

# BROWN HARRIS STEVENS

Established 1873

January 16, 2013

Claude Simon  
71 Tonjes Road  
Callicoon, NY 12723

VIA EMAIL: [csimon@fairlane.biz](mailto:csimon@fairlane.biz)

## **RE: 307 West 71<sup>st</sup> Street – Offer to Purchase**

Dear Claude:

I am pleased to advise that the seller has accepted your offer to purchase the above-captioned building as follows:

**Seller:** 307 West 71 Realty Corp., c/o Ted Howard, 487 Stone Church Drive, Mt. Bethel, PA 18343

**Purchaser:** Claude Simon, 71 Tonjes Road, Callicoon, NY 12723

**Proposed Price:** \$2,875,000

**Terms:** 10% at contract signing; balance at closing. There is no financing contingency. Seller will provide property access to purchaser for engineer's inspection prior to contract signing.

**Closing:** Within 30-45 days of contract signing

**Seller's Attorney:** Joe Brasile, Esq., Pryor Cashman, 7 Times Square, New York, NY; Tel. (212) 326-0826; Fax (212) 798-6308; Email: [jbrasile@pryorcashman.com](mailto:jbrasile@pryorcashman.com)

**Purchaser's Attorney:** Darryl Vernon, Esq., Vernon Ginsburg, 26<sup>th</sup> Floor, 261 Madison Avenue, New York, NY; Tel. (212) 949-7300; Fax (212) 697-4432; Email: [dvernon@vgllp.com](mailto:dvernon@vgllp.com)

**Broker as Dual Agent:** Wolf Jakubowski, Senior Vice President/Managing Director/Associate Broker, Brown Harris Stevens, 1926 Broadway, New York, NY 10023; Tel. (212) 588-5630; Fax (212) 303-3209; Email: [wjakubowski@bhsusa.com](mailto:wjakubowski@bhsusa.com)

**Brown Harris Stevens** Residential Sales, LLC, 1926 Broadway, New York, New York 10023  
Tel 212.588.5600 Fax 212.588.5666 [www.brownharrisstevens.com](http://www.brownharrisstevens.com)

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Sincerely,

Wolf Jakubowski  
Senior Vice President / Managing Director / Associate Broker

Cc VIA EMAIL: [dvernon@vllp.com](mailto:dvernon@vllp.com)

**Brown Harris Stevens** Residential Sales, LLC, 1926 Broadway, New York, New York 10023  
Tel 212.588.5600 Fax 212.588.5666 [www.brownharrisstevens.com](http://www.brownharrisstevens.com)

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Thank you.