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**From:** Lesley Groff <[REDACTED]>  
**Sent:** Friday, March 17, 2017 5:17 PM  
**To:** Jeffrey Epstein  
**Subject:** Philippe Van Den Broek

Bonjour Lesley,

I apologize for my late answer.

The map you have sent us is not enough precise to work with unfortunately.

Regarding the contract, here my proposal:

Mission: STUDY& SKETCH :Architectonik will do plans and 3D of the project.

This work will take 3 weeks.

This first sketch will allow to Jeffrey and Architectonik to work on ideas and modifications regarding Jeffrey's thought & taste.

My flat rate for this work will not exceed 20.000€.

Once Jeffrey is agreed with the general layout, we can start with more precise document: plans, elevations, cross section, interior design... I will propose an extension of this proposal.

I will have to go back on site ( as Kevin I guess) to spend more time on the island.

Once we are agree on the location, I will need an accurate survey of the area. Once I have the survey, I can start to work on the project. I am sure there is good surveyor in St-Thomas.

If Jeffrey agree with my proposal, I will make a simple contract explaining all of that.

With kind regards.

Philippe VAN DEN BROEK

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