NORTH TERRACE

August 21, 2018

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Client_

Mr. Jeffrey Epstein

Contact_

Brice Gordon   Kyle Reavis

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Project / Property_

Great St. James and Little St. James

Saint Thomas, USVI

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A. Job Description_

JPK Development will oversee the grading, construction of pad and two shelters in Great Saint James. To complete the required work, JPK will perform the following:

1. Grading

- 602c.m. @$18 $10,836

2. Shelters (to match LSJ shelters)

- Estimated 10' x 15' (150sqft) @ $350

  Closed Building- block walls

  4 windows

  1 exterior door

  Wooden Roof, Rafters, Insulation, Tiles $52,500

- Estimated 12' x 20' (240sqft) @ $150

  Semi-Open Building

  Columns

  Wooden Roof, rafters, insulation, plywood, tiles $36,000

3. Concrete Pad

383 C.Y. @ $650 (Labor and Supervision) $248,950

B. To be determined_

The following items will be added to the scope depending on client's needs.

1. Stonework for Building Facades
2. A/C for shelters

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C. Duration_

JPK Development stands behind its work with a one-year complete warrantee and will provide all manufacture warrantees to the owners. All work described above is scheduled to take 2.5 months upon receiving materials. A detailed schedule will be provided upon approval.

- Estimated Start Date: November 1st

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Sub-Total	**$348,286.00**
Overhead and Profit 15%	**$52,242.90**
GRT	**$20,026.45**
Total	**$420,555.35**

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Thank you for your time and we look forward to furthering our relationship. We appreciate the opportunity for considering JPK Development.

Kindest regards,

Jay Knoepfel

President