
From: Gary Kerney <[REDACTED]>
Sent: Wednesday, April 13, 2011 4:16 PM
To: Jeffrey Epstein
Subject: terrace costs

=BODY> =DIV> rough estimate =or walls and deck per gensler concept drawings sent 4-11-11 =DIV> =DIV>I did not include the living room and =ts N. & E. improvements nor the pool deck which is not your =oncept =DIV> =DIV>all based on in house labor =DIV> =DIV>

=DIV> area east =nd south of pool

=DIV>

| | | |
|----------------------------|-----------|-------------------------------------|
| =DIV>1600sq.ft. =eck | &nb=p; | =39,000 |
| =DIV>255lf. 8" stone =alls | &n=sp; | 90,000 |
| =DIV>50lf. 4"stone =alls | &n=sp; | &nb=p;2,500 |
| =DIV>stairs | =nbsp; | &n=sp; 15,000 |
| =DIV>hand =ails | &n=sp; | &nb=p; 15,0=0 |
| =DIV>elect/lighting | &nbs=; | = 5,000 |
| =DIV> | =nbsp; | sub =otal &n=sp; \$186,500 |
| =DIV>contingency | 20%&nbs=; | = 37,500 |
| =DIV> | =nbsp; | &=bsp; =nbsp;total &n=sp; \$224,000 |

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=DIV> area from =he west wall of the new living room to the master =uite

=DIV>

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| | | | |
|--------------------------------------|------------|------------------|------------------------|
| =DIV>5,900 sq.ft. =eck | &nb=p; | &nbs=; | \$94,000 |
| =DIV>350 LF. 10' high retaining =all | &nb=p; | | 120,000 |
| =DIV>350 LF. 10' stone =eneer | &=bsp; | | =75,000 |
| =DIV>cols.,and hand rail =tone | &n=sp; | &nb=p; | 52,000 |
| =DIV>stairs | =nbsp; | &=bsp; | &n=sp; &nb=p; 30,000 |
| =DIV>handrails | &nb=p; | &nbs=; | = &nbs=; 30,000 |
| =DIV>elect/lighting | &nbs=; | = | =nbsp; =0,000 |
| =DIV> | =nbsp; | &=bsp; sub =otal | &n=sp; \$551,000 |
| =DIV>contingency | &=bsp; 20% | = | =nbsp; 110,000 |
| =DIV> | =nbsp; | =otal | &n=sp; \$661,000=/DIV> |