

**From:** Jeffrey Epstein <jeevacation@gmail.com>  
**To:** Boris Nikolic <[REDACTED]>  
**Subject:** Fwd: the end, thanks  
**Date:** Sun, 12 May 2013 23:37:33 +0000

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just to keep you informed, The mood i would suggest would be im very disappointed, today, but optimisc about the future, .. he will be sensitive to how you react. sorry .

----- Forwarded message -----

**From:** Gold, Steven <[REDACTED]>  
**Date:** Sun, May 12, 2013 at 7:31 PM  
**Subject:** RE: the end, thanks  
**To:** Jeffrey Epstein <jeevacation@gmail.com>

Ok, thanks for your time as well. If you change your mind, let me know.

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**From:** Jeffrey Epstein [jeevacation@gmail.com]  
**Sent:** Sunday, May 12, 2013 7:30 PM  
**To:** Gold, Steven  
**Subject:** Re: the end, thanks

thank you for your note and time,  
i, m done .. good luck

On Sun, May 12, 2013 at 7:29 PM, Gold, Steven <[REDACTED]> wrote:

Jeffrey,

The owner is completely reasonable and wants to do a deal. I really am not sure with what you want? We have disclosed everything that we know is wrong. On top of that, the owner will fix anything that he knows to be an issue.

All items/issues below will be fixed prior to closing:

1. AC hook up for new furnace in cellar will be hooked up and delivered in working order.
2. Electric will be closed and signed off by the city by closing
3. The elevator will be repaired and delivered operational.

What will NOT be fixed:

The owner has lived in the house for over 10 years comfortably and does not know of any issues that need to be fixed, beyond what is outlined above. If any major issues arise through an inspection, we can discuss, but little items such as scratched floors, etc., he will not fix.

The owner's viewpoint is you have no even accepted our offer, which the owner feels was a very good counter. I must say, given what else is out there, my professional opinion is I agree.

All real property in NYC that I have sold is an "as-is" transaction. I really do not know what you are looking for here.

The owner said to make a list of what you want fixed, and we can tell you if we will (and how much he will fix is also a function of a final price which we have no even agreed upon).

I have sent you everything that you have asked: operating expenses, capex, and a detailed list of insurance claims. I have met your inspector two times and I have sent you a contract without even an accepted offer. I have done EVERYTHING you have asked.

If you want to really talk about specific terms, lets talk. If you want to pursue another house, go ahead, I did my best to accomodate your every request, really. You will not find anything comparable this buidling, especially at this price and we have interest from other parties as well. I wanted to do a deal with you and I appreciate your interest.

If you want to really nail down some terms, get this in contract and make everyone happy, we can certainly talk. Thanks.

Best,

Steve

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**From:** Jeffrey Epstein [[jeevacation@gmail.com](mailto:jeevacation@gmail.com)]  
**Sent:** Sunday, May 12, 2013 7:15 PM  
**To:** Gold, Steven  
**Subject:** the end, thanks

Steve, as I have asked repeatedly for a list of disclosures and what the owner will not fix. only to be told that you are buying the house " as is" . I cannot and will not continue with any further discussion re the house. For a house of 11 million dollars to be told that the air is not connected, but we didn't know it, the electric is still not fully inspected., and why don't you prepare a list of what you think is wrong , and then we will look at it to see if you found everything is odd. to say the least, I wish you luck on the future of the greenwich house,

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