

From: Richard Kahn <[REDACTED]>
To: "jeffrey E." <jeevacation@gmail.com>
Subject: Fwd: 124 Parc Monceau contract
Date: Mon, 29 Feb 2016 14:47:01 +0000
Attachments: 124_PARC_OFFER.pdf
Inline-Images: dc2c2d.png; e5f099.png; image001.jpg; image002.jpg

i would like to discuss offer of 5.7mm with you
i called kerry after our emails on saturday as i wanted more details and something did not seem right
maybe we should go back to donna ward, moens buyer, as current buyer at 5.7mm does not seem so real
thought steinberg response to my questions below was not in our best interest and very brokerish..
stephen alexander in email below says staging of house make it look a lot better (should have pictures to send you today or tomorrow)

please advise
thank you

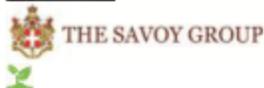
Richard Kahn
HBRK Associates Inc.
575 Lexington Avenue 4th Floor
New York, NY 10022
[REDACTED]

Begin forwarded message:

From: "Steinberg, Richard J" <[REDACTED]>
Subject: Re: 124 Parc Monceau contract
Date: February 28, 2016 at 7:52:17 PM EST
To: Richard Kahn <[REDACTED]>
Cc: "Warwick, Kerry" <[REDACTED]>, Darren Indyke <[REDACTED]>

What is the difference if they shop or try to flip the deal - if they are committed to the purchase of it do what / in addition if they submit the mortgage or don't submit the mortgage after 21 days the house is back on the market - we are not telling anyone that we have a contract signed and we are continuing to show for backups / this is a bird in the hand we have no one else I think that what you're asking for is slightly out of the ordinary / if the deal doesn't materialize or we have lost his 21 days

Richard Steinberg



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

[REDACTED]
[REDACTED]
575 MADISON AVENUE, NEW YORK, NY 10022

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EFTA01184978

On Feb 28, 2016, at 6:46 PM, Richard Kahn <[REDACTED]> wrote:

I have real concerns about this buyer attempting to flip or shop this deal.
Who is Ken Brown vs Mario Indiviglo? Nominee language needs to be removed..buyer should only have right to assign to an entity they own? Thought this was being purchased by a trust??
In addition we need to add language that evidence of mortgage application has been made within 10 or 15 days..

Lets all discuss tomorrow am
Thanks

Rich

Begin forwarded message:

From: Steve Alexander <[REDACTED]>

Subject: 124

Date: February 28, 2016 at 6:45:41 PM EST

To: Kerry Warwick <[REDACTED]>, Darren Indyke <[REDACTED]>, Richard Kahn <[REDACTED]>, [REDACTED], [REDACTED]

I was at the house this morning. My son is training for a triathlon and was doing an ocean swim before his bike ride and run. It was pretty rough do I went to be his spotter while he swam. The stager is doing a fantastic job! The house looks 100 percent better and she isn't finished. It changes the appeal of the property dramatically, especially the downstairs. The stager also fixed the leak and the loose tiles in the master bath.

Sent from my iPhone

Begin forwarded message:

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

Subject: Fw: 124 Parc Monceau contract

Date: February 28, 2016 at 5:56:40 PM EST

To: Richard Kahn <[REDACTED]>, Darren Indyke <[REDACTED]>

Cc: "Steinberg, Richard J" <[REDACTED]>

Hi Richard-
Please find the attached revised contract from Kenneth Brown received this afternoon.
He added verbage to 2. (b) requesting that once all contingencies are removed (30) days, the additional \$545,000 will be delivered. I think this is too long for a second deposit to be held in escrow.
I will wait for your thoughts and comments tomorrow.
Thank you.
Kerry
[REDACTED]

KERRY WARWICK
REALTOR ASSOCIATE
DOUGLAS ELLIMAN REAL ESTATE

[REDACTED]
[REDACTED]
340 ROYAL POINCIANA WAY SUITE 318, PALM BEACH, FL 33480
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From: K. E. Brown <[REDACTED]>
Sent: Sunday, February 28, 2016 4:47 PM
To: Steinberg, Richard J; Warwick, Kerry
Cc: Richard Chosid; [REDACTED]; [REDACTED]
Subject: Re: 124 Parc Monceau contract

EFTA01184979

Richard:

As agreed, we have added the time for second deposit to be after all contingencies have been removed and 2.5% for commissions. Thank you and we look forward to working with you.

Best regards,

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On Feb 27, 2016, at 8:07 AM, Warwick, Kerry <[REDACTED]> wrote:

Hi Ken-

I encourage you to get this offer in to me as soon as possible. We have another buyer "on the table" and I don't want you to lose the opportunity.

We can meet at the property or I can pick up from you...and you can scan and email to me as well.

Thanks again.

Kerry

<d40c2d.png>

KERRY WARWICK
REALTOR ASSOCIATE
DOUGLAS ELLIMAN REAL ESTATE



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

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From: Kenneth Brown <[REDACTED]>

Sent: Friday, February 26, 2016 4:19 PM

To: Warwick, Kerry

Subject: Re: 124 Parc Monceau contract

Thank you.

Best regards,

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EFTA01184980

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On Feb 26, 2016, at 5:13 PM, Kerry Warwick via FormSimplicity <[REDACTED]> wrote:

Hi Ken,

Please find attached AS IS contract for purchase. Please fill out and scan/email back to me [REDACTED]

Thanks so much.

Kerry

5613102262

To send me files, simply send them as attachments to [REDACTED]

<124 Parc Monceau.pdf>

<d40c2d.png>