

**From:** "Frank McKinney" <[REDACTED]>  
**To:** "Jeffrey Epstein" <jeevacation@gmail.com>  
**Subject:** RE: anonymity and a model  
**Date:** Thu, 15 Oct 2009 14:56:54 +0000

---

OK. Make time for a visit.

*Frank McKinney*

---

**From:** Jeffrey Epstein [mailto:jeevacation@gmail.com]  
**Sent:** Thursday, October 15, 2009 10:46 AM  
**To:** Frank McKinney  
**Subject:** Re: anonymity and a model

yes

On Thu, Oct 15, 2009 at 10:42 AM, Frank McKinney <[REDACTED]> wrote:

Good Morning Jeffrey,

No house on the 520,' just landscaping/park?

*Frank McKinney*

---

**From:** Jeffrey Epstein [mailto:jeevacation@gmail.com]  
**Sent:** Wednesday, October 14, 2009 11:21 AM  
**To:** Frank McKinney  
**Subject:** Re: anonymity and a model

no the park would be the entire 520,, i appreciate your creativity,, my sense is that if you can refinance for the 250k that you mentioned that seems like the best short term solution. If I can find the time, I will come visit

On Wed, Oct 14, 2009 at 11:15 AM, Frank McKinney <[REDACTED]> wrote:

Good Morning Jeffrey,

Had a thought regarding confidentiality as it relates property rights transfer.

I share the following with the assumption that you maintain a level of interest in Acqua Liana and the 5.57 acres/520' of direct oceanfront land at 700 S. Ocean. Tell me to cease any time:

As you know, my debt matures on 12.31.09. If all or some of my properties do not sell before this date I will finalize a one year extension with Bank of America.

Rather than extend my facilities with B of A, enter into an agreement with a distant company that you control to refinance my debt, plus a sum equal to what I would in effect "sell" the properties for. In essence your entity

becomes the "bank." This extension would be for 6 months to a year. At maturity, the debt would simply convert to equity, or the properties would be conveyed to the "bank" in some other manner. If you wanted the 150' to the south of Acqua Liana that I no longer own, the refinance would include an adequate sum to allow me to purchase that property from Harold Pontius, thus giving the new "bank" control of all 820,' if that is what you desired.

The media and snooping parties are looking for high-dollar traditional real estate transactions to create headlines from. They could care less about a refinance, and if they did care, the focus would be on the debtor, not the lender. At maturity, a conversion feature, a deed in lieu, or other conveyance, would draw little attention. What it did draw would again rest on the conveyor, not the receiver. The story would pass in days, becoming a non-story.

By the time the ultimate transfer of property between your "bank" or entity and you took place (if ever), your world would have calmed to the point of rendering such a transfer irrelevant to the prying public.

During the 6 months to a year while the new bank held the note, I would agree to maintain the properties, and even continue my effort to sell the portion(s) that you did not have an interest in. Business as usual.

As far as the model reference, why don't you come down to Acqua Liana. I would be the only one there. I would have the scale model of The Manalapan Residence set up around the pool.

I never got to answer your question regarding the creation of a "park" on the 150' south of Acqua Liana that I do not own. I could share my idea at that time.

*Frank McKinney*