

From: Jeffrey Epstein <[REDACTED]>
To: Giuseppe Cipriani <[REDACTED]>
Subject: Re: Fw: Rafifi acquisition
Date: Mon, 05 Jul 2010 12:12:42 +0000

also ,, dukes hotel is for sale by my friend. is there a use we can make of it.?

On Mon, Jul 5, 2010 at 8:12 AM, Jeffrey Epstein <[REDACTED]> wrote:
can we speak today?

On Tue, Jun 29, 2010 at 2:39 AM, Giuseppe Cipriani <[REDACTED]> wrote:

----- Original Message -----

From: livio <livio@alvarogroup.co.uk>
To: Giuseppe Cipriani
Sent: Mon Jun 28 19:04:37 2010
Subject: Rafifi acquisition

Our understanding:

- New co. to acquire the lease of the club known as "Rafiffi" located at 15a Hay Hill London W1J 8NX at the passing rent of Appx £50,000
- The investment appx £800,000 to cover the cost of acquiring the benefit of the remaining 15 years of the lease amounting to £360,000; the finder's fee to the agent £10,000 and the remaining to be used to refurbish the establishment, build the brand and for general working capital
- Once the investment has been repaid {LB} and {GC} to be entitled to retain 66% shares (LB-33%), (GC-33%) of the newly formed company that will hold the lease and assets of the title.
- A new company will be formed to manage the establishment and will be entitled to £200,000 per year equally divided between Livio Bisterzo (£100,000) and Giuseppe Cipriani (£100,000)

L

www.alvarogroup.co.uk
[REDACTED]
[REDACTED]
[REDACTED]

www.firstmodelmanagement.co.uk

Sent from my BlackBerry® wireless device

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Jeffrey Epstein

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