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**From:** Cecile de Jongh <[REDACTED]>  
**Sent:** Friday, May 31, 2013 4:44 PM  
**To:** JEE  
**Cc:** Richard Kahn; Jeanne Brennan  
**Subject:** Fw: AYH  
**Attachments:** Closing Statement MOF to IGY-AYH.pdf

FYI - The closing state

With w=rm regards,

Cecile=/FONT>

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"Nearly all men can stand adversity, but if you want to test a man's character, give him power." ~ Abraham Lincoln

ü Please consider the environment before printing this e-mail.

----- Forwarded Message -----

From: "Garrison, Frank" &l=;[REDACTED]>  
To: Cecile de Jongh <[REDACTED]>  
Cc: "Garrison, Frank" <[REDACTED]>  
Sent: Friday, May 31, 2013 11:53 AM  
Subject: RE: AYH

Cecile:;/SPAN>

<=SPAN>

&=bsp; What I sent you last night included the closing documents (Item=2 below). Is there something specifically that you think is missing? =In addition, while not specifically requested, I am attaching = copy of the closing statement which reconciles all of the #'s as =his may be helpful.

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The seller's representative (Item 3) was Johnny Powers ( [REDACTED] ).

<=SPAN>

I am looking into the other items.

<=SPAN>

One of =effrey's e-mails to Andrew indicated he had e-mail history of communication from the fall of 2006 regarding this matter; can you supply that =nformation as it may be informative.

<=SPAN>

Frank</=PAN>

Frank M. Garrison  
Island Capital Group LLC  
One American Center  
3100 West End Ave Suite 1230  
Nashville, TN 37203  
[REDACTED]

From: Cecile de Jongh [mailto: [REDACTED]]  
Sent: Friday, May 31, 2013 10:37 AM  
To: /> Garrison, Frank  
Cc: Cecile de Jongh  
Subject: Re: A=H

Good morning Frank,

Thank you very much for the document= you sent last night, unfortunately, they do not address our original request. To confirm, I have relisted the items below. Thanks again for your assistance and, as discussed, feel free to include any additional information =ou think would be useful.

1. The name of the person who led your team a= Island Global Yachting Acquisition, LTD (IGY)
2. January 2007 closing documents to included=the closing statement for the sale between MOF VI (Sun Resort entity) and =GY.
3. The contact information for the seller.
4. The seller's records that were presented t= IGY's team in your due diligence process (i.e., previous years financial =statements 2003-2005 and the first 9 months of 2006, receivables, rent roll=) and any other pertinent documents that were used in the evaluation of th= purchase.
5. A list of the Marina Opportunity Fund part=ers.
6. August 22, 2007 Banco Popular finance of \$=5.3 million term loan documents:
  - a. Note
  - b. Commitment letter
  - c. Closing Statement
  - d. Property Appraisal
7. Any other information given to your team r=ative to the purchase of AYH</=iv>

Additionally, Jeffrey mentioned that there was a recently=disclosed \$368,000 error in his favor and he would like, as soon as possib=le, the calculation of that that error.

Thank you =gain for your time and attention to this matter.

With warm regards,

Cecile

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"Nearly all men can stand adversity, but if you want to test a man's character, give him power." ~ Abraham Lincoln<=SPAN>

ü=SPAN style="COLOR: #008250; FONT-SIZE: 10pt"> Please consider the environment before printing this e-mail.

From: "Garrison, Frank" <[REDACTED] <mailto:[REDACTED]>>  
To: Cecile de Jongh <A href="mailto:[REDACTED]" rel=nofollow target=\_blank>  
<mailto:[REDACTED]"> <mailto:[REDACTED]> <R>Cc: "Garrison, Frank"  
<[REDACTED] <mailto:[REDACTED] = rel=nofollow target=\_blank ymailto=>>  
Sent: Thursday, May 30, 2013 10:50 =M  
Subject: FW: AYH

Cecile,

=/DIV>

See below which includes both the Purchase=and Sale Agreement as well as the actual transfer documents. The transfer =documents, other than the deed, only recite nominal consideration. I don't know what is customary in the USVI but similar documents in the U.S= depending upon jurisdiction, also recite nominal consideration on their f=ce.

=/DIV>

Frank

<=DIV>

=/DIV>

Frank M. Garrison</=PAN>

Island Capital Group LLC

One American Center</SPAN>

3100 West End Ave Suite 1230

Nashville, TN 37203</SPAN>

[REDACTED] =/div>

=/DIV>

From: Lande, Mark

Sent: Thursday, May 30, 20=3 2:10 PM

To: Garrison, Frank; Jennifer Greene

Cc: Muk=mal, Tom

Subject: RE: AYH

The deed is for a lesser amount - \$6.1 million. =SPAN style="COLOR: black">

Bill of Sale – nominal consideration

Assignment and Assumption of Material Contracts, Slip A=reements and Leases – nominal consideration

Assignment of CZM Permits – nominal considerati=n

P&S Agreement - \$25.5 million – Section 2.0= (you probably already have) </=iv>

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</IV>

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</IV>