



DEPARTMENT OF THE TREASURY
Internal Revenue Service
Criminal Investigation

Memorandum of Interview

Investigation #: [REDACTED] Location: [REDACTED]
Investigation Name: [REDACTED]
Date: September 10, 2019
Time: Approximately 8:20 am
Participant(s): [REDACTED], Witness
[REDACTED]

On the above date and approximate time, Special Agent [REDACTED] and I introduced ourselves to [REDACTED] ([REDACTED]). After being advised of the identity of the interviewing Agents, and that she was being interviewed as a witness and not under arrest, [REDACTED] stated the following:

1. [REDACTED] advised that she was recently deposed in a civil matter and as a result, sought the legal services of a friend who is an attorney. [REDACTED] was subsequently informed that her presence was not needed. [REDACTED] stated that she does not currently want to consult with an attorney, or have one present for this interview. [REDACTED] was advised that she could stop the interview at any time if she wanted to consult with an attorney.
2. [REDACTED] met [REDACTED] ([REDACTED]) in approximately 2007 when [REDACTED] was dating [REDACTED] friend, Tamara Gerber. [REDACTED] got to know [REDACTED] through Gerber and eventually hired [REDACTED] to look over some potential business deals [REDACTED] had. [REDACTED] has done a lot of work for [REDACTED] since 2007. [REDACTED] said [REDACTED] usually paid her as a sub-contractor, with the exception of a short period of time when [REDACTED] had [REDACTED] on the Polo Club payroll. [REDACTED] is not currently [REDACTED] employee, or an employee of any of [REDACTED] companies. [REDACTED] identified [REDACTED] as a friend, adding that she and [REDACTED] dated briefly, and that no one knows [REDACTED] better than her, with the exception of his daughters and his ex-wife.
3. [REDACTED] advised that she owns a company called Weedoo. [REDACTED] and her late husband started Weedoo in an attempt to get people to stop putting herbicides into the water. Weedoo built boats that can mechanically remove weeds and algae from the water in lieu of using chemicals.

4. █████ stated that she believes █████ has Asperger's, Dyslexia and that he can't read. █████ added that █████ completed high school and attended college, but never finished college.
5. █████ advised that █████ has been experiencing "voids" recently. █████ explained that she first noticed █████ was deteriorating in 2013. █████ claims █████ has been seeing doctors and that the doctors have come to a medical conclusion, however; █████ does not believe it is her place to share █████ diagnosis with us.
6. █████ described █████ (█████) as a "sociopath" and claimed █████ tried to scam █████, with regards to the Palm House Hotel (PHH) deal in 2009.
7. █████ explained that █████ was contacted by Don Langdon, who informed █████ that █████ was about to lose the PHH and was desperate. █████ and █████ met with █████ and his wife Mia █████ (Mia). █████ said she conducted an investigation into █████ and Mia, and as a result advised █████ that he would lose any money he lent the █████'. █████ said █████ ultimately bought the note on the PHH, in lieu of lending █████ money.
8. In regards to the sale of the PHH to █████, and █████' use of EB-5 investor funds, █████ claimed that she and █████ did not know that █████ lien on the PHH wasn't filed until 6 months after the closing. █████ said she and █████ learned of the delayed filing when she read paperwork filed by Ryan Black (Black).
9. █████ confronted his attorney, Craig Galle (Galle), about the delayed filing and Galle stated that it was not his responsibility to file the lien since he was not the closing agent. █████ identified Les Evans (Evans) as the closing agent and stated that Evans had the responsibility of filing the lien.
10. █████ stated that while █████ owned the PHH, █████ and █████ could not walk into the PHH without being invited.
11. █████ explained that she and █████ loved the PHH and sold it because it was ready to open, and that █████ is not in the business of hotel operations.
12. █████ recalled that around 2010, █████ was starting to lose his assets including a hotel in Nantucket, MA. █████ flew to Nantucket with █████ to look at the Nantucket hotel as a potential investment. █████ planned on bidding on the hotel once it came up for auction, however, shortly before the auction, █████ learned that his auction fee was stolen by John Voloshin, and that █████ was not registered to bid on the hotel. █████ had met Voloshin at a dinner in Florida, and Voloshin convinced █████ to let Voloshin handle the bidding process for the hotel.

13. [REDACTED] did not know of any offer by [REDACTED] to purchase the Nantucket hotel from TD Bank for 10 million dollars. [REDACTED] added that [REDACTED] did not go through her on this offer. [REDACTED] found this surprising stating that [REDACTED] went through her for the other potential deal relating to this property.
14. In regards to 10 million dollar offer, [REDACTED] opined that [REDACTED] likely never intended on purchasing the Nantucket hotel, and this would explain why [REDACTED] never got [REDACTED] involved. [REDACTED] added that [REDACTED] was probably just testing the waters, and had [REDACTED] been serious about purchasing the hotel, [REDACTED] would have involved [REDACTED]. [REDACTED] advised that [REDACTED] does not like to invest in properties that he has to fly to.
15. [REDACTED] stated that it would not be accurate to say [REDACTED] took care of the Nantucket deal for [REDACTED]. [REDACTED] explained that in the end, [REDACTED] makes the final decision. [REDACTED] added that [REDACTED] is the one with "all the zeros in his bank account".
16. [REDACTED] opined that it made sense for [REDACTED] to own a hotel in Nantucket because [REDACTED] already owned a house there. [REDACTED] added that Mia used a loan from [REDACTED] to save this house from foreclosure. [REDACTED] explained that [REDACTED] told [REDACTED] that Mia needed a loan because Mia was leaving her husband. [REDACTED] later found out Mia used the money to save the Nantucket house.
17. When the loan came due, [REDACTED] requested [REDACTED] go to the [REDACTED]' home at 101 Casa Bendita in Palm Beach, FL, and take pictures of all their assets. Eventually the loan was paid back, but [REDACTED] does not know how.
18. [REDACTED] advised that [REDACTED] was infatuated with Mia and that [REDACTED] was easily swayed by attractive women. [REDACTED] stated that she worked hard to show [REDACTED] that Mia wasn't leaving her husband, and eventually [REDACTED] convinced [REDACTED] that they were staying together.
19. [REDACTED] stated that [REDACTED] did not loan money to Mia for financial gain, and that [REDACTED] was simply seeking companionship from Mia. [REDACTED] added that [REDACTED] hated the house in Nantucket, and never had any interest in buying it for himself.
20. [REDACTED] opined that she overheard a conversation between Mia and [REDACTED] in which Mia was taunting [REDACTED]. [REDACTED] was able to hear this conversation because [REDACTED] accidentally called [REDACTED] from his cell phone during the conversation with Mia.
21. [REDACTED] advised that she and [REDACTED] also looked at [REDACTED]' assets in Connecticut to include 59 Elm Street in New Haven. [REDACTED] added that [REDACTED] was a con-artist but that he had assets.
22. [REDACTED] did not recognize Keith Mahler (Mahler) from his photograph, but recalled

seeing Mahler's name on documents relating the 59 Elm Street. [REDACTED] also recalled [REDACTED] stating that [REDACTED] would need to get Mahler out of the way if [REDACTED] wanted the 59 Elm St. property. [REDACTED] added that [REDACTED] always goes to the source when looking at potential investments.

23. [REDACTED] identified Galle as a good litigator, but not exceptionally intelligent. [REDACTED] added that Galle has been around [REDACTED] for many years, and that [REDACTED] does not like change. [REDACTED] stated that [REDACTED] has gone on trips with Galle, at Galle's request. [REDACTED] opined that [REDACTED] prefers small one man law firms, and that [REDACTED] likes to feel smarter than his attorneys.
24. [REDACTED] recalled that Jeffrey Epstein attempted to come on [REDACTED] yacht while it was docked in Palm Beach. [REDACTED] and Epstein's yachts were docked next to each other, and Epstein approached [REDACTED] yacht with a 14 year old Russian girl. [REDACTED] said she identified the girl's age by speaking in Russian to the girl. [REDACTED] then told Epstein to leave. [REDACTED] said this was the only time she saw Epstein and that [REDACTED] doesn't know who Epstein is.
25. [REDACTED] explained [REDACTED] relationships with younger women by stating that [REDACTED] wants to be the young guy everyone wants. [REDACTED] stated that the young girls prey on [REDACTED] for his money, and then [REDACTED] "claws back" when they no longer want to be with him.
26. [REDACTED] asserted that [REDACTED] would never put his hands on a woman, adding that [REDACTED] may yell or threaten women, but he would never hurt them. [REDACTED] believes the women [REDACTED] dated were too easily frightened by [REDACTED], adding that a stronger women would not have been frightened.
27. [REDACTED] identified Jessica Nicodemo (Nicodemo) and Tiffany Richtmeyer (Richtmeyer) as two of the women [REDACTED] dated. [REDACTED] stated that Nicodemo is the only one of [REDACTED] girlfriend's that did not date [REDACTED] for his money. [REDACTED] added that Nicodemo wanted to marry [REDACTED] but [REDACTED] would not want to get married again. [REDACTED] stated that Richtmeyer is a friend of [REDACTED], and is a nice girl, but is a bit "messed up".
28. [REDACTED] asserted that she had no knowledge or involvement in [REDACTED] filing liens on various women. [REDACTED] advised that [REDACTED] has a new girlfriend. [REDACTED] could not recall her name but said her "American" name is Angela.
29. [REDACTED] opined that all sociopaths have a "trigger". [REDACTED] added that [REDACTED] trigger was fear of abandonment. However, [REDACTED] asserted that [REDACTED] was not a sociopath. [REDACTED] stated that under pressure [REDACTED] will choose to "fight over flight".
30. [REDACTED] recalled Black calling [REDACTED] and asking for [REDACTED] to put Black in contact with [REDACTED]. As a result, [REDACTED] and [REDACTED] met Black and Joe Walsh (Walsh) at Ruth Chris steakhouse. Black and Walsh wanted to inform [REDACTED] of improprieties at the PHH. [REDACTED] claimed [REDACTED] stood up and stated that, as a

lender, he could not be a part of the meeting. [REDACTED] then left, motioning for [REDACTED] to follow him.

31. [REDACTED] advised that [REDACTED] hates dinking.
32. At approximately 10:50 am, [REDACTED]'s Step Father, possibly Jim Everett, entered the house and was introduced to the agents. The interview was paused until Mr. Everett left a few minutes later.
33. During the interview, [REDACTED] answered a phone call [REDACTED] identified as being from her office.

We thanked [REDACTED] for her time and served her with a subpoena for testimony in New Haven, CT on September 26, 2019. The interview concluded at approximately 10:55 am.

I prepared this memorandum on September 16 and 17, 2019, after refreshing my memory from notes made during and immediately after the interview with [REDACTED].

Sam Doris E

[REDACTED]
IRS - CL - Special Agent

[REDACTED]
Stephen M. [REDACTED], Jr.
FBI - Special Agent