



April 1, 2015

Jeffrey Epstein
Owner, Nautilus, Inc.
6100 Red Hook Quarter, Suite B3
St. Thomas, U. S. Virgin Islands 00802

Via E-mail: [REDACTED]

RE: SUBMISSION NO. 3/CONCEPTUAL LAYOUT FOR THE MAINTENANCE AND WORKSHOP BUILDING ON LITTLE ST. JAMES CAY, ST. JOHN, U. S. VIRGIN ISLANDS

Dear Mr. Epstein,

Conceptual Layout for the **MAINTENANCE AND WORKSHOP BUILDING ON LITTLE ST. JAMES CAY, ST. JOHN, U. S. VIRGIN ISLANDS** was transmitted to you yesterday via E-mail. We feel the revisions will capture your goals and objectives with relation to the maintenance and workshop area. To recap, there are several key items that arose during our site visit on Monday, March 30, 2015, regarding this revised layout. For one, we see that most of the shoreline is a natural abutment, and as such, we will be able to utilize the setback provision provided in the code regarding the Open Shorelines Act. This setback provisions for a 50-foot setback, line of vegetation, line of abutment, or whichever is less. Another item from the meeting that has allowed us to come up with this Conceptual Layout was that we did not have to provide the same size Employee's Lounge as located in the Tunnel Building. Finally, you indicated that we could consider demolishing the two existing "Buck-Steel" structures. This item proved very beneficial to recreating an entirely new building that will incorporate the Marine and Wood Workshops as well as Garage and Vehicular Storage functions under one new pre-engineered structure.

This building, as you can see from the attached drawings, is approximately 10,457 square feet. It is slightly larger than the existing functions that will be incorporated into it. We are also able to incorporate a descent sized Staff Lounge as a part of the footprint. This new building has a slight bend in it to accommodate the shape of the land and topography in that area. We will also be able to develop a perimeter-screen wall along the natural abutment to create the courtyard setting you desire for that area. Due to the location of this structure, much of it will be screened visually from your prime residential areas. Although the attached Site Plan does not show it, we do intend to construct a new roof structure over the existing Mechanical Building for vehicular storage. The layout of the new building will also take into account the existing electrical service vault located nearby the two "Buck-Steel" Buildings. That area will be protected with a series of bollards to prevent vehicular damage.

If this new approach meets with your approval, we will continue to develop the design of the new building further. We will, however, require some more limited Topographic Work to establish the edge of the service driveway to the main residence, location of the palm trees, and the berm embankment that is being constructed along the service driveway. For any questions, I can be contacted at 777-1600.

Very truly yours,

JAREDIAN DESIGN GROUP



John P. Woods, AIA, NCARB
Principal

Cc: Cecile deJongh, Southern Financial Trust