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**From:** Lesley Groff <[REDACTED]>  
**Sent:** Wednesday, April 3, 2013 7:55 PM  
**To:** Epstein Jeffrey  
**Subject:** Fwd: Charles Square Analysis  
**Attachments:** image001.gif; Untitled attachment 00184.htm; image002.png; Untitled attachment 00187.htm; image003.png; Untitled attachment 00190.htm; image004.jpg; Untitled attachment 00193.htm; image005.png; Untitled attachment 00196.htm; 975 Memorial sales history.pdf; Untitled attachment 00199.htm

Begin forwarded message:

From: Carmela Laurella =lt;[REDACTED]>

Subject: Charles Square Analysis

Date: April 3, 2013 =:53:07 PM EDT

To: '[REDACTED]'>

Dear Jeffrey – It was nice to speak with you today. I have tentatively marked April 25th as a good day for you to see the apartment at Charles Square. Please find an analysis below and attached. Let me know if you need any additional information. Best regards, Carmela.

CL Waterfront Properties, LLC | www.wpboston.com <http://www.wpboston.com/> [REDACTED] Mob:  
1. [REDACTED] :pan>