Map shows the mooring as open sand.

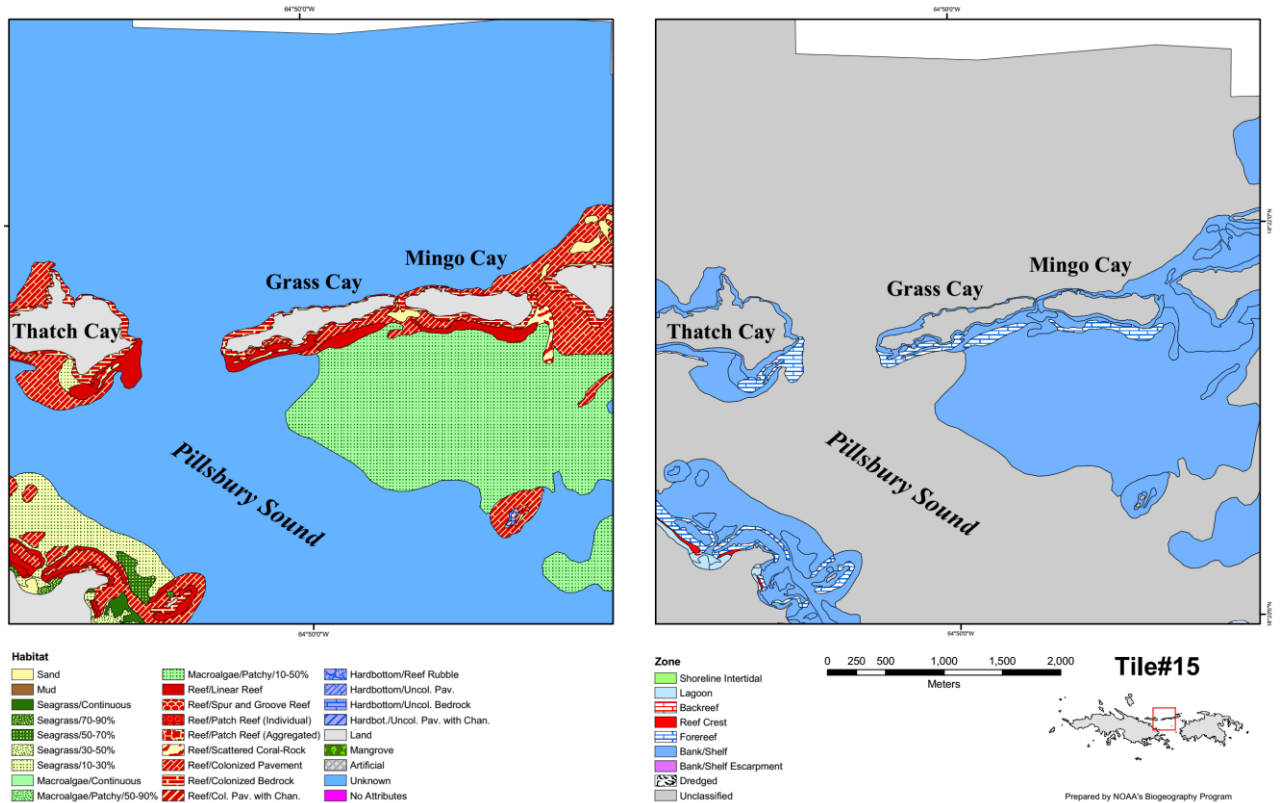


Figure 6.06.1 NOS Benthic Habitat Map

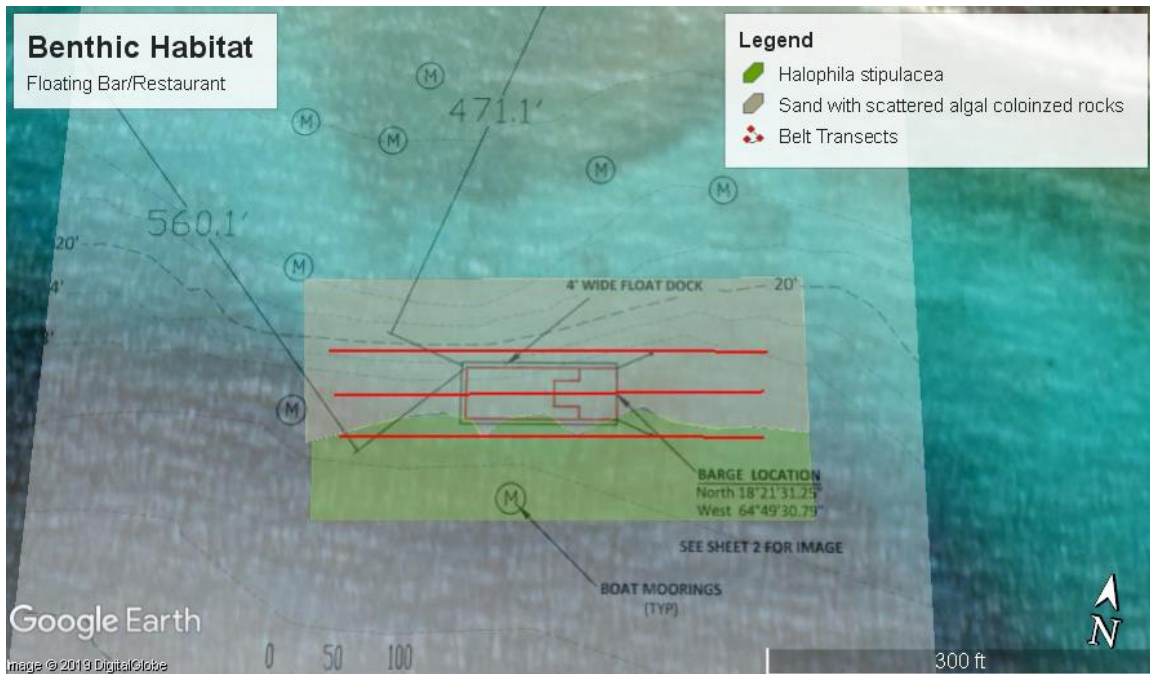


Figure 6.06.2 Transects and benthic habitats found within the vicinity of the barge mooring.

The Benthic Community

The seafloor in the area is soft unconsolidated sand with widely scattered pieces of coral rubble. Most of the rubble is uncolonized but a few pieces were colonization by fire coral (*Millepora alcicornis*), hydroids (*Sertularella sp.* and *Pennaria sp.*) and algal species including *Dictyota sp.*, *Halimeda sp.*, *Wrangelia sp.*, *Sargassum sp.* and *Galaxaura sp.* There is a small amount of very sparse shoal grass (*Halodule wrightii*) in the shallows before the water deepens and some of this is mixed with *Halophila stipulacea*. Care was taken to put the moorings so they avoided the *Halodule*.

There is a sand slope which drops from about 14' to over 20' and *Halophila stipulacea* was found very sparsely shallower than 22ft. and became abundant below 22ft forming a dense bed.

Noted in the area were sand tilefish (*Malacanthus plumieri*), sting rays (*Dasyatis americana*), slippery dick (*Halichoeres bivittatus*), razor fish (*Xyrichtys spp*) and yellowhead jaw fish (*Opistognathus aurifrons*). There were numerous conch and helmet shells and all were inhabited by giant hermit crabs (*Petrochirus Diogenes*). There were also areas colonized by garden eels (*Heteroconger longissimus*).



The area is minimally colonized in the areas shallower than 22ft.



There is one area of approximately 15'x20' which is colonized by a mixture of *H. wrightii* and *H. stipulacea*.



There is sparse scattered coral rubble, most is uncolonized but some of the rubble is colonized by fire coral, hydroids and algal species.



The *H. stipulacea* is sparse along the edge of its bed but quickly becomes dense.



The giant hermit crabs were common in the area, and several sting rays were noted foraging. Garden eels were found on the sands slope.

Impact of Barge and Moorings

The selected location for the barge moorings and the boat mooring are minimally colonized by algal species, and several of the cobbles in the area have *Millepora* spp., hydroid and algal colonization. There should be no impact due to shading by the barge. The barge will use a two 3 screw anchor mooring system with floated chains and lines to prevent bottom disturbance. The moorings will also use screw anchors with floated lines. The bottom disturbance should be minimal.

The barge will have no discharges and will utilize holding tanks for septic and gray-water wastes. A dedicated support vessel will provide pump-out and refuse collection services. The holding tanks should be closely monitored to ensure that they are pumped out when

they reach 75% capacity to prevent spillage or overflows.

Cowgirl Bebop, LLLP will discourage anchoring to protect the surrounding resources and will request that if all mooring at full that vessels take care to anchor in the open sand to avoid impact to scattered coral colonized rocks. Anchoring should rarely occur since there is sufficient dockage and moorings for the bar/restaurants capacity and vessel could raft up to each other if necessary.

The vessel will post signage on the barge stressing the importance of watching out for marine mammals and sea turtles while boating.

In the event of inclement weather, the barge will be taken off the moorings and transported to a safe mooring location or taken out of the water at the drydock.

The floating bar/restaurant should have minimal environmental impact due to its location, the mooring installations, and proposed holding tanks.

APPENDIX I

The background of the entire page is an underwater photograph of a coral reef. A large, branching, light-colored coral structure dominates the center, with various other coral species and green seaweed visible in the foreground and background. Sunlight filters down from the surface, creating a dappled light effect.

BIOIMPACT, INC.

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BIOIMPACT, INC. QUALIFICATION STATEMENT

Bioimpact, Inc. is a Virgin Islands Corporation licensed to do business in the Virgin Islands Since 1986.

Bioimpact, Inc. is qualified to conduct and prepare both terrestrial and marine Environmental Assessment Report required by the Department of Planning and Natural Resources, Division of Coastal Zone Management, and the U.S. Army Corps of Engineers.

Amy Claire Dempsey, principal of **Bioimpact, Inc.** is certified in wetland delineation by the National Wetland Science Training Cooperative to establish wetland jurisdictional limits for the U.S. Army Corps of Engineers.

Bioimpact, Inc. is experienced in the creation and implementation of wetland mitigation programs.

Bioimpact, Inc. is experienced in developing and implementing marine water quality monitoring programs and long term photographic monitoring of the benthic environment. Amy Claire Dempsey, principal of **Bioimpact, Inc.** is an EPA certified water sampler and analyst.

Bioimpact, Inc. has successfully designed and implemented large scale coral and seagrass transplant programs.

Bioimpact, Inc. is experienced in cable landfall studies and the establishment of routes for undersea cables and monitoring of cable installations to minimize impact.

Bioimpact, Inc. is experienced in endangered species surveys included the endangered coral, as well as terrestrial flora and fauna species and is experienced in preparing Biological Assessments for National Marine Fisheries and Fish and Wildlife Service.

Bioimpact, Inc. is experienced in the transplant and monitoring of Environmental Protection Act (ESA) listed coral species as authorized under “take permits” from National Marine Fisheries Service.

Bioimpact, Inc. is experienced in preparing Environmental Assessments for federal permitting and the issuance of Findings of No Significant Impact.

Bioimpact, Inc. is experienced in the preparations of Phase I Environmental Site Assessments as set forth in the ASTM Standard Practice Designation E 1527-13 and All Appropriate Inquires and Phase II Environmental Site Assessments as set for in ASTM E1903 – 11.

Bioimpact, Inc. is experience in the development and implementation of sampling plans to detect and delineation hazardous materials and petroleum products.

Bioimpact, Inc. is experience in conducting deep water ROV surveys up to 1000ft, and has all the necessary equipment to undertake these studies.

Bioimpact, Inc. has conducted environmental studies in the U.S. Virgin Islands, Puerto Rico, British Virgin Islands, throughout the Caribbean and in the Florida Keys.

PARTIAL JOB LIST UP-DATED March 2018

MONITORING PROGRAMS

2014-2018 Development and Implementation of the Environmental Monitoring Plans for the Conversion of VIWAPA to LPG for Vitol.

2014-2018 Development and Implementation of the Environmental Monitoring Plans for the Development of a Dolphin Exhibit for Coral World (VI), Inc.

2013-2018 Development and Implementation of the Water Quality and Environmental Monitoring related to the dredging of the Crown Bay Marine Terminal and Turning Basin.

2016 Development and Implementation of the Water Quality Monitoring Plan for the WICO Emergency Bulkhead replacement.

2013 –2015 Environmental Monitoring of the wetland created as mitigation for the development of VIWMA's St.Croix Transfer Station

2013-2018 Development and Implementation of the Monitoring Plans for VIDPW's Improvements to Veterans Drive St. Thomas


2013-2018 Development and Implementation of the Monitoring Plans for VIPA's Maintenance Dredging of Crown Bay Marina, St. Thomas

2013-2018 Development and Implementation of the Monitoring Plans for Westin Resorts Permitting of the dock and Improvements of Drainage, St. John

2012 –2018 Development and Implementation of the Monitoring Plans for viNGN's Cable System in the USVI.

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- The background of the page is a faded, light blue underwater photograph of a coral reef. Various types of coral, including branching and table corals, are visible against a slightly hazy blue water background.
- 2011-20198** Water Quality and Environmental Monitoring Program for the increase in discharge from the Frenchman's Reef Hotel, St. Thomas
- 2010-2012** Development of the Water Quality and Environmental Monitoring Program for the development of Thatch Cay, with special emphasize on the ESA listed coral species
- 2009** Establishment of the baseline for the dredging of Charlotte Amalie Harbor and entrance channel and the filling of the dredged hole in Lindbergh Bay, St. Thomas for West Indies Company
- 2009 – 2010** Water Quality Monitoring Plan for the Construction of the dock at Frenchman's Cove, St. Thomas for Marriott Vacation Club, Inc.
- 2009-2015** Environmental Monitoring for the development of Oil Nut Bay, and YCCS Yacht Club, Virgin Gorda, BVI, for Victor International
- 2008-2009** Environmental Monitoring of the development of Scrub Island, BVI, for MainSail Development, LLC
- 2007 – 2010** Water Quality Monitoring for the development of the Calabash Boom Affordable Housing Complex in Calabash Boom, St. John for Reliance Housing
- 2007 - 2009** Water Quality and Environmental Monitoring for the Subdivision of 77 acres in Hansen Bay, St. John, for Flamboyant
- 2006- 2008** Water Quality Monitoring for the dredging of the Sand Channel for the V.I. Water and Power Authority
- 2006-2007** Water Quality Monitoring for the renovations to the Ritz Carlton Hotel, St. Thomas for Ritz Carlton
- 2006 - 2010** Environmental monitoring for the placement of undersea cables at the Global Crossing Cable Station in St. Croix for Global Crossing Network, ALCATEL and TYCO
- 2005-2007** Water Quality Monitoring for the dredging of Crown Bay, St. Thomas for the V.I. Port Authority
- 2005- 2006** Water Quality and Environmental Monitoring for Improvements to the Redhook Marine Terminal for the V.I. Port Authority
- 2004 - 2011** Water Quality and Environmental Monitoring for the construction of the Pond Bay Resort, St. John for First American Development Group

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- 2003 - 2006** Water Quality Monitoring for the construction of the Enighed Pond Marine Terminal, St. John, for the V.I. Port Authority
- 2002 - 2008** Water Quality and Environmental Monitoring for the development of Marine Amenities on the island of Lovango, St. John, for the Joseph Markus Trust
- 2003 - 2004** Water Quality Monitoring for the development of the Crown Bay Marine Terminal, St. Thomas for the V.I. Port Authority
- 2002-2005** Water Quality Monitoring for the improvements to the Gallows Bay Marine Terminal, St. Croix, for the V.I. Port Authority
- 1999-2006** Water Quality Monitoring for repairs to the Frederiksted Pier, St. Croix, for the V.I. Port Authority
- 2001-2008** Coral Transplant Monitoring for the Enighed Pond Marine Terminal, St. John, for the V.I. Port Authority
- 2001- 2007** Coral Transplant Monitoring for the Mangrove Lagoon Sewage Treatment Plant Outfall, St. Thomas for the V.I. Department of Public Works
- 2000 - 2003** Water Quality Monitoring for the dredging of Charlotte Amalie Harbor, St. Thomas, for the V.I. Port Authority
- 2001 - 2002** Water Quality Monitoring for Improvements to the Tropical Shipping Dock in Crown Bay, St. Thomas for Misener Marine
- 2000 - 2006** Seagrass Transplant Monitoring for the Seagrass Transplant for the Dredging of Charlotte Amalie Harbor for the V.I. Port Authority
- 1999- 2002** Water quality monitoring for Construction of Cable Stations at Estate Northside for Global Crossings
- 1997-2002** Wetland monitoring of the Airport Mitigation Site at the Henry E. Rohlsen Airport for the V.I. Port Authority
- 1997 - 2002** Wetland monitoring for the Fairplains Mitigation Site at the Henry E. Rohlsen Airport for the V.I. Port Authority
- 1997- 2005** Water quality monitoring program for Construction of the Christiansted Boardwalk in St. Croix prepared for the Government of the Virgin Islands

- 
- 1997-2005** Wetland monitoring of Tren Urbano, PR 5 and PR 22 Mitigation *Sites in Puerto Rico under subcontract to Nutter and Associates for the Puerto Rico Highway Authority
- 1996** Water quality monitoring program for Expansion and Improvements to the Redhook Marine Terminal in St. Thomas prepared for the V.I. Port Authority
- 1996** Water quality monitoring program for the creation of The Enighed Pond Marine Terminal in St. John prepared for Maguire Group, Inc. for the V.I. Port Authority
- 1996-1998** Water quality monitoring for the Expansion of the Molasses Pier at the Third Port St. Croix conducted for the V.I. Port Authority
- 1995** Water quality for the Construction of the AT&T Cable Landing Facility, Estate Northside St. Croix, conducted for AT&T Submarine Systems
- 1992-1994** Water quality monitoring program for the Reconstruction of the Frederiksted Pier, conducted for the V.I. Port Authority, St. Croix
- 1992-1993** Establishment of a baseline and long term monitoring of the benthic community potentially impacted by the Water and Power Authority Outfall from the Richmond Power Plant, conducted for the V.I. Water and Power Authority, St. Croix
- 1992-1993** Preparation of a biological monitoring study for the Cooling Pond Discharge, and monitoring of the algal bloom within the cooling ponds; development of management strategies to alleviate algal and runoff problems, the V.I. Alumina Corporation, St. Croix
- 1990-1992** Water quality monitoring for The Dredging Project and Related Activities in Christiansted Harbor, conducted for the V.I. Port Authority, St. Croix
- 1989** Turtle Monitoring Program for Manchineel Beach, St. Croix

LARGE SCALE MITIGATION PROGRAMS

UPDATED March 2018

Development and Implementation of the relocation of 10,000 corals off the WICO bulkhead in Havensight for West Indies Company.

Development and Implementation of a coral transplant for the Stabilization of the Seawater Intake line for Marriott Frenchman's Reef.

Development and Implementation of a coral transplant to minimize construction impacts for LPG Improvements at the VIWAPA facilities on St. Croix and St. Thomas.

Development and Implementation of a coral transplant for Coral World (VI), Inc. in Association with the development of the dolphin exhibit.

Development and Implementation of the Mitigation Plans for VIDPW's Improvements to Veterans Drive St. Thomas

Development and Implementation of the Mitigation Plans for VIPA's Dredging of Crown Bay Marine Terminal and Turning Basin, St. Thomas

Development and Implementation of the Mitigation Plans for VIPA's Maintenance Dredging of Crown Bay Marina, St. Thomas

Development and Implementation of the Mitigation Plans for Westin Resorts Permitting of the dock and Improvements of Drainage, St. John

Virgin Islands Waste Management Authority creation of an Herbaceous Wetland as mitigation for the construction of the Transfer Station at the Anguilla Landfill, St. Croix

Mainsail Coral Transplant/Seagrass Transplant for impacts associated with the development of the Scrub Island Resort BVI, Bioimpact, Inc. came in and completed the transplant and monitoring began by others (Approximately 3000 Corals)

Victor International Coral Transplant for impacts associated by the development of an access ramp and dock at Oil Nut Bay, BVI (Approximately 300 corals)

V.I. Port Authority Mangrove Mitigation for the construction of the Enighed Pond Terminal in St. John (2.8 Acres of Mangrove Wetland)


Joseph Markus Trust Creation of Acropora Thickets and Artificial Reefs as mitigation for the construction of a barge landing facility on the island of Lovango

V.I. Port Authority Transplanting of coral out of the area of impact for the development of the Crown Bay Marine Terminal, St. Thomas (Approximately 3000 Corals)

Department of Public Works Mangrove Mitigation Project for the construction of the Mangrove Lagoon Sewage Treatment Plant, St. Thomas (Approximately 1 Acre of Mangrove Wetland)

V.I. Port Authority Transplanting of Coral out of the area of impact for the Enighed Pond Marine Terminal Project, St. John (Approximately 50,000 Corals)

Department of Public Works Transplanting of Coral out of the area of impact for the placement of the Mangrove Lagoon Sewage Treatment Plant Outfall, St. Thomas (7,000 Corals)

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- V.I. Port Authority Transplanting of Coral out of the area of impact for the mooring improvements to the Frederiksted Pier, St. Croix (Approximately 300 corals)
- V.I. Port Authority Transplanting of Seagrass from the Dredging footprint for the dredging of Charlotte Amalie Harbor, St. Thomas (Approximately 2 acres)
- V.I. Port Authority/Department of Public Works, Mangrove Mitigation Project for the construction of the Molasses Dock Road, St. Croix (Approximately ½ acre)
- V.I. Port Authority creation of Herbaceous Wetlands for mitigation at the Henry E. Rohlsen Airport, St. Croix (Approximately 1 acres)
- V.I. Port Authority mitigation plan for impact incurred in Fairplains Gut by the VIPA plan for creation of 16,000 Square Feet of Wetland at the Manning Bay Site, St. Croix
- V.I. Water and Power Authority plan for creation of 4.1 Acres of Wetland as mitigation of the construction of the South Shore Power Plant, Third Port, St. Croix
- Green Cay Plan for mitigation for the impacting of 12 Acres of Wetland for the construction of the Green Cay Resort, St. Croix

ENVIRONMENTAL ASSESSMENT REPORTS 2014-2018

- Installation of a Single Point Mooring at the Limetree Bay Terminal, St. Croix, Limetree Bay Terminals, LLC.
- Installation of a Submarine Cable System for the V.I. Water and Power Authority, St. Thomas
- Veterans Drive Expansion with Parsons Brinckerhoff, for the Department of Public Works St. Thomas
- Maintenance Dredging of Krause Lagoon Channel for V.I. Port Authority, St. Thomas
- Installation of New Reverse Osmosis Discharge and Intake Line, Westin Resorts, St. John
- Shoreline Stabilization Project for Buccaneer Hotel, St. Croix
- VIWAPA's conversion to LPG in both St. Croix and St. Thomas.
- viNGN Submarine Cable Network with Acatel-Lucent for Virgin Islands Next Generation Network, Virgin Islands

Improvements to the Frederiksted Pier, V.I. Port Authority, St. Croix

Improvements to the Red Hook Marine Terminal, V.I. Port Authority, St. Thomas

Offshore Windmills for Ocean Energy, Inc.

St. John Marina for Summers End Group, St. John

Maintenance Dredging of the Schooner Channel, V.I. Port Authority, St. Croix

Remediation of Hydrocarbon Contamination at the V.I. Seaplane Ramp, V.I. Port Authority, St. Croix.

Maintenance of the Existing Bulkhead and Maintenance Dredging of Charlotte Amalie Harbor, with CH2M Hill for West Indies Company, St. Thomas

ENVIRONMENTAL ASSESSMENT REPORS 2009-2013

Dredging of Crown Bay Marine Terminal and Turning Basin, V.I. Port Authority, St. Thomas.

Maintenance Dredging of Crown Bay Marina, V.I. Port Authority, St. Thomas

Improvements to Bordeaux Road, with Parsons Brinkerhoff, for V.I. Department of Public Works, St. Thomas.

Improvement to Spring Gut Road, with Stanley Engineer, for V.I. Department of Public Works, St. Croix.

Coral World's Dolphin Exhibit for Coral World (VI), Inc., St. Thomas.

Expansion of the Spratt Bay Homeowners Dock on Water Island.

Veterans Drive Expansion with Parsons Brinckerhoff, for the Department of Public Works St. Thomas

Chiller Cooling System, BaHaMar, HDR, Grande Bahama

Reverse Osmosis Facility at V.I. Water and Power Authority's St. Thomas Power Plant

Submarine Cable for V.I. Water and Power Authority between the Islands of St. Thomas and St. John

Chiller System and Dock repairs at Frenchman's Reef, St. Thomas

Expansion of Heavy Materials Krum Bay Facility, St. Thomas

33 Mega-Watt Waste to Energy Plant Alpine Energy Group, Inc. St. Thomas

18 Mega-Watt Waste to Energy Plant Alpine Energy Group, Inc. St. Croix

Reverse Osmosis Facility V.I. Water and Power Authority, St. John

Seven Hills Development, Robin Bay Partners, St. Croix

Improvements to the Molasses Dock, V.I. Port Authority, St. Croix

Dredging of the Charlotte Amalie Harbor and the Channel and the Filling of Lindbergh Bay,
West Indies Corporation, St. Thomas

Fueling Station, V.I. Water and Power Authority, St. Croix

ENVIRONMENTAL ASSESSMENT REPORTS 2005 -2008

Port of Mandahl, MSJ Realty, St. Thomas

North Sound Yacht Club, Victor International, Virgin Gorda, BVI

Reconstruction of the Frenchman's Cove Dock, Marriott Ownership Vacation Club, Inc. St.
Thomas

Thatch Cay Development, Thatch Cay, LLC, St. Thomas

Smith Bay Development Smith Bay Developers, Inc. Smith Bay, St. Thomas

Subdivision of Great St. James Christian Kejer, Great St. James Island, St. Thomas

Subdivision of Inner Brass Green Island Developers, Inner Brass Island, St. Thomas

Subdivision of Inner Brass Byran family, Inner Brass Island, St. Thomas

Cabrita Point Major Land Permit Cabrita Point Partners, Lionstone LLC, Cabrita Point, St.
Thomas

Cabrita Point Major Water Permit Cabrita Point Partners, Lionstone, LLC, Cabrita Point, St.
Thomas

Subdivision of 77 Acres in Hansen Bay on the East End of St. John Flamboyant Realty, St. John

Subdivision of 14 Acres in Hansen Bay on the East End of St. John Hansen Bay Development Group, St. John

Expansions and Improvements to the Ritz Carlton Hotel William Karr and Associates, St. Thomas

Modification to Carden Beach Condominiums TK Properties, Inc. St. Croix

Development of Betty's Hope V.I. Port Authority, St. Croix

Expansion of the Compass Point Marine Margate Management, Benner Bay, St. Thomas

Construction of Maintenance Buildings HOVENSA, St. Croix

Replacement of Existing Stacks HOVENSA, St. Croix

Installation of a Permanent Barge Landing Facility on Lovango Cay Joseph Markus Trust, Lovango Cay

Relocation of the Existing Barge Landing and Construction of a Swim Dock and Beach Enhancing Devices on Little St. James LSJ, LLC, Little St. James

Development of Affordable Housing in Calabash Boom, Reliance Housing, St. John

Demineralized Water System and Storage Tank Upgrades, V.I. Water and Power Authority, St. Croix

Development of a Pizza Bar and Miniature Golf Course, Divi Carina Bay Resort, St. Croix

Placement of Fuel Pipelines on the Ann E. Abramson Pier, Royal Caribbean Cruise Lines, St. Croix

Development of a Marine and Related Infrastructure, Coral Bay Marina LLC, St. John

Development of a Marine Mammal Encountered Facility, Coral World VI, St. Thomas

Improvements to The "Doc" James Race Track, TRAXCO, St. Croix

Maintenance Dredging and the Permitting of Permanent Moorings, Westin Resort, St. John

Construction of the LSF Facility, HOVENSA, St. Croix

Construction of the LSF Project on Uplands, HOVENSA, St. Croix

Construction of the LSF Project on Submerged Lands, HOVENSA, St. Croix

Construction of Modular Buildings, HOVENSA, St. Croix

Construction of Housing in Estate Blessing, HOVENSA, St. Croix

Permitting of an Existing Borrow Pit, HOVENSA, St. Croix

ENVIRONMENTAL ASSESSMENT REPORTS 2000-2004

Compass Point Marina Expansion of the existing marina with Springline Architects, St. Thomas

Emergency Electrical Cable to St. John V.I. Water and Power Authority, St. Thomas/St. John

Richmond Sand Channel Dredging V.I. Water and Power Authority, St. Croix

Hassel Island Electrical Cable Replacement V.I. Water and Power Authority, St. Thomas

Golden Resort Hotel Casino Resort Environmental Assessment Report, St. Croix

Crown Bay Marine Terminal Improvements Environmental Assessment Report with Adams, Inc., St. Thomas

Global Crossings Environmental Assessment Report for the Placement of a Point of Presence in Frederiksted, St. Croix

Innovative Telephone Environmental Assessment Report for the Burial of Fiber Optic Cable on the North Shore of St. Croix

Innovative Telephone Environmental Assessment Report for the Burial of Fiber Optic Cable on the West End of St. Croix

Callaloo Club Blowing Point Environmental Assessment for the Crasion of a marina on Anguilla, BWI

V.I. Water and Power Authority Waterline Environmental Assessment for a waterline between St. Thomas and St. John

V.I. Water and Power Authority Powerline Environmental Assessment for a utility line between St. Thomas and Little St. James

Global Crossings Environmental Assessment Report for the South American Crossing Cable Station at Estate Northside

Water Island Ferry Dock Environmental Assessment Report for the construction of a ferry dock on Water Island

Cuisanart Environmental Impact Assessment for Beach Renourishment, Anguilla, BWI

Cinnamon Bay Environmental Impact Assessment for Development of a Marine Facility, Anguilla, BWI

Crown Bay Benthic Habitat Survey of Crown Bay and Gregerie Channel as a supplement to the USACOE Feasibility Report

Frederiksted Pier Environmental Assessment Report for the Improvements to the Existing Frederiksted Pier, St. Croix

Little St. James Environmental Assessment Report for a Private Dock on Little St. James Island

Government of the Virgin Islands Environmental Assessment Report for Phase II of the Christiansted Boardwalk, St. Croix

Beal Aerospace Environmental Assessment Report for Construction of the World Headquarters Estate Great Pond, St. Croix

ENVIRONMENTAL ASSESSMENT REPORTS 1988-2000

Divi Hotel Environmental Assessment Report for the reconstruction of a dock, St. Croix

Global Crossing Environmental Assessment Report for the construction of a Cable Terminal Building and a corridor for 8 submarine fiber optic cables

HOVENSA Environmental Assessment Report for the Construction of a Coker and Coker Dock at the Existing HOVIC Refinery

V.I. Port Authority Environmental Assessment Report for the construction of a Mooring Dolphin at the Frederiksted Pier

Seaborne Environmental Assessment Report for the Development of a Seaplane Terminal at the old Seaplane Ramp, St. Croix

Forest Bay Environmental Assessment Report for the Development of a Marina and related facilities in Forest Bay Anguilla, BWI

META Resorts Environmental Assessment Report for the development of a Dolphin Lagoon at Meads Bay Anguilla, BWI

Government of the Virgin Islands Environmental Assessment Report for the Construction of a boardwalk in Christiansted, St. Croix

V.I. Port Authority Environmental Assessment Report for the runway extension at the Henry E. Rohlsen Airport under subcontract to LPA Group

V.I. Port Authority Environmental Assessment Report for the expansion of the Redhook Marine Terminal, St. Thomas

V.I. Port Authority Environmental Assessment Report for the creation of the Enighed Pond Marine Facility, St. John

Coral World (VI), Inc. Environmental Assessment Report for the renewal of the submerged land lease for the Coral World Facility, St. Thomas

Cowpet Bay Environmental Assessment Report for the modification of the existing permit for construction of a seawall, St. Thomas

Watergate East Villas Environmental Assessment Report for the Construction of a Rip-Rap Revetment, St. Thomas

Christiansted Boardwalk Environmental Assessment Report for the construction of a boardwalk on the Christiansted Waterfront, St. Croix

V.I. Water and Power Authority Environmental Assessment Report for Improvements to the fuel dock at the Power Generating Facility, St. Thomas

La Domaine Environmental Assessment Report for the subdivision of 40 Acres of Land in Estate Misngunt, St. Thomas

V.I. Port Authority Environmental Assessment Report for the expansion of the Alexander Hamilton Airport Terminal and Highway 64 Relocation, St. Croix

AT&T Environmental Assessment Report for the Cable Landing Facility at Estate Northside, St. Croix

DEVCON Environmental Assessment Report for the Dredging of the Christiansted Sand Channel, St. Croix

VIALCO Environmental Assessment Report for the Expansion of the Red Mud Storage Ponds, VIALCO Alumina Facility, St. Croix

VIALCO Environmental Assessment Report for the creation of a stormwater drainage system, VIALCO Alumina Facility, St. Croix

VIALCO Environmental Assessment Report for the Mining of Caliche, VIALCO Alumina Facility, St. Croix

Molasses Dock/VI Port Authority Consulting on the Environmental Assessment Report for the Molasses Dock Terminal at the Third Port Facility, subcontracted by Frank Torrez, and the V.I. Port Authority, St. Croix

SELECTED ENVIRONMENTAL ASSESSMENT REPORTS 1988 -1993

St. Croix by the Sea Environmental Assessment Report for beach renourishment and the construction of jetties, St. Croix

Vieques Environmental Assessment Report for the creation of a shrimp farm in Puerto Ferro, Vieques, Puerto Rico

MSRC Dock Environmental Assessment Report for the construction of a pier in the HOVIC West Turning Basin, St. Croix

Eden Beach Proposed hotel and condominium project Environmental Assessment Report, St. Croix

Tamarind Reef proposed reconstruction and expansion of the Tamarind Reef Hotel, Hotel, St. Croix

V.I. Water and Power Authority Environmental Assessment Report and U.S. Corps of Engineers Application for the construction of two gas turbines at the Third Port Site, St. Croix

Lovango Cay Environmental Assessment Report for the creation of a subdivision on Lovango Cay Placement of a private dock, St. Thomas

VIALCO Environmental Assessment Report for the construction of a well water gathering system for wells at the Virgin Islands Alumina Corporation's Plant, St. Croix

Crawl Cay Environmental Assessment Report, Wetlands Delineation and Hammock Studies of Crawl Cay, Florida, for Monroe County

Jack's Bay Environmental Assessment Report for the subdivision of Approximately 300 Acres into 64 lots at Estate Jack's and Isaac's Bays, St. Croix

VIALCO Environmental Assessment Report for the Expansion of the Bauxite Building at the Virgin Islands Alumina Corporation's Alumina Facility, St. Croix

Carambola Beach Club Environmental Assessment Report for the repair and improvement of the Carambola Beach Club facility prepared for Danested, St. Croix

Salt River Environmental Impact Statement for the proposed National Park at Salt River, St. Croix, prepared for the National Park Service

V.I. Water and Power Authority Environmental Assessment Report for the Construction of a desalination unit on St. John, prepared for the V.I. Water and Power Authority, St. John

Carmel by the Sea Environmental Assessment Report for the Construction of a 95 unit condominium at Estate Turner's Hole, St. Croix

VLBA Environmental Assessment Report and Landscaping Plan for the Very Long Baseline Array, St. Croix

Buccaneer Environmental Assessment Report for 20 room addition to the Buccaneer Hotel, St. Croix

Ritz Carlton Zoning Application and Environmental Assessment Report for a 350 report for a 350 room Hotel, Estate Davis Bay, St. Croix

Frederiksted Pier Environmental Assessment Report for the construction of a second pier in Frederiksted, St. Croix

Kingston Environmental Assessment Report for Hotel and Condominium Construction, Kingston, Tortola

Airport Warehouse Environmental Assessment Report for construction of a Warehouse Facility at the Alexander Hamilton Airport, St. Croix

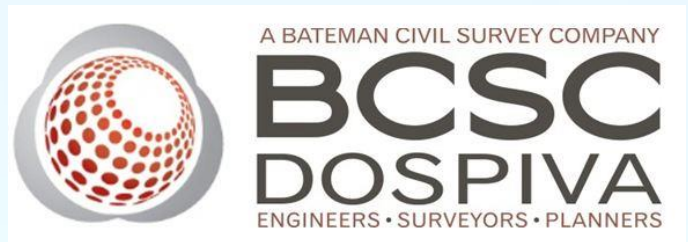
Great Pond Environmental Assessment Report, Zoning Application, and COE Permit Application
for a Hotel and Condominium Project at Estate Great Pond, St. Croix

ENVIRONMENTAL ASSESSMENT REPORTS 1986-1988

Southeast Peninsula, St. Kitts
Columbus Landing, St. Croix
Grapetree Beach, St. Croix
Blue Beards Beach, St. Thomas
St. Croix by the Sea, St. Croix
Divi Dive Canal, Nassau, Bahamas
Ensenada, St. Croix
Virgin Grand, St. Croix
Sugar Bay, St. Croix
Turtle Run, St. Croix
Palm Shores, St. Croix
Baobab, St. Croix
Reflection Bay, St. Croix
Coakley Bay, St. Croix
Green Cay, St. Croix
Turquoise Bay St. Croix
Eagle Bay, St. Croix
Granard, St. Croix
Concordia, St. John

ENVIRONMENTAL ASSESSMENTS

Sampling of USTs for Domino Oil on St. Thomas 2016-2017
Sampling of the LUSTs at the VIPA's Seaplane Ramp, St. Croix 1994, 2011, 2012-2016
Sampling for REC Estate Anna's Hope, St. Croix 2012-2016
Sampling for petroleum products at gasoline stations and industrial sites in St. Croix 2006-2016
Sampling for chemical contamination in cisterns in St. Croix 2000- 2011
Sampling for mold Renaissance Hotel, St. Thomas
Sampling for REC residential and commercial properties St. Croix, St. Thomas, St. John and
Puerto 1990 - 2018



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 Fax: 340.778.7476
jeff@batemancivilsurvey.com

CAPABILITY STATEMENT

CORE COMPETENCIES

Bateman Civil Survey Company, PC, (BCSC), was founded by Jeffrey Bateman and Steven Carson in 2002 under the vision of providing both total quality service and committing to a system that realizes total customer value. Our "Total Customer Value" system, above all, stresses trust, flexibility, quality, and satisfaction. Our management team consists of a group of seasoned professionals whose backgrounds amass over 300 years of experience in the areas of Land/Hydrographic surveying, Civil Engineering, permitting, and construction administration. We have over 50 employees with offices in Raleigh & Wilmington, NC, and Saint Croix, US Virgin Islands. We excel in meeting expectations, deadlines and budgets.

- ✓ Multi-State Licensure in Engineering and Surveying with multiple offices
- ✓ Extensive Land and Hydrographic Survey experience in a variety of environments
- ✓ OSHA 40 Hour HAZWOPPER and Transportation Worker Identification Credentials (TWIC)
- ✓ Existing Federal Contracts with multiple Renewals
- ✓ Network of Affiliates for Specialized Services
- ✓ BCSC owned Hydrographic Survey Vessel based in Wilmington, North Carolina

PAST PERFORMANCE USACE CONTRACTS

Fort Stewart & Hunter Army Air Field, Savannah, GA – Federal Contract Underground Utility Locates

BCSC has been responsible for locating and marking the underground utilities owned by the Directorate of Public Works at Ft. Stewart & Hunter Army Air Field since 10/01/2009. We have performed the same services at **Fort Campbell, KY** since 05/01/2014.

NAICS CODE: 238990 **CONTACT NAME:** James Frye **CONTACT EMAIL:** james.frye@us.army.mil **CONTRACT #:** W9124M-14-P-0031
CONTACT ADDRESS: 976 William St., Ste 100., Ft. Stewart, GA 31314-3425 **CONTACT PHONE/FAX:** 912.767.6939

Ft. Campbell, Kentucky – Underground Utility Locates

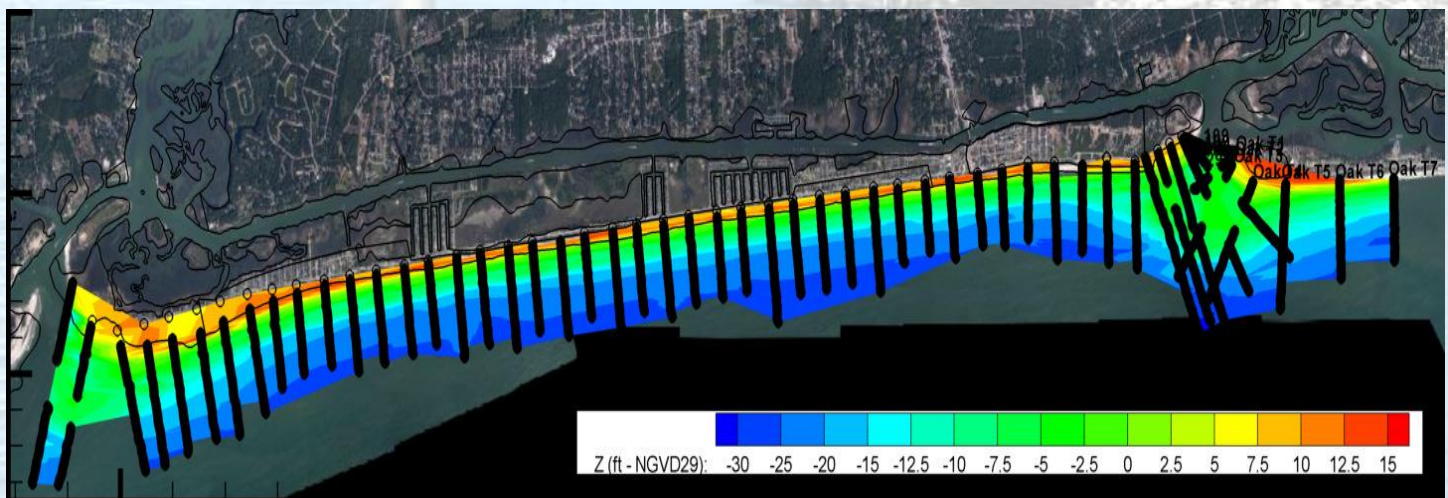
BCSC has been locating and marking the underground utilities owned by the Directorate of Public Works at Ft. Campbell since 03/17/2014.

NAICS CODE: 238990 **CONTACT NAME:** Brad Davis **CONTACT EMAIL:** bradford.a.davis.civ@mail.mil **CONTRACT #:** W91248-14-P-0013
CONTACT ADDRESS: 6923 38th and Dessert Storm, Ft Campbell, Kentucky 42223 **CONTACT PHONE/FAX:** 270.798.7200

Holden Beach Annual Beach Monitoring and Hydrographic Survey 2012-2015

BCSC Wilmington office formerly (Arnold W. Carson, PLS, PC) has performed annual hydrographic surveys along 59 transects at Holden Beach. BCSC has been contracted to perform these services under our own manpower and hydrographic surveying vessel. BCSC is contracted through East Coast Engineering and Surveying, PC for these services. These surveys are used to establish future projects for the Town and the USACE dredging and beach re-nourishment projects.

NAICS CODE: 541370 **CONTACT NAME:** Christopher Stanley **CONTACT PHONE:** 910.754.8029 **CONTACT EMAIL:** cstanley@ECES.biz
CONTACT ADDRESS: 4918 main street, Shallotte NC, 28470.

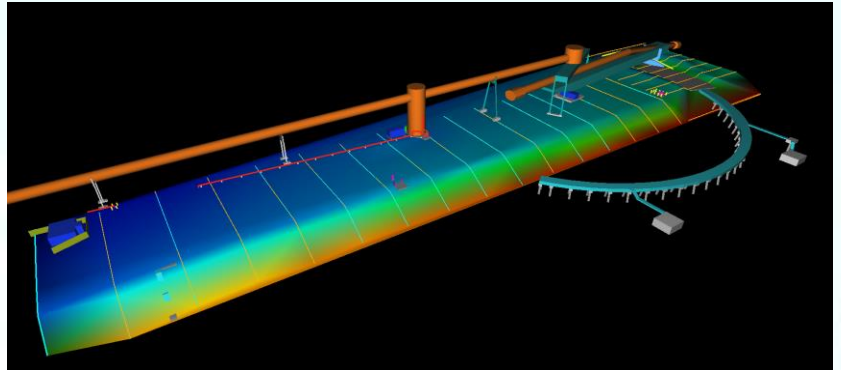
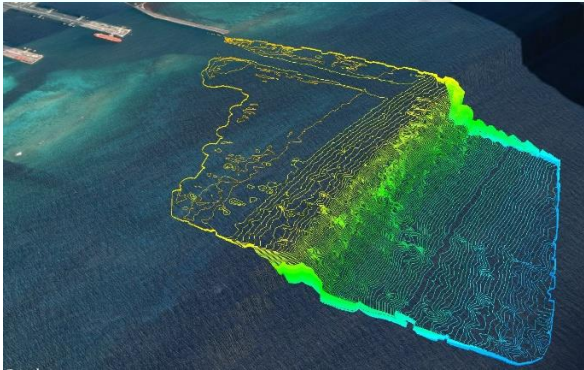


Other Notable North Carolina Hydrographic Survey Projects

Yellow Banks Borrow Pre Dredge and Post Dredge Surveys – Bean Stuyvesant Cape Fear River Visitors Center – Andrew Consulting Engineers
 Portion of Lockwood Folly River – Gerald Brown Joyner Marina – Joyner Marina, LLC Serenity Point Marina ICWW – Coba Ventures

Limetree Bay Terminals, Saint Croix, US Virgin Islands – Hydrographic & Topographic Surveys and Subsurface Utility Engineering

BCSC Dospiva was chosen to perform hydrographic and topographic surveys for a new pipeline from Limetree Bay Terminals to a proposed mooring site approximately 1.5 miles from the coast. A total of 1,100 acres were surveyed off-shore. Topographic surveys were performed for the onshore route of the proposed pipeline, including 3D laser scanning surveys of the existing elevated pipe racks, coke domes and loading arm facilities. Ground Penetrating Radar was used to determine depths of underground utilities as they affect the construction of the new pipeline.



NAICS CODE: 541370 **CONTACT NAME:** Matthew Lloyd, Lloyd Engineering **CONTACT ADDRESS:** 6565-708 West Loop South, Bellaire, TX 77401
CONTACT PHONE/FAX: 832.426.4656 **CONTACT EMAIL:** matthew@lloydeng.com **CONTRACT STATUS:** Project Construction will begin in 2018

Virgin Islands Water & Power Authority, Saint Thomas and Saint Croix, US Virgin Islands

BCSC Dospiva performed hydrographic, geophysical and underwater engineering inspection surveys for the LPG conversion of the VI Water and Power Authority plants on St. Thomas & St. Croix. We have performed offshore surveys using an echosounder, sub-bottom profiler, magnetometer, and sidescan sonar. We performed underwater engineering inspections, including steel thickness measurements for the pier (St. Thomas) and bulkhead (St. Croix), benthic surveys, videography and sample collection. We have also performed 3D Laser scanning surveys of the LPG Tank Mounds and the product delivery systems into the generating units at both plants. We have performed Subsurface Utility Engineering at the Brownfields portion of both plants, using Ground Penetrating Radar and electro-magnetic instruments

NAICS CODE: 561990/541370/341340 **CONTACT NAME:** Mark Synnott **CONTACT PHONE:** 340.227.3505 **CONTACT EMAIL:** marksynnott@me.com
CONTACT ADDRESS: Vitol, VTTI Terminal Support Services B.V. PE US Virgin Islands, P.O. Box 1546, 3000 BM Rotterdam.

Offshore Surveys, Windfarm Permitting, Saint Thomas, US Virgin Islands

BCSC Dospiva conducted a magnetometer survey, sidescan sonar, sub-bottom profiling and a single beam echosounder of the area for a proposed offshore windfarm. We provided these offshore survey services and delivered a report of survey for this project depicting underwater objects located by the survey, based on standards as set forth by the Bureau of Ocean Energy Management for Submission of Spatial Data for Site Characterization Surveys. We have also conducted boundary and topographic surveys on-shore for the proposed beach manhole and landing site, as well as nearshore surveys in the shallow water depths.

NAICS CODE: 541370/541340 **CONTACT NAME:** Ben Cerilli **CONTACT ADDRESS:** Ocean Offshore Energy, 1131 King Street Christiansted, VI 00820
CONTACT PHONE/FAX: 401-569-6538 **CONTACT EMAIL:** bacjr3@gmail.com **CONTRACT STATUS:** Completed July 2016

Other Notable BCSC Dospiva Caribbean Hydrographic Survey Projects

Yacht Club at Summer's End, Coral Bay, St John, VI – Summer's End Group – Hydrographic Survey, Historic Artifact Locations
Tropical Marine, Red Hook, St Thomas, VI – Carlos Ruan/Tropical Marina - Hydrographic Survey, Dock Permitting
Great St James & Little St James Islands, VI – Great St Jim, LLC – Hydrographic Surveys, Wetland Locations, Dock & Environmental Permitting
Greenside Properties, Inc, Cotton Valley Shores, Saint Croix, VI - Hydrographic Survey, Dock Permitting
Carden Beach Recreation Association, Saint Croix, VI - Hydrographic Survey, Dock Permitting

DIFFERENTIATORS

Highly skilled and cross trained employees who are able to adapt as required to all types of scenarios that may be required to achieve customer set schedules are our most valued asset. It is our philosophy that a service must be improved at least every six months in order to maintain its competitive position, market value and price point. We must maintain our ability to transform with the needs of our customers. We regularly ask how we can improve our service and fees to match and exceed customer expectations. Our customers regularly interface with one or more of the firm's managing **Principals** on all projects. Our clients are assured the senior management is intimately involved with each of their projects.

COMPANY DATA

BCSC DUNS: 181370268 **BCSC CAGE:** 5AG61 **BCSC Dospiva DUNS:** 079708028 **BCSC Dospiva CAGE:** 7B6X5
SAM/CCR: Active & Current Registration **Small Business Certified** **NAICS Codes:** 541370, 541330, 541340, 541620, & 561990

Our revenue was slightly under \$7,500,000 in 2017. Jeffrey Bateman, PE, PLS is the primary contact for our Caribbean Operations, and he can be reached at 340.778.7474 and jeff@batemancivilsurvey.com. We have corporate safety plans and documented employee safety training.