

**From:** Richard Kahn <[REDACTED]>

**To:** "jeffrey E." <jeevacation@gmail.com>

**Subject:** 124 Parc

**Date:** Tue, 23 Feb 2016 15:44:30 +0000

**Inline-Images:** 4aab46.png

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Kerry just sent me an update  
I will ask her for photos of staging once completed

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

[REDACTED]

Begin forwarded message:

**From:** "Warwick, Kerry" <[REDACTED]>

**Subject:** Re: Moens

**Date:** February 23, 2016 at 10:35:38 AM EST

**To:** Richard Kahn <[REDACTED]>

Hi Richard,

Just keeping you updated on the offer. I have not heard any news from Moens. According to the contract, he has until 5 Pm today to accept the seller's counter (or counter again...).

I have at least two other serious buyers. I also went by the house yesterday to check on the staging. The house looks so much better with just a thorough cleaning and stucco repair. Marylee is installing furniture and art work today. This week she is also painting/repairing damage and staging the outdoor terrace.

We are moving in the right direction.

Thanks again.

Kerry



**KERRY WARWICK**  
REALTOR ASSOCIATE  
DOUGLAS ELLIMAN REAL ESTATE



340 ROYAL POINCIANA WAY SUITE 318, PALM BEACH, FL 33480

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**From:** Richard Kahn <[REDACTED]>  
**Sent:** Monday, February 22, 2016 10:08 AM  
**To:** Warwick, Kerry  
**Cc:** Steinberg, Richard J  
**Subject:** Re: Moens

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ok  
thank you  
please keep me posted  
thanks

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



On Feb 22, 2016, at 11:06 AM, Warwick, Kerry <[REDACTED]> wrote:

I dropped off signed counter to moens assistant at his office at 9:00 am. I enclosed a note stating that it was a final counter from the seller and if he had any questions or comments to please call me or Richard.

Sent from my iPhone

<5954c7.png> [KERRY WARWICK](#)  
REALTOR ASSOCIATE  
[DOUGLAS ELLIMAN REAL ESTATE](#)



EFTA00833593

[REDACTED]  
340 ROYAL POINCIANA WAY SUITE 318, PALM BEACH, FL 33480

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On Feb 21, 2016, at 2:26 PM, Steinberg, Richard J <[REDACTED]> wrote:

When you drop off the counter please tell him or his secretary that it has come to our attention that Mrs. Ward has been stopping by the house unescorted and unannounced - can they please have Mr. Moens tell her that that is unacceptable

Richard Steinberg

<882d22.png>

**RICHARD J STEINBERG**  
LICENSED ASSOCIATE REAL ESTATE BROKER  
**DOUGLAS ELLIMAN REAL ESTATE**

[REDACTED]  
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On Feb 21, 2016, at 2:16 PM, Warwick, Kerry <[REDACTED]> wrote:

I'm dropping counter to him at 9:00 am tomorrow at his office. I will call as well He has 48 hrs to accept or counter again

Sent from my iPhone

EFTA00833594

<cd7e02.png>

**KERRY WARWICK**  
REALTOR ASSOCIATE  
DOUGLAS ELLIMAN REAL ESTATE



340 ROYAL POINCIANA WAY SUITE 318, PALM BEACH, FL 33480

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On Feb 21, 2016, at 2:14 PM, Richard Kahn <[REDACTED]> wrote:

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Ok  
Thanks for update  
Hope we can finalize deal this week

Rich

---

**From:** "Steinberg, Richard J" <[REDACTED]>  
**Date:** Sunday, February 21, 2016 at 2:13 PM  
**To:** Richard Kahn <[REDACTED]>  
**Cc:** "Warwick, Kerry" <[REDACTED]>  
**Subject:** Re: Moens

I have just had another discussion with the stagers actually Lawrence did not come - Ward the buyer came by herself so there's not much we can do let's let it lie and hope that she wants to purchase it at our price

Richard Steinberg

<64a97b.png>

**RICHARD J STEINBERG**  
LICENSED ASSOCIATE REAL ESTATE BROKER  
DOUGLAS ELLIMAN REAL ESTATE



575 MADISON AVENUE, NEW YORK, NY 10022

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On Feb 21, 2016, at 2:10 PM, Richard Kahn <[REDACTED]> wrote:

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Richard I agree with you. Please let me know who you want to reach out to moens. Thank you.  
Sent from my iPhone

On Feb 21, 2016, at 2:07 PM, Lisa Kahn <[REDACTED]> wrote:

Sent from my iPhone

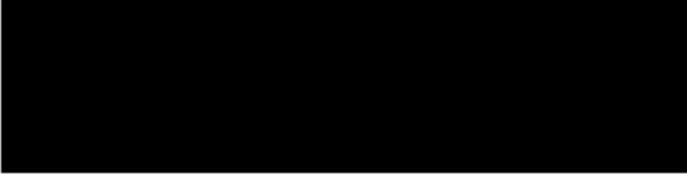
Begin forwarded message:

**From:** "Steinberg, Richard J" <[REDACTED]>  
**Date:** February 21, 2016 at 2:06:30 PM EST  
**To:** Richard & Lisa Kahn <[REDACTED]>, Richard & Lisa Kahn <[REDACTED]>,  
"Warwick, Kerry" <[REDACTED]>  
**Subject:** Moens

I am at the house checking on the staging and the people here told me that Lawrence Moens and his buyer Mrs. Ward came by the house yesterday unescorted - spent quite a bit of time at the house and told them that they are buying the house and have an offer on it - I find this extremely offensive since he does not have permission to go through the house unescorted - tell me what you would like to do but I think you should be told that he has no access without permission

Richard Steinberg

RICHARD J STEINBERG  
LICENSED ASSOCIATE REAL ESTATE BROKER  
DOUGLAS ELLIMAN REAL ESTATE



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