



CELESTINO A. WHITE SR.

Consulting and Management Firm



Box 6186
St. Thomas, VI 00804
Cell: (340) 690-4498

"Experience Matters"

Email: celestino@myexperiencematters.org

"Experience Matters"

May 5, 2014

Mr. Jeffrey Epstein
Little St. James Island
6100 Red Hook Qtr. Ste. B-3
St. Thomas, VI 00802

Dear Mr. Epstein:

Thank you for considering Celestino A. White Consulting and Management Firm (CAWCMF) where "Experience Matters" regarding engaging CAWCMF's services for the purchase of Dog Island, St. Thomas, Virgin Islands. After speaking with Mrs. de Jongh, my Firm has a greater understanding of your needs.

Based on our understanding, CAWCMF would be engaged to:

1. Assist in the negotiation of a sales price with the United States Virgin Islands Government Department of Property and Procurement (P&P).
2. Once a sales price has been determined and accepted by P&P, CAWCMF will lobby the following agencies for approval of the sale:
 - a. The Department of Justice
 - b. The Office of the Governor
 - c. The Legislature of the Virgin Islands
3. Upon approval of the sale by all entities, CAWCMF will lobby for and monitor the recording of the deed by the Public Surveyor and the Recorder of Deeds until an original deed is produced and delivered to you as the buyer.

Compensation:

To complete this project, my firm will charge a "flat fee" retainer in the amount of Fifty-Five Thousand 00/100--Dollars (\$55,000.00) to be paid as follows:

Thirty-Five Thousand Dollars 00/1000 (\$35,000.00) to be paid upon execution of contract with the remaining Twenty-Thousand Dollars to be paid as follows:

- ✓ *Five Thousand 00/100 Dollars (\$5,000.00) due and payable within 10 days after acceptance of the sales price by the Department of Property and Procurement*
- ✓ *Five Thousand 00/100 Dollars (\$5,000.00) due and payable within 10 days after approval of the sale by the Department of Justice*
- ✓ *Five Thousand 00/100 Dollars (\$5,000.00) due and payable within 10 days after approval of the sale by the Office of the Governor*
- ✓ *Five Thousand 00/100 Dollars (\$5,000.00) due and payable within 10 days after approval of the sale by the Legislature of the Virgin Islands*

Attached, you will find a contract specifying the terms and conditions as it relates to this proposal. If you are in agreement, please sign and return upon receipt. Thank you once again for considering Celestino A. White Sr. Consulting and Management Firm....where "Experience Matters."

Sincerely,

A handwritten signature in blue ink, appearing to read "Celestino White Sr.", with a stylized flourish at the end.

Celestino A. White, Sr.
President

/rld

Enclosure