

**From:** Jeffrey Epstein <jeevacation@gmail.com>  
**To:** Boris Nikolic <[REDACTED]>  
**Subject:** Re: 137 Duane Street Key Points  
**Date:** Sun, 09 Feb 2014 22:13:44 +0000

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rich works for me, , bottle of champagne ok, no to any involvment in buildng sorry,

On Sun, Feb 9, 2014 at 5:11 PM, Boris Nikolic <[REDACTED]> wrote:

We might want to tell the owner that after the inspection we are super worried because of severely/uneven slanted floors as well as outside the building changes indicating possible structural problems with the building.

We would re-consider if he is willing to lower to 5M.

What do you think>  
Just about to board my flight.

Thank you!

PS - I would like to thank Rich for his time? Can I pay him or send him gifts?  
Please let me know

ALL the best

Boris

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Date: Sun, 9 Feb 2014 13:51:28 -0500  
Subject: Fwd: 137 Duane Street Key Points  
From: [jeevacation@gmail.com](mailto:jeevacation@gmail.com)  
To: [REDACTED]

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

From: **Richard Barnett** <[REDACTED]>  
Date: Sun, Feb 9, 2014 at 1:15 PM  
Subject: 137 Duane Street Key Points  
To: jeffrey Epstein <[jeevacation@gmail.com](mailto:jeevacation@gmail.com)>, darrenindike <[REDACTED]>

Mr. Epstein I went to the property at 137 Duane Street with Boris spent a few hours at the property doing a mechanical and property inspection .The condo was recently renovated and cosmetically is very good and shows very well with all new bathrooms kitchen appliances , laundry room appliances & closet cabinets . The electrical panel supply and room outlets are new and electrical supply is adequate for the space, all the ac equipment is operational but dated access to roof would be necessary to check further , intercom system ok. The building is heated by steam radiators the majority of the radiators are operational with a few that need work due to no heat or poor heat flow or trap noise which I can give the build a list to look into. Attached is a list of issues like the Condo View, Flooring, water pressure that I discussed with Boris to help you both negotiate a better price. I hope this helps Richard

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