



May 25, 2016

The Director
Bahamas Environment Science and
Technical Commission
Ministry of The Environment and Housing
P.O. Box N-7132
Nassau, The Bahamas

Attention Mr. Philip S. Weech,

Dear Sir,

The Abaco Club at Winding Bay – Abaco Clubs Investments LLC
Little Harbour Members Docking facility

Further to a request from our Client, the Developer of the above captioned project, for clarification on a number of items, we have prepared the following letter report of clarifications.

Environmental Impact Assessment

1. Page 6 states “As dredging will be required “. This statement is incorrect, whilst previous correspondences have sought to correct this matter, for final clarification the Developer has categorically stated that NO dredging will take place. The EIA correctly states no dredging with references made elsewhere on page 6, as well as on pages 53, 57 and 64.
2. Pages 11 & 14 state that select wood structures are to be demolished. Based upon further inspections by the Clients engineers, some of these structures are now to be renovated for further re-use as multiple uses. The Developer is to be commended for re-use and re-purposing existing facilities.
3. Page 38 states a maximum number of employees. Further review has indicated that the total number of permanent positions may potentially exceed the stated maximum.
4. Page 39 states “it is envisaged” that conventional use of septic tank and drain field will be used. Water quality testing has been conducted by the Water and Sewerage Corporation (WSC) the E. Coli results were extremely elevated over a number of tests sites. Based upon this the developer has now determined that sanitary wastes will be collected and transported to the Winding Bay Treatment plant that is an approved WSC facility. Whilst the subject property has remained unoccupied for a number of years and has not contributed to any waste streams in Little Harbour, the Developer has chosen not to risk adding to any further potential water degradation.
5. Pages 39 and 40. In clarification the hierarchy for power supply will be by solar PV that is to be backed-up by conventional stand-by diesel powered electrical generation. There is no municipal

supply to Lower Harbour. This method of power generation is in keeping with the rest of the community. The only fuel storage on site will be day tanks for the stand-by generator.

6. Page 41 potable water supply, if the collected rainwater does not suffice for demand then this may be supplemented by potable produced water trucked to this facility from the nearby Winding Bay Club.
7. Page 59 contains further reference to waste water treatment item 4 above provides clarification.

Environmental Management Plan

Page 5, Section 3.2, Paragraph's 4 and 5. These paragraphs are amended to read as follows;

The Contractor shall make himself aware of areas of environmental sensitivity and shall take measures to avoid and minimize any impacts to marine resources in the area.

The Environmental Management Plan (EMP) discusses a phased approach to the dock construction, this is still the intention of the Developer.

Following review and acceptance of these clarifications the Environmental Management plan will be updated in the relevant sections and submitted for record.

Thank you for the review of this document. Should you have further questions and or remarks we would be please to address same.

Yours Sincerely
Islands By Design Ltd.



Principal

Keith A. Bishop *MAPM, IMarEST, IAIA, MBSE, NAEP*

- cc. The Director - The Bahamas Investment Authority
- cc. The Developer – Southworth Development LLC.
- cc. Counsel – Higgs and Johnson