

**From:** Richard Kahn <[REDACTED]>  
**To:** Jeffrey Epstein <jeevacation@gmail.com>  
**Subject:** Fwd: Josephson Purchase Agreement  
**Date:** Wed, 16 Oct 2013 21:03:48 +0000  
**Attachments:** [REDACTED]-5.pdf; Josephson\_InitialDeposit.pdf

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attached is purchase contract and receipt of 3% deposit in escrow by buyer  
i was able to speak with sales broker Maudie today and she said that yesterday the inspection went well  
buyer has until October 28th to backout based on contingencies and closing date for all cash deal is Nov 12th

i also spoke with accountant who clarified what Barry called a pension contribution in previous emails  
he took a loan from his pension plan which needs to be repaid therefore it is a repayment of loan not contribution

if we are to make loan i am making the following assumptions:

- a) 45 days based on nov 12 closing
- b) 12% interest rate (same as used last time)
- c) loan amount 200,000

please advise on how to proceed

Richard Kahn  
HBRK Associates Inc.  
575 Lexington Avenue, 4th Floor,  
New York, New York 10022

[REDACTED]

Begin forwarded message:

**From:** Maudie Lattimer <[REDACTED]>  
**Subject:** Josephson Purchase Agreement  
**Date:** October 16, 2013 3:13:59 PM EDT  
**To:** [REDACTED]  
**Cc:** Barry Josephson <[REDACTED]>

Hi Richard:

Attached is a copy of the Residential Purchase Agreement for Barry Josephson's property located at 16490 El Hito Place, Pacific Palisades, CA 90272.

Also attached is a copy of the Buyers' Wire Transfer receipt of their 3% good faith deposit received from escrow right after we spoke earlier.

If you have any further questions or need any additional information, please feel free to call or email me.

Best Regards,  
Maudie

*Maudie Lattimer*

*BRE #01198239*



**The Radcliffe Group**

**Sotheby's International Realty**

**15308 Sunset Boulevard**

**Pacific Palisades, CA 90272**

