



A G R E E M E N T

Mr. Jeffrey Epstein – RADYCA, INC.

A. RADYCA, INC. will provide Survey & Digitalization services for Mr. Jeffrey Epstein ("THE CLIENT") to document existing site conditions of the islands of Great Saint James and Little St. James, U.S. Virgin Islands ("PROJECT"). The Scope of Work is described below. The approximate Work schedule is attached to this agreement as Exhibit "A".

B. Scope of Work and Compensation for Services will be as follows:

1. **Land Surveying Maps Phase:** Flat Fee of **\$25,000** (Twenty Five Thousand US Dollars), to include the following:

- 1.1 Recover & re-establish survey control previously established on the island.
- 1.2 Locate all new roadways, buildings, or other visible improvements.
- 1.3 Prepare inventory map of roadways, hardscape, and buildings.

*Deliverables include: AutoCad & PDF format files.

2. **Architectural As-Built Drawings:** Flat Fee of **\$15,000** (Fifteen Thousand US Dollars), to include the following:

- 2.1 Document existing interior layouts of all existing structures.
- 2.2 Document existing exterior elevations of all structures.

*Deliverables include: AutoCad & PDF format files.

3. **Drone & Photographic Services:** Flat Fee of **\$36,000** (Thirty Six Thousand US Dollars), to include the following:

- 3.1 Overflights to film complete islands. Includes two (2) pilots for four (4) full days and all equipment necessary.
- 3.2 Standard Video editing and Full Post-production to edit all captured footage.
- 3.3 Capture of main views for possible future development sites.

*Deliverables include: Edited video & Development sites' views panoramic photos.

4. **Travel Expenses:** Flat Fee of **\$3,600** (Three Thousand Six Hundred US Dollars), to include the following:

- 4.1 Flight tickets Miami-St. Thomas-Miami for three (3) RADYCA, INC. employees.

*Due to the nature of the "PROJECT" location the transportation to/from islands and St. Thomas as well as interior islands transportation to be arranged by "CLIENT". Lodging/Meals to be arranged by "CLIENT".

Total above scope of work project cost is **\$79,600** (Seventy Nine Thousand Six Hundred US Dollars).

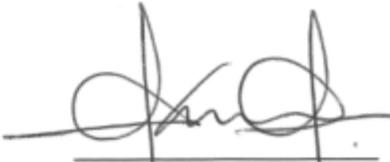
A Retainer of 60% **\$47,760** (Forty Seven Thousand Seven Hundred & Sixty US Dollars) is required to start scope of work. This retainer is non-refundable but it will be applied towards the total cost of compensation services.

The 40% remaining balance to be paid upon completion of deliverables.

C. "RADYCA, INC" will produce all documents specified in the above scope of work agreed upon this contract.

D. The contract sum does not include any travel expenses not specified under the scope of work, long distance services, printing and/or reproduction services, postage, permit fees, permit expeditor fees, or any other similar project-related expenditure which will be billed separately and paid for by the "CLIENT", if needed.

OWNER
Mr. Jeffrey Epstein
DATE: December 5th, 2017



RADYCA, INC.
Mr. Ramon Alonso
DATE: December 5th, 2017

