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**From:** Lesley Groff <████████>  
**Sent:** Saturday, February 18, 2017 2:57 AM  
**To:** Jeffrey Epstein  
**Subject:** Fwd: G&L St-James island

FYI

Sent from my iPhone

Begin forwarded message:

=b>From: Philippe VAN DEN BROEK <████████> <mailto:████████>>  
Date: February 17, 2017=at 7:43:05 PM EST  
To: Lesley Groff <████████> <mailto:████████>>  
Subject: Re: G&L=St-James island

Bonjour Lesley,

I wanted to send him an e-mail this week-end.

As you write to me , let's s=art:

Regarding my=e-mail, his answer does not give me enough information regarding:

Le 13 févr. 2017 à 14:10, jeffrey E. <=jeevacation@gmail.com</=> a écrit : <mailto:jeevacation@gmail.com>  
priva=y for me most important so main house is just me, g=est houses for 4 guests separate from me.  
Mov=e theatre NOT move room , a full sze commercial 15 m=ter screen, biggest problem is wind , a=d sun. no  
open terraces no one sits under direct su=. . area near cuurent little pool is most pro=eected from wind, . spa down  
by beach , massag=jacuzzi big pool, gym, etc.

He doesn'= answer precisely to my e-mail ( I apologize if my english is not so good).=/div>

I think you can be the person I will work with to go f=rther in the study of the house. You will be the connection  
to Mr Jeffrey. H= may be a person very busy .

As a first step, I need to k=ow:

- the program: What does he want in his house? I d=n't really need a precise program, but a minimum will be very helpf=l . (how many bedrooms, living area with kitchen or separate kitchen, Cinem= room Gym & SPA are in the house or separate... )
- SURVEY: He may have an idea where he wants the house on the island: I=need a topographic survey of the place.
- URBAN RULES:=Regarding the urban rule: I need to know what is possible or not.

Once I have these ans=ers, I can estimate my work and give you a price.

Once all party are agree, I can start to wor= on the project.

=an you help me for those information I need?

Looking forward to hear from you.

Best regards.

Philippe VAN DEN BROEK

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<=span>

Le 17 févr. 2017 à 19:33, Lesley Groff <[REDACTED]> a écr=t :

Help Philippe. Jeffrey requested I=follow up with you. Any news to pass along?

Lesley  
Assistant to Jef=rey Epstein

Sent from my iPhone

On Feb 13, 2017, at 11:43 AM, Philippe VAN DEN B=OEK <[REDACTED]>  
<mailto:[REDACTED]> > wrote:

Bonjour Jeffrey,  
Regarding my visit on your property,=here my comments and what I need to know about your  
project as a first step=

Li=tle Saint-James Island:

Regarding what Karen explained me, you would like some idea as for=example:

- How to block the wind where the main pool i= without loosing the view: Stone wall & door  
window can be a solution.<=div>

- How to create privacy for each guest bedrooms which are in front the main house and the main pool: simple structure ( wood IPE) and some planters can be a solution.

- you may have some other request.

Regarding Great Saint-James Island:

=br class="">

I have understood you would like to build a new house above the existing one.

Karen has explained me you would like to have a real house so you don't have to go outside from your bedroom to the living area or the kitchen (...).

We will have to talk about:

- the program of the house : how many bedrooms (80), every options you would like in your house ( gym, spa, cinema room (80)), connected or not to the house.

- the size of the house regarding the rules from the government: we need to know what is possible or not.

- the architectural aspect: I will send you some pictures of several projects with different styles (classic & modern). It will help me to know more about your taste. (You talk about the villa UTOPIA).

- the position of the villa you prefer. I have seen there are several beautiful places where the house can be, but you may have your idea and reason. I need to know all of that to understand what you are looking for.

I have to know more about our mission :

-a- Design : plan, cross section, elevations, 3D . Every thing you need to apply for a building permit, or simply to have some idea.

-b- Detail plans: it is more precise layout so you can use them for the contractor and the construction.

-c- Decoration: inside .

Then regarding all of that, we can make a proposal ( contract) before to start.

=br class="">

One thing very important: we need the survey of every area you want us to work on.

We can organize a call at your convenience.

Best regards

PS: Please download PDF file using the link below:

<https://www.dropbox.com/s/kag4re3u8k0b8zz/AACCGg0BVGPP-tGbeWbQwjFha?dl=0>  
<<https://www.dropbox.com/s/kag4re3u8k0b8zz/AACCGg0BVGPP-tGbeWbQwjFha?dl=0>>

cel: (= [REDACTED])

<logo\_mail.png>

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