

**From:** "[REDACTED]" <[REDACTED]>  
**To:** Jeffrey Epstein <jeevacation@gmail.com>  
**Subject:** Fwd: LSJ Meeting  
**Date:** Mon, 28 Jun 2010 23:24:24 +0000  
**Attachments:** LSJ\_BP\_02\_100304.pdf

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Doug is calling you now. Not sure if anyone else forwarded this to you..

Begin forwarded message:

**From:** Warwick Wicksman <[REDACTED]>  
**Date:** June 28, 2010 6:58:34 PM EDT  
**To:** [REDACTED]. <[REDACTED]>, Doug Schoettle <[REDACTED]>  
**Cc:** "Darren Indyke <[REDACTED]>" <[REDACTED]>, Rich Kahn  
<[REDACTED]>, "Gary Kerney ([REDACTED])"  
<[REDACTED]>  
**Subject:** RE: LSJ Meeting

Hi Doug,

I am trying to coordinate a date for the meeting with Mr. Epstein at the Island, but I did not get a response from anyone to the attached email I sent before I went on vacation! We need to update our conceptual plans and 3d model views before that site visit occurs. I had hoped to get the additional clarification and sketch from you last week, to be ready to meet with Mr. Epstein next week. I also need a response to our proposal that we start the re-design effort on a T+M basis until the new direction is set.

- Please review the attached email, and send me your comments and a clarification sketch for the location of the new guest cabana.
- Please confirm we are approved to proceed with the re-design effort, on a T+M basis, as noted in the attached email.

If I get this information this week, I can plan for a trip to the Island to meet with Mr. Epstein on 7/14 or 7/15.

[REDACTED], it does not look like I will be able to prepare what we need in time to meet with Mr. Epstein next week.

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

> Hi [REDACTED],  
>

> I just left you a message. I told Doug I would aim for a meeting on 7/8, but that may be short notice for flights. I am looking at travel info today. For me to be there for a full day meeting, I need to leave LA late-evening two days earlier. (For example, to have an all-day session on 7/8, I would need to leave late-night on 7/6. That gets me to St Thomas mid-afternoon on 7/7, after a transfer somewhere on the east coast.)

>  
> When is Mr. Epstein there? Is it just the 8th, or is there an option to meet the following week? And where would I need to stay?

>  
> Thanks,  
> Warwick  
>  
>  
> Warwick Wicksman, AIA  
> Principal  
> [REDACTED]  
>  
> Gensler  
> 2500 Broadway  
> Suite 300  
> Santa Monica, California 90404  
> USA

>  
>  
> -----Original Message-----  
> From: [REDACTED]. [mailto:[REDACTED]]  
> Sent: Monday, June 28, 2010 10:33 AM  
> To: Warwick Wicksman  
> Subject: Jeffrey Epstein

>  
> Hi Warwick,  
> I just wanted to touch base with you about your travel to St.Thomas next week.  
> Would you mind giving me a call when you have a moment to discuss? Many thanks, [REDACTED]  
> [REDACTED]  
>

From: Warwick Wicksman <[REDACTED]>  
Date: June 18, 2010 3:41:05 PM EDT  
To: Doug Schoettle <[REDACTED]>  
Cc: "[REDACTED]" <[REDACTED]>, "[REDACTED]" <[REDACTED]>, Tom Sze <[REDACTED]>, Bryan Oakes <[REDACTED]>, Ken-Hao Hsu <[REDACTED]>  
Subject: RE: LSJ scope of work

Hi Doug,  
Thanks for the comments below. The team is working on the plan, and we have a few comments and questions.

**New Guest Pavilion:**

We really need a marked-up plan, showing where you think the new guest pavilion should be. (I attached the current plan for reference.) We were not sure from your description below. Please fax a sketch to Bryan's attention. Also, how large do you want the bedrooms, and what do you want in the bathrooms (separate shower and tub or combined, etc.).

**Pool Area:**

Want to confirm, the pool area is now to be sunken a few feet. Before you wanted to be the same level as the Main Residence, so one could walk straight across to it without going up or down steps. We will

provide options for an open and covered pool area; any interest in an operable roof?

**Existing Residential Areas:**

Please confirm if the previously planned work at the Main Residence (extended kitchen area, revised roof and deck) is to remain per the previous design.

**Landscape:**

We will address this once the new planning is set.

**Proposal for Re-design:**

Doug and I discussed working on this re-design effort on a T+M basis, until we get the basic plan set and design concepts set, and are ready to re-engage our consultants and complete the construction documents. This is similar to our arrangement with Mr. Epstein at the very onset of this project (before the last version of the design). I would estimate that this effort would take about 3-4 weeks, and propose a not-to-exceed amount of \$24,000 (plus reimbursable expenses). Please let me know if you are okay with this approach, and I will prepare an addendum to our original contract.

**Site Visit:**

We will visit the site as soon as we think we have incorporated all of the comments into a revised program/plan. I think this may need to occur the 2<sup>nd</sup> or 3<sup>rd</sup> week of July. I am planning to attend.

I will be on vacation next week, but will be monitoring emails. Please make sure to copy Bryan on any new information, and send any faxes to his attention! Bryan will also contact you regarding any additional info he needs. Our plan is to send you updated info for review as soon as I get back, around 6/28 or 6/29.

Thanks!  
Warwick

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**Warwick Wicksman, AIA**  
Principal

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

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**From:** Doug Schoettle [mailto: ]  
**Sent:** Tuesday, June 15, 2010 9:40 AM  
**To:** Warwick Wicksman  
**Cc:** ; ; [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.

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 be 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