

# Birch, de Jongh & Hindels, PLLC

ATTORNEYS AT LAW  
POINSETTIA HOUSE AT BLUEBEARD'S CASTLE

[REDACTED]  
[REDACTED]  
[REDACTED]

OF COUNSEL  
BIRCH, HORTON, BITNER AND CHEROT  
WASHINGTON, [REDACTED] AND ANCHORAGE, ALASKA

EVERETT B. BIRCH (1922-1987)  
JOHN P. de JONGH (1927-1999)  
JAMES H. HINDELS

HARVEY J. COHEN  
PAULA D. NORKAITIS

OF COUNSEL  
RICHARD P. FARRELLY

BIRCH AND MADURO 1955-1964  
BIRCH, MADURO & de JONGH 1964-1965  
BIRCH, MADURO, de JONGH & FARRELLY 1965-1969  
BIRCH, de JONGH & FARRELLY 1969-1986  
BIRCH, de JONGH & HINDELS 1987-1995  
BIRCH, de JONGH, HINDELS & HALL 1996-2006

January 17, 2012

**RECEIVED**

JAN 18 2012

**HAND DELIVERED**

Office of the Recorder of Deeds  
District of St. Thomas and St. John  
St. Thomas, Virgin Islands

Re: Notice of Claim of Construction Lien  
Claimant: Virgin Islands Gunitite Pools, LLC  
Interest Claimed: LSJ, LLC, also known as L.S.J., LLC and  
Nautilus, Inc., as Sole Member of L.S.J., LLC

Dear Sir/Madam:

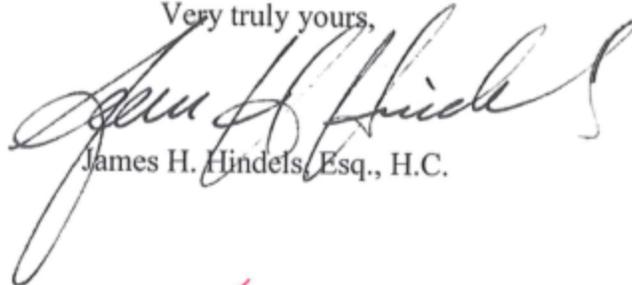
Enclosed herewith is Notice of Claim of Construction Lien, to be filed against the following properties:

Little St. James Island, and  
Parcel Nos. A, B and C Little St. James Island

[REDACTED]

Feel free to give me a call if you have any questions in this regard.

Very truly yours,

  
James H. Hindels, Esq., H.C.

Enclosure

Copy to LSJ, LLC (also known as L.S.J., LLC) ✓  
Nautilus, Inc.  
*[via Certified Mail/Return Receipt Requested]*

**OFFICE OF THE LIEUTENANT GOVERNOR  
NOTICE OF CLAIM OF CONSTRUCTION LIEN**

District of: ST. THOMAS AND ST. JOHN

Serial Number: \_\_\_\_\_

Pursuant to the Provisions of Title 28, Chapter 12, Virgin Islands Code, notice is hereby given of a Construction Lien claimed by:

VIRGIN ISLANDS GUNITE POOLS, LLC  
Name of Claimant

[REDACTED]  
Address

Name and Address of Fee Simple Title Holder(s)  
LSJ, LLC  
[REFER TO ATTACHED]

Name and Address of Owner Filing Notice of Commencement

Name and Address of Primary Contractor  
VIRGIN ISLANDS GUNITE POOLS, LLC  
C/O BIRCH, DE JONGH & HINDELS, PLLC  
[REDACTED]

Name and Address of Person With Whom Claimant Contracted: LSJ, LLC  
[REDACTED]

Name and Address of Person Against Whose Interest Lien is Claimed: LSJ, LLC  
[REDACTED]

Description of Services Performed and Materials Furnished  
MATERIALS, EQUIPMENT AND LABOR NECESSARY FOR CONSTRUCTION OF POOL ON SUBJECT PROPERTY

Lien is Claimed as to: Property Description and No. (if separate lots, parcels or tracts are being improved attach apportionment statement on same size paper.)  
LITTLE ST. JAMES ISLAND  
NOW KNOWN AS PARCEL NOS. A,  
[REDACTED]

Contract Price:  
\$200,000.00  
20,207.19 (CHANGE ORDERS)  
\$220,207.19  
Amount Unpaid:  
\$34,742.19

Dates Upon Which Claimant First and Last Performed Services or Furnished Materials:

Commenced: 03/01/2011

Finished: 10/17/2011

Lien is Claimed Pursuant to Commencement Notice filed \_\_\_\_\_, Serial No. \_\_\_\_\_

OR on basis of unpaid moneys due claimant which became due as of 10/06/2011.

If payment bond filed, give reference location for same: \_\_\_\_\_

**Caution:** Any payment to the prime or subcontractor after receipt of notification of this lien will not reduce the amount of claimant's lien. All advances made by lender under prior recorded construction security interest may have priority over this lien. Attention is directed to all provisions of the Construction Lien Act, especially those relating to duration of liens, additional notices, and necessity for timely filing of suit. Notice must be given to person specified in Notice of Commencement. Claimant has obligation to promptly cancel lien upon payment.

Claimant certifies that a copy of the foregoing was served on LSJ, LLC on the 17TH day of JANUARY, ~~2012~~ 2011 by ~~ax delivered personally~~ (b) sent by registered or certified mail to address shown.  
(Claimant may wish return receipt on mailing as recording alone does not constitute notice to owner or contractor.)

VIRGIN ISLANDS GUNITE POOLS, LLC

BY: [Signature]  
Claimant

Place of Filing:  
Lieutenant Governor's Office  
Office of Recorder of Deeds

**Attachment to Notice of Claim of Construction Lien:**

Name and Address of Fee Simple Title Holder(s):

LSJ, LLC

(also known as L.S.J., LLC)

[REDACTED]

and

Nautilus, Inc., a USVI corporation and sole member of L.S.J., LLC, as subsidiary entities, all  
beneficially owned by Jeffrey E. Epstein

[REDACTED]