

# **FILE CABINET THREE**

## **DRAWER ONE:**

### **LSJ, LLC Closing Binder**

#### **Lease of Great St. James (GSJ)**

- Correspondence
- Attorney Notes
- Research
- Memorandum
- Contract Of Sale of A Portion of GSJ
- Great St. James 2005-2006
- Great St. James Development
- Purchase of Great St. James
- J. Epstein –Other Real Property
- Drafts
- Leynard Sneed Mooring Review
- Purchase of Great St. James (GSJ)

### **L.S.J., LLC**

- Closing Binder
- Correspondence
- Attorney Notes
- Research
- Memoranda
- Banking
- Operating Agreement
- Certificate of Formation
- Certificate of Good Standing
- Certificate of Registration of Trade Names
- Form SS-4(never filed)
- Bank Resolutions
- Corporate Invoices
- Tax Clearance Letter July 2006
- 2007 Economic Census Report
- Form of Confidentiality Agreement

### **Molyneux**

- Correspondence
- 1. - J.P.Molyneux Studio LTD.
- 2. Epstein v. Molyneux Complaint
- 3. Molyneux Time Line
- 4. Email from JE to JP re Issues

5. Saca Complaint
6. Notes Misc
7. Rocks to China
8. AIA Document
9. Agreement and Agreement for Design Services
10. Rough Notes Re Factual Bases for Claims Against Molyneux (and other notes)
11. Bamboo Screens (picture and breakdown of costs)
12. Settlement Agreement
13. Signed and Un-Signed Extension Ltr to Design Services Agreement from Jan 1, 2010 to April 15, 2010
14. Summons in a Civil Action May 18, 2010
15. Punch List with Keiney Signature
16. First Amended Complaint
17. Molyneux's Backup (original copy) (July 7, 2010)
18. Doug Schoettle's Library Woodwork Notes
19. Disc of Interior of Library Pavilion
20. Edelman Negotiations
21. Molyneux Settlement Dec. 2010

#### LSJ Contractors and Attorney Files I

22. Engagement Letter – Hodge & Francois
23. Project Solution, Globaltech and Karr Agreements that were sitting around DKIs after pack
24. Bernardes Jacobsen Architects
25. William R. Nash AIA
26. Peter Capone Designs
27. Sanford Amerling and Associates
28. Meridian AIA Document for New Dock Construction 2002
29. Legal Invoices
30. Michael J. Glidden Electric, Inc.
- 31.

#### DeJongh Group Architects

1. Operating File: Engagement Agreement
2. Accrued Billings Mistatement
3. DeJongh Invoices

#### Maguire Group AIA Document

#### LSJ Operating File I

1. Waiver of Liability Agreement and Release
2. LSJ Staffing

3. Lance Calloway and Maren Ord Terms of Employment
4. Julie and Brinsley
5. Concerns re Purchasing Practices of Julie and Brinsley
6. Dave Christopher (includes Release of Lease Signed document & email from Jeanie)
7. Casey Johnson Background Check
8. Employee Contract and Time Off
9. Joseph Mingolla/Immigration Issues for employees ( Removed and placed in a redwell)
10. JEE Firearms Licensing/Guns
11. Irrigation System Proposal – Precise Irrigation
12. Dispute with Irrigation Consultant
13. Innovative Telephone Service Arrangement/Fiber Optics/Phone Service
14. Cell Tower/Tower License Agreement
15. Two Way Radio Access
16. Gensler – Screening Room construction
17. LSJ General Projects
18. Marjorie Roberts Invoices
19. Household Expenditure Procedures

#### LSJ Operating File II

1. License Agreement for Dockage
2. Visa Waiver Pilot Program
3. Nationwide Permit Program
4. Midnight Express – Marine Survey Report
5. Reef Caribe Catamaran
6. Notice of Violation (NOVA)
7. Water Permits
8. Crew Boat
9. Purchase of Sub Quest (Crew Boat)
10. April 2010 DPNR Permits
11. Mooring Permit
12. Global K9 (Dogs for the Island)

#### LSJ Department of Planning Binder Water Permit Issues

#### LSJ Army Corp. of Engineers Water Permit Issue

#### LSJ Operating File III

1. Beach Sand
2. Wave Analysis
3. Tiki Hut
4. Property Revaluation
5. Dredging
6. Environmental Resource Inventory and Water Quality Impact Assessment/Mike de Haas

7. Pictures sent to Amy Dempsey 6-19-2008
8. Environmental Assessment Report August 2007
9. Environmental Assessment Report April 2008
10. Environmental Assessment Report October 2008
11. Rock Crushing Operations
12. Energy Report Outline and Energy Alternatives
13. LSJ Agenda 3-27-09 (Meeting held in Palm Beach)
14. Matt Mahafey Terms of Agreement and Job Description
15. Brian Moseley Agreement (LSJ Shoreline work)
16. 4 Color Detailed Map of LSJ (Drawing)
17. US Virgin Islands Port Authority Cyril E. King Airport ID Badge Application
18. Agreement WAPA and LSJ

### **LSJ Permit Applications/Groin**

1. Rock Groin Permits Application
2. LSJ Permit Applications/Groin/HDR Design Proposal
3. HDR Design Proposal (sent to Amy Dempsey)

### **ENERGY ALTERNATIVES 2008/2009**

4. Correspondence
5. Attorney Notes
6. Research
7. Memorandum
8. Newspaper Clippings
9. Contacts
10. Peter Branson's Island
11. WAPA
12. Wind Studies
13. Solar Photovoltaic System
14. Vendors
15. Outline of Energy Report
16. Windpower
- 17.

### **Volume I Permit Issues**

### **Volume II Permit Issues**

### **Blue Permit Book**

### **Ribtec**

### **Eric Williams-Hairoun Aviation Services**

- correspondence
- Demand Letter
- Check & Transmission Letter
- Litigation (Agreement)

- Re-Payment of Deposit
- Complaint
- JE vs. Eric Williams & Hairoun: Plaintiff JE's Answer to Defendants' Counterclaim
- Due Diligence
- On-Call Maintenance Services Agreement for Aircraft at STT btwn Spirit Airlines & Hairoun Aviation dba Execujet Flight Services (Execujet)
- Two General Releases, Stipulation & Order for Dismissal (March 3 & 4, 2010)
- Notice of Entry of Order (Order of Dismissal) March 2010
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#### **WJA Copies Design Team Minutes & Notes**

#### **LSJ Construction Project**

- Proposal by Curtis (Based on Gensler Schematic 2/26/09)

#### **JEFFREY EPSTEIN & LSJ VS FANCELLI PANELING INC.**

- Correspondence
- Summons and Complaint
- First Amended Complaint
- Order
- Research
- Documents sent from Hodge and Francois: Plaintiff's Opposition to Defendant's Motion to Dismiss, Plaintiff's Motion for Leave to Exceed Page Limited, Proposed Order, Notice of Filing Original Affidavit of Juan Pablo Molyneux
- Affidavit of Juan Pablo Molyneux

#### **DRAWER TWO:**

**(GAVE TO DARREN APRIL 23, 2010) 2 folders on the Pavillion which came from the 1<sup>st</sup> redweld in the second drawer)**

#### **LSJ Permitting and Construction I**

1. Roof over Yoga Deck , add'l Pool House Deck, Steam room to Master Bath ( CZM CZT 14-03L March 12, 2003)
2. Main Two Story Residence (CZM Permit - CZT- 11-05L April 25, 2005)
3. CZM Permit for the Utility Building
4. CZM Permit Docs Relating To Existing Compound
5. Modification to Minor CZM Permit CZT-53-04L, LSJ
6. Minor CZM Permit No. CZT-53-04L as modified April 9, 2008
7. Underwater lights ( CZM CZT-5 99W Emergency Light Approval for Dock 9-27-06) **(Not in Redweld as of dec 30, 2010)**
8. Utilities Plan by Maguire Group (Includes electrical, Civil Site Systems and Mechanical)
9. Office Pavilion
10. Office Pavilion Budget

11. Utility Building ( CZM CZT 53-04L Issued November 12, 2004) **(Not in Redweld as of dec 30, 2010)**
12. NOVA February 2008 ( Dock Permit)
13. CZM Dock Permit & Modification (Floating Dock) CZM CZT-3-05(W) Modification to CZM CZT-5 99W
14. LSJ Master Facilities Plan DVD (The De Jongh Project-Little St. James Island) CZM Permits
15. Correspondence re Permit Applications (from Maria Hodge to Darren, July 14, 2010)

### **LSJ Permitting and Construction II**

1. Woodshop
2. Library
3. Pool & Cabana
4. Guest House
5. 2008 Request for Modification to CZM Major Permit CZT-5-99 Dock Permit
6. General Permitting
7. April 2008 Meeting re Permitting
8. CZM Permit Application Pad to Stabilize Ramp Landing
9. Emad's Equipment List
10. Minor Coastal Zone Management Permits CZT-25-10L, CZT-26-10L, CZT-27-10L, Little St. James Island, LLC (Oct 29, 2010)
11. 2010 CZM Permits

### **LSJ Permitting and Construction III**

1. RO/Generator Mechanical Building **(Not in Redweld as of Dec. 30, 2010)**
2. Water Appropriation Permit 5/2007 through 5/2009
3. Waste Water Treatment
4. Cement and Stone – Batch Plant
5. Compass Point
6. Maguire Utility Plan
7. Under Water Lights
8. LSJ Permitting Research
9. NOVA February 2008 and Settlement Agreement (Dock)CZM Permit Application **(Not in Redweld as of Dec. 30, 2010)**
10. Maguire Proposal RE Storm Water Pollution Control Plan
11. Guest Cottage Permit #CZT-26-10L, Oct. 29, 2010
12. Swimming Pool & Cabana Permit #CZT-25-10L, Oct. 29, 2010
13. ATV Garage Permit # CZT-27-10L, Oct. 29, 2010

## **LSJ 2008-2009 PERMITTING**

18. Correspondence
19. CZM Dock Permit
20. ACOE Dock Permit
21. Expansion of Dock and Dock House
22. Permit Modification Application for Dock House & Extension
23. Infill of Area between NE Point of LSJ and Exposed Rock in Channel
24. Minor CZM Permit for Site Grading and Remedial Activity
25. Amendment to Minor CZM Permit for the Existing Compound
26. Amendment TPDES Permit to Increase Volume of RO Discharge
27. DPNR Resolution

## **LSJ - ACOE – Response to ACOE Comments on Permit Applications**

1. Correspondence (re: small pond, swim pier, dock modifications/floating dock, rip rap, moorings, barge landing)
2. Tolling Agreement
3. Revised Permit Application CZM CZT-3-05(W)/Checklist of Deficiencies
4. TPDES Permit
5. John Amerling/RRCI Contractors **(Not in Redweld as of Dec. 30, 2010)**

## **OBM VS LSJ (Not in Redweld as of Dec. 30, 2010)**

- Correspondence
- Amended Statement of Claim (June 30, 2010) ORIGINALS in HERE
- Ferara Kerins Retainer Agreement
- Misc. OBM vs LSJ correspondence, invoices, agreements (pulled from storage)
- OBM Limited Rich Kahn emails and invoices
- Misc. OBM vs LSJ correspondence, invoices, agreements (pulled from storage)
- OBM bound copy of Preliminary Cost Estimate
- Affidavit of Darren K. Indyke (Includes Certificate of Exhibit)

## **DRAWER THREE:**

### **Gensler**

- Correspondence
- Standard Terms & Conditions of the Agreement btwn Client & Architect

-March 3rd, March 27 AND April 13, 2009 LSJ Screening Room, Architectural Services Proposal-Revised

-Agreement for Architectural Services, May 5, 2009 AND Sept. 28, 2009

-LSJ Screening Room Proposal REVISED April 27, 2009 and March 3, 2009

-Agreement for Architectural Services, Sept. 28, 09/ Oct. 6, 2009

Joeph Mingolla/Immigration Bond Issue

Amerling Weekly Reports

John A Lafayette Contractors, LLC

1. Correspondence
2. Contact Numbers
3. Articles of Organization
4. Certificate of Existence
5. EIN
6. Business Contract License
7. Invoices
8. John Amerling
9. Lyman Chipman
10. William Rowles
11. Thomas Melnick
12. (Boscoe) William Hague
13. Operating Budget
14. Meeting Minutes
15. Weekly Reports
16. Shipment Guidelines
17. Dan Chipman's Employees
18. Lafayette Lease of AYH Suite A2-7
19. Lafayette AYH Lease Aug 1, 09-Jan 31, 09
20. Lafayette Management Manual
21. Office Trailer
22. Charles Miller Opens List
23. Extension of Lafayette Lease Feb 1-July 31, 2010
- 24.

John Amerling

1. Release & Settlement Agreement
2. Dispute File

Island Grounds Inc. Employee Documents

1. Alain Gifford v. Island Grounds
2. November 2008 Job Descriptions
3. All other Employees
4. Alain Gifford vs Islands Grounds Inc (Wrongfull Discharge Letter)
5. Pierre Jules
6. Island Grounds, Inc. Employee Status

- 7. Copies of Permanent Resident Cards
- 8. Island Grounds Sick/Vacation/Personal Days

Alain Gifford vs. LSJ

- Correspondence
- Operating File
- Demand for Arbitration
- American Arbitration Associates
- Preliminary Hearing Schedule Order
- American Arbitration Invoices
- Complainant's First Request for Production of Documents
- Complainant's First Set of Interrogatories to Respondent
- Letter and Proposed Notice of Deposition sent to Att. Carty (March 2, 2010)
- Respondents Opposition To Claimants Motion to Dismiss
- March 1, 2010 Order
- Notice of Deposition of Alain Gifford, March 16, 2010

Allen Gifford

- Allen Gifford Unemployment Insurance
- Allen Gifford vs. Islands Grounds Inc
- Motion to Dismiss or in the Alternative for Summary Judgment
- Release & Confidentiality Agreement Signed March 25, 2009
- Notice of Nonmonetary determination or Redetermination/Ltr from Lance and other workers (etc)

FT Real Estate, Inc. Organizational File

1. Articles of Incorporation
2. Certificate of Existence
3. By-Laws
4. EIN
5. Minutes
6. Annual Report
7. Franchise Tax Report
8. License Apartment House C
9. Invoices

FT Real Estate, Inc. Operating File

1. Purchase of Bolongo Estate

2. Bolongo Estate Insurance
3. Purchase of Fish Hawk Marina

[REDACTED] Company, LLC (Barge named Bertha)

1. Articles of Organization
2. Certificate of Existence
3. Operating Agreement
4. Barge (Bertha)

[REDACTED] Company, LLC

1. Articles of Organization
2. Certificate of Existence
3. Operating Agreement
4. EIN

[REDACTED], LLC

1. Articles of Organization
2. Certificate of Existence
3. EIN
4. Operating Agreement

IGO Company, LLC

1. Articles of Organization
2. Certificate of Existence
3. Operating Agreement
4. First Bank

Executors, LLC

1. Articles of Organization
2. Certificate of Existence
3. Operating Agreement
4. Invoices

Lifativity, LLC

1. Operating Agreement

Purchase of 65FT Commercial HEadboat

1. Offer to Purchase Agreement
- 2.

Hodge and Francois

-Invoices

Army Corp of Engineers

- Correspondence
- Meeting with CZM Recap notes (by Alan Smith)
- Sketch of Shoreline Changes
- Correspondence RE Shorelines
- Letter to Col. Carpenter of Army Corp of Engineers from Fish and Wildlife Services

### **Midnight Express Lawsuit**

- Kirkland and Ellis Retention to Provide Legal Services document
- Kirkland and Ellis Invoices
- Correspondence, Notes, Pictures, Copy of Certificate of Title, etc.
- Confidential Settlement Agreement & Mutual Release of All Claims (includes Purchase & Sale Agreement, Payment Schedule, Exclusions from Trade In, Limited Warranty)
- Verification of Complaint (signed by Jeffrey)
- New Midnight Express Powerboats Invoice
- Copy of Unsigned Agreement
- Faxed Copies of Signed Conf. Agreement & Mutual Release of All Claims (June 24, 2009)
- Copy of Signed Agreement (June 24, 2009)
- Unsigned Agreement for "The Credit" (SIDE LETTER to Agreement July 2, 2009)
- Signed and Completed Agreement by Jeffrey AND Harris Glaser
- Signed Agreement for "The Credit" (fax copy) (SIDE LETTER to Agreement, Signed July 15, 09)
- Notice of Discontinuance
- Bill of Sale
- Midnight Express Power Boats Purchase and Sale Agreement

### **Application for Economic Development Benefits (Extension) dated Jan. 13, 2009**

FTC Recommendation for Economic Development Benefits (Extension Application for Economic Development Benefits (EDC) Nov. 30, 2009)  
Renewed EDC Certificate 2010

### **Gary Kerney**

- Lease (Calypso Realty)
- David Gott Invoices and Correspondence
- Lease Renewal Endorsement (beginning March 15, 2010 ending March 31, 2011)
- Lease Renewal Endorsement (beginning April 1, 2011 and ending Sept. 30, 2011)

### **Water Permit-Analysis of Professional and Related Fees Paid**

### **Great St. James**

- Offer Letter (Christian Kjaer c/o Kevin D'Amour)
- Accountant Representation Letter

### **Purchase of Crew Boat- Sub Quest (Subquest)**

- Correspondence
- Deposit Agreement & Purchase Agreement
- General Index or Abstract of Title
- Bill of Sale (Signed and Unsigned)
- Protocol of Delivery
- Acceptance of Vessel
- Appraisal
- D&B Report of Seller
- Evidence of Deletion from US Registry (and removed from Atlantis Submarines St. Thomas Inc. ownership)
- Funds Transfer Request
- Wire Transfer Instructions to Seller
- Executed Warranty of Title and Treasurers Certificate
- Signed Authorization of Release of Funds and Acceptance of Vessel (Jan. 26, 2010)
- Transaction Paperwork (for Darren's review on Jan. 18, 2010)
- Atlantis Submarine Minutes of Meeting