



**Brian Moseley  
& Associates, Inc.**  
Land Surveyors & Consultants

February 4, 2016

Great St. Jim, LLC  
Ms. Daphne Wallace  
American Yacht Harbor  
St. Thomas, VI 00802

SENT VIA ELETRONIC MAIL TO: [REDACTED]

RE: Great St. James

Dear Ms. Wallace,

Brian Moseley and Associates, Inc. is pleased to offer the following proposal in connection with Mr. Epstein's request for Land Surveying services at Great St. James. I have developed the following scope of work based upon my conversation with Mr. Epstein and his attorney, Erika Kellerhals.

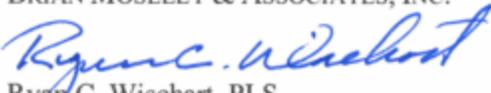
Scope-of-Work: Road Design and Development and Topographic Surveying. Specifically the work will include:

1. Develop conceptual road plan using available digital terrain models developed by aerial methodology.
2. Prepare plans for permitting including earth-change and erosion/sedimentation control.
3. Field staking of roadways and erosion control measures.
4. Topographic surveys of various areas including the existing main house and new dock area.
5. General on-call services as requested.
6. Deliverables shall typically include Adobe PDF files and hard copies when requested.

A budget is included with this proposal which includes a general breakdown of anticipated tasks. Also included with this proposal is our hourly-rate schedule upon which invoicing shall be based. Invoices will be providing as specific tasks are completed or monthly as appropriate; payment is due within 15 days of the date of the invoice. A deposit of \$7,500 is required for mobilization.

We value and appreciate our continuing relationship with Mr. Epstein; we look forward to working with you on this new endeavor.

Sincerely,  
BRIAN MOSELEY & ASSOCIATES, INC.

  
Ryan C. Wischart, PLS  
President

ACCEPTANCE and NOTICE-TO-PROCEED\*  
GREAT ST. JIM, LLC

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date

CC: Ms. Erika Kellerhals, Esq.

4003 RAPHUNE HILL ROAD, SUITE 606 ST. THOMAS, VI 00802  
PHONE [REDACTED] FAX [REDACTED]