

**To:** jeevacation@gmail.com[jeevacation@gmail.com]  
**From:** Giuseppe Cipriani  
**Sent:** Mon 7/5/2010 1:29:40 PM  
**Subject:** Re: Fw: Rafifi acquisition

Title: Re: Fw: Rafifi acquisition

Tried calling you.call me anytime on my cell - [REDACTED]

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

From: Jeffrey Epstein <jeevacation@gmail.com>  
To: Giuseppe Cipriani  
Sent: Mon Jul 05 08:12:04 2010  
Subject: Re: Fw: Rafifi acquisition

can we speak today?

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

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

From: livio [REDACTED]  
To: Giuseppe Cipriani  
Sent: Mon Jun 28 19:04:37 2010  
Subject: Rafifi acquisition

Our understanding:

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

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[www.maddoxclub.com](http://www.maddoxclub.com)  
[www.kyokuformen.com](http://www.kyokuformen.com)  
[www.pollenst.com](http://www.pollenst.com)  
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Sent from my BlackBerry® wireless device

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Jeffrey Epstein

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