

These snippets were compiled by Jane Chamberlain with some input by Donald Stone regarding sometime between 1999 -2001. They focus on Mark C. Sapperstein & his various activities and certain of his associates, Jay Winer & Charles Delavan and others. Much of this activity took place between the early 1990's to 2003 while Gilbert Sapperstein was busy stealing the \$3.5 million from Baltimore School Board and Mark was allegedly helping his father, Gilbert launder this money.

MARK SAPPERSTEIN

Sold to Pinnacle Towers 1997 as part of \$325 million IPO

- Companies
- Shore Comm -
- WestShore Comm - Odenton, partners = Winer & Delavan
- Winmark - Odenton, partners = Winer & Aaron, Chapter 11, appeals on the internet regarding the company - issue, Winer misrepresented his assets when applying for a loan with the bank

Sold to Pinnacle Towers 1997 as part of \$325 million IPO

This was a trailer park alleged to be owned by Mark & Stacy Sapperstein that was sold to the town of Ocean City MD, needed for the extension of the runway for the Ocean City airport.

- Bankruptcy protection filed 7/20/93, #93-54937, closed 12/98
- Tax ID 52-1536993,
- Judge Schneider did not think Winer's overstatement of his assets was too bad (\$2M vs. \$2.5M)
- Proposed land belonging to Academy Crossing be mortgaged to refinance and had the land assessed as valued @\$387K - more recent land records do not show the land to be worth that amount - looks like the land was subdivided later
- Preliminary review did not locate the list of debts paid just prior to the bankruptcy
- Accounts holding the records listed as Wilner, Kamanitz & Uhlfelder
- Law suits with the bank and counter suits were resolved - each agreed to drop the complaints
- Pleading 6, exhibit 4 lists the names of banks that received financial statement in the past two years

Mark Sapperstein is alleged to be good buddies with the Ocean City manager Dennis Dare. Mark also had a cellular tower contract with the City of Ocean City during this time which was sold to Pinnacle Towers.

Alleged to be a sports betting operation using pagers

- Arundel Crossing - Odenton, partner = Winer
- Treeseide Trailer Park- Odenton
- Trailer Park in Ocean City - sold to Ocean City and received 5 X value of land when the airport runway needed to be expanded -federal money was used to purchase the land
- SportsPage - forfeited
- Chieftain Investors, Mark Sapperstein signed an Affidavit in Florida on 3/31/98 as President of the company and described it as a Maryland corporation engaged in the ownership and operation of an airplane in the state of Maryland. This had to do with case no. 98-14069 in the US District Court, Southern District of Florida, Miami, Donald D. Stone, plaintiff v. Warfield, Longo, Sapperstein, et al
- Milford Mills Associates - Tower
- 28 Walker Street
- Vending Machine business - make collections personally on Mondays - seem to belong to Gilbert- ?is mark a partner
- 601 West Street LLC
- 60 Loveton Circle LLS
- Marilink LLC - this company was formed to run the business proposed to AAEDC by Linktel - the articles of incorporation were expedited
- Listed as contact under Maryland department of Mental health
- Shows up on SAF T LOK SEC filing as seller
- Gilbert owned the building in Baltimore that collapsed - big question about building inspections and permits

Star Coin Vending http://www.abell.org/sites/default/files/publications/ec-gambling_update_1.23.07.pdf

See City Paper Baltimore Walls Come Tumbling Down. Allegedly City of Baltimore was hauling this construction debris away for Gilbert Sapperstein for free.(while Gilbert's busy stealing the \$3.5 million from Baltimore School Board).

Allegedly purchased controlling interest in this bank with \$8.3 million from Pinnacle Towers.

- Trivia
- Campaign Contributions - Tickets
- Money is no problem
- Phone Lobbying conversations overheard
- Director VP at Maryland Permanent Bank
- California company rebuilds pagers to resell - betting odds - claims he made a \$1M on the business "last year"
- Flies guest to Atlantic City in his plane - who are these guests?
- Sweetheart lease on towers with Anne Arundel County for the West Shore Communication

<http://www.prnewswire.com/news-releases/saf-t-lok-chairman-invited-to-testify-before-governor-glendenings-task-force-on-child-proof-guns-77152127.html> Allegedly Maryland was going to pass a law that required all gun owners to use a Saf T Lok device and that is probably why Mark allegedly owned this stock.

This amount is approx. \$8.3 million plus there was alleged additional compensation to Mark C. Sapperstein for consulting work.

- Sold towers and leases to Pinnacle for \$8.7M plus assets & a tower, although Pinnacle Tower is located in Sarasota Florida, Sapperstein signed an affidavit stating he had done no substantial business in Florida -(I was told this affidavit was used to have a case against Sapperstein in Florida dismissed because the court had no jurisdiction)

Sapperstein -continued

- Sapperstein also signed a very similar Affidavit in Florida as the President of Chieftain Investors a Maryland Corporation engaged in the ownership & operation of a plane in the state of Maryland
- Manages the family's business while the elders are in Florida
- Klasmeier (Anne Arundel County sweetheart tower lease) says he know the Sapperstein family
- Father = Gilbert Sapperstein
- Rumor heard that Sapperstein loans money to bar owners that lease his vending machines to cover bets and when the loans cannot be repaid he takes over the business or liquor license
- When the first article about the AAEDC referral of LINKTEL by Winer to Sapperstein was in the paper Sapperstein called and offered to take over the loan until LINKTEL could get the business off the ground

Gilbert & Sondra Sapperstein live in Pompano Beach/ Highland area of South Florida and Mark & Stacy lived in Key West for a number of years.

Sapperstein scammed Donald Stone and took his invention - other players involved in the scam were Longo, Procter, Warfield, Glick etc. Donald Stone has been researching these people.

Has MIDFA guaranteed loans or something with MD Department of Economic Development - these records have been FOIAed - some documents will be withheld

- These records will be useful to understand the timeframe and agencies involved
- Jane needs to do a thorough review of personal property taxes paid by Shore etc using loan information and Tower information.. The amount of loans and towers owned seem to have a much greater value that any state taxes found on the internet reports

AAEDC -Anne Arundel Economic Development Council, Jay Winer was President and/or Board member when Chamberlain's went looking for a loan for their cellular tower related business Jay Winer failed to disclose to them that he was involved in the cellular tower business with Mark Sapperstein.

This is alleged to have been a \$600K loan to Mark C. Sapperstein & his wife Stacy and/or an entity owned and/or controlled by the Sapperstein's. The Sapperstein's Go-To- law firm of Miles & Stockbridge was also involved in this transaction.

These are the April 14, 1997 documents where **Mark C. Sapperstein** purchases the **West Shore Communication** shares of **Jay Winer** and **Charles F. Delavan**. Then on or about December 1997 Mark C. Sapperstein would bundle these assets and others into the \$8.3 million sale of cellular tower assets to Pinnacle Towers in Sarasota, FL.

WEST SHORE COMMUNICATIONS, INC.

**CONSENT OF
THE SOLE MEMBER OF THE BOARD OF DIRECTORS AND SOLE STOCKHOLDER
IN LIEU OF SPECIAL MEETING**

The undersigned, being the sole member of the Board of Directors and the sole Stockholder of West Shore Communications, Inc., a Maryland corporation (the "Corporation"), pursuant to Sections 2-408(c) and 2-505 of the Maryland General Corporation Law, hereby consents to and takes the following action:

WHEREAS: The Corporation agreed to purchase and redeem the shares of common stock of the Corporation held by **Jay Winer** for the sum of **Forty-Three Thousand Three Hundred Thirty-Four Dollars (\$43,334.00)** in accordance the terms of that certain Stock Purchase Agreement dated April 30, 1997;

*buys
Winer's
stock*

WHEREAS: The Corporation agreed to purchase and redeem the shares of common stock held by **Charles F. Delavan** for the sum of **Twenty-One Thousand Six Hundred Sixty-Six Dollars (\$21,666.00)** in accordance with the terms of that certain Stock Purchase Agreement dated May 14, 1997.

*buys
Delavan's
stock*

WHEREAS: Section 2-311 of the Corporations and Associations Article of the Annotated Code of Maryland provides that no distribution may be made by the Corporation if, after giving effect to the distribution: (i) the Corporation would not be able to pay its debts as the debts became due in the usual course of business ("Cash Flow Test"); or (ii) the Corporation's total assets would be less than the sum of the Corporation's total liabilities plus the amount that would be needed, if the Corporation were to be dissolved at the time of the distribution, to satisfy the preferential rights upon dissolution of stockholders whose preferential rights on dissolution are superior to those receiving the distribution ("Balance Sheet Test");

WHEREAS: The members of the Board of Directors of the Corporation under Section 2-405.1(b) of the Corporations and Associations Article of the Annotated Code of Maryland are entitled to rely on any information, opinion, report or statement, including any financial statement or other financial data, prepared or presented by an officer or employee of the corporation whom the director reasonably believes to be reliable and competent in the matters presented; and

WHEREAS: The Board of Directors has been advised by the President of the Corporation, that the value of the Assets of the Corporation may be restated, based on the fair market value

of the assets, to an amount so that there is sufficient stated capital to redeemed the common stock owned by Messrs. Winer and Delavan in transactions that satisfy both the Cash Flow Test and the Balance Sheet Test; and

WHEREAS: The Board of Directors of the Corporation reasonably believes Mr. Sapperstein, as President of the Corporation, to be reliable and competent in these matters.

RESOLVED: That in reliance upon Mr. Sapperstein's determination, the Board of Directors has determined that the Corporation passes both the Cash Flow Test and the Balance Sheet Test and may lawfully make the distributions and consummate the redemption transactions contemplated by the stock purchase agreements.

RESOLVED: That the stock purchase agreements are hereby approved, authorized, ratified and confirmed on behalf of the Corporation and that the appropriate officers of the Corporation are hereby authorized and directed to take all necessary actions to implement the transactions contemplated by such agreements and any such actions previously taken by the officers of the Corporation are hereby ratified and approved.

FURTHER RESOLVED: That the proper officers of the Corporation be and they hereby are authorized and directed to execute, in the name of and on behalf of this Corporation and under its corporate seal or otherwise, all such certificates, applications or other instruments, and to take, from time to time, any and all such actions necessary or desirable to carry out the purposes of the foregoing Resolutions.

This Consent shall be filed among the minutes of the proceedings of the Board of Directors and Stockholders of the Corporation.

WITNESS the hand and seal of the Sole Director and Stockholder.



MARK SAPPERSTEIN (SEAL)

DATED: May 14, 1997

I have often wondered if Mark Sapperstein conned or swindled Winer & Delavan involving these assets. Did Sapperstein already have a backdoor deal lined up with Pinnacle for these assets or did Winer & Delavan simply want to sever their ties with Sapperstein.