

Sarah Bermúdez
Amelia M. Pereyra Bermúdez
Mantenimiento y Diseño de Jardines
La Romana, Rep. Dominicana

August 22, 2014

Mr. Jeffrey Epstein
Little St. James, USVI
Attn: Ann Rodriguez
Re: Little St. James, USVI Landscape
Site "Clean Up"

Dear Mr. Epstein:

In discussions with Amy Cassell by phone on August 21, she expressed your preference to have us begin your landscape project with "Clean Up." As I mentioned in our meeting on the Island, this was our first impression. After full consideration of the requirements and demands of your project, we thought it best to begin as we stated in our letter of August 19. However, in deference to your request, we will begin the project as you have requested. We anticipate this project to conclude in several phases. Below is an outline of Phase One:

Checklist of Areas for Measuring & Inspection

• 1. Land surrounding main pavilion and small houses	• 11. Improve and Beautify Fruit Orchard
• 2. Areas adjacent to and around main pavilion	• 12. Tropical Flowering Plant Area
• 3. Visitor's Entry Area	• 13. Syrian Pavilion Surroundings
• 4. Master Bedroom Area	• 14. Tennis Court Area
• 5. Entry Court (Golf Cart Parking)	• 15. Prepare Nursery for propagation and proper care of plants, especially Bougainvillea.
• 6. Dock Area	• 16. New Coconut Tree Plantings in existing groves.
• 7. Sides of the Visitor's Entry Area	• 17. Additional Vegetation & Coconuts in Beach Areas
• 8. Flag Pole Pool Area	• 18. Heliport
• 9. Lily Pond Garden Area	• 19. Machinery Area
• 10. Cascades To Lily Pond	• 20. Investigate other areas that require development.

PHASE ONE:

1. Ascertain requirements for other areas that need improvement and beautifying. Will add to checklist.
2. Measure Areas #1-20, with assistance from labor supplied by Client.
3. Begin "Clean Up" of Areas #1, 2, 3,4 listed in checklist above w/ labor supplied by Client.
4. Prune Existing Plants in areas #1, 2, 3, 4 listed in checklist above w/ labor supplied by Client.
5. Provide a **Report of Findings** of Site Review and Suggested Design Concepts
6. **Work Schedule:** 2 Travel Days; 2 Site Days. Total 4 Days for "Clean Up" & Measuring.
7. **Compensation to be paid prior to arrival via wire transfer:**
 - a. First Site Visit Consultation: \$8,000
 - b. Second Site Visit for Measuring & Clean Up of Areas #1,2,3,4: \$15,000
 - c. **Compensation: US\$23,000 plus travel, accommodation and related expenses for site visit #2.***

***It is understood that client will pay for any and all labor assistance from island**

personnel.

Once Report of Findings is submitted and approved by Mr. Epstein, we can begin other phases of this operation that will include but are not limited to the following:

- H. Research Local Nurseries And Analyze Available Resources.
- I. Possible Visit To Off Site Nurseries For Plant Materials.
- J. Written Formal Report Of Our Findings, Including Best Plants and Recommended Suppliers.
- K. Prepared Landscape Architectural Designs
- L. Construction Documents, Approvals, Permits, or Licenses, if needed.
- M. New Plant Purchase.
- N. Garden Materials & Structures, as required.
- O. Garden Design Implementation.

If the aforementioned is in agreement with you, please sign and send the attached "Letter of Agreement." Payment can be transferred to our accounts. Once again, we thank you for the opportunity to meet you and work on your garden.

Sincerely yours,



Sarah Bermúdez
Master Gardener and Principal Designer

Sarah Bermúdez
Amelia M. Pereyra Bermúdez
Mantenimiento y Diseño de Jardines
La Romana, Rep. Dominicana

Letter of Understanding

This letter of understanding is between Sarah Bermudez and Jeffrey Epstein (Client) and is meant to outline **PHASE ONE** of garden design for Little St. James Island, United States Virgin Islands.

I. Sarah Bermudez agrees to provide the following PHASE ONE services:

• 1. Land surrounding main pavilion and small houses.	• 11. Improve and Beautify Fruit Orchard.
• 2. Areas adjacent to and around main pavilion.	• 12. Tropical Flowering Plant Area.
• 3. Visitor's Entry Area.	• 13. Syrian Pavilion Surroundings.
• 4. Master Bedroom Area.	• 14. Tennis Court Area.
• 5. Entry Court. (Golf Cart Parking)	• 15. Prepare Nursery for propagation and proper care of plants, especially Bougainvillea.
• 6. Dock Area.	• 16. New Coconut Tree Plantings in existing groves.
• 7. Sides of the Visitor's Entry Area.	• 17. Additional Vegetation & Coconuts in Beach Areas.
• 8. Flag Pole Pool Area.	• 18. Heliport.
• 9. Lily Pond Garden Area.	• 19. Machinery Area.
• 10. Cascades To Lily Pond.	• 20. Investigate other areas that require development.

- a) Ascertain requirements for other areas that need improvement and beautifying. Will add to checklist.
- b) Measure Areas #1-20, with assistance from labor supplied by Client.
- c) Begin "Clean Up" of Areas #1, 2, 3,4 listed in checklist above w/ labor supplied by Client.
- d) Prune Existing Plants in areas #1, 2, 3, 4 listed in checklist above w/ labor supplied by Client.
- e) Provide a **Report of Findings** of Site Review and Suggested Design Concepts
- f) **Work Schedule:** 2 Travel Days; 2 Site Days. Total 4 Days for "Clean Up" & Measuring.

I. Compensation:

Client agrees to pay US\$23,000 plus travel, accommodation and related expenses in the following manner:

1. Upon signing of this Letter of Understanding, Client agrees to submit US\$23,000.
2. Client agrees to submit payment for travel, accommodation, and related expenses as presented.
3. If client does not agree to these terms, then client agrees to submit payment for initial site visit expenses in the amount of \$8,000.

III. Additional Compensation:

Client acknowledges that this project will involve several PHASES. For each phase, Client understands additional fees will be incurred. We will consult with Client prior to any additional research outside the boundaries of this letter of agreement.

IV. Client Understands that

1. A Report of Findings will be submitted after Phase One Second Site Visit
2. The Second Site Visit does not include
 - a) Research Local Nurseries And Analyze Available Resources.
 - b) Possible Visit To Off Site Nurseries For Plant Materials.
 - c) Written Formal Report Of Our Findings, Including Best Plants and Recommended Suppliers.
 - d) Prepared Landscape Architectural Designs
 - e) Construction Documents, Approvals, Permits, or Licenses, if needed.
 - f) New Plant Purchase.
 - g) Garden Materials & Structures, as required.
 - h) Garden Design Implementation.
2. Mr. Epstein, or his agent, will need to approve the Report of Findings in order for further work to begin.

Respectfully submitted,



Sarah Bermudez
Master Gardener/Principal Designer

I accept this proposal/contract and agree to pay compensation of US\$33,000 as noted under the Compensation section above. I have read and agree to all of the provisions as specified under this Agreement.

I do not accept the terms of this agreement and agree only to settle payment for the initial site visit of US\$8,000.

Signature of Client or Agent: _____

Please print name: _____

Executed on this _____ day of _____, 2014.

Sarah Bermúdez
Amelia M. Pereyra Bermúdez
Mantenimiento y Diseño de Jardines
La Romana, Rep. Dominicana

CONFIDENTIAL

Electronic Fund Transfer Information	
1. Supplier name:	Sarah Bermudez/Amelia Pereyra
2. Supplier Mailing Address:	Sarah Bermúdez Pedro Henriquez Urena #155 Torre Citadel Apt 12A - La Esperilla Santo Domingo, Dom. Rep.
3. Supplier phone:	809-796-1691
4. Supplier Emails: Sarah Bermudez Bermúdez Amelia Pereyra Bermúdez	sarahbermudezt@icloud.com ameliapereyrab@gmail.com
5. Amount of Transfer	<input type="checkbox"/> \$33,000 U.S. or <input type="checkbox"/> \$8,000 U.S.
6. Supplier bank name and address:	Bank of New York ABA 021000018 SWIFT IRVTUS3N ACT# 803-3095-393 Amelia Pereyra y Sarah Bermúdez ACT# 326-500005-5 del Banco del Progreso SWIFT BDPRDOSD Avenida Libertad esq. Dr. Gonzalvo Centro Comercial CCN Jumbo La Romana, Dominican Republic 809 550 1111