

## TRANSCRIPTION

<b>Nom du projet :</b>	COLISÉE		
<b>Identification Appel :</b>	Date :	2004-06-09	
	Heure début:	10:06:10	
	Heure fin:	10:16:47	
	Durée :	10m37s	
<b>No. de conversation :</b>	2004-06-09 10-06-10 16382_1.wav		
<b>Type :</b>	Transcription <input checked="" type="checkbox"/>	Traduction <input type="checkbox"/>	
<b>Langue(s) :</b>	Français <input type="checkbox"/>	Anglais <input checked="" type="checkbox"/>	Autre(s) : Italien
<b>Identification Personnes :</b>	a) Vito RIZZUTO (VR)		
	b) Tony MAGI (TM)		
<b>No de téléphones interceptés :</b>			
<b>No téléphone entrant/ sortant :</b>			

### Contenu de la conversation

1.	TM:	Hello.	00:02:45
2.	VR:	Mr. Tony.	
3.	TM:	Hey, good morning, how are you?	
4.	VR:	Good, you?	
5.	TM:	Non ce male, <i>non ce male</i> (trad: C'est pas pire, c'est pas pire).	
6.	VR:	Oh yeah?	
7.	TM:	Pretty good, pretty good, the weather's nice today, finally. It's been raining for two weeks.	
8.	VR:	(rire). That doesn't slow you down, does it?	
9.	TM:	I know, me no, it doesn't slow me down, but everybody else gets slowed down. They're depressed, they don't wanna work.	00:03:00
10.	VR:	Really? Ah, but it works?	
11.	TM:	Euh, I'm, you know, I enjoy what I do, so, you know.	
12.	VR:	Yeah. How is the port going? Is it going full blast?	
13.	TM:	Very good, very good, it's rolling full speed.	
14.	VR:	Yeah?	
15.	TM:	Full speed, everybody's happy, the clients are happy.	
16.	VR:	Really?	
17.	TM:	Yeah, our friend is happy too.	
18.	VR:	And any more sales?	
19.	TM:	Euh, well, there's no sales office because he's taking his time to finish it. He figures he's got enough sales to pay himself back right now, you know.	
20.	VR:	Euh, but that doesn't include us.	

21. TM: *O capito* (trad: I understand).
22. VR: (rire)
23. TM: That's right, that's why I had a meeting last week and, and we had a meeting and everybody is.
24. VR: Well, there is no problem in selling those Tony.
25. TM: *Lo so, lo so* (trad: I know, I know).
26. VR: Hein?
27. TM: *Lo so* (trad: I know ), I know, I know.
28. VR: Euh, come on.
29. TM: I know.
30. VR: That's gonna be one of the hottest places in the city.
31. TM: It is the hottest place in the city. There is no other hotter place.
32. VR: It's the hottest and is gonna be the hottest, more hot, 'cause that's, that's where the money is gonna be spent.
33. TM: I know, I know.
34. VR: So, why not? What about.
35. TM: You sound tired, are you ok?
36. VR: No, I'm perfect. I'm tired because, I've just finished training.
37. TM: Oh yeah? But.
38. VR: I do my training.
39. TM: How are you feeling beside that?
40. VR: I'm feeling good, Tony, I'm really, really healthy. I slimmed down and.
41. TM: Yeah, I know, you [inaudible].
42. VR: I read a lot, you know.
43. TM: Yeah.
44. VR: I keep busy, keep busy.
45. TM: Ok.
46. VR: What about the other, the other side, the, the, do you think they're gonna accept that, those plans?
47. TM: Yeah, *ma* (trad: but ), Terry wants to wait, a, after, the first disbursement. That's next week.
48. VR: I know, but I'm saying, are they gonna spend.
49. TM: Michel *ma detto di si* (trad: told me yes).
50. VR: Yeah?
51. TM: *Yeah, ma detto di si perche ma detto a parlato con certe due persone che stanno sul tavolo* (trad : il m'a dit oui parce que, il m'a dit, il a parlé avec, avec deux personnes qui sont autour la table).
52. VR: Yeah.
53. TM: And they like it, you know.
54. VR: When are they gonna start the slab, next door?

00:04:00

55.	TM:	They wanna start, after the holidays, in the month of September.	
56.	VR:	Ok, so, ok, there's lots of time there, anyway.	
57.	TM:	<i>Lo so</i> (trad: Je sais), but you need to know what goes on top before you do the bottom.	
58.	VR:	I understand, but there're lots of time to know, that's what I'm trying to tell you.	00:05:00
59.	TM:	Yeah, <i>Sto a pushare</i> (trad: Im'pushing ), I'm pushing Terry every day, you know? Terry told me: You're, no, just hold back, you know?	
60.	VR:	Yeah.	
61.	TM:	Hold back.	
62.	VR:	Yeah.	
63.	TM:	Because I'm, It's for you I'm doing it with Terry.	
64.	VR:	Him he doesn't, he doesn't [inaudible], he likes it but he says it's gonna cost too much.	
65.	TM:	Yeah, <i>ma non e i soldi sui</i> (trad : it's not his money).	
66.	VR:	I know that, but that is what he's saying?	
67.	TM:	Yeah, exactly like that.	
68.	VR:	He says the [inaudible] is nice, but it's gonna cost too much.	
69.	TM:	Yeah, exactly.	
70.	VR:	Yeah, but the, the upstairs part, that's where the cream is.	
71.	TM:	Yeah.	
72.	VR:	Hein?	
73.	TM:	Yeah, but I also, I got a rough price from Marton.	
74.	VR:	Yeah.	
75.	TM:	And euh it's not much more, you see. He's quoting me about 110, 115 the square foot.	
76.	VR:	But yeah, but yeah.	
77.	TM:	You know?	
78.	VR:	Yeah.	
79.	TM:	Because we have an extra curtain wall on the outside, you know.	
80.	VR:	Yeah.	
81.	TM:	<i>Abbiamo due muri di piu</i> (trad : we have two more walls), you know, in the construction.	
82.	VR:	<i>Un bello projeto Tony</i> (trad : Nice project Tony.)	
83.	TM:	Oh, it's beautiful. But.	
84.	VR:	The one, the one in the c, the ones on the courtyard, you know, the ones in the bottom, I wonder are there two, two, three floors in the bottom?	
85.	TM:	We have four floors in the bottom, but we have, I don't know if Nicky told you the front part, we have a com, I have a complete offer to buy all the front part.	00:06:00
86.	VR:	I understand, yeah.	

87. TM: I, the condition I made.

88. VR: Yeah.

89. TM: Was that if you take the whole front, you've got to take the first four floors of the back, you understand?

90. VR: Yeah.

91. TM: It's the same company, it's a huge, huge company. A huge company.

92. VR: And what do they do it, for rental or for reselling?

93. TM: No, they want to keep it because, it's euh, it's an Indian family.

94. VR: Hum, hum.

95. TM: Ok? Their, their company, they have a company in Quebec.

96. VR: Yeah.

97. TM: [REDACTED]

98. VR: [REDACTED]

99. TM: [REDACTED]

100. VR: Yeah.

101. TM: And, so they want to keep them for investment.

102. VR: How many apartments in the front side?

103. TM: *C'abbiamo* (trad: we have) 18 in the front, so 18 in the front, and in the back we have 26.

104. VR: 18 in the front? You mean, with the penthouses?

105. TM: Yeah, because the front is only three stories, I don't know if [inaudible].

106. VR: Yeah, three stories, yeah yeah.

107. TM: Ok, so, it's gonna be 18 in the front and 24 in the back, so I said to Nicky: let's take the deposit in trust to a notary.

108. VR: Mmm.

109. TM: You know, in trust, until we start the project.

110. VR: Yeah.

111. TM: But then Terry is saying: Look, I don't know if we want to present it right away to the board.

112. VR: Yeah.

113. TM: And Michel *ma detto* (trad: told me) You gotta present, then they all go on holidays. July, everybody's on holidays.

114. VR: Yeah, yeah, yeah.

115. TM: You know.

116. VR: Hum, hum.

117. TM: And, so, it sounds, It sounded like, Michel is pretty positive on the deal, Michel says: I'm gonna pass it, you know, so.

118. VR: Hum, hum. So there is 18, and 24, those, those at the bottom floors,

00:07:00

are nice floors?

119. TM: Euh, they're all nice. The smallest apartment,

120. VR: But I'm saying that, they're small, smaller apartments.

121. TM: The smallest one bedroom.

122. VR: Hein?

123. TM: The smallest, the smallest one bedroom is 850 sq. feet.

124. VR: Oh, That's not bad.

125. TM: That's a nice apartment.

126. VR: I'm saying, at least they don't give away in the backyard and in the back of the street, you know. Like the other one.

127. TM: Yes, that's why I created the garden in the middle, and when you come up from the back it's only a hall way, you don't see the train track, you understand.

128. VR: Yeah, I know, but.

129. TM: They're nice.

130. VR: But, that, that courtyard, how big is it?

131. TM: The courtyard? The width from one building to another is 138 feet.

132. VR: And, and the length?

133. TM: The length is almost 260.

134. VR: Wow. That's a big, a big courtyard.

135. TM: Sure. *No è* (trad: it's not), we're not on top of the other guy, you know.

136. VR: Hey.

137. TM: We're not really on top; there is enough room in the middle.

138. VR: So the front, the front apartments, they have, they have a view of the courtyard and a view over there, or no?

139. TM: Yeah. No, the front no. The only ones in the front that has a view on the courtyard is the penthouse.

140. VR: Yeah.

141. TM: *O fatto* (trad: I did ), I made a hall way, towards the courtyard, do you understand?

142. VR: Ok. Alright, ok, that's ok.

143. TM: Ok? [inaudible] And the other.

144. VR: But they, but they could use themselves too?

145. TM: Sure they can use it. They come out and they can go, sure they can use it, everybody can use the courtyard.

146. VR: Yeah.

147. TM: You know, it's nicer than the first project, so I understand what Terry is saying: Let's keep it under, quiet, well, we are gonna keep it quiet. Just get it approved and we'll sit back after.

148. VR: That's right, that's right.

00:08:00

149.	TM:	And that's it. Then the one on Mountain there we're pretty close euh, we have to make a decision this week, what we're gonna do with Tony.	00:09:00
150.	VR:	Yeah. Listen when you get the guys ready to put down the money.	
151.	TM:	Yeah.	
152.	VR :	Then we'll talk with Tony.	
153.	TM:	Ok, That's, that's what I'm working right now.	
154.	VR:	You understand?	
155.	TM:	Yeah, we're pretty close in doing the deal, they're gonna buy it as a rental.	
156.	VR:	That's right, but the, we can't, we can't guarantee the 75% in renting right?	
157.	TM:	No, but what they are saying, to us, they're saying: ok, we would like to put a capital reserved of 2 million dollars on, on the back.	
158.	VR:	Yeah.	
159.	TM:	So, instead of the sale being, 40 million, the sale would be 38 and then when they get it rented we get the other 2 million, you understand.	
160.	VR:	Ok that's not bad.	
161.	TM:	<i>Hai capito</i> (trad: you understand) the way I wanna work it?	
162.	VR:	The, the sale is what? 40, no?	
163.	TM:	40, but they wanna buy at 8, 8.3 cap rate.	
164.	VR:	Yeah.	
165.	TM:	Tony's still at 110.	
166.	VR:	40, and the cost would be?	
167.	TM:	<i>Facciamo</i> (trad : we are doing), 25.	
168.	VR:	Yeah.	
169.	TM:	The hard cost, then there's the soft and the land. We're close to 32.	
170.	VR:	Yeah.	00:10:00
171.	TM:	We're close to 32.	
172.	VR:	Ok. Let me.	
173.	TM:	So, we'll see each other soon, I hope [inaudible].	
174.	VR:	It's a good deal for those guys.	
175.	TM:	It's a good deal for Tony too, the construction is.	
176.	VR:	Yeah, and then after we'll, we'll take care of it.	
177.	TM:	Ok.	
178.	VR:	<i>Se lui ci fa soldi, ci fa i soldi sul la costruzione facciamo, bisogna fare tre parte</i> (trad: If he makes money,if he makes money on the construction will do, will have to do three parts ).	
179.	TM:	Yeah, I know.	
180.	VR:	You understand.	
181.	TM:	Yeah, ok, I understand.	

182.	VR:	Ok Tony.	
183.	TM:	Ok, so thanks for the call and euh.	
184.	VR:	Say hello to your brothers and.	
185.	TM:	I will, I will.	
186.	VR:	And keep, keep on working.	
187.	TM:	Thank you sir.	
188.	VR:	Take care, bye.	
189.	TM:	Ciao. [FIN]	00:10:37