
From: Steven Gold [REDACTED]
Sent: Tuesday, November 12, 2013 1:13 AM
To: Boris Nikolic; Richard Barnett [REDACTED]
Cc: Jeffrey Epstein (jeevacation@gmail.com); Sam Jaradeh
Subject: Re: 137 Duane St.

Importance: High

Hi,

Those are simply disclosures from the original offering plan, dated May 2006. The seller did not send this, you attorney did. That information is 7 years old. We do not know what the old sponsor did or what upgrades have been done since that time. That information was provided by Danny to your engineer as color for doing the inspection, or in other words, so that he could try and pay attention to those particular, potential issues. It is possible that those issues have been addressed already, and that is why you were having the engineer come. I feel like you should still have your engineer take a look at the property, as then you will be operating on current information as it relates to the structure of the building. However, if you want to cancel and simply focus out efforts elsewhere, I am completely fine with that too.

Heimer (considered one of the better engineers in the business) did the other buyers inspection and they did not find that all these issues currently exist. They did provide for certain moderate upgrades to be done, as I told you. I will ask Danny to ask his client if they can share the engineers report that they have, but I think it is wise you have your own come in anyways.

Let me know how you wish to proceed. Thanks.

Best,
Steve

On 11/11/13 7:03 PM, "Boris Nikolic" [REDACTED] wrote:

>
>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 a unit and the house falls apart?
>Sadly, it does seems that there is a significant chance that this house
>might 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 inspected frequently"? In the case of leaks, it can't be repaired
>but rather 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 seem that the current seller just made cosmetic upgrades
>and wants to flip it asap.
>
>What concerns me the most is that this document states that a state of
>water/electricity can't be easily assessed as everything is in the wall
>- so why even bother to send any inspection? It is clear that nothing
>was upgraded for a long long time.
>
>I am confused as you told me that you saw documents from the very
>recent inspection which were essentially OK??? Did a seller attached a
>same document? You do not see this as serious issues?
>
>Regardless, at this point I am very sad as we really loved that
>apartment, but we do not have an option but to immediately cancel any
>further action with 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: droshco@roshcolaw.com [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) [REDACTED]
>(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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>Thank you.

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```
<?xml version="0" encoding="UTF-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>1384218851</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>361038</string>
</dict>
</plist>
```