

From: "Gold, Steven" <[REDACTED]>
To: Jeffrey Epstein <jeevacation@gmail.com>
Subject: RE: Re:
Date: Tue, 07 May 2013 16:00:08 +0000

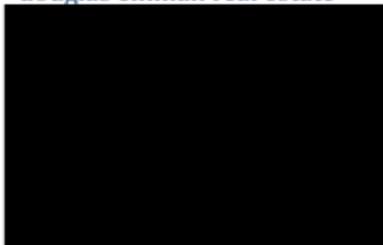
I will speak to the owner. However, if there is an issue that your guy found that we are unaware of, your proposal is not practical because we need to have a list of "issues" first. The owner cannot say he will or will not fix something if he does not even know the problem exists.

From the owner's perspective, he has taken care of the house and loved living in it, and with all the recent repairs due to the storm, the new buyer is getting a lot of new equipment, electrical, etc. With that said, the owner is reasonable and will fix items that should be working (like elevator, AC hooked up and operational, etc). Of course, it is an as-is transaction, but anything we said would be delivered in working order will be.

I would think 6 weeks should be fine. Will confirm with the owner however.

steve gold
vice president

douglas elliman real estate



My Listings | [REDACTED]

From: Jeffrey Epstein [mailto:jeevacation@gmail.com]
Sent: Tuesday, May 07, 2013 11:54 AM
To: Gold, Steven
Subject: Re: Re:

why don;t you short circuit the time and give me your proposed list of what you will not fix , lets put a cost on all these things, I will give the owner as mych tine as he needs to move. 6 weeks ? enough?

On Tue, May 7, 2013 at 11:38 AM, Gold, Steven <[REDACTED]> wrote:
I assume once the elevator is operational (hopefully within 2 weeks), the city can then close their work completely.

How do you intend to do this deal, if it even gets done? The owner is going to need a little time to move out and remove the contents of the house. He has been there for over ten years, and as you saw, he has a lot.

Can you provide me a list of issues? If you want, I can then go over with the owner and tell you which issues he will fix and which he will not prior to closing. Then, those that we will fix, we can attach as a punch list to the contract to be remedied prior to closing. I think this is the best way to proceed.

steve gold
vice president

douglas elliman real estate

Excuse any typos | Sent from my iPhone

On May 7, 2013, at 10:50 AM, "Jeffrey Epstein" <jeevacation@gmail.com> wrote:

I can close immediately, however i am still uninformed re all the issues, my guy said that there was a crack at the front of the basement wall. this is a warehouse made into a home, never a real townhouse, the doors and windows needs inspection, when will the city inspectors close their work?

On Tue, May 7, 2013 at 10:45 AM, Gold, Steven <[REDACTED]> wrote:
Hi,

From the owner:
"the city has inspected electrical,
just waiting for con edison appt for them to close up their wires.
will follow up today re the date.

i imagine city would inspect after elevator is repaired, which i believe can happen in the next two weeks. will confirm with elevator company today regarding schedule and subsequent inspections."

When would you like to close? I suggest you make a punch list of the items (elevator operational, AC hooked up for furnace in basement etc.) that we can add to the contract and those items will be remedied prior to closing.

While I realize there are other properties out there, there is not "another house," to move onto, as you put it- this building is truly unique.

I'd like to get it to contract and stop showing. I will be there again today at 2:30pm if you'd like to see it again at 3pm or later. How do you wish to proceed?

Thanks.

Best,
Steve

steve gold
vice president
douglas elliman real estate

Excuse any typos | Sent from my iPhone

On May 7, 2013, at 12:11 AM, "Jeffrey Epstein" <jeevacation@gmail.com> wrote:

steve was this part of the insurance claim list tht you submitted to me? my man said that the electircal system was still open , has it been inspected by the city, has the elevaator. I would like to either get these issues resolved asap or move on to another house .

On Mon, May 6, 2013 at 2:26 PM, Gold, Steven <[REDACTED]> wrote:

Jeffrey,

Confirmed. The system was included as part of the scope of work from the Harleysville insurance settlement, but the settlement has not been finalized yet from my understanding.

Thanks.

Best,

Steve

From: Jeffrey Epstein [mailto:jeevacation@gmail.com]

Sent: Thursday, May 02, 2013 3:00 PM

To: Gold, Steven

Subject: Re: Re:

is the brand new system part of an insurance claim. ?

On Thu, May 2, 2013 at 2:48 PM, Gold, Steven <[REDACTED]> wrote:

Hi Mr. Epstein,

I wanted to follow up with you regarding the HVAC at 484 Greenwich. As discovered today, the brand new heating/AC system that had been installed in the basement has yet to be hooked up for AC. The owner was unaware as he has not yet needed AC this season for the floors which that unit serves (level 1, 2, 3, 4). Moreover, prior to the replacement, he had always used the AC in the summer months and it was fully operational. He simply assumed once installed, it would be functional – honest mistake. However, please note that he is having it worked on as we speak and it should not be long before it is up and running again and working properly. I apologize for the confusion.

Additionally, your inspector had checked the Heating/AC system on the roof which is designed to be hidden (good design!), and he confirmed that it is in working order for heat/AC. That unit serves levels 5 and 6.

Please let me know if you have any additional questions. Thanks.

Best,

Steve

From: Gold, Steven

Sent: Wednesday, May 01, 2013 2:22 PM

To: 'Jeffrey Epstein'

Subject: RE: Re:

Hi Mr. Epstein,

Yes, to the best of my knowledge, the air conditioning works fine. There are no issues that I am aware of.

I just spoke to the owner about more details, as follows:

There are two HVAC systems for the building, one on the roof and one in the basement. The one of the roof serves floors 5 and 6. The one in the basement servers floors 1, 2, 3, and 4. There are thermostats on floors 2 and five, which can be set to AC/Off/Heat. You set the temperature and it turns on and off automatically. There is extra electric heat source in from of the windows on the 5th Floor and also in front of the large double height window on the 2nd Fl.

There is also baseboard heating in the basement. Additionally, there is radiant heat flooring in the lobby and 4th and 6th fl bathrooms.

Any additional questions? Thanks.

Best,
Steve

From: Jeffrey Epstein [[mailto: \[REDACTED\]](mailto: [REDACTED])]
Sent: Wednesday, May 01, 2013 8:26 AM
To: Gold, Steven
Subject: Re:

You and I discussed the air conditioning when I visited, we went through looking at the vents. You were emphatic re its competence. Could you detail for me what the current air conditioning of the building is,?

On Wed, May 1, 2013 at 2:14 AM, Gold, Steven <[\[REDACTED\]](mailto: [REDACTED])> wrote:
Hi Mr. Epstein,

To follow up re. Insurance claims:

"As requested here is an outline with regard to the insurance claim as we are continuing the settlement process:

- 1) Our Building Flood Claim by Fire & Restoration 171,556.22
- 2) Our Building Wind Claim by Fire & Restoration 53,509.61
- 3) Infinity Elevator Repair Bill 143,683.00
- 4) Servpro Bill 10,966.13
- 5) CGC Clean up 3,000.00
- 6) B & T Electrical 48,427.00
- 7) B & T Electrical 5,949.47

We are negotiating with the insurance company at present we have an undisputed settlement of 173,432.29 subject to depreciation and deductible. with the flood adjuster for Harleysville but this has not been finalized."

Had the inspection today. Let's get this deal done already! \$11mm is a steal for this property.

Best,
Steve
steve gold
vice president
Developer, Allman Real Estate
[REDACTED]

Excuse any typos | Sent from my iPhone

On Apr 26, 2013, at 12:32 PM, "Jeffrey Epstein" <[jeevacation@gmail.com](mailto: jeevacation@gmail.com)> wrote:

could you forward to me any and all insurance claims made on the house, flooding, elevator. structural etc. see yo tues

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