

F.D. 2-21 APPROVED BY
COMM. OF PROP & PROC

GOVERNMENT OF THE VIRGIN ISLANDS

OFFICIAL CASHIER RECEIPT NO. 3499099

ISLAND STT <input type="checkbox"/> STX <input type="checkbox"/> STJ <input type="checkbox"/>	DEPT. ORG. 800	DATE 3/30/21
LOCATION: PROP. PRO <input type="checkbox"/> ADMIN OFF <input type="checkbox"/> EDA <input type="checkbox"/> PWR <input type="checkbox"/> DPS <input type="checkbox"/> HEALTH <input type="checkbox"/> HOUSING <input type="checkbox"/> LIC <input type="checkbox"/> TERR. COURT <input type="checkbox"/> PWD <input type="checkbox"/> LT GOV <input type="checkbox"/> SBDA <input type="checkbox"/> TREAS <input type="checkbox"/> SPEC. FAC. <input type="checkbox"/> EMP SEC. <input type="checkbox"/> OTHER <input type="checkbox"/>		

RECEIVED FROM CHECK NO. 11819 CASH
BioImpact Inc
two hundred _____ DOLLARS

COLLECTOR'S SIGNATURE
Michelle Doh \$200.00

PURPOSE OF PAYMENT
MIND C2M Permit
League Paradise LLC

FUND OR ACCOUNT DESCRIPTION				
TITLE				
CODE				
ORG	OBJECT	PROJECT	OPT	CHARGE CODE



Exhibit A

RECEIVED
MAR 30 2022
DPNR
VICZM PROGRAM

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

FORM I & WD-2
PERMIT APPLICATION

Date Received: _____

Date Declared Complete: _____

Permit Application No.: C24-2122(w)

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)

Teague Paradise, L.L.C.
1311 King St. Suite 204
Christiansted, St. Croix, VI 00820

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

<u>Owner(s) of Property</u>	<u>Agent</u>
<u>Same</u>	_____
_____	_____
_____	_____
_____	_____

3. Location of activity. Plot No.: 20 PIN No.: 203-4000-116-00

Estate: Teague Bay Island: St. Croix

4a. Zoning District: R-1

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.)

Residential Dock

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

Morgan Design
1776 Ravenwing Drive
Fuquay-Varina, NC 27526
919-302 7572

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

The existing dock and associated debris will be removed. The new dock will be 3'4" in width and extend 37' off shore before turning to the north for an additional 32'2". The dock will be built on 30 8" diameter Pearson piles and have grated decking.

EXHIBIT A

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

FORM I & WD-5
PROOF OF LEGAL INTEREST

AFFIDAVIT

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

1. Teague Paradise, L.L.C. am/am (is) the (check one below)
(I/We or Entity Applicant)

Record title owner (fee simple) Lessee Other (specify) _____

Of the real property described as Parcel No(s) 20

Estate Teague Bay Quarter East End "B" Island St. Croix

- *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 attached hereto:



[Signature] 11/30/2021
Date

Signature _____ Date _____

Michael W. Joukowsky
Print

Print _____

The foregoing instrument was acknowledged before me this 30th day of November
21 by Michael W. Joukowsky at Providence county
(Name or Name/Title of Entity)

of RT

[Signature]
Notary Public

10-15-2024
My Commission expires

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)

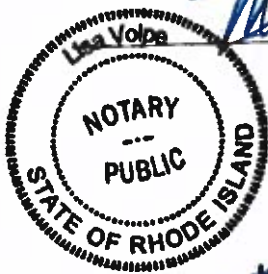
Teague Paradise, L.L.C.
(Corporation or Association Name)

By: [Signature]
(Signature)
President or Vice-President or equivalent

MANAGER/owner
Title/Position (Print)

Michael W. Jonkowski
Print

WITNESS:



[Signature]

ATTEST: _____ Signature
Secretary (or equivalent)

Secretary (or equivalent) Print
Seal

On this 30th day of November 2021, before me the undersigned officer, personally appeared Michael Jonkowski who acknowledges himself to be the owner/manager of Teague Paradise LLC and 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

[Signature]

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.

Business Entity No. DC0113224



Government of
The United States Virgin Islands

-O-

Office of the Lieutenant Governor
Division of Corporations & Trademarks

CERTIFICATE OF GOOD STANDING

To Whom These Presents Shall Come:

I, the undersigned Lieutenant Governor the United States Virgin Islands, do hereby certify that **TEAGUE PARADISE, LLC** has filed in the Office of the Lieutenant Governor the requisite annual reports and statements as required by the Virgin Islands Code, and the Rules and Regulations of this Office. In addition, the aforementioned entity has paid all applicable taxes and fees to date, and has a legal existence not having been cancelled or dissolved as far as the records of my office show.

Wherefore, the aforementioned entity is duly formed under the laws of the Virgin Islands of the United States, is duly authorized to transact business, and, is hereby declared to be in good standing as witnessed by my seal below. This certificate is valid through June 30th, 2022.

Entity Type: Domestic Limited Liability Company
Entity Status: In Good Standing
Registration Date: 04/27/2021
Jurisdiction: United States Virgin Islands, United States

Witness my hand and the seal of the Government of the United States Virgin Islands, on this 25th day of October, 2021.



Handwritten signature of Tregenza A. Roach in blue ink.

Tregenza A. Roach
Lieutenant Governor
United States Virgin Islands

102520210980



THE UNITED STATES VIRGIN ISLANDS

USVI Lieutenant Governor
Filed: April 27, 2021 12:26 PM
BID: DC0113224

Articles of Organization
TEAGUE PARADISE, LLC (DC0113224)

General Details

Handling Option	Standard Processing
Delayed Effective Date	
Type of Limited Liability Company	Limited Liability Company

Proposed Company Name

Select a Reserved Name	No
-------------------------------	----

TEAGUE PARADISE, LLC

Business Mailing Addresses

Principal Office or Place of Business	1131 King Street, Suite 204, St Croix, United States Virgin Islands, 00820, United States
Mailing Address	Mailing Address is the same as the Physical Address

Business Details

Term	Perpetual
Nature of Business/Purpose	Other, Other
Additional Purpose Details:	Acquire, hold, manage, and transfer real and personal property
Amount of Capital	1,000.00
Managed By	Manager Managed
Members Liability	Members are not liable

Resident Agent in USVI

Resident Agent Type	Registered Business Entity
Entity Name	DNF AGENT FOR SERVICE OF PROCESS INC.
Business Identifier	585462
Physical Address	1000 Frederiksberg Gade, St Thomas, United States Virgin Islands, 00802, United States
Mailing Address	Mailing Address is the same as the Physical Address
Resident Agent Consent Form	Resident Agent Form - Teague Paradise, LLC.pdf04/27/2021 12:25 PM

Organizers

Individual	
Name	Michael JOUKOWSKY
Status	Active
Physical Address	99 Power Street, Providence, Rhode Island, 02906, United States
Mailing Address	Mailing Address is the same as the Physical Address

Managers/Members

Individual	
Name	Michael JOUKOWSKY
Status	Active
Physical Address	C/o Bruin Holdings, Inc., 99 Power Street, Providence, Rhode Island, 02906, United States
Mailing Address	Mailing Address is the same as the Physical Address
Position	Manager

Non-Registered Entity

Non-Registered Entity Name

PROSPECT TERRACE, LLC

Status

Active

Physical Address

99 Power Street, Providence, Rhode Island, 02906, United States

Mailing Address

Mailing Address is the same as the Physical Address

Position

Member

Non-Registered Entity

Non-Registered Entity Name

THE MICHAEL W. JOUKOWSKY REVOCABLE TRUST - 1993

Status

Active

Physical Address

99 Power Street, Providence, Rhode Island, 02906, United States

Mailing Address

Mailing Address is the same as the Physical Address

Position

Member

Signature(s)

Name

Michael JOUKOWSKY

Position

Organizer

Date

04/26/2021

**I DECLARE, UNDER
PENALTY OF PERJURY,
UNDER THE LAWS OF THE
UNITED STATES VIRGIN
ISLANDS, THAT THIS
OFFICER HAS AGREED BY
RESOLUTION TO THE
CHANGES MADE IN THIS
APPLICATION.**

Yes

Daytime Contact

Name

Lorie Graham

Telephone

(340) 774-442 2

Email

lgraham@dnfvi.com

**I DECLARE, UNDER
PENALTY OR PERJURY,
UNDER THE LAWS OF THE**

Yes

#835463
4663715
DNF

0079292

WARRANTY DEED

INDENTURE made effective the 20th day of April, 2021, by and between Jennifer Skov, Karen Skov Gifford, Asta L. Moore, Jean Pierre Skov and Laura Rosa Koch, Trustee of the Laura Rosa Koch Revocable Trust u/t/a dated October 23, 2003, hereinafter referred to as "Grantors", and Teague Paradise, LLC, a U.S. Virgin Islands limited liability company of 99 Power Street, Providence, RI 02906, hereinafter referred to as "Grantee".

WITNESSETH that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid, receipt of which is hereby acknowledged, Grantors do hereby grant and convey unto Grantee, and Grantee's successors and assigns, the following described real property situated in St. Croix, U.S. Virgin Islands (the "Property"), to wit:

Plot No. 20 (0.861 U.S. acre); Plot No. 26 (3.527 U.S. acre); and Plot No. 29 (2.530 U.S. acre) all of Estate Teagues Bay, Eastend Quarter "B", as more fully shown on OLG Drawing No. 4630 dated May 03, 1990, revised September 12, 1990

TOGETHER with all the tenements, hereditaments, buildings, and appurtenances thereunto belonging.

SUBJECT, HOWEVER, to all easements, right of ways, conditions, covenants, agreements, and restrictions of public record; all zoning, building, environmental and other laws and regulations affecting the use or occupancy of the Property; and all real property and ad valorem taxes for the year 2021 and all years thereafter.

TO HAVE AND TO HOLD the Property unto Teague Paradise, LLC, it successors and assigns, in fee simple forever.

Grantors covenant and warrant that they are lawfully seised of the Property in fee simple and they have good right to convey same; that Grantee shall quietly enjoy the Property; that the Property is free from encumbrances except as herein provided; that Grantors will execute or procure any further necessary assurances of title to the Property; and that Grantors will forever warrant and defend the title in the Property.

INTENTIONALLY BLANK

EXHIBIT A

Warranty Deed
Plots 20, 26 and 29 Teague Bay
Page 2

WITNESS:

[Signature]

[Signature]
Jennifer Skov
Dated: 4-16-21

ACKNOWLEDGMENT

TERRITORY OF THE VIRGIN ISLANDS)
JUDICIAL DIVISION OF ST. CROIX) SS:

April The foregoing instrument was acknowledged before me this 16 day of _____, 2021 by Jennifer Skov.

[Signature]
Notary Public
Name: Denise Skov Santos
Notary No. NP-190-19
Commission Expires: Jan 30, 2023

DENISE L. SKOV-SANTOS
Notary Public
St. Croix, U.S. Virgin Islands
NP-190-19
My Commission Expires JAN. 30, 2023

INTENTIONALLY BLANK

Warranty Deed
Plots 20, 26 and 29 Teague Bay
Page 3

WITNESS:

[Signature]
[Signature]

[Signature]
Karen Skov Gifford
Dated: 4/16/21

ACKNOWLEDGMENT

TERRITORY OF THE VIRGIN ISLANDS)
JUDICIAL DIVISION OF ST. CROIX) SS:

April The foregoing instrument was acknowledged before me this 16 day of
April, 2021 by Karen Skov Gifford.

[Signature]
Notary Public
Name: Denise Santos
Notary No. Den. 38, 2593
Commission Expires: NP-190-19

DENISE L. SKOV-SANTOS
Notary Public
St. Croix, U.S. Virgin Islands
NP-190-19
My Commission Expires JAN. 30, 2023

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Warranty Deed
Plots 20, 26 and 29 Teague Bay
Page 4

WITNESS:

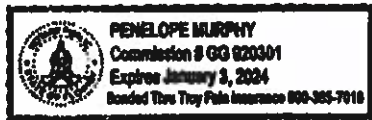
[Signature]
[Signature]

[Signature]
Asta L. Moore
Dated: 7-16-21

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF DUVAL State) SS:

The foregoing instrument was acknowledged before me this 16 day of April, 2021 by Asta L. Moore.



[Signature]
Notary Public
Name: Penelope Murphy
Notary No. 66920301
Commission Expires: 01/03/2024

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Warranty Deed
Plots 20, 26 and 29 Teague Bay
Page 5

WITNESS:

[Signature]
[Signature]

[Signature]
Jean Pierre Skov
Dated: 4/5/2021

ACKNOWLEDGMENT

STATE OF RHODE ISLAND)
COUNTY OF NEWPORT) SS:

The foregoing instrument was acknowledged before me this 5 day of April, 2021 by Jean Pierre Skov.



[Signature]
Notary Public
Name: Susan Mary Costa
Notary No. 761 975
Commission Expires: 1/29/2022

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Warranty Deed
Plots 20, 26 and 29 Teague Bay
Page 6

WITNESS:

Laura Rosa Koch Revocable Trust
w/a dated October 23, 2003

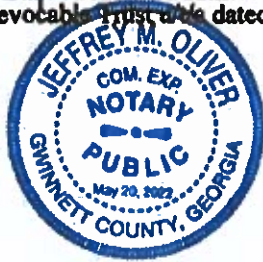
[Handwritten signatures]

[Handwritten signature]
Laura Rosa Koch, Trustee
Dated: 7/13/21

ACKNOWLEDGMENT

STATE OF GEORGIA)
COUNTY OF Guinnett) SS:

The foregoing instrument was acknowledged before me this 5 day of April, 2021 by Laura Rosa Koch, Trustee of the Laura Rosa Koch Revocable Trust w/a dated October 23, 2003.



[Handwritten signature]
Notary Public
Name: Jeffrey M. Oliver
Notary No. W-00368990
Commission Expires: _____

CERTIFICATE OF VALUE

IT IS HEREBY CERTIFIED that the value of the property described in the foregoing deed, for recording and transfer stamp tax purposes, does not exceed the sum of \$2,650,000.00. The 2020 property tax assessment of the property by acreage allocation is \$212,178.

[Handwritten signature]
Gerald T. Groner, Esq.

CERTIFICATE OF PUBLIC SURVEYOR

IT IS HEREBY CERTIFIED that, according to the records in the office of the Public Surveyor, the property described in the foregoing deed has undergone no changes with respect to boundary and area.

DATE: APR 28 2021

FEE: \$120.00

[Handwritten signature]
SURVEY & DEEDS SECTION
for: Alayne D. Calloway
Public Surveyor

GOVERNMENT OF THE U.S. VIRGIN ISLANDS
BUREAU OF INTERNAL REVENUE

6115 EST. SMITH BAY-
ST. THOMAS, VI 00802
Tel: (340) 714-9320
Fax: (340) 714-9341

2/25/2022

4008 ESTATE DIAMOND - PLOT 7-B
CHRISTIANSTED, VI 00820
Tel: (340) 773-1040
Fax: (340) 773-1006

TEAGUE PARADISE, LLC
1131 KINGS STREET
SUITE 204
CHRISTIANSTED, VI 00820-0000

Business EIN: 660947424
RE:

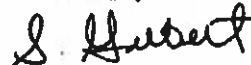
Please Submit This Letter To Your CEM Authority

Dear Taxpayer:

This is in response to your application of 2/24/2022 in which you requested a letter of clearance for a Coastal Zone Management Permit pursuant to Title 12, V. I. Code, Section 910 (a) (c).

Based on the information in our files, we find that you are current in the filing and payment of your tax obligation. This Certification is for Coastal Zone Permit purposes only and does not absolve you of any subsequent revelation of tax obligation past or future.

Sincerely,



Delinquent Accounts & Returns

EXHIBIT

A

Doc # 2021001502



**OFFICE OF THE LIEUTENANT GOVERNOR
DIVISION OF THE TAX COLLECTOR**

1105 King Street • Christiantsted, Virgin Islands 00820 • 340.773.6449 • Fax 340.719.5561
6049 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.774.2861 • Fax 340.779.7625

REAL PROPERTY TAX CLEARANCE CERTIFICATE

TO: Office of the Recorder of Deeds

FROM: Office of the Tax Collector

In accordance with 28 V.I.C. §121, as amended, I hereby certify that there are no outstanding Real Property Tax obligations for the following parcel:

PARCEL NUMBER	2-03400-0461-00
LEGAL DESCRIPTION	20,26,29 & 34 & 34-1(ROAD) TEAGUE BAY
OWNER'S NAME	SKOV, JENNIFER & OTHERS

Taxes have been researched up to and including 2020. Notwithstanding that all known tax obligations have been satisfied as of this date, 33 V.I.C. §2413 applies.

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam

REAL PROPERTY TAX COLLECTOR

SIGNATURE

03/22/2021

DATE

Effective 10/1/2020



**OFFICE OF THE LIEUTENANT GOVERNOR
DIVISION OF THE TAX COLLECTOR**

1105 King Street - Christianssted, Virgin Islands 00820 - 340.773.6449 - Fax 340.719.6881
5049 Kongens Gade - Charlotte Amalie, Virgin Islands 00802 - 340.774.2901 - Fax 340.770.7825

REAL PROPERTY TAX CLEARANCE CERTIFICATE

TO: Office of the Recorder of Deeds

FROM: Office of the Tax Collector

In accordance with 28 V.I.C. §121, as amended, I hereby certify that there are no outstanding Real Property Tax obligations for the following parcel:

PARCEL NUMBER	2-03400-0302-00
LEGAL DESCRIPTION	REM ESTATE TEAGUE BAY
OWNER'S NAME	SKOV, JENNIFER & OTHERS

Taxes have been researched up to and including 2020. Notwithstanding that all known tax obligations have been satisfied as of this date, 33 V.I.C. §2413 applies.

CERTIFIED TRUE AND CORRECT BY

Brent A. Leerdam

REAL PROPERTY TAX COLLECTOR

SIGNATURE

03/22/2021

DATE

GOVERNMENT OF THE U.S. VIRGIN ISLANDS
BUREAU OF INTERNAL REVENUE

6115 EST. SMITH BAY-
ST. THOMAS, VI 00802
Tel: (340) 714-9320
Fax: (340) 714-9341

2/25/2022

4008 ESTATE DIAMOND - PLOT 7-B
CHRISTIANSTED, VI 00820
Tel: (340) 773-1040
Fax: (340) 773-1006

TRAGUE PARADISE, LLC
1131 KINGS STREET
SUITE 204
CHRISTIANSTED, VI 00820-0000

Business EIN: 660947424
RE:

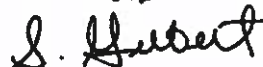
Please Submit This Letter To Your CZM Authority

Dear Taxpayer:

This is in response to your application of 2/24/2022 in which you requested a letter of clearance for a Coastal Zone Management Permit pursuant to Title 12, V. I. Code, Section 910 (a) (c).

Based on the information in our files, we find that you are current in the filing and payment of your tax obligation. This Certification is for Coastal Zone Permit purposes only and does not absolve you of any subsequent revelation of tax obligation past or future.

Sincerely,



Delinquent Accounts & Returns

GOVERNMENT OF THE U.S. VIRGIN ISLANDS
BUREAU OF INTERNAL REVENUE

6115 EST. SMITH BAY-
ST. THOMAS, VI 00802
Tel: (340) 714-9320
Fax: (340) 714-9341

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Fax: (340) 773-1006

TEAGUE PARADISE, LLC
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SUITE 204
CHRISTIANSTED, VI 00820-0000

Business EIN: 660947424
RE:

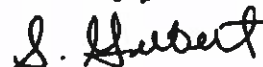
Please Submit This Letter To Your CEM Authority

Dear Taxpayer:

This is in response to your application of 2/24/2022 in which you requested a letter of clearance for a Costal Zone Management Permit pursuant to Title 12, V. I. Code, Section 910 (a) (c).

Based on the information in our files, we find that you are current in the filing and payment of your tax obligation. This Certification is for Costal Zone Permit purposes only and does not absolve you of any subsequent revelation of tax obligation past or future.

Sincerely,



Delinquent Accounts & Returns

GOVERNMENT OF THE U.S. VIRGIN ISLANDS
BUREAU OF INTERNAL REVENUE

6115 EST. SMITH BAY-
ST. THOMAS, VI 00802
Tel: (340) 714-9320
Fax: (340) 714-9341

2/25/2022

4008 ESTATE DIAMOND - PLOT 7-B
CHRISTIANSTED, VI 00820
Tel: (340) 773-1040
Fax: (340) 773-1006

TRAGUE PARADISE, LLC
1131 KINGS STREET
SUITE 204
CHRISTIANSTED, VI 00820-0000

Business EIN: 660947424
RE:

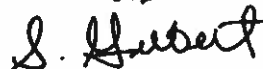
Please Submit This Letter To Your CZM Authority

Dear Taxpayer:

This is in response to your application of 2/24/2022 in which you requested a letter of clearance for a Costal Zone Management Permit pursuant to Title 12, V. I. Code, Section 910 (a) (c).

Based on the information in our files, we find that you are current in the filing and payment of your tax obligation. This Certification is for Costal Zone Permit purposes only and does not absolve you of any subsequent revelation of tax obligation past or future.

Sincerely,



Delinquent Accounts & Returns

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:

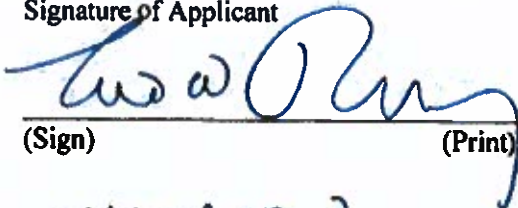
The undersigned wishes to make application to the Virgin Islands Government and the Secretary to the Army for a permit to:

renovate and bring into compliance a pier off Parcel 20 Estate Teague Bay. The existing 338sq ft dock will be removed and replaced with a new 268 sq.ft. dock. The new dock will be within the footprint of the existing dock and will be "L" shaped turning northward. The dock will be 3'4" wide and 69'2" in length. The dock will be built on 30 8" diameter Pearson Piles with cross bracing and will

~~within existing dock~~
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) (Print)

11/30/2021
Date

MANAGER

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.

**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.

Teague Paradise, L.L.C.

1311 King St. Suite 204

Christiansted, St. Croix, VI 00820

c/o Michael Joukowsky - michael.joukowsky@ganesa.net, (401)447-0809

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

same

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 application is renovate and repair the existing dock off of Plot 20 and bring the unpermitted structure into compliance. The existing dock has been in place for more than 50 years. The dock would be used for small boat access.

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

Yes, the dock extends from the shoreline of Plot 20 Estate Teague Bay. The existing dock occupies approximately 333 sqft of submerged lands, the renovated dock will occupy 268sqft.

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

The the dock extends from a residential property, there will be no change from the existing use. The dock renovation will not change access.

6. Describe the construction methods to be used.

The existing dock and associated debris will be removed by a crane and barge. This new dock will be built on Pearson Piles which will be vibra-hammered into the seafloor with a barge mounted crane.

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

The renovated dock will be built entirely within the footprint of the existing dock. The new dock will be slightly smaller and will utilize grated decking to reduced shading impacts.

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.

The dock could be left as is and continue to break apart and damage the surrounding seagrass beds. The dock could be rebuilt the same size and have a slightly larger footprint. The dock could be built back with wooden decking and the dock would have more shading impacts.

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 seafloor is sandy in the vicinity of the dock.

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)


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.

- 1. Minor turbidity impacts during the removal of the existing dock and associated debris.
 - 2. Impact to sponges and algae on existing structures.
 - 3. Minor acoustic impacts during vibra-hammering of pilings.
-
-

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

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

<u>Amy Claire Dempsey, M.A.</u>	<u></u>	<u>10/13/2021</u>
Name (Print)	(Signature)	Date
<u>c/o Bioimpact, Inc. P.O. Box 132, Kingshill, St. Croix, VI 00851</u>		
Address		Zip
<u>bioimpact@islands.vi</u>		<u>340 690-8445</u>
Email Address		Telephone Number

13. Person(s) or agencies consulted:

**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 - Michael Middle - Last - Jukowsky Company - Teague Paradise, L.L.C. E-mail Address - c/o michael.jukowsky@ganesa.net		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 - 1311 King St. Suite 204 City - St. Croix State - VI Zip - 00820 Country - USA		9. AGENT'S ADDRESS: Address - P.O. Box 132 Kingshill City - St. Croix State - VI Zip - 00851 Country - USA	
7. APPLICANT'S PHONE NOs. w/AREA CODE a. Residence 491 446-0809 b. Business c. Fax		10. AGENT'S PHONE NOs. w/AREA CODE a. Residence b. Business 340 690 8445 c. Fax 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 DATE 11/30/2002

NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY

12. PROJECT NAME OR TITLE (see instructions) Demolition of an existing dock and construction of a new dock			
13. NAME OF WATERBODY, IF KNOWN (if applicable) Teague Bay		14. PROJECT STREET ADDRESS (if applicable) Address 20 Estate Teague Bay	
15. LOCATION OF PROJECT Latitude: -N 17.760602° Longitude: -W 84.612781°		City - St. Croix State - VI Zip - 00820	
16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (see instructions) State Tax Parcel ID 203400011600 Municipality Section Teague Bay Township - Range - East End Quarter "B"			

17. DIRECTIONS TO THE SITE

The dock is located off of Plot 20 Estate Teague Bay off the northeast shore of St. Croix. Take highway 82, East End Road east. The property is 0.5 miles east of Sierra Verde Road.

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

The applicant proposes to demolish an existing derelict 338 sqft wooden dock and replace it with a 268sqft dock within the same footprint. The dock would be 69'2" in length and 3'4" in width. The dock is "L" shaped and turns north 37' from shore. The dock will be built on 30 Pearson piles and have grated decking.

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

The purpose of the application is demolish the existing unpermitted derelict dock and construct a new dock for use by small vessels.

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 **0**

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

The dock has been designed entirely within the footprint of the existing dock to avoid impact to resources. Grated decking is proposed to minimize shading impacts and debris from the existing structure will be removed from the surrounding area to minimize impacts.

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

The existing dock was not permitted by the previous owners. No work on the new dock has been completed.

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)

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City - **St. Croix** State - **VI** Zip - **00820**

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City - **St. Croix** State - **VI** Zip - **00820**

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City - **Elizabeth** State - **CO** Zip - **80107**

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City - **St. Croix** State - **VI** Zip - **00824**

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
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DPNR DEP	WQC		concurrent		

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

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W. W. Okey 11/30/2021
 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.

**U.S. ARMY CORPS OF ENGINEERS
APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT
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or
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