

From: David Mitchell <[REDACTED]>

To: Jeffrey Epstein <jeevacation@gmail.com>

Subject: Fwd: Higher Ground Offer 320 East 82nd

Date: Tue, 24 Oct 2017 13:00:04 +0000

Attachments: Higher_Ground_Education_Counter_Offer_320_East_82nd_St_(10.23.17)_-_signed.pdf;
ATT00001.htm

.....

DAVID MITCHELL

.....

Mitchell Holdings LLC
801 Madison Avenue
New York NY 10065
USA

1 [REDACTED]
[REDACTED]

Begin forwarded message:

From: "Gosin, Jordan" <[REDACTED]>

Date: October 24, 2017 at 8:34:30 AM EDT

To: David Mitchell <[REDACTED]>, "Gosin, Jordan" <[REDACTED]>

Subject: Re: Higher Ground Offer 320 East 82nd

Sorry, forwarded from my phone. I guess it did not go through. The pagination is a little off.

Jordan A. Gosin.
[REDACTED]

Newmark Grubb Knight Frank.

----- Original message -----

From: David Mitchell <[REDACTED]>

Date: 10/24/17 8:13 AM (GMT-05:00)

To: "Gosin, Jordan" <[REDACTED]>

Subject: Re: Higher Ground Offer 320 East 82nd

Please attach

.....

DAVID MITCHELL

.....

Mitchell Holdings LLC
801 Madison Avenue
New York NY 10065
USA

1 [REDACTED]
[REDACTED]

On Oct 24, 2017, at 7:56 AM, Gosin, Jordan <[REDACTED]> wrote:

David,

Please see the attached proposal from Higher Ground Education. I can setup a conference call later today with the VP as time is of the essence.

Here is an HGE overview with the September financials:

[REDACTED]

This is an example of their design specs (Appendix B): [REDACTED]
[10_HGE-Real-Estate-Overview%2Bdesign.pdf?dl=0](#)

Your material is much more highend so we would need to have an architect show us how we can alter the Space with minimal changes to increase classroom sizes and fixture count in bathrooms. Ideally there would be about 12-14 classes, gross motor area, lunch room, couple of offices and playground in the back yard. We can discuss on a call today.

----- Original message -----

From: Guy Barnett <[REDACTED]>

Date: 10/23/17 11:56 PM (GMT-05:00)

To: "Gosin, Jordan" <[REDACTED]>, "Carey, Nick" <[REDACTED]>, Elan Walshe <[REDACTED]>, Rachel Knapp <[REDACTED]>, Margaret Malewski <[REDACTED]>, "Chen, Anita" <[REDACTED]>

Subject: Re: 320 East 82nd at 2:45pm Today

Hi Jordan,

Please submit the attached LOI to the Landlord.

I don't want to include the floor plans that Jenifer prepared when we submit the LOI to the Landlord; I don't think they will accurately reflect what we end up needing to do with the space. For the same reason, I deleted most of the Landlord work section in the LOI. I think this Landlord understands what sort of work will be required for a school since he recently built the school across from 12 E 96th St, and we will need to have an architect prepare drawings anyway.

But you can give the Landlord the HGE overview with the September financials:

[REDACTED]

As well as our design specs (Appendix B):

[REDACTED]

The urban example in the Design Specs is the Williamsburg.

Guy Barnett

Vice President & Chief Development Officer, Higher Ground Education

[REDACTED] | tohigherground.com

25 Orchard, Suite 200, Lake Forest, CA 92630

From: Gosin, Jordan <[REDACTED]>

Sent: Monday, October 23, 2017 2:29:02 PM

To: Guy Barnett; Carey, Nick; Elan Walshe; Rachel Knapp; Margaret Malewski

Subject: RE: 320 East 82nd at 2:45pm Today

He wants to go over an offer before a call. He signed the NDA and I put it on Podio.

Jordan Gosin

Director

Newmark Grubb Knight Frank

T [REDACTED]

[REDACTED]

 Save a Tree - Think Before You Print. Sustainably Newmark Grubb Knight Frank.

From: Guy Barnett [[mailto:\[REDACTED\]](mailto:[REDACTED])]

Sent: Monday, October 23, 2017 5:25 PM

To: Gosin, Jordan <[REDACTED]>; Carey, Nick <[REDACTED]>; Elan Walshe

<[REDACTED]>; Rachel Knapp <[REDACTED]>; Margaret Malewski

<[REDACTED]>

Subject: Re: 320 East 82nd at 2:45pm Today

Hi Jordan,

Are we going to have a call with the Landlord soon? Have they signed the NDA yet?

Guy Barnett

Vice President & Chief Development Officer, Higher Ground Education

[REDACTED] | tohigherground.com

25 Orchard, Suite 200, Lake Forest, CA 92630

From: Gosin, Jordan <[REDACTED]>
Sent: Monday, October 23, 2017 2:04:59 PM
To: Jenifer Demko; Carey, Nick; Guy Barnett
Subject: RE: 320 East 82nd at 2:45pm Today

Thanks Jenifer, this is very helpful. Going to send the proposal shortly.

Jordan Gosin

Director

Newmark Grubb Knight Frank

T [REDACTED]
[REDACTED]

 Save a Tree - Think Before You Print. Sustainably Newmark Grubb Knight Frank.

From: Jenifer Demko [REDACTED]
Sent: Monday, October 23, 2017 4:31 PM
To: Gosin, Jordan <[REDACTED]>; Carey, Nick <[REDACTED]>; Guy Barnett <[REDACTED]>
Subject: Re: 320 East 82nd at 2:45pm Today

Hi Jordan,

Thanks for all the conversation today, and I am sending along the rough sketches on the floor plans outlining the potential for classrooms. We are thinking 25 children per class...

Best,

Jenifer

Jenifer Demko

Head of School

Polis World School

Manhattan

Learn more about [Mandarin Immersion](#) and the brain!

From: Gosin, Jordan <[REDACTED]>
Sent: Monday, October 23, 2017 2:02:22 PM
To: Jenifer Demko; Carey, Nick; Guy Barnett
Subject: RE: 320 East 82nd at 2:45pm Today

Jenifer,

Here are all of the plans.

Jordan Gosin

Director

Newmark Grubb Knight Frank

T [REDACTED]
[REDACTED]

From: Jenifer Demko [REDACTED]
Sent: Monday, October 23, 2017 1:40 PM
To: Gosin, Jordan <[REDACTED]>; Carey, Nick <[REDACTED]>; Guy Barnett <[REDACTED]>
Subject: Re: 320 East 82nd at 2:45pm Today

Thank you Jordan,

Jenifer

Jenifer Demko

Head of School

Polis World School

Manhattan
[REDACTED]

Learn more about [Mandarin Immersion](#) and the brain!

From: Gosin, Jordan <[REDACTED]>
Sent: Monday, October 23, 2017 1:13:17 PM
To: Jenifer Demko; Carey, Nick; Gosin, Jordan; Guy Barnett
Subject: Re: 320 East 82nd at 2:45pm Today

I am working on a proposal for the team's review for 320 East 82nd. The Landlord for 12 East 72nd retraded on the terms for lease and we could not find an investor interested in purchasing the property.

Jordan A. Gosin.
[REDACTED]

Newmark Grubb Knight Frank.

EFTA00972682

----- Original message -----

From: Jenifer Demko [REDACTED]

Date: 10/23/17 12:52 PM (GMT-05:00)

To: "Carey, Nick" <[REDACTED]>, "Gosin, Jordan" <[REDACTED]>, Guy Barnett <[REDACTED]>

Subject: Re: 320 East 82nd at 2:45pm Today

Good Afternoon,

I spent some time on the weekend with the floor plans, and this property is really exciting! I love the fact that we could use office space this year and catch the most important part of the enrollment season.

What ever happened to 72nd Street, the smaller property for lease next to Ralph Lauren?

Warm Regards,

Jenifer

Jenifer Demko

Head of School

Polis World School

Manhattan
[REDACTED]

Learn more about [Mandarin Immersion](#) and the brain!

From: Carey, Nick <[REDACTED]>
Sent: Sunday, October 22, 2017 10:30:42 AM
To: Gosin, Jordan; Guy Barnett; Jenifer Demko
Subject: RE: 320 East 82nd at 2:45pm Today

Here you go.

Nick Carey, LEED AP

Executive Vice President

JLL

D [REDACTED]

M [REDACTED]
[REDACTED]

License [REDACTED]

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From: Gosin, Jordan [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: Saturday, October 21, 2017 1:06 PM
To: Guy Barnett <[REDACTED]>; Jenifer Demko [REDACTED]; Gosin, Jordan <[REDACTED]>
Cc: Carey, Nick <[REDACTED]>
Subject: Re: 320 East 82nd at 2:45pm Today

Can you forward me an NDA. I don't have access to my files on my phone until Monday. I will request the current TCO which I imagine is Residential use. The Landlord said he would deliver a school TCO for us and modify the installation to fit our needs as well. Will check on a call for Monday.

Jordan A. Gosin.
[REDACTED]

Newmark Grubb Knight Frank.

EFTA00972684

----- Original message -----

From: Guy Barnett <[REDACTED]>

Date: 10/20/17 8:26 PM (GMT-05:00)

To: Jenifer Demko <jdemko@polis.school>, "Gosin, Jordan" <[REDACTED]>

Cc: Nick Carey <[REDACTED]>

Subject: Re: 320 East 82nd at 2:45pm Today

Hi Jordan,

Along with the floor plans, would you please also request a copy of the certificate of occupancy? Any luck in arranging a call for Monday? Did you provide him with an NDA?

Guy Barnett

Vice President & Chief Development Officer, Higher Ground Education

[REDACTED] | tohigherground.com

25 Orchard, Suite 200, Lake Forest, CA 92630

From: Jenifer Demko
Sent: Friday, October 20, 2017 9:23:36 AM
To: Gosin, Jordan
Cc: Guy Barnett; Nick Carey
Subject: Re: 320 East 82nd at 2:45pm Today

Great!

Get [Outlook for iOS](#)

From: Gosin, Jordan <[REDACTED]>
Sent: Friday, October 20, 2017 12:22:33 PM

EFTA00972685

To: Jenifer Demko
Cc: Guy Barnett; Nick Carey
Subject: RE: 320 East 82nd at 2:45pm Today

Jenifer,

I will meet you there today at 2:45pm today.

Jordan Gosin

Director

Newmark Grubb Knight Frank

T [REDACTED]
[REDACTED]

 Save a Tree - Think Before You Print. Sustainably Newmark Grubb Knight Frank.

From: Jenifer Demko [<mailto:jdemko@polis.school>]
Sent: Friday, October 20, 2017 12:21 PM
To: Gosin, Jordan <[REDACTED]>
Subject: Re: 320 East 82nd

Looks great!

Just let me know the time today!

Jenifer

Get [Outlook for iOS](#)

From: Gosin, Jordan <[REDACTED]>
Sent: Friday, October 20, 2017 10:28:48 AM
To: Jenifer Demko
Subject: Fwd: 320 East 82nd

Fyi, see below.

EFTA00972686

Jordan A. Gosin.

Newmark Grubb Knight Frank.

----- Original message -----

From: "Gosin, Jordan" <[REDACTED]>

Date: 10/20/17 10:21 AM (GMT-05:00)

To: Guy Barnett <[REDACTED]>

Cc: Nick Carey <[REDACTED]>, Anita Chen <[REDACTED]>

Subject: 320 East 82nd

Guy,

David Mitchell has offered this building to us where he can put 10,000-26,000sf (entire building) and he is willing to deliver it as a turn-key school at \$2.5 million nnn per annum for the whole building. Here is the link below.

<http://parkmansion.nyc/>

Sent from my Verizon, Samsung Galaxy smartphone

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EFTA00972687

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