

Notice of Default and Breach of 156 Grant Avenue, Newton and Demand for \$700,000 as liquidated Damages

From: nicholas fiorillo (metrowestrealty@yahoo.com)

To: nkreuzer@aol.com; smasterson@sdmlawgroup.com; ks6@cox.net; johntrahon@hotmail.com; gweiner@weinerlegal.com; astempler@smithduggan.com; nicholas.nesgos@afslaw.com; DStukes@asi-advisors.com; Jeff.Groper@nemoves.com; ray@raygreen.com; Michael.Brier@gesmer.com; Kevin.Peters@gesmer.com; joan@raygreen.com; jeff@jeffhellmanlaw.com; david.reier@arentfox.com; jakes@steinfibers.com; jlevin@lawglm.com

Date: Tuesday, June 14, 2022 at 01:59 PM EDT

Gentlemen,

We have appeared at the closing to sell 156 Grant Ave Newton MA for \$3,350,000. The Buyer has refused to tender such monies to complete the transaction. The Buyer is now in default. We are officially noticing all concerned parties that all money being held in escrow be turned over to the Seller as liquidated damages this instant or to the court.

As it is crystal clear the buyer has been conspiring with Raymond and Joan Green et al, to extort a unrelated settlement of claims, extortion of \$10,500,000 and foreclosure of Our other real estate portfolio including my family home this week.

Where Ray Green and the Buyer of 156 Grant has been conspiring with the law firm of Aaron Fox, Nicolas Nesgos, David, Gesmer Lw firm , Kevin Peters, Michale Briar. In an sorry attempt to financially ruin me and my development companies. Where this group , at the hands of Kevin Peters, have physically assaulted and battered my wife and placed her in the hospital for 3 days and attacked me. This group of criminals have been attempting to financial bankrupt me, in order to silence my ability to seek upwards of \$500,000,000 million in damages for his unlawful and predatory "loan to own schemes"

As The Raymond C Green Peter Spitalny Criminal Enterprise, the "RGPSE" Racketeering Group, is a living, operating, and fire breathing unlawful group of Loan Sharks and Attorneys all operating in a criminal enterprise to usurp Nicholas Fiorillo, Ocean Development Companies and the Gotspace Companies out of what could be over \$1,500,000,000 in valuable digital infrastructure development and our \$12,500,000. Luxury Newton Real Estate Developments and our \$150,000,000 Gotspace Self-Storage assets.

The Buyers attorney just informed us that he had just gotten off the phone with Ray Green and his new attorney Marshall Newman and they where "killing the deal" unless I signed a settlement of all claims and agreed to pay monies to RCG , we simply do not owe.

Whereas such release and settlement agreement that is being demanded that I sign is unlawful. I do not have to settle and release Ray Green , Nesgos et al , from claims and agree to pay upwards of \$10,500,000 in blood money, I simply do not owe. As this transaction the Buyer has now been defaulted under, is unrelated to such 156 Grant Sale.

The seller stood here ready willing and able to close and buyer has informed us he is refusing to close so we have have now noticed such default of terms and now seek the \$700,000 in damages.

We hereby notices a default of the fully executed PSA agreement at 130 pm today. As Such breach of sellers obligations calls for an immediate forfeiture of the Buyers total deposits of \$700,000 dollars, now held under protest with Coldwel Banker and closing attorney.

If Any licensed attorney on this email chain attempts to release such money held in escrow back to Ray Green or to the buyer, we will immediately file an emergency motion for sanctions and report you to the BBO for furthering this criminal enterprise against me and tortuously interfering with the transaction that the buyer has now been defaulted on.

Nicholas Fiorillo

Sent from my iPhone

On Jun 14, 2022, at 1:22 PM, nicholas fiorillo <metrowestrealty@yahoo.com> wrote:

Gentlemen,,

We have appeared at the closing and we are tendering our documents to close along with our deed.

I will call you in default of the purchase and sale agreement and claim the deposit being held at the closing attorney law firm for OS management LLC. In default for not being present.

We We stand here ready willing and able to close and the buyer is now in default as they are not at the table to transact.

Being that I have done as seller and manager of Ocean Development partners LLC Ocean Realty partners LLC and all other interested parties in the property located 156 print complied with all such requirements of sale.

Need to declare the buyer I default.

And we are now making claim to such deposits as liquidated damages

Nicholas Fiorillo

Sent from my iPhone

On Jun 14, 2022, at 9:34 AM, nicholas fiorillo <metrowestrealty@yahoo.com> wrote:

He'll get the HUD out of this and the deed raise going to try to hold up the discharges

Sent from my iPhone

Begin forwarded message:

From: NICHOLAS FIORILLO <metrowestrealty@yahoo.com>
Date: June 14, 2022 at 8:54:19 AM EDT
To: Andrew Stempler <astempler@smithduggan.com>, Nkreuzer <nkreuzer@aol.com>
Cc: gweiner@weinerlegal.com
Subject: Re: 156 Grant Avenue, Newton
Reply-To: NICHOLAS FIORILLO <metrowestrealty@yahoo.com>

Andrew,

I will be running a bit late more closer to 1pm as I have a scheduled depo I have to take one hour at.

I will keep you posted.

Please send along final HUD and proposed deed, pay off etc etc along asap for Neil and Gary to review

Thanks Nick

On Tuesday, June 14, 2022, 07:48:01 AM EDT, Andrew Stempler <astempler@smithduggan.com> wrote:

It is my understanding Nick Fiorillo is scheduled to come to my office today at 11am. Please meet me in the first floor ground level lobby of my building. There is a tall table in the lobby with stools around it we will meet at to sign documents.

I have the attached documents for seller's signature. The group should send to me any other documents that need to be signed by the seller.

Thank you.

Andrew P. Stempler

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<1099-S.docx>

<Nonforeign Certificate.docx>

<quitclaim deed with property description and side margin reference(SDBR v.1)(clean).docx>

<Settlement Statement (156 Grant).pdf>

<Title Affidavit (SDBR v.1).doc>