

To: Cecile de Jongh [REDACTED]
From: Jeffrey Epstein
Sent: Fri 5/31/2013 2:56:54 PM
Subject: Re: AYH

I agree , but also ask g
For their calculations of the 368k error

On Friday, May 31, 2013, Cecile de Jongh wrote:

We have all of this with the exception of the Bill of Sale.
I think I should reiterate that we need the closing docs from the 1/17/07 transfer of title and the later closing with Banco Popular along with the appraisal. Also, a copy of a canceled check(s) in the amount of \$25,500,000 from IGY-AYH Acquisitions to MOF VI. This was a private sale (no bank involvement) in 1/17 but there must be a closing statement which lists all costs, fees etc.

At the end of the day, I think the docs should roughly show:

JE investment \$5,100,000
AF investment \$5,100,000
Banco Loan. \$15,300,000
=
Purchase amt. \$25,500,000

JE put in about \$12,750,000 (half of the "value") and later, when the Banco financing was concluded, he got back about \$7,650,000 from the proceeds.

The question is, how could the bank support a \$15,300,000 loan on a property that, on record (based on the last deed) is valued at only \$6 million?

Jeffrey, if you are a 50% owner and signed loan docs, we can ask the bank for the closing information.

Thoughts?

With warm regards,
Cecile

Sent from my iPhone

Begin forwarded message:

From: "Garrison, Frank" <[REDACTED]>
Date: May 30, 2013, 10:50:45 PM GMT-04:00

To: Cecile de Jongh <[REDACTED]>
Cc: "Garrison, Frank"
Subject: FW: AYH

Cecile,

See below which includes both the Purchase and Sale Agreement as well as the actual transfer documents. The transfer documents, other than the deed, only recite nominal consideration. I don't know what is customary in the USVI but similar documents in the U.S. depending upon jurisdiction, also recite nominal consideration on their face.

Frank

Frank M. Garrison
Island Capital Group LLC
One American Center
3100 West End Ave Suite 1230
Nashville, TN 37203

[REDACTED]

From: Lande, Mark
Sent: Thursday, May 30, 2013 2:10 PM
To: Garrison, Frank; Jennifer Greene
Cc: Mukamal, Tom
Subject: RE: AYH

The deed is for a lesser amount - \$6.1 million.

Bill of Sale – nominal consideration

Assignment and Assumption of Material Contracts, Slip Agreements and Leases – nominal consideration

Assignment of CZM Permits – nominal consideration

P&S Agreement - \$25.5 million – Section 2.04 (you probably already have)

This message, and any attachments hereto, is confidential and intended exclusively for the use of the individual or entity to whom it is addressed. This communication may contain information that is confidential, proprietary, privileged, subject to a confidentiality and/or non-disclosure agreement, or otherwise exempt or protected from disclosure (either by contract or under applicable law). If you are not the intended recipient, you are hereby notified that printing, retaining, reproducing, copying, disclosing, disseminating or using this message or any information contained herein (including any reliance thereon) is strictly prohibited. If you have received this message in error, please contact the sender immediately and destroy the message (including any attachments) and any copies in their entirety, whether in electronic or hard copy format. Nothing contained in this e-mail shall be considered a legally binding agreement, amendment or modification of any agreement with Island Capital Group LLC or any of its affiliates, each of which requires a fully executed agreement to be received by Island Capital Group LLC or such affiliate.

--

The information contained in this communication is confidential, may be attorney-client privileged, may constitute inside information, and is intended only for the use of the addressee. It is the property of Jeffrey Epstein

Unauthorized use, disclosure or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify us immediately by return e-mail or by e-mail to jeevacation@gmail.com, and destroy this communication and all copies thereof, including all attachments. copyright -all rights reserved