



Sarah Bermúdez Amelia M. Pereyra Bermúdez
Mantenimiento y Diseño de Jardines

August 19, 2014

Mr. Jeffrey Epstein
Little St. James, USVI
Attn: Ann Rodriguez, Island Manager

Re: Little St. James, USVI Landscape
Preliminary Site Analysis

Dear Mr Epstein:

After our first meetings with you, we have established a general idea of your preliminary landscaping preferences. Our review of the available resources at the site and in St. Thomas has confirmed our need to conduct more research and consultation for supplies and available ornamental plants materials. Based on this initial analysis, we feel it mandatory to visit Puerto Rico in order to find the appropriate and adequate materials you will need to create your garden.

Our fee for this initial phase of reviewing, analyzing available resources, exploring the site, discussing initial design concepts, and visit to Puerto Rico's nurseries for plant material is US\$ 25,000 plus travel, accommodation and related expenses. In return, we will supply you with a report of our findings, best plants, and recommended suppliers.

In the event our trip to Puerto Rico is unfruitful, or at least inadequate, it is quite possible that we will have to research sources in other locales. Should additional research trips be necessary additional fees will apply and you will be notified in advance of any such additional research trips.

After we have submitted our report, we will continue in two additional stages:

1. At your request, we will submit a formal landscape architectural design and bill for design creation services. Once this is concluded, you may continue with our services or use the design we created with another landscape company of your choice.
2. Upon approval of the design creation and contractual agreement, we will proceed with garden design implementation.

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

Sincerely yours,

Sarah Bermúdez Master Gardener



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Letter of Understanding

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

I. Paisaje agrees to provide the following PHASE ONE services:

1. Visit to Puerto Rico's nurseries for plant material pursuant to Initial Site Review
2. Analyze available resources
3. Discussion of initial design concepts* (Does not include renderings.)
4. Written report of our findings, including:
 - a. best plants
 - b. recommended suppliers.

II. Compensation:

Client agrees to pay Paisaje US\$ 25,000 plus travel, accommodation and related expenses in the following manner:

1. Upon signing of this Letter of Understanding, Client agrees to submit US\$25,000.
2. Upon receipt of the formal report for Phase One, client agrees to submit payment for travel, accommodation, and related expenses.

III. Additional Compensation:

Client acknowledges that further research and travel expenses may be incurred in pursuit of suitable garden materials. In this event, Client understand additional fees will be incurred. Paisaje will consult with Client prior to any additional research outside the boundaries of this letter of agreement.

IV. Client Understands that this Phase One does not include

1. Prepared landscape architectural designs;
2. Garden design implementation;
3. Plants;
4. Garden materials;
5. Or any construction documents, approvals, permits, or licenses.

Respectfully submitted,

Sarah Bermudez
Master Gardener/Principal Designer

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

Signature of Client or Agent : _____

Please print name: _____

Executed on this _____ day of _____, 2014.