

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)

<i>TotalEnergies Marketing Puerto Rico Corporation</i> <i>PO Box 362916</i> <i>San Juan Puerto Rico 00936-2916</i>	<i>Phone: 787-397-8560</i> <i>Email: Anthony.sisco@totalenergies.com</i> <i>Contact: Anthony J. Sisco Perez</i>
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2. Name, title, mailing address and telephone number of Owner of property and Agent (if any)

Owner of Property(s)

<i>Virgin Island Port Authority</i> <i>PO Box 301707</i> <i>St. Thomas, VI 00802</i> <i>340-774-1629</i>

Agent

3. Location of activity. Plot No. 70Y
Estate Lindbergh Bay Island St. Thomas

PIN No. See exhibit A

4. Zoning District Public (P)

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

Airplane and Aircraft Services (fuel sales)

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

<i>Varies. See Scope of Works Summary document</i> <i>for designer qualifications for various portions of the project.</i>

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

<i>Continue Terminal Operations for storage and delivery of Jet Fuel to Cyril E. King Airport.</i> <i>Construction of new installations inside terminal premises: Loading Rack, Firefighting System</i> <i>& Administrative Building remodeling.</i>
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**FORM L&WD-2/PERMIT
APPLICATION CONT'D**

Continued use
of existing
facilities plus
expansion
planned to start

2027 (See

7. Date activity is proposed to start _____ in 2025; be completed _____ Project Summary)

8. Classification of minor or major permit. Check one:

☐ Minor Permit Application

☒ Major Permit Application

State below which criterion applies in making above check.
Project cost is estimated to be approximately 14.5 M USD

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 water quality standards or other environmental protection standards both during construction and after the project is completed. I also agree provide entry to the project site for inspectors from the environmental protection agencies for the purpose of making inspection regarding this application and that to the best of my knowledge and belief, that such 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)

Date



Anthony J. Sisco Perez

6/30/2025

Sign

Print

Signature of Owner(s) (Required)

Date

Sign

Print

Sign

Print

**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
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DEVELOPMENT PERMIT APPLICATION

FORM L&WD-3
ZONING REQUIREMENTS TABLE

The following table shall be completed by the applicant with entries as appropriate for the zoning district in which the activity is taking place. **Not all the requirements will necessarily apply to a particular zone.** Consult the Zoning Law for guidance.

Applicants Name: Anthony J. Sisco Signature:  Date: 6/6/2025

Location of Activity (Plot No.): 70Y Estate: Lindbergh Bay Zoning District: Public (P)

1. Proposed use (residential etc.) Airplane & Aircraft Services (fuel sales)
2. Accessory use if any N/A
3. Number of onsite parking spaces: Existing 5 Proposed 5
4. Area of lot: 78,408 ft² 1.8 acres
5. Area covered by existing buildings 5833 ft²; Area covered by proposed buildings 5833 ft²
6. Total area of disturbance (includes footprint of all buildings, structures and parking areas) 6639 ft²
7. Setback of building from street property line: Required N/R ft. Proposed Existing (See Survey) ft.
8. Side yard setback: Required N/R ft. Proposed Existing (See Survey) ft.
9. Rear yard setback: Required N/R ft. Proposed Existing (See Survey) ft.
10. Height of building: 20 ft. Stories 2
11. Lot width at street line (ft.) 340' Average
12. Area of usable open space: 51761 sq ft ft. 66% % of lot
13. Persons per-acre ratio 8
14. Floor area ratio 7%
15. Number of onsite parking and loading spaces Existing (See Survey)
16. Building setback (yards 11, W-2 only) N/R

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Inspector: _____ Date: _____ Permit Application No: _____

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, Anthony J. Sisco Perez being duly sworn depose and say that:
Applicant(s)* (or John Doe of Entity Applicant)

1. TotalEnergies Marketing Puerto Rico Corp am/is the (check one)
(I or Entity Applicant)

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

Of the real property described as Parcel No(s) 70 Y

Estate Linderbergh Bay Quarter Southside No. 4 Island St. Thomas

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

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] 6/30/25
Signature Date

Signature Date

Anthony J. Sisco Perez
Print

Print

no 7 6028
The foregoing instrument was acknowledged before me this 30th day of June

20 25 by Anthony J. Sisco Perez at Guayanilla, PR county
(Name or Name/Title of Entity)

of Puerto Rico.

[Signature]
Notary Public

WFA
My Commission expires



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

COPY

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

Date: 6/5/2025

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: Anthony J. Sisco Perez

Business Name: TotalEnergies Marketing Puerto Rico Corp.

EIN/TIN: 66-0486878

SSN: N/A

Please Indicate:

- ☒ *Corporation
☐ *Partnership
☐ Individual
☐ Other

RECEIVED
COLLECTION & DEPOSIT NO. 22A

JUN 06 2025

VIRGIN ISLANDS BUREAU OF
INTERNAL REVENUE ST. THOMAS VI

Type of Business: Foreign Profit Corporation

Please check forms that you use:

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

Date Business Started: 2009

Person Representing Applicant: George H.T. Dudley Position: Attorney for the Applicant

Signature: [Signature]

Mailing Address: 1000 Frederiksberg Gade, St. Thomas, VI 00802

Date: 6/6/2025

Telephone Number: 340 774 4422

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

TotalEnergies Marketing Puerto Rico Corp.

Pierre-Emmanuel Bredin, President

SSN: XXX-XX-9493

Address:

Av. Winston Churchill 1099, 12th Floor,
Santo Domingo, Dominican Republic.

Farid Benyahia, Vice President

SSN: XXX-XX-2355

Address:

Garden Hills Norte B-7 Street Meadow Lane #14
Guaynabo, PR 00966

Raphael de Patoul, Secretary & Treasurer

SSN: XXX-XX-1183

Address:

Apt. 9-B Torre Sur Condominium St. Mary's Plaza, 1485 Ashford Avenue,
San Juan, Puerto Rico, 00907

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)

TotalEnergies Marketing Puerto Rico Corp.
(Corporation or Association Name)

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

Director and Vice President
Title/Position (Print)

Faied Benyachia
Print

WITNESS: [Signature]

ATTEST: [Signature]
Secretary (or equivalent) Signature
Raphael de Patoul
Secretary (or equivalent) Print

Seal

App # 6627

On this 30th day of June, 20 25, before me the undersigned officer, personally appeared Faied Benyachia, who acknowledges himself to be the Director and Vice President of TotalEnergies Marketing Puerto Rico Corp; 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.

[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.

Flood Plain Determination and Permit Application

To be completed by all applicants

1. Owner: Virgin Islands Port Authority
 Mailing Address: PO Box 301707 St Thomas USVI 00802
 Home Tel. #: _____ Business Tel. 340-774-1629 #: Cellular #: _____
2. Designer: See Project Summary
 Lic. #: _____ Tel. #: _____ Cellular #: _____
3. Plot #: 70Y Estate: Lindbergh Bay Quarter: Southside Quarter No. 4A
 Flood Zone Designation: X

If your flood zone designation is Zone A, AE, AO, AI-30, A99, V, VO, Ve or VI-V30 as shown on the NFIP FIRM Map, then complete this section.

*****NFIP Flood Zone Designation*****

1. Type of development:
- 1 or 2 Family dwelling ☐ Mobile Home ☐ Non-Structural ☐
- 3 Family or more, Apartment or Condo Structure ☐ Non-Residential Structure: ☐
- Commercial Structure ☐ New Construction ☐ Non-Structural ☐
- Addition to Structure ☐ 50% Substantial Improvement of Existing Structure ☐
- Description of Activity _____
2. Base Flood Elevation at the Development Site is _____ ft. above mean sea level (msl).
3. Elevation of the First Floor, Basement or Flood proof level for proposed structure is _____ ft.
4. Describe the Non Structural Activity i.e. septic tank, waste water treatment plants etc. (including the location and development): _____
5. Attach a certified copy of site plan (8.5" x 11) showing Base Flood Elevation. See sample attached.

FOR OFFICE USE ONLY

Is the property located in an identified Flood Hazard Area? () YES () NO

NFIP Zone Designation: _____ Forward to Flood Plain Manager: () YES () NO

Application: APPROVED () DENIED () RESUBMIT ()

Plan Reviewer Name: _____

Signature: _____ Date: _____