

**From:** "Gary Kerney" <[REDACTED]>  
**To:** "Jeffrey Epstein" <jeevacation@gmail.com>  
**Subject:** FW: LSJ scope of work  
**Date:** Fri, 23 Jul 2010 13:55:07 +0000  
**Attachments:** LSJ\_WA1\_100708\_Redesign\_Services.pdf

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Jeffrey

The contract was sent to Darren and Rich 7-8-10 I assumed to be approved by you executed by Darren and funded by Rich, nothing happened

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**From:** Warwick Wicksman [mailto:[REDACTED]]  
**Sent:** Thu 7/8/2010 4:28 PM  
**To:** Darren Indyke; Rich Kahn  
**Cc:** Doug Schoettle; Gary Kerney  
**Subject:** RE: LSJ scope of work

Rich and Darren,

Attached please find the Work Authorization for the initial re-design effort, T+M note to exceed \$24,000, as discussed with Doug and approved verbally by Mr. Epstein. I am meeting with Doug and Mr. Epstein on the Island next week. Please sign and return with the retainer ASAP.

Thanks,

Warwick

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**Warwick Wicksman, AIA**  
Principal  
[REDACTED]

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**Gensler**  
2500 Broadway  
Suite 300  
Santa Monica, California 90404  
USA

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**From:** Darren Indyke [mailto:[REDACTED]]  
**Sent:** Wednesday, June 16, 2010 10:29 AM  
**To:** Warwick Wicksman  
**Cc:** Rich Kahn; Doug Schoettle; Gary Kerney  
**Subject:** Fwd: LSJ scope of work

Dear Warwick:

Yesterday, June 15, 2010, Doug Schoettle sent you the email below which defined a new June 2010 scope of work with regard to the architectural and design services that Gensler will provide for Little St. James Island moving forward. Based on our telephone conversation on June 14, 2010, I understand that you will be revising Gensler's existing agreement with LSJ, LLC and Mr. Epstein to incorporate this new scope of work, and that Gensler will begin providing the schematic design services with respect to this new scope of work presently. It is with this understanding and in good faith that I am releasing payment to Genslar in the amount of \$66,263.78, representing the full amount outstanding on Gensler's invoices, less the credit you agreed to with Rich Kahn. Please copy me on your document revisions, so that I can be sure to move them along quickly. I look forward to continuing to work with you on the Little St. James Island project.

Sincerely,

Darren K. Indyke

Darren K. Indyke, PLLC

301 East 66th Street, 10B

New York, NY 10065

[REDACTED]  
[REDACTED]  
Fax: (212) 517-7779

email: [REDACTED]

Begin forwarded message:

**From:** Doug Schoettle <[REDACTED]>

**Date:** June 15, 2010 12:39:38 PM EDT

**To:** Warwick Wicksman <[REDACTED]>

**Cc:** [REDACTED], [REDACTED], [jeevacation@gmail.com](mailto:jeevacation@gmail.com)

**Subject:** LSJ scope of work

Dear Warwick,

The proposed June 2010 scope of work is similar to the very schematic proposal by Gensler, March 2010. The existing main house and guest pavilions will remain. The central garden with the four tall date palms is to be demolished and redesigned and extended east toward the water.

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A screening room will be located to the south side of the central garden and be mostly buried into the hillside below. The above ground portion of the screening room facing the central garden should appear to be just a garden wall. 6 ft. high with sky above, especially as viewed from the living room and dining porch. The south side of the screening room will be tall and heavily landscaped, the lower entry to screening room will be adjacent to the cart path along the shoreline. The screening room includes a projector room, entry stairs and vestibules, powder room, pantry, storage, housekeeping and mechanical spaces.

Also, on the south side of the central garden, there needs to be a guest pavilion with two individual bedrooms and baths under one roof. This pavilion may be set back, south of the face of the entry pavilion bedrooms a few feet. This pavilion may match the existing or be completely different in style.

The north side of the central garden will have a swimming pool approx. 26 ft. X 70 ft. with terraces and shade porches all around. The pool deck level should be several feet below the living room level, set down into the landscape for protection from the prevailing winds. An open view to the north is important, but, from the south, privacy and separation from the central garden is required. The swimming pool may covered.... or open to the sky, depending upon design studies. Adjacent spaces will include toilets, showers, changing, pantry, storage and pool related mechanical. Most important is an enclosed, air conditioned office ( similar in size to existing, adjacent to living room ), located at east end of pool.

The scope of the landscape should include the redesign of the existing central garden and extensions to the east, and all terraces, steps and pathways and garden walls connecting the existing master bedroom, main house and bedrooms, swimming pool compound and screening room.

The owner would like to see plans, selected sections and elevations and most especially 3-D images of the proposed designs, similar to your previous schematic design submittal.

Thank you, Doug