

UNCLASSIFIED

FEDERAL BUREAU OF INVESTIGATION
Electronic Communication

Title: (U) Forfeiture Subfile Opening Document

Date: 06/24/2019

From: NEW YORK
NY-C20

Contact: [REDACTED] [REDACTED]

Approved By: SSA [REDACTED]

Drafted By: [REDACTED]

Case ID #: 31E-NY-3027571-FF (U) EPSTEIN, JEFFREY; CHILD SEX
TRAFFICKING

Synopsis: (U) To request the opening of forfeiture subfile in caption case.

Details:

To request the opening of forfeiture subfile to assist in document management in caption case.

◆◆

UNCLASSIFIED

UNCLASSIFIED

FEDERAL BUREAU OF INVESTIGATION
Electronic Communication

Title: (U) Request for a title search and an appraisal for 9 E 71st St, New York, NY 10021.

Date: 07/08/2019

CC: [REDACTED] [REDACTED]

From: NEW YORK
NY-C40

Contact: [REDACTED], [REDACTED]

Approved By: SSA [REDACTED] [REDACTED] [REDACTED]

Drafted By: [REDACTED] [REDACTED]

Case ID #: 31E-NY-3027571-FF (U) EPSTEIN, JEFFREY; CHILD SEX TRAFFICKING
62F-NY-A191903-TSA (U) FORFEITURES ASSET REMOVAL TEAM - CONSOLIDATION

CHILD VICTIM AND CHILD WITNESS IDENTITY INFORMATION

This document contains information regarding a child victim's or child witness's identity, which may only be disclosed to individuals who have a need-to-know such information by reason of their participation in the associated proceeding, or if disclosure is necessary to protect the welfare and well-being of the child.

JUVENILE DELINQUENCY INFORMATION

This document contains information obtained from a juvenile delinquency proceeding involving a federally charged juvenile and may include the juvenile's identity or information pertaining to the juvenile's behavior. The information may not be disclosed to unauthorized persons. Release of the information is permitted only to the extent necessary to respond to inquiries: (1) received from a court of law; (2) received from an agency preparing a pre-sentencing report for a court; (3) received from a law enforcement agency investigating a crime; (4) received, in writing, from the director of a treatment agency or from the director of a facility to which the juvenile has been committed by a court; (5) received from an agency considering the former juvenile for a position immediately and directly affecting the national security; or (6) received from a victim of the juvenile delinquency or, if the victim is deceased, from the

UNCLASSIFIED

UNCLASSIFIED

Title: (U) Request for a title search and an appraisal for 9 E 71st St, New York, NY 10021.

Re: 31E-NY-3027571-FF, 07/08/2019

victim's immediate family, when the inquiry is related to the final disposition of the juvenile by a court.

Synopsis: (U) Request for a title search and an appraisal for 9 E 71st St, New York, NY 10021.

Details:

Request for a certified title search and a certified appraisal for 9 E 71st St, New York, NY 10021. These is a residential single family non-owner occupied property. The matter has venue in the SDNY.

Address: 9 E 71st Street, New York, NY 10021

Owner: Maple, Inc

Block: 1386

Lot: 10

Legal Description: Block Number 1386, Lot Number 10, Borough of Manhattan, City of New York, New York County, State of New York.

◆◆

UNCLASSIFIED

UNCLASSIFIED

FEDERAL BUREAU OF INVESTIGATION
Electronic Communication

Title: (U) Request for a Title Report and an Appraisal for 358 El Brillo Way, Palm Beach, Florida 33480.

Date: 07/22/2019

CC: [REDACTED] [REDACTED]

From: NEW YORK
NY-C40

Contact: [REDACTED], [REDACTED]

Approved By: SSA [REDACTED] [REDACTED] [REDACTED]

Drafted By: [REDACTED] [REDACTED]

Case ID #: 31E-NY-3027571-FF (U) EPSTEIN, JEFFREY; CHILD SEX TRAFFICKING
62F-NY-A191903-TSA (U) FORFEITURES ASSET REMOVAL TEAM - CONSOLIDATION

CHILD VICTIM AND CHILD WITNESS IDENTITY INFORMATION

This document contains information regarding a child victim's or child witness's identity, which may only be disclosed to individuals who have a need-to-know such information by reason of their participation in the associated proceeding, or if disclosure is necessary to protect the welfare and well-being of the child.

JUVENILE DELINQUENCY INFORMATION

This document contains information obtained from a juvenile delinquency proceeding involving a federally charged juvenile and may include the juvenile's identity or information pertaining to the juvenile's behavior. The information may not be disclosed to unauthorized persons. Release of the information is permitted only to the extent necessary to respond to inquiries: (1) received from a court of law; (2) received from an agency preparing a pre-sentencing report for a court; (3) received from a law enforcement agency investigating a crime; (4) received, in writing, from the director of a treatment agency or from the director of a facility to which the juvenile has been committed by a court; (5) received from an agency considering the former juvenile for a position immediately and directly affecting the national security; or (6) received from a victim of the juvenile delinquency or, if the victim is deceased, from the

UNCLASSIFIED

UNCLASSIFIED

Title: (U) Request for a Title Report and an Appraisal for 358 El Brillo Way, Palm Beach, Florida 33480.

Re: 31E-NY-3027571-FF, 07/22/2019

victim's immediate family, when the inquiry is related to the final disposition of the juvenile by a court.

Synopsis: (U) Request for a Title Report and an Appraisal for 358 El Brillo Way, Palm Beach, Florida 33480.

Details:

This is a Request for a Title Report and an Appraisal for 358 El Brillo Way, Palm Beach, Florida 33480. This property is an owner occupied residential single family home. The matter has venue in the Southern District of New York. Please exercise discretion.

Address: 358 El Brillo Way, Palm Beach (Palm Beach County), FL 33480

Owner: Laurel, Inc (a U.S. Virgin Islands corporation)

Property Control Number: 50-43-43-27-06-000-0391

Legal Description: All of Lot 40, and the West 24.3 feet of Lot 39, El Bravo Park, as recorded in Plat Book 9, Page 9, in the records of Palm Beach County, Florida. That portion lying West of Lot 40, El Bravo park, Section 27, Township 43 South, Range 43 East.

◆◆

UNCLASSIFIED

UNCLASSIFIED

FEDERAL BUREAU OF INVESTIGATION
Electronic Communication**Title:** (U) Federal Grand Jury Subpoena for records
for USVI corporations.**Date:** 07/24/2019**CC:** [REDACTED]**From:** NEW YORK
NY-C40**Contact:** [REDACTED], [REDACTED]**Approved By:** A/SSA [REDACTED]**Drafted By:** [REDACTED]**Case ID #:** 31E-NY-3027571-FF (U) EPSTEIN, JEFFREY; CHILD SEX
TRAFFICKING**CHILD VICTIM AND CHILD WITNESS IDENTITY INFORMATION**

This document contains information regarding a child victim's or child witness's identity, which may only be disclosed to individuals who have a need-to-know such information by reason of their participation in the associated proceeding, or if disclosure is necessary to protect the welfare and well-being of the child.

JUVENILE DELINQUENCY INFORMATION

This document contains information obtained from a juvenile delinquency proceeding involving a federally charged juvenile and may include the juvenile's identity or information pertaining to the juvenile's behavior. The information may not be disclosed to unauthorized persons. Release of the information is permitted only to the extent necessary to respond to inquiries: (1) received from a court of law; (2) received from an agency preparing a pre-sentencing report for a court; (3) received from a law enforcement agency investigating a crime; (4) received, in writing, from the director of a treatment agency or from the director of a facility to which the juvenile has been committed by a court; (5) received from an agency considering the former juvenile for a position immediately and directly affecting the national security; or (6) received from a victim of the juvenile delinquency or, if the victim is deceased, from the victim's immediate family, when the inquiry is related to the final disposition of the juvenile by a court.

UNCLASSIFIED

UNCLASSIFIED

Title: (U) Federal Grand Jury Subpoena for records for USVI corporations.

Re: 31E-NY-3027571-FF, 07/24/2019

Synopsis: (U) Federal Grand Jury Subpoena for records for USVI corporations.

Enclosure(s): Enclosed are the following items:

1. (U) Federal Grand Jury Subpoena for records for USVI corporations.

Details:

Attached hereto is a Federal Grand Jury Subpoena for records for USVI corporations. It is requested that this subpoena be served as quickly as possible.

Any responses or production must be entered into the grand jury sub file.

◆◆

UNCLASSIFIED



U.S. Department of Justice

*United States Attorney
Southern District of New York*

*The Silvio J. Mollo Building
One Saint Andrew's Plaza
New York, New York 10007*

July 23, 2019

Denise Johannes
Director, Corporations and Trademarks
Office of the Lt. Governor
52E-1 Estate Thomas
St. Thomas, U.S.V.I 00802

To whom it may concern:

Please be advised that the accompanying grand jury subpoena has been issued in connection with an official criminal investigation of a suspected felony being conducted by a federal grand jury. The Government hereby requests that you voluntarily refrain from disclosing the existence of the subpoena to any third party. While you are under no obligation to comply with our request, we are requesting you not to make any disclosure in order to preserve the confidentiality of the investigation and because disclosure of the existence of this investigation might interfere with and impede the investigation.

If you intend to disclose the existence of this Grand Jury Subpoena request to a third party, please let me know before making any such disclosure.

Thank you for your cooperation in this matter.

Sincerely,

GEOFFREY S. BERMAN
United States Attorney

By:

Assistant United States Attorney
Telephone: (212) 637-2225

United States District Court
SOUTHERN DISTRICT OF NEW YORK

TO: Denise Johannes
Director, Corporations and Trademarks
Office of the Lt. Governor
52E-1 Estate Thomas
St. Thomas, U.S.V.I 00802

GREETINGS:

WE COMMAND YOU that all and singular business and excuses being laid aside, you appear and attend before the GRAND JURY of the people of the United States for the Southern District of New York, at the United States Courthouse, 40 Foley Square, Room 220, in the Borough of Manhattan, City of New York, New York, in the Southern District of New York, at the following date, time and place:

Appearance Date: August 16, 2019 Appearance Time: 10:00 a.m.

to testify and give evidence in regard to an alleged violation of :

18 U.S.C. §§ 371, 1591, 1594(c), 2422(b)

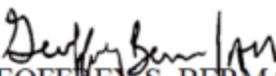
and not to depart the Grand Jury without leave thereof, or of the United States Attorney, and that you bring with you and produce at the above time and place the following:

See Attached Rider

Personal appearance is not required if the requested records are (1) produced by on or before the return date to Federal Bureau of Investigation, Attn: [REDACTED], CFI, 26 Federal Plaza, Squad C-40, New York, NY 10278, Phone: [REDACTED], Email: [REDACTED] and (2) accompanied by an executed copy of the attached Declaration of Custodian of Records. **PLEASE PROVIDE IN ELECTRONIC FORMAT IF POSSIBLE.**

Failure to attend and produce any items hereby demanded will constitute contempt of court and will subject you to civil sanctions and criminal penalties, in addition to other penalties of the Law.

DATED: New York, New York
July 23, 2019


GEOFFREY S. BERMAN
United States Attorney for the
Southern District of New York

[REDACTED]
Assistant United States Attorney
One St. Andrew's Plaza
New York, New York 10007
Telephone: [REDACTED]



RIDER

(Grand Jury Subpoena, dated July 23, 2019)

Please provide any and all records relating to the following corporate entities:

- Maple, Inc., 9100 Havensight, Port of Sales, Suite 15/16, St. Thomas 00802, Virgin Islands, U.S.
- Laurel, Inc., 9100 Havensight, Port of Sales, Suite 15/16, St. Thomas 00802, Virgin Islands, U.S.

Records should include, but not be limited to:

- Copies of Certificates or Articles of Incorporation;
- Statements of business addresses;
- Address(es) for service of process;
- Any identifying information as to directors, officers and owners;
- Any regularly filed statements, *e.g.*, annual, biennial, or other periodically sfiled statements and/or certificates.

Personal appearance is not required if the requested records are (1) produced by on or before the return date to Federal Bureau of Investigation, Attn: [REDACTED], CFI, 26 Federal Plaza, Squad C-40, New York, NY 10278, Phone: [REDACTED], Email: [REDACTED] and (2) accompanied by an executed copy of the attached Declaration of Custodian of Records.

PLEASE PROVIDE IN ELECTRONIC FORMAT IF POSSIBLE.

Declaration of Custodian of Records

Pursuant to 28 U.S.C. § 1746, I, the undersigned, hereby declare:

My name is _____.
(name of declarant)

I am a United States citizen and I am over eighteen years of age. I am the custodian of records of the business named below, or I am otherwise qualified as a result of my position with the business named below to make this declaration.

I am in receipt of a Grand Jury Subpoena, dated July 23, 2019, and signed by Assistant United States Attorney Alison Moe, requesting specified records of the business named below. Pursuant to Rules 902(11) and 803(6) of the Federal Rules of Evidence, I hereby certify that the records provided herewith and in response to the Subpoena:

- (1) were made at or near the time of the occurrence of the matters set forth in the records, by, or from information transmitted by, a person with knowledge of those matters;
- (2) were kept in the course of regularly conducted business activity; and
- (3) were made by the regularly conducted business activity as a regular practice.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on _____.
(date)

(signature of declarant)

(name and title of declarant)

(name of business)

(business address)

Definitions of terms used above:

As defined in Fed. R. Evid. 803(6), "record" includes a memorandum, report, record, or data compilation, in any form, of acts, events, conditions, opinions, or diagnoses. The term, "business" as used in Fed. R. Evid. 803(6) and the above declaration includes business, institution, association, profession, occupation, and calling of every kind, whether or not conducted for profit.

UNCLASSIFIED

FEDERAL BUREAU OF INVESTIGATION
Electronic Communication

Title: (U) Title Report and Title Documents for 9
East 71st Street, New York, NY 10021.

Date: 07/24/2019

From: NEW YORK
NY-C40

Contact: [REDACTED], [REDACTED]

Approved By: A/SSA [REDACTED]

Drafted By: [REDACTED]

Case ID #: 31E-NY-3027571-FF (U) EPSTEIN, JEFFREY; CHILD SEX
TRAFFICKING

CHILD VICTIM AND CHILD WITNESS IDENTITY INFORMATION

This document contains information regarding a child victim's or child witness's identity, which may only be disclosed to individuals who have a need-to-know such information by reason of their participation in the associated proceeding, or if disclosure is necessary to protect the welfare and well-being of the child.

JUVENILE DELINQUENCY INFORMATION

This document contains information obtained from a juvenile delinquency proceeding involving a federally charged juvenile and may include the juvenile's identity or information pertaining to the juvenile's behavior. The information may not be disclosed to unauthorized persons. Release of the information is permitted only to the extent necessary to respond to inquiries: (1) received from a court of law; (2) received from an agency preparing a pre-sentencing report for a court; (3) received from a law enforcement agency investigating a crime; (4) received, in writing, from the director of a treatment agency or from the director of a facility to which the juvenile has been committed by a court; (5) received from an agency considering the former juvenile for a position immediately and directly affecting the national security; or (6) received from a victim of the juvenile delinquency or, if the victim is deceased, from the victim's immediate family, when the inquiry is related to the final disposition of the juvenile by a court.

Synopsis: (U) Title Report and Title Documents for 9 East 71st Street,

UNCLASSIFIED

UNCLASSIFIED

Title: (U) Title Report and Title Documents for 9 East 71st Street, New York, NY 10021.

Re: 31E-NY-3027571-FF, 07/24/2019

New York, NY 10021.

Enclosure(s): Enclosed are the following items:

1. (U) Title Report and Title Documents for 9 East 71st Street, New York, NY 10021.
2. (U) Title Report and Title Documents for 9 East 71st Street, New York, NY 10021.

Details:

Attached are Title Report and Title Documents for 9 East 71st Street, New York, NY 10021. The Last Deed of Record was dated 12/23/2011 to Maple, Inc, 9100 Havensight, Port of Sale, Suite 15/16. St. Thomas 00802, Virgin Islands, U.S..

◆◆

UNCLASSIFIED

SEARCH NUMBER: 19-J-9358

Dear Client:

THIS COMPANY certifies that it has conducted a search of the records in the office of the Clerk and Register of the County of NEW YORK, City of NEW YORK for Record Owner(s), Open Mortgages, Judgments, Federal Tax Liens, Lis Pendens, Mechanic Liens and Warrants. Search also includes, Covenants, Restrictions, Easements, if any, and Tax Search against the subject premises set forth below.

SUBJECT PREMISES: 9 East 71st Street,
New York, New York

The following returns were found of the record:

DEED:

Birch Wathen School, Inc.	Dated	09-06-89
-TO-	Recorded	09-11-89
Nine East 71st Street Corporation	Reel 1617 Page 2412	
	N.Y.S.T.T. Paid	\$52,800.00

DEED:

Nine East 71st Street Corporation (by Jeffrey E. Epstein, President)	Dated	12-23-11
-TO-	Recorded	01-10-12
Maple, Inc. (Last Deed of Record)	CRFN:	2012000008342
	No Consideration	

(Continued)

OBJECTIONS TO TITLE:

SEARCH #: 19-J-9358

1. Subject to any state of facts an accurate Survey may show.
2. Subject to any Tax Assessments, Water and Sewer charges, if any.
3. Subject to the Rights of Tenants or Persons in Possession, if any.
4. Unpaid Vault Charges, if any.
5. Subject to all Covenants and Restrictions, Reservations & Easements of record, if any.
6. Lis Pendens filed 07-11-19, Index # 19CR490.
(Image Not Available)
7. No Open Mortgages found of record.
8. No Open Judgments found of record.
9. Possible Unpaid N.Y.S. Franchise Taxes -VS- Maple, Inc.
10. Possible Unpaid N.Y.C. Corporate Taxes -VS- Maple, Inc.
11. Possible Unpaid N.Y.S. Franchise Taxes -VS- Nine East 71st Street Corporation
12. Possible Unpaid N.Y.C. Corporate Taxes -VS- Nine East 71st Street Corproation
13. Tax Search (See Herein)

(Continued)

No other returns were found of record.

Said subject premises are also known and designated on the NEW YORK County Tax Map as:

Block: 1386 Lot: 10

This Company's maximum liability hereunder is limited to the total fee paid for this search. No liability is assumed for items not indexed or miss indexed. This report is based upon information supplied by the applicant as to the location and identification of the premises, and no liability is assumed for any discrepancies resulting therefrom. This report is offered for information only and does not represent either a commitment to insure Title or an opinion as to the marketability of Title to the subject premises.

SEARCH CERTIFICATION DATE: AS OF 8AM 06-10-19

JADE DATA RESEARCH, INC.

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: [REDACTED] **Document Date:** 12-23-2011 **Preparation Date:** 12-28-2011
Document Type: DEED
Document Page Count: 3

<p>PRESENTER: TITLEASSOCIATES - PICK-UP/ AGUSTIN AS AGENT FOR STEWART TITLE [REDACTED] SSR-11-01-9136 NEW YORK, NY 10022 [REDACTED]</p>	<p>RETURN TO: [REDACTED] ST. THOMAS 00802 VIRGIN ISLANDS, US [REDACTED]</p>
---	--

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1386	10	Entire Lot	9 EAST 71ST STREET
Property Type: DWELLING ONLY - 1 FAMILY				

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or Year _____ Reel _____ Page _____ or File Number _____

PARTIES

<p>GRANTOR/SELLER: [REDACTED] NEW YORK, NY 10065</p>	<p>GRANTEE/BUYER: MAPLE, INC. [REDACTED] ST. THOMAS 00802 VIRGIN ISLANDS, US</p>
---	---

FEEES AND TAXES			
Mortgage			
Mortgage Amount:	\$	0.00	Filing Fee: \$ 125.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:
Exemption:			\$ 0.00
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:
City (Additional):	\$	0.00	\$ 0.00
Spec (Additional):	\$	0.00	
TASF:	\$	0.00	
MTA:	\$	0.00	
NYCTA:	\$	0.00	
Additional MRT:	\$	0.00	
TOTAL:	\$	0.00	
Recording Fee:	\$	52.00	
Affidavit Fee:	\$	0.00	

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**

Recorded/Filed 01-10-2012 10:00
 City Register File No.(CRFN):
2012000008342



G. Annette McMill
City Register Official Signature

Block: 1386
Lot: 10
Address: 9 East 71st Street
New York, NY

DEED

THIS INDENTURE, made the 23RD day of December, 2011, between NINE EAST 71ST STREET CORPORATION, a New York corporation, with an address of 301 East 66th Street, 10F, New York, New York 10065, hereinafter referred to as the party of the first part, and MAPLE, INC., a U.S. Virgin Islands corporation with an address of [REDACTED] St. Thomas, VI 00802, hereinafter referred to as the party of the second part,

WITNESSETH:

That the party of the first part, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, and the successors and assigns of the party of the second part, forever:

ALL that certain plot, place or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of 71st Street distant 225 feet easterly from the corner formed by the intersection of the easterly side of 5th Avenue with the northerly side of 71st Street; running

thence Easterly along the northerly side of 71st Street 50 feet;

thence Northerly and parallel with 5th Avenue 102 feet 2 inches to the center line of the block between 71st and 72nd Streets;

thence Westerly along the said center line and parallel with 71st Street 50 feet;

thence Southerly and parallel with 5th Avenue 102 feet 2 inches to the northerly side of 71st Street at the point or place of beginning.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, and the successors and assigns of the party of the second part, forever.

AND said party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatsoever, except as aforesaid.

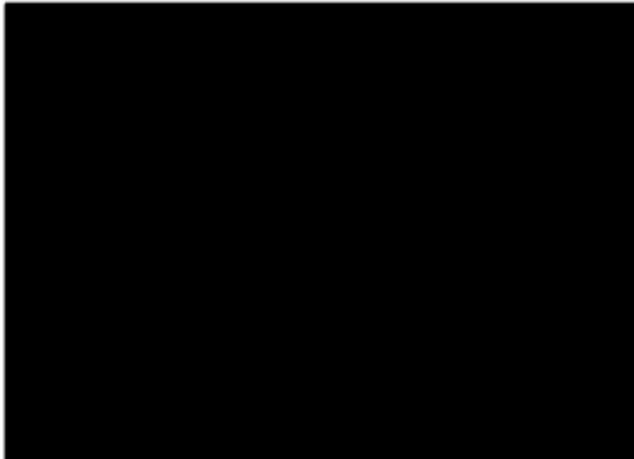
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the second part will receive consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purposes of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement

BARGAIN AND SALE DEED WITH COVENANTS AGAINST GRANTOR'S ACTS

before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" wherever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

WITNESSES



GRANTOR:
NINE EAST 74TH STREET
CORPORATION

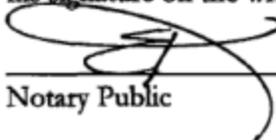
BY: JEFFREY E. EPSTEIN,
President

BARGAIN AND SALE DEED WITH COVENANTS AGAINST GRANTOR'S ACTS

TERRITORY OF THE U.S. VIRGIN ISLANDS
DIVISION OF ST. THOMAS/ ST. JOHN

)
) ss:

On the 25th day of December in the year 2011, before me, the undersigned, a Notary Public, personally appeared Jeffrey E. Epstein, personally known to me or proved to me on the basis of satisfactory evidence to be the individual who subscribed to the within instrument, and acknowledged to me that he executed the same in his capacity as the President of Nine East 71st Street Corporation, a New York corporation (the "Corporation"), the Grantor therein, and that by his signature on the within instrument, the Corporation executed the within instrument.



Notary Public

TERRITORY OF THE U.S. VIRGIN ISLANDS
DIVISION OF ST. THOMAS/ ST. JOHN

)
) ss:

On the 25th day of December in the year 2011, before me, the undersigned, a Notary Public, personally appeared , personally known to me or proved to me on the basis of satisfactory evidence to be a subscribing witness to the within instrument, who being by me duly sworn, did depose and say that HE resides in the United States Virgin Islands; that HE knows Jeffrey E. Epstein to be the individual who executed the within instrument; that said subscribing witness was present and saw Jeffrey E. Epstein execute the same; and that said subscribing witness at the same time subscribed HIS name as a witness thereto.



Notary Public

TERRITORY OF THE U.S. VIRGIN ISLANDS
DIVISION OF ST. THOMAS/ ST. JOHN

)
) s

On the 25th day of December in the year 2011, before me, the undersigned, a Notary Public, personally appeared , personally known to me or proved to me on the basis of satisfactory evidence to be a subscribing witness to the within instrument, who being by me duly sworn, did depose and say that she resides in the United States Virgin Islands; that she knows Jeffrey E. Epstein to be the individual who executed the within instrument; that said subscribing witness was present and saw Jeffrey E. Epstein execute the same; and that said subscribing witness at the same time subscribed HER name as a witness thereto.



Notary Public

BARGAIN AND SALE DEED WITH COVENANTS AGAINST GRANTOR'S ACTS

EFTA01227245

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: [REDACTED]
Document Type: DEED

Document Date: 12-23-2011

Preparation Date: 12-28-2011

ASSOCIATED TAX FORM ID: 2 [REDACTED]

SUPPORTING DOCUMENTS SUBMITTED:

RP - 5217 REAL PROPERTY TRANSFER REPORT

Page Count
2

**AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York)
) SS.:
County of)

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

9 EAST 71ST STREET

Street Address Unit/Apt.
MANHATTAN New York, 1386 10
Borough Block Lot (the "Premises");

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

Name of Grantor (Type or Print)	Name of Grantee (Type or Print)
Signature of Grantor	Signature of Grantee
Sworn to before me this _____ date of _____ 20 _____	Sworn to before me this _____ date of _____ 20 _____

See over

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

**AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York)
) SS.:
County of)

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

9 East 71st Street XXXXXX
Street Address Unit/Apt.
Manhattan New York, 1386 10 (the "Premises");
Borough Block Lot

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

Nine East 71st Street Corporation
Name of Grantor (Type or Print)
[Signature]
Signature of Grantor

Maple, Inc.
Name of Grantee (Type or Print)
[Signature]
Signature of Grantee

Sworn to before me
this 23RD date of December 2011

Sworn to before me
this 23RD date of December 2011

[Notary Seal]
Notary Public for the State of New York
[Redacted]

[Notary Seal]
Notary Public for the State of New York
[Redacted]

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.



The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: MANHATTAN BLOCK: 1386 LOT: 10
- (2) Property Address: 9 EAST 71ST STREET, NEW YORK, NY 10021
- (3) Owner's Name: MAPLE, INC.
- Additional Name:

Affirmation:



Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

Signature: _____ Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable:

See over



The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: MANHATTAN BLOCK: 1386 LOT: 10
- (2) Property Address: 9 EAST 71ST STREET, NEW YORK, NY 10021
- (3) Owner's Name: MAPLE, INC.
- Additional Name:

Affirmation:



Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

Signature: _____

Date (mm/dd/yyyy) 12.27.11

Name and Title of Person Signing for Owner, if applicable: _____

JEFFREY E. EPSTEIN, PRES.

FOR CITY USE ONLY

C1. County Code _____ C2. Date Deed Recorded _____
 Month Day Year
 DEC 28 2011
 C3. Book OR _____ C4. Page _____
 C5. CRFN _____



REAL PROPERTY TRANSFER REPORT
 STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES
RP - 5217NYC

PROPERTY INFORMATION

1. Property Location: 9 EAST 71ST STREET, MANHATTAN, 10021
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name: MAPLE, INC.
 LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address: _____
 LAST NAME / COMPANY FIRST NAME
 STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE

4. Indicate the number of Assessment Roll parcels transferred on the deed: 1 # of Parcels OR Part of a Parcel

4A. Planning Board Approval - N/A for NYC
 4B. Agricultural District Notice - N/A for NYC
 Check the boxes below as they apply:
 6. Ownership Type is Condominium
 7. New Construction on Vacant Land

5. Deed Property Size: _____ X _____ OR _____ ACRES

8. Seller Name: NINE EAST 71ST STREET CORPORATION
 LAST NAME / COMPANY FIRST NAME

9. Check the box below which most accurately describes the use of the property at the time of sale:
 A One Family Residential C Residential Vacant Land E Commercial G Entertainment / Amusement I Industrial
 B 2 or 3 Family Residential D Non-Residential Vacant Land F Apartment H Community Service J Public Service

SALE INFORMATION

10. Sale Contract Date: 12 / 23 / 2011
 Month Day Year

11. Date of Sale / Transfer: 12 / 23 / 2011
 Month Day Year

12. Full Sale Price \$ _____ 0
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale: _____

14. Check one or more of these conditions as applicable to transfer:
 A Sale Between Relatives or Former Relatives
 B Sale Between Related Companies or Partners in Business
 C One of the Buyers is also a Seller
 D Buyer or Seller is Government Agency or Lending Institution
 E Deed Type not Warranty or Bargain and Sale (Specify Below)
 F Sale of Fractional or Less than Fee Interest (Specify Below)
 G Significant Change in Property Between Taxable Status and Sale Dates
 H Sale of Business is Included in Sale Price
 I Other Unusual Factors Affecting Sale Price (Specify Below)
 J None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class: [A, 5] 16. Total Assessed Value (of all parcels in transfer): 1 2 9 4 3 8 7

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 MANHATTAN 1386 10

see over

201112270013220104

EFTA01227251

CITY OF NEW YORK

FOR CITY USE ONLY

C1. County Code _____ C2. Date Deed Recorded Month DEC Day 23 Year 2011

C3. Book OR C4. Page _____

C5. CRFN _____



REAL PROPERTY TRANSFER REPORT
 STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES
RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 9 EAST 71ST STREET MANHATTAN 10021
STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name MAPLE, INC.
LAST NAME / COMPANY FIRST NAME

3. Tax Billing Address MAPLE, INC.
LAST NAME / COMPANY FIRST NAME

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR Part of a Parcel

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

6. Seller Name NINE EAST 71ST STREET CORPORATION
LAST NAME / COMPANY FIRST NAME

4A. Planning Board Approval - N/A for NYC
 4B. Agricultural District Notice - N/A for NYC

Check the boxes below as they apply:
 6. Ownership Type is Condominium
 7. New Construction on Vacant Land

8. Check the box below which most accurately describes the use of the property at the time of sale:

A One Family Residential C Residential Vacant Land E Commercial G Entertainment / Amusement I Industrial
 B 2 or 3 Family Residential D Non-Residential Vacant Land F Apartment H Community Service J Public Service

SALE INFORMATION

10. Sale Contract Date 12 / 23 / 2011
Month Day Year

11. Date of Sale / Transfer 12 / 23 / 2011
Month Day Year

12. Full Sale Price \$ _____
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

13. Indicate the value of personal property included in the sale _____

14. Check one or more of these conditions as applicable to transfer:

A Sale Between Relatives or Former Relatives
 B Sale Between Related Companies or Partners in Business
 C One of the Buyers is also a Seller
 D Buyer or Seller is Government Agency or Lending Institution
 E Deed Type not Warranty or Bargain and Sale (Specify Below)
 F Sale of Fractional or Less than Fee Interest (Specify Below)
 G Significant Change in Property Between Taxable Status and Sale Dates
 H Sale of Business is Included in Sale Price
 I Other Unusual Factors Affecting Sale Price (Specify Below)
 J None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class A, 5 16. Total Assessed Value (of all parcels in transfer) 1 2 9 4 3 8 7

17. Borough, Block and Lot / Roll Identifier(s) (if more than three, attach sheet with additional identifier(s))
MANHATTAN 1386 10

201112270013220102

EFTA01227252

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER

SELLER'S ATTORNEY

[REDACTED]		DATE	[REDACTED]		LAST NAME	FIRST NAME
PORT OF SALE, SUITE 15/16.			340	779-2564		
STREET NUMBER	STREET NAME (AFTER SALE)		AREA CODE	TELEPHONE NUMBER	SELLER	
ST. THOMAS			00802			
CITY OR TOWN	STATE / PROVINCE	ZIP CODE / POSTAL CODE	SELLER SIGNATURE		DATE	
COUNTRY	VIRGIN ISLANDS, US					

see over

2011122700132201

EFTA01227253

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.

BUYER			BUYER'S ATTORNEY		
BUYER SIGNATURE 		DATE 12/27/11	LAST NAME [REDACTED]		FIRST NAME [REDACTED]
STREET NUMBER [REDACTED]		STREET NAME (AFTER SALE) ST. THOMAS	AREA CODE 340	TELEPHONE NUMBER 779-2564	
CITY OR TOWN ST. THOMAS	STATE / PROVINCE	ZIP CODE / POSTAL CODE 00802	SELLER SIGNATURE 		DATE 12/27/11
COUNTRY VIRGIN ISLANDS, US					

2011122700132201

EFTA01227254

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made ^{as of} the 6th day of September, nineteen hundred and Eighty-Nine
 BETWEEN BIRCH WATHEN SCHOOL, INC., having an address at
 9 East 71st Street, New York, New York

party of the first part, and NINE EAST 71ST STREET CORPORATION, having
 an address at 41 South High Street, Suite 3710
 Columbus, Ohio 43215

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of 71st Street distant 225 feet easterly from the corner formed by the intersection of the easterly side of 5th Avenue with the northerly side of 71st Street; running

thence Easterly along the northerly side of 71st Street 50 feet;

thence Northerly and parallel with 5th Avenue 102 feet 2 inches to the centre line of the block between 71st and 72nd Streets;

thence Westerly along the said center line and parallel with 71st Street 50 feet;

thence Southerly and parallel with 5th Avenue 102 feet 2 inches to the northerly side of 71st Street at the point or place of BEGINNING.

This deed is executed in accordance with Supreme Court Order of the State of New York held in and for the County of New York on the 6th day of February, 1989, filed as Index No. 2225/89.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

BIRCH WATHEN SCHOOL, INC.

[Signature]
 Chairman and President

120

120

HPDA

STATE OF NEW YORK, COUNTY OF REEL 17 PAGE 2413
On the day of 19 , before me personally came

STATE OF NEW YORK, COUNTY OF
On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF New York

STATE OF NEW YORK, COUNTY OF

On the 1st day of September 19 89, before me personally came Philip S. Saspower to me known, who, being by me duly sworn, did depose and say that he resides at No. 7809 East Avenue N.Y. 104 that he is the Chairman and President of Birch Wathen School, Inc. the corporation described in and which executed the foregoing instrument; that ~~he knows the real estate described in the foregoing instrument is such corporate real estate that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.~~

On the day of 19 , before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. that he knows to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Notary Public

30490

Margain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS
TITLE No. 42-00-00021 MA11019

SECTION 5
BLOCK 1386
LOT 10
COUNTY OR TOWN Manhattan
Promises: 9 East 71st Street

BIRCH WATHEN SCHOOL, INC.

TO

NINE EAST 71ST STREET CORPORATION

\$ 50,800-
REAL ESTATE
SEP 11 1989
TRANSFER TAX
NEW YORK
COUNTY

RETURN BY MAIL TO:

Jack S. Levey, Esq.
Schwartz, Kelm, Warren & Rubinstein
41 South High Street
Columbus, Ohio

Zip No. 43215

New York, N.Y. 10017
(212) 529-1300

RECORDED IN NEW YORK COUNTY

OFFICE OF THE CITY REGISTER

1989 SEP 11 P 3 03

OFFICE OF THE CITY REGISTER
CITY REGISTER



A-19
52,800-
DEED
GNARF
R 7625
236899 \$19,00
236900 \$3.00

Reserve this space for use of Records

120

120

Title No: [REDACTED]

COUNTY CLERK SEARCH(07/21/2019)

COMPANY NAME: (MAPLE INC.)
COUNTY: (MANHATTAN)

Run Date: 07/01/2009 To: 07/21/2019

JUDGMENTS -

Manhattan County from (06/87 to 07/18/19)

Search Parameters- CORP:MAPLE INC.

All Types Of Liens

END RETURNS

PVB - (Parking Violations Bureau - Ending Date 06/26/19)

Search Parameters- CORP:MAPLE INC.

END RETURNS

(Environmental Control Board (Fire and Building) - Ending Date 05/31/19)

Search Parameters- CORP:MAPLE INC.

MAPLE MADE PROPERTIES INC

[REDACTED]

BROOKLYN, NY 11207
ECB Violation No.: 41668695K Date-08/16

Amt: \$300.00

MAPLE MADE PROPERTIES INC

[REDACTED]

BROOKLYN, NY 11207
ECB Violation No.: 186878652 Date-09/15

Amt: \$300.00

MAPLE SHADE PROPERTIES INC

[REDACTED]

BROOKLYN, NY 11207
ECB Violation No.: 204922640 Date-12/18

Amt: \$300.00

MAPLE TREE CONSTRUCTION INC

[REDACTED]

NEW YORK, NY 10002
ECB Violation No.: 182521222 Date-02/14

Amt: \$500.00

MAPLE TREE CONSTRUCTION INC

[REDACTED]

NEW YORK, NY 10002
ECB Violation No.: 182637630 Date-08/14

Amt: \$31.56

MAPLESHADE PROPERTIES INC

[REDACTED]

BROOKLYN, NY 11207
ECB Violation No.: 40117082K Date-12/18

Amt: \$300.00

MAPLESHADE PROPERTIES INC

[REDACTED]

BROOKLYN, NY 11207
ECB Violation No.: 41585409R Date-10/12

Amt: \$300.00

MAPLESHADE PROPERTIES INC

[REDACTED]
BROOKLYN, NY 11207
ECB Violation No.: 44491644Z Date-06/17

Amt: \$300.00

MAPLESHADE PROPERTIES INC

[REDACTED]
BROOKLYN, NY 11207
ECB Violation No.: 41344464M Date-12/11

Amt: \$300.00

MAPLESHADE PROPERTIES INC

[REDACTED]
BROOKLYN, NY 11207
ECB Violation No.: 41686941X Date-08/14

Amt: \$25.00

MAPLESHADE PROPERTIES INC

[REDACTED]
BROOKLYN, NY 11207
ECB Violation No.: 186876618 Date-12/15

Amt: \$300.00

MAPLESHADE PROPERTIES INC

[REDACTED]
BROOKLYN, NY 11207
ECB Violation No.: 203735190 Date-08/18

Amt: \$300.00

134 38 MAPLE REALTY INC

[REDACTED]
FLUSHING, NY 11355
ECB Violation No.: 11614050L Date-03/18

Amt: \$1,050.00

13438 MAPLE REALTY INC

[REDACTED]
FLUSHING, NY 11355
ECB Violation No.: 11304086J Date-02/14

Amt: \$750.00

END RETURNS

Uniform Commercial Code from (10/01/1988 - 07/18/19)

Manhattan County
Search Parameters- CORP:MAPLE INC.

END RETURNS

Federal Tax Liens from (01/94 - 07/18/19)

Manhattan, Bronx, Queens, Kings County
Search Parameters- CORP:MAPLE INC.

END RETURNS

TAB - (Transit Adjudication Bureau - from 07/14/1998 to 05/22/19)

Search Parameters- CORP:MAPLE INC.

COMPANY NAME: (NINE EAST 71ST STREET)
COUNTY: (MANHATTAN)

Run Date: 07/01/2009 To: 07/21/2019

JUDGMENTS -

Manhattan County from (06/87 to 07/18/19)

Search Parameters- CORP:NINE EAST 71ST STREET

All Types Of Liens

END RETURNS

PVB - (Parking Violations Bureau - Ending Date 06/26/19)

Search Parameters- CORP:NINE EAST 71ST STREET

END RETURNS

(Environmental Control Board (Fire and Building) - Ending Date 05/31/19)

Search Parameters- CORP:NINE EAST 71ST STREET

END RETURNS

Uniform Commercial Code from (10/01/1988 - 07/18/19)

Manhattan County
Search Parameters- CORP:NINE EAST 71ST STREET

END RETURNS

Federal Tax Liens from (01/94 - 07/18/19)

Manhattan, Bronx, Queens, Kings County
Search Parameters- CORP:NINE EAST 71ST STREET

END RETURNS

TAB - (Transit Adjudication Bureau - from 07/14/1998 to 05/22/19)

Search Parameters- CORP:NINE EAST 71ST STREET

END RETURNS

Block: (01386)
Lot: (00010)
COUNTY: (MANHATTAN)

Run Date: 07/01/2009 To: 07/21/2019

JUDGMENTS -

Manhattan County from (06/87 to 07/18/19)

Search Parameters- Block:01386 Lot:00010

All Types Of Liens

Block: 01386 Lot: 00010 Control No. [REDACTED]
Book Type -- Lis Pendens - Docket No: Index # 19 CR.490
Judgment Type: LIS PENDENS Effective Date: 07/11/2019
Court: Supreme Court Expiration Date: 07/11/2022
Docket Date:07/11/2019
Date Received:07/16/2019

Debtor Info:
EPSTEIN, JEFFREY
9 EAST 71ST STREET
NEW YORK NY 10021-

IMAGE IS NOT AVAILABLE

Creditor Info:
UNITED STATES OF AMERICA

Amount: \$0.00

COM:07/11/2019-NATURE OF ACTION: FORFEITURE THERERO
DOCUEMENT #19A

END RETURNS

Emergency Repair - Manhattan County
Search Parameters- Block:01386 Lot:0010

(Emergency Repair - Ending Date - 06/05/19)
(Balance for work done prior to January 1, 2000)

END RETURNS

UCC by Block and lot from (10/01/1988 - 07/18/19)

Manhattan County
Search Parameters- Block:01386 Lot:0010

END RETURNS

Federal Tax lien by Block and lot from (01/90 - 07/18/19)

Manhattan County
Search Parameters- Block:01386 Lot:0010

END RETURNS



Property Tax Bill Quarterly Statement

Activity through June 1, 2019

Owner name: MAPLE, INC.
Property address: 9 E. 71ST ST.
Borough, block & lot: MANHATTAN (1), 01386, 0010

Mailing address:
MAPLE, INC.
9 E. 71ST ST.
NEW YORK NY 10021-4102

Outstanding Charges	\$0.00
New Charges	\$173,510.58
Amount Due	\$173,510.58

Please pay by July 1, 2019

PTS - LD
1400.01
40 - 0
105360

Visit us at nyc.gov/finance or call 311 for more information.



Please include this coupon if you pay by mail or in person. 1-01386-0010

Total amount due by July 1, 2019
If you want to pay everything you owe by July 1, 2019 please pay

\$173,510.58
\$345,286.05

Amount enclosed:

#811473919060101#

MAPLE, INC.
9 E. 71ST ST.
NEW YORK NY 10021-4102

Make checks payable & mail payment to:
NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680

8114739190601 01 1013860010 0000017351058 0000034528605 190701112020000 9

EFTA01227261

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		07/01/2019	\$173,510.58
Total amount due			\$173,510.58

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2020	\$173,510.58
Total tax year charges remaining			\$173,510.58
If you want to pay everything you owe by July 1, 2019 please pay			\$345,286.05
If you pay everything you owe by July 1, 2019, you would save:			\$1,735.11

Annual Property Tax Detail

Tax class 1 - Small Home, Less Than 4 Families	Overall Tax Rate	
Current tax rate	20.9190%	
Estimated Market Value \$55,931,000		
		Taxes
Billable Assessed Value	\$1,658,880	
Taxable Value	\$1,658,880 x 20.9190%	
Tax Before Abatements and STAR	\$347,021.16	\$347,021.16
Annual property tax		\$347,021.16

The NYC Health Department would like to remind property owners that they must remove standing water, where mosquitos can breed in warm weather. For more information, please visit nyc.gov/health or call 311.

Home banking payment instructions:

1. **Log** into your bank or online bill pay website.
2. **Add** the new payee: NYC DOF Property Tax. Enter your account number, which is your boro, block and lot, as it appears here: 1-01386-0010 . You may also need to enter the address for the Department of Finance. The address is P.O. Box 680, Newark NJ 07101-0680.
3. **Schedule** your online payment using your checking or savings account.

Did your mailing address change?

If so, please visit us at nyc.gov/changemailingaddress or call 311.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.





Copyright 2019 The City of New York

- Borough Boundary
- Tax Block Boundary
- 50** Tax Block Number
- Tax Lot Boundary
- 50** Tax Lot Number
- 50-** Condo FKA Tax Lot Number
- 50.5** Tax Lot Dimension
- +/-5.5** Approximate Tax Lot Dimension
- 1500 - 1550** Condo Units Range Label
- Building Footprint
- C50** Condo Flag/Condo Number
- A50** Air Right Flag/Lot Number
- S50** Subterranean Right Flag/Lot Number
- R** REUC Flag
- - - -** Under Water Tax Lot Boundary
- · - · -** Other Boundary
- ⌋** Possession Hook
- Misc** Miscellaneous Text
- Small Tax Lot Dimension
- Surface Water

UNCLASSIFIED

FEDERAL BUREAU OF INVESTIGATION
Electronic Communication

Title: (U) Certified Appraisal for 9 E 71st Street, New York, NY 10021, dated 07/13/2019.

Date: 07/29/2019

From: NEW YORK
NY-C40

Contact: [REDACTED], [REDACTED]

Approved By: SSA [REDACTED] [REDACTED] [REDACTED]

Drafted By: [REDACTED] [REDACTED]

Case ID #: 31E-NY-3027571-FF (U) EPSTEIN, JEFFREY; CHILD SEX TRAFFICKING

Synopsis: (U) Certified Appraisal for 9 E 71st Street, New York, NY 10021, dated 07/13/2019.

Enclosure(s): Enclosed are the following items:

1. (U) Certified Appraisal for 9 E 71st Street, New York, NY 10021, dated 07/13/2019.

Details:

The attached is a Certified Appraisal for the property known as 9 East 71st Street, New York, NY 10021, dated 07/13/2019. The certified value on 07/13/2019, was \$86,250,000.00

◆◆

UNCLASSIFIED



APPRAISAL REPORTS, INC.

******* INVOICE *******

File Number: F907005.1

7/14/2019

APPRAISAL REPORTS, INC.

██████████
Federal Bureau of Investigation
26 Federal Plaza
New York, NY 10278

Invoice # : F907005.1
Order Date : 7/9/2019
PO Number : 19-3540-0000143

9 East 71st Street
New York, NY 10021

Complex Appraisal Fee Amount	\$ 3,244.97

Invoice Total	\$ 3,244.97

Amount Due	\$ 3,244.97

Terms: Payment due upon receipt.

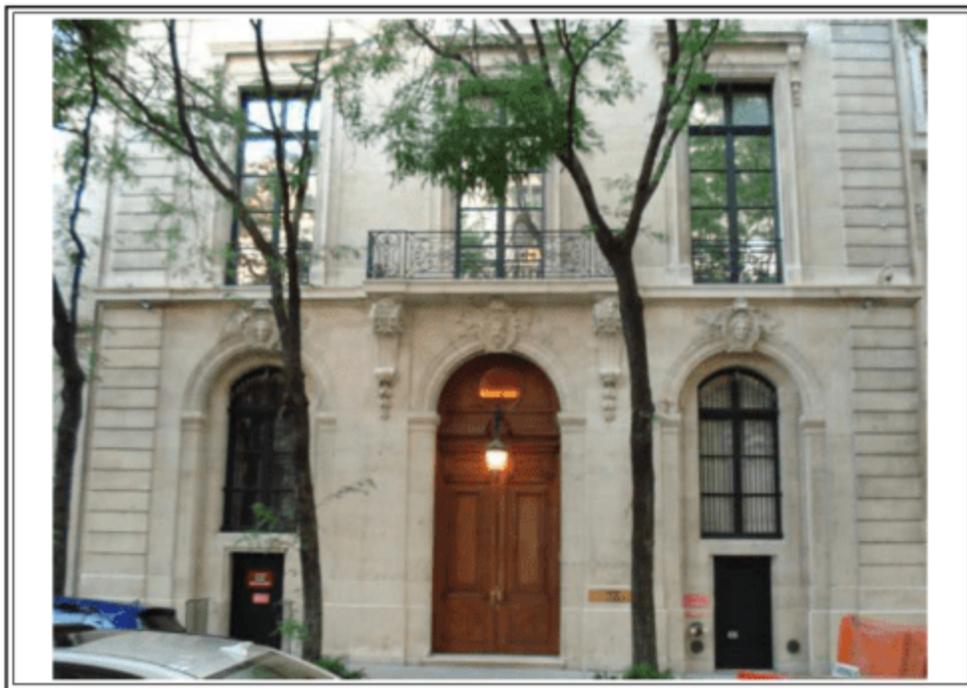
Please Make Check Payable To:

Appraisal Reports, Inc.
██████████
West Islip, NY 11795

Fed. I.D. #: 11-2968931

We Value Your Business

APPRAISAL OF



A SINGLE FAMILY RESIDENTIAL PROPERTY

LOCATED AT:

9 East 71st Street
New York, NY 10021

CLIENT:

Federal Bureau of Investigation
26 Federal Plaza
New York, NY, 10278

AS OF:

July 13, 2019

BY:

█
#45- 000049094 NYS Certified Resid RE Appraiser

APPRAISAL REPORTS, INC.

File No. F907005.1

July 15, 2019

APPRAISAL REPORTS, INC.

██████████
Federal Bureau of Investigation
26 Federal Plaza
New York, NY 10278

File Number: F907005.1

Attention: Mr. ██████████

In accordance with your request, I have appraised the real property at:

9 East 71st Street
New York, NY 10021

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the defined value of the property as of July 13, 2019 is:

86,250,000
Eighty-Six Million Two Hundred Fifty Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

Respectfully Submitted,

██

██████████

#45- 000049094 NYS Certified Resid RE Appraiser
Field Appraiser

██████████ West Islip, NY 11795 ██████████

EFTA01227267

APPRAISAL REPORTS, INC.
Restricted Use Residential Appraisal Report

File No. F907005.1

PURPOSE	This report is limited to the sole and exclusive use of the client. The appraiser's opinion and conclusions set forth in this report may not be understood properly without additional information in the appraiser's workfile. The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.			
	Client Name or Type/Intended User	Federal Bureau of Investigation	E-mail	[REDACTED]
	Client Address	26 Federal Plaza	City	New York State NY Zip 10278
	Intended Use	Estimate of Market Value		

SUBJECT	Property Address	9 East 71st Street	City	New York State NY Zip 10021
	Other Description (APN, Legal, etc.), if applicable	Section: 1 ; Block: 1386; Lot: 10		
	Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe) Maple, Inc.		

SALES HISTORY	Subject property existing use:	Single-Family Masonry (A5)	Use reflected in appraisal.
	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.		
	Prior Sale/Transfer:	Date 12/23/2011 Price 10 Source(s) ACRIS 7/14/2019	
	Analysis of prior sale transfer history of the subject property (and comparable sales, if applicable)	Subject Sales History:	
		(1) 12/23/2011 Deed	Nine East 71st Street Corp. Maple, Inc. 0

Marketability Comments: The general market conditions in this neighborhood are stable. Demand for luxury single-family units is high due to a limited number available for sale. There are generally no loan discounts, interest buydowns, or sales or financing concessions being given in this market.

Site Comments: Utilities and off-site improvements are typical for the market area. There are no adverse site factors or external conditions (easements, encroachments, or environmental conditions).

Improvement Comments: The subject property is of very good quality, with a unique mix of design and appeal. The subject was inspected from the exterior only, but is believed to provide extraordinary amenities for single-families in this price range.

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
		DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
9 East 71st Street	[REDACTED]	[REDACTED]		[REDACTED]		[REDACTED]	
Address	New York, NY	New York, NY 10065		New York, NY 10021		New York, NY 10021	
Proximity to Subject		0.23 miles SW		0.28 miles NE		0.13 miles SW	
Sale Price	\$	\$ 77,100,000		\$ 40,250,000		\$ 39,000,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$5,414.33 sq. ft.		\$ 3,356.68 sq. ft.		\$ 4,025.60 sq. ft.	
Data Source(s)		GeoData Plus		GeoData Plus		GeoData Plus	
Verification Source(s)		StreetEasy.com/ Exterior View		StreetEasy.com / Exterior View		StreetEasy.com / Exterior View	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		None		None		None	
Date of Sale/Time		6/4/2019		8/16/2018		3/14/2018	
Location	Urban	Urban		Urban		Urban	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	Wide/5108 sq. ft.	Wide/4820 sq ft	+28,800	Level/3678 sq ft	+393,000	Level/3314 sq ft	+429,400
View	City	City		City		City	
Design (Style)	1-Fam Attached	1-Fam Attached		1-Fam Attached		1-Fam Attached	
Quality of Construction	Limestone/Good	Limestone/Good		Limestone/Good		Brick/Good	
Actual Age	109 +/- Years	114 +/- Years		7 +/- Years		99 +/- Years	
Condition	Very Good	Very Good		New Construct	-500,000	Very Good	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	40 U UNK	14 7 7	+100,000	16 8 10.4	+80,000	16 7 11	+100,000
Gross Living Area	2,000.0 18,814 sq. ft.	14,240 sq. ft.	9,148,000	11,991 sq. ft.	13,646,000	9,688 sq. ft.	18,252,000
Basement & Finished Rooms Below Grade	Full Basement Full Finished	Full Basement Full Finished		Full Basement Full Finished		Full Basement Full Finished	
Functional Utility	1-Fam/Good	1-Fam/Good		1-Fam/Good		1-Fam/Good	
Heating/Cooling	HW/Radiant/Cent	HW/Radiant/Cent		HW/Radiant/Cent		HW/Radiant/Cent	
Energy Efficient Items	Insul Windows	Insul Windows		Insul Windows		Insul Windows	
Garage/Carport	None	None		None		None	
Porch/Patio/Deck	Patio	Balcony		Patio		Balcony	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 9,276,800	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 13,619,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 18,781,400
Adjusted Sale Price of Comparables		Net Adj. 12.0%		Net Adj. 33.8%		Net Adj. 48.2%	
		Gross Adj. 12.0%	\$ 86,376,800	Gross Adj. 36.3%	\$ 53,869,000	Gross Adj. 48.2%	\$ 57,781,400

Summary of Sales Comparison Approach The subject's comparability to other one-family townhouses in the area is good; the subject is similar to the comparable sales in most elements of comparison. Comparable sales #1, #3, and Listing #1 are from the subject neighborhood of Lenox Hill. Comparable sale #2 is from the adjoining Upper East Side. Listing #2 is from the West Village. GLA was adjusted @ \$2,000 per sq. ft.; Site differentials @ \$100 per sq. ft. plus a premium for wide frontage.

EFTA01227268

APPRAISAL REPORTS, INC.
Restricted Use Residential Appraisal Report

File No. F907005.1

RECONCILIATION

Approaches to value developed: Sales Comparison Approach Cost Approach Income Approach

Reasons for excluding an approach to value: The appraiser has relied on the Sales Comparison approach as it is the best method to estimate the value of a one-family townhouse from the exterior only; the Cost and Income approaches are not applicable.

Reconciliation comments: The final value conclusion is not bracketed as to actual sales prices due to the superior size and premium lot frontage of the subject property. The subject was inspected from the exterior only.

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of July 13, 2019, which is the effective date of this appraisal, is:

Single point \$ 86,250,000 Range \$ _____ to \$ _____ Greater than Less than \$ _____

CERTIFICATION

Appraiser's Certification
 The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
- The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
- The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
- Unless noted, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:
N/A

Additional Certifications:
This appraisal is based on the extraordinary assumption that the interior of the property is the same as described in this report. The client ordered an exterior viewing only. The appraiser has gathered information about the subject property by limited visual exterior inspection, available public records, and assumes that the interior is typical to other competing properties. Use of this report indicates that the user will not hold the appraiser or the appraisal firm responsible for any damages associated with this type of data gathering method and that the use of the aforementioned extraordinary assumption(s) may have an effect on the assignment results.

Definition of Value: Market Value Other Value: _____

Source of Definition: Appraisal Institute

The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self interest, assuming that neither is under undue duress.

SIGNATURE

<p>APPRAISER</p> <p>Signature: _____</p> <p>Name: <u>[Redacted]</u></p> <p>State Certification # <u>45000049094</u></p> <p>or License # _____</p> <p>or Other (describe): _____ State #: _____</p> <p>State: <u>New York</u></p> <p>Expiration Date of Certification or License: <u>04/06/2020</u></p> <p>Date of Signature and Report: <u>7/14/2019</u></p> <p>Date of Property Viewing: <u>7/13/2019</u></p> <p>Degree of property viewing:</p> <p><input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view</p>	<p>CO-APPRAISER</p> <p>Signature: _____</p> <p>Name: _____</p> <p>State Certification # _____</p> <p>or License # _____</p> <p>State: _____</p> <p>Expiration Date of Certification or License: _____</p> <p>Date of Signature: _____</p> <p>Date of Property Viewing: _____</p> <p>Degree of property viewing:</p> <p><input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view</p>
---	--



EFTA01227269

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as "the type and extent of research and analyses in an assignment." In short, scope of work is what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not a home inspection or environmental assessment of the property and should not be considered as such.
8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar expert, unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is not consistent with the definition of Market Value for property insurance coverage/use unless otherwise stated by the appraiser.

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

ADDENDUM

Client: Federal Bureau of Investigation	File No.: F907005.1	
Property Address: 9 East 71st Street	Case No.:	
City: New York	State: NY	Zip: 10021

Property Rights Appraised:
Fee Simple

General Comments

The purpose of this appraisal is to estimate the market value of the subject property as of the effective date of the appraisal. The report will function as a guide for the client mentioned in this report.

In preparing this appraisal, the appraiser has been requested to perform an exterior viewing only and not to disturb the occupants by entering the building. The physical characteristics used to develop this appraisal are based on the assessment records and on the multiple listing service if available. The subject was observed from the public street as of the effective date of the appraisal. Based on the observed conditions, the assessment records and multiple listing service information appear to be accurate. For the purposes of this appraisal, it is assumed that the interior condition of the subject property is consistent with the exterior conditions as observed, and that the information concerning the interior condition as provided by the assessor's records and the multiple listing service is accurate.

Per prior agreement with the client, the appraiser did not value the site and did not use the cost approach to value, although this approach would generally be considered meaningful in appraising a property of this type.

Data was collected from a variety of sources including, but not limited to, public land records, a multiple listing service, tax records, brokers, buyers, sellers, comps inc. And in-office files.

The form summarizes the process and conclusion of the value for the sales comparison approach and a final value conclusion. Additional supporting data can be found in our appraisal file.

The highest and best use is considered to be as is.

The subject is not a manufactured home and is permanently affixed to the foundation. Manufactured homes are not common to this area.

It should be noted that a review of all transfers of residential property known to have taken place in the subject area was undertaken before comparable sale selection was finalized.

Due to the subject only being viewed from the street and the appraiser not being able to measure the subject, the gross living area information was obtained from the assessor's office (if possible) or was estimated by the appraiser.

The tax information in this report has been given to the appraiser by the respective town and/or village and is assumed to be correct.

This appraiser assumes a certificate of occupancy exists for the subject as described herein.

The client ordered this appraisal as an exterior only report. No interior viewing was completed. The occupancy is marked on the first page based on the norm for the neighborhood, unless otherwise noted.

The appraiser reserves the right to revise this report upon a full viewing of the subject property.

For the purpose of this appraisal report, the word inspect should be view or viewed. This would mean that the appraiser has viewed, not inspected, the property and its characteristics. The appraiser is not an expert in the field of engineering, home inspections or environmental issues. The appraiser views the property where possible and reports what is seen. No tests of any sort were prepared to draw any conclusions.

This appraiser is not an engineer or home inspector, therefore the reader of this report should not rely on this appraisal as a substitute for a home inspection.

The electronic signatures in this report are secured with security protected access codes. This has been approved and accepted by uspap, the appraisal institute as well as major banks and lending institutions including fannie mae.

Note that the photographs submitted with this appraisal report are original digital images. These digital images have not been altered or modified in any shape or form as to mislead the reader of this report. If there were any people in the pictures, they have been removed.

The map in this report is generated by the computer. The accuracy may not be to the exact location but is very close and is not intended to mislead the reader.

This report was ordered as an exterior report only. Due to this fact, the appraiser does not know if the utilities are on or off, if repairs are needed, and what a cost to cure would be.

Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, and other potentially hazardous materials may affect the value of the property. The value estimated is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The intended user is urged to retain an expert in this field if desired.

The intended User of this appraisal report is an agency of the United States Government. The intended Use is to evaluate the property that is the subject of this appraisal for an estimated market value, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

ADDENDUM

Client: Federal Bureau of Investigation

File No.: F907005.1

Property Address: 9 East 71st Street

Case No.:

City: New York

State: NY

Zip: 10021

Single Family Residential Property Market Listings

FEATURE	SUBJECT	LISTING # 1			LISTING # 2			LISTING # 3		
9 East 71st Street Address New York, NY		New York, NY 10065			New York, NY 10014					
Proximity to Subject		0.43 miles SW			3.38 miles SW					
Original List Price	\$	\$ 67,000,000			\$ 80,000,000			\$		
Current List Price	\$	\$ 67,000,000			\$ 80,000,000			\$		
Last Price Revision Date		1/1/2019			11/5/2018					
Sale Price	\$									
Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 5,153.84 sq. ft.			\$ 3,125.57 sq. ft.			\$ sq. ft.		
Data Source(s)		StreetEasy.com			StreetEasy.com					
Verification Source(s)		Corcoran			Bespoke Real Estate LLC					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		+(-) \$ Adjustment	DESCRIPTION		+(-) \$ Adjustment	DESCRIPTION		+(-) \$ Adjustment
Days on Market		186			251					
Sale or Financing Concessions		LISTING -6,700,000			LISTING -8,000,000					
Location	Urban	Urban			Urban					
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple					
Site	Wide/5108 sq. ft.	Level/2500 510,800			Wide/4745 +36,300					
View	City	City			River -100,000					
Design (Style)	1-Fam Attached	1-Fam Attached			1-Fam Attached					
Quality of Construction	Limestone/Good	Limes/Brick/Gd			Brick/Good					
Actual Age	109 +/- Years	109 +/- Years			109 +/- Years					
Condition	Very Good	Very Good			Very Good					
Above Grade Room Count	Total Bdrms Baths	Total Bdrms Baths		+100,000	Total Bdrms Baths			Total Bdrms Baths		
	40 U UNK	14 7 8.5			15 6 8.5					
Gross Living Area	18,814 sq. ft.	13,000 sq. ft. 11,628,000			13,060 sq. ft. +11,508,000			sq. ft.		
Basement & Finished Rooms Below Grade	Full Basement Full Finished	Full Basement Full Finished			Full Basement Full Finished					
Functional Utility	1-Fam/Good	1-Fam/Good			1-Fam/Good					
Heating/Cooling	HW/Radiant/Cent	HW/Radiant/Cent			HW/Radiant/Cent					
Energy Efficient Items	Insul Windows	Insul Windows			Insul Windows					
Garage/Carport	None	None			None					
Porch/Patio/Deck	Patio	Pool			Squash Court -25,000					
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 5,538,800			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 3,419,300			<input type="checkbox"/> + <input type="checkbox"/> - \$		
Adjusted List Price		Net Adj. 8.3% Gross Adj. 28.3% \$ 72,538,800			Net Adj. 4.3% Gross Adj. 24.6% \$ 83,419,300			Net Adj. % Gross Adj. % \$		
ITEM	SUBJECT	LISTING # 1			LISTING # 2			LISTING # 3		
Date of Prior Sale/Transfer	12/23/2011	4/15/2010			7/22/2008					
Price of Prior Sale/Transfer	\$10	\$19,660,000			\$17,000,000					
Data Source(s)	ACRIS	StreetEasy.com			StreetEasy.com					
Effective Date of Data Source(s)	7/14/2019	7/14/2019			7/14/2019					
Comments on Market Listings	Listings were adjusted for lack of premium wide frontage.									

LISTINGS

SUBJECT PROPERTY PHOTO ADDENDUM

Client: Federal Bureau of Investigation	File No.: F907005.1
Property Address: 9 East 71st Street	Case No.:
City: New York	State: NY Zip: 10021



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: July 13, 2019
Appraised Value: \$ 86,250,000



**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE



COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Federal Bureau of Investigation	File No.: F907005.1
Property Address: 9 East 71st Street	Case No.:
City: New York	State: NY Zip: 10021



COMPARABLE SALE #1

14 East 67th Street
New York, NY 10065
Sale Date: 6/4/2019
Sale Price: \$ 77,100,000



COMPARABLE SALE #2

110 East 76th Street
New York, NY 10021
Sale Date: 8/16/2018
Sale Price: \$ 40,250,000



COMPARABLE SALE #3

16 East 69th Street
New York, NY 10021
Sale Date: 3/14/2018
Sale Price: \$ 39,000,000



COMPETING LISTING PHOTO ADDENDUM

Borrower:	File No.: F907005.1	
Property Address: 9 East 71st Street	Case No.:	
City: New York	State: NY	Zip: 10021
Lender: Federal Bureau of Investigation		



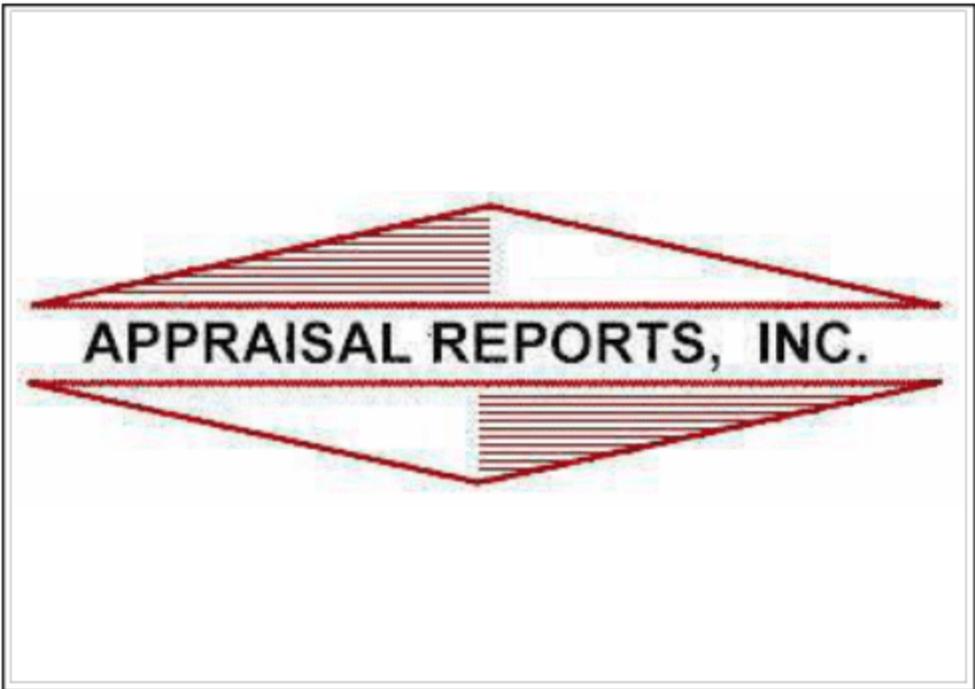
COMPETING LISTING #1

12 East 63rd Street
New York, NY 10065
Listing Price: \$ 67,000,000
Days-On-Market: 186



COMPETING LISTING #2

134 Charles Street
New York, NY 10014
Listing Price: \$ 80,000,000
Days-On-Market: 251



COMPETING LISTING #3

Listing Price: \$
Days-On-Market:



LOCATION MAP

Client: Federal Bureau of Investigation
Property Address: 9 East 71st Street
City: New York

File No.: F907005.1
Case No.:
State: NY Zip: 10021



UNCLASSIFIED

FEDERAL BUREAU OF INVESTIGATION
Electronic Communication

Title: (U) Filed Notice of Pendency for 9 East
71st Street, New York, NY 10021.

Date: 08/07/2019

From: NEW YORK
NY-C40

Contact: [REDACTED], [REDACTED]

Approved By: A/SSA [REDACTED]

Drafted By: [REDACTED]

Case ID #: 31E-NY-3027571-FF (U) EPSTEIN, JEFFREY; CHILD SEX
TRAFFICKING

CHILD VICTIM AND CHILD WITNESS IDENTITY INFORMATION

This document contains information regarding a child victim's or child witness's identity, which may only be disclosed to individuals who have a need-to-know such information by reason of their participation in the associated proceeding, or if disclosure is necessary to protect the welfare and well-being of the child.

JUVENILE DELINQUENCY INFORMATION

This document contains information obtained from a juvenile delinquency proceeding involving a federally charged juvenile and may include the juvenile's identity or information pertaining to the juvenile's behavior. The information may not be disclosed to unauthorized persons. Release of the information is permitted only to the extent necessary to respond to inquiries: (1) received from a court of law; (2) received from an agency preparing a pre-sentencing report for a court; (3) received from a law enforcement agency investigating a crime; (4) received, in writing, from the director of a treatment agency or from the director of a facility to which the juvenile has been committed by a court; (5) received from an agency considering the former juvenile for a position immediately and directly affecting the national security; or (6) received from a victim of the juvenile delinquency or, if the victim is deceased, from the victim's immediate family, when the inquiry is related to the final disposition of the juvenile by a court.

Synopsis: (U) Filed Notice of Pendency for 9 East 71st Street, New York,

UNCLASSIFIED

UNCLASSIFIED

Title: (U) Filed Notice of Pendency for 9 East 71st Street, New York, NY 10021.

Re: 31E-NY-3027571-FF, 08/07/2019

NY 10021.

Enclosure(s): Enclosed are the following items:

1. (U) Filed Notice of Pendency for 9 East 71st Street, New York, NY 10021.

Details:

Filed Notice of Pendency for 9 East 71st Street, New York, NY 10021.

◆◆

UNCLASSIFIED

2019 JUL 11 PM 3:40

UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF NEW YORK

-----	X
	:
UNITED STATES OF AMERICA	:
	:
- v. -	:
	:
JEFFREY EPSTEIN,	: <u>NOTICE OF PENDENCY</u>
	:
Defendant.	: 19 Cr. 490 (RMB)
	:
-----	X

NOTICE IS HEREBY GIVEN that an action has been commenced in this Court upon the indictment of the above-named defendant and against the named property for forfeiture thereto, which premises are known generally as follows:

NEW YORK COUNTY, NEW YORK

9 East 71st Street, New York, New York 10021, in the Borough of Manhattan, City and State of New York, designated on the Tax Map of the City of New York for said Borough, as Block Number 1386, Lot Number 10, which is more particularly described in Schedule A attached hereto.

Please index this notice of pendency against the above-described property and also against the name of Maple, Inc.

Dated: New York, New York
July 8, 2019

GEOFFREY S. BERMAN

United States Attorney for the
Southern District of New York
United States of America

By:



Assistant United States Attorney
One Saint Andrew's Plaza
New York, New York 10007
Tel. No. (212) 637-2225

SCHEDULE A

ALL that certain plot, place or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of 71st Street distant 225 feet easterly from the corner formed by the intersection of the easterly side of 5th Avenue with the northerly side of 71st Street; running

thence Easterly along the northerly side of 71st Street 50 feet;

thence Northerly and parallel with 5th Avenue 102 feet 2 inches to the center line of the block between 71st and 72nd Streets;

thence Westerly along the said center line and parallel with 71st Street 50 feet;

thence Southerly and parallel with 5th Avenue 102 feet 2 inches to the northerly side of 71st Street at the point or place of beginning.

New York County Clerk's Office
Paym 752375 07/11/2019 3:37P
Cashier TLRAINER Register # 2

Tr. 979002

\$35.00

Notice of pendency (OC) -----
---311234
RM 109B FILING NOTICE OF PENDENCY
#32 FOR SDNY SEALED INDICTMENT

Total:

\$35.00

Check

\$35.00

UNCLASSIFIED

FEDERAL BUREAU OF INVESTIGATION
Electronic Communication

Title: (U) Grand Jury Subpoena to serve on USVI
Director of Corporations and Trademarks for
NAUTILUS INC.

Date: 08/07/2019

From: NEW YORK
NY-C40

Contact: [REDACTED], 212-384-2557

Approved By: A/SSA [REDACTED]

Drafted By: [REDACTED]

Case ID #: 31E-NY-3027571-FF (U) EPSTEIN, JEFFREY; CHILD SEX
TRAFFICKING

CHILD VICTIM AND CHILD WITNESS IDENTITY INFORMATION

This document contains information regarding a child victim's or child witness's identity, which may only be disclosed to individuals who have a need-to-know such information by reason of their participation in the associated proceeding, or if disclosure is necessary to protect the welfare and well-being of the child.

JUVENILE DELINQUENCY INFORMATION

This document contains information obtained from a juvenile delinquency proceeding involving a federally charged juvenile and may include the juvenile's identity or information pertaining to the juvenile's behavior. The information may not be disclosed to unauthorized persons. Release of the information is permitted only to the extent necessary to respond to inquiries: (1) received from a court of law; (2) received from an agency preparing a pre-sentencing report for a court; (3) received from a law enforcement agency investigating a crime; (4) received, in writing, from the director of a treatment agency or from the director of a facility to which the juvenile has been committed by a court; (5) received from an agency considering the former juvenile for a position immediately and directly affecting the national security; or (6) received from a victim of the juvenile delinquency or, if the victim is deceased, from the victim's immediate family, when the inquiry is related to the final disposition of the juvenile by a court.

Synopsis: (U) Grand Jury Subpoena to serve on USVI Director of

UNCLASSIFIED

UNCLASSIFIED

Title: (U) Grand Jury Subpoena to serve on USVI Director of Corporations and Trademarks for NAUTILUS INC.

Re: 31E-NY-3027571-FF, 08/07/2019

Corporations and Trademarks for NAUTILUS INC.

Enclosure(s): Enclosed are the following items:

1. (U) Grand Jury Subpoena to serve on USVI Director of Corporations and Trademarks for NAUTILUS INC.

Details:

Grand Jury Subpoena to serve on USVI Director of Corporations and Trademarks for NAUTILUS INC.

◆◆

UNCLASSIFIED



U.S. Department of Justice

*United States Attorney
Southern District of New York*

*The Silvio J. Mollo Building
One Saint Andrew's Plaza
New York, New York 10007*

August 7, 2019

Denise Johannes
Director, Corporations and Trademarks
Office of the Lt. Governor
52E-1 Estate Thomas
St. Thomas, U.S.V.I 00802

To whom it may concern:

Please be advised that the accompanying grand jury subpoena has been issued in connection with an official criminal investigation of a suspected felony being conducted by a federal grand jury. The Government hereby requests that you voluntarily refrain from disclosing the existence of the subpoena to any third party. While you are under no obligation to comply with our request, we are requesting you not to make any disclosure in order to preserve the confidentiality of the investigation and because disclosure of the existence of this investigation might interfere with and impede the investigation.

If you intend to disclose the existence of this Grand Jury Subpoena request to a third party, please let me know before making any such disclosure.

Thank you for your cooperation in this matter.

Sincerely,

GEOFFREY S. BERMAN
United States Attorney

A large black rectangular redaction box covering the signature of Geoffrey S. Berman.

Assistant United States Attorney
Telephone: A black rectangular redaction box covering the telephone number.

United States District Court
SOUTHERN DISTRICT OF NEW YORK

TO: Denise Johannes
Director, Corporations and Trademarks
Office of the Lt. Governor
52E-1 Estate Thomas
St. Thomas, U.S.V.I 00802

GREETINGS:

WE COMMAND YOU that all and singular business and excuses being laid aside, you appear and attend before the GRAND JURY of the people of the United States for the Southern District of New York, at the United States Courthouse, 40 Foley Square, Room 220, in the Borough of Manhattan, City of New York, New York, in the Southern District of New York, at the following date, time and place:

Appearance Date: August 30, 2019 Appearance Time: 10:00 a.m.

to testify and give evidence in regard to an alleged violation of :

18 U.S.C. §§ 371, 1591, 1594(c), 2422(b)

and not to depart the Grand Jury without leave thereof, or of the United States Attorney, and that you bring with you and produce at the above time and place the following:

See Attached Rider

Personal appearance is not required if the requested records are (1) produced by on or before the return date to Federal Bureau of Investigation, Attn: [REDACTED], CFI, 26 Federal Plaza, Squad C-40, New York, NY 10278, Phone: [REDACTED], Email: [REDACTED] and (2) accompanied by an executed copy of the attached Declaration of Custodian of Records. **PLEASE PROVIDE IN ELECTRONIC FORMAT IF POSSIBLE.**

Failure to attend and produce any items hereby demanded will constitute contempt of court and will subject you to civil sanctions and criminal penalties, in addition to other penalties of the Law.

DATED: New York, New York
August 7, 2019


GEOFFREY S. BERMAN
United States Attorney for the
Southern District of New York



Assistant United States Attorney
One St. Andrew's Plaza
New York, New York 10007
Telephone: [REDACTED]



RIDER

(Grand Jury Subpoena, dated August 7, 2019)

Please provide any and all records relating to the following corporate entity:

- Nautilus, Inc., 9100 Havensight, Port of Sales, Suite 15/16, St. Thomas 00802, Virgin Islands, U.S.

Records should include, but not be limited to:

- Copies of Certificates or Articles of Incorporation;
- Statements of business addresses;
- Address(es) for service of process;
- Any identifying information as to directors, officers and owners;
- Any regularly filed statements, *e.g.*, annual, biennial, or other periodically filed statements and/or certificates.

Personal appearance is not required if the requested records are (1) produced by on or before the return date to Federal Bureau of Investigation, Attn: [REDACTED], CFI, 26 Federal Plaza, Squad C-40, New York, NY 10278, Phone: [REDACTED], Email: [REDACTED]; and (2) accompanied by an executed copy of the attached Declaration of Custodian of Records. **PLEASE PROVIDE IN ELECTRONIC FORMAT IF POSSIBLE.**

Declaration of Custodian of Records

Pursuant to 28 U.S.C. § 1746, I, the undersigned, hereby declare:

My name is _____.
(name of declarant)

I am a United States citizen and I am over eighteen years of age. I am the custodian of records of the business named below, or I am otherwise qualified as a result of my position with the business named below to make this declaration.

I am in receipt of a Grand Jury Subpoena, dated August 7, 2019, and signed by Assistant United States Attorney Alison Moe, requesting specified records of the business named below. Pursuant to Rules 902(11) and 803(6) of the Federal Rules of Evidence, I hereby certify that the records provided herewith and in response to the Subpoena:

- (1) were made at or near the time of the occurrence of the matters set forth in the records, by, or from information transmitted by, a person with knowledge of those matters;
- (2) were kept in the course of regularly conducted business activity; and
- (3) were made by the regularly conducted business activity as a regular practice.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on _____.
(date)

(signature of declarant)

(name and title of declarant)

(name of business)

(business address)

Definitions of terms used above:

As defined in Fed. R. Evid. 803(6), "record" includes a memorandum, report, record, or data compilation, in any form, of acts, events, conditions, opinions, or diagnoses. The term, "business" as used in Fed. R. Evid. 803(6) and the above declaration includes business, institution, association, profession, occupation, and calling of every kind, whether or not conducted for profit.

UNCLASSIFIED

FEDERAL BUREAU OF INVESTIGATION
Electronic Communication

Title: (U) Federal Grand Jury Subpoena for State
of Delaware, Div. of Corporations records
for L.S.J, LLC.

Date: 08/12/2019

From: NEW YORK
NY-C40

Contact: [REDACTED], 212-384-2557

Approved By: A/SSA [REDACTED]

Drafted By: [REDACTED]

Case ID #: 31E-NY-3027571-FF (U) EPSTEIN, JEFFREY; CHILD SEX
TRAFFICKING

CHILD VICTIM AND CHILD WITNESS IDENTITY INFORMATION

This document contains information regarding a child victim's or child witness's identity, which may only be disclosed to individuals who have a need-to-know such information by reason of their participation in the associated proceeding, or if disclosure is necessary to protect the welfare and well-being of the child.

JUVENILE DELINQUENCY INFORMATION

This document contains information obtained from a juvenile delinquency proceeding involving a federally charged juvenile and may include the juvenile's identity or information pertaining to the juvenile's behavior. The information may not be disclosed to unauthorized persons. Release of the information is permitted only to the extent necessary to respond to inquiries: (1) received from a court of law; (2) received from an agency preparing a pre-sentencing report for a court; (3) received from a law enforcement agency investigating a crime; (4) received, in writing, from the director of a treatment agency or from the director of a facility to which the juvenile has been committed by a court; (5) received from an agency considering the former juvenile for a position immediately and directly affecting the national security; or (6) received from a victim of the juvenile delinquency or, if the victim is deceased, from the victim's immediate family, when the inquiry is related to the final disposition of the juvenile by a court.

Synopsis: (U) Federal Grand Jury Subpoena for State of Delaware, Div. of

UNCLASSIFIED

UNCLASSIFIED

Title: (U) Federal Grand Jury Subpoena for State of Delaware, Div. of Corporations records for L.S.J, LLC.

Re: 31E-NY-3027571-FF, 08/12/2019

Corporations records for L.S.J, LLC.

Enclosure(s): Enclosed are the following items:

1. (U) Federal Grand Jury Subpoena for State of Delaware, Div. of Corporations records for L.S.J, LLC.

Details:

Federal Grand Jury Subpoena for State of Delaware, Division of Corporations records for L.S.J, LLC, attached hereto. Please serve as soon as possible.

Please address response to the Grand Jury sub file

◆◆

UNCLASSIFIED

UNCLASSIFIED

FEDERAL BUREAU OF INVESTIGATION
Electronic Communication

Title: (U) Certified Appraisal 358 El Brillo Way,
Palm Beach, FL 33480, \$13,000,000.00, dated
07/24/2019.

Date: 08/12/2019

From: NEW YORK
NY-C40

Contact: [REDACTED], [REDACTED]

Approved By: A/SSA [REDACTED]

Drafted By: [REDACTED]

Case ID #: 31E-NY-3027571-FF (U) EPSTEIN, JEFFREY; CHILD SEX
TRAFFICKING

CHILD VICTIM AND CHILD WITNESS IDENTITY INFORMATION

This document contains information regarding a child victim's or child witness's identity, which may only be disclosed to individuals who have a need-to-know such information by reason of their participation in the associated proceeding, or if disclosure is necessary to protect the welfare and well-being of the child.

JUVENILE DELINQUENCY INFORMATION

This document contains information obtained from a juvenile delinquency proceeding involving a federally charged juvenile and may include the juvenile's identity or information pertaining to the juvenile's behavior. The information may not be disclosed to unauthorized persons. Release of the information is permitted only to the extent necessary to respond to inquiries: (1) received from a court of law; (2) received from an agency preparing a pre-sentencing report for a court; (3) received from a law enforcement agency investigating a crime; (4) received, in writing, from the director of a treatment agency or from the director of a facility to which the juvenile has been committed by a court; (5) received from an agency considering the former juvenile for a position immediately and directly affecting the national security; or (6) received from a victim of the juvenile delinquency or, if the victim is deceased, from the victim's immediate family, when the inquiry is related to the final disposition of the juvenile by a court.

Synopsis: (U) Certified Appraisal 358 El Brillo Way, Palm Beach, FL

UNCLASSIFIED

UNCLASSIFIED

Title: (U) Certified Appraisal 358 El Brillo Way, Palm Beach, FL 33480, \$13,000,000.00, dated 07/24/2019.

Re: 31E-NY-3027571-FF, 08/12/2019

33480, \$13,000,000.00, dated 07/24/2019.

Enclosure(s): Enclosed are the following items:

1. (U) Certified Appraisal 358 El Brillo Way, Palm Beach, FL 33480, \$13,000,000.00, dated 07/24/2019.

Details:

Certified Appraisal 358 El Brillo Way, Palm Beach, FL 33480, certified value \$13,000,000.00, dated 07/24/2019, attached hereto.

◆◆

UNCLASSIFIED



File No. [REDACTED]

APPRAISAL OF



A SINGLE FAMILY RESIDENTIAL PROPERTY

LOCATED AT:

358 El Brillo Way
Palm Beach, FL 33480

CLIENT:

Federal Bureau of Investigation
26 Federal Plaza
New York, NY, 10278

AS OF:

July 24, 2019

BY:





File No. [REDACTED]

August 7, 2019

Asset Forfeiture Unit
Contractor #APP1179500
Federal Bureau of Investigation
26 Federal Plaza
New York, NY, 10278

File Number: F907006.1

Attention: [REDACTED]

In accordance with your request, I have appraised the real property at:

358 El Brillo Way
Palm Beach, FL 33480

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of July 24, 2019 is:

\$13,000,000
Thirteen Million Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

Respectfully Submitted,

[REDACTED]
Field Appraiser

[REDACTED] West Islip, NY 11795 631-321-5962

EFTA01227299

RESIDENTIAL APPRAISAL REPORT

File No. [REDACTED]

SUBJECT	Property Address: 358 El Brillo Way	City: Palm Beach	State: FL	Zip Code: 33480
	County: Palm Beach	Legal Description: Lengthy, see Description of Improvements on page 2 of 4		
	Assessor's Parcel #: 50-43-43-27-06-000-0391			
	Tax Year: 2018	R.E. Taxes: \$ 204,869	Special Assessments: \$ 0	Borrower (if applicable): None
ASSIGNMENT	Current Owner of Record: Laurel, Inc.		Occupant: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing	
	Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)		HOA: \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month	
	Market Area Name: Palm Beach		Map Reference: 48424	
			Census Tract: 0035.04	

ASSIGNMENT	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)	
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective	
	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)	
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)	
Intended Use: The intended user of this appraisal report is the Client only. The intended user is to evaluate the property that is the subject of this appraisal for the Client's Sole Knowledge. No additional users or uses are authorized. No other parties may rely on this appraisal.		
Intended User(s) (by name or type): The Client is the intended user.		
Client: FBI		
Address: 26 Federal Plaza, New York, NY 10278		
Appraiser: [REDACTED]		
Address: [REDACTED] Fort Lauderdale, FL 33330		

MARKET AREA DESCRIPTION	Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	<table border="1"> <tr> <th colspan="2">Predominant Occupancy</th> <th colspan="2">One-Unit Housing</th> <th colspan="2">Present Land Use</th> <th colspan="2">Change in Land Use</th> </tr> <tr> <td>Built up:</td> <td><input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%</td> <td>PRICE \$(000)</td> <td>AGE (yrs)</td> <td>One-Unit</td> <td>75 %</td> <td><input checked="" type="checkbox"/> Not Likely</td> <td><input type="checkbox"/> Likely * <input type="checkbox"/> In Process *</td> </tr> <tr> <td>Growth rate:</td> <td><input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow</td> <td>x Low x</td> <td></td> <td>2-4 Unit</td> <td>5 %</td> <td></td> <td></td> </tr> <tr> <td>Property values:</td> <td><input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining</td> <td>x High x</td> <td></td> <td>Multi-Unit</td> <td>10 %</td> <td></td> <td></td> </tr> <tr> <td>Demand/supply:</td> <td><input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply</td> <td>x Vacant (0-5%)</td> <td></td> <td>Comm'l</td> <td>10 %</td> <td></td> <td></td> </tr> <tr> <td>Marketing time:</td> <td><input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.</td> <td><input type="checkbox"/> Vacant (>5%)</td> <td>x Pred x</td> <td></td> <td>%</td> <td></td> <td></td> </tr> </table>	Predominant Occupancy		One-Unit Housing		Present Land Use		Change in Land Use		Built up:	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	PRICE \$(000)	AGE (yrs)	One-Unit	75 %	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *	Growth rate:	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	x Low x		2-4 Unit	5 %			Property values:	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	x High x		Multi-Unit	10 %			Demand/supply:	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	x Vacant (0-5%)		Comm'l	10 %			Marketing time:	<input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.	<input type="checkbox"/> Vacant (>5%)	x Pred x		%		
	Predominant Occupancy		One-Unit Housing		Present Land Use		Change in Land Use																																											
	Built up:		<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	PRICE \$(000)	AGE (yrs)	One-Unit	75 %	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *																																									
	Growth rate:		<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	x Low x		2-4 Unit	5 %																																											
Property values:	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	x High x		Multi-Unit	10 %																																													
Demand/supply:	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	x Vacant (0-5%)		Comm'l	10 %																																													
Marketing time:	<input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.	<input type="checkbox"/> Vacant (>5%)	x Pred x		%																																													
Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends):																																																		
The subject is located north of Southern Boulevard, south of Royal Palm Way, east of Dixie Highway, west of Ocean Boulevard. General market conditions appear to be stable. Loan discounts, interest buydowns, and concessions by Sellers appear to be less common. However, adjustments may or may not be dollar for dollar. The subject is located in an established neighborhood of mixed property uses. Area schools, shopping centers, expressway access, and recreational facilities are within close proximity of the subject. Mixed land uses do not appear to adversely affect the overall marketability. FEMA Special Flood Hazard Data supplied within this report is provided by the company: www.FloodSource.com and is not to be relied upon for financial decisions or insurance coverage decisions. The appraiser strongly urges a qualified insurance agent, FEMA representative, and/or NFIP representative verify the flood hazard determination.																																																		

SITE DESCRIPTION	Dimensions: Survey not provided to the appraiser	Site Area: 33,572 sf																																																												
	Zoning Classification: RA (50-Palm Beach)	Description: Estate Residential																																																												
	Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning																																																													
	Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Ground Rent (if applicable) \$ /																																																											
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) Highest and best use is based on the following criteria: legally permissible, physically possible, financially feasible, and maximally productive.																																																														
Actual Use as of Effective Date: Single Family Residential Use as appraised in this report: Single Family Residential																																																														
Summary of Highest & Best Use: Unless otherwise noted, this appraisal is based on the property as improved at time of observation. The current use of this site is common for the area and compatible with the market demand as demonstrated by the comparable sales presented. The opinion of highest and best use takes into account the nature of the subject property as it compares with the surrounding neighborhood.																																																														
<table border="1"> <tr> <th>Utilities</th> <th>Public</th> <th>Other</th> <th>Provider/Description</th> <th>Off-site Improvements</th> <th>Type</th> <th>Public</th> <th>Private</th> <th>Topography</th> <th>Typical for Neighborhood</th> </tr> <tr> <td>Electricity</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>FPL</td> <td>Street</td> <td>Asphalt</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Size</td> <td>Conforms with neighborhood</td> </tr> <tr> <td>Gas</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Tank</td> <td>Curb/Gutter</td> <td>Concrete</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Shape</td> <td>Mostly Rectangular</td> </tr> <tr> <td>Water</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Municipality</td> <td>Sidewalk</td> <td>None</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Drainage</td> <td>No apparent observable issues</td> </tr> <tr> <td>Sanitary Sewer</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Municipality</td> <td>Street Lights</td> <td>Poles</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>View</td> <td>Intracoastal</td> </tr> <tr> <td>Storm Sewer</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Municipality</td> <td>Alley</td> <td>None</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td></td> </tr> </table>			Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Typical for Neighborhood	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	FPL	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	Conforms with neighborhood	Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tank	Curb/Gutter	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	Mostly Rectangular	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipality	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	No apparent observable issues	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipality	Street Lights	Poles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Intracoastal	Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipality	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		
Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Typical for Neighborhood																																																					
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	FPL	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	Conforms with neighborhood																																																					
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tank	Curb/Gutter	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	Mostly Rectangular																																																					
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipality	Sidewalk	None	<input type="checkbox"/>	<input type="checkbox"/>	Drainage	No apparent observable issues																																																					
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipality	Street Lights	Poles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Intracoastal																																																					
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipality	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>																																																							
Other site elements: <input type="checkbox"/> Inside Lot <input checked="" type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)																																																														
FEMA Spec'l Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No FEMA Flood Zone AE FEMA Map # 12099C0583F FEMA Map Date 10/5/2017																																																														
Site Comments: No apparent adverse easements or encroachments were made known to the appraiser. The appraiser was not furnished with a survey of the subject property. The appraiser is not an expert in determining environmental impact and strongly urges the Client have such research conducted by qualified professionals. The appraiser urges the Client and Borrower have an in-depth permit search and code inspection performed by qualified professionals.																																																														

IMPROVEMENTS	General Description	Exterior Description	Foundation	Basement	Heating
	# of Units: 1 <input checked="" type="checkbox"/> Acc. Unit	Foundation: Concrete	Slab: Concrete	Area Sq. Ft.: 0	Type: HVAC
	# of Stories: 2	Exterior Walls: CBS	Crawl Space: None	% Finished: 0	Fuel: Electric
	Type: <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface: Tile	Basement: None	Ceiling: N/A	Cooling: Central
Design (Style): Estate	Gutters & Dwnspts.: Yes	Sump Pump: <input type="checkbox"/> N/A	Walls: N/A	Central: Electric	
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type: Sliding	Dampness: <input type="checkbox"/> None Obsr.	Floor: N/A	Other: _____	
Actual Age (Yrs.): 69	Storm/Screen: Screens	Settlement: None Obsr'd	Outside Entry: N/A	Fuel: Electric	
Effective Age (Yrs.): 30	Overhang: Fascia, Soffit	Infestation: None Obsr'd			



RESIDENTIAL APPRAISAL REPORT

358 El Brillo, ER

File No. [REDACTED]

DESCRIPTION OF IMPROVEMENTS (continued)	Interior Description	Appliances	Attic <input type="checkbox"/> None	Amenities	Car Storage <input type="checkbox"/> None
	Floors: Tile, Marble	Refrigerator: <input checked="" type="checkbox"/>	Stairs: <input type="checkbox"/>	Fireplace(s) # 1	Garage # of cars (10 Tot.)
	Walls: Drywall	Range/Oven: <input checked="" type="checkbox"/>	Drop Stair: <input type="checkbox"/>	Woodstove(s) # 0	Attach. _____
	Trim/Finish: Wood	Disposal: <input checked="" type="checkbox"/>	Scuttle: <input checked="" type="checkbox"/>	Patio: Open	Detach. _____
	Bath Floor: Tile, Marble	Dishwasher: <input checked="" type="checkbox"/>	Doorway: <input type="checkbox"/>	Deck: Open	Bit-In 4 Garage
	Bath Wainscot: Tile, Marble	Fan/Hood: <input checked="" type="checkbox"/>	Floor: <input type="checkbox"/>	Porch: Open	Carport _____
	Doors: Metal, Glass	Microwave: <input checked="" type="checkbox"/>	Heated: <input type="checkbox"/>	Fence: Metal/CBS Wall	Driveway 6 Open
		Washer/Dryer: <input checked="" type="checkbox"/>	Finished: <input type="checkbox"/>	Pool: In-Ground	Surface Pavers _____
				Storage: Storage	
	Finished area above grade contains:		12 Rooms	5 Bedrooms	7.1 Bath(s)
Additional features: The subject dwelling has standard energy efficient items (caulk, insulation).					
Describe the condition of the property (including physical, functional and external obsolescence): From the appraiser's exterior observations from the street, the subject's exterior appears to be in overall good condition. The appraiser did not observe any obvious major repairs needed. The appraiser is not a qualified home inspector, roof inspector, nor general contractor and makes no representation, expressed or implied, to possess expert knowledge in these areas. The appraiser is only commenting on what is readily observable by way of exterior observations from the street only. The appraiser did not inspect the interior of the subject property.					
Legal Description: SUPPLMNTY PL OF EL BRAVO PARKW 24.30 FT OF LT 39 & LT 40 & TH PT OF FILLED SUBMRGED LAND AS IN OR4266P1926 ADJ TO LT 40					

SALES COMPARISON APPROACH	SALES COMPARISON APPROACH TO VALUE (if developed)		<input type="checkbox"/> The Sales Comparison Approach was not developed for this appraisal.					
	FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
	Address	358 El Brillo Way Palm Beach, FL 33480	[REDACTED] Palm Beach, FL 33480		[REDACTED] Palm Beach, FL 33480		[REDACTED] Palm Beach, FL 33480	
	Proximity to Subject		0.14 miles NW		0.45 miles S		0.42 miles NW	
	Sale Price	\$	\$ 17,682,000		\$ 13,100,000		\$ 17,300,000	
	Sale Price/GLA	\$ /sq.ft.	\$ 2,189.18 /sq.ft.		\$ 1,459.94 /sq.ft.		\$ 2,330.28 /sq.ft.	
	Data Source(s)		MLS#R10187442;DOM 791		MLS#R10279027;DOM 258		MLS#R10410466;DOM 398	
	Verification Source(s)		Palm Beach County Tax Records		Palm Beach County Tax Records		Palm Beach County Tax Records	
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
	Sales or Financing Concessions		Arms-Length None Disclosed		Arms-Length None Disclosed		Arms-Length None Disclosed	
Date of Sale/Time		02/2018		08/2017		07/2019		
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple		
Location	Residential	Residential		Residential		Residential		
Site	33,572 sf	23,379 sf +50,000		32,792 sf 0		28,005 sf +27,500		
View	Intracoastal	Intracoastal		Intracoastal		Intracoastal		
Design (Style)	Estate	Estate		Estate		Estate		
Quality of Construction	Average	Average		Average		Average		
Age	69	69		79 0		62 0		
Condition	Good	Good		Good		Good		
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Room Count	12 5 7.1	12 6 9.1	0	12 7 9.1	0	12 6 9.1	0	
Gross Living Area	8,004 sq.ft.	8,077 sq.ft.	-29,200	8,973 sq.ft.	-387,600	7,424 sq.ft.	+232,000	
Basement & Finished Rooms Below Grade	No Basement	No Basement		No Basement		No Basement		
Functional Utility	Adequate	Adequate		Adequate		Adequate		
Heating/Cooling	Central	Central		Central		Central		
Energy Efficient Items	Standard	Standard		Standard		Standard		
Garage/Carport	4-Car Garage	2-Car Garage +20,000		3-Car Garage +10,000		2-Car Garage +20,000		
Porch/Patio/Deck	Open Patio	Similar 0		Similar 0		Similar 0		
Porch/Patio/Deck	Open Porch	Similar 0		Similar 0		Similar 0		
Guest Quarters	Guest Quarters	Guest Quarters		Guest Quarters		Guest Quarters		
In-Ground Pool	In-Ground Pool	In-Ground Pool		In-Ground Pool		In-Ground Pool		
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 40,800		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -377,600		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 279,500		
Adjusted Sale Price of Comparables		\$ 17,722,800		\$ 12,722,400		\$ 17,579,500		

Copyright © 2007 by a la mode, inc. This form may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited.



Form GPRES2_LT - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

3/2007

RESIDENTIAL APPRAISAL REPORT

358 El Brillo.ER

File No.: [REDACTED]

SALES COMPARISON APPROACH (continued)

Summary of Sales Comparison Approach The subject is a custom built, estate style dwelling which is situated directly on the Intracoastal Waterway. The subject's neighborhood is Palm Beach, which is an exclusive, unique market as there are few recent sales or active listings available. Waterfront Estate style properties within this market are strongly driven by the personal preferences of prospective Buyers and may not always reflect typical paired sales analysis adjustments for differences in features, living area, upgrades, design/style, etc. Due to the lack of recent, confirmable sales, the appraiser has included sales which closed over twelve months of the effective date of the appraisal. The appraiser has presented five closed sales which are all considered competing estate style dwellings which bracket the subject's living area, bracket the subject's site size, and are similar to the subject in proximity and view. All five sales have been considered in the final opinion of value, are within reasonable distance of the subject property and have closed within the preceding twelve month. The sales used appear to be the best available as of the date of inspection and are considered good indicators of the subject's opinion of market value.

The appraiser has provided the MLS photos (when available) for the comparable sales as they are presumably the most indicative of the dwellings and, in theory, should best represent the appearance and curb appeal of the properties during the listing, sale, and marketing of the properties. The appraiser physically viewed each of the comparable sales from the exterior.

This appraiser's opinion of estimated market value and the observations within this appraisal are altogether an opinion. The appraiser's opinion is based on the particular data analyzed, observations made while on-site, verbal information provided by the parties involved, information listed on MLS and County records as of the effective date of the appraisal, and the appraiser's interpretation of all aforementioned information. Ultimately, this is only one opinion. The appraiser encourages and urges the Client consider getting an additional appraiser(s) opinion, prior to making any financial decisions, as another appraiser(s) may be provided with different or additional data, different interpretation of information, different or additional on-site observations, have different or additional information disclosed by parties, etc.

There is an attached Supplemental Addendum which includes information concerning the appraiser's limited on-site observations, Intended User(s) / Use(s) of this appraisal, FEMA flood zone determination, etc.

Indicated Value by Sales Comparison Approach \$ 13,000,000

TRANSFER HISTORY

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): Multiple Listing Service (MLS), and Public Tax Records.

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:	Said findings are based on a search of the County Appraiser's website. The appraiser is not a title agent, nor a real estate attorney, and does not have the extensive research and document search capabilities of the aforementioned professions.
Date: 12/2011		
Price: \$10 (Quit Claim Deed)		
Source(s): Palm Beach Tax Records		The appraiser urges the Client have a more extensive search performed by a qualified title agent and a real estate attorney prior to making financial decisions.
2nd Prior Subject Sale/Transfer		
Date: 09/1990		
Price: \$2,500,000		
Source(s): Palm Beach Tax Records		

COST APPROACH

COST APPROACH TO VALUE (if developed) The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): Due to a lack of confirmable, recent, arms length vacant site sales within the subject's neighborhood, and the speculative nature of the cost approach as it relates to fluctuations in material and construction costs, potential code changes, differences in contractor estimates, permit and inspection expenses, impact fees, and material availability, the cost approach has not been developed as it is not considered a reliable indicator of market value within this neighborhood.

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$
Source of cost data:	DWELLING	Sq.Ft. @ \$ = \$
Quality rating from cost service: Effective date of cost data:		Sq.Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$ = \$
		Sq.Ft. @ \$ = \$
		Sq.Ft. @ \$ = \$
	Garage/Carport	Sq.Ft. @ \$ = \$
	Total Estimate of Cost-New	= \$
	Less Physical Functional External	
	Depreciation	= \$()
	Depreciated Cost of Improvements	= \$
	"As-is" Value of Site Improvements	= \$
		= \$
Estimated Remaining Economic Life (if required): Years	INDICATED VALUE BY COST APPROACH	= \$

RESIDENTIAL APPRAISAL REPORT

358_EI_Brillo.ER
File No.: F-907006.1

INCOME APPROACH TO VALUE (if developed) The Income Approach was not developed for this appraisal.

Estimated Monthly Market Rent \$ _____ X Gross Rent Multiplier _____ = \$ _____ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM): The appraiser was unable to obtain enough confirmable rental data, nor confirmable rental activity to provide a reliable estimate of market value using the income approach.

PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Planned Unit Development.

Legal Name of Project: _____

Describe common elements and recreational facilities: _____

Indicated Value by: Sales Comparison Approach \$ 13,000,000 Cost Approach (if developed) \$ _____ Income Approach (if developed) \$ 0

Final Reconciliation The sales comparison approach was given primary emphasis in determining the opinion of estimated market value. The income approach was unreliable as very limited confirmable rental data was available to the appraiser. The cost approach was not relied on as a result of the lack of recent vacant site sales, the speculative nature of fluctuations in construction costs, differences in contractor pricing, and material costs.

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: _____

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 13,000,000, as of: 07/24/2019, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

A true and complete copy of this report contains 22 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

<input type="checkbox"/> Scope of Work	<input type="checkbox"/> Limiting Cond./Certifications	<input type="checkbox"/> Narrative Addendum	<input checked="" type="checkbox"/> Photograph Addenda	<input checked="" type="checkbox"/> Aerial Maps
<input checked="" type="checkbox"/> Location Map	<input checked="" type="checkbox"/> Additional Sales	<input type="checkbox"/> Cost Addendum	<input type="checkbox"/> Flood Addendum	<input checked="" type="checkbox"/> County Tax Record
<input type="checkbox"/> Hypothetical Conditions	<input type="checkbox"/> Extraordinary Assumptions	<input checked="" type="checkbox"/> Supplemental Addendum	<input checked="" type="checkbox"/> Building Sketch	<input checked="" type="checkbox"/> County Parcel Maps

Client Contact: _____ Client Name: FBI

E-Mail: _____ Address: 26 Federal Plaza, New York, NY 10278

<p>APPRAISER</p> <p></p> <p>Appraiser Name: _____</p> <p>Company: <u>Tri-County Certified Appraisers, Inc.</u></p> <p>Phone: _____ Fax: _____</p> <p>E-Mail: _____</p> <p>Date of Report (Signature): <u>08/02/2019</u></p> <p>License or Certification #: _____ State: <u>FL</u></p> <p>Designation: <u>FL State Certified Residential Real Estate Appraiser</u></p> <p>Expiration Date of License or Certification: <u>11/30/2020</u></p> <p>Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> None</p> <p>Date of Inspection: <u>07/24/2019</u></p>	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> <p>Supervisory or Co-Appraiser Name: _____</p> <p>Company: _____</p> <p>Phone: _____ Fax: _____</p> <p>E-Mail: _____</p> <p>Date of Report (Signature): _____</p> <p>License or Certification #: _____ State: _____</p> <p>Designation: _____</p> <p>Expiration Date of License or Certification: _____</p> <p>Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None</p> <p>Date of Inspection: _____</p>
---	--

Supplemental Addendum

Borrower	None						
Property Address	358 El Brillio Way						
City	Palm Beach	County	Palm Beach	State	FL	Zip Code	33480
Lender/Client	FBI						

An Appraisal and a Home Inspection are very different. A Home Inspection evaluates the physical condition of the structure, construction, mechanical systems, identifies items that need to be repaired or replaced, and estimate the remaining useful life of the major systems, equipment, roof, structure, and finishes. The Appraisal provides an opinion of estimated market value and determines the overall marketability of the subject property. The Appraiser is not an expert in the areas of environmental impact, foundation analysis/inspection, structural integrity engineer/inspection, pest and/or termite infestation, dampness, settlement, plumbing (condition of septic or sewer systems, condition of plumbing pipes, latent/hidden defects, code, etc.), electrical (condition of electrical panel, components, code, violations, safety issues, etc.), HVAC, roof structure, nor an expert at identifying the presence of mold and/or mildew, destructive drywall (aka Chinese drywall, corrosive drywall, or contaminated drywall), radon, carbon monoxide, lead, nor any other health, environmental or indoor air/water quality issues. The Appraiser is not an expert in building code (municipality code, National building code, Florida building code, electrical or plumbing code), and is not licensed or qualified to determine if the structure or its components are up to code, nor is the Appraiser an expert in the area of researching permits, open permits, illegal additions, or improvements that may have been made without permits. **The Appraiser did not perform a Home Inspection,** nor is the Appraiser a General Contractor, nor Roof Contractor and makes no representation, expressed or implied, to possess expert knowledge in any of the above states areas. The appraiser is only commenting on what is readily observable by way of a surface observation from ground level within the scope of standard appraisal practice. The Appraiser strongly urges the Client and Borrower have experts in the above stated professions perform their perspective inspections and research prior to making any financial decisions or insurance coverage decisions.

The intended user of this appraisal report is the Client ONLY. The intended user is to evaluate the property that is the subject of this appraisal for the Client's Sole Knowledge. Subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal form, and definition of market value. No additional intended users are identified or authorized by the appraiser. No other party may rely on this appraisal for financial decisions, insurance coverage decisions, or any other purpose unless specifically identified by the appraiser. This appraisal and all the data contained herewith are prepared for the Client ONLY.

This appraisal is for the Client's Sole Knowledge only. No other use of this appraisal is authorized. The appraisal is not for insurance purposes, lending purposes, nor any other purpose other than the Client's Sole Knowledge.

FEMA Special Flood Hazard Data supplied within this report is provided by the company: www.FloodSource.com and is not to be relied upon for financial decisions or insurance coverage decisions. The appraiser strongly urges a qualified insurance agent, FEMA representative, and NFIP representative verify the flood hazard determination. In addition, the appraiser strongly urges the Client and Borrower receive a FEMA Standard Flood Hazard Determination Form (SFHDF) prior to making any insurance or financial decisions.

REO/Foreclosure and short sales are a factor in the subject's market. Said properties are marketed and sold on a case by case basis. Some are marketed to retrieve the highest profit, while others are marketed to recover as much principal as possible. Some are marketed to sell quickly to get the property "off the books" for various financial reasons only known to the note holder. While others are given proper market exposure time in an attempt to get maximum offers/bids. As a result, REO/foreclosures and short sales in some cases are considered viable competition to arms length sales. Therefore, the appraiser has examined REO/foreclosure and short sales on a case by case basis for the purposes of this valuation. The appraiser has consulted the listing agents (when possible) and examined MLS remarks, sales data, and concessions made available to determine which, if any, REO/foreclosures and short sales are considered good indicators of neighborhood value based on property condition, upgrades, features, exposure time, realtor efforts, etc. Also, the REO/foreclosure and short sale properties which were sold below market value for various purposes (condition, financial decision by note holder, difficulty in closing due to note holder requirements, lack of realtor market or access, etc).

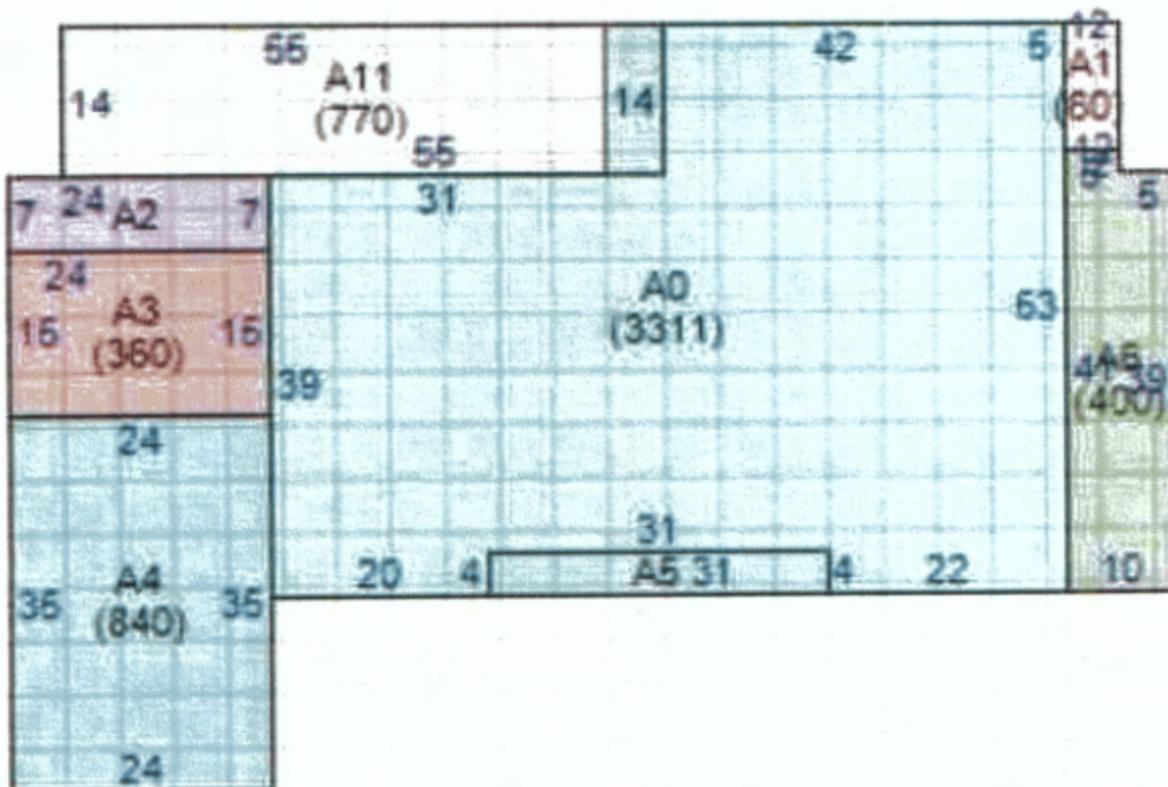
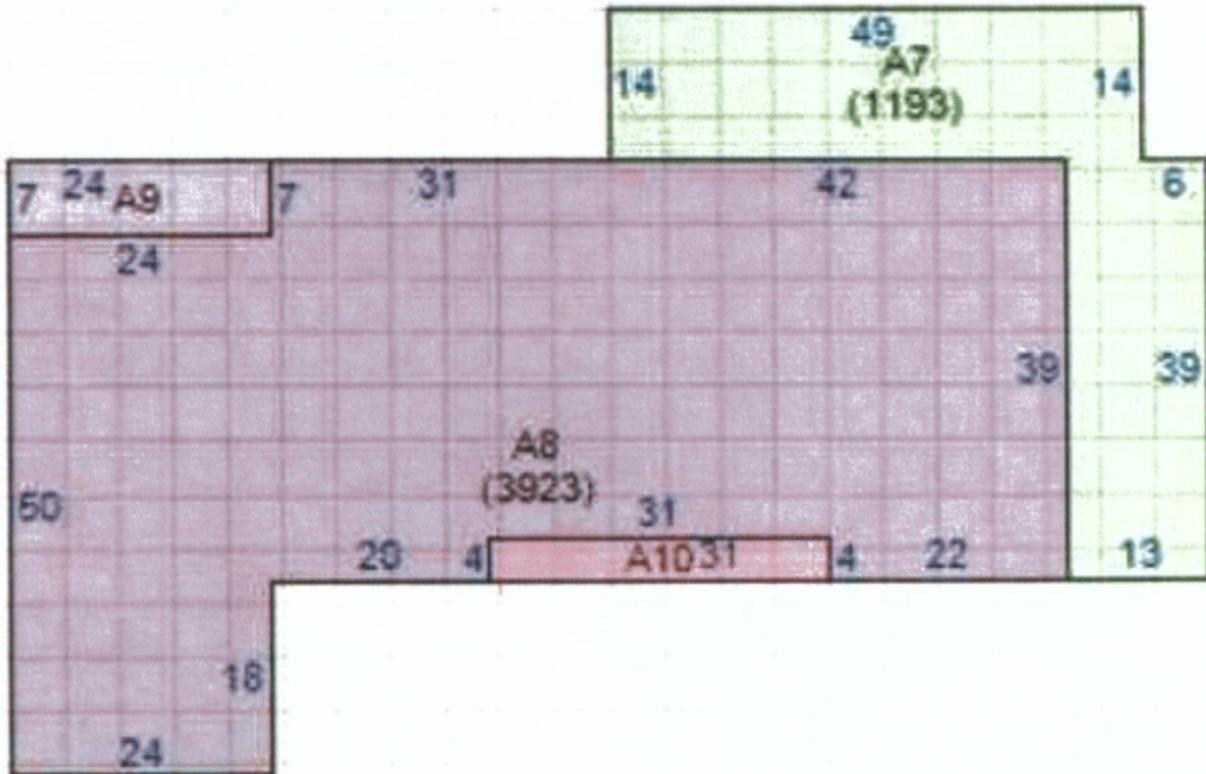
Comments on investor sales, renovated and re-sold, "fixer-uppers", etc: As a result of recent market conditions, some properties have sold for less than market value for multiple reasons (foreclosure, REO, divorce, probate, health reasons, etc). In some cases these homes are left in below average or poor condition (outdated features, functional deficiencies, missing or damaged appliances, missing flooring, damaged drywall, water damage, fascia damage, need roof replaced, septic issues, stolen A/C units, appliances, water heaters, copper pipes, wiring, etc). In some cases, individual investors or incorporated investors will buy these dwellings at deep discounts as a result of the aforementioned conditions. Subsequent to the purchase of the discounted (below market) sales, the individual or investor will repair the damage, maintain the grounds, and typically update the home with some or all of the following: new appliances, upgraded plumbing/electric, new or repaired kitchen cabinets, new counter tops, new sinks, upgraded/updated bathrooms (new toilets, vanities, plumbing fixtures, etc), new floor covering, interior wall patching and repairs, wall textures, interior paint, repair or replace A/C unit and system as needed, repair or replace roof as needed, manicure grounds, etc. Typically the individual or investor will then market the property as "turn-key", ready to move in, as all or most of the property has been repaired, upgraded, or updated. In most cases, the individual or investor will market the property through a realtor in order to gain full market exposure through the MLS system. As a result, these dwellings are viable competition to other listings in the area, as they are renovated, typically show well, are marketed similarly through MLS and realtors, and typically can be moved into quickly as most are vacant at time of sale. The appraiser has considered and examined these types of sales within this market valuation, on a case by case basis, upon conversation with listing realtor (when possible) and perusal of documentation (MLS remarks, concessions, DOM, upgrades/condition of property, etc). These types of investor sales may be considered, on a case by case basis, viable competition with the active listing market and they may be considered, on a case by case basis, good market indicators when specific sale data can be confirmed and verified via involved parties.

This appraiser's opinion of estimated market value and the observations within this appraisal are altogether an opinion. The appraiser's opinion is based on the particular data analyzed, observations made while on-site, verbal information provided by the parties involved, information listed on MLS and County records as of the effective date of the appraisal, and the appraiser's interpretation of all aforementioned information. Ultimately, this is only one opinion. The appraiser encourages and urges the Client consider getting an additional appraiser(s) opinion, prior to making any financial decisions, as another appraiser(s) may be provided with different or additional data, different interpretation of information, different or additional on-site observations, have different or additional information disclosed by parties, etc.

Liability Limited to Amount of Compensation: The appraiser may not be prosecuted or otherwise be penalized for damages which would be in excess of the amount of the compensation he is paid for the engagement. The appraiser is not required to give further consultation, testimony, depositions, or be in attendance in court with reference to the property in question unless separate agreements and compensation agreements are made.

Acceptance of, and/or use of, this appraisal report constitutes acceptance of the above conditions.

Building Sketch provided by Palm Beach County Property Appraiser



Subject Photo Page

Borrower	None						
Property Address	358 El Brillo Way						
City	Palm Beach	County	Palm Beach	State	FL	Zip Code	33480
Lender/Client	FBI						



Front Elevation

358 El Brillo Way

Sales Price

Gross Living Area 8,004

Total Rooms 12

Total Bedrooms 5

Total Bathrooms 7.1

Location Residential

View Intracoastal

Site 33,572 sf

Quality Average

Age 69



Additional Front Elevation



Additional Front Elevation

Photograph Addendum

Borrower	None						
Property Address	358 El Brillo Way						
City	Palm Beach	County	Palm Beach	State	FL	Zip Code	33480
Lender/Client	FBI						



Address Verification: Street Sign



Address Verification: House Number



Street View

Comparable Photo Page

Borrower	None				
Property Address	358 El Brillio Way				
City	Palm Beach	County	Palm Beach	State	FL
Lender/Client	FBI	Zip Code	33480		



Comparable 1

Prox. to Subject	0.14 miles NW
Sale Price	17,682,000
Gross Living Area	8,077
Total Rooms	12
Total Bedrooms	6
Total Bathrooms	9.1
Location	Residential
View	Intracoastal
Site	23,379 sf
Quality	Average
Age	69



Comparable 2

Prox. to Subject	0.45 miles S
Sale Price	13,100,000
Gross Living Area	8,973
Total Rooms	12
Total Bedrooms	7
Total Bathrooms	9.1
Location	Residential
View	Intracoastal
Site	32,792 sf
Quality	Average
Age	79



Comparable 3

Prox. to Subject	0.42 miles NW
Sale Price	17,300,000
Gross Living Area	7,424
Total Rooms	12
Total Bedrooms	6
Total Bathrooms	9.1
Location	Residential
View	Intracoastal
Site	28,005 sf
Quality	Average
Age	62

Comparable Photo Page

Borrower	None				
Property Address	358 El Brillo Way				
City	Palm Beach	County	Palm Beach	State	FL
Lender/Client	FBI			Zip Code	33480



Comparable 4

Prox. to Subject	1.32 miles S
Sale Price	10,650,000
Gross Living Area	6,622
Total Rooms	11
Total Bedrooms	6
Total Bathrooms	7.2
Location	Residential
View	Intracoastal
Site	36,773 sf
Quality	Average
Age	60

Comparable 5

Prox. to Subject	0.41 miles NW
Sale Price	12,537,970
Gross Living Area	6,874
Total Rooms	10
Total Bedrooms	4
Total Bathrooms	4.1
Location	Residential
View	Intracoastal
Site	23,183 sf
Quality	Average
Age	58

Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Palm Beach County Parcel Map



Palm Beach County Parcel Map (Expanded)



Location Map (Expanded)

Borrower	None						
Property Address	358 El Brillo Way						
City	Palm Beach	County	Palm Beach	State	FL	Zip Code	33480
Lender/Client	FBI						



Palm Beach County Aerial Photo 01/06/2018

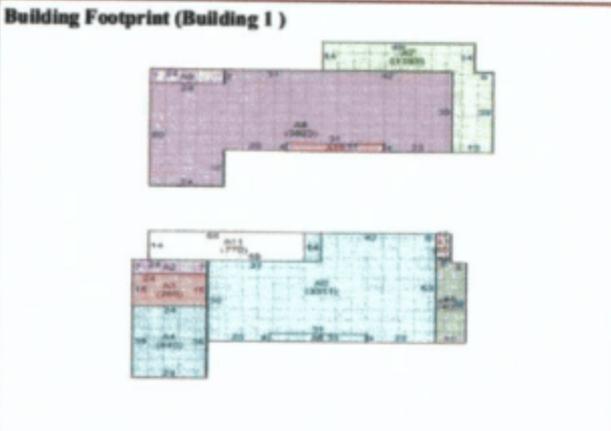


Palm Beach County Tax Record - Page 1

Property Detail			
Parcel Control Number:	[REDACTED]	Location Address:	358 EL BRILLO WAY
Owners:	LAUREL INC		
Mailing Address:	[REDACTED]	THOMAS V1 00802 3602	
Last Sale:	DEC-2011	Book/Page#:	24936 / 222 Price: \$10
Property Use Code:	0100 - SINGLE FAMILY	Zoning:	RA - (50-PALM BEACH)
Legal Description:	SUPPLMENTRY PL OF EL BRAVO PARKW 24.30 FT OF LT 39 & LT 40 & TH PT OF FILLED SUBMRGED LAND AS IN OR4266P1926 ADJ TO LT 40		Total SF: 14223 Acres 0.7707

Owner: LAUREL INC PCN: 50434327060000391 1 of 3

2018 Values (Current)		2018 Taxes	
Improvement Value	\$1,860,835	Ad Valorem	\$202,346
Land Value	\$10,608,466	Non Ad Valorem	\$2,523
Total Market Value	\$12,469,301	Total Tax	\$204,869
Assessed Value	\$12,380,209	2019 Qualified Exemptions	
Exemption Amount	\$0	No Details Found	
Taxable Value	\$12,380,209	Applicants	
<i>All values are as of January 1st each year.</i>		No Details Found	



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
UOP Unfinished Open Porch	124
FGR Finished Garage	840
SFB Semi Finished Base Area	770
FUS Finished Upper Story	3923
FST Finished Storage	360
FOP Finished Open Porch	124
FOP Finished Open Porch	168
FOP Finished Open Porch	60
BAS Base Area	3311
FEP Finished Enclosed Porch	400
UOP Unfinished Open Porch	1193
UOP Unfinished Open Porch	168
Total Square Footage : 11441	
Total Area Under Air : 8004	

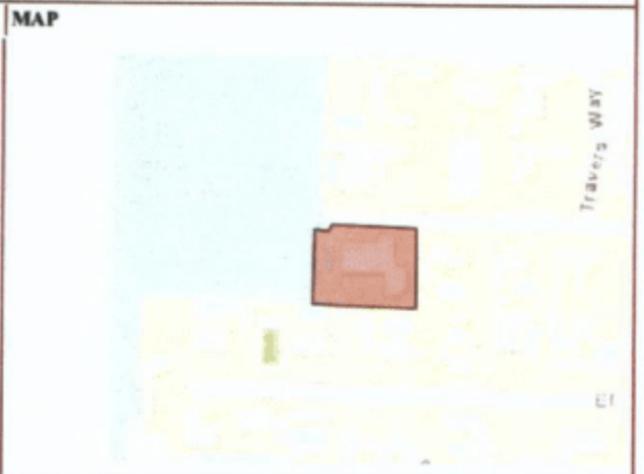
Extra Features

Description	Year Built	Unit
Wall	2001	480
Wall	2001	480
Boat Dock	2005	525
Wall	1950	960
Elevator	1950	1
Patio	1950	1349
Pool - In-Ground	1950	1
Boat Dock	2001	525

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

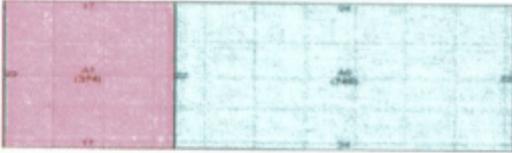
Description	
1. Exterior Wall 1	MSY: CB STUCCO
2. Year Built	1950
3. Air Condition Desc.	HTG & AC
4. Heat Type	FORCED AIR DUCT
5. Heat Fuel	ELECTRIC
6. Bed Rooms	5
7. Full Baths	7
8. Half Baths	1
9. Exterior Wall 2	NONE
10. Roof Structure	GABLE/HIP
11. Roof Cover	CONCRETE TILE
12. Interior Wall 1	WOOD PANEL OR CUSTOM
13. Interior Wall 2	N/A
14. Floor Type 1	PARQUET
15. Floor Type 2	CERAMIC/QUARRY TILE
16. Stories	2



Palm Beach County Tax Record - Page 2

Building Footprint (Building 2)

Owner Name: LAUREL INC.
 PCN: [REDACTED]



Owner: LAUREL INC PCN: 50434327060000391 2 of 3

Structural Details (Building 2)

No	Description	
1.	Exterior Wall 1	MSY: CB STUCCO
2.	Year Built	1987
3.	Air Condition Desc.	HTG & AC
4.	Heat Type	FORCED AIR DUCT
5.	Heat Fuel	ELECTRIC
6.	Bed Rooms	1
7.	Full Baths	1
8.	Half Baths	0
9.	Exterior Wall 2	NONE
10.	Roof Structure	GABLE/HIP
11.	Roof Cover	CONCRETE TILE
12.	Interior Wall 1	DRYWALL
13.	Interior Wall 2	N/A
14.	Floor Type 1	CERAMIC/QUARRY TILE
15.	Floor Type 2	N/A
16.	Stories	1

Subarea and Square Footage (Building 2)

Description	Area	Sq. Footage
BAS BASE AREA	1	748
BAS BASE AREA	2	374
Total Square Footage:	1122	1122
Total Area Under Air:	748	748

Palm Beach County Tax Record - Page 3

Building Footprint (Building 3)

Owner Name:

LAUREL INC.

PCN:



Owner: LAUREL INC PCN: 50434327060000391 3 of 3

Structural Details (Building 3)

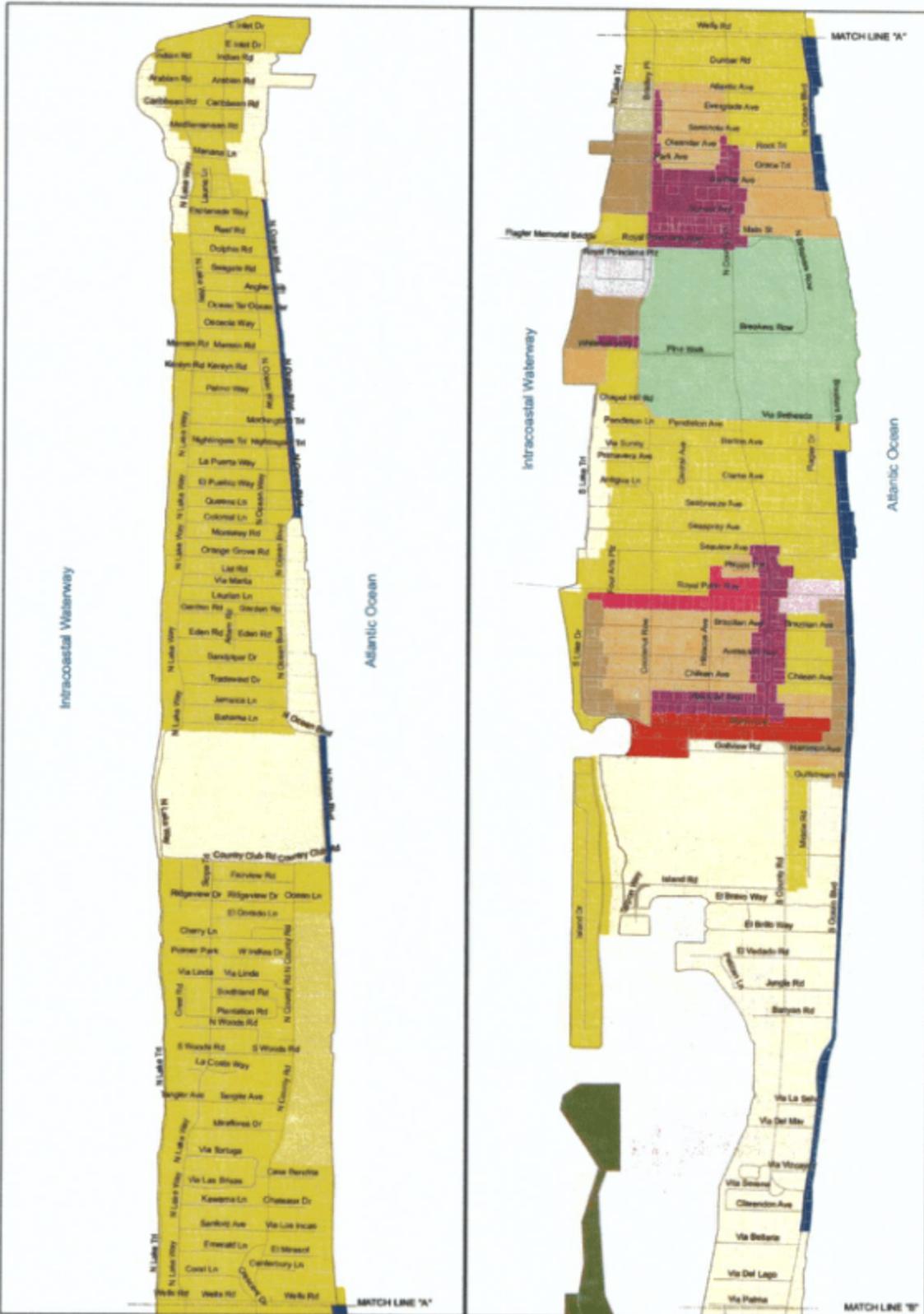
Subarea and Square Footage (Building 3)

No	Description		Description	Area	Sq. Footage
1.	Exterior Wall 1	MSY: CONC. BLOCK	BAS BASE AREA	1	1660
2.	Year Built	2001			
3.	Air Condition Desc.	HTG & AC			
4.	Heat Type	FORCED AIR DUCT	Total Square Footage:	1660	1660
5.	Heat Fuel	ELECTRIC	Total Area Under Air:	1660	1660
6.	Bed Rooms	3			
7.	Full Baths	3			
8.	Half Baths				
9.	Exterior Wall 2	NONE			
10.	Roof Structure	WOOD TRUSS			
11.	Roof Cover	CONCRETE TILE			
12.	Interior Wall 1	DRYWALL			
13.	Interior Wall 2	N/A			
14.	Floor Type 1	HARDWOOD			
15.	Floor Type 2	N/A			
16.	Stories	1			

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

7/4/119

Palm Beach County Zoning Map - Page 1



TOWN OF PALM BEACH ZONING MAP - 2017
 Planning, Zoning & Building Department

R-AA (Large Estate Residential)	R-OD (Heavy Density Residential)	C (Conservation District)
R-A (Estate Residential)	C-OP (Commercial/Off, Prof, Inst)	PUD-A (Planned Unit Dev)
R-B (Low Density Residential)	C-PC (Commercial Planned Ctr)	PUD-B (Planned Unit Dev)
R-C (Medium Density Residential)	C-TS (Commercial Town Serving)	PUD-C (Planned Unit Dev)
R-D (Moderate Density Residential)	C-WA (Commercial Worth Ave)	SA (Beach Area)
	C-B (Commercial Offices)	

Map Created: May 4, 2017
 Town of Palm Beach
 Information Technologies GIS Department
 Planning, Zoning & Building Department
 661.238-5430
 Email: pat@townofpalmbeach.com
 Website: palmbeach.gov/info

MAP I - 1

Comparable Map (Aerial)

Borrower	None				
Property Address	358 El Brillo Way				
City	Palm Beach	County	Palm Beach	State	FL Zip Code 33480
Lender/Client	FBI				



UNCLASSIFIED

FEDERAL BUREAU OF INVESTIGATION
Electronic Communication

Title: (U) Request for a Title report and an Appraisal for Little St James Island, U.S.V.I.

Date: 08/13/2019

CC: [REDACTED] [REDACTED] [REDACTED]

From: NEW YORK
NY-C40

Contact: [REDACTED] [REDACTED], [REDACTED]

Approved By: A/SSA [REDACTED] [REDACTED]

Drafted By: [REDACTED] [REDACTED]

Case ID #: 31E-NY-3027571-FF (U) EPSTEIN, JEFFREY; CHILD SEX TRAFFICKING
62F-NY-A191903-TSA (U) FORFEITURES ASSET REMOVAL TEAM - CONSOLIDATION

CHILD VICTIM AND CHILD WITNESS IDENTITY INFORMATION

This document contains information regarding a child victim's or child witness's identity, which may only be disclosed to individuals who have a need-to-know such information by reason of their participation in the associated proceeding, or if disclosure is necessary to protect the welfare and well-being of the child.

JUVENILE DELINQUENCY INFORMATION

This document contains information obtained from a juvenile delinquency proceeding involving a federally charged juvenile and may include the juvenile's identity or information pertaining to the juvenile's behavior. The information may not be disclosed to unauthorized persons. Release of the information is permitted only to the extent necessary to respond to inquiries: (1) received from a court of law; (2) received from an agency preparing a pre-sentencing report for a court; (3) received from a law enforcement agency investigating a crime; (4) received, in writing, from the director of a treatment agency or from the director of a facility to which the juvenile has been committed by a court; (5) received from an agency considering the former juvenile for a position immediately and directly affecting the national security; or (6) received from a victim of the juvenile delinquency or, if the victim is deceased, from the

UNCLASSIFIED

UNCLASSIFIED

Title: (U) Request for a Title report and an Appraisal for Little St James Island, U.S.V.I.

Re: 31E-NY-3027571-FF, 08/13/2019

victim's immediate family, when the inquiry is related to the final disposition of the juvenile by a court.

Synopsis: (U) Request for a Title report and an Appraisal for Little St James Island, U.S.V.I.

Details:

A title search report and an Appraisal for Little St James Island, U.S.V.I. are requested. The matter has venue in the Southern District of New York

This property is a separate privately owned resort island containing several structures, including a temple and residential villas. There may be individuals living on the island.

Address:

Little St James Island

Legal Description:

Parcel Nos. A, B & C

Little St James Island

No. 6B Red Hook Quarter

U.S. Virgin Islands

UNCLASSIFIED

UNCLASSIFIED

Title: (U) Request for a Title report and an Appraisal for Little St James Island, U.S.V.I.

Re: 31E-NY-3027571-FF, 08/13/2019

A shown on O.L.G. Map No. D9-8021-T007, and consisting of approximately 36.7 acres, 23 acres and 11.8 acres, respectively, more or less. Being the same premises conveyed by Warranty Deed dated April 27, 1998, and recorded May 15, 1998 in Book 49-T, Page 494, Doc. No. 1988, and entered in Aux 52, Page 141, in the Office of Recorder of Deeds for St Tomas and St Johns, U.S. Virgin Islands.

Owner:

NAUTILUS INC (a U.S. Virgin Islands corporation)

◆◆

UNCLASSIFIED

UNCLASSIFIED

FEDERAL BUREAU OF INVESTIGATION
Electronic Communication

Title: (U) Two Deeds for Great St James Island
purchased by GREAT ST JIM LLC in January
2016.

Date: 08/21/2019

From: NEW YORK
NY-C40

Contact: [REDACTED], [REDACTED]

Approved By: SSA [REDACTED]

Drafted By: [REDACTED]

Case ID #: 31E-NY-3027571-FF (U) EPSTEIN, JEFFREY; CHILD SEX
TRAFFICKING

CHILD VICTIM AND CHILD WITNESS IDENTITY INFORMATION

This document contains information regarding a child victim's or child witness's identity, which may only be disclosed to individuals who have a need-to-know such information by reason of their participation in the associated proceeding, or if disclosure is necessary to protect the welfare and well-being of the child.

JUVENILE DELINQUENCY INFORMATION

This document contains information obtained from a juvenile delinquency proceeding involving a federally charged juvenile and may include the juvenile's identity or information pertaining to the juvenile's behavior. The information may not be disclosed to unauthorized persons. Release of the information is permitted only to the extent necessary to respond to inquiries: (1) received from a court of law; (2) received from an agency preparing a pre-sentencing report for a court; (3) received from a law enforcement agency investigating a crime; (4) received, in writing, from the director of a treatment agency or from the director of a facility to which the juvenile has been committed by a court; (5) received from an agency considering the former juvenile for a position immediately and directly affecting the national security; or (6) received from a victim of the juvenile delinquency or, if the victim is deceased, from the victim's immediate family, when the inquiry is related to the final disposition of the juvenile by a court.

Synopsis: (U) Two Deeds for Great St James Island purchased by GREAT ST

UNCLASSIFIED