

From: Xavier CARTRON <[REDACTED]>

To: 'Jeffrey Epstein' <jeevacation@gmail.com>

CC: [REDACTED] <[REDACTED]>, Kifah Laham <[REDACTED]>

Subject: TR: LSJ18.41: Concept Design Report / Master Plan | 12-02-2019

Date: Wed, 20 Feb 2019 16:09:18 +0000

Attachments: BOARD-LIST.pdf

Embedded: unnamed

Inline-Images: image002.png; image001.png

Dear Jeffrey

Hope you are doing well.

With reference to your e-mail below and the attached one, we would like to clarify the following:

1) First of all; Xavier Cartron SAS as a Company never tells its Clients "it is not worth the time to work with you". On the contrary, we respect and appreciate every Client and serve him with our best care and knowledge.

2) You summarized all our work effort since months by Bubble Diagrams and some Pen Drawings. This is not accurate.

We want to summarize all the presentations that have been made since we started working together:

- Till date we produced 13 presentations (summary attached).
- Not all presentations are with the same contents or details - some were more basic than the others but nevertheless correspond to a coherent and evolving work process that we agreed to follow day after day.
- You will find copy of all these presentations under the following link <https://we.tl/t-Rv8xI2BpAp>
- The effort and contents of these presentations are very important and have very serious ingredients that upon which we can finalize the Architecture Design not only the master plan.

3) It seems to us that we have done a very Serious Job and in return you still insist that you didn't get anything of value from all what was done:

- We visited the site 2 times.
- We tried to get a detailed Client Brief over several meetings with you and your team.
- We tried to analyze and resolve the maximum number of the initial constraints, as well as others that have been added as studies progressed.
- We concluded (more or less) the project programme as a reflection of the main requirements.
- We went beyond our initial scope and we developed detailed plans in order to test the spaces, relations, satisfy your requirements, etc..
- We modeled the full land and the as-built buildings in order to demonstrate to you that the Architecture that we are developing is real and not over the sea.
- We gave you all the Architectural Options (with advantages and disadvantages) to make you pick-up one road to follow and take it further and develop.
- At 2 moments you felt that we need to go back to square one and relook at the main program. We accepted and have done that happily to assist you in defining what you want although it is not a common practice to us as this results lots of abortive work.

4) We would like to make a point and analysis of the work done as well as the difficulties that we have faced:

- During each presentation (in your presence) we had positive direct feedback. However, after the presentations the feedback was systematically negative and insulting.

If you don't feel that we are the right Architects to do your project, this is your total choice that we respect as design is something subjective - we cannot convince you if you are not convinced on your own. But we don't accept to get more insults and bad words about our work and our company. We are one of the most reputable companies that has been commissioned and entrusted by top Clients all over the world to design and build their private and public projects.

For us, we want to continue to work on your project, but you should decide if you want to continue with us or no. So if you want to advance with your project, we need to take the positive parts of what we did till now and agree on a road map for

the future.

- We believe that we know the island well (especially that we modeled it in 3D) and we fell in love with this beautiful place. Of course we do not have your knowledge of every inch of the island, this is why your explanations helped us to develop the project.

We have no objection to design on site – we can discuss that in details and its costs accompanied.

- The bubble diagrams we sent you may look like simple work but it is the contrary. We believe this is the correct step (at this stage) for one to sit around the table and together analyze and conclude.

- As we informed you previously, we were expecting after the last meeting in Paris that you chose One General Scheme / Option and based on which we can start the Design Development Phase (with a New Higher Level Detailed Scope of Work, Involvement and Contract) to cover the following tasks:

- Design Development of One Architectural Option
- Interior Design and Landscape Design Concept Design and further Detailed Design
- Engaging Engineering Office to work in parallel with us on the Project Design Development (Geotechnical, MEP, Structure, Wind Testing, Hurricanes Simulation Modeling, etc,..). We already started our discussions with some.
- Involving Construction Company to work parallel with us on the Constructability and Logistics Plans and Pre-Studies. We already started our discussions with some.

If we agree on high level Option to develop, all your comments and details can be incorporated as we go and this is a common practice. But the comments should not hold the Project Development as we have major Constraints that we need to look into at this stage if you need to complete this project in 3 to 4 years.

We are certainly one of the best consultants covering the entire spectrum for constructing this type of projects. We remain convinced that the choice you have made for us is the right one, and we think we are very close to a success story. We are a team that tries to listen to the customer and not just make one sketch and say this is our idea and this is how we want it.

5) Regarding the fees and moneys that you are referring to in your last email; and since you opened the financial topic which we didn't open till date busy focusing on the results, we would like you to allow us to clarify the following:

- The moneys that you are referring to are 30,000 \$ paid (mobilization fee out of the 120,000 \$ total fee we agreed on) to do all the above works. This money doesn't cover small part of our costs. It is a simple calculation, we deployed 2 people + Xavier Part-Time for 5 months this costs us by month 28,875 Euros x 5 = 144,375 Euros this doesn't include any Overhead or Profit. If we do this math, we will be at 311,850 Euros work value.
- We would like to remind you that our original estimate for this task was 400,000 \$ (as per our initial proposal) and we accepted to drop it to 120,000 \$ nominal fee in order to start our work relation on this project.
- So if you would like that we move forward, we would like to discuss our entitlements till date and the fees for future tasks.

We remain at your disposal to continue our work relation and develop together this wonderful project.

Best regards

Xavier CARTRON
Chairman



xavier cartron
PARIS

3 passage Kracher
75018 PARIS, FRANCE

Web: xaviercartron.fr

EFTA01063222

From: J [<mailto:jeevacation@gmail.com>]

Sent: Tuesday, February 19, 2019 1:36 AM

To: Kifah Laham

Subject: Re: LSJ18.41: Concept Design Report / Master Plan | 12-02-2019

thank you for you response. . I just opened it. . I appreciate your comments and suggestions. . I was surprised to see the addition of two bubble diagrams. , and nothing else. . I take your comment that your view is that your contract has been fulfilled. with great respect I totally disagree. the presentation that has pen drawings and perspectives. and no master plan separate from the current roads and locations. and many buildngs that have rooms over the sea. does not reflect your competency , xaivers remarkable talent or represents the office capabilities. . looking at the last presentation that only included many photos from the past iterations is wholly insuffienct in my view. . I gather that this is a way of saying fuck you to me. . I take no offence . taking xaviers comment that at some point you have to decide whether or not to perform the act. I assume by this presentation you have decided it is not worth your time.

On Mon, Feb 18, 2019 at 8:44 AM Kifah Laham <[REDACTED]> wrote:

Dear Mr. Jeffery,

Hope you are doing well.

We didn't hear from you since our last submittal. Please let us know when you would like to speak.

Regards,

Kifah Laham

Chief Executive Officer



xavier cartron

PARIS

3, passage Kracher

75018 PARIS

FRANCE

Tel: [REDACTED]

Mob: [REDACTED]

Email: [REDACTED]

Web: xaviercartron.fr

EFTA01063223

From: Kifah Laham
Sent: Tuesday, February 12, 2019 11:56 PM
To: jeffrey E. (jeevacation@gmail.com)
Cc: Xavier CARTRON; Olivier Molla; Grégoire PERSON; [REDACTED] [REDACTED] ([REDACTED])
Subject: LSJ18.41: Concept Design Report / Master Plan | 12-02-2019

Dear Mr. Jeffery,

As promised, please find under the below link the Concept Design Report / Master Plan concluding our deliverables as per our current scope of work/agreement.

<https://wetransfer.com/downloads/33825639843bccb70521ea2f0c73a1d220190212180236/ec9cf360c19ace85109ed60c63aa38b720190212180236/07554a>

Hope this meets your expectations and looking forward to move to the next step in this exciting project.

Please let us know when you require to make a skype call to present our work.

If you have any queries, please don't hesitate to contact me.

Regards,

Kifah Laham

Chief Executive Officer



xavier cartron
PARIS

3, passage Kracher
75018 PARIS
FRANCE
Tel: [REDACTED]
Mob: [REDACTED]
Email: [REDACTED]

Web: xaviercartron.fr

From: Kifah Laham
Sent: Monday, February 11, 2019 5:35 PM
To: jeffrey E. (jeevacation@gmail.com)
Cc: Xavier CARTRON; Olivier Molla
Subject: LSJ18.41: Submission

Dear Mr. Jeffery,

We will send you the files tomorrow end of the day and we can skype anytime you want after.

Regards,

Kifah Laham

From: J [mailto:jeevacation@gmail.com]

Sent: Saturday, February 9, 2019 9:21 PM

To: Kifah Laham; Xavier CARTRON

Subject:

my suggestion is that you send me things when ready and give me two days to review before our skype thx

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