

From: Richard Kahn <[REDACTED]>
To: "jeffrey E." <jeevacation@gmail.com>
Subject: Fwd: Closing - 97 Smith Bay
Date: Thu, 09 Feb 2017 16:35:24 +0000

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

tel [REDACTED]
fax [REDACTED]
cel [REDACTED]

Begin forwarded message:

From: Will Thomas <[REDACTED]>
Subject: RE: Closing - 97 Smith Bay
Date: February 9, 2017 at 11:10:41 AM EST
To: Ann Rodriguez <[REDACTED]>
Cc: Darren Indyke <[REDACTED]>, Richard Kahn <[REDACTED]>, Leslie Dawson <[REDACTED]>, Erika Kellerhals <[REDACTED]>

Good Afternoon, Ann:

Congratulations, we closed this morning and I will have a closing packet to you shortly. The agent provided all the keys to the property which are in my office and I will keep with the file. In addition, she let me know that the power is currently off and in order to turn the power on you will need to go to WAPA with a copy of the recorded deed. This will be provided in the closing packet. The agent also provided copies of the terminated leases and WAPA information for those tenants. The power is off and the tenants are out, but it is nice to have these documents in case WAPA questions you switching over the power.

Should you have any questions, please feel free to contact me.

Best Regards,

WILL THOMAS

Kellerhals Ferguson Kroblin PLLC
Royal Palms Professional Building
9053 Estate Thomas, Suite 101
St. Thomas, VI 00802

Tel: [REDACTED]
Fax: [REDACTED]
email: [REDACTED]

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From: Ann Rodriguez [mailto: [REDACTED]]
Sent: Tuesday, February 7, 2017 5:17 PM
To: Will Thomas < [REDACTED] >
Cc: Darren Indyke < [REDACTED] >; Richard Kahn < [REDACTED] >; Leslie Dawson < [REDACTED] >; Erika Kellerhals < [REDACTED] >
Subject: Re: Closing - 97 Smith Bay

Thank you,
Ann R.

On Feb 7, 2017, at 5:09 PM, Will Thomas < [REDACTED] > wrote:

Good Afternoon:

We may be able to close sooner than anticipated. I will provide an updated closing statement as soon as we settle on a firm date, we are waiting for the deed to clear cadastral, which should be any day. The proration will be \$4.99 per day in advance of the original closing date, thankfully we have additional funds and will be ready to close. Should you have any questions, please feel free to contact me.

Best Regards,

WILL THOMAS

Kellerhals Ferguson Kroblin PLLC
Royal Palms Professional Building
9053 Estate Thomas, Suite 101
St. Thomas, VI 00802
Tel: [REDACTED]
Fax: [REDACTED]
email: [REDACTED]

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