
From: Boris Nikolic [REDACTED]
Sent: Tuesday, November 12, 2013 12:03 AM
To: Steven Gold; Richard Barnett [REDACTED]
Cc: Jeffrey Epstein (jeevacation@gmail.com); Sam Jaradeh
Subject: RE: 137 Duane St.

Importance: High

Steve,

I had a super busy day and I am just catching up with all of emails.
Unfortunately I am super worried/concerned/puzzled by this attachment.
Perhaps it is my legal/real estate naiveté but to me this is beyond a red=flag.

Is the seller sending this as his legal protection in the case that we buy = unit and the house falls apart?
Sadly, it does seems that there is a significant chance that this house mig=t fall apart very soon.

To me this documents admits a number of serious issues:

- 1) "the water system appears to be considerably old and therefore must be i=spected frequently"? In the case of leaks, it can't be repaired but rathe= replaced"? etc....
- 2) Problems with electrical wiring
- 3) problems with windows and so on.

We know that other things such as boiler still need to be replaced.

So it does seems that the current seller just made cosmetic upgrades and wa=ts to flip it asap.

What concerns me the most is that this document states that a state of wate=/electricity can't be easily assessed as everything is in the wall - so wh= even bother to send any inspection? It is clear that nothing was upgrade= for a long long time.

I am confused as you told me that you saw documents from the very recent in=pection which were essentially OK??? Did a seller attached a same documen=? You do not see this as serious issues?

Regardless, at this point I am very sad as we really loved that apartment, =ut we do not have an option but to immediately cancel any further action w=th this condo.

I do not want to waste more time of everyone involved.

I will contact the attorney separately

Thank you

Boris

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

From: Steven Gold [mailto: [REDACTED]]
Sent: Monday, November 11, 2013 6:53 PM
To: Richard Barnett [REDACTED]
Cc: Jeffrey Epstein (jeevacation@gmail.com); Boris Nikolic
Subject: 137 Duane St.

Hi,
Buyers attorney asked I forwarded you the attached prior to your inspection=of 137 Duane tomorrow. Thanks.
Best,
Steve

Steve Gold
Licensed Real Estate Salesperson
My Exclusive Listings

TOWN
110 5th Ave, 6th Fl
New York, NY 10011

O [REDACTED]
M [REDACTED]
F [REDACTED]

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

From: [REDACTED] mailto: [REDACTED]
Sent: Monday, November 11, 2013 12:49 PM
To: Steven Gold
Subject: FW: ** Town Flatiron ** Scan

Give this to the engineer company.

Daniel S. Roshco, Esq.
Daniel S. Roshco, P.C.
60 East 42nd Street - 46th Floor
New York, New York 10165
Direct Dial - [REDACTED]
(P) 212 869-6000
(F) [REDACTED]
(C) [REDACTED]

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

From: [REDACTED] [mailto:[REDACTED]]
Sent: Monday, November 11, 2013 11:37 AM
To: [REDACTED]
Subject: ** Town Flatiron ** Scan

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```
<?xml version=.0" encoding=TF-8"?>
<!DOCTYPE plist PUBLIC "-//Apple//DTD PLIST 1.0//EN" "http://www.apple.com/DTDs/PropertyList-1.0.dtd">
<plist version=.0">
<dict>
  <key>conversation-id</key>
  <integer>135562</integer>
  <key>date-last-viewed</key>
  <integer>0</integer>
  <key>date-received</key>
  <integer>1384214614</integer>
  <key>flags</key>
  <integer>8590064641</integer>
  <key>gmail-label-ids</key>
  <array>
    <integer>6</integer>
    <integer>2</integer>
  </array>
  <key>remote-id</key>
  <string>361015</string>
</dict>
</plist>
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