

To: Rich Kahn [REDACTED]
Cc: jeevacation@gmail.com[jeevacation@gmail.com]; [REDACTED]
From: Sally Ann Calabrese
Sent: Thur 6/24/2010 4:21:07 PM
Subject: LSJ LLC

Dear Mr. Kahn,

Mr. Epstein is in possession of all the drawings commissioned from us, which includes drawings for the following spaces:

- Master Suite / Tub Alcove
- Master Suite / Powder Room
- Master Bath
- Living Room
- Kitchen
- Indoor Swimming Pool
- Theater
- Library Courtyard
- Main Courtyard
- Back Stepped Terrace

In addition, please note that there were multiple changes requested by Mr. Epstein himself, which constitutes some of the architectural hours billed.

As a courtesy, I have waived all our fees on the travel expenses (one of which is for [REDACTED], which we arranged and paid for as a kind gesture to Mr. Epstein). These trips were made at his request, and we feel it is only just that they all be paid.

In total, our firm's architects have worked (257) hours on behalf of Mr. Epstein. Mr. Couturier's himself spent over (36) hours working with the architects and

meeting with Mr. Epstein and Ms. [REDACTED] Which we have not charged Mr. Epstein for hours spent on these meetings. A substantial amount of effort has been invested in Mr. Epstein's project, and I'm sure you understand that we cannot operate without compensation.

While the circumstances regarding the end of the project are lamentable, we cannot return Mr. Epstein's deposit for work that has already been completed. As it stands right now, Mr. Epstein owes us a balance of \$41,724.59.

Invoice No	Date	Description	Amount
JE1000-CF	4/21/10	Creative Fee	\$ 50,000.00
		Less Credited Back Portion	\$ (25,000.00)
JE1001A	4/30/10	APRIL Architectural Fee	\$ 26,800.00
JE1002TR	06/01/10	RC Travel Expenses	\$ 2,229.30
JE1003TR	06/01/10	RC Travel Expenses	\$ 1,071.00
JE1004TR	06/01/10	Shelley Lewis Travel Expenses	\$ 1,873.20
JE1005TR	06/01/10	Abram/Ross Travel Expenses	\$ 1,151.09
JE1001A	4/30/10	May Architectural Fee	\$ 33,600.00
			<hr/> \$ 91,724.59
		Less Payment Received	<hr/> \$ 50,000.00
		Total Due	<hr/> \$ 41,724.59

As always, I am here for any questions you may have.

Sincerely,

Sally Ann

From: Rich Kahn [REDACTED]
Sent: Wednesday, June 23, 2010 11:36 AM
To: Sally Ann Calabrese
Subject: re: LSJ LLC

Dear Mr. Couturier:

We were very sorry and quite disappointed that you are unable to work on the Little St. James project. Mr. Epstein was looking forward to working with you. Obviously, your withdrawal from the project was through no fault of Mr. Epstein, so I assume that you will be returning the full \$50,000 deposit that we sent to you in April. Of course, if you incurred any reasonable out of pocket expenses (apart from those over \$500 for which advance approval was required under our agreement), please forward the back-up for those expenses and you may deduct them at cost from the deposit. Under the circumstances, however, I think we would all agree that imposing an 8% handling fee on these expenses would be inappropriate. For our part, we will not seek to offset your expenses or otherwise charge you for our losses, which, unfortunately, are substantial.

Please wire the deposit to Mr. Epstein in accordance with the following wire transfer instructions:

Bank Name: JPMorgan Chase

Bank Address: New York, NY

ABA #: [REDACTED]

For the account of: Jeffrey Epstein

Account #: [REDACTED]

If you have any questions, please do not hesitate to contact me.

Kindest regards,

Rich Kahn

Rich Kahn

HBRK Associates Inc.

301 East 66th Street, Suite 10F

New York, NY 10065

tel

fax

cell

