

From: "Farkas, Andrew L." <[REDACTED]>

To: "[REDACTED]" <jeevacation@gmail.com>

Subject: Fw: American Yacht Harbor - Update

Date: Thu, 02 May 2013 21:29:41 +0000

Attachments: Update_Memo_re_AYH.docx; Pricing_Build_Up_Schedule.xlsx

I thought you should see this w/o edit or commentary from me.

From: Mukamal, Thomas [mailto:[REDACTED]]

Sent: Thursday, May 02, 2013 04:15 PM

To: Farkas, Andrew L.

Cc: Garrison, Frank; Mukamal, Tom

Subject: American Yacht Harbor - Update

Andrew –

I have written up a summary of the outstanding questions posed by Mr. Epstein's advisors as well as some thoughts around the transaction and next steps.

On a somewhat related note, at our request Jamey Casner, retained a structural engineer after the incident that occurred some months ago. The affected area has been repaired and we have subsequently requested that the engineer examine all structural columns in all buildings on the property. We have identified a cost effective fix to shore up all structural columns and the third party engineer has accepted this as appropriate remediation. We have bid this work out and will start the remediation as soon as possible. Separately, some time ago Mr. Epstein had requested we paint AYH. IGY has also looked into some other capital improvements to security fencing, restrooms and other areas in response to customer surveys we conducted in the first quarter of the year in an effort to produce greater revenues. I didn't want Mr. Epstein to think we had dropped the ball on this, in total all of the work we are discussing is expensive and while we have the funds at the property, I am a little concerned that we may have competing financial demands on money sitting at AYH given the review by Mr. Epstein and potential costs associated with a broader inquiry.

Please let me know if/when you would like to discuss. I am also likely to be back in St. Thomas in June and would be happy to meet with Mr. Epstein or any members of his staff etc.

Thanks,
Tom

Tom Mukamal
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