



## Wire Confirmation

The wire transfer request below has been transmitted successfully. The template created with the transfer request has been created successfully.

The balances shown below are recorded at the time of the request.

### Schedule Information

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Confirmation: 61119809  
Approval status: 1 of 1 received  
Transmitted: 12/07/2017 01:27:24 PM (ET)  
Transmitted by: [REDACTED]

### Debit Information

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Template name: LSJE to Radyca Inc  
Account: JEGE, LLC - DDA - \*3475 - DBTCA Checking - \$496,694.08  
(Balance as of: 12/07/2017 01:19:06 PM (ET) Not a guarantee of available funds.)  
Wire type: Domestic wire  
Security code:  
Send on date: 12/07/2017  
Amount: 47,760.00  
Currency: USD

### Recipient Information

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Bank ID type: ABA  
Bank ID: 021000021  
Recipient account: (If appropriate enter the IBAN) [REDACTED]  
Bank name: JPMORGAN CHASE BANK, NA  
Bank address 1: NEW YORK  
Bank address 2: NY  
Bank address 3:  
Recipient name: RADYCA, INC  
Recipient address 1: 1450 Brickell Ave Suite 2120  
Recipient address 2: Miami FL 33131  
Recipient address 3:  
Additional information for recipient: Reference GSJ and LSJ USVI Project

### First Intermediary Information

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Bank ID type:  
Bank ID:  
Intermediary account: (If appropriate enter the IBAN)  
Bank name:  
Bank address 1:  
Bank address 2:  
Bank address 3:

## Second Intermediary Information

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Bank ID type:

Bank ID:

Intermediary account: (If appropriate  
enter the IBAN)

Bank name:

Bank address 1:

Bank address 2:

Bank address 3:

## Wire Initiator Information

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Wire initiator name:

██████████

Wire initiator address 1:

c/o HBRK Associates, Inc

Wire initiator address 2:

575 Lexington Avenue, 4th Floor

Wire initiator address 3:

New York, NY 10022

RADYCA  
LSJE LLC

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 5<sup>th</sup>, 2017

12/6/2017  
Jeo approved  
12/6/2017

RADYCA, INC.  
Mr. Ramon Alonso  
DATE: December 5<sup>th</sup>, 2017





### Customer Information for Incoming Wire Transfers

We have created this guide to explain some key terms and standard information that may be required for another person to send you a wire transfer payment. It is not an agreement by the bank to accept or transmit the wire transfer payment.

|   |
|---|
| <b>Key Terms</b>  |
| <b>ABA Routing/Transit Number</b> - used in the US to identify financial institutions.                |
| <b>SWIFT Code</b> - unique identification code for a bank/branch; used for an international transfer. |

Provide the following information to the person sending the wire:

- DOMESTIC WIRES**
  - ✓ Provide Chase Bank's ABA Routing/Transit Number **021000021**
- INTERNATIONAL WIRES**
  - ✓ Provide Chase Bank's SWIFT Code **CHASUS33**

**Note:** CHASUS33XXX can also be provided; XXX can be replaced by a specific BIC (Bank Identifier Code) if known by the customer.

|   |  |
|---|--|
| Your Chase Account Number (If using a Chase Loan, Investment or other Non-Deposit acct number do NOT enter it here; enter it in "Other Information" & indicate the type of account to be credited):<br><b>826706751</b> | Your Name as it Appears on the Account to be credited:<br><b>RADYCA, INC.</b>      |
| Amount of the Wire:   | Receiving Bank Name: <b>Chase</b>  |
| For Domestic transfers, Chase ABA Routing/Transit Number:<br><b>021000021</b>   | Receiving Branch Address:<br><b>1450 BRICKELL AVE STE 150<br/>MIAMI, FL. 33131</b> |
| For International transfers, Chase Swift Code:<br><b>CHASUS33 or CHASUS33XXX (XXX can be replaced by a specific BIC (Bank Identifier Code) if known by the customer)</b>  |  |
| Other Information:  |  |

|  |
|--|
| <b>Important!</b>  |
| <ul style="list-style-type: none"> <li>• Incoming funds will be credited based <i>solely</i> on the Account Number you provide. BE CERTAIN you confirm that the Account Number is correct.</li> <li>• Any error or incomplete information may result in the wire going to the wrong person or being delayed, which could result in the loss of funds.</li> <li>• Incoming funds may be deposited into the checking or savings account or may be applied as a payment to the loan or line of credit.</li> <li>• Incoming funds cannot be credited to a Chase Liquid Prepaid Card.</li> <li>• Incoming funds may take 1 full business day before the funds are received from the sender.</li> <li>• Sender's bank may request Chase's address for incoming wires.<br/>Address is 270 Park Ave., New York, NY 10017.</li> </ul> |

From: Ramon Alonso [REDACTED]  
Subject: Re: GSJ & LSJ: Survey & Digitalization Proposal  
Date: December 6, 2017 at 5:43 PM  
To: Richard Kahn [REDACTED]  
Cc: Lesley Groff [REDACTED]



Many thanks Richard; we will proceed immediately.

Kind Regards,

**Ramon Alonso**

| R A D Y C A

On Dec 6, 2017, at 5:04 PM, Richard Kahn  
<[REDACTED]> wrote:

sorry for delay  
wire will be sent tomorrow am

Richard Kahn  
HBRK Associates Inc.  
575 Lexington Avenue, 4th Floor  
New York, NY 10022  
[REDACTED]

Begin forwarded message:

**From:** Lesley Groff <[REDACTED]>  
**Subject:** Fwd: GSJ & LSJ: Survey & Digitalization Proposal  
**Date:** December 6, 2017 at 11:23:31 AM EST  
**To:** Rich Kahn <[REDACTED]>

do I need to have JE sign this proposal? or will you? or you sign?  
just let me know...thanks

Begin forwarded message:

**From:** Ramon Alonso <[REDACTED]>  
**Subject:** GSJ & LSJ: Survey & Digitalization Proposal  
**Date:** December 5, 2017 at 1:53:06 PM EST  
**To:** [REDACTED]  
**Cc:** Lorena Villacorta <[REDACTED]>, [REDACTED]

Dear Lesley,

Please be so kind to pass this information to Mr Epstein. It contains our proposal for initial survey and digitalization services of the existing conditions of both islands as well as an overall project

From: Lesley Groff [REDACTED]  
Subject: Fwd: GSJ & LSJ: Survey & Digitalization Proposal  
Date: December 6, 2017 at 11:23 AM  
To: Rich Kahn [REDACTED]



do I need to have JE sign this proposal? or will you? or you sign?  
just let me know...thanks

Begin forwarded message:

**From:** Ramon Alonso <[REDACTED]>  
**Subject:** GSJ & LSJ: Survey & Digitalization Proposal  
**Date:** December 5, 2017 at 1:53:06 PM EST  
**To:** [REDACTED]  
**Cc:** Lorena Villacorta <[REDACTED]>, [REDACTED]

Dear Lesley,

Please be so kind to pass this information to Mr Epstein. It contains our proposal for initial survey and digitalization services of the existing conditions of both islands as well as an overall project schedule.

If agreed, please have Mr Epstein sign and return the proposal. I have my team ready to fly this coming weekend, please confirm so we can make the proper arrangements.

Attached you will find our bank information for your convenience.

Kind regards,

**Ramon Alonso**

|| R A D Y C A



GSJ&LSJ  
Proposal.pdf

From: Lorena Villacorta [REDACTED]   
Subject: RE: proposal  
Date: December 6, 2017 at 11:45 AM  
To: Lesley Groff [REDACTED]  
Cc: Rich Kahn [REDACTED], Bella Klein [REDACTED]



Good morning all,

I am following up with the documents that we need sign by Mr. Epstein.  
As you all know the intention is to be in the island this weekend and we need this confirmation to buy the tickets and prepare our staff for the trip, unfortunately we can't move forward until you get back to me.

Regards,

Lorena Villacorta



1450 Brickell Ave.  
Suite 2120  
Miami Fl. 33131  
[REDACTED]

[www.radyca.com](http://www.radyca.com)

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**From:** Lesley Groff [REDACTED]  
**Sent:** Tuesday, December 05, 2017 3:49 PM  
**To:** Lorena Villacorta  
**Cc:** Rich Kahn; Bella Klein  
**Subject:** Re: proposal

Thank you! I will have our accounting department take it from here!

Sent from my iPhone

On Dec 5, 2017, at 3:39 PM, Lorena Villacorta <[REDACTED]> wrote:

Hello Lesley

The proposal has been approved.  
Please kindly send it sign by Mr. Epstein.  
I have also attached the wire instructions for the retainer in the amount of \$47,760.00.  
Please let me know if you have any questions.

Kindly,

Lorena Villacorta

<image001.png>

1450 Brickell Ave.  
Suite 2120  
Miami Fl. 33131  
[REDACTED]  
[www.radyca.com](http://www.radyca.com)

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**From:** Ramon Alonso [REDACTED]  
**Sent:** Tuesday, December 05, 2017 3:31 PM  
**To:** jeffrey E.  
**Cc:** Richard Kahn  
**Subject:** Re: proposal

Perfect, many thanks. I will proceed securing the flights for the team and making all necessary arrangements immediately.

I look forward to seeing you again soon!

**Ramon Alonso**

|| R A D Y C A

On Dec 5, 2017, at 3:25 PM, jeffrey E. <[jeevacation@gmail.com](mailto:jeevacation@gmail.com)> wrote:

then it is approved

On Tue, Dec 5, 2017 at 3:23 PM, Ramon Alonso [REDACTED] wrote:

Dear Jeffrey,

The scope does include digitalization of the entire islands (planometrics) to reflect the general topography, existing roads, trees and structures. This will be delivered in the form of stamped and sealed survey drawings which will be required for any administrative process and a digital 3D model that we will create so we can play with it in the design stage.

It also includes to digitalize all the existing buildings to reflect the current interior layouts and exterior general elevations so we can determine what can be used from the existing constructions.

Additionally, we will create a professional video of the two islands to have precise aerial views and will take professional photos of all the panoramic views from each one of the possible sites for new buildings. This will also be needed in the future in order to produce

the photo-realistic renderings in the design stage.

Everything will be delivered to you digitally and all this basic info will be needed later on when we agree to start the master plan design proposal.

Please let me know if you require any additional clarification.

Kind regards,

**Ramon Alonso**

|| R A D Y C A

On Dec 5, 2017, at 2:26 PM, jeffrey E. <[jeevacation@gmail.com](mailto:jeevacation@gmail.com)> wrote:

the project is labeled digitalazation , but the body simply says photos . 8 man days for 36k to photo? , digitalized is the key, I know what the island looks like , but if we can play with the topo and views it will be easy, , if i am not understanding the finsihed product could you send me a sample. of another work. . my cfo is coped on this email

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please note

The information contained in this communication is confidential, may be attorney-client privileged, may constitute inside information, and is intended only for the use of the addressee. It is the property of JEE

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and may be unlawful. If you have received this communication in error, please notify us immediately by return e-mail or by e-mail to [jeevacation@gmail.com](mailto:jeevacation@gmail.com), and

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