

TA Tenant Association Correspondence

226 Franklin Street Tenant Association Correspondence

810 emails

May 2020 -- March 2026

2665 pages

Christian Gray v. American Package Co., Inc.

Tenant Association / Case Correspondence Archive

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2025-01-02	Kathryn Downie	Re: Kozek Meeting	2321
2025-01-02	Michael Busch	Invitation: (MPK) Meeting with 226 Franklin Tenants @ Mon Jan 6, 20...	2322
2025-01-02	Christian Gray	Re: Kozek Meeting	2323
2025-01-02	Christian Gray	Re: Kozek Meeting	2325
2025-01-03	Kathryn Downie	Re: Kozek Meeting	2326
2025-01-03	erez horovitz	Re: Kozek Meeting	2328
2025-01-03	Christian Gray	Re: Kozek Meeting	2331
2025-01-06	Michael Busch	Re: 226 Franklin: Meeting with Michael Kozek	2333
2025-01-06	David May	Re: 226 Franklin: Meeting with Michael Kozek	2335
2025-01-06	Michael Busch	Re: 226 Franklin: Meeting with Michael Kozek	2336
2025-01-06	Christian Gray	Re: Kozek Meeting	2338
2025-01-06	erez horovitz	Re: Kozek Meeting	2341
2025-01-06	Christian Gray	Re: Kozek Meeting	2344
2025-01-06	erez horovitz	Re: 226 Franklin: Meeting with Michael Kozek	2347
2025-01-06	Michael Busch	Re: 226 Franklin: Meeting with Michael Kozek	2349
2025-01-06	Michael Kozek	Re: 226 Franklin: Meeting with Michael Kozek	2351
2025-01-06	David May	Re: Kozek Meeting	2354
2025-01-06	Kathryn Downie	Re: Kozek Meeting	2357
Date	From	Subject	Page
2025-01-06	erez horovitz	Re: Kozek Meeting	2361
2025-01-06	Kathryn Downie	Re: Kozek Meeting	2364
2025-01-06	Kathryn Downie	Re: 226 Franklin: Meeting with Michael Kozek	2368
2025-01-06	Michael Busch	Updated invitation: (MPK) TENTATIVE Meeting with 226 Franklin Tenan...	2369
2025-01-06	erez horovitz	Re: 226 Franklin: Meeting with Michael Kozek	2370
2025-01-06	Michael Busch	Re: 226 Franklin: Meeting with Michael Kozek	2373
2025-01-06	Michael Busch	Updated invitation: (MPK) Meeting with 226 Franklin Tenants @ Fri J...	2377
2025-01-06	Christian Gray	Re: 226 Franklin: Meeting with Michael Kozek	2377
2025-01-06	Christian Gray	Re: 226 Franklin: Meeting with Michael Kozek	2381
2025-01-10	Kathryn Downie	Re: 226 Franklin: Meeting with Michael Kozek	2382
2025-01-10	Michael Kozek	Re: 226 Franklin: Meeting with Michael Kozek	2386
2025-01-10	erez horovitz	Re: 226 Franklin: Meeting with Michael Kozek	2391
2025-01-10	Christian Gray	Re: Updated invitation: (MPK) Meeting with 226 Franklin Tenants @ F...	2395
2025-01-10	Christian Gray	Re: Updated invitation: (MPK) Meeting with 226 Franklin Tenants @ F...	2396
2025-01-10	Christian Gray	Fw: Updated invitation: (MPK) Meeting with 226 Franklin Tenants @ F...	2397
2025-01-10	Michael Busch	Re: 226 Franklin: Meeting with Michael Kozek	2399
2025-01-10	Michael Kozek	Fwd: [EXTERNAL] Re: 226 Franklin Street	2403
2025-01-10	Christian Gray	Re: Kozek Meeting	2410
2025-01-10	Kathryn Downie	Re: Kozek Meeting	2414
2025-01-21	Kathryn Downie	Kozek invoice	2419
2025-01-29	erez horovitz	Re: Kozek invoice	2420
2025-01-29	Kathryn Downie	Re: Kozek invoice	2420
2025-01-29	erez horovitz	Re: Kozek invoice	2421
2025-01-29	Kathryn Downie	Re: Kozek invoice	2423
2025-02-03	erez horovitz	Re: Kozek invoice	2425
2025-02-03	Kathryn Downie	Re: Kozek invoice	2425
2025-02-04	David May	Re: Kozek invoice	2425
2025-02-04	erez horovitz	Re: Kozek invoice	2426
2025-03-05	Christian Gray	Re: Kozek invoice	2427
2025-03-05	Kathryn Downie	Re: Kozek invoice	2428

Date	From	Subject	Page
2025-03-05	erez horovitz	Re: Kozek invoice	2430
2025-03-05	Kathryn Downie	Re: Kozek invoice	2432
2025-03-05	erez horovitz	Re: Kozek invoice	2434
2025-03-05	Kathryn Downie	Re: Kozek invoice	2437
2025-03-05	Kathryn Downie	Re: Kozek invoice	2439
2025-03-05	erez horovitz	Re: Kozek invoice	2442
2025-03-06	Christian Gray	Re: Kozek invoice	2445
2025-03-06	Kathryn Downie	Re: Kozek invoice	2447
2025-04-01	Kathryn Downie	Fw: Ween & Kozek, PLLC has sent you an invoice	2449
2025-06-04	erez horovitz	Re: Fw: Ween & Kozek, PLLC has sent you an invoice	2450
2025-06-04	erez horovitz	Re: Fw: Ween & Kozek, PLLC has sent you an invoice	2451
2025-06-04	Kathryn Downie	Re: Ween & Kozek, PLLC has sent you an invoice	2453
2025-06-13	erez horovitz	Re: Ween & Kozek, PLLC has sent you an invoice	2455
2025-09-18	Kathryn Downie	Paint testing	2458
2025-09-18	erez horovitz	Re: Paint testing	2458
2025-09-18	Kathryn Downie	Re: Paint testing	2458
2025-09-18	Christian Gray	Re: Paint testing	2459
2026-01-22	Michael Kozek	226 Franklin	2459
2026-01-22	Kathryn Downie	For US	2460
2026-01-22	Kathryn Downie	Re: 226 Franklin	2460
Date	From	Subject	Page
2026-01-23	Kathryn Downie	Re: For US	2462
2026-01-22	erez horovitz	Re: For US	2463
2026-01-23	Christian Gray	Re: For US	2463
2026-01-23	Kathryn Downie	Re: For US	2464
2026-01-23	erez horovitz	Re: 226 Franklin	2465
2026-01-23	erez horovitz	Re: For US	2467
2026-01-23	Aira Nazzaro	Re: 226 Franklin	2468
2026-01-23	Kathryn Downie	Re: For US	2470
2026-01-23	erez horovitz	Re: 226 Franklin	2472
2026-01-23	erez horovitz	Re: For US	2474
2026-01-23	David May	Re: For US	2475
2026-01-23	Christian Gray	Re: For US	2478
2026-01-23	erez horovitz	Invitation: 226 Franklin Tenant Metting @ Sat Jan 24, 2026 9am - 10...	2480
2026-01-23	erez horovitz	Re: For US	2481
2026-01-24	erez horovitz	Re: 226 Franklin	2484
2026-01-26	Michael Kozek	Invitation: (MPK) Meeting with 226 Franklin Tenants @ Mon Feb 2, 20...	2486
2026-01-26	Aira Nazzaro	Re: 226 Franklin	2486
2026-02-02	Christian Gray	Re: For US	2489
2026-02-02	Kathryn Downie	Re: For US	2492
2026-02-02	Christian Gray	Re: For US	2495
2026-02-02	erez horovitz	Re: For US	2498
2026-02-02	Christian Gray	Re: For US	2502
2026-02-02	David May	Re: For US	2506
2026-02-02	Christian Gray	Re: For US	2510
2026-02-02	David May	Re: For US	2514
2026-02-02	erez horovitz	Re: For US	2518
2026-02-02	Christian Gray	Re: For US	2523
2026-02-05	Christian Gray	Re: For US	2527
2026-02-06	Kathryn Downie	Re: For US	2532

Date	From	Subject	Page
2026-02-06	Kathryn Downie	Re: For US	2538
2026-02-06	Christian Gray	Re: For US	2544
2026-02-07	Kathryn Downie	Re: For US	2551
2026-02-07	Christian Gray	Re: For US	2558
2026-02-25	Michael Kozek	Re: 226 Franklin	2564
2026-02-25	erez horovitz	Re: 226 Franklin	2567
2026-02-26	Kathryn Downie	Re: 226 Franklin	2571
2026-02-27	Michael Kozek	Invitation: (MPK) Meeting with 226 Franklin Tenants @ Thu Mar 5, 20...	2575
2026-02-27	Aira Nazzaro	Re: 226 Franklin	2576
2026-03-02	erez horovitz	Kozek Meeting Thurs 3/5	2580
2026-03-04	Kathryn Downie	Re: Kozek Meeting Thurs 3/5	2581
2026-03-04	erez horovitz	Re: Kozek Meeting Thurs 3/5	2581
2026-03-04	Christian Gray	Re: Kozek Meeting Thurs 3/5	2582
2026-03-04	Christian Gray	Re: Kozek Meeting Thurs 3/5	2583
2026-03-04	erez horovitz	Re: 226 Franklin	2585
2026-03-04	Aira Nazzaro	Re: 226 Franklin	2590
2026-03-05	Christian Gray	Re: Kozek Meeting Thurs 3/5	2595
2026-03-05	Kathryn Downie	Re: Kozek Meeting Thurs 3/5	2597
2026-03-05	erez horovitz	Re: Kozek Meeting Thurs 3/5	2599
2026-03-09	Michael Kozek	Re: 226 Franklin	2601
2026-03-09	erez horovitz	Re: 226 Franklin	2607
Date	From	Subject	Page
2026-03-09	erez horovitz	Re: Kozek Meeting Thurs 3/5	2613
2026-03-09	David May	Re: Kozek Meeting Thurs 3/5	2616
2026-03-09	Christian Gray	Re: Kozek Meeting Thurs 3/5	2619
2026-03-09	Christian Gray	Re: Kozek Meeting Thurs 3/5	2623
2026-03-09	erez horovitz	Re: 226 Franklin	2626
2026-03-10	Michael Kozek	Invitation: (MPK) Meeting with 226 Franklin Tenants @ Tue Mar 10, 2...	2632
2026-03-10	Aira Nazzaro	Re: 226 Franklin	2633
2026-03-11	Office Calendar	Updated invitation: (MPK) Meeting with 226 Franklin Tenants @ Tue M...	2640
2026-03-24	Kathryn Downie	Re: 226 Franklin	2641
2026-03-24	Michael Kozek	Re: 226 Franklin	2648
2026-03-24	Kathryn Downie	Re: 226 Franklin	2656

Date: May 18, 2020 06:23 PM

From: schechter.brian@gmail.com

To: christiangray3@protonmail.com, Laurie Harrison <lulu556@hotmail.com>, kalimalove@hotmail.com, rodrigo_qrz@yahoo.com, laurenxf@gmail.com, cindyleiva@gmail.com, Phil <philrequardt@gmail.com>, olgakobar@yahoo.com, fjohnson6@gmail.com, ilsen.noriega@gmail.com, chhiragkataria@gmail.com, katy.neisler@gmail.com, jademinakasha@gmail.com, bendistraw@mac.com, Rachael Sessions <rachael.sessions@gmail.com>, blichner@yahoo.com, yeelim84@gmail.com, Joshua David Hines <joshdhines@gmail.com>, nima yazdanpanah <nima.yazdanpanah@gmail.com>, Hannah Fullerton <hannahfullerton@gmail.com>, celestialcitra11@gmail.com, saikosakra@gmail.com

Subject: Invitation: AYAM Integration Call @ Wed May 20, 2020 6pm - 8pm (EDT)
(christiangray3@protonmail.com)

You have been invited to the following event.

AYAM Integration Call

When

Wed May 20, 2020 6pm – 8pm Eastern Time - New York

Where

<https://us02web.zoom.us/j/86847821260?pwd=TUYyQWJRcWVUNWtaUHDYeJgxQk9PQT09> (map)

Joining info

Join with Google Meet

meet.google.com/wbg-zpoy-qhm

Calendar

christiangray3@protonmail.com

Who

•

schechter.brian@gmail.com - organizer

•

Laurie Harrison

•

kalimalove@hotmail.com

•

rodrigo_qrz@yahoo.com

•

laurenxf@gmail.com

•

cindyleiva@gmail.com

•

Phil

-

olgakobar@yahoo.com

-

fjohnson6@gmail.com

-

ilsen.noriega@gmail.com

-

chhiragkataria@gmail.com

-

katy.neisler@gmail.com

-

jademinakasha@gmail.com

-

bendistraw@mac.com

-

Rachael Sessions

-

blichner@yahoo.com

-

yeelim84@gmail.com

-

Joshua David Hines

-

nima yazdanpanah

-

Hannah Fullerton

-

celestialcitra11@gmail.com

-

saikosakra@gmail.com

-

christiangray3@protonmail.com

more details »

■■■■■■■■■■

Brian Schechter is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/86847821260?pwd=TUYyQWJRcWVUNWtaUHdYeJgxQk9PQT09>

Meeting ID: 868 4782 1260

Password: 250704

One tap mobile

+16465588656,,86847821260# US (New York)

+13017158592,,86847821260# US (Germantown)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 868 4782 1260

Find your local number: <https://us02web.zoom.us/j/kcGfjjhuZ>

■■■■■■■■■■

Going (christiangray3@protonmail.com)? Yes - Maybe - No more options »

Invitation from Google Calendar

You are receiving this courtesy email at the account christiangray3@protonmail.com because you are an attendee of this event.

To stop receiving future updates for this event, decline this event. Alternatively you can sign up for a Google account at <https://www.google.com/calendar/> and control your notification settings for your entire calendar.

Forwarding this invitation could allow any recipient to send a response to the organizer and be added to the guest list, or invite others regardless of their own invitation status, or to modify your RSVP. Learn More.

Date: May 18, 2020 08:12 PM

From: schechter.brian@gmail.com

To: christiangray3@protonmail.com, Laurie Harrison <lulu556@hotmail.com>, kalimalove@hotmail.com, rodrigo_qrz@yahoo.com, laurenxf@gmail.com, cindyleiva@gmail.com, Phil <philrequardt@gmail.com>, olgakobar@yahoo.com, fjohnson6@gmail.com, ilsen.noriega@gmail.com, chhiragkataria@gmail.com, katy.neisler@gmail.com, jademinakasha@gmail.com, bendistrav@mac.com, Rachael Sessions <rachael.sessions@gmail.com>, blichner@yahoo.com, yeelim84@gmail.com, Joshua David Hines <joshdhines@gmail.com>, nima yazdanpanah <nima.yazdanpanah@gmail.com>, Hannah Fullerton <hannahfullerton@gmail.com>, celestialcitra11@gmail.com, saikosakra@gmail.com

Subject: Updated invitation: AYAM Integration Call @ Wed May 20, 2020 6pm - 8pm (EDT) (christiangray3@protonmail.com)

This event has been changed.

AYAM Integration Call

When

Wed May 20, 2020 6pm – 8pm Eastern Time - New York

Where

Changed: <https://us04web.zoom.us/j/75930922183> (map)

Joining info

Join with Google Meet

meet.google.com/wbg-zpoy-qhm

Calendar

christiangray3@protonmail.com

Who

•

schechter.brian@gmail.com - organizer

•

Laurie Harrison

•

kalimalove@hotmail.com

•

rodrigo_qrz@yahoo.com

•

laurenxf@gmail.com

•

cindyleiva@gmail.com

•

Phil

•

olgakobar@yahoo.com

•

fjohnson6@gmail.com

•

ilsen.noriega@gmail.com

•

chhiragkataria@gmail.com

•

katy.neisler@gmail.com

•

jademinakasha@gmail.com

•

bendistraw@mac.com

•

Rachael Sessions

•

blichner@yahoo.com

•

yeelim84@gmail.com

•

Joshua David Hines

•

nima yazdanpanah

•

Hannah Fullerton

•

celestialcitra11@gmail.com

•

saikosakra@gmail.com

•

christiangray3@protonmail.com

more details »

Changed: Brian Schechter is inviting you to a scheduled Zoom meeting.

Topic: AYAM Integration Call

Time: May 20, 2020 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us04web.zoom.us/j/75930922183>

Meeting ID: 759 3092 2183

One tap mobile

+16465588656,,75930922183# US (New York)

+13017158592,,75930922183# US (Germantown)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 720 707 2699 US (Denver)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 759 3092 2183

Find your local number: <https://us04web.zoom.us/j/75930922183>

Going (christiangray3@protonmail.com)? Yes - Maybe - No more options »

Invitation from Google Calendar

You are receiving this courtesy email at the account christiangray3@protonmail.com because you are an attendee of this event.

To stop receiving future updates for this event, decline this event. Alternatively you can sign up for a Google account at <https://www.google.com/calendar/> and control your notification settings for your entire calendar.

Forwarding this invitation could allow any recipient to send a response to the organizer and be added to the guest list, or invite others regardless of their own invitation status, or to modify your RSVP. [Learn More](#).

Date: May 18, 2020 09:58 PM

From: schechter.brian@gmail.com

To: christiangray3@protonmail.com, Laurie Harrison <lulu556@hotmail.com>, kalimalove@hotmail.com, rodrigo_qrz@yahoo.com, laurenxf@gmail.com, cindyleiva@gmail.com, Phil <philrequardt@gmail.com>, olgakobar@yahoo.com, fjohnson6@gmail.com, ilsen.noriega@gmail.com, chhiragkataria@gmail.com, katy.neisler@gmail.com, jademinakasha@gmail.com, bendistraw@mac.com, Rachael Sessions <rachael.sessions@gmail.com>, blichner@yahoo.com, yeelim84@gmail.com, Joshua David Hines <joshdhines@gmail.com>, nima yazdanpanah <nima.yazdanpanah@gmail.com>, Hannah Fullerton <hannahfullerton@gmail.com>, celestialcitra11@gmail.com, saikosakra@gmail.com, salazarluzdary@gmail.com

Subject: Updated invitation: AYAM Integration Call @ Wed May 20, 2020 6pm - 8pm (EDT)
(christiangray3@protonmail.com)

This event has been changed.

AYAM Integration Call

When

Wed May 20, 2020 6pm - 8pm Eastern Time - New York

Where

<https://us04web.zoom.us/j/75930922183> (map)

Calendar

christiangray3@protonmail.com

Who

•

schechter.brian@gmail.com - organizer

•

Laurie Harrison

•

kalimalove@hotmail.com

•

rodrigo_qrz@yahoo.com

•

laurenxf@gmail.com

•

cindyleiva@gmail.com

•

Phil

•

olgakobar@yahoo.com

•

fjohnson6@gmail.com

•

ilsen.noriega@gmail.com

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chhiragkataria@gmail.com

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katy.neisler@gmail.com

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jademinakasha@gmail.com

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bendistraw@mac.com

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Rachael Sessions

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blichner@yahoo.com

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yeelim84@gmail.com

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Joshua David Hines

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nima yazdanpanah

•

Hannah Fullerton

•

celestialcitra11@gmail.com

•

saikosakra@gmail.com

•

christiangray3@protonmail.com

•

salazarluzdary@gmail.com

more details »

Brian Schechter is inviting you to a scheduled Zoom meeting.

Topic: AYAM Integration Call

Time: May 20, 2020 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us04web.zoom.us/j/75930922183>

Meeting ID: 759 3092 2183

One tap mobile

+16465588656,,75930922183# US (New York)

+13017158592,,75930922183# US (Germantown)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 720 707 2699 US (Denver)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 759 3092 2183

Find your local number: <https://us04web.zoom.us/j/75930922183>

Going (christiangray3@protonmail.com)? Yes - Maybe - No more options »

Invitation from Google Calendar

You are receiving this courtesy email at the account christiangray3@protonmail.com because you are an attendee of this event.

To stop receiving future updates for this event, decline this event. Alternatively you can sign up for a Google account at <https://www.google.com/calendar/> and control your notification settings for your entire calendar.

Forwarding this invitation could allow any recipient to send a response to the organizer and be added to the guest list, or invite others regardless of their own invitation status, or to modify your RSVP. Learn More.

Date: Aug 15, 2020 11:44 PM

From: rmpetrucci@aol.com

To: ehorovitz@gmail.com

Cc: downiekathryn@hotmail.com, davidmortimermay@gmail.com, christiangray3@protonmail.com

Subject: Re: 226 Frankling remaining members

Hi, everyone. Thanks for the emails. It was a pleasure working with you all. I will notify Lisa that I no longer represent you and that she can contact you directly, if necessary.

However, none of you have confirmed that I can send a check for the retainer balance to Erez to distribute how you decide. Could you each do that, please?

Thanks.

Bob

In a message dated 8/14/2020 11:38:37 AM Eastern Standard Time, ehorovitz@gmail.com writes:

OK

Here are the three remaining tenants emails attached confirming they no longer need your representation.

Erez Horovitz F107

David May G22

Christian Gray G21

Kathryn Downie G51

On Mon, Aug 3, 2020 at 12:48 PM <rmpetrucci@aol.com> wrote:

Thanks

In a message dated 8/2/2020 5:14:07 PM Eastern Standard Time, ehorovitz@gmail.com writes:

Hey

Sorry for not replying sooner to this, still waiting on this seemingly reasonable request from everyone.

I'll get them send those over as soon as I can.

On Sun, Jul 26, 2020 at 5:31 PM <rmpetrucci@aol.com> wrote:

Hey Erez,

I think what you are saying is that the reduced group no longer wants me to represent them and that you would like me to refund the retainer balance that I have been holding. (BTW, have you been getting the direct-scanned monthly invoices showing that balance?) That is all cool, and I can write you a check for that.

To wind this up, I would appreciate a list from you of those remaining members and a one-sentence email from each of them saying that they no longer need my services and that I can send a check for the retainer balance to you.

There is one potential future issue, but we do not have to deal with that now. I continue to be the attorney of record on those roommate holdovers which are currently off-calendar and which will probably remain that way forever. Should they be reactivated, you would have to either re-retain me or retain another attorney to handle them. Those who have not done a buyout have a potential claim for his/her/their share of attorneys fees expended, but only if and when the cases are finally concluded after a trial and the tenants win. A trial would, of course, be a significant cost (which would also be recoverable, if the tenants are successful). I would just let sleeping dogs lie.

I enjoyed working with you and the others. Thanks, and stay well.

Bob

I

In a message dated 7/23/2020 2:22:06 PM Eastern Standard Time, ehorovitz@gmail.com writes:

Hey Bob,

After having a few conversations with the remaining tenants who didn't take the buyout, the consensus is many of them would like to go back into negotiations with the building regarding their plans.

In light of this we'd like to withdraw our remaining credit.

I know I speak for the group and certainly myself in saying it's been a long but successful fight with you representing us and I'm thankful for your help during the process.

Hope you're well and healthy out there.

Erez

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Aug 15, 2020 11:54 PM

From: Christian Gray <christiangray3@protonmail.com>

To: rmpetrucci@aol.com, ehorovitz@gmail.com

Cc: downiekathryn@hotmail.com, davidmortimermay@gmail.com

Subject: Re: 226 Frankling remaining members

Hi Bob,

I confirm that you can send a check for the retainer balance to Erez.

Thank you for your services, and all the hard work you're put in on behalf of our TA and the loft tenants of NYC!

Sincerely,

Christian Gray

G21

Sent from ProtonMail Mobile

On Sat, Aug 15, 2020 at 19:44, <rmpetrucci@aol.com> wrote:

Hi, everyone. Thanks for the emails. It was a pleasure working with you all. I will notify Lisa that I no longer represent you and that she can contact you directly, if necessary.

However, none of you have confirmed that I can send a check for the retainer balance to Erez to distribute how you decide. Could you each do that, please?

Thanks.

Bob

In a message dated 8/14/2020 11:38:37 AM Eastern Standard Time, ehorovitz@gmail.com writes:

OK

Here are the three remaining tenants emails attached confirming they no longer need your representation.

Erez Horovitz F107

David May G22

Christian Gray G21

Kathryn Downie G51

On Mon, Aug 3, 2020 at 12:48 PM <rmpetrucci@aol.com> wrote:

Thanks

In a message dated 8/2/2020 5:14:07 PM Eastern Standard Time, ehorovitz@gmail.com writes:

Hey

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I'll get them send those over as soon as I can.

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Hey Erez,

I think what you are saying is that the reduced group no longer wants me to represent them and that you would like me to refund the retainer balance that I have been holding. (BTW, have you been getting the direct-scanned monthly invoices showing that balance?) That is all cool, and I can write you a check for that.

To wind this up, I would appreciate a list from you of those remaining members and a one-sentence email from each of them saying that they no longer need my services and that I can send a check for the retainer balance to you.

There is one potential future issue, but we do not have to deal with that now. I continue to be the attorney of record on those roommate holdovers which are currently off-calendar and which will probably remain that way forever. Should they be reactivated, you would have to either re-retain me or retain another attorney to handle them. Those who have not done a buyout have a potential claim for his/her/their share of attorneys fees expended, but only if and when the cases are finally concluded after a trial and the tenants win. A trial would, of course, be a significant cost (which would also be recoverable, if the tenants are successful). I would just let sleeping dogs lie.

I enjoyed working with you and the others. Thanks, and stay well.

Bob

I

In a message dated 7/23/2020 2:22:06 PM Eastern Standard Time, ehorovitz@gmail.com writes:

Hey Bob,

After having a few conversations with the remaining tenants who didn't take the buyout, the consensus is many of them would like to go back into negotiations with the building regarding their plans.

In light of this we'd like to withdraw our remaining credit.

I know I speak for the group and certainly myself in saying it's been a long but successful fight with you representing us and I'm thankful for your help during the process.

Hope you're well and healthy out there.

Erez

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

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ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Aug 16, 2020 02:14 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: "rmpetrucci@aol.com" <rmpetrucci@aol.com>, "ehorovitz@gmail.com" <ehorovitz@gmail.com>

Cc: "davidmortimermay@gmail.com" <davidmortimermay@gmail.com>, "christiangray3@protonmail.com" <christiangray3@protonmail.com>

Subject: Re: 226 Frankling remaining members

I can confirm that you can send the rest of the retainer to Erez.

Kate Downie

From: rmpetrucci@aol.com <rmpetrucci@aol.com>

Sent: Saturday, August 15, 2020 7:44 PM

To: ehorovitz@gmail.com <ehorovitz@gmail.com>

Cc: downiekathryn@hotmail.com <downiekathryn@hotmail.com>; davidmortimermay@gmail.com <davidmortimermay@gmail.com>; christiangray3@protonmail.com <christiangray3@protonmail.com>

Subject: Re: 226 Frankling remaining members

Hi, everyone. Thanks for the emails. It was a pleasure working with you all. I will notify Lisa that I no longer represent you and that she can contact you directly, if necessary.

However, none of you have confirmed that I can send a check for the retainer balance to Erez to distribute how you decide. Could you each do that, please?

Thanks.

Bob

In a message dated 8/14/2020 11:38:37 AM Eastern Standard Time, ehorovitz@gmail.com writes:

OK

Here are the three remaining tenants emails attached confirming they no longer need your representation.

Erez Horovitz F107

David May G22

Christian Gray G21

Kathryn Downie G51

On Mon, Aug 3, 2020 at 12:48 PM <rmpetrucci@aol.com> wrote:

Thanks

In a message dated 8/2/2020 5:14:07 PM Eastern Standard Time,
ehorovitz@gmail.com writes:

Hey

Sorry for not replying sooner to this, still waiting on this seemingly reasonable request from everyone.

I'll get them send those over as soon as I can.

On Sun, Jul 26, 2020 at 5:31 PM <rmpetrucci@aol.com> wrote:

Hey Erez,

I think what you are saying is that the reduced group no longer wants me to represent them and that you would like me to refund the retainer balance that I have been holding.

(BTW, have you been getting the direct-scanned monthly invoices showing that balance?) That is all cool, and I can write you a check for that.

To wind this up, I would appreciate a list from you of those remaining members and a one-sentence email from each of them saying that they no longer need my services and that I can send a check for the retainer balance to you.

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I enjoyed working with you and the others. Thanks, and stay well.

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Hope you're well and healthy out there.

Erez

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Erez Horovitz

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978 302 3680

Date: Aug 16, 2020 08:26 PM

From: rmpetrucci@aol.com

To: downiekathryn@hotmail.com, ehorovitz@gmail.com

Cc: davidmortimermay@gmail.com, christiangray3@protonmail.com

Subject: Re: 226 Frankling remaining members

Thanks.

Bob

In a message dated 8/16/2020 10:14:33 AM Eastern Standard Time, downiekathryn@hotmail.com writes:

I can confirm that you can send the rest of the retainer to Erez.

Kate Downie

From: rmpetrucci@aol.com <rmpetrucci@aol.com>

Sent: Saturday, August 15, 2020 7:44 PM

To: ehorovitz@gmail.com <ehorovitz@gmail.com>

Cc: downiekathryn@hotmail.com <downiekathryn@hotmail.com>; davidmortimermay@gmail.com <davidmortimermay@gmail.com>; christiangray3@protonmail.com

<christiangray3@protonmail.com>

Subject: Re: 226 Frankling remaining members

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Hope you're well and healthy out there.

Erez

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Erez Horovitz

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ehorovitz@gmail.com

978 302 3680

Date: Sep 08, 2020 09:51 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: FW:

Please review this email most recently received from the owner's attorney regarding structural work required on the building above your 2 units.

I am checking in for you to have this info so you can review and think about it. I'd like your permission to also send this to the new architect, Alex Neratoff.

I can speak with you on the phone tomorrow or Thurs. afternoons; I will clear other time if that is not good for you.

From: Elizabeth Sandercock <es@goodfarblaw.com>

Date: Tuesday, September 8, 2020 at 5:48 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: <no subject>

—

Elizabeth Sandercock, Esq.

Goodfarb & Sandercock, LLP

110 E. 59th Street, 22nd Floor

New York, NY 10022

Tel: (212) 509-0440

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Date: Sep 09, 2020 04:02 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>

Subject: Re:

I'm at the office at 212 509 0440. I really need to hear from Chris because I think the architect needs to look at these plans ASAP and an engineer may be needed. There is going to be a further Narrative Statement conference. The architect

is going to need to be retained and paid.

From: David May <davidmortimermay@gmail.com>

Date: Wednesday, September 9, 2020 at 11:22 AM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: Re: FW:

I have sometime this afternoon to speak- support beams in my apt 5-6 feet from the exterior wall is very invasive- it runs through my studio with large equipment (printing press), my living room furniture, and fixed shelves that run

the length of the apartment, a pretty large inconvenience. I would definitely like the architect to make sure this is necessary etc!

On Tue, Sep 8, 2020 at 4:51 PM Margaret Sandercock <mbs@goodfarblaw.com> wrote:

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I am checking in for you to have this info so you can review and think about it. I'd like your permission to also send this to the new architect, Alex Neratoff.

I can speak with you on the phone tomorrow or Thurs. afternoons; I will clear other time if that is not good for you.

From:

Elizabeth Sandercock <es@goodfarblaw.com>

Date: Tuesday, September 8, 2020 at 5:48 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: <no subject>

—

Elizabeth Sandercock, Esq.

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--

David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

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Date: Sep 09, 2020 04:59 PM

From: Christian Gray <christiangray3@protonmail.com>

To: Margaret Sandercock <mbs@goodfarblaw.com>, David May <davidmortimermay@gmail.com>

Subject: Re:

Greetings,

Margaret, I will call you at 2:30pm if that works for you. I am unaware of any plans and I look forward to talking with the both of you and

Sent from ProtonMail Mobile

On Wed, Sep 9, 2020 at 12:02, Margaret Sandercock <mbs@goodfarblaw.com> wrote:

I'm at the office at 212 509 0440. I really need to hear from Chris because I think the architect needs to look at these plans ASAP and an engineer may be needed. There is going to be a further Narrative Statement conference. The architect

is going to need to be retained and paid.

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Date: Wednesday, September 9, 2020 at 11:22 AM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: Re: FW:

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I can speak with you on the phone tomorrow or Thurs. afternoons; I will clear other time if that is not good for you.

From:

Elizabeth Sandercock <es@goodfarblaw.com>

Date: Tuesday, September 8, 2020 at 5:48 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: <no subject>

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Elizabeth Sandercock, Esq.

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Date: Sep 09, 2020 05:05 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: FW: 226 Franklin St.

Here are the plans.

From: "Michael M. Bobick" <mbobick@BBGLLP.COM>

Date: Wednesday, September 9, 2020 at 11:26 AM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: 226 Franklin St.

Attached are the plans. A narrative statement has not been prepared yet. I gave instructions yesterday, so we should have that soon to circulate.

The Professional Engineer hired to prepare the plans is Ronald Ogur, PE.

Michael M. Bobick

Associate

Belkin Burden Goldman, LLP

270 Madison Avenue

New York, NY 10016

Tel:

212-867-4466 (Ext. 331)

Fax:

212-297-1859

E-mail:

mbobick@bbgllp.com

Web:

www.bbgllp.com

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sophisticated. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without confirming that the wiring instructions are correct.

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Tuesday, September 8, 2020 5:33 PM

To: Michael M. Bobick <mbobick@BBGLLP.COM>

Subject: Re: Christian Gray, 226 Franklin St.

Who is the architect or engineer representing your client on the structural issue?

From:

"Michael M. Bobick" <mbobick@BBGLLP.COM>

Date: Tuesday, September 8, 2020 at 5:22 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: RE: Christian Gray, 226 Franklin St.

I am persistently hounding our expert. Please know that I am trying to honor our agreement. I will provide an update once I hear back.

Different issue but same unit(s) – G21 and G22:

My client called me a few minutes ago. He told me that an emergency exists with respect to the exterior wall. He was required to install a scaffold and sidewalk shed

to protect the tenants/general public from falling bricks/debris. He is in the process of filing an application with the DOB to correct the façade. Once I have the application number I will provide. Basically, he needs to remove sections of the exterior

wall in units G31 and G32. He will have to temporarily build a wall to protect the unit and building from the elements. In addition, this temporary wall will have to support the roof (G31 and G32 are on the second floor). This wall will be about 5 to 6 feet

away from the rear wall (Franklin Street side).

In addition to building this temporary wall in G31 and G32, the owner must also install support beams inside units G21 and G22. This is to help support the wall above

which is supporting the roof. My client told me he needs to install 2 to 3 supports in each unit. These supports will be 5 to 6 feet away from the rear wall. Because the owner needs to install these support beams inside the IMD units, it triggers the narrative

statement process. Therefore, my client is in the process of preparing a narrative statement that will detail the specific work. Once I have that, I will forward. My client will comply with the notice provisions, but I wanted to reach out to you beforehand

to let you know.

Will circle back re: mold report

Michael M. Bobick

Associate

Belkin Burden Goldman, LLP

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Tel:

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From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Tuesday, September 8, 2020 11:31 AM

To: Michael M. Bobick <mbobick@BBGLLP.COM>

Subject: Re: Christian Gray, 226 Franklin St.

Our client may be starting to think that the lack of progress is my fault.

From:

"Michael M. Bobick" <mbobick@BBGLLP.COM>

Date: Tuesday, September 8, 2020 at 11:12 AM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: RE: Christian Gray, 226 Franklin St.

Understood. I have reached out again, and I have even contacted my client's expert myself. I have not heard back yet, but am on top of them.

Michael M. Bobick

Associate

Belkin Burden Goldman, LLP

270 Madison Avenue

New York, NY 10016

Tel:

212-867-4466 (Ext. 331)

Fax:

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From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Tuesday, September 8, 2020 11:10 AM

To: Michael M. Bobick <mbobick@BBGLLP.COM>

Subject: Christian Gray, 226 Franklin St.

I am writing again to remind you that this case is stalled because we are waiting for a mold report which then has to be shown to my expert in time for him to have an opinion on it

by Sept. 18. I'd wager a large sum of money that my expert will not agree with yours, that the wall in question does not have to come down. So it seems a little silly to be waiting and waiting for this report, which I don't expect to actually achieve anything.

But that is what we agreed to do, so please see if you can get the report.

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Sep 09, 2020 12:13 PM

From: David May <davidmortimermay@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Subject: Re:

Yes let's- spoke to Margaret. After you speak with Margaret let's catch up later today or tomorrow.

On Wed, Sep 9, 2020 at 11:59 AM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings,

Margaret, I will call you at 2:30pm if that works for you. I am unaware of any plans and I look forward to talking with the both of you and making a plan. David, let's talk later today or tomorrow, at your convenience.

Thank you,

Christian

Sent from ProtonMail Mobile

On Wed, Sep 9, 2020 at 12:02, Margaret Sandercock <mbs@goodfarblaw.com> wrote:

I'm at the office at 212 509 0440. I really need to hear from Chris because I think the architect needs to look at these plans ASAP and an engineer may be needed. There is going to be a further Narrative Statement conference. The architect

is going to need to be retained and paid.

From: David May <davidmortimermay@gmail.com>

Date: Wednesday, September 9, 2020 at 11:22 AM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: Re: FW:

I have sometime this afternoon to speak- support beams in my apt 5-6 feet from the exterior wall is very invasive- it runs through my studio with large equipment (printing press), my living room room furniture, and fixed shelves that run

the length of the apartment, a pretty large inconvenience. I would definitely like the architect to make sure this is necessary etc!

On Tue, Sep 8, 2020 at 4:51 PM Margaret Sandercock <mbs@goodfarblaw.com> wrote:

Please review this email most recently received from the owner's attorney regarding structural work required on the building above your 2 units.

I am checking in for you to have this info so you can review and think about it. I'd like your permission to also send this to the new architect, Alex Neratoff.

I can speak with you on the phone tomorrow or Thurs. afternoons; I will clear other time if that is not good for you.

From:

Elizabeth Sandercock <es@goodfarblaw.com>

Date: Tuesday, September 8, 2020 at 5:48 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: <no subject>

—

Elizabeth Sandercock, Esq.

Goodfarb & Sandercock, LLP

110 E. 59th Street, 22nd Floor

New York, NY 10022

Tel: (212) 509-0440

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--

David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

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--

David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Sep 09, 2020 05:14 PM

From: Christian Gray <christiangray3@protonmail.com>

To: David May <davidmortimermay@gmail.com>

Subject: Re:

Sounds good I'll call you after I get off the phone with her. I'm calling her at 3.

Sent from ProtonMail Mobile

On Wed, Sep 9, 2020 at 13:13, David May <davidmortimermay@gmail.com> wrote:

Yes let's- spoke to Margaret. After you speak with Margaret let's catch up later today or tomorrow.

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Thank you,

Christian

Sent from ProtonMail Mobile

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Date: Wednesday, September 9, 2020 at 11:22 AM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: Re: FW:

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I can speak with you on the phone tomorrow or Thurs. afternoons; I will clear other time if that is not good for you.

From:

Elizabeth Sandercock <es@goodfarblaw.com>

Date: Tuesday, September 8, 2020 at 5:48 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: <no subject>

—

Elizabeth Sandercock, Esq.

Goodfarb & Sandercock, LLP

110 E. 59th Street, 22nd Floor

New York, NY 10022

Tel: (212) 509-0440

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David Mortimer May

97 Green Street, #G22

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The Land of Tradition

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--

David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Sep 11, 2020 02:03 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Alexandr Neratoff <alexandr@neratoff.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: FW: 226 Franklin St.

Here is the NYC info on why the work landlord is asking to do is an emergency. Alex, I thought you might want this before going to the building.

From: "Michael M. Bobick" <mbobick@BBGLLP.COM>

Date: Friday, September 11, 2020 at 9:40 AM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: RE: 226 Franklin St.

Good morning,

Please see attached. Since this was issued, the owner hired an engineer who immediately inspected the conditions (7/30). A sidewalk shed was erected on 8/4/2020. An asbestos inspection was done

on 9/1. The engineer is working on the narrative. I have expressed my urgency to get it done. I hope the attached is enough to demonstrate a real emergency exists and this must be done in an expeditious fashion.

I did speak briefly with the engineer. I know you mentioned that your client has a large press in his unit. I asked whether the engineer needed this moved and he said no, the temporary support

beams can be installed around this press. As the only work in the unit is installing these support beams, we do not believe any harm/damage will come to the press.

I will be in touch shortly once I have the narrative statement.

Side note, I spoke to our mold expert. The report is almost finished. I hope to have that for you soon as well.

Michael M. Bobick

Associate

Belkin Burden Goldman, LLP

270 Madison Avenue

New York, NY 10016

Tel:

212-867-4466 (Ext. 331)

Fax:

212-297-1859

E-mail:

mbobick@bbgllp.com

Web:

www.bbgllp.com

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sophisticated. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without confirming that the wiring instructions are correct.

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Thursday, September 10, 2020 6:12 PM

To: Michael M. Bobick <mbobick@BBGLLP.COM>

Subject: 226 Franklin St.

Neratoff is going to look tomorrow late afternoon. If you will soon have NS and or proof that the City is requiring this work, it would be wonderful if you can provide it before Neratoff gets there so he can see it in advance.

I will know tomorrow whether Neratoff wants me to hire an engineer, in which case it would be Donald Friedman of Old Buildings.

We remain eager to see if arrangements of mutual benefit to avoid a narrative conference can be made.

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Sep 11, 2020 10:24 AM

From: Alexandr Neratoff <alexandr@neratoff.com>

To: 'Margaret Sandercock' <mbs@goodfarblaw.com>, 'Christian Gray' <christiangray3@protonmail.com>, 'David May' <davidmortimermay@gmail.com>

Subject: RE: 226 Franklin St.

Thanks.

Alexandr Neratoff Architect

57 Prince Street, 2 Floor

New York, NY 10012

212 431 0011

Neratoff.com

From: Margaret Sandercock [mailto:mbs@goodfarblaw.com]

Sent: Friday, September 11, 2020 10:04 AM

To: Alexandr Neratoff <alexandr@neratoff.com>; Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: FW: 226 Franklin St.

Here is the NYC info on why the work landlord is asking to do is an emergency. Alex, I thought you might want this before going to the building.

From: "Michael M. Bobick" <mbobick@BBGLLP.COM>

Date: Friday, September 11, 2020 at 9:40 AM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: RE: 226 Franklin St.

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I did speak briefly with the engineer. I know you mentioned that your client has a large press in his unit. I asked whether the engineer needed this moved and he said no, the temporary support beams can be installed around this press. As the only work in the unit is installing these support beams, we do not believe any harm/damage will come to the press.

I will be in touch shortly once I have the narrative statement.

Side note, I spoke to our mold expert. The report is almost finished. I hope to have that for you soon as well.

Michael M. Bobick

Associate

Belkin Burden Goldman, LLP

270 Madison Avenue

New York, NY 10016

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E-mail: mbobick@bbgllp.com

Web: www.bbgllp.com

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From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Thursday, September 10, 2020 6:12 PM

To: Michael M. Bobick <mbobick@BBGLLP.COM>

Subject: 226 Franklin St.

Neratoff is going to look tomorrow late afternoon. If you will soon have NS and or proof that the City is requiring this work, it would be wonderful if you can provide it before Neratoff gets there so he can see it in advance.

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Virus-free. www.avast.com

Date: Sep 17, 2020 12:25 PM

From: Margaret Sandercock <mbsandercock@optonline.net>

To: Alexandr Neratoff <alexandr@neratoff.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: FW: 226 Franklin - Structural Narrative Statement

Here is the narrative statement for the structural work.

From: "Michael M. Bobick" <mbobick@BBGLLP.COM>

Date: Thursday, September 17, 2020 at 12:09 PM

To: "Margaret B. Sandercock" <mbsandercock@optonline.net>

Subject: RE: 226 Franklin - Structural Narrative Statement

Please see the attached narrative statement.

Please let me know if you will accept service on behalf of your clients.

Thank you

Michael M. Bobick

Associate

Belkin Burden Goldman, LLP

270 Madison Avenue

New York, NY 10016

Tel: 212-867-4466 (Ext. 331)

Fax: 212-297-1859

E-mail: mbobick@bbgllp.com

Web: www.bbgllp.com

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confirming that the wiring instructions are correct.

From: Margaret B. Sandercock <mbsandercock@optonline.net>

Sent: Tuesday, September 15, 2020 6:10 PM

To: Michael M. Bobick <mbobick@BBGLLP.COM>

Subject: 226 Franklin

Just a reminder, we are looking for a narrative statement for the emergency work and also the mold report on the wall we are asking be taken down and the landlord does not want to take down.

Would it be unreasonable for me to say that I smell a rat that it takes so long to get the mold report. Perhaps the opinion you are asking for is not the mold guy's opinion.

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Date: Sep 17, 2020 07:19 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Alexandr Neratoff <alexandr@neratoff.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Fwd: 226 Franklin - Structural Narrative Statement

Sent from my iPhone

Begin forwarded message:

From: "Michael M. Bobick" <mbobick@BBGLLP.COM>

Date: September 17, 2020 at 2:41:31 PM EDT

To: Margaret Sandercock <mbsandercock@optonline.net>

Subject: RE: 226 Franklin - Structural Narrative Statement

■

Attached is the cover sheet for the narrative statement, signed by the Engineer.

Michael M. Bobick

Associate

Belkin Burden Goldman, LLP

270 Madison Avenue

New York, NY 10016

Tel:

212-867-4466 (Ext. 331)

Fax:

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Date: Sep 17, 2020 05:33 PM

From: Margaret Sandercock <mbsandercock@optonline.net>

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>

Subject: HP case update

I am promised the report of the landlord's mold consultant later tonight. We are supposed to let the HP court know tomorrow if we want a trial date, but I expect to have to ask for an extension of time on that because I will need time to show Chris the report and more important, show it to Ed Olmsted. I agreed long ago to review their report and discuss with Ed. I think it 95% likely that assuming their report does not call for taking down the wall between your units, Ed will disagree with it and a trial will be required. I will send you the report as soon as I have it.

Date: Sep 18, 2020 09:43 AM

From: Margaret Sandercock <mbsandercock@optonline.net>

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>

Subject: Wall between your units

I was led to believe we would have the landlord's mold expert's report yesterday but it has not arrived yet. An issue has come up that I wanted to mention in case you think it should be pursued. I was told yesterday that the landlord has asked the expert to make changes in his report. I suppose the changes could be innocent (like a factual mistake needing to be corrected) but otherwise, why would the landlord be asking to change an expert's opinion? This, coupled with the delay involved in getting the report, makes me wonder whether the landlord and his lawyers are trying to get their mold expert to give an opinion that is not in fact his opinion.

Date: Sep 21, 2020 04:30 PM

From: "Margaret B. Sandercock" <mbsandercock@optonline.net>

To: Christian Gray <christiangray3@protonmail.com>, Edward Olmsted <olmsted.mac@me.com>

Cc: David May <davidmortimermay@gmail.com>

Subject: FW: 226 Franklin - Mold Report

Please review and let me know what you think.

From: "Michael M. Bobick" <mbobick@BBGLLP.COM>

Date: Monday, September 21, 2020 at 4:04 PM

To: "Margaret B. Sandercock" <mbsandercock@optonline.net>

Cc: Elizabeth Sandercock <es@goodfarblaw.com>

Subject: RE: 226 Franklin - Mold Report

Just getting it to you. See attached.

I just spoke with my client. To him, the difference of opinion lies with the overall scope of work. I guess that is obvious, but my client and his expert believe there is a step by step process. My client wants to remove/remediate the mold that is visible. Whereas, your expert is assuming that all of it is bad and that everything needs to be removed.

My client is offering the following (for settlement purposes only):

Step one: we will remove/remediate the mold that is currently visible. Once the first layer has been removed, we will be able to see what is behind.

From our expert's report, our expert even states that if additional impacted material is revealed during the remediation process, further remediation is probably necessary. Step two would be, if, after the first layer is removed, further impacted material is observed, my client will then remediate.

This process will continue until all mold has been remediated and a post remediation verification has been conducted by a NYS Certified Mold Assessor.

Michael M. Bobick

Associate

Belkin Burden Goldman, LLP

270 Madison Avenue

New York, NY 10016

Tel: 212-867-4466 (Ext. 331)

Fax: 212-297-1859

E-mail: mbobick@bbgllp.com

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From: Margaret B. Sandercock <mbsandercock@optonline.net>

Sent: Monday, September 21, 2020 3:51 PM

To: Michael M. Bobick <mbobick@BBGLLP.COM>

Cc: Elizabeth Sandercock <es@goodfarblaw.com>

Subject: Re: 226 Franklin - Mold Report

What is the status of your report?

From: "Michael M. Bobick" <mbobick@BBGLLP.COM>

Date: Thursday, September 17, 2020 at 6:53 PM

To: Margaret Sandercock <mbsandercock@optonline.net>

Cc: Elizabeth Sandercock <es@goodfarblaw.com>

Subject: Re: 226 Franklin - Mold Report

He asked for additional information. The experts opinion is his opinion but the client asked for more information/details.

Sent from my iPhone

On Sep 17, 2020, at 6:48 PM, Margaret Sandercock <mbsandercock@optonline.net> wrote:

■

I do have to express concern about edits to an expert opinion. How can your client be telling the expert what to say? I'm not in the habit of telling experts that changes need to be made to their reports.

From: "Michael M. Bobick" <mboobick@BBGLLP.COM>

Date: Thursday, September 17, 2020 at 6:46 PM

To: Margaret Sandercock <mbsandercock@optonline.net>

Cc: Elizabeth Sandercock <es@goodfarblaw.com>

Subject: Re: 226 Franklin - Mold Report

Sorry, I am very embarrassed. I spoke too soon. My client requested additional edits to be made. I know they are being made but it will not be ready this evening. I am very sorry.

Sent from my iPhone

On Sep 17, 2020, at 5:47 PM, Michael M. Bobick <mboobick@bbgllp.com> wrote:

■

I understand, and have no problem with asking the court for more time.

I am waiting for the final report and will send to you shortly.

Michael M. Bobick

Associate

Belkin Burden Goldman, LLP

270 Madison Avenue

New York, NY 10016

Tel: 212-867-4466 (Ext. 331)

Fax: 212-297-1859

E-mail: mboobick@bbgllp.com

Web: www.bbgllp.com

<image002.jpg>

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From: Margaret Sandercock <mbsandercock@optonline.net>
Sent: Thursday, September 17, 2020 5:44 PM
To: Michael M. Bobick <mbobick@BBGLLP.COM>
Cc: Elizabeth Sandercock <es@goodfarblaw.com>
Subject: Re: 226 Franklin - Mold Report

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Date: Thursday, September 17, 2020 at 5:27 PM
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Tel: 212-867-4466 (Ext. 331)
Fax: 212-297-1859
E-mail: mbobick@bbgllp.com
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From: Margaret B. Sandercock <mbsandercock@optonline.net>
Sent: Tuesday, September 15, 2020 6:10 PM
To: Michael M. Bobick <mbobick@BBGLLP.COM>
Subject: 226 Franklin

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Date: Sep 21, 2020 07:43 PM

From: Edward Olmsted <olmsted.mac@me.com>

To: "Margaret B. Sandercock" <mbsandercock@optonline.net>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: 226 Franklin - Mold Report

The proposed work scope will not work because much of the mold in the apartment is hidden. For example

The mold is hidden under the raised bathroom floor

The mold is hidden in the wall cavity in the bathroom

The mold is hidden above the ceiling in the living room and two studios- The growth is above the sheetrock ceiling and on the wood deck above the ceiling

The mold is hidden under the kitchen flooring

There are more areas with hidden mold as outlined in my report.

The US EPA and AIHA have both published documents that specifically warn about hidden mold. The EPA does not suggest that hidden mold can be found by looking for and removing

visible mold, which is only on the base of some walls. That proposed work scope by the building owner will not detect or abate much of the hidden mold. Removing one layer of sheetrock from the base of some walls will not expose mold in all of the areas listed above such as under floors, above the ceiling, inside the bathroom raised floor and wall cavity. The owner and his expert are merely trying to minimize the work done in order to reduce costs. This will only serve to miss most of the mold.

Edward Olmsted

olmsted.mac@mac.com

1992 Route 9

Garrison, NY 10524

phone 845 424 4077

cell 914 318 2686

fax 845 424 3482

Every person is the obedient servant of his point of view

On Sep 21, 2020, at 4:30 PM, Margaret B. Sandercock <mbsandercock@optonline.net> wrote:

Please review and let me know what you think.

From: "Michael M. Bobick" <mbobick@BBGLLP.COM>

Date: Monday, September 21, 2020 at 4:04 PM

To: "Margaret B. Sandercock" <mbsandercock@optonline.net>

Cc: Elizabeth Sandercock <es@goodfarblaw.com>

Subject: RE: 226 Franklin - Mold Report

Just getting it to you. See attached.

I just spoke with my client. To him, the difference of opinion lies with the overall scope of work. I guess that is obvious, but my client and his expert believe there is a step by step process. My client wants to remove/remediate the mold that is visible. Whereas, your expert is assuming that all of it is bad and that everything needs to be removed.

My client is offering the following (for settlement purposes only):

Step one: we will remove/remediate the mold that is currently visible. Once the first layer has been removed, we will be able to see what is behind.

From our expert's report, our expert even states that if additional impacted material is revealed during the remediation process, further remediation is probably necessary. Step two would be, if, after the first layer is removed, further impacted material is observed, my client will then remediate.

This process will continue until all mold has been remediated and a post remediation verification has been conducted by a NYS Certified Mold Assessor.

Michael M. Bobick

Associate

Belkin Burden Goldman, LLP

270 Madison Avenue

New York, NY 10016

Tel: 212-867-4466 (Ext. 331)

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From: Margaret B. Sandercock <mbsandercock@optonline.net>

Sent: Monday, September 21, 2020 3:51 PM

To: Michael M. Bobick <mbobick@BBGLLP.COM>

Cc: Elizabeth Sandercock <es@goodfarblaw.com>

Subject: Re: 226 Franklin - Mold Report

What is the status of your report?

From: "Michael M. Bobick" <mbobick@BBGLLP.COM>

Date: Thursday, September 17, 2020 at 6:53 PM

To: Margaret Sandercock <mbsandercock@optonline.net>

Cc: Elizabeth Sandercock <es@goodfarblaw.com>

Subject: Re: 226 Franklin - Mold Report

He asked for additional information. The experts opinion is his opinion but the client asked for more information/details.

Sent from my iPhone

On Sep 17, 2020, at 6:48 PM, Margaret Sandercock <mbsandercock@optonline.net> wrote:

■

I do have to express concern about edits to an expert opinion. How can your client be telling the expert what to say? I'm not in the habit of telling experts that changes need to be made to their reports.

From: "Michael M. Bobick" <mbobick@BBGLLP.COM>

Date: Thursday, September 17, 2020 at 6:46 PM

To: Margaret Sandercock <mbsandercock@optonline.net>

Cc: Elizabeth Sandercock <es@goodfarblaw.com>

Subject: Re: 226 Franklin - Mold Report

Sorry, I am very embarrassed. I spoke too soon. My client requested additional edits to be made. I know they are being made but it will not be ready this evening. I am very sorry.

Sent from my iPhone

On Sep 17, 2020, at 5:47 PM, Michael M. Bobick <mbobick@bbgllp.com> wrote:

■

I understand, and have no problem with asking the court for more time.

I am waiting for the final report and will send to you shortly.

Michael M. Bobick

Associate

Belkin Burden Goldman, LLP

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New York, NY 10016

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<226 Franklin-0lmstead review opinion letter-rev1.pdf>

Date: Oct 01, 2020 05:31 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: David May <davidmortimermay@gmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: FW: 226 Franklin Street Structural Report IMPORTANT

David was not copied by our architect so I am doing that now.

I agree with Neratoff that we should refer his report to the engineer I had contacted, Donald Friedman, to see if Neratoff's concerns are accurate, whether there are other things that need to be reported and so forth.

Would you please confirm as soon as possible if it is OK to involve the engineer?

From: Alexandr Neratoff <alexandr@neratoff.com>

Date: Thursday, October 1, 2020 at 2:03 AM

To: Margaret Sandercock <mbs@goodfarblaw.com>, 'Christian Gray' <christiangray3@protonmail.com>

Subject: 226 Franklin Street Structural Report

Hello Margaret

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I assume you do not need the photographs, so I do not want to clog your email files. Just sending you a few.

Alexandr Neratoff Architect

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New York, NY 10012

212 431 0011

Neratoff.com

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Date: Oct 01, 2020 05:35 PM

From: Christian Gray <christiangray3@protonmail.com>

To: Margaret Sandercock <mbs@goodfarblaw.com>, David May <davidmortimermay@gmail.com>

Subject: Re: FW: 226 Franklin Street Structural Report IMPORTANT

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Thank you.

Sent from ProtonMail Mobile

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From: David May <davidmortimermay@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Cc: Margaret Sandercock <mbs@goodfarblaw.com>

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David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Oct 01, 2020 05:47 PM

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To: David May <davidmortimermay@gmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: 226 Franklin Street Structural Report IMPORTANT

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Also, they are looking to do the conference Oct. 12 or sometime soon after, does that time period work for you? (It will not be Oct. 13, 15, or 19 as I am on trial those days.)

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Date: Thursday, October 1, 2020 at 1:42 PM

To: Christian Gray <christiangray3@protonmail.com>

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--

David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

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--

David Mortimer May

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Brooklyn, NY 11222

USA

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The Land of Tradition

Date: Oct 01, 2020 06:28 PM

From: Christian Gray <christiangray3@protonmail.com>

To: Margaret Sandercock <mbs@goodfarblaw.com>, David May <davidmortimermay@gmail.com>

Subject: Re: 226 Franklin Street Structural Report IMPORTANT

I can attend in-person and I'm flexible with dates in October but will be out of town from November 2nd through the 11th.

Sent from ProtonMail Mobile

On Thu, Oct 1, 2020 at 13:47, Margaret Sandercock <mbs@goodfarblaw.com> wrote:

Procedural question: we are going to have a conference at the Loft Board. I have decided not to do these virtually and the Loft Board does allow people to come in personally. I need you to indicate whether you'd attend in person or virtually as it affects scheduling.

Also, they are looking to do the conference Oct. 12 or sometime soon after, does that time period work for you? (It will not be Oct. 13, 15, or 19 as I am on trial those days.)

From: David May <davidmortimermay@gmail.com>

Date: Thursday, October 1, 2020 at 1:42 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: Re: FW: 226 Franklin Street Structural Report IMPORTANT

Thanks for adding me to the email. I agree with Chris, on whatever steps are necessary to make sure proposed work is warranted and conducted properly.

On Thu, Oct 1, 2020 at 12:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Yes, I agree, and it is necessary to move forward. Approved.

Thank you.

Sent from ProtonMail Mobile

On Thu, Oct 1, 2020 at 13:31, Margaret Sandercock <mbs@goodfarblaw.com> wrote:

David was not copied by our architect so I am doing that now.

I agree with Neratoff that we should refer his report to the engineer I had contacted, Donald Friedman, to see if Neratoff's concerns are accurate, whether there are other things that

need to be reported and so forth.

Would you please confirm as soon as possible if it is OK to involve the engineer?

From:

Alexandr Neratoff <alexandr@neratoff.com>

Date: Thursday, October 1, 2020 at 2:03 AM

To: Margaret Sandercock <mbs@goodfarblaw.com>, 'Christian Gray' <christiangray3@protonmail.com>

Subject: 226 Franklin Street Structural Report

Hello Margaret

Shall I send this to the structural engineer directly? I also have 50 or more photographs that I can send him, so he can decide if he needs to visit or not. I will need his

coordinates,
not sure I have them - I likely do, in the context
of the Roche project.

I assume you do not need the photographs, so I do not want to clog your email files. Just sending you a few.

Alexandr Neratoff Architect

57

Prince Street, 2 Floor

New

York, NY 10012

212 431 0011

Neratoff.com

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Date: Oct 01, 2020 08:58 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Loft Board conference

It is going to take place either Oct. 20, 26 or 27, so for the moment hold those dates. The most likely is the 20th. David can participate remotely and Chris and I can attend in person.

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Date: Oct 01, 2020 11:40 PM

From: Christian Gray <christiangray3@protonmail.com>

To: Margaret Sandercock <mbs@goodfarblaw.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Loft Board conference

Sounds good. Thank you.

Sent from ProtonMail Mobile

On Thu, Oct 1, 2020 at 16:58, Margaret Sandercock <mbs@goodfarblaw.com> wrote:

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Date: Oct 02, 2020 12:16 AM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Loft Board conference

Neratoff will also join in person.

From: Christian Gray <christiangray3@protonmail.com>

Reply-To: Christian Gray <christiangray3@protonmail.com>

Date: Thursday, October 1, 2020 at 7:40 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Loft Board conference

Sounds good. Thank you.

Sent from ProtonMail Mobile

On Thu, Oct 1, 2020 at 16:58, Margaret Sandercock <mbs@goodfarblaw.com> wrote:

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Date: Oct 02, 2020 01:50 AM

From: Christian Gray <christiangray3@protonmail.com>

To: Margaret Sandercock <mbs@goodfarblaw.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Loft Board conference

Great news! Thank you.

Sent from ProtonMail Mobile

On Thu, Oct 1, 2020 at 20:16, Margaret Sandercock <mbs@goodfarblaw.com> wrote:

Neratoff will also join in person.

From: Christian Gray <christiangray3@protonmail.com>

Reply-To: Christian Gray <christiangray3@protonmail.com>

Date: Thursday, October 1, 2020 at 7:40 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Loft Board conference

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Date: Oct 02, 2020 04:36 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Donald Friedman the engineer

He would like to be hired by you before he does work; he has time to do it later today or Monday. I asked for a retainer agreement but it's not clear to me that he has one. I would like to suggest that

one of you reach out to him, offer to pay him and ask if there is something you need to sign. 212 244 4546 ext. 302,

dfriedman@oldstructures.com.

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Date: Oct 02, 2020 04:40 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Donald Friedman the engineer

I think he might want us to come up with a retainer agreement, but mine for use as a lawyer would be very different. If he advises you of his hourly rate and how much he wants to be paid now, Neratoff says

he can fix up his retainer letter so it might do.

From: Margaret Sandercock <mbs@goodfarblaw.com>

Date: Friday, October 2, 2020 at 12:36 PM

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Donald Friedman the engineer

He would like to be hired by you before he does work; he has time to do it later today or Monday. I asked for a retainer agreement but it's not clear to me that he has one. I would like to suggest that

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Date: Oct 02, 2020 05:38 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Alexandr Neratoff <alexandr@neratoff.com>, David May <davidmortimermay@gmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Loft Board narrative conference

The narrative conference on the structural work will be held Oct. 20 at 1 pm at the Loft Board 280 Broadway, 5th fl. We have been asked to allow up to 3 hours but I doubt it will take that long.

David, I will either send you the invitation so you can zoom or dial in on the phone, or have the Loft Board do so.

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Date: Oct 02, 2020 08:55 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: FW: 226 Franklin Street Structural Report

Please sign and return engineering agreement and contact Don and ask him if he wants money now. If I read this correctly I don't see how much he wants.

From: Donald Friedman <dfriedman@oldstructures.nyc>

Date: Friday, October 2, 2020 at 4:35 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: Re: 226 Franklin Street Structural Report

Donald Friedman, PE F.APT F.ASCE

Old Structures Engineering PC

90 Broad Street #1501

New York, NY 10004

212 244 4546 x302

dfriedman@oldstructures.com

dfriedman@oldstructures.nyc

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we are working on our projects, are available normally via email and phone. and will try to be available for limited site visits. Please contact us if you require assistance.

On Oct 2, 2020, at 10:24 AM, Margaret Sandercock <mbs@goodfarblaw.com> wrote:

This is not normally what we do. I would have the tenants retain you and you would send them the agreement. To be honest, I don't have a suitable agreement to send to you for us to retain you.

From: Donald Friedman <dfriedman@oldstructures.nyc>

Date: Friday, October 2, 2020 at 10:22 AM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Cc: Alexandr Neratoff <alexandr@neratoff.com>

Subject: Re: 226 Franklin Street Structural Report

Margaret -

Please send me a retainer agreement. I can work on this this afternoon or Monday.

Don

Donald Friedman, PE F.APT F.ASCE

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90 Broad Street #1501

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On Oct 1, 2020, at 2:19 PM, Margaret Sandercock <mbs@goodfarblaw.com> wrote:

Donald, meet Alex Neratoff, RA. 226 Franklin St., in Greenpoint, is the building I mentioned to you around Sept. 10. Alex and I represent tenants in 2 units that will be affected by structural work needed on the building. Alex has been

to the building to look at this particular condition; above you will find his report and some selected photos. He has many more photos if you want them.

At the moment Alex suggested you look at his report and express your agreement or disagreement as well as any other comments or information we should have. We are going to have to hand in a report to the landlord and NYC Loft Board within

about 5 days or so, and probably attend a meeting there sometime around Columbus Day.

Also, later Alex can send you further photos if you would like to see them.

Our clients are Chris Gray and David May, who are tenants in side by side units under the units where the primary work will take place. The Gray and May units are to have structural supports installed in them. Please let me know if you

want to have them sign a retainer agreement and I will facilitate if you wish.

From: Alexandr Neratoff <alexandr@neratoff.com>

Date: Thursday, October 1, 2020 at 2:03 AM

To: Margaret Sandercock <mbs@goodfarblaw.com>, 'Christian Gray' <christiangray3@protonmail.com>

Subject: 226 Franklin Street Structural Report

Hello Margaret

Shall I send this to the structural engineer directly? I also have 50 or more photographs that I can send him, so he can decide if he needs to visit or not. I will need his coordinates, not sure I have them - I likely do, in the context of the Roche project.

I assume you do not need the photographs, so I do not want to clog your email files. Just sending you a few.

<image001.jpg>

Alexandr Neratoff Architect

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New York, NY 10012

212 431 0011

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- 9-28-20.pdf><Bulging beam area #4.jpg><Bulging beam area north #1.jpg><Pilaster detail #2.jpg><Spalled piece with rusted steel beam.jpg>

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Date: Oct 04, 2020 01:02 AM

From: Christian Gray <christiangray3@protonmail.com>

To: Margaret Sandercock <mbs@goodfarblaw.com>, David May <davidmortimermay@gmail.com>

Subject: Re: FW: 226 Franklin Street Structural Report

I out of town and I just got all of the emails sent since Friday morning. I'll be back in town tomorrow night and can attend to the matter on Monday. David, if you're so moved, you can handle it in the meantime or I'll take care of it on Monday. I'll check my email again tomorrow. Thank you.

Sent from ProtonMail Mobile

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To: Margaret Sandercock <mbs@goodfarblaw.com>, 'Christian Gray' <christiangray3@protonmail.com>

Subject: 226 Franklin Street Structural Report

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Date: Oct 07, 2020 06:30 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>

Subject: Mr. Friedman -- engineer

Has the retainer agreement been signed and returned? Did you find out what he wants to be paid and has he been paid? The Loft Board meeting is right around the corner. Neratoff has to hand in his comments

days before the meeting and he needs Friedman to do his job and review his report before it must be handed in.

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The Land of Tradition

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To: mbs@goodfarblaw.com, christiangray3@protonmail.com

Subject: Signed structural engineer agreement
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Subject: 226 Franklin Street Structural Report

Hello Margaret

Shall I send this to the structural engineer directly? I also have 50 or more photographs that I can send him, so he can decide if he needs to visit or not. I will need his coordinates,

not sure I have them - I likely do, in the context of the Roche project.

I assume you do not need the photographs, so I do not want to clog your email files. Just sending you a few.

<image001.jpg>

Alexandr Neratoff Architect

57

Prince Street, 2 Floor

New

York, NY 10012

212 431 0011

Neratoff.com

Error!

Filename not specified.

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message is strictly prohibited. Thank you.<Structural Work Comments - 9-28-20.pdf><Bulging beam area #4.jpg><Bulging beam area north #1.jpg><Pilaster detail #2.jpg><Spalled piece with rusted steel beam.jpg>

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--

David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Oct 14, 2020 09:06 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: "martyck@gmail.com" <martyck@gmail.com>, "AMLee@buildings.nyc.gov" <AMLee@buildings.nyc.gov>, "jkashizadeh@costa-ae.com" <jkashizadeh@costa-ae.com>, "JBurden@bbgllp.com" <JBurden@bbgllp.com>, Margaret Sandercock <mbs@goodfarblaw.com>, "HaLin@buildings.nyc.gov" <HaLin@buildings.nyc.gov>

Cc: "StClarke@buildings.nyc.gov" <StClarke@buildings.nyc.gov>, Alexandr Neratoff <alexandr@neratoff.com>, "nycloftboard@buildings.nyc.gov" <nycloftboard@buildings.nyc.gov>, Lisa Gallaudet <LGallaudet@bbgllp.com>, Christian Gray <christiangray3@protonmail.com>, "davidmortimermay@gmail.com" <davidmortimermay@gmail.com>

Subject: 226 Franklin Street, Brooklyn, NY

Attached are Tenants' architectural and engineering reports in preparation for the conference next Tuesday. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

J0@Goodfarblaw.com

NYC Office:

110 East 59th Street, 22nd floor

New York, NY 10022

Phone: 212.509.0440

Fax: 212.509.0464

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Oct 19, 2020 06:13 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: "Amy Lee (Buildings)" <AMLee@buildings.nyc.gov>

Cc: martin kofman <martyck@gmail.com>, Joseph Burden <JBurden@bbgllp.com>, Lisa Gallaudet <LGallaudet@bbgllp.com>, Alexandr Neratoff <alexandr@neratoff.com>, Ronald Ogur <r_ogur@msn.com>, "davidmortimermay@gmail.com" <davidmortimermay@gmail.com>, "Hanchun Lin (Buildings)" <HaLin@buildings.nyc.gov>, Christian Gray <christiangray3@protonmail.com>, "Stephan Clarke (Buildings)" <StClarke@buildings.nyc.gov>, "NYC Loftboard (Buildings)" <nycloftboard@buildings.nyc.gov>

Subject: Re: 226 Franklin Street - Emergency Work

This conference is scheduled for tomorrow. I will attend with Mr. Neratoff and Mr. Gray. Where shall we go when we arrive at 280 Broadway?

Our client David May is attending remotely. I am not sure if he received an invitation to participate remotely.

From: "Amy Lee (Buildings)" <AMLee@buildings.nyc.gov>

Date: Friday, October 9, 2020 at 4:21 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Cc: martin kofman <martyck@gmail.com>, Joseph Burden <JBurden@bbgllp.com>, Lisa Gallaudet <LGallaudet@bbgllp.com>, Alexandr Neratoff <alexandr@neratoff.com>, Ronald Ogur <r_ogur@msn.com>, "davidmortimermay@gmail.com" <davidmortimermay@gmail.com>, "Hanchun Lin (Buildings)" <HaLin@buildings.nyc.gov>, "Stephan Clarke (Buildings)" <StClarke@buildings.nyc.gov>, "NYC Loftboard (Buildings)" <nycloftboard@buildings.nyc.gov>

Subject: RE: 226 Franklin Street - Emergency Work

Thank you, Ms. Sandercock.

Amy Lee

Assistant General Counsel

New York City Loft Board

280 Broadway, 5th Floor

New York, NY 10007

(212) 393-6678

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Friday, October 09, 2020 4:19 PM

To: Amy Lee (Buildings) <AMLee@buildings.nyc.gov>

Cc: martin kofman <martyck@gmail.com>; Joseph Burden <JBurden@bbgllp.com>; Lisa Gallaudet <LGallaudet@bbgllp.com>; Alexandr Neratoff <alexandr@neratoff.com>; Ronald Ogur <r_ogur@msn.com>; davidmortimermay@gmail.com; Hanchun Lin (Buildings) <HaLin@buildings.nyc.gov>;

Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>; NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>

Subject: Re: 226 Franklin Street - Emergency Work

I will attend in person with one client

and our architect.

Sent from my iPhone

On Oct 9, 2020, at 4:10 PM, Amy Lee (Buildings) <AMLee@buildings.nyc.gov> wrote:

Good Afternoon All,

Attached please find the Notice of Narrative Statement Conference that will be mailed to all affected parties today.

Amy Lee

Assistant General Counsel

New York City Loft Board

280 Broadway, 5th Floor

New York, NY 10007

(212) 393-6678

From: Amy Lee (Buildings)

Sent: Friday, October 02, 2020 12:40 PM

To: 'martin kofman' <martyck@gmail.com>; Joseph Burden <JBurden@bbgllp.com>

Cc: Margaret Sandercock <mbs@goodfarblaw.com>; Alexandr Neratoff <alexandr@neratoff.com>; Hanchun Lin (Buildings) <HaLin@buildings.nyc.gov>;

Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>; NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>

Subject: RE: 226 Franklin Street - Emergency Work

Thank you, Mr. Burden and Mr. Kofman.

I will send everyone an Outlook invite shortly. Information on how to attend via video will be included in the invite.

Amy Lee

Assistant General Counsel

New York City Loft Board

280 Broadway, 5th Floor

New York, NY 10007

(212) 393-6678

From: martin kofman <martyck@gmail.com>

Sent: Friday, October 02, 2020 12:21 PM

To: Joseph Burden <JBurden@bbgllp.com>

Cc: Amy Lee (Buildings) <AMLee@buildings.nyc.gov>; Margaret Sandercock
<mbs@goodfarblaw.com>; Alexandr Neratoff <alexandr@neratoff.com>;

Hanchun Lin (Buildings) <HaLin@buildings.nyc.gov>; Stephan Clarke (Buildings)
<StClarke@buildings.nyc.gov>; NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>

Subject: Re: 226 Franklin Street - Emergency Work

I prefer the afternoon as well

Martin C Kofman

American Package Company Inc

718 389 4444

Cellular 516 524 2244

On Oct 2, 2020, at 12:18 PM, Joseph Burden <JBurden@bbgllp.com> wrote:

We can do the 20th in the afternoon also

Effective January 1, 2020, please note Firm Name Change and Email Address

Joseph Burden

Partner

Belkin • Burden • Goldman, LLP

270 Madison Avenue

New York, NY 10016

Tel: 212-867-4466 (Ext. 308)

Fax: 212-297-1859

E-mail: jburden@bbgllp.com

Web: www.bbgllp.com

On Oct 2, 2020, at 12:17 PM, Amy Lee (Buildings) <AMLee@buildings.nyc.gov> wrote:

Thank you, Ms. Sandercock.

Amy Lee

Assistant General Counsel

New York City Loft Board

280 Broadway, 5th Floor

New York, NY 10007

(212) 393-6678

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Friday, October 02, 2020 12:14 PM

To: Amy Lee (Buildings) <AMLee@buildings.nyc.gov>

Cc: Joseph Burden <JBurden@bbgllp.com>; Alexandr Neratoff <alexandr@neratoff.com>;
Hanchun Lin (Buildings) <HaLin@buildings.nyc.gov>;

Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>; NYC Loftboard (Buildings)
<nycloftboard@buildings.nyc.gov>; martin kofman (martyck@gmail.com)
<martyck@gmail.com>

Subject: Re: 226 Franklin Street - Emergency Work

We prefer afternoon on the 20th.

Sent from my iPhone

On Oct 2, 2020, at 12:01 PM, Margaret Sandercock <mbs@goodfarblaw.com> wrote:

Everyone on my team is available the 20th as already indicated, one remote and 3 in person. Just waiting for the Loft Board to confirm.

Sent from my iPhone

On Oct 2, 2020, at 11:49 AM, Amy Lee (Buildings) <AMLee@buildings.nyc.gov> wrote:

All,

The Loft Board staff's preferred date:

October 20, 2020 - 9:30 AM to 12:30 PM or 1:00 PM to 4:00 PM

However, the Loft Board staff will also be available on the following dates, if necessary:

October 26, 2020 - 9:30 AM to 12:30 PM or 1:00 PM to 4:00 PM

October 27, 2020 - 9:30 AM to 12:30 PM or 1:00 PM to 4:00 PM

Amy Lee

Assistant General Counsel

New York City Loft Board

280 Broadway, 5th Floor

New York, NY 10007

(212) 393-6678

From: Joseph Burden <JBurden@BBGLLP.COM>

Sent: Friday, October 02, 2020 6:55 AM

To: Amy Lee (Buildings) <AMLee@buildings.nyc.gov>; Margaret Sandercock <mbs@goodfarblaw.com>; Alexandr Neratoff <alexandr@neratoff.com>

Cc: Hanchun Lin (Buildings) <HaLin@buildings.nyc.gov>; Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>; NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>; martin kofman (martyck@gmail.com) <martyck@gmail.com>

Subject: RE: 226 Franklin Street - Emergency Work

What is the proposed date and time?

Have you communicated with the appropriate officials with DOB to advise them of the delays in scheduling

the narrative conference? We do not want DOB to issue fines nor to direct HPD (or DOB) to do the work, since my client is precluded from proceeding to do the work as a result of the refusal to issue a Letter of No Objection.

I suggest you direct Ms. Sandercock to provide a written explanation 5 days before the conference as to

why the occupants refuse to provide access to install the columns on a temporary basis in order to comply with DOB directives.

From: Amy Lee (Buildings) <AMLee@buildings.nyc.gov>

Sent: Thursday, October 1, 2020 4:39 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>; Joseph Burden <JBurden@BBGLLP.COM>; Alexandr Neratoff <alexandr@neratoff.com>

Cc: Hanchun Lin (Buildings) <HaLin@buildings.nyc.gov>; Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>; NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>

Subject: RE: 226 Franklin Street - Emergency Work

Mr. Burden, the three of you will be able to participate virtually.

The Loft Board is strongly encouraging parties to attend narrative statement conferences virtually, but as Ms. Sandercock noted, we are not requiring virtual participation. All parties who wish to attend in person

must wear a mask and social distance. A mixed in-person/virtual conference is possible, but because of DOB's social distancing requirements, at this time, we can only have up to five participants in the room for a mixed conference. We are working on securing

space and equipment to accommodate more people for a mixed conference, but we do not have a system in place yet.

As of now, we can have Ms. Sandercock and her client attend in person and all others participate virtually. If either party has additional people who would like to attend in person, then please let us know ASAP

so that we can plan accordingly.

We would like to schedule a conference for October 20, 2020. Please let us know if this date will work for both parties. We prefer the 20th. However, we will also be available on October 26 and 27, if

necessary.

Amy Lee

Assistant General Counsel

New York City Loft Board

280 Broadway, 5th Floor

New York, NY 10007

(212) 393-6678

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Thursday, October 01, 2020 4:14 PM

To: Joseph Burden <JBurden@BBGLLP.COM>; Amy Lee (Buildings) <AMLee@buildings.nyc.gov>;
Alexandr Neratoff <alexandr@neratoff.com>

Cc: Hanchun Lin (Buildings) <HaLin@buildings.nyc.gov>; Stephan Clarke (Buildings)
<StClarke@buildings.nyc.gov>; NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>

Subject: Re: 226 Franklin Street - Emergency Work

I have no issue with remote appearances by those who choose it. It is not something that I want to do.

From:

Joseph Burden <JBurden@BBGLLP.COM>

Date: Thursday, October 1, 2020 at 4:08 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>, "Amy Lee (Buildings)"
<AMLee@buildings.nyc.gov>,

Alexandr Neratoff <alexandr@neratoff.com>

Cc: "Hanchun Lin (Buildings)" <HaLin@buildings.nyc.gov>, "Stephan Clarke (Buildings)"
<StClarke@buildings.nyc.gov>,

"NYC Loftboard (Buildings)" <nycloftboard@buildings.nyc.gov>

Subject: RE: 226 Franklin Street - Emergency Work

Both myself, my client and Ms. Gallaudet are all in immuno-compromised categories.

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Thursday, October 1, 2020 4:04 PM

To: Joseph Burden <JBurden@BBGLLP.COM>; Amy Lee (Buildings) <AMLee@buildings.nyc.gov>;
Alexandr Neratoff <alexandr@neratoff.com>

Cc: Hanchun Lin (Buildings) <HaLin@buildings.nyc.gov>; Stephan Clarke (Buildings)
<StClarke@buildings.nyc.gov>; NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>

Subject: Re: 226 Franklin Street - Emergency Work

No, not at all. The policy is that one is not required to participate virtually. As of the present, I don't ever plan to participate virtually. One of my clients and I want to appear in person. One of my

clients can only participate virtually. I have not yet heard Mr. Neratoff's preference.

From:

Joseph Burden <JBurden@BBGLLP.COM>

Date: Thursday, October 1, 2020 at 4:01 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>, "Amy Lee (Buildings)" <AMLee@buildings.nyc.gov>, Alexandr Neratoff <alexandr@neratoff.com>

Cc: "Hanchun Lin (Buildings)" <HaLin@buildings.nyc.gov>, "Stephan Clarke (Buildings)" <StClarke@buildings.nyc.gov>, "NYC Loftboard (Buildings)" <nycloftboard@buildings.nyc.gov>

Subject: RE: 226 Franklin Street - Emergency Work

I understand the policy is that conferences involving the Loft Board are only virtual. Please advise me of the proposed dates.

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Thursday, October 1, 2020 1:55 PM

To: Amy Lee (Buildings) <AMLee@buildings.nyc.gov>; Joseph Burden <JBurden@BBGLLP.COM>; Alexandr Neratoff <alexandr@neratoff.com>

Cc: Hanchun Lin (Buildings) <HaLin@buildings.nyc.gov>; Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>; NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>

Subject: Re: 226 Franklin Street - Emergency Work

I have no problem doing the conference in that relative time frame, depending on the Loft Board's availability. Let me know what days are possible.

One of our clients definitely needs to attend remotely.

From:

"Amy Lee (Buildings)" <AMLee@buildings.nyc.gov>

Date: Thursday, October 1, 2020 at 1:53 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>, "jburden@bbgllp.com" <jburden@bbgllp.com>, Alexandr Neratoff <alexandr@neratoff.com>

Cc: "Hanchun Lin (Buildings)" <HaLin@buildings.nyc.gov>, "Stephan Clarke (Buildings)" <StClarke@buildings.nyc.gov>, "NYC Loftboard (Buildings)" <nycloftboard@buildings.nyc.gov>

Subject: RE: 226 Franklin Street - Emergency Work

I apologize. Yes, the Loft Board office will be closed on October 12th.

Amy Lee

Assistant General Counsel

New York City Loft Board

280 Broadway, 5th Floor

New York, NY 10007

(212) 393-6678

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Thursday, October 01, 2020 1:45 PM

To: Amy Lee (Buildings) <AMLee@buildings.nyc.gov>;
jburden@bbgllp.com; Alexandr Neratoff <alexandr@neratoff.com>

Cc: Hanchun Lin (Buildings) <HaLin@buildings.nyc.gov>; Stephan Clarke (Buildings)
<StClarke@buildings.nyc.gov>; NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>

Subject: Re: 226 Franklin Street - Emergency Work

Oct. 12 is Columbus Day, isn't the Loft Board closed?

To avoid back and forth if you are closed Oct. 12, I am on trial 10/13, 10/15 and 10/19. I will also need to canvas our clients and architect on availability.

From:

"Amy Lee (Buildings)" <AMLee@buildings.nyc.gov>

Date: Thursday, October 1, 2020 at 1:40 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>, "jburden@bbgllp.com"
<jburden@bbgllp.com>, Alexandr Neratoff <alexandr@neratoff.com>

Cc: "Hanchun Lin (Buildings)" <HaLin@buildings.nyc.gov>, "Stephan Clarke (Buildings)"
<StClarke@buildings.nyc.gov>,

"NYC Loftboard (Buildings)" <nycloftboard@buildings.nyc.gov>

Subject: RE: 226 Franklin Street - Emergency Work

Thank you, Ms. Sandercock.

Would holding a conference on October 12th work for both the owner and the tenants? If not, please let me know what would be the earliest date to which they would agree.

Amy Lee

Assistant General Counsel

New York City Loft Board

280 Broadway, 5th Floor

New York, NY 10007

(212) 393-6678

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Thursday, October 01, 2020 1:24 PM

To: Amy Lee (Buildings) <AMLee@buildings.nyc.gov>;
jburden@bbgllp.com; Alexandr Neratoff <alexandr@neratoff.com>

Cc: Hanchun Lin (Buildings) <HaLin@buildings.nyc.gov>; Stephan Clarke (Buildings)
<StClarke@buildings.nyc.gov>; NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>

Subject: Re: 226 Franklin Street - Emergency Work

We are not ready to do so at this time. Our architect has visited the premises and just gave me his report this morning. I believe we intend to show the premises to our own structural engineer also. We would

like a narrative conference set with at least a little advance notice to permit the engineer to look at photos and go to the premises if he needs to.

I will be attending the conference in person. This may be a situation in which some participants want to be remote and some want to be present.

From:

"Amy Lee (Buildings)" <AMLee@buildings.nyc.gov>

Date: Thursday, October 1, 2020 at 1:17 PM

To: "jburden@bbgllp.com" <jburden@bbgllp.com>,

Margaret Sandercock <mbs@goodfarblaw.com>, Alexandr Neratoff <alexandr@neratoff.com>

Cc: "Hanchun Lin (Buildings)" <HaLin@buildings.nyc.gov>, "Stephan Clarke (Buildings)" <StClarke@buildings.nyc.gov>,

"NYC Loftboard (Buildings)" <nycloftboard@buildings.nyc.gov>

Subject: RE: 226 Franklin Street - Emergency Work

Good Afternoon Ms. Sandercock,

Are your clients willing to submit waivers for the emergency façade repair work?

Amy Lee

Assistant General Counsel

New York City Loft Board

280 Broadway, 5th Floor

New York, NY 10007

(212) 393-6678

From: Michael M. Bobick <mbobick@BBGLLP.COM>

Sent: Thursday, October 01, 2020 9:50 AM

To: Margaret Sandercock <mbs@goodfarblaw.com>; Amy Lee (Buildings) <AMLee@buildings.nyc.gov>; NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>; Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>; Alexandr Neratoff <alexandr@neratoff.com>

Cc: Hanchun Lin (Buildings) <HaLin@buildings.nyc.gov>

Subject: RE: 226 Franklin Street - Emergency Work

Importance: High

Dear NYC Loft Board,

I respectfully request a response to my emails. Please advise as to when we can expect a narrative statement conference. Please respond.

Thank you.

Michael M. Bobick

Associate

Belkin Burden Goldman, LLP

270 Madison Avenue

New York, NY 10016

Tel:

212-867-4466 (Ext. 331)

Fax:

212-297-1859

E-mail:

mbobick@bbgllp.com

Web:

www.bbgllp.com

<image001.jpg>

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emails are convincing and sophisticated. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without confirming that the wiring instructions are correct.

From: Michael M. Bobick

Sent: Wednesday, September 30, 2020 4:07 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>;

amlee@buildings.nyc.gov; 'NYC Loftboard (Buildings)' <nycloftboard@buildings.nyc.gov>;

'Stephan Clarke (Buildings)' <StClarke@buildings.nyc.gov>;

Alexandr Neratoff <alexandr@neratoff.com>

Cc: 'Hanchun Lin (Buildings)' <HaLin@buildings.nyc.gov>

Subject: RE: 226 Franklin Street - Emergency Work

Importance: High

Dear NYC Loft Board,

I am following up on my below request. Please advise as to when we can expect a conference date. This is emergency work required by the DOB. My client has a certain amount of time to make the repairs. Please. We need a response.

Michael M. Bobick

Associate

Belkin Burden Goldman, LLP

270 Madison Avenue

New York, NY 10016

Tel:

212-867-4466 (Ext. 331)

Fax:

212-297-1859

E-mail:

mbobick@bbgllp.com

Web:

www.bbgllp.com

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emails are convincing and sophisticated. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without confirming that the wiring instructions are correct.

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Tuesday, September 29, 2020 3:24 PM

To: Michael M. Bobick <mbobick@BBGLLP.COM>;

amlee@buildings.nyc.gov; 'NYC Loftboard (Buildings)' <nycloftboard@buildings.nyc.gov>; 'Stephan Clarke (Buildings)' <StClarke@buildings.nyc.gov>;

Alexandr Neratoff <alexandr@neratoff.com>

Cc: 'Hanchun Lin (Buildings)' <HaLin@buildings.nyc.gov>

Subject: Re: 226 Franklin Street - Emergency Work

I am adding Alex Neratoff to the recipient list. He is the architect for the tenants I represent.

From:

"Michael M. Bobick" <mbobick@BBGLLP.COM>

Date: Tuesday, September 29, 2020 at 3:22 PM

To: "amlee@buildings.nyc.gov" <amlee@buildings.nyc.gov>,

"'NYC Loftboard (Buildings)'" <nycloftboard@buildings.nyc.gov>, "'Stephan Clarke (Buildings)'" <StClarke@buildings.nyc.gov>

Cc: "'Hanchun Lin (Buildings)'" <HaLin@buildings.nyc.gov>, Margaret Sandercock
<mbs@goodfarblaw.com>

Subject: 226 Franklin Street - Emergency Work

Dear NYC Loft Board,

On September 22, 2020, I filed a narrative statement (attached) that details work that the Department of Buildings has requested. This work involves an emergency façade repair. Please see the attached DOB Urgent

Notice. The work does impact four units, two of whom are represented by Ms. Sandercock, who I have cc'd here.

All corresponding materials, including proof of service, and the plans, have been filed.

I respectfully request that the Loft Board schedule a narrative statement conference immediately. This is an emergency and we cannot wait thirty days for a conference to be scheduled. We are open to an in-person

conference. I can provide you with the emails from the two tenants who are not represented.

Please advise.

Michael M. Bobick

Associate

Belkin Burden Goldman, LLP

270 Madison Avenue

New York, NY 10016

Tel:

212-867-4466 (Ext. 331)

Fax:

212-297-1859

E-mail:

mbobick@bbgllp.com

Web:

www.bbgllp.com

<image002.jpg>

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<226-240 Franklin Street - NS Conference Notice.pdf>

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Oct 19, 2020 06:22 PM

From: "Amy Lee (Buildings)" <AMLee@buildings.nyc.gov>

To: Margaret Sandercock <mbs@goodfarblaw.com>

Cc: martin kofman <martyck@gmail.com>, Joseph Burden <JBurden@bbgllp.com>, Lisa Gallaudet <LGallaudet@bbgllp.com>, Alexandr Neratoff <alexandr@neratoff.com>, Ronald Ogur <r_ogur@msn.com>, "davidmortimermay@gmail.com" <davidmortimermay@gmail.com>, "Hanchun Lin (Buildings)" <HaLin@buildings.nyc.gov>, Christian Gray <christiangray3@protonmail.com>, "Stephan Clarke (Buildings)" <StClarke@buildings.nyc.gov>, "NYC Loftboard (Buildings)" <nycloftboard@buildings.nyc.gov>

Subject: RE: 226 Franklin Street - Emergency Work

Ms. Sandercock,

The meeting will be held in the conference room that is located directly across from the elevators on the 5th floor.

I had sent an Outlook invite to Mr. May on October 2, 2020. Please let me know if he needs me to send it again.

Amy Lee

Assistant General Counsel

New York City Loft Board

280 Broadway, 5th Floor

New York, NY 10007

(212) 393-6678

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Monday, October 19, 2020 2:14 PM

To: Amy Lee (Buildings) <AMLee@buildings.nyc.gov>

Cc: martin kofman <martyck@gmail.com>; Joseph Burden <JBurden@bbgllp.com>; Lisa Gallaudet <LGallaudet@bbgllp.com>; Alexandr Neratoff <alexandr@neratoff.com>; Ronald Ogur <r_ogur@msn.com>; davidmortimermay@gmail.com; Hanchun Lin (Buildings) <HaLin@buildings.nyc.gov>;

Christian Gray <christiangray3@protonmail.com>; Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>; NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>

Subject: Re: 226 Franklin Street - Emergency Work

This conference is scheduled for tomorrow. I will attend with Mr. Neratoff and Mr. Gray. Where shall we go when we arrive at 280 Broadway?

Our client David May is attending remotely. I am not sure if he received an invitation to participate remotely.

From: "Amy Lee (Buildings)" <AMLee@buildings.nyc.gov>

Date: Friday, October 9, 2020 at 4:21 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Cc: martin kofman <martyck@gmail.com>, Joseph Burden <JBurden@bbgllp.com>, Lisa Gallaudet <LGallaudet@bbgllp.com>, Alexandr Neratoff

<alexandr@neratoff.com>, Ronald Ogur <r_ogur@msn.com>, "davidmortimermay@gmail.com" <davidmortimermay@gmail.com>,

"Hanchun Lin (Buildings)" <HaLin@buildings.nyc.gov>, "Stephan Clarke (Buildings)" <StClarke@buildings.nyc.gov>, "NYC Loftboard (Buildings)" <nycloftboard@buildings.nyc.gov>

Subject: RE: 226 Franklin Street - Emergency Work

Thank you, Ms. Sandercock.

Amy Lee

Assistant General Counsel

New York City Loft Board

280 Broadway, 5th Floor

New York, NY 10007

(212) 393-6678

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Friday, October 09, 2020 4:19 PM

To: Amy Lee (Buildings) <AMLee@buildings.nyc.gov>

Cc: martin kofman <martyck@gmail.com>; Joseph Burden <JBurden@bbgllp.com>; Lisa Gallaudet <LGallaudet@bbgllp.com>; Alexandr Neratoff

<alexandr@neratoff.com>; Ronald Ogur <r_ogur@msn.com>;

davidmortimermay@gmail.com; Hanchun Lin (Buildings) <HaLin@buildings.nyc.gov>; Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>;

NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>

Subject: Re: 226 Franklin Street - Emergency Work

I will attend in person with one client

and our architect.

Sent from my iPhone

On Oct 9, 2020, at 4:10 PM, Amy Lee (Buildings) <AMLee@buildings.nyc.gov> wrote:

Good Afternoon All,

Attached please find the Notice of Narrative Statement Conference that will be mailed to all affected parties today.

Amy Lee

Assistant General Counsel

New York City Loft Board

280 Broadway, 5th Floor

New York, NY 10007

(212) 393-6678

From: Amy Lee (Buildings)

Sent: Friday, October 02, 2020 12:40 PM

To: 'martin kofman' <martyck@gmail.com>; Joseph Burden <JBurden@bbgllp.com>

Cc: Margaret Sandercock <mbs@goodfarblaw.com>; Alexandr Neratoff <alexandr@neratoff.com>; Hanchun Lin (Buildings) <HaLin@buildings.nyc.gov>;

Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>; NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>

Subject: RE: 226 Franklin Street - Emergency Work

Thank you, Mr. Burden and Mr. Kofman.

I will send everyone an Outlook invite shortly. Information on how to attend via video will be included in the invite.

Amy Lee

Assistant General Counsel

New York City Loft Board

280 Broadway, 5th Floor

New York, NY 10007

(212) 393-6678

From: martin kofman <martyck@gmail.com>

Sent: Friday, October 02, 2020 12:21 PM

To: Joseph Burden <JBurden@bbgllp.com>

Cc: Amy Lee (Buildings) <AMLee@buildings.nyc.gov>; Margaret Sandercock <mbs@goodfarblaw.com>; Alexandr Neratoff <alexandr@neratoff.com>;

Hanchun Lin (Buildings) <HaLin@buildings.nyc.gov>; Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>; NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>

Subject: Re: 226 Franklin Street - Emergency Work

I prefer the afternoon as well

Martin C Kofman

American Package Company Inc

718 389 4444

Cellular 516 524 2244

On Oct 2, 2020, at 12:18 PM, Joseph Burden <JBurden@bbgllp.com> wrote:

We can do the 20th in the afternoon also

Effective January 1, 2020, please note Firm Name Change and Email Address

Joseph Burden

Partner

Belkin • Burden • Goldman, LLP

270 Madison Avenue

New York, NY 10016

Tel: 212-867-4466 (Ext. 308)

Fax: 212-297-1859

E-mail: jburden@bbgllp.com

Web: www.bbgllp.com

On Oct 2, 2020, at 12:17 PM, Amy Lee (Buildings) <AMLee@buildings.nyc.gov> wrote:

Thank you, Ms. Sandercock.

Amy Lee

Assistant General Counsel

New York City Loft Board

280 Broadway, 5th Floor

New York, NY 10007

(212) 393-6678

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Friday, October 02, 2020 12:14 PM

To: Amy Lee (Buildings) <AMLee@buildings.nyc.gov>

Cc: Joseph Burden <JBurden@bbgllp.com>; Alexandr Neratoff <alexandr@neratoff.com>;
Hanchun Lin (Buildings) <HaLin@buildings.nyc.gov>;

Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>; NYC Loftboard (Buildings)
<nycloftboard@buildings.nyc.gov>; martin kofman (martyck@gmail.com)

<martyck@gmail.com>

Subject: Re: 226 Franklin Street - Emergency Work

We prefer afternoon on the 20th.

Sent from my iPhone

On Oct 2, 2020, at 12:01 PM, Margaret Sandercock <mbs@goodfarblaw.com> wrote:

Everyone on my team is available the 20th as already indicated, one remote and 3 in person. Just waiting for the Loft Board to confirm.

Sent from my iPhone

On Oct 2, 2020, at 11:49 AM, Amy Lee (Buildings) <AMLee@buildings.nyc.gov> wrote:

All,

The Loft Board staff's preferred date:

October 20, 2020 - 9:30 AM to 12:30 PM or 1:00 PM to 4:00 PM

However, the Loft Board staff will also be available on the following dates, if necessary:

October 26, 2020 - 9:30 AM to 12:30 PM or 1:00 PM to 4:00 PM

October 27, 2020 - 9:30 AM to 12:30 PM or 1:00 PM to 4:00 PM

Amy Lee

Assistant General Counsel

New York City Loft Board

280 Broadway, 5th Floor

New York, NY 10007

(212) 393-6678

From: Joseph Burden <JBurden@BBGLLP.COM>

Sent: Friday, October 02, 2020 6:55 AM

To: Amy Lee (Buildings) <AMLee@buildings.nyc.gov>; Margaret Sandercock
<mbs@goodfarblaw.com>; Alexandr Neratoff <alexandr@neratoff.com>

Cc: Hanchun Lin (Buildings) <HaLin@buildings.nyc.gov>; Stephan Clarke (Buildings)
<StClarke@buildings.nyc.gov>; NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>;
martin kofman (martyck@gmail.com) <martyck@gmail.com>

Subject: RE: 226 Franklin Street - Emergency Work

What is the proposed date and time?

Have you communicated with the appropriate officials with DOB to advise them of the delays in scheduling

the narrative conference? We do not want DOB to issue fines nor to direct HPD (or DOB) to do the work, since my client is precluded from proceeding to do the work as a result of the refusal to issue a Letter of No Objection.

I suggest you direct Ms. Sandercock to provide a written explanation 5 days before the conference as to

why the occupants refuse to provide access to install the columns on a temporary basis in order to comply with DOB directives.

From: Amy Lee (Buildings) <AMLee@buildings.nyc.gov>

Sent: Thursday, October 1, 2020 4:39 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>; Joseph Burden <JBurden@BBGLLP.COM>; Alexandr Neratoff <alexandr@neratoff.com>

Cc: Hanchun Lin (Buildings) <HaLin@buildings.nyc.gov>; Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>; NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>

Subject: RE: 226 Franklin Street - Emergency Work

Mr. Burden, the three of you will be able to participate virtually.

The Loft Board is strongly encouraging parties to attend narrative statement conferences virtually, but as Ms. Sandercock noted, we are not requiring virtual participation. All parties who wish to attend in person

must wear a mask and social distance. A mixed in-person/virtual conference is possible, but because of DOB's social distancing requirements, at this time, we can only have up to five participants in the room for a mixed conference. We are working on securing

space and equipment to accommodate more people for a mixed conference, but we do not have a system in place yet.

As of now, we can have Ms. Sandercock and her client attend in person and all others participate virtually. If either party has additional people who would like to attend in person, then please let us know ASAP

so that we can plan accordingly.

We would like to schedule a conference for October 20, 2020. Please let us know if this date will work for both parties. We prefer the 20th. However, we will also be available on October 26 and 27, if

necessary.

Amy Lee

Assistant General Counsel

New York City Loft Board

280 Broadway, 5th Floor

New York, NY 10007

(212) 393-6678

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Thursday, October 01, 2020 4:14 PM

To: Joseph Burden <JBurden@BBGLLP.COM>; Amy Lee (Buildings) <AMLee@buildings.nyc.gov>; Alexandr Neratoff <alexandr@neratoff.com>

Cc: Hanchun Lin (Buildings) <HaLin@buildings.nyc.gov>; Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>; NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>

Subject: Re: 226 Franklin Street - Emergency Work

I have no issue with remote appearances by those who choose it. It is not something that I want to do.

From:

Joseph Burden <JBurden@BBGLLP.COM>

Date: Thursday, October 1, 2020 at 4:08 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>, "Amy Lee (Buildings)" <AMLee@buildings.nyc.gov>,

Alexandr Neratoff <alexandr@neratoff.com>

Cc: "Hanchun Lin (Buildings)" <HaLin@buildings.nyc.gov>, "Stephan Clarke (Buildings)" <StClarke@buildings.nyc.gov>,

"NYC Loftboard (Buildings)" <nycloftboard@buildings.nyc.gov>

Subject: RE: 226 Franklin Street - Emergency Work

Both myself, my client and Ms. Gallaudet are all in immuno-compromised categories.

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Thursday, October 1, 2020 4:04 PM

To: Joseph Burden <JBurden@BBGLLP.COM>; Amy Lee (Buildings) <AMLee@buildings.nyc.gov>; Alexandr Neratoff <alexandr@neratoff.com>

Cc: Hanchun Lin (Buildings) <HaLin@buildings.nyc.gov>; Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>; NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>

Subject: Re: 226 Franklin Street - Emergency Work

No, not at all. The policy is that one is not required to participate virtually. As of the present, I don't ever plan to participate virtually. One of my clients and I want to appear in person. One of my

clients can only participate virtually. I have not yet heard Mr. Neratoff's preference.

From:

Joseph Burden <JBurden@BBGLLP.COM>

Date: Thursday, October 1, 2020 at 4:01 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>, "Amy Lee (Buildings)" <AMLee@buildings.nyc.gov>,

Alexandr Neratoff <alexandr@neratoff.com>

Cc: "Hanchun Lin (Buildings)" <HaLin@buildings.nyc.gov>, "Stephan Clarke (Buildings)" <StClarke@buildings.nyc.gov>,

"NYC Loftboard (Buildings)" <nycloftboard@buildings.nyc.gov>

Subject: RE: 226 Franklin Street - Emergency Work

I understand the policy is that conferences involving the Loft Board are only virtual. Please advise me of the proposed dates.

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Thursday, October 1, 2020 1:55 PM

To: Amy Lee (Buildings) <AMLee@buildings.nyc.gov>; Joseph Burden <JBurden@BBGLLP.COM>; Alexandr Neratoff <alexandr@neratoff.com>

Cc: Hanchun Lin (Buildings) <HaLin@buildings.nyc.gov>; Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>; NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>

Subject: Re: 226 Franklin Street - Emergency Work

I have no problem doing the conference in that relative time frame, depending on the Loft Board's availability. Let me know what days are possible.

One of our clients definitely needs to attend remotely.

From:

"Amy Lee (Buildings)" <AMLee@buildings.nyc.gov>

Date: Thursday, October 1, 2020 at 1:53 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>, "jburden@bbgllp.com" <jburden@bbgllp.com>, Alexandr Neratoff <alexandr@neratoff.com>

Cc: "Hanchun Lin (Buildings)" <HaLin@buildings.nyc.gov>, "Stephan Clarke (Buildings)" <StClarke@buildings.nyc.gov>,

"NYC Loftboard (Buildings)" <nycloftboard@buildings.nyc.gov>

Subject: RE: 226 Franklin Street - Emergency Work

I apologize. Yes, the Loft Board office will be closed on October 12th.

Amy Lee

Assistant General Counsel

New York City Loft Board

280 Broadway, 5th Floor

New York, NY 10007

(212) 393-6678

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Thursday, October 01, 2020 1:45 PM

To: Amy Lee (Buildings) <AMLee@buildings.nyc.gov>; jburden@bbgllp.com; Alexandr Neratoff <alexandr@neratoff.com>

Cc: Hanchun Lin (Buildings) <HaLin@buildings.nyc.gov>; Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>; NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>

Subject: Re: 226 Franklin Street - Emergency Work

Oct. 12 is Columbus Day, isn't the Loft Board closed?

To avoid back and forth if you are closed Oct. 12, I am on trial 10/13, 10/15 and 10/19. I will also need to canvas our clients and architect on availability.

From:

"Amy Lee (Buildings)" <AMLee@buildings.nyc.gov>

Date: Thursday, October 1, 2020 at 1:40 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>, "jburden@bbgllp.com"
<jburden@bbgllp.com>, Alexandr Neratoff <alexandr@neratoff.com>

Cc: "Hanchun Lin (Buildings)" <HaLin@buildings.nyc.gov>, "Stephan Clarke (Buildings)" <StClarke@buildings.nyc.gov>,

"NYC Loftboard (Buildings)" <nycloftboard@buildings.nyc.gov>

Subject: RE: 226 Franklin Street - Emergency Work

Thank you, Ms. Sandercock.

Would holding a conference on October 12th work for both the owner and the tenants? If not, please let me know what would be the earliest date to which they would agree.

Amy Lee

Assistant General Counsel

New York City Loft Board

280 Broadway, 5th Floor

New York, NY 10007

(212) 393-6678

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Thursday, October 01, 2020 1:24 PM

To: Amy Lee (Buildings) <AMLee@buildings.nyc.gov>;
jburden@bbgllp.com; Alexandr Neratoff <alexandr@neratoff.com>

Cc: Hanchun Lin (Buildings) <HaLin@buildings.nyc.gov>; Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>; NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>

Subject: Re: 226 Franklin Street - Emergency Work

We are not ready to do so at this time. Our architect has visited the premises and just gave me his report this morning. I believe we intend to show the premises to our own structural engineer also. We would

like a narrative conference set with at least a little advance notice to permit the engineer to look at photos and go to the premises if he needs to.

I will be attending the conference in person. This may be a situation in which some participants want to be remote and some want to be present.

From:

"Amy Lee (Buildings)" <AMLee@buildings.nyc.gov>

Date: Thursday, October 1, 2020 at 1:17 PM

To: "jburden@bbgllp.com" <jburden@bbgllp.com>,
Margaret Sandercock <mbs@goodfarblaw.com>, Alexandr Neratoff <alexandr@neratoff.com>
Cc: "Hanchun Lin (Buildings)" <HaLin@buildings.nyc.gov>, "Stephan Clarke (Buildings)" <StClarke@buildings.nyc.gov>,
"NYC Loftboard (Buildings)" <nycloftboard@buildings.nyc.gov>
Subject: RE: 226 Franklin Street - Emergency Work

Good Afternoon Ms. Sandercock,

Are your clients willing to submit waivers for the emergency façade repair work?

Amy Lee

Assistant General Counsel

New York City Loft Board

280 Broadway, 5th Floor

New York, NY 10007

(212) 393-6678

From: Michael M. Bobick <mbobick@BBGLLP.COM>

Sent: Thursday, October 01, 2020 9:50 AM

To: Margaret Sandercock <mbs@goodfarblaw.com>; Amy Lee (Buildings) <AMLee@buildings.nyc.gov>; NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>;
Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>; Alexandr Neratoff <alexandr@neratoff.com>

Cc: Hanchun Lin (Buildings) <HaLin@buildings.nyc.gov>

Subject: RE: 226 Franklin Street - Emergency Work

Importance: High

Dear NYC Loft Board,

I respectfully request a response to my emails. Please advise as to when we can expect a narrative statement conference. Please respond.

Thank you.

Michael M. Bobick

Associate

Belkin Burden Goldman, LLP

270 Madison Avenue

New York, NY 10016

Tel:

212-867-4466 (Ext. 331)

Fax:

212-297-1859

E-mail:

mbobick@bbgllp.com

Web:

www.bbgllp.com

<image001.jpg>

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From: Michael M. Bobick

Sent: Wednesday, September 30, 2020 4:07 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>;

amlee@buildings.nyc.gov; 'NYC Loftboard (Buildings)' <nycloftboard@buildings.nyc.gov>; 'Stephan Clarke (Buildings)' <StClarke@buildings.nyc.gov>;

Alexandr Neratoff <alexandr@neratoff.com>

Cc: 'Hanchun Lin (Buildings)' <HaLin@buildings.nyc.gov>

Subject: RE: 226 Franklin Street - Emergency Work

Importance: High

Dear NYC Loft Board,

I am following up on my below request. Please advise as to when we can expect a conference date. This is emergency work required by the DOB. My client has a certain amount of time to make the repairs. Please. We need a response.

Michael M. Bobick

Associate

Belkin Burden Goldman, LLP

270 Madison Avenue

New York, NY 10016

Tel:

212-867-4466 (Ext. 331)

Fax:

212-297-1859

E-mail:

mbobick@bbgllp.com

Web:

www.bbgllp.com

<image001.jpg>

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From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Tuesday, September 29, 2020 3:24 PM

To: Michael M. Bobick <mbobick@BBGLLP.COM>;

amlee@buildings.nyc.gov; 'NYC Loftboard (Buildings)' <nycloftboard@buildings.nyc.gov>;

'Stephan Clarke (Buildings)' <StClarke@buildings.nyc.gov>;

Alexandr Neratoff <alexandr@neratoff.com>

Cc: 'Hanchun Lin (Buildings)' <HaLin@buildings.nyc.gov>

Subject: Re: 226 Franklin Street - Emergency Work

I am adding Alex Neratoff to the recipient list. He is the architect for the tenants I represent.

From:

"Michael M. Bobick" <mbobick@BBGLLP.COM>

Date: Tuesday, September 29, 2020 at 3:22 PM

To: "amlee@buildings.nyc.gov" <amlee@buildings.nyc.gov>,

"'NYC Loftboard (Buildings)'" <nycloftboard@buildings.nyc.gov>, "'Stephan Clarke (Buildings)'" <StClarke@buildings.nyc.gov>

Cc: "'Hanchun Lin (Buildings)'" <HaLin@buildings.nyc.gov>, Margaret Sandercock <mbs@goodfarblaw.com>

Subject: 226 Franklin Street - Emergency Work

Dear NYC Loft Board,

On September 22, 2020, I filed a narrative statement (attached) that details work that the Department of Buildings has requested. This work involves an emergency façade repair. Please see the attached DOB Urgent

Notice. The work does impact four units, two of whom are represented by Ms. Sandercock, who I have cc'd here.

All corresponding materials, including proof of service, and the plans, have been filed.

I respectfully request that the Loft Board schedule a narrative statement conference immediately. This is an emergency and we cannot wait thirty days for a conference to be scheduled. We are open to an in-person

conference. I can provide you with the emails from the two tenants who are not represented.

Please advise.

Michael M. Bobick

Associate

Belkin Burden Goldman, LLP

270 Madison Avenue

New York, NY 10016

Tel:

212-867-4466 (Ext. 331)

Fax:

212-297-1859

E-mail:

mbobick@bbgllp.com

Web:

www.bbgllp.com

<image002.jpg>

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<226-240 Franklin Street - NS Conference Notice.pdf>

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same, delete the original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Oct 21, 2020 11:22 AM

From: Alexandr Neratoff <alexandr@neratoff.com>

To: 'Margaret Sandercock' <mbs@goodfarblaw.com>

Cc: 'Christian Gray' <christiangray3@protonmail.com>, 'David May' <davidmortimermay@gmail.com>

Subject: FW: 226 Franklin Street - Brooklyn NY

Just received. I will get to look at this late this afternoon.

Alexandr Neratoff Architect

57 Prince Street, 2 Floor

New York, NY 10012

212 431 0011

Neratoff.com

-----Original Message-----

From: Ronald Ogur [mailto:r_ogur@msn.com]

Sent: Wednesday, October 21, 2020 10:23 AM

To: Alexandr Neratoff <alexandr@neratoff.com>

Cc: Amy Lee (Buildings) <AMLee@buildings.nyc.gov>

Subject: 226 Franklin Street - Brooklyn NY

Attached is a revised plan indicating waterproofing detail to protect occupants. Please review and advise me of your comments.

--

This email has been checked for viruses by Avast antivirus software.

<https://www.avast.com/antivirus>

Date: Oct 21, 2020 04:11 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Alexandr Neratoff <alexandr@neratoff.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: 226 Franklin Street - Brooklyn NY

Thank you.

Sent from my iPhone

> On Oct 21, 2020, at 11:22 AM, Alexandr Neratoff <alexandr@neratoff.com> wrote:

>

> ■Just received. I will get to look at this late this afternoon.

>

>

> Alexandr Neratoff Architect

> 57 Prince Street, 2 Floor

> New York, NY 10012

> 212 431 0011

> Neratoff.com

>

> -----Original Message-----

> From: Ronald Ogur [mailto:r_ogur@msn.com]

> Sent: Wednesday, October 21, 2020 10:23 AM

> To: Alexandr Neratoff <alexandr@neratoff.com>

> Cc: Amy Lee (Buildings) <AMLee@buildings.nyc.gov>

> Subject: 226 Franklin Street - Brooklyn NY

>

> Attached is a revised plan indicating waterproofing detail to protect occupants. Please review and advise me of your comments.

>

>

> --

> This email has been checked for viruses by Avast antivirus software.

> <https://www.avast.com/antivirus>

> <Temp00370.PDF>

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Date: Oct 21, 2020 04:14 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Alexandr Neratoff <alexandr@neratoff.com>

Subject: Fwd: 226 Franklin_Conference followup

Sent from my iPhone

Begin forwarded message:

From: "Amy Lee (Buildings)" <AMLee@buildings.nyc.gov>

Date: October 21, 2020 at 10:59:33 AM EDT

To: Jessica Kashizadeh <jkashizadeh@costa-ae.com>

Cc: "Hanchun Lin (Buildings)" <HaLin@buildings.nyc.gov>, "NYC Loftboard (Buildings)" <nycloftboard@buildings.nyc.gov>, "Stephan Clarke (Buildings)" <StClarke@buildings.nyc.gov>, Joseph Burden <JBurden@BBGLLP.COM>, Angelo Costa <acosta@costa-ae.com>,

Marty <martyck@gmail.com>, Lisa Gallaudet <LGallaudet@bbgllp.com>, Margaret Sandercock <mbs@goodfarblaw.com>

Subject: RE: 226 Franklin_Conference followup

■

Thank you, Ms. Kashizadeh. I am adding Ms. Sandercock to this email.

Amy Lee

Assistant General Counsel

New York City Loft Board

280 Broadway, 5th Floor

New York, NY 10007

(212) 393-6678

From: Jessica Kashizadeh <jkashizadeh@costa-ae.com>

Sent: Tuesday, October 20, 2020 4:54 PM

To: Amy Lee (Buildings) <AMLee@buildings.nyc.gov>

Cc: Hanchun Lin (Buildings) <HaLin@buildings.nyc.gov>; NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>; Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>; 'Joseph Burden' <JBurden@BBGLLP.COM>; Angelo Costa <acosta@costa-ae.com>; 'Marty'

<martyck@gmail.com>; 'Lisa Gallaudet' <LGallaudet@BBGLLP.COM>

Subject: 226 Franklin_Conference followup

Hello Ms. Lee,

Thank you for your organization of today's LB conference for the emergency work at the façade of 226 Franklin St. in Brooklyn. With regards to the Alt1 Certification of the legalization plans and the questions that came up from the tenants,

I thought I would send you a timeline and the relevant documents to help catch you up on the history of this project.

July 11, 2017 - Narrative is served to tenants & Loft Board.

September 6, 2017 - LB conference - layouts are worked out with the tenants and it is agreed that the owner will issue a revised narrative to pick up the agreed upon changes.

August 2, 2018 - The final Narrative is served to tenants & Loft Board encapsulating all agreed upon layouts.

October 23, 2018 - The tenant's lawyer (Lisa Galludet), the LB (Michael Bobick) and the owner's lawyer (Petrucci) have a conference call to verify that the tenants consent to the

layouts and that another conference is not needed.

It is agreed on this call that the LB will issue the clock. (see attached correspondence w. Mr. Bobick)

October 25, 2018: LB Issues 45 day clock. The notice is mailed out to all tenants by the LB. (clock notice & affidavit of mailing attached). As a reminder, in accordance with LB procedures, any tenant who wishes to file comments

must do so during this 45 day period of time. Once the clock expires, their opportunity to file comments or alternate plans has expired as well.

December 9, 2018: 45 day clock expires (see attached corr. By Mr. Bobick affirming that tenants did not file any comments or plans).

January 8, 2019: LB issues Certification of the Alt1 plans. Certification attached for your records.

January 11, 2019: DOB approves the Alt1 plans

October 3, 2019 - Permit is issued on Alt1 320914347

I have attached some relevant correspondence with the Loft Board supporting the above sequence of events. Please understand that the owner spent months and months with the DOB, Loft Board and tenants to reach Alt1 approval. To undo this

milestone and open the table for discussion on the approved layouts would unjustly delay the legalization of this building indefinitely.

Thank you,

Jessica Kashizadeh, R.A.

■

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Good afternoon,

My records show that the 45 day clock has expired. I have yet to receive any mail that would indicate that comments or alternate plans have been filed (timely). Please let me know when the objection sheet has been cleared.

Thanks and congrats.

Michael Bobick, Esq.

Assistant General Counsel - Loft Board

280 Broadway, 4th Floor

New York, New York 10007

Phone: 212-393-2267

Good afternoon all,

I am confirming that the NS conference will be held on September 6th, and I would like to start at 1PM. I will be sending notices of conference out shortly.

Thanks,

Michael Bobick, Esq.

Assistant General Counsel - Loft Board

280 Broadway, 4th Floor

New York, New York 10007

Phone: 212-393-2267

From: Arthur Atlas [mailto:aatlasarch@earthlink.net]

Sent: Wednesday, August 02, 2017 11:32 AM

To: RMPetrucchi@aol.com; mepstein@meltzercosta.com; Michael Bobick (Buildings)

Cc: LGallaudet@BBWG.COM; Helaine Balsam (Buildings); hmeltzer@meltzercosta.com; acosta@meltzercosta.com; martyck@gmail.com; askofman@gmail.com; JKashizadeh@meltzercosta.com; aatlasarch@earthlink.net; JBurden@BBWG.COM; Heather Troy

Subject: Re: 226 Franklin Street - Narrative Conference

All,

Not a great time to schedule meetings. I will be away from 8/19/17 through 9/3/2017.

In that the building owners attorney will be seeking a "final" determination at this Conference, I am not comfortable representing the IMD tenants without legal representation.

We are actively seeking to overturn several recent arbitrary determinations and would be prejudiced by any Loft Board Certification prior to the exhaustion of these avenues.

Arthur Atlas, R.A.

-----Original Message-----

From: RMPetrucchi@aol.com

Sent: Aug 2, 2017 11:20 AM

To: mepstein@meltzercosta.com,
MBobick@buildings.nyc.gov

Cc: LGallaudet@BBWG.COM,
HBalsam@buildings.nyc.gov, hmeltzer@meltzercosta.com,
acosta@meltzercosta.com,
martyck@gmail.com, askofman@gmail.com,
JKashizadeh@meltzercosta.com,
aatlasarch@earthlink.net, JBurden@BBWG.COM,

hktroy@gmail.com

Subject: Re: 226 Franklin Street - Narrative Conference

Hi, All.

Of those dates, I am only available on 6 September. After that, I am not available to attend until after 20 September, although I could be available by phone and any legal issues could be addressed after 20 September, as Mr. Bobick has suggested.. I cannot be available by phone on 5 September, as I will be in transit.

I am checking with the tenants as to their availability on 6 September.

Robert Petrucci

In a message dated 8/1/2017 4:25:22 P.M. Eastern Daylight Time, mepstein@meltzercosta.com writes:

Hi Michael:

Meltzer Costa is available

August 31st, September 5th and 6th at 2pm. We are not available August 21st. We will await confirmation from

the Loft Board.

Maxine Epstein

mepstein@meltzercosta.com

From: "Michael Bobick (Buildings)" <MBobick@buildings.nyc.gov>

Date: August 1, 2017 at 2:09:22 PM EDT

To: Lisa Gallaudet <LGallaudet@BBWG.COM>, "Helaine Balsam (Buildings)" <HBalsam@buildings.nyc.gov>

Cc: "'RMPetrucci@aol.com'" <RMPetrucci@aol.com>, "martin kofman <martyck@gmail.com> (martyck@gmail.com)" <martyck@gmail.com>,

"askofman@gmail.com" <askofman@gmail.com>, "Jessica Kashizadeh (JKashizadeh@meltzercosta.com)" <JKashizadeh@meltzercosta.com>,

Angelo Costa <acosta@meltzercosta.com>, "Arthur Atlas (aatlasarch@earthlink.net)" <aatlasarch@earthlink.net>, Joseph Burden

<JBurden@BBWG.COM>

Subject: RE: 226 Franklin Street - Narrative Conference

Good afternoon Ms. Gallaudet,

Section 2-01(d)(2)(vii) states that within 30 calendar days after owner has filed a complete narrative statement, the Loft Board will notify the owner

and all occupants that a conference has been scheduled. I understand this rule to mean that the Loft Board has to schedule a conference within 30 days of the filing of the NS, but not that the conference date has to be within that 30 day period.

With that said, I agree, I do not think the parties should be forced to wait until September 20th. Mr. Petrucci, I understand that you want to be in attendance in order to better advise your clients, but if the issues are architectural in nature,

Mr. Atlas can handle it. Any outstanding legal issues can wait for your return. If you know of a date and time in which you would be available to call in, please let me know.

I know August is very difficult to schedule due to scheduled vacations, so with that in mind, the proposed dates are August 21st, August 31st,

September 5th and 6th at 2pm. Please confirm whether you are available on any of these dates, after conferring with your client(s). If you are not available on the proposed dates, please let me know.

Thanks,

Michael Bobick, Esq.

Assistant General Counsel - Loft Board

280 Broadway, 4th Floor

New York, New York 10007

Phone: 212-393-2267

From:

Lisa Gallaudet [mailto:LGallaudet@BBWG.COM]

Sent: Tuesday, August 01, 2017 11:47 AM

To: Michael Bobick (Buildings)

Cc: 'RMPetrucchi@aol.com'; martin kofman <martyck@gmail.com> (martyck@gmail.com);

askofman@gmail.com; Jessica Kashizadeh (JKashizadeh@meltzercosta.com); Angelo Costa; Arthur Atlas (aatlasarch@earthlink.net);

Joseph Burden

Subject: 226 Franklin Street - Narrative Conference

Hi Michael,

The final narrative statement conference on this building is needed to be scheduled. Pursuant to the loft board regulations, it should be scheduled within

30 days from the filing (7/28). The narrative was filed last week. Please let us know a date for the conference within 30 days from filing.

The parties have already tried to come up with some dates to provide for you. However, Mr. Petrucci has stated that he is unavailable through September

20th, nearly two months from the date of filing. The owner has been delayed repeatedly and cannot wait another two months. Pursuant to 29 RCNY section 2-01, the conference is to be scheduled within thirty days.

Accordingly, we ask that so long as the tenants' architect is present, that we select a time that Mr. Petrucci can call in via phone conference, or video

conference to avoid further delay. There are very limited outstanding issues to discuss at this point as the parties have worked out the majority of the tenants' objections.

Please advise on possible dates available to the Loft Board.

Lisa Gallaudet

Partner

Belkin Burden Wenig & Goldman, LLP

270 Madison Avenue

New York, NY 10016

Tel: 212-867-4466 (Ext. 329)

Fax: 212-297-1859

E-mail: lgallaudet@bbwg.com

Web: www.bbwg.com

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info@bbwg.com , and delete the message.

Thank you for the reminder.

I issued the 45 Day Clock notice on October 25th and mailed out the same day. Please see attached. Hopefully the originals will be arriving to your respective offices shortly.

Michael Bobick, Esq.

Assistant General Counsel - Loft Board

280 Broadway, 4th Floor

New York, New York 10007

Phone: 212-393-2267

From: Lisa Gallaudet [<mailto:LGallaudet@BBWG.COM>]

Sent: Tuesday, October 30, 2018 3:17 PM

To: Michael Bobick (Buildings)

Cc: martin kofman; 'RMPetrucchi@aol.com'; Jessica Kashizadeh; Arthur Atlas (aatlasarch@earthlink.net); Joseph Burden

Subject: 226 Franklin

Michael,

I wanted to remind you that both parties have agreed to start the clock. We will continue to discuss issues during this time. Please advise when we will receive notification that the clock has commenced. Thank you.

Lisa Gallaudet

Partner

Belkin Burden Wenig & Goldman, LLP

270 Madison Avenue

New York, NY 10016

Tel:

212-867-4466 (Ext. 329)

Fax:

212-297-1859

E-mail:

lgallaudet@bbwg.com

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info@bbwg.com , and delete the message.

Date: Oct 27, 2020 05:49 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Cc: Alexandr Neratoff <alexandr@neratoff.com>

Subject: FW: 226 Franklin Street

Chris, David, I am telling Alex to release this report when we hear from you but to release it by 4 pm if we have not heard anything. I am in the office if you need to reach me.

From: Alexandr Neratoff <alexandr@neratoff.com>

Date: Tuesday, October 27, 2020 at 1:43 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: RE: 226 Franklin Street

Sorry, just a bit overloaded. Didn't the Loft Board say one week? Should I distribute?

Alexandr Neratoff Architect

57 Prince Street, 2 Floor

New York, NY 10012

212 431 0011

Neratoff.com

From: Margaret Sandercock [mailto:mbs@goodfarblaw.com]

Sent: Tuesday, October 27, 2020 12:11 PM

To: Alexandr Neratoff <alexandr@neratoff.com>

Subject: FW: 226 Franklin Street

Please see below.

From: Joseph Burden <JBurden@BBGLLP.COM>

Date: Tuesday, October 27, 2020 at 10:41 AM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: FW: 226 Franklin Street

When will Neratoff respond to Ogur's plan sent last Wednesday?

From: Ronald Ogur <R_Ogur@msn.com>

Sent: Tuesday, October 27, 2020 10:39 AM

To: Joseph Burden <JBurden@BBGLLP.COM>

Cc: martin kofman (martyck@gmail.com) <martyck@gmail.com>

Subject: Re: 226 Franklin Street

Yes! They were sent Wednesday, October 21st in the AM with a copy to Amy Lee and Marty. I have not had a response. I will scan and send a copy to you.

Ronald Ogur P.C.

40 Underhill Boulevard - Suite 100

Syosset, NY 11791-3491

(516) 496-4222 office

(516) 658-6606 cell

From: Joseph Burden <JBurden@BBGLLP.COM>

Sent: Tuesday, October 27, 2020 7:45 AM

To: Ronald Ogur

Cc: martin kofman (martyck@gmail.com)

Subject: 226 Franklin Street

Did you send the waterproofing materials to Neratoff? (If so can you send me a copy). Did we get a response?

Joseph Burden

Partner

Belkin Burden Wenig & Goldman, LLP

270 Madison Avenue

New York, NY 10016

Tel: 212-867-4466 (Ext. 308)

Fax: 212-297-1859

E-mail: jburden@bbwg.com <mailto:jburden@bbwg.com>

Web: www.bbwg.com<<https://nam10.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.bbwg.com%2F&data=04%7C01%7C%7C15163adada2a4cbb3d1f08d87a6dca99%7C84df9e7fe9f640afb435aaaaaaa%7C1%7C0%7C637393959246228961%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luZSIiLCJBTiI6IkJhWmwiLCJXVCi6Mn0%3D%7C1000&sdata=f5KaIjt09SimOw4VFgcoPU1JkLbfUDb00DSnyIzkyVU%3D&reserved=0>>

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Oct 27, 2020 03:52 PM

From: Alexandr Neratoff <alexandr@neratoff.com>

To: "'Stephan Clarke \\\(Buildings\\)'" <StClarke@buildings.nyc.gov>

Cc: 'martin kofman' <martyck@gmail.com>, 'Joseph Burden' <JBurden@bbgllp.com>, 'Lisa Gallaudet' <LGallaudet@bbgllp.com>, 'Ronald Ogur' <r_ogur@msn.com>, davidmortimermay@gmail.com, "'Hanchun Lin \\\(Buildings\\)'" <HaLin@buildings.nyc.gov>, 'Christian Gray' <christiangray3@protonmail.com>, "'NYC Loftboard \\\(Buildings\\)'" <nycloftboard@buildings.nyc.gov>, "'Amy Lee \\\(Buildings\\)'" <AMLee@buildings.nyc.gov>

Subject: 226 Franklin Street, Brooklyn
Please see attached.

Alexandr Neratoff Architect
57 Prince Street, 2 Floor
New York, NY 10012
212 431 0011
Neratoff.com
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Date: Oct 28, 2020 07:33 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Alexandr Neratoff <alexandr@neratoff.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: 226 Franklin Street - Brooklyn , NY - IMD #30077

Ok, what are we doing about this? I believe the landlord expects that they are done and Chris and David should sign the narrative statement waivers.

■On 10/28/20, 12:13 PM, "Ronald Ogur" <r_ogur@msn.com> wrote:

Attached is my response to the comments of Alexandr Neratoff R.A., dated October 26, 2020.

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Date: Oct 28, 2020 04:23 PM

From: Alexandr Neratoff <alexandr@neratoff.com>

To: Margaret Sandercock <mbs@goodfarblaw.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: 226 Franklin Street - Brooklyn , NY - IMD #30077

We are certainly not taking on a supervisory inspection role in this. I was quoting his own plans where he indicated the owner/contractor will hire an inspecting engineer or architect. Up to them, but the only concern I continue to have is the accidental perforation of the waterproof membrane, which can happen regardless of precautions he lists. I will answer but this does not rise to the level of holding off signing. Will respond later today.

On Wed, Oct 28, 2020, 3:33 PM Margaret Sandercock <mbs@goodfarblaw.com> wrote:

Ok, what are we doing about this? I believe the landlord expects that they are done and Chris and David should sign the narrative statement waivers.

■On 10/28/20, 12:13 PM, "Ronald Ogur" <r_ogur@msn.com> wrote:

Attached is my response to the comments of Alexandr Neratoff R.A., dated October 26, 2020.

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Date: Oct 30, 2020 01:53 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Alexandr Neratoff <alexandr@neratoff.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Cc: Jenifer Orefice <jo@goodfarblaw.com>

Subject: Re: 226 Franklin Street - Brooklyn , NY - IMD #30077

I have received narrative waiver forms for the emergency work from the landlord attorney. I will give them to my assistant Jen and am asking her to email the one for Chris to Chris and the one for David to David.

Alex, are we ready to sign these?

When we are ready to sign, I need each of you to print the form, sign it and scan it back to me. Then also to put the original in the mail addressed to: Margaret Sandercock, Esq., Goodfarb & Sandercock, LLP, 110 E. 59th St.,

22nd fl., NY, NY 10022. Please don't take a photo of it rather than scanning it.

Thanks, everyone.

From: Alexandr Neratoff <alexandr@neratoff.com>

Date: Wednesday, October 28, 2020 at 5:13 PM

To: 'Ronald Ogur' <r_ogur@msn.com>

Cc: "'Amy Lee (Buildings)'" <AMLee@buildings.nyc.gov>, Margaret Sandercock <mbs@goodfarblaw.com>, "'Stephan Clarke (Buildings)'" <StClarke@buildings.nyc.gov>, David Brody <dbrody@borahgoldstein.com>

Subject: RE: 226 Franklin Street - Brooklyn , NY - IMD #30077

Dear Mr. Ogur

A quick response to the two points in your letter.

1. Regarding implementation of waterproofing, I was quoting the General Notes of your drawing that called for a supervisory engineer or architect to be retained by the contractor, to give the project as additional layer of protection. I cannot do that

because I have no standing with the contractor, owner or the Building Department regarding this project: who would listen to me or follow my advice? And I would not want to intrude on any chain of liability or authority. Since you state you were not retained

to undertake any site supervision, I was simply concerned that the work would have some level of responsible control. But that is not a matter the tenants can meaningfully contribute to.

2. The protection of the membrane I was referring to is to throw a simple sheet of protection over the plastic, so if a tool or brick drops, and then a bucket overturns or a sudden rainstorm catches everyone off-guard, that would not have any irreversible

consequences. I note your statement that work will proceed from the outside, and that reduces risk, certainly – but when have masons or helpers followed rules rigidly? And in order to nail up the wood cleat and install the temporary roof every afternoon,

and remove it every morning (a clever solution, I will add), one has to briefly walk on the plastic.

If you could address the #2 point, I will feel a lot better. One more item, I recall you were going to send us a more exact diagram of the temporary supports in the two units, so David May, in particular, could make sure the heavy printer would not have

to be displaced. Did this happen directly with him, or will it?

Thank you

Alexandr

Alexandr Neratoff Architect

57 Prince Street, 2 Floor

New York, NY 10012

212 431 0011

Neratoff.com

-----Original Message-----

From: Ronald Ogur [mailto:r_ogur@msn.com]

Sent: Wednesday, October 28, 2020 12:14 PM

To: Alexandr Neratoff <alexandr@neratoff.com>

Cc: Amy Lee (Buildings) <AMLee@buildings.nyc.gov>; Margaret Sandercock <mbs@goodfarblaw.com>

Subject: 226 Franklin Street - Brooklyn , NY - IMD #30077

Attached is my response to the comments of Alexandr Neratoff R.A., dated October 26, 2020.

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Date: Oct 30, 2020 01:53 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Alexandr Neratoff <alexandr@neratoff.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: FW: 226 Franklin Street - Brooklyn NY
Final revised plans for waiver.

From: Joseph Burden <JBurden@BBGLLP.COM>

Date: Thursday, October 29, 2020 at 11:16 AM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: FW: 226 Franklin Street - Brooklyn NY

Here are the final revised plans to attach to the narrative waiver. Please have th waiver form countersigned and sent back ASAP so we can begin the emergency work.

From: Marty <martyck@gmail.com>

Sent: Wednesday, October 28, 2020 6:25 PM

To: Michael M. Bobick <mbobick@BBGLLP.COM>; Joseph Burden <JBurden@BBGLLP.COM>

Subject: Fwd: 226 Franklin Street - Brooklyn NY

This is the FINAL plan to attach to the Sandercock papers

Martin C Kofman

American Package Company

718 389 4444

Cellular 516 524 2244

Begin forwarded message:

From: Ronald Ogur <R_Ogur@msn.com>

Date: October 21, 2020 at 10:23:20 AM EDT

To: Alexandr Neratoff <alexandr@neratoff.com>

Cc: "Amy Lee (Buildings)" <AMLee@buildings.nyc.gov>

Subject: 226 Franklin Street - Brooklyn NY

Attached is a revised plan indicating waterproofing detail to protect occupants. Please review and advise me of your comments.

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Oct 30, 2020 10:51 AM

From: Alexandr Neratoff <alexandr@neratoff.com>

To: 'Margaret Sandercock' <mbs@goodfarblaw.com>, 'Christian Gray' <christiangray3@protonmail.com>, 'David May' <davidmortimermay@gmail.com>

Cc: 'Jenifer Orefice' <jo@goodfarblaw.com>

Subject: RE: 226 Franklin Street - Brooklyn , NY - IMD #30077

Yes. They re-sent the same plan so my concern about protecting the waterproof membrane at the 2nd floor finished floor level was not responded to. There is no worthwhile way to make them do it, it's really up to the contractor and the engineer does not want to be responsible for it. I think this should be signed and the work allowed to proceed. When the construction starts, it will be to your benefit to have a good rapport with the builder as if that is a friendly relationship, he will be far more protective of your life. Buy them coffee, help them with practical needs.

On a practical level, of course I assume there will be leaks, so I suggest you prepare by withdrawing everything of value east of the work area (beyond the columns) or wrap any immovable objects in plastic so they can withstand a direct water spill. And watch the proceedings, be ready with buckets, even at night when you are there. Sometimes a leak builds up and then lets go all of a sudden.

But we now need to focus our leverage and energy on correcting the legalization configuration, while they regroup and do the physical repair work, so in a couple of weeks, I will revisit those issues and will have questions, I am sure, about when various documents were received.

Keep me posted!

Alex

Alexandr Neratoff Architect

57 Prince Street, 2 Floor

New York, NY 10012

212 431 0011

Neratoff.com

From: Margaret Sandercock [mailto:mbs@goodfarblaw.com]

Sent: Friday, October 30, 2020 9:53 AM

To: Alexandr Neratoff <alexandr@neratoff.com>; Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Cc: Jenifer Orefice <jo@goodfarblaw.com>

Subject: Re: 226 Franklin Street - Brooklyn , NY - IMD #30077

I have received narrative waiver forms for the emergency work from the landlord attorney. I will give them to my assistant Jen and am asking her to email the one for Chris to Chris and the one for David to David.

Alex, are we ready to sign these?

When we are ready to sign, I need each of you to print the form, sign it and scan it back to me. Then also to put the original in the mail addressed to: Margaret Sandercock, Esq., Goodfarb & Sandercock, LLP, 110 E. 59th St., 22nd fl., NY, NY 10022. Please don't take a photo of it rather than scanning it.

Thanks, everyone.

From: Alexandr Neratoff <alexandr@neratoff.com>

Date: Wednesday, October 28, 2020 at 5:13 PM

To: 'Ronald Ogur' <r_ogur@msn.com>

Cc: "'Amy Lee (Buildings)'" <AMLee@buildings.nyc.gov>, Margaret Sandercock <mbs@goodfarblaw.com>, "'Stephan Clarke (Buildings)'" <StClarke@buildings.nyc.gov>, David

Brody <dbrody@borahgoldstein.com>

Subject: RE: 226 Franklin Street - Brooklyn , NY - IMD #30077

Dear Mr. Ogur

A quick response to the two points in your letter.

1. Regarding implementation of waterproofing, I was quoting the General Notes of your drawing that called for a supervisory engineer or architect to be retained by the contractor, to give the project an additional layer of protection. I cannot do that because I have no standing with the contractor, owner or the Building Department regarding this project: who would listen to me or follow my advice? And I would not want to intrude on any chain of liability or authority. Since you state you were not retained to undertake any site supervision, I was simply concerned that the work would have some level of responsible control. But that is not a matter the tenants can meaningfully contribute to.

2. The protection of the membrane I was referring to is to throw a simple sheet of protection over the plastic, so if a tool or brick drops, and then a bucket overturns or a sudden rainstorm catches everyone off-guard, that would not have any irreversible consequences. I note your statement that work will proceed from the outside, and that reduces risk, certainly - but when have masons or helpers followed rules rigidly? And in order to nail up the wood cleat and install the temporary roof every afternoon, and remove it every morning (a clever solution, I will add), one has to briefly walk on the plastic.

If you could address the #2 point, I will feel a lot better. One more item, I recall you were going to send us a more exact diagram of the temporary supports in the two units, so David May, in particular, could make sure the heavy printer would not have to be displaced. Did this happen directly with him, or will it?

Thank you

Alexandr

Alexandr Neratoff Architect

57 Prince Street, 2 Floor

New York, NY 10012

212 431 0011

Neratoff.com

-----Original Message-----

From: Ronald Ogur [mailto:r_ogur@msn.com]

Sent: Wednesday, October 28, 2020 12:14 PM

To: Alexandr Neratoff <alexandr@neratoff.com>

Cc: Amy Lee (Buildings) <AMLee@buildings.nyc.gov>; Margaret Sandercock <mbs@goodfarblaw.com>

Subject: 226 Franklin Street - Brooklyn , NY - IMD #30077

Attached is my response to the comments of Alexandr Neratoff R.A., dated October 26, 2020.

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Date: Oct 30, 2020 01:18 PM

From: Alexandr Neratoff <alexandr@neratoff.com>

To: 'Margaret Sandercock' <mbs@goodfarblaw.com>

Cc: 'David May' <davidmortimermay@gmail.com>, 'Christian Gray' <christiangray3@protonmail.com>

Subject: FW: 226 Franklin Street - Brooklyn, NY - IMD #30077

This can be viewed as a "NO" but actually, it is a positive offer of his time and involvement to make sure that David's printer will actually not get damaged, so please take up this offer, it might actually add a layer of protection, and certainly, not taking it up will weaken any claim for damages.

Alexandr Neratoff Architect

57 Prince Street, 2 Floor

New York, NY 10012

212 431 0011

Neratoff.com

-----Original Message-----

From: Ronald Ogur [mailto:R_Ogur@msn.com]

Sent: Friday, October 30, 2020 12:59 PM

To: Alexandr Neratoff <alexandr@neratoff.com>

Cc: 'Amy Lee (Buildings)' <AMLee@buildings.nyc.gov>; 'Margaret Sandercock' <mbs@goodfarblaw.com>; 'Stephan Clarke (Buildings)' <StClarke@buildings.nyc.gov>; David Brody <dbrody@borahgoldstein.com>

Subject: Re: 226 Franklin Street - Brooklyn, NY - IMD #30077

With regard to Item #1, you do not have to be part of my application or be authorized by my client to OBSERVE what is happening and report back to your clients. Of course this will require your clients to compensate you, but this is the price they must pay if they want insurance as you suggest. I have full confidence in my client's contractor being able to execute a waterproofing procedure. With regard to your "belt and suspenders" approach to waterproofing, I have full confidence that the contractors will not drop material or tools onto the waterproofing membrane, and therefore the material is perfectly adequate to provide waterproofing without an additional layer of plastic. With regard to David May (who I have no relationship with and is not my client), if he were to provide me with measurements of the size and location of whatever equipment in his space may be affected by either of the two wood posts, I will analyze what steps can be taken to avoid any adverse effects to his occupancy.

Ronald Ogur P.C.

40 Underhill Boulevard - Suite 100

Syosset, NY 11791-3491

(516) 496-4222 office

(516) 658-6606 cell

From: Alexandr Neratoff <alexandr@neratoff.com>

Sent: Wednesday, October 28, 2020 5:13 PM

To: 'Ronald Ogur'

Cc: 'Amy Lee (Buildings)'; 'Margaret Sandercock'; 'Stephan Clarke (Buildings)'; David Brody

Subject: RE: 226 Franklin Street - Brooklyn , NY - IMD #30077

Dear Mr. Ogur

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1. Regarding implementation of waterproofing, I was quoting the General Notes of your drawing that called for a supervisory engineer or architect to be retained by the contractor, to give the project as additional layer of protection. I cannot do that because I have no standing with the contractor, owner or the Building Department regarding this project: who would listen to me or follow my advice? And I would not want to intrude on any chain of liability or authority. Since you state you were not retained to undertake any site supervision, I was simply concerned that the work would have some level of responsible control. But that is not a matter the tenants can meaningfully contribute to.

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Thank you

Alexandr

Alexandr Neratoff Architect

57 Prince Street, 2 Floor

New York, NY 10012

212 431 0011

Neratoff.com

-----Original Message-----

From: Ronald Ogur [mailto:r_ogur@msn.com]

Sent: Wednesday, October 28, 2020 12:14 PM

To: Alexandr Neratoff <alexandr@neratoff.com>

Cc: Amy Lee (Buildings) <AMLee@buildings.nyc.gov>; Margaret Sandercock <mbs@goodfarblaw.com>

Subject: 226 Franklin Street - Brooklyn , NY - IMD #30077

Attached is my response to the comments of Alexandr Neratoff R.A., dated October 26, 2020.

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JWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=yMgxLCcDhWfOtnOBKn4Qn8eoNCQaFoma7du7uKB0EVC%3D&reserved=0> Virus-free. www.avast.com<https://eur04.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.avast.com%2Fsig-email%3Futm_medium%3Demail%26utm_source%3Dlink%26utm_campaign%3Dsig-email%26utm_content%3Demailclient%26utm_term%3Dlink&data=04%7C01%7C%7Ca06362f108c54e6bb55708d87b865aa1%7C84df9e7fe9f640afb435aaaaaaa%7C1%7C0%7C637395164255918434%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sdata=8BWlck9JkHcnYDkQXskvpySFeZFZJbhta2IB5N%2FYelE%3D&reserved=0>

--

This email has been checked for viruses by Avast antivirus software.

<https://www.avast.com/antivirus>

Date: Nov 04, 2020 08:49 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: "R_Ogur@msn.com" <R_Ogur@msn.com>, Alexandr Neratoff <alexandr@neratoff.com>, "JBurden@BBG LLP.COM" <JBurden@BBG LLP.COM>, "amlee@buildings.nyc.gov" <amlee@buildings.nyc.gov>

Cc: Margaret Sandercock <mbs@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: 226 Franklin Street

Please see the following message from Ms. Sandercock:

"Dear Mr. Ogur:

I write in response to your email of October 30, 2020 and on behalf of our client David May. Enclosed is a sketch of his loft, showing accurately the location and dimensions of a printing press that cannot be moved.

You were kind enough to suggest that if you knew what personal property might be affected by the installation of 2 new posts, you would see what if anything could be done to make the situation easier. I will look forward to your recommendations

regarding the printing press and also as to whether other moveable property items should be moved.

Thank you for your help.

Margaret Sandercock, Esq."

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

JO@Goodfarblaw.com

NYC Office:

110 East 59th Street, 22nd floor

New York, NY 10022

Phone: 212.509.0440

Fax: 212.509.0464

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Nov 05, 2020 03:40 PM

From: Ronald Ogur <R_Ogur@msn.com>

To: Jenifer Orefice <jo@goodfarblaw.com>, Alexandr Neratoff <alexandr@neratoff.com>, "JBurden@BBGLLP.COM" <JBurden@BBGLLP.COM>, "amlee@buildings.nyc.gov" <amlee@buildings.nyc.gov>

Cc: Margaret Sandercock <mbs@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: 226 Franklin Street

Thank you for the clear and concise drawing. I have marked the location of the two temporary wood posts in Unit G22 on the first floor. The post will be 2 inches clear of the printing press. Such locations are not carved in stone and can be moved a foot or two parallel to Franklin Street to accommodate the needs of the occupant.

Ronald Ogur P.C.

40 Underhill Boulevard - Suite 100

Syosset, NY 11791-3491

(516) 496-4222 office

(516) 658-6606 cell

From: Jenifer Orefice <jo@goodfarblaw.com>

Sent: Wednesday, November 4, 2020 3:49 PM

To: R_Ogur@msn.com; Alexandr Neratoff; JBurden@BBGLLP.COM; amlee@buildings.nyc.gov

Cc: Margaret Sandercock; Christian Gray; David May

Subject: 226 Franklin Street

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* Margaret Sandercock, Esq."

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

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White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

J0@Goodfarblaw.com<mailto:J0@Goodfarblaw.com>

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Date: Nov 16, 2020 01:38 PM

From: Alexandr Neratoff <alexandr@neratoff.com>

To: 'Christian Gray' <christiangray3@protonmail.com>, 'David May' <davidmortimermay@gmail.com>

Subject: 226 Franklin Street Invoice #1

Hello Christian and David

Before we embark on a legalization study, we would need the hours and expenses to date taken care of. Some of this work done and prints made would give us a head start towards the next phase of our work, if I would be asked to take that on. Please let me know if you want me to do that, and if you want me to keep track separately of the hours expenses of the new unit (G-12) that Margaret referred to me. And let me know who else I am representing besides the two of you, if anyone. So far, I only dealt with your two units as the ones affected by the structural work.

Thank you

Alexandr

Alexandr Neratoff Architect

57 Prince Street, 2 Floor

New York, NY 10012

212 431 0011

Neratoff.com

Virus-free. www.avast.com

Date: Nov 16, 2020 09:04 PM

From: Christian Gray <christiangray3@protonmail.com>

To: Alexandr Neratoff <alexandr@neratoff.com>, 'David May' <davidmortimermay@gmail.com>

Subject: Re: 226 Franklin Street Invoice #1

Thank you Alex, we will review the invoice and send you check. We will also get a confirmation vote on the study.

All work for G12 is to be billed to them directly. This is Phil, one the tenants and spokesperson for the unit:

philhub@protonmail.com

I will our together a list of the all of the units in the TA and send them to you this eve.

Thank you.

Sent from ProtonMail Mobile

On Mon, Nov 16, 2020 at 13:38, Alexandr Neratoff <alexandr@neratoff.com> wrote:

Hello Christian and David

Before we embark on a legalization study, we would need the hours and expenses to date taken care of. Some of this work done and prints made would give us a head start towards the next phase of our work, if I would be asked to take that on. Please let me know if you want me to do that, and if you want me to keep track separately of the hours expenses of the new unit (G-12) that Margaret referred to me. And let me know who else I am representing besides the two of you, if anyone. So far, I only dealt with your two units as the ones affected by the structural work.

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Alexandr

Alexandr Neratoff Architect

57 Prince Street, 2 Floor

New York, NY 10012

212 431 0011

Neratoff.com

Virus-free. www.avast.com

Date: Nov 16, 2020 04:21 PM

From: Alexandr Neratoff <alexandr@neratoff.com>

To: 'Christian Gray' <christiangray3@protonmail.com>, 'David May' <davidmortimermay@gmail.com>

Subject: RE: 226 Franklin Street Invoice #1

Thanks. I will try to be fair in slitting up the further bill, normally, we do not do that: bills are usually sent to one person in each building's tenant association, otherwise we end up potentially caught between competing interests in a building. Some building-wide work review will be shared, so once I know the total number of units in the tenant association, shared work will he to be split according to those totals.

As to payments, they can also be made through the Zelle system used by Bank of America and other banks, tied to my email address - alexandr@neratoff.com. Thank you!

Alexandr Neratoff Architect

57 Prince Street, 2 Floor
New York, NY 10012
212 431 0011
Neratoff.com

From: Christian Gray [mailto:christiangray3@protonmail.com]
Sent: Monday, November 16, 2020 4:05 PM
To: Alexandr Neratoff <alexandr@neratoff.com>; 'David May' <davidmortimermay@gmail.com>
Subject: Re: 226 Franklin Street Invoice #1

Thank you Alex, we will review the invoice and send you check. We will also get a confirmation vote on the study.

All work for G12 is to be billed to them directly. This is Phil, one the tenants and spokesperson for the unit:

philhub@protonmail.com

I will our together a list of the all of the units in the TA and send them to you this eve.

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Sent from ProtonMail Mobile

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Alexandr

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57 Prince Street, 2 Floor
New York, NY 10012
212 431 0011
Neratoff.com

Virus-free. www.avast.com

Date: Dec 07, 2020 03:12 AM

From: Alexandr Neratoff <alexandr@neratoff.com>

To: 'Margaret Sandercock' <mbs@goodfarblaw.com>

Cc: 'David May' <davidmortimermay@gmail.com>, 'Christian Gray' <christiangray3@protonmail.com>

Subject: Costa's earlier plans needed

Dear All

I have done a first review of pertinent issues in this case, looking not at legalization issues for now, but only for justifications that would get us into the door of another narrative conference.

I understand from reading the documents, particularly David May's very complete timeline and document file, that there were two conferences, one on 9/6/16 and the other one exactly a year later, on 9/6/17. Almost a year after the last conference, on 08/02/18, a revised plan was created that made substantial changes in the configuration that was referred to in the landlord's note to the tenants dated 08/23/18 acknowledging changes to the plans due to the "30 foot rule" as well as egress rules, and the failure to get approvals files for a CCD1s. The same note claimed that the plans were issued to, presumably, the tenants by email.

Two months after announcing substantial changes, the Loft Board issues a 45-day clock against the tenants. The tenants I do not think have any time to even understand what the changes were, and may have not even seen the changes.

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Thanks

Alex

Alexandr Neratoff Architect

57 Prince Street, 2 Floor

New York, NY 10012

212 431 0011

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Date: Dec 07, 2020 08:38 AM

From: Christian Gray <christiangray3@protonmail.com>

To: Alexandr Neratoff <alexandr@neratoff.com>

Cc: 'Margaret Sandercock' <mbs@goodfarblaw.com>, 'David May' <davidmortimermay@gmail.com>

Subject: Re: Costa's earlier plans needed

Here's what I found on my drive. The folders will be sent over two emails. The folders contains:

Folder 1

1. 226Franklin_SettoLB_7-11-2017
2. 2016-5-16_226 Franklin_Revised Plans

Folder 2

3. 2017-5-4_226 Franklin_Revised Floor 2
4. 2018-8-2_226 Franklin Street Full Set

Maybe David has additional sets.

Thank you.

Sent with ProtonMail Secure Email.

■■■■■■■■ Original Message ■■■■■■■■

On Monday, December 7, 2020 3:12 AM, Alexandr Neratoff <alexandr@neratoff.com> wrote:

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Thanks

Alex

Alexandr Neratoff Architect

57 Prince Street, 2 Floor

New York, NY 10012

212 431 0011

Neratoff.com

Virus-free. www.avast.com

Date: Dec 07, 2020 08:38 AM

From: Christian Gray <christiangray3@protonmail.com>

To: Alexandr Neratoff <alexandr@neratoff.com>

Cc: 'Margaret Sandercock' <mbs@goodfarblaw.com>, 'David May' <davidmortimermay@gmail.com>

Subject: Re: Costa's earlier plans needed

Folder 2

Sent with ProtonMail Secure Email.

■■■■■■■■ Original Message ■■■■■■■■

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Thanks

Alex

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57 Prince Street, 2 Floor

New York, NY 10012

212 431 0011

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Date: Dec 07, 2020 01:06 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>

Cc: Alexandr Neratoff <alexandr@neratoff.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Costa's earlier plans needed

Alex, if this is not what you need, I can try to get a quick appointment at the LB to review plans but not sure how I can get copies, as best of my knowledge the LB does not have an oversized copier.

Sent from my iPhone

On Dec 7, 2020, at 3:39 AM, Christian Gray <christiangray3@protonmail.com> wrote:

■

Folder 2

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ProtonMail Secure Email.

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On Monday, December 7, 2020 3:12 AM, Alexandr Neratoff <alexandr@neratoff.com> wrote:

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Thanks

Alex

<image001.jpg>

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New York, NY 10012

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<Neratoff 12.7.2020 Folder 2.zip>

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Date: Dec 07, 2020 12:00 PM

From: David May <davidmortimermay@gmail.com>

To: Margaret Sandercock <mbs@goodfarblaw.com>

Cc: Alexandr Neratoff <alexandr@neratoff.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: Costa's earlier plans needed

I will contact Alan tansey, a tenant in the building who is an architect and may have kept copies of the plans over the years.

On Mon, Dec 7, 2020 at 7:06 AM Margaret Sandercock <mbs@goodfarblaw.com> wrote:

Alex, if this is not what you need, I can try to get a quick appointment at the LB to review plans but not sure how I can get copies, as best of my knowledge the LB does not have an oversized copier.

Sent from my iPhone

On Dec 7, 2020, at 3:39 AM, Christian Gray <christiangray3@protonmail.com> wrote:

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Folder 2

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ProtonMail Secure Email.

■■■■■■■■ Original Message ■■■■■■■■

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Thanks

Alex

<image001.jpg>

Alexandr Neratoff Architect

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<Neratoff 12.7.2020 Folder 2.zip>

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--

David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Dec 07, 2020 01:14 PM

From: Alexandr Neratoff <alexandr@neratoff.com>

To: 'Margaret Sandercock' <mbs@goodfarblaw.com>, 'Christian Gray' <christiangray3@protonmail.com>

Cc: 'David May' <davidmortimermay@gmail.com>

Subject: RE: Costa's earlier plans needed

I got the plans to open. Thanks. Reviewing.

Alexandr Neratoff Architect

57 Prince Street, 2 Floor

New York, NY 10012

212 431 0011

Neratoff.com

From: Margaret Sandercock [mailto:mbs@goodfarblaw.com]

Sent: Monday, December 7, 2020 8:07 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Alexandr Neratoff <alexandr@neratoff.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Costa's earlier plans needed

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Sent from my iPhone

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Date: Dec 07, 2020 02:55 PM

From: Alexandr Neratoff <alexandr@neratoff.com>

To: 'Margaret Sandercock' <mbs@goodfarblaw.com>, 'Christian Gray' <christiangray3@protonmail.com>

Cc: 'David May' <davidmortimermay@gmail.com>

Subject: RE: Costa's earlier plans needed

So:

What I succeeded in opening are A-100 and A-200 from 7/11/17; A-200 from 5/04/17 and A-100 and A-200 from 5/18/16. I could not find A-100 from 5/04/17 in any format that I could open; the A-200 from that date was a separate file with only one drawing. That would be a very important file for me to have as that was the basis for the 9/06/17 Loft Board conference. Please look among all of your files and try to locate that drawing.

The second item was the number and dates of conferences. David May's timeline indicated that there were two conferences, #1 on 9/06/16 and #2 on 9/06/17. There is no conference mentioned as having occurred in 2018 and 2019. Margret thought there was a conference in 2018. As this is a forensic investigation, and I do not have full files or knowledge, I need this confirmed. And that is why the 1st floor from the 5/04/17 is important, otherwise, I do not have continuity for both floors between the 2016 and 2017 conferences.

Please respond as soon as you can, this really has to move forward right away.

Alexandr

Alexandr Neratoff Architect

57 Prince Street, 2 Floor

New York, NY 10012

212 431 0011

Neratoff.com

From: Margaret Sandercock [<mailto:mbs@goodfarblaw.com>]

Sent: Monday, December 7, 2020 8:07 AM

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Cc: Alexandr Neratoff <alexandr@neratoff.com>; David May <davidmortimermay@gmail.com>

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<image001.jpg>

Alexandr Neratoff Architect

57 Prince Street, 2 Floor

New York, NY 10012

212 431 0011

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<Neratoff 12.7.2020 Folder 2.zip>

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To: Alexandr Neratoff <alexandr@neratoff.com>

Cc: Margaret Sandercock <mbs@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>

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Brooklyn, NY 11222

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The Land of Tradition

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were two conferences, #1 on 9/06/16 and #2 on 9/06/17. There is no conference mentioned as having occurred in 2018 and 2019. Margret thought there was a conference in 2018. As this is a forensic investigation, and I do not have full files or knowledge,

I need this confirmed. And that is why the 1st floor from the 5/04/17 is important, otherwise, I do not have continuity for both floors between the 2016 and 2017 conferences.

Please respond as soon as you can, this really has to move forward right away.

Alexandr

Alexandr Neratoff Architect

57 Prince Street, 2 Floor

New York, NY 10012

212 431 0011

Neratoff.com

From: Margaret Sandercock [mailto:mbs@goodfarblaw.com]

Sent: Monday, December 7, 2020 8:07 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Alexandr Neratoff <alexandr@neratoff.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Costa's earlier plans needed

Alex, if this is not what you need, I can try to get a quick appointment at the LB to review plans but not sure how I can get copies, as best of my knowledge the LB does not have an oversized

copier.

Sent from my iPhone

On Dec 7, 2020, at 3:39 AM, Christian Gray <christiangray3@protonmail.com> wrote:

Folder 2

Sent with ProtonMail Secure Email.

■■■■■■■■ Original Message ■■■■■■■■

On Monday, December 7, 2020 3:12 AM, Alexandr Neratoff <alexandr@neratoff.com> wrote:

Dear All

I have done a first review of pertinent issues in this case, looking not at legalization issues for now, but only for justifications that would get us into the door of another narrative conference.

I understand from reading the documents, particularly David May's very complete timeline and document file, that there were two conferences, one on 9/6/16 and the other one exactly a year later, on 9/6/17. Almost a year after the last conference, on 08/02/18,

a revised plan was created that made substantial changes in the configuration that was referred to in the landlord's note to the tenants dated 08/23/18 acknowledging changes to the plans due to the "30 foot rule" as well as egress rules, and the failure to

get approvals files for a CCDIs. The same note claimed that the plans were issued to, presumably, the tenants by email.

Two months after announcing substantial changes, the Loft Board issues a 45-day clock against the tenants. The tenants I do not think have any time to even understand what the changes were, and may have not even seen the changes.

But in order to demonstrate the substance of the changes, I need to see the 2017 and 2016 plans. Does anyone have them? I suspect that David May sent me a piece of one of those plans for G-22 in his earlier summary, but I need to see the other units and

be sure of what I am looking at for G-22. I do not know if I can inflate the other issues to re-open all the units, but I strongly suspect G-22 might give us a good shot. But I need those two sets of plans! And 2017 far more importantly than 2016.

Thanks

Alex

<image001.jpg>

Alexandr Neratoff Architect

57 Prince Street, 2 Floor

New York, NY 10012

212 431 0011

Neratoff.com

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<Neratoff 12.7.2020 Folder 2.zip>

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--

David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Dec 07, 2020 04:39 PM

From: Alexandr Neratoff <alexandr@neratoff.com>

To: 'David May' <davidmortimermay@gmail.com>, 'Margaret Sandercock' <mbs@goodfarblaw.com>

Cc: 'Christian Gray' <christiangray3@protonmail.com>

Subject: RE: 226 franklin street missing plans and dates

That's the right A-110 plan. Now I have the full picture. Thank you!

Thank you for confirming the Conference dates. If anyone knows about any other dates, please let me know, but I have seen no evidence of any other date. The 2018 date appears to have been just a service of significantly different plans for the G-22 unit, so we will try to get the process to be re-opened based on that unit, and then question other units' plans as well. No guarantees, the 45-day clock was announced and allowed to expire, so this is an uphill fight.

Alexandr Neratoff Architect

57 Prince Street, 2 Floor

New York, NY 10012

212 431 0011

Neratoff.com

From: David May [mailto:davidmortimermay@gmail.com]

Sent: Monday, December 7, 2020 4:06 PM

To: Alexandr Neratoff <alexandr@neratoff.com>; Margaret Sandercock <mbs@goodfarblaw.com>

Subject: 226 franklin street missing plans and dates

CORRECTION

loft conference 5/09/2016

loft conference 9/06/2017

no conference in 2018 I have no emails related to this and there are hundreds of emails related to the two previous conferences, so I feel confident there was no conference. I have emails from 2017-2019 from a tenant who spoke to Petrucci etc, who said we had nothing to do but wait for landlord/costa to amend ns etc before next actions...

I THINK I HAVE FOUND THE FILES- I have attached files here. sorry, this is not my area, for years I left this stuff to atlas to look over, so apologies for simply throwing pdfs at you. i do believe i have found a100. attached-

--

David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

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Date: Dec 08, 2020 02:15 PM

From: Alexandr Neratoff <alexandr@neratoff.com>

To: Margaret Sandercock <mbs@goodfarblaw.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: FW: 226 Franklin St., Brooklyn

I am sharing my response with David May as his exhaustive research of correspondence indicates Amy Lee's statement is substantially incorrect. The conference in question was triggered by discussions triggered by the 03/14/19 Narrative Statement and was supposed to deal with ALL issues involving the legalization. David produced a clear paper record leading to that conclusion. This will be reflected in my report that if all goes well, I will be sharing a draft of this evening.

On Tue, Dec 8, 2020, 12:01 PM Margaret Sandercock <mbs@goodfarblaw.com> wrote:

From: "Amy Lee (Buildings)" <AMLee@buildings.nyc.gov>

Date: Tuesday, December 8, 2020 at 11:11 AM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Cc: Joseph Burden <JBurden@BBGLLP.COM>, Christina Browne <cbrowne@BBGLLP.COM>, "Hanchun Lin (Buildings)" <HaLin@buildings.nyc.gov>, "NYC Loftboard (Buildings)" <nycloftboard@buildings.nyc.gov>

Subject: RE: 226 Franklin St., Brooklyn

Good Morning Ms. Sandercock,

I have reviewed the Loft Board's records, and it appears that the narrative statement conference, which was scheduled for March 24, 2020 and which was subsequently cancelled, was for Job Nos. 321785154, 340670465,

and 340670456. It was not for the Alt. 1 application (Job No. 320914347).

Job No. 320914347 and related plans, dated August 2, 2018, have already received Loft Board approval.

According to the Loft Board's records, on September 6, 2017, a narrative statement conference was held for Job No. 320914347. Then, on September 17, 2018, the owner filed an amended narrative statement, dated

August 2, 2018, for Job No. 320914347. Subsequently, on October 23, 2018, the Loft Board staff held a conference call with Robert Petrucci and Lisa Gallaudet, during which the parties agreed that the Loft Board staff could begin a 45-day clock.

On October 25, 2018, the Loft Board staff started the 45-day clock for Job No. 320914347. The tenants had until December 9, 2018 to submit comments or an alternate plan in response to the owner's legalization

plans and narrative statement dated August 2, 2018. However, no comments or alternate plans were filed with the Loft Board during the 45-day period.

Ultimately, on January 8, 2019, the Loft Board staff issued a Loft Board certification for Job No. 320914347.

Regarding any additional concerns that the tenants may have had with respect to the Alt. 1 application, it appears that the owner was willing to hear them and address them as a PAA to the Alt. 1 application.

However, I do not know whether the parties had reached any agreement on that.

Amy Lee

Assistant General Counsel

New York City Loft Board

280 Broadway, 5th Floor

New York, NY 10007

(212) 393-6678

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Monday, December 07, 2020 4:48 PM

To: Amy Lee (Buildings) <AMLee@buildings.nyc.gov>

Cc: Joseph Burden <JBurden@BBGLLP.COM>; Christina Browne <cbrowne@BBGLLP.COM>

Subject: Re: 226 Franklin St., Brooklyn

Ms. Lee, I have to correct myself. The conference I am asking about was held in 2017. Not 2018. Sorry if I have inconvenienced anyone.

From: Margaret Sandercock <mbs@goodfarblaw.com>

Date: Friday, December 4, 2020 at 5:42 PM

To: "Amy Lee (Buildings)" <amlee@buildings.nyc.gov>

Cc: Joseph Burden <JBurden@BBGLLP.COM>, Christina Browne <cbrowne@BBGLLP.COM>

Subject: 226 Franklin St., Brooklyn

Dear Ms. Lee:

We recently attended an emergency narrative statement conference for the above building due to the need to install supports in two of our client's units due to structural work needed in the building. At that

time, the tenants attending mentioned that they were expected a further narrative conference after the most recent conference, which was in Oct. 2018 but that there never was another conference. I believe you agreed to check the Loft Board's records such

as the notes taken by the Loft Board representative Michael Bobick. I am writing to ask if you had the chance to check up on that, and what you found out.

Thank you for your assistance.

Margaret B. Sandercock

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Dec 10, 2020 06:40 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, 'David May' <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, philhub <philhub@protonmail.com>, Alexandr Neratoff <alexandr@neratoff.com>

Cc: Aaron Smulktis <aaronsmulktis@gmail.com>

Subject: FW: Neratoff Report

Please find attached above our architect's report on prior narrative statement activity for your building. I am copying Aaron Smulktis who has applied for coverage and is interested in changing his unit's configuration. Erez Horovitz

did not participate as the plans for his unit are OK. There is another unit applying for coverage, Alex Post/Sophia Hanover, but their only complaint is that their mezzanines are not being retained for storage and they didn't think that participation was

justified, only for that issue.

There is no clear, excellent, strong path forward. What emerges for me is that at the time of the conferences, the tenants were told "we are only filing this for now" and that the landlord would entertain requests for changes as "post

approval amendments" ("PAA"). I would have thought two things would have happened, that don't seem to have happened: that Bob Petrucci would have written an agreement about changes in various units that were agreed to, but that did not happen; and that Arthur

Atlas would have remained in touch with units not satisfied with their configurations to get the configurations as acceptable as possible, which also did not happen.

It is true that the landlord amended the plans in 2018 after the last conference in 2017. However, tenants who objected to those plans had to object in writing to the Loft Board and prepare alternate plans within a 40 day period. As

the Loft Board ran a 45 day clock, and as apparently no one filed anything in writing, it is not clear that the Loft Board has to help us.

Phil has an access application that I have to answer by Tuesday, which means I have to put the answer in Fed Ex by Monday. I need a sketch of the configuration Phil and his roommate want, which Alex knows I need, by Monday.

My plan is to let the Loft Board know that people were relying on the PAA to correct their configurations and this never happened. Also to go to the landlord with sketches of all units wanting changes and asking them to allow the changes

or every unit that I represent will require an access hearing. In order to do this, I will need sketches of the desired configuration of all participating units.

I want to stress my belief that the fewer units asking for changes, the better it will go. Some of you have little choice, for instance Phil and his roommate will end up with no bedrooms when 2 bedrooms can be approved by changing the

plans. BUT: If any of you feel you can live without the changes you have asked about, now is the time to say so and we will not ask that your unit be changed.

Alex has asked me whether he should prepare sketches that can be approved by DOB without problems, or sketches that will be approved by DOB but with greater difficulty. He has also asked me whether to provide for new or larger skylights

in any instance. My belief on this is that the easier the plans will be to approve, the more likely our requests will be granted, and also I have heard from the Loft Board staff that installing new skylights is not really something they agree with (though

it was required in a number of past cases, but some time ago.) However, all of you need to be satisfied with the plans for your units.

Aaron's unit has not really been analyzed. He is asking for major configuration changes. I am concerned that the landlord may try very hard not to cover him if we present such big "asks" at this time. Sometimes I can negotiate how a

unit will be legalized at the time it gets covered, but it should be stressed that there is no guarantee on this and changes in this unit may only be possible if asked for now, which I don't really recommend.

I can make myself available for a conference call or a Zoom meeting if someone else sets it up. If you want to do this, I am open tomorrow afternoon or could arrange something Sunday, or next week for that matter. Phil, you need to speak

to Neratoff about final decisions on your configuration immediately. Other units are slightly less urgent, but should be addressed by sometime next week.

From: Elizabeth Sandercock <es@goodfarblaw.com>

Date: Thursday, December 10, 2020 at 12:46 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: Neratoff Report

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Date: Dec 10, 2020 02:16 PM

From: Alexandr Neratoff <alexandr@neratoff.com>

To: 'Margaret Sandercock' <mbs@goodfarblaw.com>, 'Christian Gray' <christiangray3@protonmail.com>, 'David May' <davidmortimermay@gmail.com>, 'Kathryn Downie' <downiekathryn@hotmail.com>, 'philhub' <philhub@protonmail.com>

Cc: 'Aaron Smulkis' <aaronsmulkis@gmail.com>

Subject: RE: Neratoff Report

All

Please review to make sure there are no errors here, as I am new to the building and had to find my way through the past five years and the 5 generations of plans. The timeline work was mostly based on David May's extensive research and document preparation, so I cannot lay any claim to that fine work.

There were also highlighted enlargements of each unit's plans showing the evolution of each unit from 2015 to 2018, that I will circulate separately so you have a full picture. Margaret already has them.

I will next take G-12 configuration out of sequence, as they have a pressing deadline. Then I will deal with David's, Christian's and Kathryn's configurations, and anyone else who might be covered and wishes to try their luck improving their units. I regret I was not there when you had real rights, it would have been much simpler ... I will be in touch individually with you next week to discuss individual goals and realistic expectations.

Best wishes to all of you for the success of this process!

Alexandr

Alexandr Neratoff Architect

57 Prince Street, 2 Floor

New York, NY 10012

212 431 0011

Neratoff.com

From: Margaret Sandercock [mailto:mbs@goodfarblaw.com]

Sent: Thursday, December 10, 2020 1:40 PM

To: Christian Gray <christiangray3@protonmail.com>; 'David May' <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>; Alexandr Neratoff <alexandr@neratoff.com>

Cc: Aaron Smulktis <aaronsmulktis@gmail.com>

Subject: FW: Neratoff Report

Please find attached above our architect's report on prior narrative statement activity for your building. I am copying Aaron Smulktis who has applied for coverage and is interested in changing his unit's configuration. Erez Horovitz did not participate as the plans for his unit are OK. There is another unit applying for coverage, Alex Post/Sophia Hanover, but their only complaint is that their mezzanines are not being retained for storage and they didn't think that participation was justified, only for that issue.

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I can make myself available for a conference call or a Zoom meeting if someone else sets it up. If you want to do this, I am open tomorrow afternoon or could arrange something Sunday, or next week for that matter. Phil, you need to speak to Neratoff about final decisions on your configuration immediately. Other units are slightly less urgent, but should be addressed by sometime next week.

From: Elizabeth Sandercock <es@goodfarblaw.com>

Date: Thursday, December 10, 2020 at 12:46 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: Neratoff Report

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Date: Dec 10, 2020 02:42 PM

From: Alexandr Neratoff <alexandr@neratoff.com>

To: 'Christian Gray' <christiangray3@protonmail.com>, 'David May' <davidmortimermay@gmail.com>, 'Kathryn Downie' <downiekathryn@hotmail.com>, 'philhub' <philhub@protonmail.com>

Subject: Plan evolution

Will be in four emails as they are large. G-12 first.

Alexandr Neratoff Architect
57 Prince Street, 2 Floor
New York, NY 10012
212 431 0011
Neratoff.com
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Date: Dec 10, 2020 02:44 PM
From: Alexandr Neratoff <alexandr@neratoff.com>
To: 'Christian Gray' <christiangray3@protonmail.com>, 'David May' <davidmortimermay@gmail.com>, 'Kathryn Downie' <downiekathryn@hotmail.com>, 'philhub' <philhub@protonmail.com>
Subject: G-21
Alexandr Neratoff Architect
57 Prince Street, 2 Floor
New York, NY 10012
212 431 0011
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Date: Dec 10, 2020 02:44 PM
From: Alexandr Neratoff <alexandr@neratoff.com>
To: 'Christian Gray' <christiangray3@protonmail.com>, 'David May' <davidmortimermay@gmail.com>, 'Kathryn Downie' <downiekathryn@hotmail.com>, 'philhub' <philhub@protonmail.com>
Subject: G-22
Alexandr Neratoff Architect
57 Prince Street, 2 Floor
New York, NY 10012
212 431 0011
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Date: Dec 10, 2020 02:45 PM
From: Alexandr Neratoff <alexandr@neratoff.com>
To: 'Christian Gray' <christiangray3@protonmail.com>, 'David May' <davidmortimermay@gmail.com>, 'Kathryn Downie' <downiekathryn@hotmail.com>, 'philhub' <philhub@protonmail.com>
Subject: G-51
Alexandr Neratoff Architect
57 Prince Street, 2 Floor
New York, NY 10012
212 431 0011
Neratoff.com
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Date: Dec 10, 2020 05:18 PM

From: Alexandr Neratoff <alexandr@neratoff.com>

To: 'Christian Gray' <christiangray3@protonmail.com>, 'David May' <davidmortimermay@gmail.com>, 'Kathryn Downie' <downiekathryn@hotmail.com>, 'philhub' <philhub@protonmail.com>

Cc: 'Margaret Sandercock' <mbs@goodfarblaw.com>

Subject: File name corrected

Alexandr Neratoff Architect

57 Prince Street, 2 Floor

New York, NY 10012

212 431 0011

Neratoff.com

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Date: Dec 12, 2020 09:02 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Alexandr Neratoff <alexandr@neratoff.com>

Subject: Configurations of your units

We are trying to have sketches of your units this week so I can ask the landlord attorneys to grant the configurations you want. It has been suggested that you might want to give Alex a quick call by early

in the week to discuss options and receive suggestions from him, so he knows what to have drawn up. He has a way to outsource some of the work but we are both concerned about the impending holiday season when the outsourcing folks may be less available.

Also, Alex perhaps unwittingly suggested a theory that could be used against the landlord: leaving people who have bedrooms, without bedrooms, is harassment. Harassment cases can be brought at the Loft Board

but if the tenants win, the landlord is unlikely to buy them out in future because a landlord who has been found to have harassed is not eligible to deregulate the units. As a result, I don't usually recommend that tenants bring Loft Law harassment cases.

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Date: Dec 15, 2020 01:28 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, David May <davidmortimermay@gmail.com>

Subject: Configuration of your units

Neratoff asked me to remind you again that he needs to speak with each of you briefly about your unit configurations. He wants to have the plans drawn this week because of holiday considerations where he

has plans drawn abroad, overnight. (Because of the time difference, he can send instructions in the evening our time and have drawings the next morning; this is also cost

effective because the plans are drawn in Rumania where pricing is different than here.)

There are 3 reasons apart from the holidays to do this now. 1) I had an opening about 10 days ago to speak with the Loft Board about reopening the narrative and I have not been able to use that opening because

I don't have drawings and of course don't want something scheduled prematurely when we are not ready. Also, having drawings conveys: we know what we want and the process won't take forever.

2). As you probably know, the Hubbard/Lockhart unit got an access notice. We have the plans for that unit, prepared in quite a rush, and because of the need to discuss legalization with the landlord in connection

with that unit, there may be a further opening to get a narrative conference. But I have to be ready.

3) We had to rush to get the Hubbard/Lockhart plans done and don't want to be in that kind of rush when advance planning makes it avoidable.

Please make time today to speak with Neratoff. Afternoons are usually best for him. You can email him and set a time or call his office at 212 431 0011 and leave word for him to call you if he is not there.

If you really can't reach him, I have his cell number but think it is better to avoid using it without his invitation to do so.

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Date: Dec 23, 2020 10:16 AM

From: Alexandr Neratoff <alexandr@neratoff.com>

To: 'Christian Gray' <christiangray3@protonmail.com>, 'David May' <davidmortimermay@gmail.com>, 'Kathryn Downie' <downiekathryn@hotmail.com>

Cc: 'Margaret Sandercock' <mbs@goodfarblaw.com>

Subject: 226 Franklin St Unit plans

Final Unit plans, for release if they can be used before the holidays, or final comments.

Alexandr Neratoff Architect

57 Prince Street, 2 Floor

New York, NY 10012

212 431 0011

Neratoff.com

Virus-free. www.avast.com

Date: Dec 30, 2020 03:23 PM

From: Alexandr Neratoff <alexandr@neratoff.com>

To: 'Margaret Sandercock' <mbs@goodfarblaw.com>

Cc: 'Christian Gray' <christiangray3@protonmail.com>, 'David May' <davidmortimermay@gmail.com>, 'Kathryn Downie' <downiekathryn@hotmail.com>

Subject: 226 Franklin Written Summary

This is the explanatory memo to accompany the revised plans, hopefully selling them to the owner as a minimal-extra cost option. Please review, unless Margret has to submit this right away.

Alexandr Neratoff Architect

57 Prince Street, 2 Floor

New York, NY 10012

212 431 0011

Neratoff.com

Virus-free. www.avast.com

Date: Dec 30, 2020 08:48 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Alexandr Neratoff <alexandr@neratoff.com>

Cc: 'Christian Gray' <christiangray3@protonmail.com>, 'David May' <davidmortimermay@gmail.com>, 'Kathryn Downie' <downiekathryn@hotmail.com>

Subject: Re: 226 Franklin Written Summary

I am not submitting anything till Jan. 3 or later.

From:

Alexandr Neratoff <alexandr@neratoff.com>

Date: Wednesday, December 30, 2020 at 3:23 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Cc: 'Christian Gray' <christiangray3@protonmail.com>, 'David May' <davidmortimermay@gmail.com>, 'Kathryn Downie' <downiekathryn@hotmail.com>

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Date: Jan 04, 2021 07:25 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Tenant Association billing

Please see the attached showing a credit balance. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

JO@Goodfarblaw.com

NYC Office:

110 East 59th Street, 22nd floor

New York, NY 10022

Phone: 212.509.0440

Fax: 212.509.0464

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Date: Jan 07, 2021 08:41 PM

From: Christian Gray <christiangray3@protonmail.com>

To: David May <davidmortimermay@gmail.com>

Subject: Fwd: Re: 226 Franklin Street Review - October Invoice #605012

Happy new year David,

Attached is the invoice from the structural engineer. We need to split it between the two of us. Please pay them ASAP.

Thanks bro. Peace

Sent from ProtonMail Mobile

----- Forwarded message -----

From: afarrell@oldstructures.nyc<afarrell@oldstructures.nyc>

Date: On Thu, Jan 7, 2021 at 15:04

Subject: Fwd: Re: 226 Franklin Street Review - October Invoice #605012

To: <christiangray3@protonmail.com>

Cc:

Dear Christian,

I hope you and your family are doing well in the beginning of this new year. I recently noticed an overdue invoice in regards to the 226 Franklin Street Review project. The following overdue invoice is attached:

- October Invoice #605012 for \$990.00

You can pay the invoice via credit card or ACH at the following link: PAY INVOICE.

Please let me know if questions arise.

Thank you,

Ashley Farrell - Office Manager

Old Structures Engineering PC

90 Broad Street, Suite 1501

New York, NY 10004

Old Structures has been monitoring developments regarding coronavirus (COVID-19) and suggestions from the CDC, New York City, and New York State. We have gone to full-time remote-work for the duration of this situation. At this time, we are working on our projects, are available normally via email and phone. and will try to be available for limited site visits. Please contact us if you require assistance.

212-244-4546 X301

Afarrell@oldstructures.com

Afarrell@oldstructures.nyc

On Oct 21, 2020, at 3:23 PM, Ashley Farrell <afarrell@oldstructures.nyc> wrote:

Old Structures Engineering PC

Dear Christian,

Attached, please find Invoice #605012 for \$990.00. This is in regards to the 226 Franklin Street Review project. Once you have a chance to review it, contact me if you have any questions. If this email should be directed to a different/additional person, please let me know whom that is and what contact information to use.

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afarrell@oldstructures.nyc

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New Invoice

\$990 due on Wednesday, November 18, 2020

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Services Description

Invoice #605012

Wednesday, November 18, 2020

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Date: Jan 07, 2021 09:50 PM

From: Christian Gray <christiangray3@protonmail.com>

To: David May <davidmortimermay@gmail.com>

Subject: Fw: Re: 226 Franklin Street Review - October Invoice #605012

Sent with ProtonMail Secure Email.

■■■■■■■■ Original Message ■■■■■■■■

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Date: Jan 08, 2021 09:43 AM

From: David May <davidmortimermay@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Subject: Re: Re: 226 Franklin Street Review - October Invoice #605012

Will do this today, happy new year

On Thu, Jan 7, 2021 at 2:41 PM Christian Gray <christiangray3@protonmail.com> wrote:

Happy new year David,

Attached is the invoice from the structural engineer. We need to split it between the two of us. Please pay them ASAP.

Thanks bro. Peace

Sent from ProtonMail Mobile

----- Forwarded message -----

From: afarrell@oldstructures.nyc<afarrell@oldstructures.nyc>

Date: On Thu, Jan 7, 2021 at 15:04

Subject: Fwd: Re: 226 Franklin Street Review - October Invoice #605012

To: <christiangray3@protonmail.com>

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David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Jan 08, 2021 04:45 PM

From: Christian Gray <christiangray3@protonmail.com>

To: David May <davidmortimermay@gmail.com>

Subject: Re: Re: 226 Franklin Street Review - October Invoice #605012

Thanks.

Sent from ProtonMail Mobile

On Fri, Jan 8, 2021 at 10:43, David May <davidmortimermay@gmail.com> wrote:

Will do this today, happy new year

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David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Mar 22, 2021 06:50 PM

From: Christian Gray <christiangray3@protonmail.com>

To: David May <davidmortimermay@gmail.com>, "downiekathryn@hotmail.com" <downiekathryn@hotmail.com>, "ehorovitz@gmail.com" <ehorovitz@gmail.com>, "philhub@protonmail.com" <philhub@protonmail.com>

Subject: Fw: Narrative statement conference

Below is an email from Margaret regarding an upcoming Narrative Conference with the Loft Board. It will be remote. Let me know what dates work best. As Margaret pointed out, the dates over Passover will probably not work for Marty so that leaves April 13th. Can everybody commit to April 13th? Please let me know about the other dates as well, just in case that they are our only option.

I'm working on getting the LB to put in writing that the scope of the conference will include the PAA's. Please be ready and on the same page with Alex regarding your PAA, if you have one, so that we are ready to sign off on them if the LB decides to enforce them at that time. Hopefully this works in our favor!

Peace

Sent with ProtonMail Secure Email.

■■■■■■■■ Original Message ■■■■■■■■

On Saturday, March 20, 2021 12:30 PM, Margaret Sandercock <mbs@goodfarblaw.com> wrote:

Late yesterday, Mr. Clarke of the Loft Board emailed to ask us about scheduling a narrative statement conference for the 3 open jobs at your building. The dates suggested are March 30, 31 or Apr. 13. March

30 and 31 are complicated because it's Passover AND because I have things scheduled by other courts for part of each day. I suggest you publicize these possible dates, though nothing will be scheduled based only on our schedules.

I responded to the email indicating my availability and Alex has responded and also the owner's architect but not his lawyer. I expect Marty may object to the Passover dates.

I also responded that I would like to know the scope of the conference and that if they are not going to discuss the units needing PAA's, please make an administrative determination so it can be appealed.

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Mar 22, 2021 07:44 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, "ehorovitz@gmail.com" <ehorovitz@gmail.com>, "philhub@protonmail.com" <philhub@protonmail.com>

Subject: Re: Narrative statement conference

Great, Thanks Christian

I can make April 13th work if it's remote.

Kate

From: Christian Gray <christiangray3@protonmail.com>

Sent: Monday, March 22, 2021 2:50 PM

To: David May <davidmortimermay@gmail.com>; downiekathryn@hotmail.com <downiekathryn@hotmail.com>; ehovovitz@gmail.com <ehovovitz@gmail.com>; philhub@protonmail.com <philhub@protonmail.com>

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Date: Mar 22, 2021 07:58 PM

From: Christian Gray <christiangray3@protonmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, David May <davidmortimermay@gmail.com>, "ehorovitz@gmail.com" <ehorovitz@gmail.com>, "philhub@protonmail.com" <philhub@protonmail.com>

Subject: Re: Narrative statement conference

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To: David May <davidmortimermay@gmail.com>, "ehorovitz@gmail.com" <ehorovitz@gmail.com>, "philhub@protonmail.com" <philhub@protonmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: Narrative statement conference

I can make the 30th happen but the 31st would be better.

Also April 13th

Kate

From: Christian Gray <christiangray3@protonmail.com>

Sent: Monday, March 22, 2021 3:58 PM

To: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; ehorovitz@gmail.com <ehorovitz@gmail.com>; philhub@protonmail.com <philhub@protonmail.com>

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To: Kathryn Downie <downiekathryn@hotmail.com>, David May <davidmortimermay@gmail.com>, "ehorovitz@gmail.com" <ehorovitz@gmail.com>, "philhub@protonmail.com" <philhub@protonmail.com>

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978 302 3680

Date: Mar 24, 2021 11:01 AM

From: David May <davidmortimermay@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Subject: Re: Narrative statement conference

I'll need to attend via zoom

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David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Mar 24, 2021 04:46 PM

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To: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Mar 24, 2021 12:01 PM

From: David May <davidmortimermay@gmail.com>

To: Margaret Sandercock <mbs@goodfarblaw.com>, Alexandr Neratoff <alexandr@neratoff.com>

Subject: 226 Franklin street G22 LB Conference questions

Hello Margaret and Alexandr,

Chris tells me we have a LB conference scheduled for April and I see from the emails he shared that we are still waiting to hear back about the scope of the conference. I have a few questions about preparation for the conference and my unit.

The proposal Neratoff has drawn up for my unit (G22) is very similar to what I proposed at the 1st LB conference years ago. I was never explained by the landlord or my own representation at the time whether it was acceptable or why not, and plans for my unit were repeatedly changed by the landlord over the years without input from me or my representation. Each time I became aware of the changes to the unit (always after the fact) I was told by the landlord the changes were made to meet DOB rules. Your assessment this past fall of what transpired with my unit and others in the building implied the landlord (or someone else?) based the approved plans on an incorrect interpretation of DOB rules and created an unnecessary/inappropriate solution in the design of my unit, among other issues with process. If that is true at this upcoming LB conference-

-Are we saying that the process was flawed or DOB rules were misinterpreted and they need to review these new proposed plans?

-are we planning on challenging the misinterpreted or misapplied DOB rules they used?

-will we create a PAA that alters the current approved plan and incorporates our new proposal for the unit?

-how does the continued issue of mold/demolition of the shared wall with unit G21 affect our position?

-is more action required in unit g22 for mold mitigation given more than a year has passed without proper testing/inspection of the walls that were not removed at the time of the incident? I mentioned it over the summer, but both Chris and I were shocked that they only removed the sheetrock and insulation (3 feet) in my unit from walls OTHER than the shared wall that was primarily affected. I sent several emails to the landlord about my concern and they assured me that the mold mitigation people did not find mold. the men in my apt at the time made reference to some moisture meter etc and that I didn't need to make a big deal about it.

-This past summer the landlord requested access to begin legalization work in G22 without resolving G21 issues which directly affect G22 construction, will they try to move forward on G22 work again without acknowledging this?

-I have not received any communication or notice about the building facade and roof work since our last LB conference. what is happening there? I'm not trying to encourage construction- i am still in Nashville and I would have to make arrangements to accommodate them (I would rather wait). I am just curious what the status is considering how insistent they were at the conference and this past summer. At one point Chris mentioned that they had started work upstairs but paused and he was concerned they were dealing with asbestos removal. I was never notified of anything but if that's true I would like assurances that proper precautions are being taken.

Just to be clear- I have always been ok with no action from the landlord (aside from the leaky raw ceiling which I STILL do not understand how it is legal) and want to reiterate that I am in no rush for any work to take place, especially since the pandemic. Please let me know what you would like me to do in preparation for the conference, if there is any information you would like from me or updates/info you can share with me so that I can be better prepared please let me know!

Thank you!

David May

-

--

David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Apr 01, 2021 07:18 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Tenant Association Statement

A statement showing a credit balance is attached.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street – Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

JO@Goodfarblaw.com

NYC Office:

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New York, NY 10022

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Fax: 212.509.0464

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Date: Apr 12, 2021 05:16 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>

Cc: David May <davidmortimermay@gmail.com>, "philhub@protonmail.com" <philhub@protonmail.com>

Subject: Re: Narrative statement conference

Hi everyone,

Just checking in to mKe sure the meeting is still happening tomorrow?

Margaret will send us a zoom link?

I'm in an area with no reception but there is this place I can drive to so I just wanted to make sure.

Thanks,

Kate

From: Christian Gray <christiangray3@protonmail.com>

Sent: Wednesday, March 24, 2021 12:54 PM

To: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub@protonmail.com
<philhub@protonmail.com>

Subject: Re: Narrative statement conference

Our goal for the NC is to get the LB to enforce the honoring of the PAA agreements so that we can get the layouts that we worked on with Alex put into the approved DOB plans, and then built.

Sent from ProtonMail Mobile

On Wed, Mar 24, 2021 at 12:46, Kathryn Downie <downiekathryn@hotmail.com> wrote:

I won't be able to attend in person. I just left for the west coast Sunday. But the 13th works.

I should probably know this but , help me out.

What is this meeting for? So we can get the changes that Alex made in the actual plans and work out any other issues we might have?

Kate

From: Christian Gray <christiangray3@protonmail.com>

Sent: Wednesday, March 24, 2021 11:59 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub@protonmail.com <philhub@protonmail.com>

Subject: Re: Narrative statement conference

The Narrative Conference is on April 13th at 11am. I will let you know if we have the option to attend in person, Margaret and I have requested this option and I will be there if the LB allows it. Let me know if you'd like to attend in person or would rather attend via Zoom. Thanks.

Sent from ProtonMail Mobile

On Wed, Mar 24, 2021 at 11:36, erez horovitz <ehorovitz@gmail.com> wrote:

Not sure If I need to be there, but would like to be there to listen in. I can make the 13th as well. Thanks for organizing this Christian

Erez

On Mon, Mar 22, 2021 at 4:27 PM Christian Gray <christiangray3@protonmail.com> wrote:

Thanks, Kate!

Sent from ProtonMail Mobile

On Mon, Mar 22, 2021 at 16:25, Kathryn Downie <downiekathryn@hotmail.com> wrote:

I can make the 30th happen but the 31st would be better.

Also April 13th

Kate

From: Christian Gray <christiangray3@protonmail.com>

Sent: Monday, March 22, 2021 3:58 PM

To: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>;
ehorovitz@gmail.com <ehorovitz@gmail.com>;
philhub@protonmail.com <philhub@protonmail.com>

Subject: Re: Narrative statement conference

Please confirm all of the dates if you can. If not, please specify the dates that are definitely not an option. Ultimately, the Loft Board will determine the date but I hope that we are all available for the conference and I will specify to Margaret the specific dates that don't work for people. Thanks.

Sent from ProtonMail Mobile

On Mon, Mar 22, 2021 at 15:44, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Great, Thanks Christian

I can make April 13th work if it's remote.

Kate

From: Christian Gray <christiangray3@protonmail.com>

Sent: Monday, March 22, 2021 2:50 PM

To: David May <davidmortimermay@gmail.com>;
downiekathryn@hotmail.com <downiekathryn@hotmail.com>;
ehorovitz@gmail.com <ehorovitz@gmail.com>;
philhub@protonmail.com <philhub@protonmail.com>

Subject: Fw: Narrative statement conference

Below is an email from Margaret regarding an upcoming Narrative Conference with the Loft Board. It will be remote. Let me know what dates work best. As Margaret pointed out, the dates over Passover will probably not work for Marty so that leaves April

13th. Can everybody commit to April 13th? Please let me know about the other dates as well, just in case that they are our only option.

I'm working on getting the LB to put in writing that the scope of the conference will include the PAA's. Please be ready and on the same page with Alex regarding your PAA, if you have one, so that we are ready to sign off on them if the LB decides to enforce

them at that time. Hopefully this works in our favor!

Peace

Sent with ProtonMail Secure Email.

■■■■■■■■ Original Message ■■■■■■■■

On Saturday, March 20, 2021 12:30 PM, Margaret Sandercock <mbs@goodfarblaw.com> wrote:

Late yesterday, Mr. Clarke of the Loft Board emailed to ask us about scheduling a narrative statement conference for the 3 open jobs at your building. The dates suggested are March 30, 31 or Apr. 13. March 30 and 31 are complicated

because it's Passover AND because I have things scheduled by other courts for part of each day. I suggest you publicize these possible dates, though nothing will be scheduled based only on our schedules.

I responded to the email indicating my availability and Alex has responded and also the owner's architect but not his lawyer. I expect Marty may object to the Passover dates.

I also responded that I would like to know the scope of the conference and that if they are not going to discuss the units needing PAA's, please make an administrative determination so it can be appealed.

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Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Apr 13, 2021 02:27 PM

From: Christian Gray <christiangray3@protonmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, David May <davidmortimermay@gmail.com>, erez horovitz <ehorovitz@gmail.com>, "philhub@protonmail.com" <philhub@protonmail.com>

Subject: Fwd: RE: 226 Franklin Street, Brooklyn, NY

Narrative Conference at 11am. The scope of the meeting will not include the PAA's. I'm going to forward you all another email explaining why. It says:

" The Loft Board is in the process of writing an administrative determination with respect to tenants' request to reopen the narrative statement process for the Alt-1 job. If the Loft Board determines the Alt-1 narrative statement process should be reopened, we will schedule a conference at that time.

Stephan Clarke

Assistant General Counsel, Loft Board"

I hope that they open up another NC for our building and they announce it soon. I'll let you all know if and when I hear anything, maybe we'll hear it today at the conference.

Thanks,

Christian

Sent from ProtonMail for iOS

----- Forwarded message -----

From: Stephan Clarke (Buildings)<StClarke@buildings.nyc.gov>

Date: On Tue, Apr 13, 2021 at 09:22

Subject: Fwd: RE: 226 Franklin Street, Brooklyn, NY

To: Jessica Kashizadeh <JKashizadeh@pakniaeng.com>, Alexandr Neratoff <alexandr@neratoff.com>

Cc: Joseph Burden <JBurden@BBGLLP.COM>, martin kofman (martyck@gmail.com) <martyck@gmail.com>, jo@goodfarblaw.com <jo@goodfarblaw.com>, christiangray3@protonmail.com <christiangray3@protonmail.com>, Margaret Sandercock <mbs@goodfarblaw.com>, Edouard Paknia <EPaknia@pakniaeng.com>, Hanchun Lin (Buildings) <HaLin@buildings.nyc.gov>, Kevin Schultz (Buildings) <KSchultz@buildings.nyc.gov>, NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>

Good Morning All,

Please find the link for today's conference below:

226 Franklin Street NSC

Tue, Apr 13, 2021 11:00 AM - 2:00 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/694789965>

You can also dial in using your phone.

United States (Toll Free): 1 877 309 2073

United States: +1 (646) 749-3129

Access Code: 694-789-965

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<https://global.gotomeeting.com/install/694789965>

From: Jessica Kashizadeh <JKashizadeh@pakniaeng.com>

Sent: Monday, April 12, 2021 9:32 PM

To: Alexandr Neratoff <alexandr@neratoff.com>

Cc: Joseph Burden <JBurden@BBGLLP.COM>; martin kofman (martyck@gmail.com) <martyck@gmail.com>; jo@goodfarblaw.com; Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>; christiangray3@protonmail.com; Margaret Sandercock <mbs@goodfarblaw.com>; Edouard Paknia <EPaknia@pakniaeng.com>

Subject: RE: 226 Franklin Street, Brooklyn, NY

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Standpipe:

[link here](#)

Hot Water:

[Link here](#)

Sprinkler:

[Link here](#)

Thank you,

Jessica Kashizadeh, RA

Project Architect

Paknia Engineering, PC

646.727.4215

347 Fifth Avenue | Suite 803C | New York, NY 10016

From: Jessica Kashizadeh

Sent: Monday, April 12, 2021 12:23 PM

To: Alexandr Neratoff <alexandr@neratoff.com>

Cc: Joseph Burden <JBurden@BBGLLP.COM>; martin kofman (martyck@gmail.com) <martyck@gmail.com>;

jo@goodfarblaw.com;

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Subject: RE: 226 Franklin Street, Brooklyn, NY

Mr. Neratoff,

I am sending you the plans for the three jobs that are the topic of tomorrow's LB conference, Job numbers 321785154, 340670465 & 340670456 for your review in advance of tomorrow's

conference.

In summary, the Hot water application calls to remove all hot water heaters from tenant spaces. As such, there should be no interference with tenant space by said hot water heaters

since they will be located in a central location in the building. The Sprinkler plan is simply a modification plan and we are agreeable that any layout change on the Alt1 may require a revision of this application. Same for the standpipe application.

321785154 - Standpipe by Ruditser Click

[here for plans.](#)

340670465 - Sprinkler Modification by Chang. Click

Here for plans

340670456 - Hot water by Chang Click:

Here for plans

Please let me know if you have any questions. If everything looks ok, perhaps there is no need for a conference tomorrow.

Jessica Kashizadeh, RA

Project Architect

Paknia Engineering, PC

646.727.4215

347 Fifth Avenue | Suite 803C | New York, NY 10016

From: Jenifer Orefice <jo@goodfarblaw.com>

Sent: Monday, April 12, 2021 9:12 AM

To: stclarke@buildings.nyc.gov; Joseph Burden <JBurden@BBGLLP.COM>

Cc: Christian Gray <christiangray3@protonmail.com>; Margaret Sandercock <mbs@goodfarblaw.com>; Alexandr Neratoff <alexandr@neratoff.com>

Subject: 226 Franklin Street, Brooklyn, NY

Attached please find the tenant architect comments for the conference tomorrow. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

JO@Goodfarblaw.com

NYC Office:

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New York, NY 10022

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info@bbgllp.com , and delete the message.

Date: Apr 13, 2021 09:40 AM

From: David May <davidmortimermay@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, erez horovitz <ehorovitz@gmail.com>, "philhub@protonmail.com" <philhub@protonmail.com>

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--

David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Apr 13, 2021 02:51 PM

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To: David May <davidmortimermay@gmail.com>, Christian Gray <christiangray3@protonmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>, "philhub@protonmail.com" <philhub@protonmail.com>

Subject: Re: RE: 226 Franklin Street, Brooklyn, NY

Morning, (it's 8am here in CA)

I just drove to this spot where I get ok service.

Anyone have the link? Should I email Margaret?

From: David May <davidmortimermay@gmail.com>

Sent: Tuesday, April 13, 2021 10:40 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub@protonmail.com <philhub@protonmail.com>

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<alexandr@neratoff.com>

Cc: Joseph Burden <JBurden@BBG LLP.COM>,martin kofman (martyck@gmail.com)
<martyck@gmail.com>,jo@goodfarblaw.com

<jo@goodfarblaw.com>,christiangray3@protonmail.com
<christiangray3@protonmail.com>,Margaret

Sandercock <mbs@goodfarblaw.com>,Edouard Paknia <EPaknia@pakniaeng.com>,Hanchun Lin
(Buildings) <HaLin@buildings.nyc.gov>,Kevin

Schultz (Buildings) <KSchultz@buildings.nyc.gov>,NYC Loftboard (Buildings)
<nycloftboard@buildings.nyc.gov>

Good Morning All,

Please find the link for today's conference below:

226 Franklin Street NSC

Tue, Apr 13, 2021 11:00 AM - 2:00 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/694789965>

You can also dial in using your phone.

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Access Code: 694-789-965

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From: Jessica Kashizadeh <JKashizadeh@pakniaeng.com>

Sent: Monday, April 12, 2021 9:32 PM

To: Alexandr Neratoff <alexandr@neratoff.com>

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<martyck@gmail.com>;

jo@goodfarblaw.com; Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>;

christiangray3@protonmail.com; Margaret Sandercock <mbs@goodfarblaw.com>; Edouard Paknia
<EPaknia@pakniaeng.com>

Subject: RE:

226 Franklin Street, Brooklyn, NY

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Standpipe:

[link here](#)

Hot Water:

[Link here](#)

Sprinkler:

[Link here](#)

Thank you,

Jessica Kashizadeh, RA

Project Architect

Paknia Engineering, PC

646.727.4215

347

Fifth Avenue | Suite 803C | New York, NY 10016

From: Jessica Kashizadeh

Sent: Monday, April 12, 2021 12:23 PM

To: Alexandr Neratoff <alexandr@neratoff.com>

Cc: Joseph Burden <JBurden@BBGLLP.COM>; martin kofman (martyck@gmail.com) <martyck@gmail.com>;

jo@goodfarblaw.com;

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From: Jenifer Orefice <jo@goodfarblaw.com>

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To: stclarke@buildings.nyc.gov; Joseph Burden <JBurden@BBGLLP.COM>

Cc: Christian Gray <christiangray3@protonmail.com>; Margaret Sandercock <mbs@goodfarblaw.com>; Alexandr Neratoff <alexandr@neratoff.com>

Subject:

226 Franklin Street, Brooklyn, NY

Attached please find the tenant architect comments for the conference tomorrow. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

JO@Goodfarblaw.com

NYC Office:

110 East 59th Street, 22nd floor

New York, NY 10022

Phone: 212.509.0440

Fax: 212.509.0464

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info@bbgllp.com , and delete the message.

--

David Mortimer

May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Apr 13, 2021 02:55 PM

From: Christian Gray <christiangray3@protonmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, David May <davidmortimermay@gmail.com>, erez horovitz <ehorovitz@gmail.com>, "philhub@protonmail.com" <philhub@protonmail.com>

Subject: Fwd: Re: RE: 226 Franklin Street, Brooklyn, NY
Look at the attached email. The link is there.

Sent from ProtonMail for iOS

----- Forwarded message -----

From: Kathryn Downie<downiekathryn@hotmail.com>

Date: On Tue, Apr 13, 2021 at 10:51

Subject: Fwd: Re: RE: 226 Franklin Street, Brooklyn, NY

To: David May <davidmortimermay@gmail.com>,Christian Gray <christiangray3@protonmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>,philhub@protonmail.com <philhub@protonmail.com>

Morning, (it's 8am here in CA)

I just drove to this spot where I get ok service.

Anyone have the link? Should I email Margaret?

From: David May <davidmortimermay@gmail.com>

Sent: Tuesday, April 13, 2021 10:40 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub@protonmail.com <philhub@protonmail.com>

Subject: Re: RE: 226 Franklin Street, Brooklyn, NY

Cool, do we have a zoom link?

Also- Stephan Clarke basically ignored my communications this past summer and told me that my concerns with the building were not related to the loft board and to contact a lawyer. He specifically told me the loft board is not an advocate for tenants. Hopefully they're sympathetic to our situation.

On Tue, Apr 13, 2021 at 9:27 AM Christian Gray <christiangray3@protonmail.com> wrote:

Narrative Conference at 11am. The scope of the meeting will not include the PAA's. I'm going to forward you all another email explaining why. It says:

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Stephan Clarke

Assistant General Counsel, Loft Board"

I hope that they open up another NC for our building and they announce it soon. I'll let you all know if and when I hear anything, maybe we'll hear it today at the conference.

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Date: On Tue, Apr 13, 2021 at 09:22

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To: Jessica Kashizadeh <JKashizadeh@pakniaeng.com>,Alexandr Neratoff <alexandr@neratoff.com>

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235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

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--

David Mortimer

May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Apr 13, 2021 02:56 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, erez horovitz <ehorovitz@gmail.com>, "philhub@protonmail.com" <philhub@protonmail.com>

Subject: Re: RE: 226 Franklin Street, Brooklyn, NY

Ok, saw the link and the bottom of Christian's email. My service is so bad this app might take a but to download.

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Sent: Tuesday, April 13, 2021 10:27 AM

To: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub@protonmail.com <philhub@protonmail.com>

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info@bbgllp.com , and delete the message.

Date: Apr 13, 2021 11:21 AM

From: David May <davidmortimermay@gmail.com>

To: Alexandr Neratoff <alexandr@neratoff.com>, Margaret Sandercock <mbs@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>

Subject: post loft board meeting thoughts, 226 Franklin

Thank you for your work today. I know we are waiting for the loft board's decision to discuss our plans, but I appreciate your comments to the board about Marty wanting his

tenants to leave. The evolution of the landlord's plans really illustrate efforts to remove the tenants- I know that several units who took Marty's buyout did so because he was able to remove their bedrooms from the approved plans. I look forward to any updates. Thanks again!

David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Apr 13, 2021 05:12 PM

From: Christian Gray <christiangray3@protonmail.com>

To: David May <davidmortimermay@gmail.com>, Alexandr Neratoff <alexandr@neratoff.com>, Margaret Sandercock <mbs@goodfarblaw.com>

Subject: Re: post loft board meeting thoughts, 226 Franklin

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Thanks,

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Sent from ProtonMail for iOS

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To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Alexandr Neratoff <alexandr@neratoff.com>

Subject: Re: post loft board meeting thoughts, 226 Franklin

Mr. Neratoff is really good at this, I didn't even know what he was going to do but it turned out more fruitful than I thought.

Don't worry about not attending in person. I do think it can be effective to show up and I'm not sorry we showed up in person as the landlord lawyer and architect did, but there are limits on how many people they will allow so it is always

best to check if there is still room if planning to attend in person. I immediately say that I will attend in person every time a conference is announced because that way I don't have to worry about the platform and whether I know how to work it. I can always

cancel in person attendance if I change my mind.

From: Christian Gray <christiangray3@protonmail.com>

Reply-To: Christian Gray <christiangray3@protonmail.com>

Date: Tuesday, April 13, 2021 at 1:13 PM

To: David May <davidmortimermay@gmail.com>, Alexandr Neratoff <alexandr@neratoff.com>, Margaret Sandercock <mbs@goodfarblaw.com>

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Subject: Re: Re: RE: 226 Franklin Street, Brooklyn, NY

Hi everyone,

Thanks for showing up at the loft board meeting. The first 30 minutes I only had video without sound and I didn't know if they had started or were waiting. Then my service went out as I was able to just get sound but wasn't able to comment.

I joined around the time when everyone was finishing talking about the sprinklers.

Heard Dave talk about the ceiling/roofs.

I would have commented (if I could have) that I have the same issue but for me, since I'm on the second floor, it's always just water (rain/snow) but I have insulation which has become very mildewy.

The LB seemed like we were supposed to let them know about those maintenance issues.

Do any of you how we do that, or when I contact Marty again about it, how I also let the LB know?

I have made Alex aware and sent him pictures, I was surprised he didn't bring it up during that.

Kate

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, April 13, 2021 10:55 AM

To: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub@protonmail.com <philhub@protonmail.com>

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Date: On Tue, Apr 13, 2021 at 10:51

Subject: Fwd: Re: RE: 226 Franklin Street, Brooklyn, NY

To: David May <davidmortimermay@gmail.com>,Christian Gray <christiangray3@protonmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>,philhub@protonmail.com <philhub@protonmail.com>

Morning, (it's 8am here in CA)

I just drove to this spot where I get ok service.

Anyone have the link? Should I email Margaret?

From: David May <davidmortimermay@gmail.com>

Sent: Tuesday, April 13, 2021 10:40 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub@protonmail.com <philhub@protonmail.com>

Subject: Re: RE: 226 Franklin Street, Brooklyn, NY

Cool, do we have a zoom link?

Also- Stephan Clarke basically ignored my communications this past summer and told me that my concerns with the building were not related to the loft board and to contact a lawyer. He specifically told me the loft board is not an advocate for tenants. Hopefully they're sympathetic to our situation.

On Tue, Apr 13, 2021 at 9:27 AM Christian Gray <christiangray3@protonmail.com> wrote:

Narrative Conference at 11am. The scope of the meeting will not include the PAA's. I'm going to forward you all another email explaining why. It says:

" The Loft Board is in the process of writing an administrative determination with respect to tenants' request to reopen the narrative statement process for the Alt-1 job. If the Loft Board determines the Alt-1 narrative statement process

should be reopened, we will schedule a conference at that time.

Stephan Clarke

Assistant General Counsel, Loft Board"

I hope that they open up another NC for our building and they announce it soon. I'll let you all know if and when I hear anything, maybe we'll hear it today at the conference.

Thanks,

Christian

Sent from ProtonMail for iOS

----- Forwarded message -----

From: Stephan Clarke (Buildings)<StClarke@buildings.nyc.gov>

Date: On Tue, Apr 13, 2021 at 09:22

Subject: Fwd: RE:

226 Franklin Street, Brooklyn, NY

To: Jessica Kashizadeh <JKashizadeh@pakniaeng.com>,Alexandr Neratoff <alexandr@neratoff.com>

Cc: Joseph Burden <JBurden@BBGLLP.COM>,martin kofman (martyck@gmail.com) <martyck@gmail.com>,jo@goodfarblaw.com

<jo@goodfarblaw.com>,christiangray3@protonmail.com
<christiangray3@protonmail.com>,Margaret Sandercock <mbs@goodfarblaw.com>,Edouard
Paknia <EPaknia@pakniaeng.com>,Hanchun Lin (Buildings) <HaLin@buildings.nyc.gov>,Kevin
Schultz (Buildings) <KSchultz@buildings.nyc.gov>,NYC
Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>

Good Morning All,

Please find the link for today's conference below:

226 Franklin Street NSC

Tue, Apr 13, 2021 11:00 AM - 2:00 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/694789965>

You can also dial in using your phone.

United States (Toll Free): 1 877 309 2073

United States: +1 (646) 749-3129

Access Code: 694-789-965

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/694789965>

From: Jessica Kashizadeh <JKashizadeh@pakniaeng.com>

Sent: Monday, April 12, 2021 9:32 PM

To: Alexandr Neratoff <alexandr@neratoff.com>

Cc: Joseph Burden <JBurden@BBGLLP.COM>; martin kofman (martyck@gmail.com)
<martyck@gmail.com>;

jo@goodfarblaw.com; Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>;

christiangray3@protonmail.com; Margaret Sandercock <mbs@goodfarblaw.com>; Edouard Paknia
<EPaknia@pakniaeng.com>

Subject: RE:

226 Franklin Street, Brooklyn, NY

Apologies, I am correcting my links below. They do not seem to be linked to the correct documents.

Standpipe:

link here

Hot Water:

Link here

Sprinkler:

Link here

Thank you,

Jessica Kashizadeh, RA

Project Architect

Paknia Engineering, PC

646.727.4215

347

Fifth Avenue | Suite 803C | New York, NY 10016

From: Jessica Kashizadeh

Sent: Monday, April 12, 2021 12:23 PM

To: Alexandr Neratoff <alexandr@neratoff.com>

Cc: Joseph Burden <JBurden@BBGLLP.COM>; martin kofman (martyck@gmail.com) <martyck@gmail.com>;

jo@goodfarblaw.com;

stclarke@buildings.nyc.gov; christiangray3@protonmail.com; Margaret Sandercock <mbs@goodfarblaw.com>; Edouard Paknia <EPaknia@pakniaeng.com>

Subject: RE:

226 Franklin Street, Brooklyn, NY

Mr. Neratoff,

I am sending you the plans for the three jobs that are the topic of tomorrow's LB conference, Job numbers 321785154, 340670465 & 340670456 for your review in advance of tomorrow's conference.

In summary, the Hot water application calls to remove all hot water heaters from tenant spaces. As such, there should be no interference with tenant space by said hot water heaters since they will be located in a central location in

the building. The Sprinkler plan is simply a modification plan and we are agreeable that any layout change on the Alt1 may require a revision of this application. Same for the standpipe application.

321785154 - Standpipe by Ruditser Click

here for plans.

340670465 - Sprinkler Modification by Chang. Click

Here for plans

340670456 - Hot water by Chang Click:

Here for plans

Please let me know if you have any questions. If everything looks ok, perhaps there is no need for a conference tomorrow.

Jessica Kashizadeh, RA

Project Architect

Paknia Engineering, PC

646.727.4215

347

Fifth Avenue | Suite 803C | New York, NY 10016

From: Jenifer Orefice <jo@goodfarblaw.com>

Sent: Monday, April 12, 2021 9:12 AM

To: stclarke@buildings.nyc.gov; Joseph Burden <JBurden@BBGLLP.COM>

Cc: Christian Gray <christiangray3@protonmail.com>; Margaret Sandercock <mbs@goodfarblaw.com>; Alexandr Neratoff <alexandr@neratoff.com>

Subject:

226 Franklin Street, Brooklyn, NY

Attached please find the tenant architect comments for the conference tomorrow. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

JO@Goodfarblaw.com

NYC Office:

110 East 59th Street, 22nd floor

New York, NY 10022

Phone: 212.509.0440

Fax: 212.509.0464

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LLP at (914) 428-3400 to advise us of the same, delete the original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

This message contains information which may be confidential and privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy, or disclose to anyone the message

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info@bbgllp.com , and delete the message.

--

David Mortimer

May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Apr 16, 2021 06:27 PM

From: Christian Gray <christiangray3@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>, "njonas45@gmail.com" <njonas45@gmail.com>

Subject: 67 West Work Hours

Greetings Gentlemen,

Attached is the .xls Workbook, 67 West Work Hours. Please review.

Agreement:

When Erez and I were reviewing the Rhino model at my house before we started building, Erez proposed that I take 50% of the design fee, which was \$5000 and that he would pay me for every hour that I put into the build at the full rate of \$100 an hour. Erez proposed that I should take the hit on the remaining 50% of the design fee and I disagreed, stating that his proposal wasn't equitable but I would take the remainder of the balance in trade for time on the machines in the shop. I proposed taking 60% of the design fee, which is \$3000 and the remaining balance of \$2000 I would take in trade for time on the machines. Erez said that he would run it by Nick for confirmation. The three of us had a brief conversation about this at the shop, and Nick agreed that it was equitable that the remaining balance should be in trade on the machines and that it wasn't equitable that I take the hit. We never came up with an hourly rate on the machines because Erez said that he needed to look into what market rate was, and I agreed that I needed to do the same. We need to establish what that rate is now.

Workbook:

The Workbook has three breakdowns at the end. 1. 50% Cash / 50% Trade , 2. 55% Cash / 45% Trade, and 60% Cash / 40% Trade. I would proposed the 60% Cash / 40% Trade, and I would like you guys to agree to that. We should have had this firmly agreed upon before starting the build, and I should have taken payment for the cash percentage of the design fee before we started the build but we were moving fast and the build out began, and we dove in.

Considerations and Resolution:

I know that this project went over your initial budget but you got what you wanted and I hope that you are happy with the result. I gave you options to cut costs but you opted to keep to the design, which was the best choice, in my opinion, and the room should be doing it's job as a result. As you know, I billed by an 8 hour day even though most days were 12 hours. I would come back after dinner and workout issues, build, make necessary changes, and prepare for the next work day with you guys, so that things could move smoothly. I didn't up charge you on any of the materials and I passed along the savings, especially when it came to the laminated glass. I also waited to submit the hours so that you could recoup some capitol from the rent that you are bringing in from your tenants in the months since we completed the project. I hope that this has helped the hit of going over your initial budget.

I'd like to come and take some pics and hear how effective the room design/build is as well as pick up payment this weekend at some point. Let me know what works best for you. I'll take the payment in the form of a check made out to:

Jerzy Stankowski

Or you can pay me in cash. I know that it was more convenient for Erez to cut the check for the first payment so you can do the same for the second and final payment.

Thanks,

Christian

Sent with ProtonMail Secure Email.

Date: Apr 30, 2021 02:45 PM

From: Nick Jonas <njonas45@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>

Subject: Re: 67 West Work Hours

Thanks for putting all these hours together, it triggered a lot of conversation and backtracking to understand the value of the space and what we would charge for membership if we decide to open it up to others. So thanks for your patience in getting back to you on this.

Also, it goes without saying, we are very grateful for all the work you did to get us where we are now. The studio looks fantastic, it's completely soundproof, and we're excited for you to see it / take pics!

Erez and I propose the following:

- 1) We will pay you right now in check/cash for the balance owed in construction (\$1922)
- 2) The remaining design cost of \$5000 we are willing to provide in 100% trade, in any combination of the three following:

1. Workshop Access \$150 / day of shop access

condition: book days 4 days in advance, shop must remain clean so we can also use it, only nights and weekends for COVID reasons

2. Our Time

\$250 / hr

3. Video Production

Erez's day rate is \$2k for video production/consulting (3 days)

Let us know what you think!

Best,

Nick + Erez

On Fri, Apr 16, 2021 at 2:28 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings Gentlemen,

Attached is the .xls Workbook, 67 West Work Hours. Please review.

Agreement:

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Jerzy Stankowski

Or you can pay me in cash. I know that it was more convenient for Erez to cut the check for the first payment so you can do the same for the second and final payment.

Thanks,

Christian

Sent with ProtonMail Secure Email.

Date: May 03, 2021 02:46 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: TA Invoice

Please see the attached. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

J0@Goodfarblaw.com

NYC Office:

110 East 59th Street, 22nd floor

New York, NY 10022

Phone: 212.509.0440

Fax: 212.509.0464

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: May 05, 2021 06:13 PM

From: Christian Gray <christiangray3@protonmail.com>

To: Nick Jonas <njonas45@gmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>

Subject: Re: 67 West Work Hours

We already discussed the agreement. I already made a compromise by taking a percentage of the design fee in trade. Erez, proposed that I take a 50% cash/check payment and I proposed 60%. In going with Erez's proposal the numbers are as follows:

\$4422.00 check or cash (\$1922.00 + \$2500)

\$2500 trade

We moved forward under this agreement. Please keep your word.

I need the check or cash for \$4422.00 by the end of the week. I will take the remaining \$2500 in trade. I think and feel that it is equitable to trade our time equally, at \$100:\$100, an hour, being that it is the rate that I charged you. I will primarily be using the trade for time on the machines.

Let me know when you can meet and when I can take some pics of the studio.

Thank you.

Peace,

Christian

Sent with ProtonMail Secure Email.

■■■■■■■ Original Message ■■■■■■■

On Friday, April 30, 2021 2:45 PM, Nick Jonas <njonas45@gmail.com> wrote:

Thanks for putting all these hours together, it triggered a lot of conversation and backtracking to understand the value of the space and what we would charge for membership if we decide to open it up to others. So thanks for your patience in getting back to you on this.

Also, it goes without saying, we are very grateful for all the work you did to get us where we are now. The studio looks fantastic, it's completely soundproof, and we're excited for you to see it / take pics!

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1. Workshop Access

\$150 / day of shop access

condition: book days 4 days in advance, shop must remain clean so we can also use it, only nights and weekends for COVID reasons

2. Our Time

\$250 / hr

3. Video Production

Erez's day rate is \$2k for video production/consulting (3 days)

Let us know what you think!

Best,

Nick + Erez

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Jerzy Stankowski

Or you can pay me in cash. I know that it was more convenient for Erez to cut the check for the first payment so you can do the same for the second and final payment.

Thanks,

Christian

Sent with ProtonMail Secure Email.

Date: May 05, 2021 03:14 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Cc: Nick Jonas <njonas45@gmail.com>

Subject: Re: 67 West Work Hours

Hey Christian,

Based on our meeting in your apartment (way back before we started the build, but after you had finished the RHINO design and we realized we were already at our 10k budget without having started the build / bought any of the material...)

I asked if you would consider taking a design fee discount, you never agreed to that, but said you would consider it. This 50% proposal is a new but very much appreciated gesture.

That aside, what we did agree on back in mid October, was that any amount over what we had budgeted and agreed to pay based on the initial estimate (10K ALL IN) would be paid for in trade, I remember specifically agreeing to that. You mentioned wanting to be paid equitably (for every hour you put in) and that you were ok with a trade, as long as each hour was accounted for and you were treated equitably.

Past that I don't believe we discussed the arrangement further.

Again, we're really happy with the end result, and we want to make you whole for your work. But we also don't want to agree to new terms that were not discussed or proposed until now.

We're willing to pay you the 10k in cash (almost twice as much as we had budgeted to pay you for this project) and still cover the remaining hours in trade. That is what we had agreed to when we had that conversation in your apartment.

I regret not putting this in writing, but it was such an exhaustive / productive and healthy meeting, I felt like we were on the same page (after clearly not being on the same page during the estimation of the design portion of this project).

As far as matching your hourly rate of 100\$, I'm fine to do a direct trade at 100\$ an hour for machine shop time for you.

Which would work out to 50 Hours of workshop time for you.

Really want to get this settled this week as well!

Erez

On Wed, May 5, 2021 at 2:13 PM Christian Gray <christiangray3@protonmail.com> wrote:

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\$4422.00 check or cash (\$1922.00 + \$2500)

\$2500 trade

We moved forward under this agreement. Please keep your word.

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Thank you.

Peace,

Christian

Sent with ProtonMail Secure Email.

■■■■■■■■ Original Message ■■■■■■■■

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Let us know what you think!

Best,

Nick + Erez

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Workbook:

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Considerations and Resolution:

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Or you can pay me in cash. I know that it was more convenient for Erez to cut the check for the first payment so you can do the same for the second and final payment.

Thanks,

Christian

Sent with ProtonMail Secure Email.

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: May 05, 2021 08:31 PM

From: Christian Gray <christiangray3@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>, Nick Jonas <njonas45@gmail.com>

Subject: Re: 67 West Work Hours

Erez, you sat in my room and you asked me to take a 50% cut, I proposed 60%. You said you'd pay the 50% in cash and the after that you'd pay for every hour of construction work that was put, "even if I have to pay out of my own pocket". The only disagreement was that you thought that I should eat the other 50% and said we should trade it for time on the machines. I brought this up with Nick when we were all together, before we started the build, and Nick agreed that it would be equitable to trade shop time for the 50% compromise. We then moved forward. I told you that the build was going cost what it cost, that all of the materials would go to you guys at cost and that I would charge \$100 per hour. Full transparency. You came up with the budget of \$10k, based on an estimate made by someone who's solution would have not given you anything close to what you were looking for, and called for less than half of the materials and inadequate window solutions, and no interior acoustic treatment. I said that I'd try and come close to it but I didn't know what the cost would be and that we go through the pricing together, with full transparency and no markups on my part, and that we would build it. I gave you opportunities to remove features from the design to save money and you decided to stick with the design and only drop the small window to the right of the door. You guys got exactly what you wanted. I did say that I would trade in time on the machines to ease the burden of going over your initial budget, we never agreed to exactly what that was, and that's on all of us. Keeping that in mind, this is what I propose as an additional compromise to move forward in a harmonious relationship:

Balance: \$1922 construction, \$5000 design, etc

\$1922 + \$1250 = \$3172 cash

\$3750 in trade for shop time.

I'll do the trade for access to the shop for \$150 a day, after hours, etc. like you proposed.

My proposal for an equitable time trade at \$100:\$100, was in regards to your proposal of your time being worth \$250 an hour (150% more than my time), it was not about shop time rate. The trade in personal time would be for any preliminary training needed in order for me to operate the machines, on my time, during the days that I reserve the shop.

The fabric cost will be determined by the measurement of amount used and will be paid in cash.

Please agree to these terms.

Do we have an agreement?

Sent from ProtonMail for iOS

On Wed, May 5, 2021 at 15:14, erez horovitz <ehorovitz@gmail.com> wrote:

Hey Christian,

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That aside, what we did agree on back in mid October, was that any amount over what we had budgeted and agreed to pay based on the initial estimate (10K ALL IN) would be paid for in trade, I remember specifically agreeing to that. You mentioned wanting to be paid equitably (for every hour you put in) and that you were ok with a trade, as long as each hour was accounted for and you were treated equitably.

Past that I don't believe we discussed the arrangement further.

Again, we're really happy with the end result, and we want to make you whole for your work. But we also don't want to agree to new terms that were not discussed or proposed until now.

We're willing to pay you the 10k in cash (almost twice as much as we had budgeted to pay you for this project) and still cover the remaining hours in trade. That is what we had agreed to when we had that conversation in your apartment.

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Which would work out to 50 Hours of workshop time for you.

Really want to get this settled this week as well!

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On Wed, May 5, 2021 at 2:13 PM Christian Gray <christiangray3@protonmail.com> wrote:

We already discussed the agreement. I already made a compromise by taking a percentage of the design fee in trade. Erez, proposed that I take a 50% cash/check payment and I proposed 60%. In going with Erez's proposal the numbers are as follows:

\$4422.00 check or cash (\$1922.00 + \$2500)

\$2500 trade

We moved forward under this agreement. Please keep your word.

I need the check or cash for \$4422.00 by the end of the week. I will take the remaining \$2500 in trade. I think and feel that it is equitable to trade our time equally, at \$100:\$100, an hour, being that it is the rate that I charged you. I will primarily be using the trade for time on the machines.

Let me know when you can meet and when I can take some pics of the studio.

Thank you.

Peace,

Christian

Sent with ProtonMail Secure Email.

■■■■■■■■ Original Message ■■■■■■■■

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2. Our Time

\$250 / hr

3. Video Production

Erez's day rate is \$2k for video production/consulting (3 days)

Let us know what you think!

Best,

Nick + Erez

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Attached is the .xls Workbook, 67 West Work Hours. Please review.

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Considerations and Resolution:

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Or you can pay me in cash. I know that it was more convenient for Erez to cut the check for the first payment so you can do the same for the second and final payment.

Thanks,

Christian

Sent with ProtonMail Secure Email.

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: May 06, 2021 09:51 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Cc: Nick Jonas <njonas45@gmail.com>

Subject: Re: 67 West Work Hours

Hey

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Thank you for saying that!

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erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

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erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: May 17, 2021 11:20 AM

From: alexandr@neratoff.com

To: 'Christian Gray' <christiangray3@protonmail.com>, 'David May' <davidmortimermay@gmail.com>, 'Kathryn Downie' <downiekathryn@hotmail.com>, 'philhub' <philhub@protonmail.com>

Subject: 226 Franklin Street Invoice #04

Catching up with invoicing, not a major amount but it's been 4 months since the last one and I did not want expenses to accumulate. The last invoice was fully paid, thank you.

Alexandr Neratoff Architect

57 Prince Street, 2 Floor

New York, NY 10012

212 431 0011

Neratoff.com

This email has been checked for viruses by Avast antivirus software.

www.avast.com

Date: May 17, 2021 09:41 PM

From: Nick Jonas <njonas45@gmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>

Subject: Re: 67 West Work Hours

Hey Christian, hope you're well! Please answer the question below when you get a chance, thanks.

On Thu, May 6, 2021 at 9:52 AM erez horovitz <ehorovitz@gmail.com> wrote:

Hey

Very much with you on never putting anything down on paper regarding the budget and plan for what to do if we went over. Also very much with you on figuring out a solution where we maintain a harmonious relationship.

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978 302 3680

Date: May 18, 2021 08:11 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Cc: "alexandr@neratoff.com" <alexandr@neratoff.com>

Subject: FW: Access Application 226 Franklin Street

Landlord wants access for the alleged emergency work. Please review and contact me. Thanks.

From: Joseph Burden <JBurden@BBGLLP.COM>

Date: Tuesday, May 18, 2021 at 4:05 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: FW: Re: Access Application 226 Franklin Street

How are you and your family? Hope all is well.

Attached are notices for access beginning on June 14 relating to the wall repair. Are your clients willing to provide access so we can proceed. If not will you accept service of the notices?

From: Adam M. Bernstein <ABernstein@BBGLLP.COM>

Sent: Tuesday, May 18, 2021 1:29 PM

To: Joseph Burden <JBurden@BBGLLP.COM>

Subject: Re: Access Application 226 Franklin Street

Please see the attached two access notices for units G21 and G22 with supporting attachments.

Pursuant to the regs, we have to give them a range of 5 days if the work will require more than 1 day. Here, the work is expected to take 3 days. However, the engineer would like to start on June 14.

Can you send these to Margaret and ask her if she is willing to accept service and willing to allow the work to start on June 14? If she is not willing to accept service, I will have Charleuan mail out for me.

Adam M. Bernstein

Associate

Belkin • Burden • Goldman,

LLP

270 Madison Avenue

New York, NY 10016

Tel: 212-867-4466 (Ext. 434)

Fax: 212-297-1859

E-mail:

abernstein@bbgllp.com

Web: www.bbgllp.com

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IMPORTANT NOTICE: NEVER TRUST WIRING INSTRUCTIONS SENT VIA EMAIL. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated.

Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without confirming that the wiring instructions are correct.

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Date: May 20, 2021 08:30 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, Edward Olmsted <olmsted.mac@mac.com>

Cc: David May <davidmortimermay@gmail.com>

Subject: FW: Christian Gray, 226 Franklin St. HP

It is not clear that the emergency work will take place as soon as I said. See below.

Ed and Christian, what do you want to do in terms of scheduling the remediation work? What dates work?

From: David Skaller <DSkaller@BBGLLP.COM>

Date: Thursday, May 20, 2021 at 4:22 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: RE: Christian Gray, 226 Franklin St. HP

I spoke with my client and he said he cannot commence the emergency work until he is provided access by not just your 2 clients but also the tenant of apt G32. I understand an access request

notice was sent to that tenant yesterday and there has been no response. My client would like to move this process along and spoke with the remediation company who informed him that they are ready to start the remediation work as soon as May 24th

or any other day thereafter. Please reach out to Ed and find out when he is available to be at the apartment for each of the days the work is to take place and then we will reach out to ALC to coordinate. if I recall properly, the experts need not be in

the apt on the 1st day because that is mostly set up work and not actual remediation. If we hear from the tenant of apt G32 that access will be provided in the interim , we will let you know. Let's see if we can schedule this work ASAP.

Do you want us to prepare a stipulation of settlement?

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Thursday, May 20, 2021 11:55 AM

To: David Skaller <DSkaller@BBGLLP.COM>

Subject: Re: Christian Gray, 226 Franklin St. HP

This is acceptable BUT we do want our expert present and if the remediation has to wait till he can be present, that must be the case. He is very busy and the sooner you tell me what day(s) you want for remediation,

the more likely he will be available on the days you prefer.

From: David Skaller <DSkaller@BBGLLP.COM>

Date: Thursday, May 20, 2021 at 11:51 AM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: RE: Christian Gray, 226 Franklin St. HP

Margaret

I am pleased to hear that your client has agreed to the scope of work previously agreed to by our experts. We agree to have our expert perform the testing after the remediation work is completed and provide

you and your client with the report. Your expert will then have the opportunity to do his own testing within an agreed upon time after receiving the report from our expert. We previously offered to permit both experts to be present while the work is being

performed. Please let me know if you want to include this as part of our agreement.

As to the emergency work, my client would prefer to perform the remediation work 1st but if your client is insistent on the emergency work being performed in his apartment 1st, then we

will agree as long as it is agreed that the remediation work follows emergency work involved in his apartment which should take 3 days. The remediation work will not wait until the emergency work is completed in the entire building.

Please let me know if this is acceptable and I can begin to draft a stipulation of settlement.

THIS IS FOR SETTLEMENT PURPOSES ONLY

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Tuesday, May 18, 2021 5:13 PM

To: David Skaller <DSkaller@BBGLLP.COM>

Subject: Christian Gray, 226 Franklin St. HP

Without prejudice and for settlement purposes only, we have prevailed on Mr. Gray to accept the existing scope of work provided that the owner will conduct its post testing first and give us the results before

we have to start our post testing. If the scope of work is not sufficient as Mr. Gray believes, this will protect us from some of the expense of repeated tests because we will perhaps be able to use your test reports to show that the scope of work was not

sufficient.

Today I heard from Joe Burden about scheduling "emergency" shoring work needed in Mr. Gray's unit and also the unit of his neighbor, David May, during the week of June 15. Mr. Gray is inclined to consent

to that date and I have asked Mr. May to notify me if he can also consent. If they both consent, that work should be done before the mold remediation because it's an emergency. We would then need to find a date after the shoring to start the mold remediation.

If this is agreeable to you, I would love to see if we can speak to the court before Friday afternoon as I have a trial Friday and I am not sure it will be over by 2 30.

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Date: May 21, 2021 05:19 PM

From: Christian Gray <christiangray3@protonmail.com>

To: Margaret Sandercock <mbs@goodfarblaw.com>

Cc: Edward Olmsted <olmsted.mac@mac.com>, David May <davidmortimermay@gmail.com>

Subject: Re: FW: Christian Gray, 226 Franklin St. HP

The later the better. It looks like they agree to starting it after they install the structural supports in G21 required for them to start the

As to the emergency work, my client would prefer to perform the remediation work 1st but if your client is insistent on the emergency work being performed in his apartment 1st, then we

will agree as long as it is agreed that the remediation work follows emergency work involved in his apartment which should take 3 days.

The remediation work will not wait until the emergency work is completed in the entire building.

Sent with ProtonMail Secure Email.

■■■■■■■■ Original Message ■■■■■■■■

On Thursday, May 20, 2021 4:30 PM, Margaret Sandercock <mbs@goodfarblaw.com> wrote:

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To: David Skaller <DSkaller@BBGLLP.COM>

Subject: Re: Christian Gray, 226 Franklin St. HP

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Date: Jun 02, 2021 04:42 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: TA statement - for your records

Please see the attached. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

JO@Goodfarblaw.com

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110 East 59th Street, 22nd floor

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Phone: 212.509.0440

Fax: 212.509.0464

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Date: Jun 04, 2021 06:20 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Emergency work

They want to do it June 15 and 16 and want access to your units those days. Please let me know if I can agree to this. Thank you.

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Date: Jul 06, 2021 07:49 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Erez Horovitz <ehorovitz@gmail.com>, Theodore Lockhart <Tclockhart67@gmail.com>, Phil Hubbard <philhub@protonmail.com>, Brooke Gillespie <thelolyexperiment@gmail.com>, Sebastian Rogowski <pancheve@gmail.com>, Kyra Rogowski <rainbowhomeimprovement@gmail.com>, Matthew Canale <Matthew.canale@gmail.com>, Laura Krassner <ljkkrassner1@gmail.com>, Daniel Kocielinski <daniel.koc@gmail.com>

Cc: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: Question from Ms. Sandercock

Ms. Sandercock would like to know if any of you know a person named Nadine Nussbaum, who at one time lived in Unit F102 at your building and may also have lived in a unit at 94 Freeman. She did AirBnb in a couple

of units. Ms. Sandercock is interested in the period from September 2012 to April 2014. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

J0@Goodfarblaw.com

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Date: Jul 06, 2021 07:54 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Jenifer Orefice <jo@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Erez Horovitz <ehorovitz@gmail.com>, Theodore Lockhart <Tclockhart67@gmail.com>, Phil Hubbard <philhub@protonmail.com>, Brooke Gillespie <theholyyexperiment@gmail.com>, Sebastian Rogowski <pancheve@gmail.com>, Kyra Rogowski <rainbowhomeimprovement@gmail.com>, Matthew Canale <Matthew.canale@gmail.com>, Laura Krassner <ljkkrassner1@gmail.com>, Daniel Kocielinski <daniel.koc@gmail.com>

Subject: Re: Question from Ms. Sandercock

Sorry, there is a typo. The person's name is Nadine Nussenbaum, not Nussbaum.

From: Jenifer Orefice <jo@goodfarblaw.com>

Date: Tuesday, July 6, 2021 at 3:49 PM

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Erez Horovitz <ehorovitz@gmail.com>, Theodore Lockhart <Tclockhart67@gmail.com>, Phil Hubbard <philhub@protonmail.com>,

Brooke Gillespie <theholyyexperiment@gmail.com>, Sebastian Rogowski <pancheve@gmail.com>, Kyra Rogowski <rainbowhomeimprovement@gmail.com>, Matthew Canale <Matthew.canale@gmail.com>, Laura Krassner <ljkkrassner1@gmail.com>, Daniel Kocielinski <daniel.koc@gmail.com>

Cc: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: Question from Ms. Sandercock

Ms. Sandercock would like to know if any of you know a person named Nadine Nussbaum, who at one time lived in Unit F102 at your building and may also have lived in a unit at 94 Freeman. She did AirBnb in a couple

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Date: Aug 01, 2021 11:44 PM

From: Christian Gray <christiangray3@protonmail.com>

To: Nick Jonas <njonas45@gmail.com>, erez horovitz <ehorovitz@gmail.com>

Subject: Re: 67 West Work Hours

Greetings Gents,

Let's close this out. In response to:

I'm going to check in w Nick again today regarding your counter offer, but wanted to ask you what amount in cash you would take to walk away feeling good about it. Basically a full buyout of your to bring this project to a close today.

I'm not going to feel that good if you're asking me to have worked for free when we had an agreed upon rate. Would you? You've had many months to recoup on going over your initial budget. I proposed the trade to help with situation. I would much rather take cash, so what do you think the discount should be? I don't want to back and forth with this any longer as it has taken up way too much time already and I need to get paid ASAP.

What do you propose?

Sent from ProtonMail for iOS

On Mon, May 17, 2021 at 21:41, Nick Jonas <njonas45@gmail.com> wrote:

Hey Christian, hope you're well! Please answer the question below when you get a chance, thanks.

On Thu, May 6, 2021 at 9:52 AM erez horovitz <ehorovitz@gmail.com> wrote:

Hey

Very much with you on never putting anything down on paper regarding the budget and plan for what to do if we went over. Also very much with you on figuring out a solution where we maintain a harmonious relationship.

Thank you for saying that!

I'm going to check in w Nick again today regarding your counter offer, but wanted to ask you what amount in cash you would take to walk away feeling good about it. Basically a full buyout of your to bring this project to a close today.

Thank you again for your magnanimous email, obviously friends and money can be contentious, and I appreciate your good faith negotiation throughout this process.

On Wed, May 5, 2021 at 4:31 PM Christian Gray <christiangray3@protonmail.com> wrote:

Erez, you sat in my room and you asked me to take a 50% cut, I proposed 60%. You said you'd pay the 50% in cash and the after that you'd pay for every hour of construction work that was put, "even if I have to pay out of my own pocket". The only disagreement was that you thought that I should eat the other 50% and said we should trade it for time on the machines. I brought this up with Nick when we were all together, before we started the build, and Nick agreed that it would be equitable to trade shop time for the 50% compromise. We then moved forward. I told you that the build was going cost what it cost, that all of the materials would go to you guys at cost and that I would charge \$100 per hour. Full transparency. You came up with the budget of \$10k, based on an estimate made by someone who's solution would have not given you anything close to what you were looking for, and called for less than half of the materials and inadequate window solutions, and no interior acoustic treatment. I said that I'd try and come close to it but I didn't know what the cost would be and that we go through the pricing together, with full transparency and no markups on my part, and that we would build it. I gave you opportunities to remove features from the design to save money and you decided to stick with the design and only drop the small window to the right of the door. You guys got exactly what you wanted. I did say that I would trade in time on the machines to ease the burden of going over your initial budget, we never agreed to exactly what that was, and that's on all of us. Keeping that in mind, this is what I propose as an additional compromise to move forward in a harmonious relationship:

Balance: \$1922 construction, \$5000 design, etc

\$1922 + \$1250 = \$3172 cash

\$3750 in trade for shop time.

I'll do the trade for access to the shop for \$150 a day, after hours, etc. like you proposed.

My proposal for an equitable time trade at \$100:\$100, was in regards to your proposal of your time being worth \$250 an hour (150% more than my time), it was not about shop time rate. The trade in personal time would be for any preliminary training needed in order for me to operate the machines, on my time, during the days that I reserve the shop.

The fabric cost will be determined by the measurement of amount used and will be paid in cash.

Please agree to these terms.

Do we have an agreement?

Sent from ProtonMail for iOS

On Wed, May 5, 2021 at 15:14, erez horovitz <ehorovitz@gmail.com> wrote:

Hey Christian,

Based on our meeting in your apartment (way back before we started the build, but after you had finished the RHINO design and we realized we were already at our 10k budget without having started the build / bought any of the material...)

I asked if you would consider taking a design fee discount, you never agreed to that, but said you would consider it. This 50% proposal is a new but very much appreciated gesture.

That aside, what we did agree on back in mid October, was that any amount over what we had budgeted and agreed to pay based on the initial estimate (10K ALL IN) would be paid for in

trade, I remember specifically agreeing to that. You mentioned wanting to be paid equitably (for every hour you put in) and that you were ok with a trade, as long as each hour was accounted for and you were treated equitably.

Past that I don't believe we discussed the arrangement further.

Again, we're really happy with the end result, and we want to make you whole for your work. But we also don't want to agree to new terms that were not discussed or proposed until now.

We're willing to pay you the 10k in cash (almost twice as much as we had budgeted to pay you for this project) and still cover the remaining hours in trade. That is what we had agreed to when we had that conversation in your apartment.

I regret not putting this in writing, but it was such an exhaustive / productive and healthy meeting, I felt like we were on the same page (after clearly not being on the same page during the estimation of the design portion of this project).

As far as matching your hourly rate of 100\$, I'm fine to do a direct trade at 100\$ an hour for machine shop time for you.

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\$2500 trade

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Thank you.

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Sent with ProtonMail Secure Email.

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erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

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Date: Aug 02, 2021 02:15 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: TA Invoice

Please see the attached. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

J0@Goodfarblaw.com

NYC Office:

110 East 59th Street, 22nd floor

New York, NY 10022

Phone: 212.509.0440

Fax: 212.509.0464

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recipient or an agent responsible for delivering it to the intended recipient, you have received this e-mail in error. If you have received this e-mail in error, please call Goodfarb & Sandercock, LLP at (914) 428-3400 to advise us of the same, delete the

original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Aug 05, 2021 04:56 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Nick Jonas <njonas45@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>

Subject: Re: 67 West Work Hours

Ok, re animating this thread.

Christian, I had proposed a full cash buyout for the remainder of the balance, and was wondering what was a number you would feel ok with.

Your full rate was 5000 for design and 8000 for construction (correct me if I'm wrong). Towards that balance we've made one payment of 6000.

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Lemme know, hope all is well down there!

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Date: Aug 05, 2021 10:10 PM

From: Christian Gray <christiangray3@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Subject: Re: 67 West Work Hours

I'll give you a 20% discount on the design work for a walk-away buyout. I'm not excited about working for free as I spent that time working hard on the project and you've had many months to recoup but I need to get paid now, so let's close this out. So the balance would be \$4000 for the design, not \$5000.

The expenses for the acoustic fabric, which I charged you my cost, are attached in an .xls doc. I added a box of Porter Cable brad nails and a box of Porter Cable staples, we went through the ones that I brought with my tools. The ones that you guys got from Tri-State (Hitachi maybe) damaged my nail gun with all of the jams that occurred so I didn't take that box with me.

Total expense for fabric and fasteners is: \$260.

So total balance: \$6260.00

\$4000 Discounted design

\$2000 Construction balance

\$260 Fabric and fasteners

You guys still have my A-frame cart, yes? Did I leave anything else with you guys?

Thanks.

Peace,

Christian

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Date: Aug 05, 2021 06:45 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Subject: Re: 67 West Work Hours

Appreciate that 20%. I just double checked, the first check we cut was for 6078, so total due would be \$6182.

Yes we wave your a frame, and your laser and a compressor blower gun.

Let's meet up tomorrow morning and I can give you a check and you can grab stuff?

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Do we have an agreement?

Sent from ProtonMail for iOS

On Wed, May 5, 2021 at 15:14, erez horovitz <ehorovitz@gmail.com> wrote:

Hey Christian,

Based on our meeting in your apartment (way back before we started the build, but after you had finished the RHINO design and we realized we were already at our 10k budget without having started the build / bought any of the material...)

I asked if you would consider taking a design fee discount, you never agreed to that, but said you would consider it. This 50% proposal is a new but very much appreciated gesture.

That aside, what we did agree on back in mid October, was that any amount over what we had budgeted and agreed to pay based on the initial estimate (10K ALL IN) would be paid for in

trade, I remember specifically agreeing to that. You mentioned wanting to be paid equitably (for every hour you put in) and that you were ok with a trade, as long as each hour was accounted for and you were treated equitably.

Past that I don't believe we discussed the arrangement further.

Again, we're really happy with the end result, and we want to make you whole for your work. But we also don't want to agree to new terms that were not discussed or proposed until now.

We're willing to pay you the 10k in cash (almost twice as much as we had budgeted to pay you for this project) and still cover the remaining hours in trade. That is what we had agreed to when we had that conversation in your apartment.

I regret not putting this in writing, but it was such an exhaustive / productive and healthy meeting, I felt like we were on the same page (after clearly not being on the same page during the estimation of the design portion of this project).

As far as matching your hourly rate of 100\$, I'm fine to do a direct trade at 100\$ an hour for machine shop time for you.

Which would work out to 50 Hours of workshop time for you.

Really want to get this settled this week as well!

Erez

On Wed, May 5, 2021 at 2:13 PM Christian Gray <christiangray3@protonmail.com> wrote:

We already discussed the agreement. I already made a compromise by taking a percentage of the design fee in trade. Erez, proposed that I take a 50% cash/check payment and I proposed 60%. In going with Erez's proposal the numbers are as follows:

\$4422.00 check or cash (\$1922.00 + \$2500)

\$2500 trade

We moved forward under this agreement. Please keep your word.

I need the check or cash for \$4422.00 by the end of the week. I will take the remaining \$2500 in trade. I think and feel that it is equitable to trade our time equally, at \$100:\$100, an hour, being that it is the rate that I charged you. I will primarily be using the trade for time on the machines.

Let me know when you can meet and when I can take some pics of the studio.

Thank you.

Peace,

Christian

Sent with ProtonMail Secure Email.

■■■■■■■■ Original Message ■■■■■■■■

On Friday, April 30, 2021 2:45 PM, Nick Jonas <njonas45@gmail.com> wrote:

Thanks for putting all these hours together, it triggered a lot of conversation and backtracking to understand the value of the space and what we would charge for membership if we decide to open it up to others. So thanks for your patience in getting back to you on this.

Also, it goes without saying, we are very grateful for all the work you did to get us where we are now. The studio looks fantastic, it's completely soundproof, and we're

excited for you to see it / take pics!

Erez and I propose the following:

1) We will pay you right now in check/cash for the balance owed in construction (\$1922)

2) The remaining design cost of \$5000 we are willing to provide in 100% trade, in any combination of the three following:

1. Workshop Access

\$150 / day of shop access

condition: book days 4 days in advance, shop must remain clean so we can also use it, only nights and weekends for COVID reasons

2. Our Time

\$250 / hr

3. Video Production

Erez's day rate is \$2k for video production/consulting (3 days)

Let us know what you think!

Best,

Nick + Erez

On Fri, Apr 16, 2021 at 2:28 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings Gentlemen,

Attached is the .xls Workbook, 67 West Work Hours. Please review.

Agreement:

When Erez and I were reviewing the Rhino model at my house before we started building, Erez proposed that I take 50% of the design fee, which was \$5000 and that he would pay me for every hour that I put into the build at the full rate of \$100 an hour. Erez proposed that I should take the hit on the remaining 50% of the design fee and I disagreed, stating that his proposal wasn't equitable but I would take the remainder of the balance in trade for time on the machines in the shop. I proposed taking 60% of the design fee, which is \$3000 and the remaining balance of \$2000 I would take in trade for time on the machines. Erez said that he would run it by Nick for confirmation. The three of us had a brief conversation about this at the shop, and Nick agreed that it was equitable that the remaining balance should be in trade on the machines and that it wasn't equitable that I take the hit. We never came up with an hourly rate on the machines because Erez said that he needed to look into what market rate was, and I agreed that I needed to do the same. We need to establish what that rate is now.

Workbook:

The Workbook has three breakdowns at the end. 1. 50% Cash / 50% Trade , 2. 55% Cash / 45% Trade, and 60% Cash / 40% Trade. I would proposed the 60% Cash / 40% Trade, and I would like you guys to agree to that. We should have had this firmly agreed upon before starting the build, and I should have taken payment for the cash percentage of the design fee before we started the build but we were moving fast and the build out began, and we dove in.

Considerations and Resolution:

I know that this project went over your initial budget but you got what you wanted and I hope that you are happy with the result. I gave you options to cut costs but you opted to keep to the design, which was the best choice, in my opinion, and the room should be doing it's job as a result. As you know, I billed by an 8 hour day even though most days were 12 hours. I would come back after dinner and workout issues, build, make necessary changes, and prepare for the next work day with you guys, so that things could move smoothly. I didn't up charge you on any of the materials and I passed along the savings, especially when it came to the laminated glass. I also waited to submit the hours so that you could recoup some capitol from the rent that you are bringing in from your tenants in the months since we completed the project. I hope that this has helped the hit of going over your initial budget.

I'd like to come and take some pics and hear how effective the room design/build is as well as pick up payment this weekend at some point. Let me know what works best for you. I'll take the payment in the form of a check made out to:

Jerzy Stankowski

Or you can pay me in cash. I know that it was more convenient for Erez to cut the check for the first payment so you can do the same for the second and final payment.

Thanks,

Christian

Sent with ProtonMail Secure Email.

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

erezhorovitz.com

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erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Sep 01, 2021 02:11 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Tenant Assoc. Statement

Please see the attached. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

JO@Goodfarblaw.com

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Fax: 212.509.0464

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Sep 02, 2021 09:41 PM

From: American Package <ampaco@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Ampaco <ampaco@gmail.com>

Subject: Removal of supports

The contractor will remove the temporary supports from your loft tomorrow

Martin C Kofman
American Package Company
718 389 4444
Cellular 516 524 2244

Date: Sep 30, 2021 01:38 PM
From: Jenifer Orefice <jo@goodfarblaw.com>
To: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>
Subject: TA Invoice
Please see the attached. Thank you.

Jenifer Orefice, Legal Assistant
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Date: Oct 04, 2021 01:18 AM
From: Kathryn Downie <downiekathryn@hotmail.com>
To: Jenifer Orefice <jo@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>
Subject: Re: TA Invoice
Thanks Jennifer,

I am on the road tour guiding a trip this week but will but a check in the mail to you in Monday.

From: Jenifer Orefice <jo@goodfarblaw.com>
Sent: Thursday, September 30, 2021 9:38 AM

To: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Subject: TA Invoice

Please see the attached. Thank you.

Jenifer Orefice, Legal Assistant

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Date: Oct 15, 2021 10:32 PM

From: Christian Gray <christiangray3@protonmail.com>

To: David May <davidmortimermay@gmail.com>

Subject: FW:

Got some bad news today. We can appeal which is going to cost \$2000+, according to Margaret. Let's discuss this on the phone when you have a minute, or we can wait until after I discuss with Margaret. I can also ask her to do a conference call with the two of us. Let me know what you think. Thanks.

Sent from ProtonMail for iOS

----- Forwarded message -----

From: Margaret Sandercock <mbs@goodfarblaw.com>

Date: On Fri, Oct 15, 2021 at 16:30

Subject: FW:

To: Christian Gray <christiangray3@protonmail.com>

Cc:

This is the administrative determination. It does not reopen your narrative conference. I have only reviewed the 3 page letter from the Loft Board and not the exhibits. The entire thing needing to be reviewed is over 200 pp., and I did

a trial today, remotely, we just got done. I will not be ready to discuss this in specific till at least Tues.

We have the right to seek review of this administrative determination by the entire Loft Board. I think it is possible the Board may not approve it. I am assuming you will want me to apply for that review, but it should be known, it's

at least a \$2000 legal project. That said, I am not sure you have a choice.

Please let me know when you want to discuss.

From: Elizabeth Sandercock <es@goodfarblaw.com>

Date: Thursday, October 14, 2021 at 9:26 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: <no subject>

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Date: Oct 28, 2021 01:24 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: FW: TA Invoice

Good morning, I'm following up on this invoice. Please let us know if you will be mailing a check. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

JO@Goodfarblaw.com

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110 East 59th Street, 22nd floor

New York, NY 10022

Phone: 212.509.0440

Fax: 212.509.0464

From: Jenifer Orefice <jo@goodfarblaw.com>

Date: Thursday, September 30, 2021 at 9:38 AM

To: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: TA Invoice

Please see the attached. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

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Date: Oct 29, 2021 07:06 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: TA Invoice

Please see the attached. Thank you.

Jenifer Orefice, Legal Assistant

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Date: Oct 30, 2021 01:18 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Jenifer Orefice <jo@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: TA Invoice

Putting a check in the mail for the \$965 this morning.

From: Jenifer Orefice <jo@goodfarblaw.com>

Sent: Friday, October 29, 2021 3:06 PM

To: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>

Subject: TA Invoice

Please see the attached. Thank you.

Jenifer Orefice, Legal Assistant

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Date: Nov 06, 2021 01:46 PM

From: David May <davidmortimermay@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Subject: G22 concerns about landlord plans

Sorry, traveling, Jotting down concerns with current landlord plans- if you need something more formal let me know.

The approved plans don't reflect compromise or input from the tenant and are not meant to accommodate tenant usage.

The landlord originally rented me a 4 bedroom space, with open living and dining space. through the process they have not tried to maintain a plan that accounts for its current usage.

Besides removing two of the three bedrooms and converting the remaining bedroom into an alcove, their plan adds three large closets in what is currently living and dining space. The new closets restrict natural light and air to half of the unit and create a hallway in the place of open space. The new walls/closets also section off the kitchen area creating a narrow dead space that isn't functional and has no natural light.

I am told by the landlord that the closets (and their placement) are a requirement by the dob. My architect says the landlord is applying dob rules incorrectly and they do not need to add the closets.

I did not agree to the closets. If something was found to be required after our last loft board meeting I wasn't consulted. Or news of the changes were minimized by the landlord in communications and I did not know the extent. I wasn't consulted about the closets, their placement, etc. in a process where we are meant to work with each other to come to a solution that doesn't completely disrupt usage.

they rented me a 4 bedroom apt for 2750.00 now they plan of turning it into a one "alcove" unit with a series of closets obstructing light and air for 3000.00

-functional space in the apartment shrinks considerably with the creation of new closets, hallway, and dead space.

-no natural light reaches half the apt with new closets/walls

-incorrect application of rules landlord has added closets to disrupt space beyond 30' from exterior windows, it's my understanding to make it uninhabitable beyond thirty feet. My proposals should meet dob needs without compromising space/usage, their proposal disturbs all that as well as detrimental effects on light and air circulation.

--

David Mortimer May

97 Green Street, #622

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Nov 08, 2021 07:48 PM

From: Christian Gray <christiangray3@protonmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Subject: PAA

Hey Kate,

I hope you're feeling better.

I need your reasons for the PAA so I can send them to Margaret. I'm sending the email out to her tomorrow. Thanks.

Christian

Sent with ProtonMail Secure Email.

Date: Nov 22, 2021 08:26 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, philhub <philhub@protonmail.com>, Theodore Lockhart <tclockhart67@gmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: FW: 226 Franklin--Harassment Application

Above is the harassment application filed today on your behalf. This application can be amended without problems or undue expense up to the date of the first conference. I don't know the backlog on harassment cases but it's at least a

few months. Therefore, if anything comes up that might be harassment, please tell me. Even more important, what other tenants said might lead you to know you were harassed in the same way but didn't mention it to me. A good example of this is Erez' statements

about slow repairs. You may all have that problem. Also, if something in the application is wrong, please let me know.

We are planning on sending you a bill on Weds. By that time, the administrative appeal will also be filed. This is not a bill you can pay weeks later, as we advanced application fees for the harassment application and also for the administrative

appeal, for velobinding and postage and other expenses associated with service and filing. We would appreciate payment when you receive the bill, if at all possible.

From: Elizabeth Sandercock <es@goodfarblaw.com>

Date: Monday, November 22, 2021 at 3:15 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: 226 Franklin--Harassment Application

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Date: Nov 23, 2021 08:57 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Tenant Association Invoice

Please see the attached. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

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White Plains, NY 10601

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Date: Nov 29, 2021 04:10 AM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Billing

We billed you last week and had let you know in advance to expect the bill. As a group, we would have wanted you to collect money in advance, as our bills pursuant to our retainer agreement are payable on

receipt. Would you please pay your bill? Thank you.

Group members, if they know their individual share, can call and pay by credit card. We'd like to ask that people pay tomorrow insofar as possible. The last time we had bills for your group, it went unpaid

90 days. In Nov. I put aside the needs of other clients to get your work done. Thus, we need to invoke the terms of your retainer agreement which permits us to require immediate payment.

Please don't ignore this email. We need you to answer and advise us when we will be paid.

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Nov 29, 2021 02:51 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Margaret Sandercock <mbs@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: Billing

Understood, thanks Margret.

That last bill for about \$1000 we did pay right away. Apologies about the one before that, since it was just \$35 and I have to send it by check I let it go 60 day until there was another amount added to it bringing it to \$210 before I paid it.

We appreciate all the hard work you do for us.

Because the bill was sent to me on Tuesday I was waiting until after the holiday weekend to ask for dues from the other tenants.

Also, Christian and I seemed to have had a miscommunication and I had been waiting to hear back from him. That normally does happen.

We can have this paid by the end of the week. Currently we have \$2000. Would you prefer I send you a check for that amount today, and pay the rest at the end of the week? Or would you like us to just have it paid in one check at the end of the week.

Again, thanks for all you do and sorry this was not taken care of asap. I was waiting until Monday to get things figured out and that was my mistake.

Kate

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Sunday, November 28, 2021 11:10 PM

To: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Subject: Billing

We billed you last week and had let you know in advance to expect the bill. As a group, we would have wanted you to collect money in advance, as our bills pursuant to our retainer agreement are payable

on receipt. Would you please pay your bill? Thank you.

Group members, if they know their individual share, can call and pay by credit card. We'd like to ask that people pay tomorrow insofar as possible. The last time we had bills for your group, it went unpaid

90 days. In Nov. I put aside the needs of other clients to get your work done. Thus, we need to invoke the terms of your retainer agreement which permits us to require immediate payment.

Please don't ignore this email. We need you to answer and advise us when we will be paid.

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Nov 29, 2021 03:30 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, "christiangray3@protonmail.com" <christiangray3@protonmail.com>

Subject: Bill for filing Harassment

We received Margret's bill last week for the cost of filing the harassment claim. I've attached the bill above \$4,682.15.

Everyone should put in \$1,000 and we need to pay it ASAP. She emailed Christian and I this morning saying it needs to be paid right now.

We each can contact her office and pay the \$1,000 with our personal credit cards or everyone can pay through Zelle like we did last time and I'll send a check.

Kate

Date: Nov 29, 2021 03:30 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: David May <davidmortimermay@gmail.com>, Christian Gray <christiangray3@protonmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>, "philhub@protonmail.com" <philhub@protonmail.com>

Subject: Re: RE: 226 Franklin Street, Brooklyn, NY

From: David May <davidmortimermay@gmail.com>

Sent: Tuesday, April 13, 2021 10:40 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub@protonmail.com <philhub@protonmail.com>

Subject: Re: RE: 226 Franklin Street, Brooklyn, NY

Cool, do we have a zoom link?

Also- Stephan Clarke basically ignored my communications this past summer and told me that my concerns with the building were not related to the loft board and to contact a lawyer. He specifically told me the loft board is not an advocate for tenants. Hopefully they're sympathetic to our situation.

On Tue, Apr 13, 2021 at 9:27 AM Christian Gray <christiangray3@protonmail.com> wrote:

Narrative Conference at 11am. The scope of the meeting will not include the PAA's. I'm going to forward you all another email explaining why. It says:

" The Loft Board is in the process of writing an administrative determination with respect to tenants' request to reopen the narrative statement process for the Alt-1 job. If the Loft Board determines the Alt-1 narrative statement process

should be reopened, we will schedule a conference at that time.

Stephan Clarke

Assistant General Counsel, Loft Board"

I hope that they open up another NC for our building and they announce it soon. I'll let you all know if and when I hear anything, maybe we'll hear it today at the conference.

Thanks,

Christian

Sent from ProtonMail for iOS

----- Forwarded message -----

From: Stephan Clarke (Buildings)<StClarke@buildings.nyc.gov>

Date: On Tue, Apr 13, 2021 at 09:22

Subject: Fwd: RE:

226 Franklin Street, Brooklyn, NY

To: Jessica Kashizadeh <JKashizadeh@pakniaeng.com>,Alexandr Neratoff <alexandr@neratoff.com>

Cc: Joseph Burden <JBurden@BBGLLP.COM>,martin kofman (martyck@gmail.com) <martyck@gmail.com>,jo@goodfarblaw.com

<jo@goodfarblaw.com>,christiangray3@protonmail.com <christiangray3@protonmail.com>,Margaret

Sandercock <mbs@goodfarblaw.com>,Edouard Paknia <EPaknia@pakniaeng.com>,Hanchun Lin (Buildings) <HaLin@buildings.nyc.gov>,Kevin

Schultz (Buildings) <KSchultz@buildings.nyc.gov>,NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>

Good Morning All,

Please find the link for today's conference below:

226 Franklin Street NSC

Tue, Apr 13, 2021 11:00 AM - 2:00 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/694789965>

You can also dial in using your phone.

United States (Toll Free): 1 877 309 2073

United States: +1 (646) 749-3129

Access Code: 694-789-965

New to GoToMeeting? Get the app now and be ready when your first meeting starts:
<https://global.gotomeeting.com/install/694789965>

From: Jessica Kashizadeh <JKashizadeh@pakniaeng.com>

Sent: Monday, April 12, 2021 9:32 PM

To: Alexandr Neratoff <alexandr@neratoff.com>

Cc: Joseph Burden <JBurden@BBGLLP.COM>; martin kofman (martyck@gmail.com)
<martyck@gmail.com>;

jo@goodfarblaw.com; Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>;

christiangray3@protonmail.com; Margaret Sandercock <mbs@goodfarblaw.com>; Edouard Paknia
<EPaknia@pakniaeng.com>

Subject: RE:

226 Franklin Street, Brooklyn, NY

Apologies, I am correcting my links below. They do not seem to be linked to the correct documents.

Standpipe:

[link here](#)

Hot Water:

[Link here](#)

Sprinkler:

[Link here](#)

Thank you,

Jessica Kashizadeh, RA

Project Architect

Paknia Engineering, PC

646.727.4215

347

Fifth Avenue | Suite 803C | New York, NY 10016

From: Jessica Kashizadeh

Sent: Monday, April 12, 2021 12:23 PM

To: Alexandr Neratoff <alexandr@neratoff.com>

Cc: Joseph Burden <JBurden@BBGLLP.COM>; martin kofman (martyck@gmail.com)
<martyck@gmail.com>;

jo@goodfarblaw.com;

stclarke@buildings.nyc.gov;

christiangray3@protonmail.com; Margaret Sandercock <mbs@goodfarblaw.com>; Edouard Paknia <EPaknia@pakniaeng.com>

Subject: RE:

226 Franklin Street, Brooklyn, NY

Mr. Neratoff,

I am sending you the plans for the three jobs that are the topic of tomorrow's LB conference, Job numbers 321785154, 340670465 & 340670456 for your review in advance of tomorrow's conference.

In summary, the Hot water application calls to remove all hot water heaters from tenant spaces. As such, there should be no interference with tenant space by said hot water heaters since they will be located in a central location in the

building. The Sprinkler plan is simply a modification plan and we are agreeable that any layout change on the Alt1 may require a revision of this application. Same for the standpipe application.

321785154 - Standpipe by Ruditser Click

here for plans.

340670465 - Sprinkler Modification by Chang. Click

Here for plans

340670456 - Hot water by Chang Click:

Here for plans

Please let me know if you have any questions. If everything looks ok, perhaps there is no need for a conference tomorrow.

Jessica Kashizadeh, RA

Project Architect

Paknia Engineering, PC

646.727.4215

347

Fifth Avenue | Suite 803C | New York, NY 10016

From: Jenifer Orefice <jo@goodfarblaw.com>

Sent: Monday, April 12, 2021 9:12 AM

To: stclarke@buildings.nyc.gov; Joseph Burden <JBurden@BBGLLP.COM>

Cc: Christian Gray <christiangray3@protonmail.com>; Margaret Sandercock <mbs@goodfarblaw.com>; Alexandr Neratoff <alexandr@neratoff.com>

Subject:

226 Franklin Street, Brooklyn, NY

Attached please find the tenant architect comments for the conference tomorrow. Thank you.

Jenifer Orefice, Legal Assistant
Goodfarb & Sandercock, LLP
235 Main Street - Penthouse Suite
White Plains, NY 10601
Phone: 914.428.3400
Fax: 914.428.3407
JO@Goodfarblaw.com
NYC Office:
110 East 59th Street, 22nd floor
New York, NY 10022
Phone: 212.509.0440
Fax: 212.509.0464

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or any information contained in the message. If you have received the message in error, please advise the sender by reply e-mail or reply to

info@bbgllp.com , and delete the message.

--

David Mortimer
May
97 Green Street, #G22
Brooklyn, NY 11222
USA
(615) 429-4414
The Land of Tradition

Date: Nov 29, 2021 03:39 PM
From: Kathryn Downie <downiekathryn@hotmail.com>

To: Margaret Sandercock <mbs@goodfarblaw.com>, Jenifer Orefice <jo@goodfarblaw.com>, "christiangray3@protonmail.com" <christiangray3@protonmail.com>

Subject: Re: Billing

I just called to make a partial payment with my personal credit card

but I just got a voice message at both extensions I tried (Jennifer's and Goodfarb's I'll try again later today.

Kate

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Sunday, November 28, 2021 11:10 PM

To: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Subject: Billing

We billed you last week and had let you know in advance to expect the bill. As a group, we would have wanted you to collect money in advance, as our bills pursuant to our retainer agreement are payable on receipt. Would you

please pay your bill? Thank you.

Group members, if they know their individual share, can call and pay by credit card. We'd like to ask that people pay tomorrow insofar as possible. The last time we had bills for your group, it went unpaid 90 days. In Nov.

I put aside the needs of other clients to get your work done. Thus, we need to invoke the terms of your retainer agreement which permits us to require immediate payment.

Please don't ignore this email. We need you to answer and advise us when we will be paid.

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Nov 29, 2021 05:32 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Margaret Sandercock <mbs@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: Billing

Sorry, I meant that "normally doesn't happen"

Our texts to each other weren't going through for some reason.

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Monday, November 29, 2021 9:51 AM

To: Margaret Sandercock <mbs@goodfarblaw.com>; Christian Gray <christiangray3@protonmail.com>

Subject: Re: Billing

Understood, thanks Margret.

That last bill for about \$1000 we did pay right away. Apologies about the one before that, since it was just \$35 and I have to send it by check I let it go 60 day until there was another amount added to it bringing it to \$210 before I paid it.

We appreciate all the hard work you do for us.

Because the bill was sent to me on Tuesday I was waiting until after the holiday weekend to ask for dues from the other tenants.

Also, Christian and I seemed to have had a miscommunication and I had been waiting to hear back from him. That normally does happen.

We can have this paid by the end of the week. Currently we have \$2000. Would you prefer I send you a check for that amount today, and pay the rest at the end of the week? Or would you like us to just have it paid in one check at the end of the week.

Again, thanks for all you do and sorry this was not taken care of asap. I was waiting until Monday to get things figured out and that was my mistake.

Kate

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Sunday, November 28, 2021 11:10 PM

To: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Subject: Billing

We billed you last week and had let you know in advance to expect the bill. As a group, we would have wanted you to collect money in advance, as our bills pursuant to our retainer agreement are payable

on receipt. Would you please pay your bill? Thank you.

Group members, if they know their individual share, can call and pay by credit card. We'd like to ask that people pay tomorrow insofar as possible. The last time we had bills for your group, it went

unpaid 90 days. In Nov. I put aside the needs of other clients to get your work done. Thus, we need to invoke the terms of your retainer agreement which permits us to require immediate payment.

Please don't ignore this email. We need you to answer and advise us when we will be paid.

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Dec 01, 2021 02:55 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Statement

Please see the attached. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

J0@Goodfarblaw.com

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New York, NY 10022

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Fax: 212.509.0464

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Dec 02, 2021 03:53 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, "christiangray3@protonmail.com" <christiangray3@protonmail.com>

Subject: Re: Bill for filing Harassment

Here's the list Margaret just sent me of who's pid the \$1,000.

Thanks to everyone for doing it so quickly.

Downie

Gray

Hubbard

May

Erez, can you call the office and make a payment by the end of the week?

We also just got another bill for \$350 which I can send from our funds.

From: Kathryn Downie

Sent: Monday, November 29, 2021 10:30 AM

To: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; christiangray3@protonmail.com <christiangray3@protonmail.com>

Subject: Bill for filing Harassment

We received Margret's bill last week for the cost of filing the harassment claim. I've attached the bill above \$4,682.15.

Everyone should put in \$1,000 and we need to pay it ASAP. She emailed Christian and I this morning saying it needs to be paid right now.

We each can contact her office and pay the \$1,000 with our personal credit cards or everyone can pay through Zelle like we did last time and I'll send a check.

Kate

Date: Dec 02, 2021 06:06 PM

From: Christian Gray <christiangray3@protonmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>, erez horovitz <ehorovitz@gmail.com>

Subject: Re: Bill for filing Harassment

Thanks, Kate!

Sent from ProtonMail for iOS

On Thu, Dec 2, 2021 at 10:53, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Here's the list Margaret just sent me of who's paid the \$1,000.

Thanks to everyone for doing it so quickly.

Downie

Gray

Hubbard

May

Erez, can you call the office and make a payment by the end of the week?

We also just got another bill for \$350 which I can send from our funds.

From: Kathryn Downie

Sent: Monday, November 29, 2021 10:30 AM

To: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; christiangray3@protonmail.com <christiangray3@protonmail.com>

Subject: Bill for filing Harassment

We received Margret's bill last week for the cost of filing the harassment claim. I've attached the bill above \$4,682.15.

Everyone should put in \$1,000 and we need to pay it ASAP. She emailed Christian and I this morning saying it needs to be paid right now.

We each can contact her office and pay the \$1,000 with our personal credit cards or everyone can pay through Zelle like we did last time and I'll send a check.

Kate

Date: Dec 30, 2021 03:03 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: TA Invoice

Please see the attached. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

J0@Goodfarblaw.com

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Phone: 212.509.0440

Fax: 212.509.0464

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Date: Jan 25, 2022 07:55 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Theodore Lockhart <tlockhart67@gmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, erez horovitz <ehorovitz@gmail.com>

Subject: FW: Please send me

This is the harassment application we filed in Nov. I am getting ready to amend it as I said I would. Something more happened with Theo/Phil's unit and David brought to my attention some things that aren't in the application. If anyone has updates concerning harassing conditions that are not listed in the present application, please let me know this week. Thanks.

■On 1/25/22, 2:02 PM, "Jenifer Orefice" <jo@goodfarblaw.com> wrote:

Jenifer Orefice, Legal Assistant
Goodfarb & Sandercock, LLP
235 Main Street - Penthouse Suite
White Plains, NY 10601
Phone: 914.428.3400
Fax: 914.428.3407
JO@Goodfarblaw.com

NYC Office:
110 East 59th Street, 22nd floor
New York, NY 10022
Phone: 212.509.0440
Fax: 212.509.0464

On 1/25/22, 1:28 PM, "Margaret Sandercock" <mbs@goodfarblaw.com> wrote:

The harassment application we filed for 226 Franklin St.

Sent from my iPhone

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Date: Jan 27, 2022 07:15 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, erez horovitz <ehorovitz@gmail.com>, Theodore Lockhart <tlockhart67@gmail.com>, David May <davidmortimermay@gmail.com>

Subject: FW: 226 Franklin Rider

This is the revised harassment application. If there is anything you would like added, tomorrow is the deadline.

From: Jenifer Orefice <jo@goodfarblaw.com>

Date: Thursday, January 27, 2022 at 2:08 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: 226 Franklin Rider

Jenifer Orefice, Legal Assistant
Goodfarb & Sandercock, LLP
235 Main Street - Penthouse Suite
White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

JO@Goodfarblaw.com

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Date: Jan 31, 2022 05:23 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: TA Invoice

Please see the attached. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

JO@Goodfarblaw.com

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Date: Feb 16, 2022 08:11 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>

Subject: FW: 226 Franklin Street, Brooklyn, NY/American Package Company Inc. adv. Lockhart (Unit G12); Erez Horovits (Unit F107);Christian Gray (Unit G21); David May (Unit G22); and Kate Downie (Unit G51)

Here is the answer to the amended harassment application for your records. I am not sure if I told you, but I asked the Loft Board to expedite this due to the eviction case against Lockhart and the access application against Lockhart, and it was sent to Oath on 2/2/22.

From: Elona Mardak <elonam@smithandshapiro.com>

Date: Wednesday, February 16, 2022 at 2:50 PM

To: Elizabeth Sandercock <es@goodfarblaw.com>

Cc: Margaret Sandercock <mbs@goodfarblaw.com>, HARRY SHAPIRO <yerucham@aol.com>

Subject: Re: 226 Franklin Street, Brooklyn, NY/American Package Company Inc. adv. Lockhart (Unit G12); Erez Horovits (Unit F107);Christian Gray (Unit G21); David May (Unit G22); and Kate Downie (Unit G51)

Good day Elizabeth:

Attached please find a courtesy copy of the Answer to the Amended Harassment Application.

Thank you,

Elona

On Tue, Feb 1, 2022 at 4:48 PM Elizabeth Sandercock <es@goodfarblaw.com> wrote:

A courtesy copy of the amended application is attached here

From:

Elona Mardak <elonam@smithandshapiro.com>

Date: Monday, January 31, 2022 at 6:56 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Cc: Elizabeth Sandercock <es@goodfarblaw.com>, HARRY SHAPIRO <yerucham@aol.com>

Subject: Re: 226 Franklin Street, Brooklyn, NY/American Package Company Inc. adv. Lockhart (Unit G12); Erez Horovits (Unit F107);Christian Gray (Unit G21); David May (Unit G22); and Kate Downie (Unit G51)

You are welcome & thank you for the update.

Elona

On Mon, Jan 31, 2022 at 6:25 PM Margaret Sandercock <mbs@goodfarblaw.com> wrote:

Thank you for sending this. We amended the application; I believe the papers were served out today. When we have Loft Board stamped copies, we will send courtesy copies, though by then you should also have received it in the mail.

From:

Elona Mardak <elonam@smithandshapiro.com>

Date: Monday, January 31, 2022 at 4:33 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Cc: HARRY SHAPIRO <yerucham@aol.com>, Elizabeth Sandercock <es@goodfarblaw.com>

Subject: 226 Franklin Street, Brooklyn, NY/American Package Company Inc. adv. Lockhart (Unit G12); Erez Horovits (Unit F107);Christian

Gray (Unit G21); David May (Unit G22); and Kate Downie (Unit G51)

Ms. Sandercock:

Attached please find a courtesy copy of the Answer to Harassment Application pertaining to the above referenced Applicants.

Thank you,

Elona

Elona Mardak

Legal Assistant

Smith & Shapiro

116 East

27th Street

3rd Floor

New York, New York 10016

212-685-6400 Tel.

212-779-7881 Fax

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Feb 23, 2022 02:57 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: FW: TA Invoice

Just checking to see if you've mailed a check for this. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

J0@Goodfarblaw.com

NYC Office:

110 East 59th Street, 22nd floor

New York, NY 10022

Phone: 212.509.0440

Fax: 212.509.0464

From: Jenifer Orefice <jo@goodfarblaw.com>

Date: Monday, January 31, 2022 at 12:23 PM

To: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: TA Invoice

Please see the attached. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

JO@Goodfarblaw.com

NYC Office:

110 East 59th Street, 22nd floor

New York, NY 10022

Phone: 212.509.0440

Fax: 212.509.0464

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recipient or an agent responsible for delivering it to the intended recipient, you have received this e-mail in error. If you have received this e-mail in error, please call Goodfarb & Sandercock, LLP at (914) 428-3400 to advise us of the same, delete the

original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Feb 23, 2022 06:36 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Jenifer Orefice <jo@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: TA Invoice

Sorry, haven't.

I'm traveling and my checks are at home. I'll get it to you soon.

From: Jenifer Orefice <jo@goodfarblaw.com>

Sent: Wednesday, February 23, 2022 9:57 AM

To: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>

Subject: FW: TA Invoice

Just checking to see if you've mailed a check for this. Thank you.

Jenifer Orefice, Legal Assistant

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White Plains, NY 10601

Phone: 914.428.3400

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NYC Office:

110 East 59th Street, 22nd floor

New York, NY 10022

Phone: 212.509.0440

Fax: 212.509.0464

From:

Jenifer Orefice <jo@goodfarblaw.com>

Date: Monday, January 31, 2022 at 12:23 PM

To: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie
<downiekathryn@hotmail.com>

Subject: TA Invoice

Please see the attached. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

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White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

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Date: Feb 28, 2022 05:21 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: TA Invoice

Please see the attached. Thank you.

Jenifer Orefice, Legal Assistant
Goodfarb & Sandercock, LLP
235 Main Street - Penthouse Suite
White Plains, NY 10601
Phone: 914.428.3400
Fax: 914.428.3407
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Date: Mar 31, 2022 03:06 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: TA Invoice

The attached is for your records. Thank you.

Jenifer Orefice, Legal Assistant
Goodfarb & Sandercock, LLP
235 Main Street - Penthouse Suite
White Plains, NY 10601
Phone: 914.428.3400
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Date: Apr 07, 2022 07:19 PM

From: Christian Gray <christiangray3@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>

Subject: PAA Strategy

Greetings,

It is becoming clear to me, again, that the only way affect any real change with Marty is to leverage his income. This is the only way we've ever gotten anything done in the past as a group. I'm not sure why I didn't bring this up before but I will do it now. I think that we should all stop paying rent until Marty signs off on the PAA's. The contract that we signed through Petrucci stating that we would pay rent throughout the legalization process, is not enforceable. The precedent was set by a court ruling in favor of a group of Loft Law protected TA that David Frazier reps, somewhat recently. The dispute and case was centered around the same type of agreement that we signed. Margaret is confident that she will win if Marty tries to enforce the agreement. We are spending money on this harassment case, which may work but may not, and we may never get a court date at OATH. It seems to me that if we collectively stop paying rent on an agreed upon date than this would provide the best leverage to get Marty to agree to signing off on the PAA's. In the end he'll never push to get the work actually done, he doesn't want to pay anything out of pocket, but we will have the option to do the work ourselves if we are so inclined and he won't be able to harass us with access letters, construction shenanigans, and undesirable floor plans, etc... We should have done this a while ago...

This could potentially help the other units that are seeking LL protection and will come up against this same type of harassment from Marty.

Maybe the withheld rent can go in escrow that can be refunded to Marty if he signs off, as an added incentive. Or not. Let's figure out a game plan.

Any thoughts? Please let me know ASAP.

I would like to bring this up with Margaret soon but would like to get a consensus first. I think that everyone would need to be onboard for the TA to make a move. Strength in numbers, including dollar amounts...

Thanks,

Christian

Date: Apr 08, 2022 03:02 AM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: PAA Strategy

Oh man,

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I just came out to the west coast to guide in Yosemite again for the summer just this week.

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Again, wanted to reply so I didn't leave you hanging but the last time we withheld rent, even though it all worked out and we didn't have to pay it back - I was so stressed out.

Let me think about my questions and I'll get back to you.

Maybe we should have a zoom meeting about this if our schedules allow.

Kate

From: Christian Gray <christiangray3@protonmail.com>

Sent: Thursday, April 7, 2022 3:19 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

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Christian

Date: Apr 08, 2022 11:38 AM

From: David May <davidmortimermay@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: PAA Strategy

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From: Christian Gray <christiangray3@protonmail.com>

Sent: Thursday, April 7, 2022 3:19 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

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Christian

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David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Apr 08, 2022 07:00 PM

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To: David May <davidmortimermay@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, erez horovitz <ehorovitz@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: PAA Strategy

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Kate mentioned setting up a Zoom meeting. I think that's a good idea. When are people available?

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Christian

Sent with ProtonMail secure email.

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From: Christian Gray <christiangray3@protonmail.com>

Sent: Thursday, April 7, 2022 3:19 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;
David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: PAA Strategy

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Christian

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David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Apr 08, 2022 04:36 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, philhub <philhub@protonmail.com>

Subject: Re: PAA Strategy

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To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: PAA Strategy

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USA

(615) 429-4414

The Land of Tradition

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Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Apr 08, 2022 10:16 PM

From: Christian Gray <christiangray3@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, philhub <philhub@protonmail.com>

Subject: Re: PAA Strategy

What day/eve works best for everyone for a zoom call?

Please send a day/time and we'll figure it out

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I just came out to the west coast to guide in Yosemite again for the summer just this week.

I'm curious of everyone's thoughts.

Again, wanted to reply so I didn't leave you hanging but the last time we withheld rent, even though it all worked out and we didn't have to pay it back - I was so stressed out.

Let me think about my questions and I'll get back to you.

Maybe we should have a zoom meeting about this if our schedules allow.

Kate

From: Christian Gray <christiangray3@protonmail.com>

Sent: Thursday, April 7, 2022 3:19 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: PAA Strategy

Greetings,

It is becoming clear to me, again, that the only way affect any real change with Marty is to leverage his income. This is the only way we've ever gotten anything done in the past as a group. I'm not sure why I didn't bring this up before but I will do

it now. I think that we should all stop paying rent until Marty signs off on the PAA's. The contract that we signed through Petrucci stating that we would pay rent throughout the legalization process, is not enforceable. The precedent was set by a court ruling

in favor of a group of Loft Law protected TA that David Frazier reps, somewhat recently. The dispute and case was centered around the same type of agreement that we signed. Margaret is confident that she will win if Marty tries to enforce the agreement. We

are spending money on this harassment case, which may work but may not, and we may never get a court date at OATH. It seems to me that if we collectively stop paying rent on an agreed upon date than this would provide the best leverage to get Marty to agree

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letters, construction shenanigans, and undesirable floor plans, etc.. We should have done this a while ago...

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Any thoughts? Please let me know ASAP.

I would like to bring this up with Margaret soon but would like to get a consensus first. I think that everyone would need to be onboard for the TA to make a move. Strength in numbers, including dollar amounts...

Thanks,

Christian

--

David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

--

Erez Horovitz

erezhorovitz.com
ehorovitz@gmail.com
978 302 3680

Date: Apr 09, 2022 08:39 PM
From: Kathryn Downie <downiekathryn@hotmail.com>
To: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>
Cc: David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>
Subject: Re: PAA Strategy
Everyone's making lots of good points.

I'm on the west coast so 3 hours behind everyone.

I have the 11th, 12th, 14th, 18th, and 19th off. I could make any time work on those days.
Otherwise I usually work 6:30am - 7pm PCT.

Kate

From: Christian Gray <christiangray3@protonmail.com>
Sent: Friday, April 8, 2022 6:16 PM
To: erez horovitz <ehorovitz@gmail.com>
Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>
Subject: Re: PAA Strategy

What day/eve works best for everyone for a zoom call?

Please send a day/time and we'll figure it out

On Fri, Apr 8, 2022 at 4:36 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Zoom sounds good to me, but I'm generally with the don't rock the boat situation, as I'm ok up here for now.

But, I know he's gonna come for me someday, so open to gaining some leverage knowing that day is coming.

On Fri, Apr 8, 2022 at 3:00 PM Christian Gray <christiangray3@protonmail.com> wrote:

I am still dealing with the mold issues in the loft and I would like to make changes when the mold remediation is finished, and that would involve getting the PAA approved, because Marty is unwilling to let me

make any changes to the layout on the DOB plan. My objective is to rebuild my space to a new layout. If this situation were resolved and I got to build what I wanted, I would be fine with the letting the situation ride. If I don't get to rebuild the new design,

I'll live with it and make the most out of it.

I understand why you'd like to let it ride, as is, and don't need scrutiny from Marty. Also know that if it comes down to Marty scrutinizing the situation, then he will do so retroactively from the time it becomes

an issue, so be wise with records etc..

Anyway, I want to get everybody's thoughts on this before speaking with Margaret.

And, yes, the Harassment Case is to get Marty to sign off on the PAA's but it seems that leveraging the rent situation would be much more effective and much less expensive. The situation could potentially be resolved

quickly and everything would go back to the way it is, because Marty doesn't want to spend money on any build-outs. Approving the PAA's costs Marty nothing, in fact, he already agreed to it, we just don't have it in writing. Marty doesn't want to invest any

money into the building and he would rather collect his rent from you and let it go on as is...in my opinion.

Kate mentioned setting up a Zoom meeting. I think that's a good idea. When are people available?

Peace,

Christian

Sent with

ProtonMail secure email.

----- Original Message -----

On Friday, April 8th, 2022 at 2:38 PM, David May <davidmortimermay@gmail.com> wrote:

In general I'm hesitant to stop rent and escalate tensions with Marty these days. I'd rather avoid scrutiny from Marty and for now just stay in limbo as we have been for the last two years. If Margaret thought that was going to change or was

anticipating actions from Marty I'd be open to talking about other steps.

Correct me if I'm wrong- the current steps we are taking against Marty with the harassment stuff is to push him into signing off on the PAA. right? Chris- your unit is in a different situation since the water damage so I understand the greater

urgency. How is that going? If that was resolved would you be more comfortable in maintaining what the rest of us have currently?

Without more input from Margaret I'm inclined to let the process continue as is. I would definitely be open to hearing what Margaret thinks about this and any updates she may have about the harassment stuff etc. the pandemic really altered my

routine/life so as I'm finding a new rhythm etc I don't really want to shake everything up again if we don't need to.

On Thu, Apr 7, 2022 at 8:02 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Oh man,

I wanted to respond right away, but I really need to think about this.

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From: Christian Gray <christiangray3@protonmail.com>

Sent: Thursday, April 7, 2022 3:19 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: PAA Strategy

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David

Mortimer May

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Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Apr 11, 2022 03:37 AM

From: philhub <philhub@protonmail.com>

To: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, "ehorovitz@gmail.com" <ehorovitz@gmail.com>, "davidmortimermay@gmail.com" <davidmortimermay@gmail.com>

Subject: Re: PAA Strategy

Sounds good and the communication by all is appreciated. Thanks Chris!

It's a challenging situation all around and I hope we can find a way forward et cetera.

11 am or 12 noon this week are good for a meeting or whenever.

Here's a conversation starter for anybody and everybody: See attached. This is from Title 29 The Loft Board Rules Chap. 2-10. What does this mean to you?

Sent with ProtonMail secure email.

----- Original Message -----

On Thursday, April 7th, 2022 at 3:19 PM, Christian Gray <christiangray3@protonmail.com> wrote:

Greetings,

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Thanks,

Christian

Date: May 31, 2022 03:20 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Alex Post <alex@thinkcraft.co>, Aaron Smulkis <aaronsmulkis@gmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Erez Horovitz <ehorovitz@gmail.com>, Theodore Lockhart <Tclockhart67@gmail.com>, Phil Hubbard <philhub@protonmail.com>

Cc: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: June 6 conference

Please note that the conference on the access application for the Lockhart unit and on the harassment application is being canceled because June 6 is a Jewish holiday and neither the landlord nor their lawyer is

available. We will let you know when it is rescheduled. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

J0@Goodfarblaw.com

NYC Office:

110 East 59th Street, 22nd floor

New York, NY 10022

Phone: 212.509.0440

Fax: 212.509.0464

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: May 31, 2022 03:30 PM

From: Christian Gray <christiangray3@protonmail.com>

To: Jenifer Orefice <jo@goodfarblaw.com>, Alex Post <alex@thinkcraft.co>, Aaron Smulkis <aaronsmulkis@gmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie

<downiekathryn@hotmail.com>, Erez Horovitz <ehorovitz@gmail.com>, Theodore Lockhart <Tclockhart67@gmail.com>, Phil Hubbard <philhub@protonmail.com>

Cc: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: Re: June 6 conference

Thank y

On Tue, May 31, 2022 at 11:20 AM, Jenifer Orefice <jo@goodfarblaw.com> wrote:

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Date: Jun 01, 2022 01:09 AM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Jenifer Orefice <jo@goodfarblaw.com>, Alex Post <alex@thinkcraft.co>, Aaron Smulkis <aaronsmulkis@gmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Erez Horovitz <ehorovitz@gmail.com>, Theodore Lockhart <Tclockhart67@gmail.com>, Phil Hubbard <philhub@protonmail.com>

Cc: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: Re: June 6 conference

Got it, thank you

From: Jenifer Orefice <jo@goodfarblaw.com>

Sent: Tuesday, May 31, 2022 11:20 AM

To: Alex Post <alex@thinkcraft.co>; Aaron Smulktis <aaronsmulktis@gmail.com>; Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; Erez Horovitz <ehorovitz@gmail.com>; Theodore Lockhart <Tclockhart67@gmail.com>; Phil Hubbard <philhub@protonmail.com>

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Date: Jun 06, 2022 04:31 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Erez Horovitz <ehorovitz@gmail.com>, Theodore Lockhart <Tclockhart67@gmail.com>, Phil Hubbard <philhub@protonmail.com>

Cc: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: FW: (KFC) Matter of 226 Franklin Street, Brooklyn - Conference, June 23, 2:00 p.m.

The conference for the harassment case is 6/23 at 2 pm; below you will find the link to join. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

J0@Goodfarblaw.com

NYC Office:

110 East 59th Street, 22nd floor

New York, NY 10022

Phone: 212.509.0440

Fax: 212.509.0464

From: "Schmidt, Brian (OATH)" <BSchmidt@oath.nyc.gov>

Date: Monday, June 6, 2022 at 11:47 AM

To: "Casey, Kevin (OATH)" <kcasey@oath.nyc.gov>, "schmidt.sally7@gmail.com" <schmidt.sally7@gmail.com>, "mbs@goodfarblaw.com" <mbs@goodfarblaw.com>, "Hshapiro@smithandshapiro.com" <Hshapiro@smithandshapiro.com>, "LLindenberg@bbgllp.com" <LLindenberg@bbgllp.com>

Cc: OATH Calunit <OATHCalunit@oath.nyc.gov>, ALJ Admin Assist <ALJAdminAssist@oath.nyc.gov>, "Haley, Jessica (OATH)" <JHaley@oath.nyc.gov>, "Hamilton, Karen (OATH)" <khamilton@oath.nyc.gov>

Subject: (KFC) Matter of 226 Franklin Street, Brooklyn - Conference, June 23, 2:00 p.m.

22-1759 - Matter of Sally Schmidt

22-1758 - Matter of Various Tenants of 226 Franklin Street

Dear Parties,

The WebEx link for the June 23 scheduled conference in the above referenced matters is being provided to all parties. Please note the following:

22-1759 - Matter of Schmidt, is scheduled to start at 2:00 p.m.

22-1758 - Matter of Various Tenants of 226 Franklin Street is to begin immediately after the conclusion of the conference for Matter of Schmidt.

22-1754 - Access Application will be conferenced separately, with a date and time pending.

Please refer to Judge Casey's email directive from June 6, at 10:04 a.m. to determine who's attendance is required at which conference.

If you have any questions, please respond directly to that same referenced email thread.

Thank You,

Brian Schmidt

Confidential Secretary

Office of Administrative Trials and Hearings

100 Church St., 12th Floor

NY, NY 10007

Office: 212-933-3026

Cell: 347-486-0307

BSchmidt@oath.nyc.gov

-- Do not delete or change any of the following text. --

When it's time, join your Webex meeting here.

Join

meeting

More ways to join:

Join from the meeting link

<https://nyc-oath.webex.com/nyc-oath/j.php?MTID=m74b4238786cf831853480da314bb9be7>

Join by meeting number

Meeting number (access code): 2330 713 9122

Meeting password: AsC49APE3JP

Tap to join from a mobile device (attendees only)

+1-646-992-2010,,23307139122## United

States Toll (New York City)

+1-408-418-9388,,23307139122## United

States Toll

Join by phone

+1-646-992-2010 United States Toll (New York City)

+1-408-418-9388 United States Toll

Global call-in

numbers

Join from a video system or application

Dial

23307139122@nyc-oath.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Join using Microsoft Lync or Microsoft Skype for Business

Dial

23307139122.nyc-oath@lync.webex.com

If you are a host,
click here
to view host information.

Need help? Go to
<https://help.webex.com>

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Date: Jun 16, 2022 07:46 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, erez horovitz <ehorovitz@gmail.com>, Theodore Lockhart <tclockhart67@gmail.com>, philhub <philhub@protonmail.com>

Subject: Possible buy outsl

I know Christian is away and will not get this message promptly.

We will soon have a conference on the harassment case. It has been suggested that if all or several of you want to be bought out, it may make sense to make a group proposal.

I want to point out that to keep your Loft Law rights, you have to be a primary resident. It is no longer safe to rely on the idea that the pandemic is keeping you away. Also, if anyone is profiteering

on their unit, that alone is cause for eviction. If anyone is doing any of these things, the landlord can get rid of you by evicting you, and does not have to buy you out.

If anyone wants to try to participate in a group buyout, please contact me individually. But people's respective buyout demands have to make sense taken together.

I think the landlord will entertain paying more than \$200,000 per unit but unless you have special factors, I am not sure they will pay double that.

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Date: Jun 16, 2022 08:34 PM

From: philhub <philhub@protonmail.com>

To: Margaret Sandercock <mbs@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>, "davidmortimermay@gmail.com" <davidmortimermay@gmail.com>, Kathryn Downie

<downiekathryn@hotmail.com>, "ehorovitz@gmail.com" <ehorovitz@gmail.com>, "tclockhart67@gmail.com" <tclockhart67@gmail.com>

Subject: Re: Possible buy outsl

Can you define what constitutes "profiteering"?

Sent with Proton Mail secure email.

----- Original Message -----

On Thursday, June 16th, 2022 at 3:46 PM, Margaret Sandercock <mbs@goodfarblaw.com> wrote:

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Date: Jun 16, 2022 08:41 PM

From: philhub <philhub@protonmail.com>

To: Margaret Sandercock <mbs@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>, "davidmortimermay@gmail.com" <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, "ehorovitz@gmail.com" <ehorovitz@gmail.com>, "tclockhart67@gmail.com" <tclockhart67@gmail.com>

Subject: Re: Possible buy outsl

Does that include Air BnB?

Can a Loft Law tenant use the Unit for primarily commercial purposes in this building?

Sent with Proton Mail secure email.

----- Original Message -----

On Thursday, June 16th, 2022 at 4:34 PM, philhub <philhub@protonmail.com> wrote:

Can you define what constitutes "profiteering"?

Sent with Proton Mail secure email.

----- Original Message -----

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Jun 16, 2022 09:06 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: philhub <philhub@protonmail.com>, Christian Gray <christiangray3@protonmail.com>, "davidmortimermay@gmail.com" <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, "ehorovitz@gmail.com" <ehorovitz@gmail.com>, "tclockhart67@gmail.com" <tclockhart67@gmail.com>

Subject: Re: Possible buy outsIt

Air bnb is a basis for eviction.

Loft Law tenants can use 49% of the loft for exclusively commercial purposes.

From:

philhub <philhub@protonmail.com>

Date: Thursday, June 16, 2022 at 4:42 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>, davidmortimermay@gmail.com <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, ehorovitz@gmail.com <ehorovitz@gmail.com>, tclockhart67@gmail.com

<tclockhart67@gmail.com>

Subject: Re: Possible buy outsIt

Does that include Air BnB?

Can a Loft Law tenant use the Unit for primarily commercial purposes in this building?

Sent with

Proton Mail secure email.

----- Original Message -----

On Thursday, June 16th, 2022 at 4:34 PM, philhub <philhub@protonmail.com> wrote:

Can you define what constitutes "profiteering"?

Sent with

Proton Mail secure email.

----- Original Message -----

On Thursday, June 16th, 2022 at 3:46 PM, Margaret Sandercock <mbs@goodfarblaw.com> wrote:

I know Christian is away and will not get this message promptly.

We will soon have a conference on the harassment case. It has been suggested that if all or several of you want to be bought out, it may make sense to make a group proposal.

I want to point out that to keep your Loft Law rights, you have to be a primary resident. It is no longer safe to rely on the idea that the pandemic is keeping you away. Also, if anyone is profiteering on their unit, that alone is cause for eviction. If anyone is doing any of these things, the landlord can get rid of you by evicting you, and does not have to buy you out.

If anyone wants to try to participate in a group buyout, please contact me individually. But people's respective buyout demands have to make sense taken together.

I think the landlord will entertain paying more than \$200,000 per unit but unless you have special factors, I am not sure they will pay double that.

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Jun 19, 2022 01:52 AM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Margaret Sandercock <mbs@goodfarblaw.com>, philhub <philhub@protonmail.com>, Christian Gray <christiangray3@protonmail.com>, "davidmortimermay@gmail.com" <davidmortimermay@gmail.com>, "ehorovitz@gmail.com" <ehorovitz@gmail.com>, "tclockhart67@gmail.com" <tclockhart67@gmail.com>

Subject: Re: Possible buy outsIt
I really don't want to sell.

Kate

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Thursday, June 16, 2022 5:06 PM

To: philhub <philhub@protonmail.com>; Christian Gray <christiangray3@protonmail.com>;
davidmortimermay@gmail.com <davidmortimermay@gmail.com>; Kathryn Downie
<downiekathryn@hotmail.com>; ehorovitz@gmail.com <ehorovitz@gmail.com>;
tclockhart67@gmail.com
<tclockhart67@gmail.com>

Subject: Re: Possible buy outsIt

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philhub <philhub@protonmail.com>

Date: Thursday, June 16, 2022 at 4:42 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>, Christian Gray
<christiangray3@protonmail.com>, davidmortimermay@gmail.com <davidmortimermay@gmail.com>,
Kathryn Downie <downiekathryn@hotmail.com>, ehorovitz@gmail.com <ehorovitz@gmail.com>,
tclockhart67@gmail.com
<tclockhart67@gmail.com>

Subject: Re: Possible buy outsIt

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Jun 20, 2022 01:30 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Erez Horovitz <ehorovitz@gmail.com>, Theodore Lockhart <Tclockhart67@gmail.com>, Phil Hubbard <philhub@protonmail.com>

Cc: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: FW: (KFC) Matter of 226 Franklin Street, Brooklyn - Conference, June 23, 2:00 p.m.

This is a reminder that the conference for the harassment case is 6/23 at 2 pm; below you will find the link to join. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

JO@Goodfarblaw.com

NYC Office:

110 East 59th Street, 22nd floor

New York, NY 10022

Phone: 212.509.0440

Fax: 212.509.0464

From: Jenifer Orefice <jo@goodfarblaw.com> on behalf of "Schmidt, Brian (OATH)"
<BSchmidt@oath.nyc.gov>

Date: Monday, June 6, 2022 at 12:32 PM

To: Theodore Lockhart <Tclockhart67@gmail.com>, Phil Hubbard <philhub@protonmail.com>

Cc: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: FW: (KFC) Matter of 226 Franklin Street, Brooklyn - Conference, June 23, 2:00 p.m.

Please note that Ms. Sandercock is in the process of working out a date for the access application conference. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

JO@Goodfarblaw.com

NYC Office:

110 East 59th Street, 22nd floor

New York, NY 10022

Phone: 212.509.0440

Fax: 212.509.0464

From: Jenifer Orefice <jo@goodfarblaw.com> on behalf of "Schmidt, Brian (OATH)"
<BSchmidt@oath.nyc.gov>

Date: Monday, June 6, 2022 at 12:31 PM

To: Christian Gray <christiangray3@protonmail.com>, David May
<davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Erez Horovitz
<ehorovitz@gmail.com>, Theodore Lockhart <Tclockhart67@gmail.com>, Phil Hubbard
<philhub@protonmail.com>

Cc: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: FW: (KFC) Matter of 226 Franklin Street, Brooklyn - Conference, June 23, 2:00 p.m.

The conference for the harassment case is 6/23 at 2 pm; below you will find the link to join. Thank you.

Jenifer Orefice, Legal Assistant

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235 Main Street – Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

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J0@Goodfarblaw.com

NYC Office:

110 East 59th Street, 22nd floor

New York, NY 10022

Phone: 212.509.0440

Fax: 212.509.0464

From: "Schmidt, Brian (OATH)" <BSchmidt@oath.nyc.gov>

Date: Monday, June 6, 2022 at 11:47 AM

To: "Casey, Kevin (OATH)" <kcasey@oath.nyc.gov>, "schmidt.sally7@gmail.com" <schmidt.sally7@gmail.com>, "mbs@goodfarblaw.com" <mbs@goodfarblaw.com>, "Hshapiro@smithandshapiro.com" <Hshapiro@smithandshapiro.com>, "LLindenberg@bbgllp.com" <LLindenberg@bbgllp.com>

Cc: OATH Calunit <OATHCalunit@oath.nyc.gov>, ALJ Admin Assist <ALJAdminAssist@oath.nyc.gov>, "Haley, Jessica (OATH)" <JHaley@oath.nyc.gov>, "Hamilton, Karen (OATH)" <khamilton@oath.nyc.gov>

Subject: (KFC) Matter of 226 Franklin Street, Brooklyn - Conference, June 23, 2:00 p.m.

22-1759 – Matter of Sally Schmidt

22-1758 – Matter of Various Tenants of 226 Franklin Street

Dear Parties,

The WebEx link for the June 23 scheduled conference in the above referenced matters is being provided to all parties. Please note the following:

22-1759 – Matter of Schmidt, is scheduled to start at 2:00 p.m.

22-1758 – Matter of Various Tenants of 226 Franklin Street is to begin immediately after the conclusion of the conference for Matter of Schmidt.

22-1754 – Access Application will be conferenced separately, with a date and time pending.

Please refer to Judge Casey's email directive from June 6, at 10:04 a.m. to determine who's attendance is required at which conference.

If you have any questions, please respond directly to that same referenced email thread.

Thank You,

Brian Schmidt

Confidential Secretary

Office of Administrative Trials and Hearings

100 Church St., 12th Floor

NY, NY 10007

Office: 212-933-3026

Cell: 347-486-0307

BSchmidt@oath.nyc.gov

-- Do not delete or change any of the following text. --

When it's time, join your Webex meeting here.

Join

meeting

More ways to join:

Join from the meeting link

<https://nyc-oath.webex.com/nyc-oath/j.php?MTID=m74b4238786cf831853480da314bb9be7>

Join by meeting number

Meeting number (access code): 2330 713 9122

Meeting password: AsC49APE3JP

Tap to join from a mobile device (attendees only)

+1-646-992-2010,,23307139122## United

States Toll (New York City)

+1-408-418-9388,,23307139122## United

States Toll

Join by phone

+1-646-992-2010 United States Toll (New York City)

+1-408-418-9388 United States Toll

Global call-in

numbers

Join from a video system or application

Dial

23307139122@nyc-oath.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Join using Microsoft Lync or Microsoft Skype for Business

Dial

23307139122.nyc-oath@lync.webex.com

If you are a host,

click here

to view host information.

Need help? Go to

<https://help.webex.com>

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Jun 20, 2022 06:31 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Erez Horovitz <ehorovitz@gmail.com>, Theodore Lockhart <Tclockhart67@gmail.com>, Phil Hubbard <philhub@protonmail.com>

Cc: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: Motion to Consolidate

A copy of the motion to consolidate the OATH applications is attached for your records.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

J0@Goodfarblaw.com

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Date: Jun 20, 2022 10:40 PM

From: Christian Gray <christiangray3@protonmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, Margaret Sandercock <mbs@goodfarblaw.com>, philhub <philhub@protonmail.com>, "davidmortimermay@gmail.com" <davidmortimermay@gmail.com>, "ehorovitz@gmail.com" <ehorovitz@gmail.com>, "tclockhart67@gmail.com" <tclockhart67@gmail.com>

Subject: Re: Possible buy outsIt

I moved my flight so that I can attend the conference via the web link. See you all then.

Christian

On Sat, Jun 18, 2022 at 9:52 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

I really don't want to sell.

Kate

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Thursday, June 16, 2022 5:06 PM

To: philhub <philhub@protonmail.com>; Christian Gray <christiangray3@protonmail.com>; davidmortimermay@gmail.com <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; ehorovitz@gmail.com <ehorovitz@gmail.com>; tclockhart67@gmail.com <tclockhart67@gmail.com>

Subject: Re: Possible buy outsIt

Air bnb is a basis for eviction.

Loft Law tenants can use 49% of the loft for exclusively commercial purposes.

From:

philhub <philhub@protonmail.com>

Date: Thursday, June 16, 2022 at 4:42 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>, davidmortimermay@gmail.com <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, ehorovitz@gmail.com <ehorovitz@gmail.com>, tclockhart67@gmail.com <tclockhart67@gmail.com>

Subject: Re: Possible buy outsIt

Does that include Air BnB?

Can a Loft Law tenant use the Unit for primarily commercial purposes in this building?

Sent with

Proton Mail secure email.

----- Original Message -----

On Thursday, June 16th, 2022 at 4:34 PM, philhub <philhub@protonmail.com> wrote:

Can you define what constitutes "profiteering"?

Sent with

Proton Mail secure email.

----- Original Message -----

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I know Christian is away and will not get this message promptly.

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I want to point out that to keep your Loft Law rights, you have to be a primary resident. It is no longer safe to rely on the idea that the pandemic is keeping you away. Also, if anyone is profiteering on their unit, that

alone is cause for eviction. If anyone is doing any of these things, the landlord can get rid of you by evicting you, and does not have to buy you out.

If anyone wants to try to participate in a group buyout, please contact me individually. But people's respective buyout demands have to make sense taken together.

I think the landlord will entertain paying more than \$200,000 per unit but unless you have special factors, I am not sure they will pay double that.

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Date: Jun 28, 2022 10:42 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, erez horovitz <ehorovitz@gmail.com>, Theodore Lockhart <tcllockhart67@gmail.com>, philhub <philhub@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: buyouts

Some of you asked about trying to do a buyout for multiple but not all units. The landlord is not interested unless everyone participates. You all know whether you may have some

problems with the landlord

and thus prefer to leave or whether you told me you are not interested in a buyout.

If there is any interest in my stating a high enough number that all of you would leave, please let me know.

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Date: Jun 28, 2022 08:33 PM

From: David May <davidmortimermay@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, erez horovitz <ehorovitz@gmail.com>, philhub <philhub@protonmail.com>, "tclockhart67@gmail.com" <tclockhart67@gmail.com>

Subject: Buyouts etc

Hello,

Does anyone have any thoughts about Margaret's email? Is there a number that could be reached for everyone? I know we have all sorts of issues affecting our choices here so I assume some of us do not have a number.

--

David Mortimer May

97 Green Street, #622

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Jun 29, 2022 02:22 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: TA Invoice

Please see the attached. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

J0@Goodfarblaw.com

NYC Office:

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Phone: 212.509.0440

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Date: Jun 29, 2022 02:27 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Billing for 226 Group

It looks to me like reviewing our records, the group bill was not paid in the last 2 months. The present amount due is \$700.

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Date: Jun 30, 2022 04:33 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: David May <davidmortimermay@gmail.com>, Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, philhub <philhub@protonmail.com>, "tclockhart67@gmail.com" <tclockhart67@gmail.com>

Subject: Re: Buyouts etc

This buyout conversation came as a real surprise to me. I really didn't want to sell my rights any time soon. I really love having a big loft in GP. Because of that the amount I would need

is high.

A few years ago when everyone else was selling Marty asked me to make him an offer. I said 1 million.

I know that sounds high but I explained it wasn't just a random number. When I made that offer I gave him multiple spread sheets of the research I had done to come up with a number that

would allow me to stay in GP even if it meant downsizing a great deal. I researched the average cost of sq ft in GP and what other apartments and rents were going for.

I'm curious to hear everyone's thoughts.

Margret said 2 people from the group wanted to take a buyout. If that's true do those that are feel comfortable sharing?

Also - Margret said that one of the tenants told her I stayed with family outside of the city.

Did anyone in this group tell her that?

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Tuesday, June 28, 2022 8:33 PM

To: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>; tclockhart67@gmail.com <tclockhart67@gmail.com>

Subject: Buyouts etc

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--

David Mortimer

May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Jun 30, 2022 04:37 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Jenifer Orefice <jo@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: TA Invoice

Thanks Jennifer,

I'll collect from tenants and get this to you after the 4th of July holiday.

Kate

From: Jenifer Orefice <jo@goodfarblaw.com>

Sent: Wednesday, June 29, 2022 10:22 AM

To: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray
<christiangray3@protonmail.com>

Subject: TA Invoice

Please see the attached. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

J0@Goodfarblaw.com

NYC Office:

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Jun 30, 2022 04:38 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Margaret Sandercock <mbs@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: Billing for 226 Group

I just got the invoice from Jennifer the other day. I don't remember getting one 2 months ago but I figure it out and get it to you asap.

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Wednesday, June 29, 2022 10:27 AM

To: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie
<downiekathryn@hotmail.com>

Subject: Billing for 226 Group

It looks to me like reviewing our records, the group bill was not paid in the last 2 months. The present amount due is \$700.

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Date: Jun 30, 2022 04:41 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: TA Invoice

Great, thank you!

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

JO@Goodfarblaw.com

NYC Office:

110 East 59th Street, 22nd floor

New York, NY 10022

Phone: 212.509.0440

Fax: 212.509.0464

From: Kathryn Downie <downiekathryn@hotmail.com>

Date: Thursday, June 30, 2022 at 12:37 PM

To: Jenifer Orefice <jo@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: TA Invoice

Thanks Jennifer,

I'll collect from tenants and get this to you after the 4th of July holiday.

Kate

From: Jenifer Orefice <jo@goodfarblaw.com>

Sent: Wednesday, June 29, 2022 10:22 AM

To: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>

Subject: TA Invoice

Please see the attached. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

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To: Margaret Sandercock <mbs@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>, Jenifer Orefice <jo@goodfarblaw.com>

Subject: Re: Billing for 226 Group

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Either way we will get what we owe you in the next week.

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To: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

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To: Kathryn Downie <downiekathryn@hotmail.com>, Margaret Sandercock <mbs@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>

Subject: RE: Billing for 226 Group

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From: Kathryn Downie <downiekathryn@hotmail.com>

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Date: Jun 30, 2022 02:08 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>, "tcllockhart67@gmail.com" <tcllockhart67@gmail.com>

Subject: Re: Buyouts etc

I consider myself a "not interested in buyout" unit. That said, I would leave if I was offered 750k.

But, happy to take a million as well.

Also, didn't speak to Margaret about any unit other than my own.

Also also, we just had a pre trial meeting with Margaret and Marty for this harassment complaint we've all brought against the building. Obviously no agreement to resolve was reached, but the main thing I thought was worth noting is that IF we go forward with our harassment to trial and IF Marty is found guilty, Marty's punishment for being guilty of harassment would be an inability for him to EVER turn our units into non rent controlled units, even if we do leave. This would remove any incentive to buy us out, as the unit would become forever rent controlled. At least that was my understanding.

-erez

F107

On Thu, Jun 30, 2022 at 12:33 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

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is high.

A few years ago when everyone else was selling Marty asked me to make him an offer. I said 1 million.

I know that sounds high but I explained it wasn't just a random number. When I made that offer I gave him multiple spread sheets of the research I had done to come up with a number that

would allow me to stay in GP even if it meant downsizing a great deal. I researched the average cost of sq ft in GP and what other apartments and rents were going for.

I'm curious to hear everyone's thoughts.

Margret said 2 people from the group wanted to take a buyout. If that's true do those that are feel comfortable sharing?

Also - Margret said that one of the tenants told her I stayed with family outside of the city.

Did anyone in this group tell her that?

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Tuesday, June 28, 2022 8:33 PM

To: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>; tclockhart67@gmail.com <tclockhart67@gmail.com>

Subject: Buyouts etc

Hello,

Does anyone have any thoughts about Margaret's email? Is there a number that could be reached for everyone? I know we have all sorts of issues affecting our choices here so I assume some of us do not have a number.

--

David Mortimer

May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Jun 30, 2022 03:04 PM

From: David May <davidmortimermay@gmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, philhub <philhub@protonmail.com>, "tclockhart67@gmail.com" <tclockhart67@gmail.com>

Subject: Re: Buyouts etc

I haven't talked with Margaret about any other units either.

I was also concerned last week about the harassment case in relation to buyouts. I'm a little confused why Margaret did not mention it in her email the other day.

I've been thinking of leaving New York lately so I am curious about a buyout. Up to this point I was similar to Erez in my attitude about the loft. In 2019 I didn't have any interest in leaving but now a couple years later I might and I would prefer to sell the rights over leaving with nothing. My number at this point would be lower than 750k mostly for easier negotiation and the fact that I'd be leaving Nyc real estate.

I recall in 2019 being told we all needed to take the buyout for Marty to consider it at one point. Im wondering if this is how he starts things. I certainly would sell for 750k, if that was a starting point for group negotiation but I doubt Chris is in a position to sell his rights for that number, etc.

In related (?) news- I was told the tenant in Alan Tansey's old loft may want to gather financing etc and buy the building or something like that. I think his name is Ty? I haven't met him. He hosted some dimes square play stuff this past winter. Apparently he doesn't want to leave he wants to talk to me about his ideas, something about better buyouts for existing tenants, going co-op etc. I said if he wanted to give me his info and some ideas I would pass them along to our group.

This stuff stresses me out.

On Thu, Jun 30, 2022 at 2:08 PM erez horovitz <ehorovitz@gmail.com> wrote:

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But, happy to take a million as well.

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Also also, we just had a pre trial meeting with Margaret and Marty for this harassment complaint we've all brought against the building. Obviously no agreement to resolve was reached, but the main thing I thought was worth noting is that IF we go forward with our harassment to trial and IF Marty is found guilty, Marty's punishment for being guilty of harassment would be an inability for him to EVER turn our units into non rent controlled units, even if we do leave. This would remove any incentive to buy us out, as the unit would become forever rent controlled. At least that was my understanding.

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To: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>; tclockhart67@gmail.com <tclockhart67@gmail.com>

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Brooklyn, NY 11222

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The Land of Tradition

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Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Jun 30, 2022 07:40 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Jenifer Orefice <jo@goodfarblaw.com>, Margaret Sandercock <mbs@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: Billing for 226 Group

From: Jenifer Orefice <jo@goodfarblaw.com>

Sent: Thursday, June 30, 2022 12:52 PM

To: Kathryn Downie <downiekathryn@hotmail.com>; Margaret Sandercock <mbs@goodfarblaw.com>; Christian Gray <christiangray3@protonmail.com>

Subject: RE: Billing for 226 Group

I'm not sure what you mean, These are last few invoices for the Tenant Assoc.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

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White Plains, New York 10601

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MANHATTAN OFFICE:

110 East 59th Street, 22nd Floor

New York, NY 10022

212.509.0440

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From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Thursday, June 30, 2022 12:48 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>; Christian Gray
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Subject: Re: Billing for 226 Group

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Date: Jun 30, 2022 07:41 PM

From: Christian Gray <christiangray3@protonmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, David May <davidmortimermay@gmail.com>, erez horovitz <ehorovitz@gmail.com>, philhub <philhub@protonmail.com>, "tclockhart67@gmail.com" <tclockhart67@gmail.com>

Subject: Re: Buyouts etc

I haven't spoken to Margaret about anyone's living situation. I don't know where she's getting her info from, outside of any direct conversation with each individual member of the TA.

I am not particularly interested in taking a buyout at the moment and the situation is made more complex with the fact that I have two other court cases against him re: mold remediation as well as damages related to the flood in 2019.

That being said, I have a friend who is willing to help me put together a number. He deals with commercial real estate assets and has formulas to come up with these kind of valuations. I need to find out the present day commercial/mixed use cost per sq.ft. pricing for the area of Greenpoint that we're in. Any ideas or resources? I'm going to reach out to some friends of mine who deal in real estate but let me know if you have any relevant numbers or can get them and I'll plug them in or pass along the formula when I get it.

It's still my intention to get the PAA signed off on and it seems that Marty is unwilling to do that. We'll see what Margaret has in mind. Subpoenaing the minutes from our last Narrative Conference would probably be one of the moves. Arent strike could work as well. Withholding rent has been the only strategy that has worked in the past to get Marty to do anything.

Marty has given the ultimatum of everyone takes the buyout or no one gets one, in the past. He also said that would be the only time a buyout would ever be put on the table. It is definitely not in his interest to be hit with a harassment violation. Erez is right in the fact that if Marty gets violated by even one of our harassment suits then he loses his right to buyout any of the units, indefinitely. It is my understanding that a developer can buy the building and then buyout the units, but Marty cannot. I may be wrong about this. As Margaret made clear, we are willing to drop the suit if Marty signs off on the PAA's. Marty is playing hardball and a game of chicken. It's not in any of our interests for Marty to get a harassment violation in the end but it seems that Marty has the most to lose if he does. We are also not legally bound to pay rent so he could end up with units that he cannot buyout, harass, or receive rent from.

We should figure out a time for a zoom call so we can get on the same page, expeditiously, if need be.

Peace,

Christian

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Subject: Re: Buyouts etc

I can do a zoom meeting the day after tomorrow Saturday July 2nd. Otherwise Wednesday the 6th or possibly certain times on the 7th.

Kate

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Sent: Thursday, June 30, 2022 3:41 PM

To: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>;

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David Mortimer

May

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Brooklyn, NY 11222

USA

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The Land of Tradition

Date: Jun 30, 2022 07:50 PM

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To: Kathryn Downie <downiekathryn@hotmail.com>, Margaret Sandercock <mbs@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: Billing for 226 Group

That is your individual statement reflecting a credit balance, not the group bill.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

JO@Goodfarblaw.com

NYC Office:

110 East 59th Street, 22nd floor

New York, NY 10022

Phone: 212.509.0440

Fax: 212.509.0464

From: Kathryn Downie <downiekathryn@hotmail.com>

Date: Thursday, June 30, 2022 at 3:40 PM

To: Jenifer Orefice <jo@goodfarblaw.com>, Margaret Sandercock <mbs@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: Billing for 226 Group

From: Jenifer Orefice <jo@goodfarblaw.com>

Sent: Thursday, June 30, 2022 12:52 PM

To: Kathryn Downie <downiekathryn@hotmail.com>; Margaret Sandercock <mbs@goodfarblaw.com>; Christian Gray <christiangray3@protonmail.com>

Subject: RE: Billing for 226 Group

I'm not sure what you mean, These are last few invoices for the Tenant Assoc.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, New York 10601

914.428.3400 / 914.428.3407 fax

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MANHATTAN OFFICE:

110 East 59th Street, 22nd Floor

New York, NY 10022

212.509.0440

212.509.0464 fax

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Thursday, June 30, 2022 12:48 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>; Christian Gray <christiangray3@protonmail.com>; Jenifer Orefice <jo@goodfarblaw.com>

Subject: Re: Billing for 226 Group

In the invoice we received from you on 6/26 we had a credit. I'm confused about how we had an unpaid bill for 2 months if we had a credit. Also, if that's accurate why is the credit not subtracted from the new bill of \$700?

If I'm missing something please let me know.

Either way we will get what we owe you in the next week.

Kate

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Wednesday, June 29, 2022 10:27 AM

To: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Subject: Billing for 226 Group

It looks to me like reviewing our records, the group bill was not paid in the last 2 months. The present amount due is \$700.

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From: David May <davidmortimermay@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, philhub <philhub@protonmail.com>, "tclockhart67@gmail.com" <tclockhart67@gmail.com>

Subject: Re: Buyouts etc

I can be available to zoom. ALSO what does everyone make of this?

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From: Ty Daly <tynan.s.daly@gmail.com>

Date: Thu, Jun 30, 2022 at 3:38 PM

Subject: A proposal to buy the building

To: <james.duesterberg@gmail.com>

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My

name is Tynan, but everyone just calls me Ty, and I live in F119. I've been trying to figure out a way we can all walk away happy from this while trying to maximize your gain, keep current tenants in their homes and out of a nightmare rental market, and preventing the further development of Greenpoint into a neighborhood unattainable for many of the creatives and long term tenants which make this neighborhood so wonderful. Which is why I believe our best course of action is to buy the building.

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would be more than happy to talk with one or all of you in person if it is possible, so please do not hesitate to reach out to me by phone at 847-525-6270 or email at tynan.s.daly@gmail.com.

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(615) 429-4414

The Land of Tradition

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Date: Jul 01, 2022 02:44 AM

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Cc: erez horovitz <ehorovitz@gmail.com>, philhub <philhub@protonmail.com>, "tclockhart67@gmail.com" <tclockhart67@gmail.com>

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She is encouraging us to talk and see if there is a buyout number some of us would settle on if negotiations can happen. she doesn't know how long this process will continue and stressed again that some of us may be vulnerable to eviction because of residence issues and we should consider that in our numbers. She also said that we may have an inflated sense of how much our rights are worth.

I am a little unsure about how I am going to move forward. I am considering withholding rent hoping that a buyout materializes or I eventually just leave. I think if Marty says there isn't a buyout on the horizon, perhaps I don't need to keep giving him rent. I am curious about alternatives- that email from ty sounded nice. I'd be happy to let somebody out there buy the building etc. if I am eventually running out of steam and looking for a way to cashout. we should definitely have a chat soon- Chris would you be willing to talk to him next time you're around the building? Or we can chat first- Im curious about what this guy thinks my rights are worth etc. I can do a zoom on the 2nd or 6th if that is what Kate needs. Lets chat.

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To: <james.duesterberg@gmail.com>

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preventing the further development of Greenpoint into a neighborhood unattainable for many of the creatives and long term tenants which make this neighborhood so wonderful. Which is why I believe our best course of action is to buy the building.

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approval on an individual basis. With this setup, you could choose to sell your units or continue to live in your units and accrue equity. You could even use your buyouts to immediately pay down the loans the cooperative corporation would take out against

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Cc: erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>; tclockhart67@gmail.com <tclockhart67@gmail.com>

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From: Ty Daly <tynan.s.daly@gmail.com>

Date: Thu, Jun 30, 2022 at 3:38 PM

Subject: A proposal to buy the building

To: <james.duesterberg@gmail.com>

Hi everyone,

My name is Tynan, but everyone just calls me Ty, and I live in F119. I've been trying to figure out a way we can all walk away happy from this while trying to maximize your gain, keep current tenants in their homes and out of a nightmare rental market, and

preventing the further development of Greenpoint into a neighborhood unattainable for many of the creatives and long term tenants which make this neighborhood so wonderful. Which is why I believe our best course of action is to buy the building.

As I'm sure you are aware given the massive steel support beams on Green street, the building appears to have serious structural issues. We should hire a structural engineer to assess the condition of the building. If the building is structurally sound but

needs a reasonable amount of investment for repair // making it legal, we can go with option one below. If the ability to repair the building is beyond any ability to acquire financing, we can go with option two. What is and is not considered reasonable is

a question of financial modeling which I am actively working on.

Our first option is to buy the building, buy you out of your loft law agreement, and convert the building into a cooperative structure under which tenants will be moved to a lease-to-own structure. This would have several benefits. The first is that it would

prevent the building from being torn down and replaced with a tower. The second is that by going to outside financing, I believe we can get you a much better deal. The third is that we can make everyone in the building home owners without the need for a mortgage

approval on an individual basis. With this setup, you could choose to sell your units or continue to live in your units and accrue equity. You could even use your buyouts to immediately pay down the loans the cooperative corporation would take out against

your units. We could then convert the space currently occupied by the factory into either commercial or residential units in order to finance repairs to the building.

If the building is beyond our ability to repair, it will eventually need to be torn down regardless of who owns it. In order to achieve the best possible outcome for both you and the other tenants of the building, I believe we should find an outside partner

and basically hand them the property on a silver platter in exchange for a sweetheart deal for both you and the non-loft law tenants in the building. However before we get into the details, I would like to note that this option is really only viable if the

building will literally stand for a long enough period of time (five years minimum, ideally ten). If it cannot, then there are other additional avenues we can pursue but this letter is already longer than I anticipated. For you, we can achieve a larger buyout

of your loft law protection either by a fixed cash payment upfront or by being cut in on the proceeds of any future development on the property. For the other tenants, we can let them live in the building for the remainder of its life at drastically reduced

rents. This will let current non-loft law tenants build up savings they can use to secure another rental or potentially a down payment to purchase a unit of their own. In addition, I believe we can add modest quality of life improvements such as making sure

the sidewalk on Freeman street does not funnel water towards the structure, the return of the really nice deck that was once on the roof, immediate repairs to holes in the walls (a bird recently flew into my living room while all the windows were closed),

etc.

In short, I and the experts I've spoken with strongly believe that your loft law protections provide you enormous leverage and I think we should get creative about utilizing it.

I would be more than happy to talk with one or all of you in person if it is possible, so please do not hesitate to reach out to me by phone at 847-525-6270 or email at

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978 302 3680

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I'm flexible with timing for a zoom meeting with the TA and then with Ty. We should meet as a TA first and get on the same page then schedule a meeting with Ty.

Peace,

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I can be available to zoom. ALSO what does everyone make of this?

----- Forwarded message -----

From: Ty Daly <tynan.s.daly@gmail.com>

Date: Thu, Jun 30, 2022 at 3:38 PM

Subject: A proposal to buy the building

To: <james.duesterberg@gmail.com>

Hi everyone,

My name is Tynan, but everyone just calls me Ty, and I live in F119. I've been trying to figure out a way we can all walk away happy from this while trying to maximize your gain, keep current tenants in their homes and out of a nightmare rental market, and

preventing the further development of Greenpoint into a neighborhood unattainable for many of the creatives and long term tenants which make this neighborhood so wonderful. Which is why I believe our best course of action is to buy the building.

As I'm sure you are aware given the massive steel support beams on Green street, the building appears to have serious structural issues. We should hire a structural engineer to assess the condition of the building. If the building is structurally sound but

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From: Ty Daly <tynan.s.daly@gmail.com>

Date: Thu, Jun 30, 2022 at 3:38 PM

Subject: A proposal to buy the building

To: <james.duesterberg@gmail.com>

Hi everyone,

My name is Tynan, but everyone just calls me Ty, and I live in F119. I've been trying to figure out a way we can all walk away happy from this while trying to maximize your gain, keep current tenants in their homes and out of a nightmare rental market, and

preventing the further development of Greenpoint into a neighborhood unattainable for many of the creatives and long term tenants which make this neighborhood so wonderful. Which is why I believe our best course of action is to buy the building.

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Date: Jul 06, 2022 05:38 PM

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To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>, Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, "tclockhart67@gmail.com" <tclockhart67@gmail.com>

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Ok 7pm EST is fine with me

Sent with Proton Mail secure email.

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I need to do later then 3:30.

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Hey Everybody

There's a lot of good "food for thought" here.

Unit G12 is ready to tune in on July 6 for a meeting if you want. How about 11PM or 1PM or 2PM?

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The 6th works for me. What time works for everyone?

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Let's figure out a time to talk on the 6th.

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I spoke to Margaret-

We do understand the harassment case correctly and it sounds like Margaret agrees with Chris. If I understood her correctly she still isn't talking about taking it all the way. But- she doesn't know if Marty is listening to his lawyers as much as he has

in the past and his new team of lawyers may let him shoot himself in the foot etc.

She is encouraging us to talk and see if there is a buyout number some of us would settle on if negotiations can happen. she doesn't know how long this process will continue and stressed again that some of us may be vulnerable to eviction because of residence

issues and we should consider that in our numbers. She also said that we may have an inflated sense of how much our rights are worth.

I am a little unsure about how I am going to move forward. I am considering withholding rent hoping that a buyout materializes or I eventually just leave. I think if Marty says there isn't a buyout on the horizon, perhaps I don't need to keep giving him

rent. I am curious about alternatives- that email from ty sounded nice. I'd be happy to let somebody out there buy the building etc. if I am eventually running out of steam and looking for a way to cashout. we should definitely have a chat soon- Chris would

you be willing to talk to him next time you're around the building? Or we can chat first- Im curious about what this guy thinks my rights are worth etc. I can do a zoom on the 2nd or 6th if that is what Kate needs. Lets chat.

On Fri, Jul 1, 2022 at 7:44 AM David May <davidmortimermay@gmail.com> wrote:

I am speaking with Margaret later today- I wanted to ask her about the harassment case/buyouts among other things. Should I talk to her about Ty as well?

On Thu, Jun 30, 2022 at 11:58 PM David May <davidmortimermay@gmail.com> wrote:

Email from Ty is from today. he didn't have my info so sent it to a friend of mine this afternoon.

On Thu, Jun 30, 2022 at 11:54 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Agreed

From: Christian Gray <christiangray3@protonmail.com>

Sent: Thursday, June 30, 2022 10:44 PM

To: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

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Cc: erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>;
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I can be available to zoom. ALSO what does everyone make of this?

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From: Ty Daly <tynan.s.daly@gmail.com>

Date: Thu, Jun 30, 2022 at 3:38 PM

Subject: A proposal to buy the building

To: <james.duesterberg@gmail.com>

Hi everyone,

My name is Tynan, but everyone just calls me Ty, and I live in F119. I've been trying to figure out a way we can all walk away happy from this while trying to maximize your gain, keep current tenants in their homes and out of a nightmare rental market, and

preventing the further development of Greenpoint into a neighborhood unattainable for many of the creatives and long term tenants which make this neighborhood so wonderful. Which is why I believe our best course of action is to buy the building.

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prevent the building from being torn down and replaced with a tower. The second is that by going to outside financing, I believe we can get you a much better deal. The third is that we can make everyone in the building home owners without the need for a mortgage

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In short, I and the experts I've spoken with strongly believe that your loft law protections provide you enormous leverage and I think we should get creative about utilizing it.

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Mortimer

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Date: Jul 06, 2022 05:50 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: erez horovitz <ehorovitz@gmail.com>, philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, "tclockhart67@gmail.com" <tclockhart67@gmail.com>

Subject: Re: Buyouts etc

Great, thanks every, see you then

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 6, 2022 1:43 PM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; tclockhart67@gmail.com <tclockhart67@gmail.com>

Subject: Re: Buyouts etc

Works for me too.

On Wed, Jul 6, 2022 at 1:38 PM philhub <philhub@protonmail.com> wrote:

Ok 7pm EST is fine with me

Sent with

Proton Mail secure email.

----- Original Message -----

On Wednesday, July 6th, 2022 at 12:25 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

I need to do later then 3:30.

7pm?

From: David May <davidmortimermay@gmail.com>

Sent: Wednesday, July 6, 2022 11:34 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>;

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Subject: Re: Buyouts etc

Let's do 3:30

On Wed, Jul 6, 2022 at 11:33 AM Christian Gray <christiangray3@protonmail.com> wrote:

I can do later this afternoon. Can we do 3:30pm? The earliest that I can do is 2pm but 3:30 would be better.

On Wed, Jul 6, 2022 at 11:15 AM, David May <davidmortimermay@gmail.com> wrote:

I can be available this afternoon

On Wed, Jul 6, 2022 at 3:39 AM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just seeing this. I've been guiding a camping trip with no service.

Later is better for me. But I could make the 1pm work.

From: philhub <philhub@protonmail.com>

Sent: Tuesday, July 5, 2022 10:27 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

erez horovitz <ehorovitz@gmail.com>;

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Subject: Re: Buyouts etc

Hey Everybody

There's a lot of good "food for thought" here.

Unit G12 is ready to tune in on July 6 for a meeting if you want. How about 11PM or 1PM or 2PM?

Sent with

Proton Mail secure email.

----- Original Message -----

On Sunday, July 3rd, 2022 at 1:27 PM, David May <davidmortimermay@gmail.com> wrote:

I can do the 6th. I can make time all day for y'all. Also- my friend ran into Ty on friday- he said he thinks he can get 500k buyouts.

On Sat, Jul 2, 2022 at 6:32 PM Christian Gray <christiangray3@protonmail.com> wrote:

The 6th works for me. What time works for everyone?

On Sat, Jul 2, 2022 at 6:26 PM, erez horovitz <ehorovitz@gmail.com> wrote:

I'll be available whenever we do this on the 6th as well.

On Sat, Jul 2, 2022 at 1:19 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Let's figure out a time to talk on the 6th.

I'm in CA in between tours .

Later is probably better for me. I'm 3 hours behind, but I could probably make anything work that day.

From: David May <davidmortimermay@gmail.com>

Sent: Friday, July 1, 2022 2:46 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>;

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Great, thanks every, see you then

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 6, 2022 1:43 PM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; tclockhart67@gmail.com <tclockhart67@gmail.com>

Subject: Re: Buyouts etc

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From: Ty Daly <tynan.s.daly@gmail.com>

Date: Thu, Jun 30, 2022 at 3:38 PM

Subject: A proposal to buy the building

To: <james.duesterberg@gmail.com>

Hi everyone,

My name is Tynan, but everyone just calls me Ty, and I live in F119. I've been trying to figure out a way we can all walk away happy from this while trying to maximize your gain, keep current tenants in their homes and out of a nightmare rental market, and

preventing the further development of Greenpoint into a neighborhood unattainable for many of the creatives and long term tenants which make this neighborhood so wonderful. Which is why I believe our best course of action is to buy the building.

As I'm sure you are aware given the massive steel support beams on Green street, the building appears to have serious structural issues. We should hire a structural engineer to assess the condition of the building. If the building is structurally sound but

needs a reasonable amount of investment for repair // making it legal, we can go with option one below. If the ability to repair the building is beyond any ability to acquire financing, we can go with option two. What is and is not considered reasonable is

a question of financial modeling which I am actively working on.

Our first option is to buy the building, buy you out of your loft law agreement, and convert the building into a cooperative structure under which tenants will be moved to a lease-to-own structure. This would have several benefits. The first is that it would

prevent the building from being torn down and replaced with a tower. The second is that by going to outside financing, I believe we can get you a much better deal. The third is that we can make everyone in the building home owners without the need for a mortgage

approval on an individual basis. With this setup, you could choose to sell your units or continue to live in your units and accrue equity. You could even use your buyouts to immediately pay down the loans the cooperative corporation would take out against

your units. We could then convert the space currently occupied by the factory into either commercial or residential units in order to finance repairs to the building.

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and basically hand them the property on a silver platter in exchange for a sweetheart deal for both you and the non-loft law tenants in the building. However before we get into the details, I would like to note that this option is really only viable if the

building will literally stand for a long enough period of time (five years minimum, ideally ten). If it cannot, then there are other additional avenues we can pursue but this letter is already longer than I anticipated. For you, we can achieve a larger buyout

of your loft law protection either by a fixed cash payment upfront or by being cut in on the proceeds of any future development on the property. For the other tenants, we can let them live in the building for the remainder of its life at drastically reduced

rents. This will let current non-loft law tenants build up savings they can use to secure another rental or potentially a down payment to purchase a unit of their own. In addition, I believe we can add modest quality of life improvements such as making sure

the sidewalk on Freeman street does not funnel water towards the structure, the return of the really nice deck that was once on the roof, immediate repairs to holes in the walls (a bird recently flew into my living room while all the windows were closed),

etc.

In short, I and the experts I've spoken with strongly believe that your loft law protections provide you enormous leverage and I think we should get creative about utilizing it.

I would be more than happy to talk with one or all of you in person if it is possible, so please do not hesitate to reach out to me by phone at

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Cheers,

Ty

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Marty has given the ultimatum of everyone takes the buyout or no one gets one, in the past. He also said that would be the only time a buyout would ever be put on the table. It is definitely not in his interest to be hit with a harassment violation. Erez

is right in the fact that if Marty gets violated by even one of our harassment suits then he loses his right to buyout any of the units, indefinitely. It is my understanding that a developer can buy the building and then buyout the units, but Marty cannot.

I may be wrong about this. As Margaret made clear, we are willing to drop the suit of Marty signs off on the PAA's. Marty is playing hardball and a game of chicken. It's not in any of our interests for Marty to get a harassment violation in the end but it

seems that Marty has the most to lose if he does. We are also not legally bound to pay rent so he could end up with units that he cannot buyout, harass, or receive rent from.

We should figure out a time for a zoom call so we can get on the same page, expeditiously, if need be.

Peace,

Christian

On Thu, Jun 30, 2022 at 12:33 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

This buyout conversation came as a real surprise to me. I really didn't want to sell my rights any time soon. I really love having a big loft in GP. Because of that the amount I would need is high.

A few years ago when everyone else was selling Marty asked me to make him an offer. I said 1 million.

I know that sounds high but I explained it wasn't just a random number. When I made that offer I gave him multiple spread sheets of the research I had done to come up with a number that would allow me to stay in

GP even if it meant downsizing a great deal. I researched the average cost of sq ft in GP and what other apartments and rents were going for.

I'm curious to hear everyone's thoughts.

Margret said 2 people from the group wanted to take a buyout. If that's true do those that are feel comfortable sharing?

Also - Margret said that one of the tenants told her I stayed with family outside of the city.

Did anyone in this group tell her that?

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Tuesday, June 28, 2022 8:33 PM

To: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>;

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Subject: Buyouts etc

Hello,

Does anyone have any thoughts about Margaret's email? Is there a number that could be reached for everyone? I know we have all sorts of issues affecting our choices here so I assume some of us do not have a number.

--

David

Mortimer

May

97

Green Street, #G22

Brooklyn,

NY 11222

USA

(615) 429-4414

The

Land of Tradition

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To: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie
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Agreed

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Subject: Re: Buyouts etc

That's the first time I've seen that email. We should schedule a meeting with him to get more details.

I'm flexible with timing for a zoom meeting with the TA and then with Ty. We should meet as a TA first and get on the same page then schedule a meeting with Ty.

Peace,

Christian

On Thu, Jun 30, 2022 at 10:22 PM, David May <davidmortimermay@gmail.com> wrote:

I can be available to zoom. ALSO what does everyone make of this?

----- Forwarded message -----

From: Ty Daly <tynan.s.daly@gmail.com>

Date: Thu, Jun 30, 2022 at 3:38 PM

Subject: A proposal to buy the building

To: <james.duesterberg@gmail.com>

Hi everyone,

My name is Tynan, but everyone just calls me Ty, and I live in F119. I've been trying to figure out a way we can all walk away happy from this while trying to maximize your gain, keep current tenants in their homes and out of a nightmare rental market, and

preventing the further development of Greenpoint into a neighborhood unattainable for many of the creatives and long term tenants which make this neighborhood so wonderful. Which is why I believe our best course of action is to buy the building.

As I'm sure you are aware given the massive steel support beams on Green street, the building appears to have serious structural issues. We should hire a structural engineer to assess the condition of the building. If the building is structurally sound but

needs a reasonable amount of investment for repair // making it legal, we can go with option one below. If the ability to repair the building is beyond any ability to acquire financing, we can go with option two. What is and is not considered reasonable is

a question of financial modeling which I am actively working on.

Our first option is to buy the building, buy you out of your loft law agreement, and convert the building into a cooperative structure under which tenants will be moved to a lease-to-own structure. This would have several benefits. The first is that it would

prevent the building from being torn down and replaced with a tower. The second is that by going to outside financing, I believe we can get you a much better deal. The third is that we can make everyone in the building home owners without the need for a mortgage

approval on an individual basis. With this setup, you could choose to sell your units or continue to live in your units and accrue equity. You could even use your buyouts to immediately pay down the loans the cooperative corporation would take out against

your units. We could then convert the space currently occupied by the factory into either commercial or residential units in order to finance repairs to the building.

If the building is beyond our ability to repair, it will eventually need to be torn down regardless of who owns it. In order to achieve the best possible outcome for both you and the other tenants of the building, I believe we should find an outside partner

and basically hand them the property on a silver platter in exchange for a sweetheart deal for both you and the non-loft law tenants in the building. However before we get into the details, I would like to note that this option is really only viable if the

building will literally stand for a long enough period of time (five years minimum, ideally ten). If it cannot, then there are other additional avenues we can pursue but this letter is already longer than I anticipated. For you, we can achieve a larger buyout

of your loft law protection either by a fixed cash payment upfront or by being cut in on the proceeds of any future development on the property. For the other tenants, we can let them live in the building for the remainder of its life at drastically reduced

rents. This will let current non-loft law tenants build up savings they can use to secure another rental or potentially a down payment to purchase a unit of their own. In addition, I believe we can add modest quality of life improvements such as making sure

the sidewalk on Freeman street does not funnel water towards the structure, the return of the really nice deck that was once on the roof, immediate repairs to holes in the walls (a bird recently flew into my living room while all the windows were closed),

etc.

In short, I and the experts I've spoken with strongly believe that your loft law protections provide you enormous leverage and I think we should get creative about utilizing it.

I would be more than happy to talk with one or all of you in person if it is possible, so please do not hesitate to reach out to me by phone at

847-525-6270 or email at

tynan.s.daly@gmail.com.

Cheers,

Ty

On Thu, Jun 30, 2022 at 3:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I can do a zoom meeting the day after tomorrow Saturday July 2nd. Otherwise Wednesday the 6th or possibly certain times on the 7th.

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Subject: Re: Buyouts etc

I haven't spoken to Margaret about anyone's living situation. I don't know where she's getting her info from, outside of any direct conversation with each individual member of the TA.

I am not particularly interested in taking a buyout at the moment and the situation is made more complex with the fact that I have two other court cases against him re: mold remediation as well as damages related to the flood in 2019.

That being said, I have a friend who is willing to help me put together a number. He deals with commercial real estate assets and has formulas to come up with these kind of valuations. I need to find out the present day commercial/mixed use cost per sq.ft.

pricing for the area of Greenpoint that we're in. Any ideas or resources? I'm going to reach out to some friends of mine who deal in real estate but let me know if you have any relevant numbers or can get them and I'll plug them in or pass along the formula when I get it.

It's still my intention to get the PAA signed off on and it seems that Marty is unwilling to do that. We'll see what Margaret has in mind. Subpoenaing the minutes from our last Narrative Conference would probably be one of the moves. A rent strike could work as well. Withholding rent has been the only strategy that has worked in the past to get Marty to do anything.

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Agreed

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Sent: Thursday, June 30, 2022 10:44 PM

To: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>;

tclockhart67@gmail.com <tclockhart67@gmail.com>

Subject: Re: Buyouts etc

That's the first time I've seen that email. We should schedule a meeting with him to get more details.

I'm flexible with timing for a zoom meeting with the TA and then with Ty. We should meet as a TA first and get on the same page then schedule a meeting with Ty.

Peace,

Christian

On Thu, Jun 30, 2022 at 10:22 PM, David May <davidmortimermay@gmail.com> wrote:

I can be available to zoom. ALSO what does everyone make of this?

----- Forwarded message -----

From: Ty Daly <tynan.s.daly@gmail.com>

Date: Thu, Jun 30, 2022 at 3:38 PM

Subject: A proposal to buy the building

To: <james.duesterberg@gmail.com>

Hi everyone,

My name is Tynan, but everyone just calls me Ty, and I live in F119. I've been trying to figure out a way we can all walk away happy from this while trying to maximize your gain, keep current tenants in their homes and out of a nightmare rental market, and

preventing the further development of Greenpoint into a neighborhood unattainable for many of the creatives and long term tenants which make this neighborhood so wonderful. Which is why I believe our best course of action is to buy the building.

As I'm sure you are aware given the massive steel support beams on Green street, the building appears to have serious structural issues. We should hire a structural engineer to assess the condition of the building. If the building is structurally sound but

needs a reasonable amount of investment for repair // making it legal, we can go with option one below. If the ability to repair the building is beyond any ability to acquire financing, we can go with option two. What is and is not considered reasonable is

a question of financial modeling which I am actively working on.

Our first option is to buy the building, buy you out of your loft law agreement, and convert the building into a cooperative structure under which tenants will be moved to a lease-to-own structure. This would have several benefits. The first is that it would

prevent the building from being torn down and replaced with a tower. The second is that by going to outside financing, I believe we can get you a much better deal. The third is that we can make everyone in the building home owners without the need for a mortgage

approval on an individual basis. With this setup, you could choose to sell your units or continue to live in your units and accrue equity. You could even use your buyouts to immediately pay down the loans the cooperative corporation would take out against

your units. We could then convert the space currently occupied by the factory into either commercial or residential units in order to finance repairs to the building.

If the building is beyond our ability to repair, it will eventually need to be torn down regardless of who owns it. In order to achieve the best possible outcome for both you and the other tenants of the building, I believe we should find an outside partner

and basically hand them the property on a silver platter in exchange for a sweetheart deal for both you and the non-loft law tenants in the building. However before we get into the details, I would like to note that this option is really only viable if the

building will literally stand for a long enough period of time (five years minimum, ideally ten). If it cannot, then there are other additional avenues we can pursue but this letter is already longer than I anticipated. For you, we can achieve a larger buyout

of your loft law protection either by a fixed cash payment upfront or by being cut in on the proceeds of any future development on the property. For the other tenants, we can let them live in the building for the remainder of its life at drastically reduced

rents. This will let current non-loft law tenants build up savings they can use to secure another rental or potentially a down payment to purchase a unit of their own. In addition, I believe we can add modest quality of life improvements such as making sure

the sidewalk on Freeman street does not funnel water towards the structure, the return of the really nice deck that was once on the roof, immediate repairs to holes in the walls (a bird recently flew into my living room while all the windows were closed),

etc.

In short, I and the experts I've spoken with strongly believe that your loft law protections provide you enormous leverage and I think we should get creative about utilizing it.

I would be more than happy to talk with one or all of you in person if it is possible, so please do not hesitate to reach out to me by phone at

847-525-6270 or email at

tynan.s.daly@gmail.com.

Cheers,

Ty

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I can do a zoom meeting the day after tomorrow Saturday July 2nd. Otherwise Wednesday the 6th or possibly certain times on the 7th.

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pricing for the area of Greenpoint that we're in. Any ideas or resources? I'm going to reach out to some friends of mine who deal in real estate but let me know if you have any relevant numbers or can get them and I'll plug them in or pass along the formula

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is right in the fact that if Marty gets violated by even one of our harassment suits then he loses his right to buyout any of the units, indefinitely. It is my understanding that a developer can buy the building and then buyout the units, but Marty cannot.

I may be wrong about this. As Margaret made clear, we are willing to drop the suit of Marty signs off on the PAA's. Marty is playing hardball and a game of chicken. It's not in any of our interests for Marty to get a harassment violation in the end but it

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GP even if it meant downsizing a great deal. I researched the average cost of sq ft in GP and what other apartments and rents were going for.

I'm curious to hear everyone's thoughts.

Margret said 2 people from the group wanted to take a buyout. If that's true do those that are feel comfortable sharing?

Also - Margret said that one of the tenants told her I stayed with family outside of the city.

Did anyone in this group tell her that?

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Tuesday, June 28, 2022 8:33 PM

To: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>;

tclockhart67@gmail.com <tclockhart67@gmail.com>

Subject: Buyouts etc

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David

Mortimer

May

97

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Brooklyn,

NY 11222

USA

(615) 429-4414

The

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Erez Horovitz

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David Mortimer

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(615) 429-4414

The Land of Tradition

Date: Jul 06, 2022 05:05 PM

From: David May <davidmortimermay@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, philhub <philhub@protonmail.com>, "tclockhart67@gmail.com" <tclockhart67@gmail.com>

Subject: Re: Buyouts etc

I can do tomorrow at 7

On Wed, Jul 6, 2022 at 4:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I can do tomorrow at 7pm

From: Christian Gray <christiangray3@protonmail.com>

Sent: Wednesday, July 6, 2022 4:12 PM

To: David May <davidmortimermay@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>; tclockhart67@gmail.com <tclockhart67@gmail.com>

Subject: Re: Buyouts etc

I forgot I will be busy at 7pm this eve. Can we do tomorrow at 7pm, or in the afternoon?

Sent with

Proton Mail secure email.

----- Original Message -----

On Wednesday, July 6th, 2022 at 3:43 PM, David May <davidmortimermay@gmail.com> wrote:
7pm!

On Wed, Jul 6, 2022 at 2:02 PM Christian Gray <christiangray3@protonmail.com> wrote:
7pm works. See you then. Someone please set up and send out the zoom link. Thanks.

On Wed, Jul 6, 2022 at 1:50 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:
Great, thanks every, see you then

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 6, 2022 1:43 PM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

Kathryn Downie <downiekathryn@hotmail.com>;

tclockhart67@gmail.com <tclockhart67@gmail.com>

Subject: Re: Buyouts etc

Works for me too.

On Wed, Jul 6, 2022 at 1:38 PM philhub <philhub@protonmail.com> wrote:

Ok 7pm EST is fine with me

Sent with

Proton Mail secure email.

----- Original Message -----

On Wednesday, July 6th, 2022 at 12:25 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

I need to do later then 3:30.

7pm?

From: David May <davidmortimermay@gmail.com>

Sent: Wednesday, July 6, 2022 11:34 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>;
philhub <philhub@protonmail.com>;

tclockhart67@gmail.com <tclockhart67@gmail.com>

Subject: Re: Buyouts etc

Let's do 3:30

On Wed, Jul 6, 2022 at 11:33 AM Christian Gray <christiangray3@protonmail.com> wrote:

I can do later this afternoon. Can we do 3:30pm? The earliest that I can do is 2pm but 3:30 would be better.

On Wed, Jul 6, 2022 at 11:15 AM, David May <davidmortimermay@gmail.com> wrote:

I can be available this afternoon

On Wed, Jul 6, 2022 at 3:39 AM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just seeing this. I've been guiding a camping trip with no service.

Later is better for me. But I could make the 1pm work.

From: philhub <philhub@protonmail.com>

Sent: Tuesday, July 5, 2022 10:27 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

erez horovitz <ehorovitz@gmail.com>;

tclockhart67@gmail.com <tclockhart67@gmail.com>

Subject: Re: Buyouts etc

Hey Everybody

There's a lot of good "food for thought" here.

Unit G12 is ready to tune in on July 6 for a meeting if you want. How about 11PM or 1PM or 2PM?

Sent with

Proton Mail secure email.

----- Original Message -----

On Sunday, July 3rd, 2022 at 1:27 PM, David May <davidmortimermay@gmail.com> wrote:

I can do the 6th. I can make time all day for y'all. Also- my friend ran into Ty on Friday- he said he thinks he can get 500k buyouts.

On Sat, Jul 2, 2022 at 6:32 PM Christian Gray <christiangray3@protonmail.com> wrote:

The 6th works for me. What time works for everyone?

On Sat, Jul 2, 2022 at 6:26 PM, erez horovitz <ehorovitz@gmail.com> wrote:

I'll be available whenever we do this on the 6th as well.

On Sat, Jul 2, 2022 at 1:19 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Let's figure out a time to talk on the 6th.

I'm in CA in between tours .

Later is probably better for me. I'm 3 hours behind, but I could probably make anything work that day.

From: David May <davidmortimermay@gmail.com>

Sent: Friday, July 1, 2022 2:46 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>;

tclockhart67@gmail.com <tclockhart67@gmail.com>

Subject: Re: Buyouts etc

I spoke to Margaret-

We do understand the harassment case correctly and it sounds like Margaret agrees with Chris. If I understood her correctly she still isn't talking about taking it all the way. But- she doesn't know if Marty is listening to his lawyers as much as he has in the past and his new team of lawyers may let him shoot himself in the foot etc.

She is encouraging us to talk and see if there is a buyout number some of us would settle on if negotiations can happen. she doesn't know how long this process will continue and stressed again that some of us may be vulnerable to eviction because of residence issues and we should consider that in our numbers. She also said that we may have an inflated sense of how much our rights are worth.

I am a little unsure about how I am going to move forward. I am considering withholding rent hoping that a buyout materializes or I eventually just leave. I think if Marty says there isn't a buyout on the horizon, perhaps I don't need to keep giving him

rent. I am curious about alternatives- that email from ty sounded nice. I'd be happy to let somebody out there buy the building etc. if I am eventually running out of steam and looking for a way to cashout. we should definitely have a chat soon- Chris would

you be willing to talk to him next time you're around the building? Or we can chat first- Im curious about what this guy thinks my rights are worth etc. I can do a zoom on the 2nd or 6th if that is what Kate needs. Lets chat.

On Fri, Jul 1, 2022 at 7:44 AM David May <davidmortimermay@gmail.com> wrote:

I am speaking with Margaret later today- I wanted to ask her about the harassment case/buyouts among other things. Should I talk to her about Ty as well?

On Thu, Jun 30, 2022 at 11:58 PM David May <davidmortimermay@gmail.com> wrote:

Email from Ty is from today. he didn't have my info so sent it to a friend of mine this afternoon.

On Thu, Jun 30, 2022 at 11:54 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Agreed

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As I'm sure you are aware given the massive steel support beams on Green street, the building appears to have serious structural issues. We should hire a structural engineer to assess the condition of the building. If the building is structurally sound but

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The Land of Tradition

Date: Jul 06, 2022 09:28 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Erez Horovitz <ehorovitz@gmail.com>, Theodore Lockhart <Tclockhart67@gmail.com>, Phil Hubbard <philhub@protonmail.com>

Cc: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: Re: Motion to Consolidate

A copy of the Reply on the Motion to Consolidate is attached for your records.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

JO@Goodfarblaw.com

NYC Office:

110 East 59th Street, 22nd floor

New York, NY 10022

Phone: 212.509.0440

Fax: 212.509.0464

From: Jenifer Orefice <jo@goodfarblaw.com>

Date: Monday, June 20, 2022 at 2:31 PM

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Erez Horovitz <ehorovitz@gmail.com>, Theodore Lockhart <Tclockhart67@gmail.com>, Phil Hubbard <philhub@protonmail.com>

Cc: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: Motion to Consolidate

A copy of the motion to consolidate the OATH applications is attached for your records.

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recipient or an agent responsible for delivering it to the intended recipient, you have received this e-mail in error. If you have received this e-mail in error, please call Goodfarb & Sandercock, LLP at (914) 428-3400 to advise us of the same, delete the

original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Jul 06, 2022 10:32 PM

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Subject: Re: Buyouts etc

Ok Thursday July 7, 2022, at 7pm

Sent with Proton Mail secure email.

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I can do tomorrow at 7

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issues and we should consider that in our numbers. She also said that we may have an inflated sense of how much our rights are worth.

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rent. I am curious about alternatives- that email from ty sounded nice. I'd be happy to let somebody out there buy the building etc. if I am eventually running out of steam and looking for a way to cashout. we should definitely have a chat soon- Chris would

you be willing to talk to him next time you're around the building? Or we can chat first- Im curious about what this guy thinks my rights are worth etc. I can do a zoom on the 2nd or 6th if that is what Kate needs. Lets chat.

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I'm flexible with timing for a zoom meeting with the TA and then with Ty. We should meet as a TA first and get on the same page then schedule a meeting with Ty.

Peace,

Christian

On Thu, Jun 30, 2022 at 10:22 PM, David May <davidmortimermay@gmail.com> wrote:

I can be available to zoom. ALSO what does everyone make of this?

----- Forwarded message -----

From: Ty Daly <tynan.s.daly@gmail.com>

Date: Thu, Jun 30, 2022 at 3:38 PM

Subject: A proposal to buy the building

To: <james.duesterberg@gmail.com>

Hi everyone,

My name is Tynan, but everyone just calls me Ty, and I live in F119. I've been trying to figure out a way we can all walk away happy from this while trying to maximize your gain, keep current tenants in their homes and out of a nightmare rental market, and

preventing the further development of Greenpoint into a neighborhood unattainable for many of the creatives and long term tenants which make this neighborhood so wonderful. Which is why I believe our best course of action is to buy the building.

As I'm sure you are aware given the massive steel support beams on Green street, the building appears to have serious structural issues. We should hire a structural engineer to assess the condition of the building. If the building is structurally sound but

needs a reasonable amount of investment for repair // making it legal, we can go with option one below. If the ability to repair the building is beyond any ability to acquire financing, we can go with option two. What is and is not considered reasonable is

a question of financial modeling which I am actively working on.

Our first option is to buy the building, buy you out of your loft law agreement, and convert the building into a cooperative structure under which tenants will be moved to a lease-to-own structure. This would have several benefits. The first is that it would

prevent the building from being torn down and replaced with a tower. The second is that by going to outside financing, I believe we can get you a much better deal. The third is that we can make everyone in the building home owners without the need for a mortgage

approval on an individual basis. With this setup, you could choose to sell your units or continue to live in your units and accrue equity. You could even use your buyouts to immediately pay down the loans the cooperative corporation would take out against

your units. We could then convert the space currently occupied by the factory into either commercial or residential units in order to finance repairs to the building.

If the building is beyond our ability to repair, it will eventually need to be torn down regardless of who owns it. In order to achieve the best possible outcome for both you and the other tenants of the building, I believe we should find an outside partner

and basically hand them the property on a silver platter in exchange for a sweetheart deal for both you and the non-loft law tenants in the building. However before we get into the details, I would like to note that this option is really only viable if the

building will literally stand for a long enough period of time (five years minimum, ideally ten). If it cannot, then there are other additional avenues we can pursue but this letter is already longer than I anticipated. For you, we can achieve a larger buyout

of your loft law protection either by a fixed cash payment upfront or by being cut in on the proceeds of any future development on the property. For the other tenants, we can let them live in the building for the remainder of its life at drastically reduced

rents. This will let current non-loft law tenants build up savings they can use to secure another rental or potentially a down payment to purchase a unit of their own. In addition, I believe we can add modest quality of life improvements such as making sure

the sidewalk on Freeman street does not funnel water towards the structure, the return of the really nice deck that was once on the roof, immediate repairs to holes in the walls (a bird recently flew into my living room while all the windows were closed),

etc.

In short, I and the experts I've spoken with strongly believe that your loft law protections provide you enormous leverage and I think we should get creative about utilizing it.

I would be more than happy to talk with one or all of you in person if it is possible, so please do not hesitate to reach out to me by phone at

847-525-6270 or email at
tynan.s.daly@gmail.com.

Cheers,

Ty

On Thu, Jun 30, 2022 at 3:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I can do a zoom meeting the day after tomorrow Saturday July 2nd. Otherwise Wednesday the 6th or possibly certain times on the 7th.

Kate

From: Christian Gray <christiangray3@protonmail.com>

Sent: Thursday, June 30, 2022 3:41 PM

To: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>;
erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>;
tclockhart67@gmail.com <tclockhart67@gmail.com>

Subject: Re: Buyouts etc

I haven't spoken to Margaret about anyone's living situation. I don't know where she's getting her info from, outside of any direct conversation with each individual member of the TA.

I am not particularly interested in taking a buyout at the moment and the situation is made more complex with the fact that I have two other court cases against him re: mold remediation as well as damages related to the flood in 2019.

That being said, I have a friend who is willing to help me put together a number. He deals with commercial real estate assets and has formulas to come up with these kind of valuations. I need to find out the present day commercial/mixed use cost per sq.ft.

pricing for the area of Greenpoint that we're in. Any ideas or resources? I'm going to reach out to some friends of mine who deal in real estate but let me know if you have any relevant numbers or can get them and I'll plug them in or pass along the formula

when I get it.

It's still my intention to get the PAA signed off on and it seems that Marty is unwilling to do that. We'll see what Margaret has in mind. Subpoenaing the minutes from our last Narrative Conference would probably be one of the moves. A rent strike could

work as well. Withholding rent has been the only strategy that has worked in the past to get Marty to do anything.

Marty has given the ultimatum of everyone takes the buyout or no one gets one, in the past. He also said that would be the only time a buyout would ever be put on the table. It is definitely not in his interest to be hit with a harassment violation. Erez

is right in the fact that if Marty gets violated by even one of our harassment suits then he loses his right to buyout any of the units, indefinitely. It is my understanding that a developer can buy the building and then buyout the units, but Marty cannot.

I may be wrong about this. As Margaret made clear, we are willing to drop the suit of Marty signs off on the PAA's. Marty is playing hardball and a game of chicken. It's not in

any of our interests for Marty to get a harassment violation in the end but it seems that Marty has the most to lose if he does. We are also not legally bound to pay rent so he could end up with units that he cannot buyout, harass, or receive rent from.

We should figure out a time for a zoom call so we can get on the same page, expeditiously, if need be.

Peace,

Christian

On Thu, Jun 30, 2022 at 12:33 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

This buyout conversation came as a real surprise to me. I really didn't want to sell my rights any time soon. I really love having a big loft in GP. Because of that the amount I would need is high.

A few years ago when everyone else was selling Marty asked me to make him an offer. I said 1 million.

I know that sounds high but I explained it wasn't just a random number. When I made that offer I gave him multiple spread sheets of the research I had done to come up with a number that would allow me to stay in

GP even if it meant downsizing a great deal. I researched the average cost of sq ft in GP and what other apartments and rents were going for.

I'm curious to hear everyone's thoughts.

Margret said 2 people from the group wanted to take a buyout. If that's true do those that are feel comfortable sharing?

Also - Margret said that one of the tenants told her I stayed with family outside of the city.

Did anyone in this group tell her that?

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Tuesday, June 28, 2022 8:33 PM

To: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>;

tclockhart67@gmail.com <tclockhart67@gmail.com>

Subject: Buyouts etc

Hello,

Does anyone have any thoughts about Margaret's email? Is there a number that could be reached for everyone? I know we have all sorts of issues affecting our choices here so I assume some of us do not have a number.

--

David

Mortimer

May

97

Green Street, #G22

Brooklyn,

NY 11222

USA

(615) 429-4414

The

Land of Tradition

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From: Ty Daly <tynan.s.daly@gmail.com>

Date: Thu, Jun 30, 2022 at 3:38 PM

Subject: A proposal to buy the building

To: <james.duesterberg@gmail.com>

Hi everyone,

My name is Tynan, but everyone just calls me Ty, and I live in F119. I've been trying to figure out a way we can all walk away happy from this while trying to maximize your gain, keep current tenants in their homes and out of a nightmare rental market, and

preventing the further development of Greenpoint into a neighborhood unattainable for many of the creatives and long term tenants which make this neighborhood so wonderful. Which is why I believe our best course of action is to buy the building.

As I'm sure you are aware given the massive steel support beams on Green street, the building appears to have serious structural issues. We should hire a structural engineer to assess the condition of the building. If the building is structurally sound but

needs a reasonable amount of investment for repair // making it legal, we can go with option one below. If the ability to repair the building is beyond any ability to acquire financing, we can go with option two. What is and is not considered reasonable is

a question of financial modeling which I am actively working on.

Our first option is to buy the building, buy you out of your loft law agreement, and convert the building into a cooperative structure under which tenants will be moved to a lease-to-own structure. This would have several benefits. The first is that it would

prevent the building from being torn down and replaced with a tower. The second is that by going to outside financing, I believe we can get you a much better deal. The third is that we can make everyone in the building home owners without the need for a mortgage

approval on an individual basis. With this setup, you could choose to sell your units or continue to live in your units and accrue equity. You could even use your buyouts to immediately pay down the loans the cooperative corporation would take out against

your units. We could then convert the space currently occupied by the factory into either commercial or residential units in order to finance repairs to the building.

If the building is beyond our ability to repair, it will eventually need to be torn down regardless of who owns it. In order to achieve the best possible outcome for both you and the other tenants of the building, I believe we should find an outside partner

and basically hand them the property on a silver platter in exchange for a sweetheart deal for both you and the non-loft law tenants in the building. However before we get into the details, I would like to note that this option is really only viable if the

building will literally stand for a long enough period of time (five years minimum, ideally ten). If it cannot, then there are other additional avenues we can pursue but this letter is already longer than I anticipated. For you, we can achieve a larger buyout

of your loft law protection either by a fixed cash payment upfront or by being cut in on the proceeds of any future development on the property. For the other tenants, we can let them live in the building for the remainder of its life at drastically reduced

rents. This will let current non-loft law tenants build up savings they can use to secure another rental or potentially a down payment to purchase a unit of their own. In addition, I believe we can add modest quality of life improvements such as making sure

the sidewalk on Freeman street does not funnel water towards the structure, the return of the really nice deck that was once on the roof, immediate repairs to holes in the walls (a bird recently flew into my living room while all the windows were closed),

etc.

In short, I and the experts I've spoken with strongly believe that your loft law protections provide you enormous leverage and I think we should get creative about utilizing it.

I would be more than happy to talk with one or all of you in person if it is possible, so please do not hesitate to reach out to me by phone at

847-525-6270 or email at

tynan.s.daly@gmail.com.

Cheers,

Ty

On Thu, Jun 30, 2022 at 3:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I can do a zoom meeting the day after tomorrow Saturday July 2nd. Otherwise Wednesday the 6th or possibly certain times on the 7th.

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From: Christian Gray <christiangray3@protonmail.com>

Sent: Thursday, June 30, 2022 3:41 PM

To: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>;

tclockhart67@gmail.com <tclockhart67@gmail.com>

Subject: Re: Buyouts etc

I haven't spoken to Margaret about anyone's living situation. I don't know where she's getting her info from, outside of any direct conversation with each individual member of the TA.

I am not particularly interested in taking a buyout at the moment and the situation is made more complex with the fact that I have two other court cases against him re: mold remediation as well as damages related to the flood in 2019.

That being said, I have a friend who is willing to help me put together a number. He deals with commercial real estate assets and has formulas to come up with these kind of valuations. I need to find out the present day commercial/mixed use cost per sq.ft.

pricing for the area of Greenpoint that we're in. Any ideas or resources? I'm going to reach out to some friends of mine who deal in real estate but let me know if you have any relevant numbers or can get them and I'll plug them in or pass along the formula

when I get it.

It's still my intention to get the PAA signed off on and it seems that Marty is unwilling to do that. We'll see what Margaret has in mind. Subpoenaing the minutes from our last Narrative Conference would probably be one of the moves. A rent strike could

work as well. Withholding rent has been the only strategy that has worked in the past to get Marty to do anything.

Marty has given the ultimatum of everyone takes the buyout or no one gets one, in the past. He also said that would be the only time a buyout would ever be put on the table. It is definitely not in his interest to be hit with a harassment violation. Erez

is right in the fact that if Marty gets violated by even one of our harassment suits then he loses his right to buyout any of the units, indefinitely. It is my understanding that a developer can buy the building and then buyout the units, but Marty cannot.

I may be wrong about this. As Margaret made clear, we are willing to drop the suit of Marty signs off on the PAA's. Marty is playing hardball and a game of chicken. It's not in any of our interests for Marty to get a harassment violation in the end but it

seems that Marty has the most to lose if he does. We are also not legally bound to pay rent so he could end up with units that he cannot buyout, harass, or receive rent from.

We should figure out a time for a zoom call so we can get on the same page, expeditiously, if need be.

Peace,

Christian

On Thu, Jun 30, 2022 at 12:33 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

This buyout conversation came as a real surprise to me. I really didn't want to sell my rights any time soon. I really love having a big loft in GP. Because of that the amount I would need is high.

A few years ago when everyone else was selling Marty asked me to make him an offer. I said 1 million.

I know that sounds high but I explained it wasn't just a random number. When I made that offer I gave him multiple spread sheets of the research I had done to come up with a number that would allow me to stay in

GP even if it meant downsizing a great deal. I researched the average cost of sq ft in GP and what other apartments and rents were going for.

I'm curious to hear everyone's thoughts.

Margret said 2 people from the group wanted to take a buyout. If that's true do those that are feel comfortable sharing?

Also - Margret said that one of the tenants told her I stayed with family outside of the city.

Did anyone in this group tell her that?

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Tuesday, June 28, 2022 8:33 PM

To: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie
<downiekathryn@hotmail.com>;
erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>;
tclockhart67@gmail.com <tclockhart67@gmail.com>

Subject: Buyouts etc

Hello,

Does anyone have any thoughts about Margaret's email? Is there a number that could be reached for everyone? I know we have all sorts of issues affecting our choices here so I assume some of us do not have a number.

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Mortimer
May
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(615) 429-4414
The
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ehorovitz@gmail.com

978 302 3680

Date: Jul 07, 2022 06:51 PM

From: erez horovitz <ehorovitz@gmail.com>

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, "tclockhart67@gmail.com" <tclockhart67@gmail.com>

Subject: Re: Buyouts etc

here's a google hangout link for our meeting :

<https://meet.google.com/hea-vjqg-jzn>

On Wed, Jul 6, 2022 at 6:41 PM erez horovitz <ehorovitz@gmail.com> wrote:

Sounds good. 7pm tomorrow

On Wed, Jul 6, 2022 at 6:32 PM philhub <philhub@protonmail.com> wrote:

Ok Thursday July 7, 2022, at 7pm

Sent with Proton Mail secure email.

----- Original Message -----

On Wednesday, July 6th, 2022 at 5:05 PM, David May <davidmortimermay@gmail.com> wrote:

I can do tomorrow at 7

On Wed, Jul 6, 2022 at 4:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I can do tomorrow at 7pm

From: Christian Gray <christiangray3@protonmail.com>

Sent: Wednesday, July 6, 2022 4:12 PM

To: David May <davidmortimermay@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>; tclockhart67@gmail.com <tclockhart67@gmail.com>

Subject: Re: Buyouts etc

I forgot I will be busy at 7pm this eve. Can we do tomorrow at 7pm, or in the afternoon?

Sent with

Proton Mail secure email.

----- Original Message -----

On Wednesday, July 6th, 2022 at 3:43 PM, David May <davidmortimermay@gmail.com> wrote:

7pm!

On Wed, Jul 6, 2022 at 2:02 PM Christian Gray <christiangray3@protonmail.com> wrote:

7pm works. See you then. Someone please set up and send out the zoom link. Thanks.

On Wed, Jul 6, 2022 at 1:50 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Great, thanks every, see you then

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 6, 2022 1:43 PM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

Kathryn Downie <downiekathryn@hotmail.com>;

tclockhart67@gmail.com <tclockhart67@gmail.com>

Subject: Re: Buyouts etc

Works for me too.

On Wed, Jul 6, 2022 at 1:38 PM philhub <philhub@protonmail.com> wrote:

Ok 7pm EST is fine with me

Sent with

Proton Mail secure email.

----- Original Message -----

On Wednesday, July 6th, 2022 at 12:25 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

I need to do later then 3:30.

7pm?

From: David May <davidmortimermay@gmail.com>

Sent: Wednesday, July 6, 2022 11:34 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>;

tclockhart67@gmail.com <tclockhart67@gmail.com>

Subject: Re: Buyouts etc

Let's do 3:30

On Wed, Jul 6, 2022 at 11:33 AM Christian Gray <christiangray3@protonmail.com> wrote:

I can do later this afternoon. Can we do 3:30pm? The earliest that I can do is 2pm but 3:30 would be better.

On Wed, Jul 6, 2022 at 11:15 AM, David May <davidmortimermay@gmail.com> wrote:

I can be available this afternoon

On Wed, Jul 6, 2022 at 3:39 AM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just seeing this. I've been guiding a camping trip with no service.

Later is better for me. But I could make the 1pm work.

From: philhub <philhub@protonmail.com>

Sent: Tuesday, July 5, 2022 10:27 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

erez horovitz <ehorovitz@gmail.com>;

tclockhart67@gmail.com <tclockhart67@gmail.com>

Subject: Re: Buyouts etc

Hey Everybody

There's a lot of good "food for thought" here.

Unit G12 is ready to tune in on July 6 for a meeting if you want. How about 11PM or 1PM or 2PM?

Sent with

Proton Mail secure email.

----- Original Message -----

On Sunday, July 3rd, 2022 at 1:27 PM, David May <davidmortimermay@gmail.com> wrote:

I can do the 6th. I can make time all day for y'all. Also- my friend ran into Ty on Friday- he said he thinks he can get 500k buyouts.

On Sat, Jul 2, 2022 at 6:32 PM Christian Gray <christiangray3@protonmail.com> wrote:

The 6th works for me. What time works for everyone?

On Sat, Jul 2, 2022 at 6:26 PM, erez horovitz <ehorovitz@gmail.com> wrote:

I'll be available whenever we do this on the 6th as well.

On Sat, Jul 2, 2022 at 1:19 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Let's figure out a time to talk on the 6th.

I'm in CA in between tours .

Later is probably better for me. I'm 3 hours behind, but I could probably make anything work that day.

From: David May <davidmortimermay@gmail.com>

Sent: Friday, July 1, 2022 2:46 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>;

tclockhart67@gmail.com <tclockhart67@gmail.com>

Subject: Re: Buyouts etc

I spoke to Margaret-

We do understand the harassment case correctly and it sounds like Margaret agrees with Chris. If I understood her correctly she still isn't talking about taking it all the way. But- she doesn't know if Marty is listening to his lawyers as much as he has

in the past and his new team of lawyers may let him shoot himself in the foot etc.

She is encouraging us to talk and see if there is a buyout number some of us would settle on if negotiations can happen. she doesn't know how long this process will continue and stressed again that some of us may be vulnerable to eviction because of residence

issues and we should consider that in our numbers. She also said that we may have an inflated sense of how much our rights are worth.

I am a little unsure about how I am going to move forward. I am considering withholding rent hoping that a buyout materializes or I eventually just leave. I think if Marty says there isn't a buyout on the horizon, perhaps I don't need to keep giving him

rent. I am curious about alternatives- that email from ty sounded nice. I'd be happy to let somebody out there buy the building etc. if I am eventually running out of steam and looking for a way to cashout. we should definitely have a chat soon- Chris would

you be willing to talk to him next time you're around the building? Or we can chat first- Im curious about what this guy thinks my rights are worth etc. I can do a zoom on the 2nd or 6th if that is what Kate needs. Lets chat.

On Fri, Jul 1, 2022 at 7:44 AM David May <davidmortimermay@gmail.com> wrote:

I am speaking with Margaret later today- I wanted to ask her about the harassment case/buyouts among other things. Should I talk to her about Ty as well?

On Thu, Jun 30, 2022 at 11:58 PM David May <davidmortimermay@gmail.com> wrote:

Email from Ty is from today. he didn't have my info so sent it to a friend of mine this afternoon.

On Thu, Jun 30, 2022 at 11:54 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Agreed

From: Christian Gray <christiangray3@protonmail.com>

Sent: Thursday, June 30, 2022 10:44 PM

To: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>;

tclockhart67@gmail.com <tclockhart67@gmail.com>

Subject: Re: Buyouts etc

That's the first time I've seen that email. We should schedule a meeting with him to get more details.

I'm flexible with timing for a zoom meeting with the TA and then with Ty. We should meet as a TA first and get on the same page then schedule a meeting with Ty.

Peace,

Christian

On Thu, Jun 30, 2022 at 10:22 PM, David May <davidmortimermay@gmail.com> wrote:

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As I'm sure you are aware given the massive steel support beams on Green street, the building appears to have serious structural issues. We should hire a structural engineer to assess the condition of the building. If the building is structurally sound but

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From: ehorovitz@gmail.com

To: christiangray3@protonmail.com, philhub@protonmail.com, davidmortimermay@gmail.com, downiekathryn@hotmail.com, tclockhart67@gmail.com

Subject: Invitation: Tenants conf call @ Thu Jul 7, 2022 7pm - 8pm (EDT) (christiangray3@protonmail.com)
Tenants conf call

Join with Google Meet - You have been invited by ehorovitz@gmail.com to attend an event named Tenants conf call on Thursday Jul 7, 2022 · 7pm - 8pm (Eastern Time - New York).

Join with Google Meet

Meeting link

meet.google.com/hea-vjqg-jzn

When Thursday Jul 7, 2022 · 7pm - 8pm (Eastern Time - New York)

Guests

ehorovitz@gmail.com - organizer

philhub@protonmail.com

christiangray3@protonmail.com

davidmortimermay@gmail.com

downiekathryn@hotmail.com

tclockhart67@gmail.com View all guest info

Reply for christiangray3@protonmail.com

Yes

No

Maybe

More options

Invitation from Google Calendar

You are receiving this email because you are an attendee on the event. To stop receiving future updates for this event, decline this event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. Learn more

Date: Jul 07, 2022 11:45 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: erez horovitz <ehorovitz@gmail.com>, "christiangray3@protonmail.com" <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>

Subject: Fw: For Marty

From: Kathryn Downie

Sent: Sunday, December 1, 2019 4:51 PM

To: american package co. <ampaco@gmail.com>

Subject: For Marty

Marty,

I've given our last conversation a great deal of thought. Here is my research behind my decision.

Please read everything over, think about it, and let me know what you think.

Kathryn Downie

https://docs.google.com/spreadsheets/d/1Uww9Zmny75AXg_sXwIFSueJ_2SkzZRZaUIpRjKD_dZI/edit#gid=0

Date: Jul 11, 2022 07:22 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: David May <davidmortimermay@gmail.com>, Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Buyouts

This is a strategic moment to try to do a group buyout. The legal team for the building has changed and it may be true that they will only do buyouts if everyone participates. If we do not make a group proposal now we will have to withdraw the harassment case if anyone wants to be bought out in the future. I don't know if we will ever succeed in getting your PAAs and for some of you, without the PAA, your units don't suit your needs.

I have an important conference on legal issues in this case on Thursday. This is not a conference that involves you.

I would very much like to hear from each of you with a reasonable buyout number by Thurs. morning first thing.

Sent from my iPhone

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Date: Jul 12, 2022 03:23 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: David May <davidmortimermay@gmail.com>, Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Buyouts

Also, as far as I can tell the group bill hasn't been paid in 3 mo. You owe us about \$700.

Sent from my iPhone

> On Jul 11, 2022, at 3:22 PM, Margaret Sandercock <mbs@goodfarblaw.com> wrote:

>

> ■ This is a strategic moment to try to do a group buyout. The legal team for the building has changed and it may be true that they will only do buyouts if everyone participates. If we do not make a group proposal now we will have to withdraw the harassment case if anyone wants to be bought out in the future. I don't know if we will ever succeed in getting your PAAs and for some of you, without the PAA, your units don't suit your needs.

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> Sent from my iPhone

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Date: Jul 12, 2022 08:39 PM

From: Christian Gray <christiangray3@protonmail.com>

To: philhub <philhub@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, David May <davidmortimermay@gmail.com>, erez horovitz <ehorovitz@gmail.com>

Subject: Did anybody else get this?

[No body text available]

Date: Jul 12, 2022 09:34 PM

From: philhub <philhub@protonmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, David May <davidmortimermay@gmail.com>, erez horovitz <ehorovitz@gmail.com>

Subject: Re: Did anybody else get this?

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Sent with Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

Date: Jul 14, 2022 01:38 AM

From: Christian Gray <christiangray3@protonmail.com>

To: philhub <philhub@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, David May <davidmortimermay@gmail.com>, erez horovitz <ehorovitz@gmail.com>

Subject: Thoughts above the buyout
Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

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It's my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It seems to me that this would be an ideal situation to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600. My unit is @ 1,700 sq.ft
@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

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@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said, Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

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Date: Jul 14, 2022 01:24 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, erez horovitz <ehorovitz@gmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Harassment case

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your units. If we do not proceed on the harassment case, you will not get the PAA's that some of you need. So that you know, I am authorized to negotiate buyouts for Lockhart and Post/Hanover who are not yet covered. I cannot be required to get people

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This is very time sensitive. All I can do is give you the best of my advice. Some of you are vulnerable to a primary residence case. I know that if you ever leave the building, all of you want to be bought

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Date: Jul 14, 2022 10:28 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person, but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to

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----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Jul 14, 2022 03:13 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, erez horovitz <ehorovitz@gmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: Harassment case

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making payments on bills, but I asked early this month for the bill to be paid and I would think it would be paid by now.

From:

Margaret Sandercock <mbs@goodfarblaw.com>

Date: Thursday, July 14, 2022 at 9:24 AM

To: David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, erez horovitz <ehorovitz@gmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Harassment case

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Date: Jul 14, 2022 11:30 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Margaret Sandercock <mbs@goodfarblaw.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Harassment case

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Erez Horovitz

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978 302 3680

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Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Harassment case

I can be available Monday till about 1 pm. Tuesday is not a good day, I have half day trial and undoubtedly will need the morning to prepare. I had wanted to do whatever we needed to do before 4 pm today due to the conference; this

is time sensitive and pace is a problem.

Concerning getting us paid, our bills are due when you receive them so even the June work is 2 weeks late in being paid. We hoped to receive this payment in order to pay staff tomorrow.

From:

erez horovitz <ehorovitz@gmail.com>

Date: Thursday, July 14, 2022 at 11:30 AM

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Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

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Date: Jul 14, 2022 04:04 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Jenifer Orefice <jo@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: TA Invoice

Putting this in the mail today.

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Kate

From: Jenifer Orefice <jo@goodfarblaw.com>

Sent: Thursday, June 30, 2022 12:41 PM

To: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>

Subject: Re: TA Invoice

Great, thank you!

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

JO@Goodfarblaw.com

NYC Office:

110 East 59th Street, 22nd floor

New York, NY 10022

Phone: 212.509.0440

Fax: 212.509.0464

From:

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I'll collect from tenants and get this to you after the 4th of July holiday.

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Erez Horovitz

erezhorovitz.com

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In the future can we do a credit card or ach payment for speeds sake?

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I put a check for \$700 in the mail today.

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Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

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erezhorovitz.com

ehorovitz@gmail.com

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Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

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To: David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, erez horovitz <ehorovitz@gmail.com>,

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Subject: Re: Harassment case

My only availability Monday is in the morning.

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Date: Friday, July 15, 2022 at 2:26 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

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Subject: Re: Thoughts above the buyout

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From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

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To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

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ehorovitz@gmail.com
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David Mortimer May
97 Green Street, #G22
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USA
(615) 429-4414
The Land of Tradition

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Anyway - let's talk soon.

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Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

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Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip

flops a lot. She wrote in an email that the harassment case is weak and not to ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

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David Mortimer

May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

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Cc: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, philhub <philhub@protonmail.com>

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Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

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The Land of Tradition

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in Greenpoint and I couldn't do that in GP. I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought

it would be best for everyone especially because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able

to prove I spent 5 month there instead of 6. She said it would depend on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it.

She said I would have to show every single bank statement, every debit card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why Iwas a target. She said she has no reason but what other people have said about me. I said I will scream

if I hear that again. She said she knows I've been away, so I have been away, and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty will do that then we should just move forward like everything is fine since it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right about that. She said it happened to another client, and the court saw everythign she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330.

It would have to be my only option. My apartment is huge. I'm on the corner. Marty can't build anything next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery

from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everything could get screwed.

Anyway - let's talk soon.

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Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

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I put a check for \$700 in the mail today.

Sorry I did it so late.

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That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my

case, his position is seriously compromised. Marty will spend exponentially more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said, Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

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David Mortimer

May

97 Green Street, #G22

Brooklyn, NY 11222

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(615) 429-4414

The Land of Tradition

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978 302 3680

Date: Jul 18, 2022 03:51 PM

From: philhub <philhub@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: David May <davidmortimermay@gmail.com>, Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Thoughts above the buyout

Thank you Katherine, for the report on your conversation with Margaret. She said basically the same thing to Unit G12 on this past Friday in a call that she initiated. Like David said, we didn't come to her to negotiate a buyout! When the subject was mentioned, we said we would rather stay and get PAAs (or not), but would be willing to listen to an offer. We didn't "authorize" her as far as I know, but perhaps need to look at her TA retainer/contract just in case.

We would like to discuss more and bring questions in a TA meeting today if possible.

Sent with Proton Mail secure email.

----- Original Message -----

On Monday, July 18th, 2022 at 9:05 AM, erez horovitz <ehorovitz@gmail.com> wrote:

Great write up, Ty for all this Kate. I know Christian has reached out to the Kolbs, is it worth getting together one more time before having a group meeting with Margaret? And if so is there a time that works for everybody. I'm available this morning until 12 and then I'll be back available tomorrow in the afternoon for the rest of the week.

On Mon, Jul 18, 2022 at 8:39 AM David May <davidmortimermay@gmail.com> wrote:

*correct

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Still, at this point I think she is about my unit/my desire to leave

On Mon, Jul 18, 2022 at 7:37 AM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah,

that matters. It wasn't her only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together.

I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new lawyers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP. I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out to buy property other places.

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Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion about who the author(s) is...

Sent with

Proton Mail secure email.

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Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

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The Land of Tradition

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To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, erez horovitz <ehorovitz@gmail.com>

Subject: Re: Thoughts above the buyout

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It's in Margret's retainer that she gets 10% if she negotiates a buy out.

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it would be best for everyone especially because of Marty's new lawyers.

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She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330.

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Anyway - let's talk soon.

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ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

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contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need

to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person,

but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

Its my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It's seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on

the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

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Did you give her "settlement authorization" in a written agreement?

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Thanks.

Peace,

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Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

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of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

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Its my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It's seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

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That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

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On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

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Erez Horovitz

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ehorovitz@gmail.com

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The Land of Tradition

Date: Jul 18, 2022 06:28 PM

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Cc: erez horovitz <ehorovitz@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I agree with Kate, it does matter that Margaret would say that, it's disingenuous. She's using a lie to get us to move into a buyout negotiation. One where she would be making \$270,000, according to her buyout recommendations. It seems like she is putting her own agenda before ours and fabricating stories to sway us, as individuals. Divide and conquer.

Erez, did you give Margaret the \$750,000 number? Or did anyone else? Maybe David did when he talked with her.

David, Margaret should not be pressuring you to take a buyout by using scare tactics, she should not be telling the rest of the group that you and Phil reached out to her to negotiate a buyout. She told me that Theo, Phil's roommate, authorized negotiation rights to her. That means not only does she have the right to negotiate a buyout, that also means that you have to take the number that she gives you, and she gets 10% of the payout.

The Golden Drum fired her because she negotiated a buyout without their final authorization and she said she wouldn't represent them anymore if they didn't take it. They fired her. The buyout was ridiculously low, and she agreed to fact that is was really low when I called her out on it. Margaret is already telling me that I have a weak harassment case, which is the complete opposite of what she has been telling me, and said to not "make her represent" me is such a case. Disappointing to say the least. Clearly there's something else going on.

She originally stated that several people in the group had approached her about a buyout. Not reality.

We didn't hire her to negotiate a buyout. That was never put in the table. We paid a lot of money to proceed with a harassment case to leverage a PAA, not a buyout.

Getting the PAA will only strengthen our position in maximizing a buyout, as well as allow us to build our desired layouts.

We should meet as a group before we meet with Margaret. Let's figure out a time for this week. Sooner the better.

This is a delicate situation with Margaret. We need to get on the same page as a group and move forward cohesively.

Please keep this discussion to yourself. We should share info with Margaret after we get on the same page as a group.

Either way, we should have her subpoena the NC records. The Loft Board will most likely not hold on to them until the actual day of the trial. If we have the record pre-trial, it will strengthen our case and may cause Marty to give us the PAA...but maybe not. Either way we'll have the evidence.

We should look into finding another Loft Law attorney, one that is younger and not seemingly trying to cash out before retirement. Margaret can be an effective advocate when she wants to be and she has many years of experience so let's play it by ear but have another option, if need be.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah,

that matters. It wasn't her only reason but still.

From: David May <davidmortimermay@gmail.com>

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To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

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Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together.

I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new lawyers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP. I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought

it would be best for everyone especially because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able

to prove I spent 5 month there instead of 6. She said it would depend on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it.

She said I would have to show every single bank statement, every debit card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why Iwas a target. She said she has no reason but what other people have said about me. I said I will scream

if I hear that again. She said she knows I've been away, so I have been away, and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty

will do that then we should just move forward like everything is fine since it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've

purchased to a judge. I'll have to look into that and see if she's right about that. She said it happened to another client, and the court saw everything she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330.

It would have to be my only option. My apartment is huge. I'm on the corner. Marty can't build anything next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery

from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everything could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

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Sent: Friday, July 15, 2022 1:49 PM

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Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

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Subject: Re: Thoughts above the buyout

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

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Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

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erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

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David Mortimer

May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Jul 18, 2022 03:43 PM

From: David May <davidmortimermay@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, erez horovitz <ehorovitz@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah,

that matters. It wasn't her only reason but still.

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Sent: Monday, July 18, 2022 12:30 AM

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Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together.

I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new layers are vicious and it makes her worried.

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David Mortimer

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(615) 429-4414

The Land of Tradition

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The Land of Tradition

Date: Jul 18, 2022 08:14 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: David May <davidmortimermay@gmail.com>, Christian Gray <christiangray3@protonmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

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To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

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to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person,

but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

Its my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It's seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion

about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

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I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

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Did anyone give numbers?

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My unit is @ 1,700 sq.ft

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That's market rate right now in our area.

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Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

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about who the author(s) is...

Sent with

Proton Mail secure email.

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Erez Horovitz

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ehorovitz@gmail.com

978 302 3680

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978 302 3680

Date: Jul 19, 2022 08:48 PM

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To: erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

It's 3:30 - 4:30 Utah time. 5-6 EST

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I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

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Getting the record will also hold Michael Bobbick accountable as well.

Peace,

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On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

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Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new layers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out

to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why I was a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty will do that then we should just move forward like everything is fine since

it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right about that. She said it happened to another client, and the court saw everythign she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anythign next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everthing could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need to review the contract that we signed as a group.

Thanks.

Peace,

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Sorry I did it so late.

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Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

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that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

Its my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It's seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion

about who the author(s) is...

Sent with
Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

Erez Horovitz
erezhorovitz.com
ehorovitz@gmail.com
978 302 3680

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The Land of Tradition

--

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May

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Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Jul 19, 2022 09:47 PM

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Cc: David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

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Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

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Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

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Thanks,

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I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

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Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

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Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

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On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

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It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new lawyers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out

to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially

because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why Iwas a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty will do that then we should just move forward like everything is fine since

it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right about that. She said it happened to another client, and the court saw everything she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anything next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everything could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need

to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person,

but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

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Unit G12 is ready to tune in at 5;30 est

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From: erez horovitz <ehorovitz@gmail.com>

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To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

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I put a check for \$700 in the mail today.

Sorry I did it so late.

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Erez

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of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

Its my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It's seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion

about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

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David

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USA

(615) 429-4414

The Land of Tradition

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Date: Jul 20, 2022 01:51 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: philhub <philhub@protonmail.com>, erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray
<christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5:30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

From: David May <davidmortimermay@gmail.com>

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To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new lawyers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

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to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

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That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

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Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion

about who the author(s) is...

Sent with
Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

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Erez Horovitz
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ehorovitz@gmail.com
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97
Green Street, #G22
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(615) 429-4414

The Land of Tradition

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ehorovitz@gmail.com

978 302 3680

Date: Jul 20, 2022 09:20 PM

From: ehorovitz@gmail.com

To: christiangray3@protonmail.com, philhub@protonmail.com, downiekathryn@hotmail.com, davidmortimermay@gmail.com

Subject: Invitation: 226 tenants meeting @ Wed Jul 20, 2022 5:35pm - 6:35pm (EDT)
(christiangray3@protonmail.com)
226 tenants meeting

Join with Google Meet - You have been invited by ehorovitz@gmail.com to attend an event named 226 tenants meeting on Wednesday Jul 20, 2022 · 5:35pm - 6:35pm (Eastern Time - New York).

Join with Google Meet

Meeting link

meet.google.com/wcv-zgfv-pks

Join by phone(US) +1 919-679-1633

PIN: 994869578

More phone numbers

When Wednesday Jul 20, 2022 · 5:35pm – 6:35pm (Eastern Time - New York)

Guests

ehorovitz@gmail.com - organizer

christiangray3@protonmail.com

philhub@protonmail.com

downiekathryn@hotmail.com

davidmortimermay@gmail.com View all guest info

Reply for christiangray3@protonmail.com

Yes

No

Maybe

More options

Invitation from Google Calendar

You are receiving this email because you are an attendee on the event. To stop receiving future updates for this event, decline this event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. Learn more

Date: Jul 20, 2022 09:32 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: philhub <philhub@protonmail.com>, erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

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Great, thanks everyone

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Unit G12 is ready to tune in at 5:30 est

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yes, 530 est works for me

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3:30-4:30 works for me too.

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Great,

Let's plan on tomorrow, the 330-430 works for me.

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I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new layers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially

because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for

scrutinized by multiply people .

I said I didn't understand why I was a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty will do that then we should just move forward like everything is fine since

it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right about that. She said it happened to another client, and the court saw everything she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anything next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everthing could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need

to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person,

but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

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The Land of Tradition

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Date: Jul 20, 2022 05:35 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout
226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link: <https://meet.google.com/wcv-zgfv-pks>

Or dial: +1 919-679-1633 PIN: 994869578

More phone numbers: <https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

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Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

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Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

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Getting the record will also hold Michael Bobbick accountable as well.

Peace,

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Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

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It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new layers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

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I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson

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She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

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We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

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She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anythign next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everthing could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person,

but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

Its my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It's seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment

suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

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David

Mortimer May

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(615) 429-4414

The Land of Tradition

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Date: Jul 22, 2022 12:25 AM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout
Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long road he'll sel now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have have to show every single this we spent money on and received money for?

What would out number be as a group if we took the buyout? Can we all have a different number? Erez \$750, Kate \$750 (maybe a little lower), David \$100 ?, Phil / Theo ?, Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial: +1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5:30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

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She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anythign next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everthing could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need

to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person,

but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

Its my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It's seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion

about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

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The Land of Tradition

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Date: Jul 21, 2022 08:27 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Margaret Sandercock <mbs@goodfarblaw.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Harassment case

Hey Margaret,

Sorry for the delay, it took us a moment to all get together as a group. We'd like to schedule a meeting with you were we can all be in attendance (but we'll have one of us speak for everyone for the most part).

Wondering what your availability was next week? A few options would be best so we can find a time that works for all of us.

Thanks

Erez

On Fri, Jul 15, 2022 at 3:16 PM Margaret Sandercock <mbs@goodfarblaw.com> wrote:

My only availability Monday is in the morning.

From: erez horovitz <ehorovitz@gmail.com>

Date: Friday, July 15, 2022 at 2:26 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Harassment case

Hey Margaret,

Kate dropped the check in the mail yesterday, apologies for the delay.

We're trying to find a time all of us can meet with you Monday before 1, will let you know when we settle on a time.

Thanks

Erez

On Thu, Jul 14, 2022 at 11:34 AM Margaret Sandercock <mbs@goodfarblaw.com> wrote:

I can be available Monday till about 1 pm. Tuesday is not a good day, I have half day trial and undoubtedly will need the morning to prepare. I had wanted to do whatever we needed

to do before 4 pm today due to the conference; this is time sensitive and pace is a problem.

Concerning getting us paid, our bills are due when you receive them so even the June work is 2 weeks late in being paid. We hoped to receive this payment in order to pay staff tomorrow.

From:

erez horovitz <ehorovitz@gmail.com>

Date: Thursday, July 14, 2022 at 11:30 AM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Harassment case

Hey Margaret,

Apologies on the outstanding balance, we're getting to the bottom of it and will pay our outstanding balance as soon as possible.

Per your suggestion, a group call might be a good next step for us just so we can all be on the same page.

What is your availability early next week? We are hoping to meet before hand and collect our thoughts before then.

Thanks again for your help and patience.

Erez

On Thu, Jul 14, 2022 at 11:13 AM Margaret Sandercock <mbs@goodfarblaw.com> wrote:

Also, as you know I have a conference today on the harassment application. My understanding of our billing records is that we have not been paid the TA bill for 3 mo. and you

owe us \$700 or so, before today's billing. We count on having our bills paid monthly at the time they are sent. My partner, who has the responsibility of managing our finances, is quite upset that we have not been paid. I understand that Kate's job at

the moment is not ideally suited to making payments on bills, but I asked early this month for the bill to be paid and I would think it would be paid by now.

From:

Margaret Sandercock <mbs@goodfarblaw.com>

Date: Thursday, July 14, 2022 at 9:24 AM

To: David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, erez horovitz <ehorovitz@gmail.com>,

Christian Gray <christiangray3@protonmail.com>

Subject: Harassment case

I have not heard from some of you. I want to make sure you understand that if we proceed on the harassment case, it is unlikely you will ever be bought out because the landlord will not be able to deregulate your units. If we do not proceed on the harassment case, you will not get the PAA's that some of you need. So that you know, I am authorized to negotiate buyouts for Lockhart and Post/Hanover who are not yet covered. I cannot

be required to get people I don't represent out of the building - I hear there is someone I don't represent with a high demand but the landlord is not asking me to work that out.

Those of you who have contacted me have raised questions that others may also have. For example, if you are vulnerable to a primary residence case, that of course affects a buyout.

At some point, the landlord will just pay his lawyers to evict you rather than pay you money. Price per sq. foot was raised by one of you - but that has no bearing on this type of buyout. It is not determined by sq. ft. The issue of a subpoena for Loft

Board records about the PAA's was raised. I can't ask for a subpoena until there is a trial date and the subpoena is returnable (must be complied with) on the trial date, so we can't at this time get that information.

This is very time sensitive. All I can do is give you the best of my advice. Some of you are vulnerable to a primary residence case. I know that if you ever leave the building, all of you want to be bought out, and not just move out. I'd suggest you talk with one another because a total package has to make sense. I am also completely willing to schedule a meeting by Zoom or some other platform, or at my office, if it would help.

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recipient or an agent responsible for delivering it to the intended recipient, you have received this e-mail in error. If you have received this e-mail in error, please call Goodfarb & Sandercock, LLP at (914) 428-3400 to advise us of the same, delete the

original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

--

Erez Horovitz

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ehorovitz@gmail.com

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Date: Jul 25, 2022 08:29 AM

From: David May <davidmortimermay@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout
Have we heard back from Margaret?

Also- I would hope my number in a group buyout would be much higher than 100k, if there was a group buyout. Not sure where 100k came from.

On Thu, Jul 21, 2022 at 8:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long road he'll sel now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have have to show every single this we spent money on and received money for?

What would out number be as a group if we took the buyout? Can we all have a different number? Erez \$750, Kate \$750 (maybe a little lower), David \$100 ?, Phil / Theo ?, Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial: +1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray
<christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5:30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anything else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new layers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why Iwas a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows I've been away, so I have been away,

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She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everthing could get screwed.

Anyway - let's talk soon.

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From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

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We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

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contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need

to review the contract that we signed as a group.

Thanks.

Peace,

Christian

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Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

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Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

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Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person,

but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

It's my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion

about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

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978 302 3680

--

David

Mortimer May

97

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USA

(615) 429-4414

The Land of Tradition

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David

Mortimer

May

97

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The

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--

David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Jul 25, 2022 08:57 AM

From: erez horovitz <ehorovitz@gmail.com>

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

No word from Margaret yet, if I don't hear back today I'll reach back out.

I'll go through these notes and streamline into a script we can use when we meet with her, before that happens I'll share with everyone so we're all on the same page on all points, including what amount we would consider for a buyouts. We v informally talked about numbers, but now would be a good time to decide what that number is (ideally) and what we'd all be willing to accept in negotiation.

On Mon, Jul 25, 2022 at 8:29 AM David May <davidmortimermay@gmail.com> wrote:

Have we heard back from Margaret?

Also- I would hope my number in a group buyout would be much higher than 100k, if there was a group buyout. Not sure where 100k came from.

On Thu, Jul 21, 2022 at 8:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long road he'll sel now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have have to show every single this we spent money on and received money for?

What would out number be as a group if we took the buyout? Can we all have a different number? Erez \$750, Kate \$750 (maybe a little lower), David \$100 ?, Phil / Theo ?, Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial: +1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5:30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

From: David May <davidmortimermay@gmail.com>

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To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new layers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why I was a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows I've been away, so I have been away,

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Anyway - let's talk soon.

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Sorry I did it so late.

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Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person,

but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

Its my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It's seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

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@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

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David

Mortimer May

97

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Brooklyn,

NY 11222

USA

(615) 429-4414

The Land of Tradition

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David

Mortimer

May

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The

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The Land of Tradition

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Erez Horovitz

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ehorovitz@gmail.com

978 302 3680

Date: Jul 25, 2022 09:03 AM

From: erez horovitz <ehorovitz@gmail.com>

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Margaret just got back to me, she's available anytime during business hours on Wednesday.

Can we make that work? If anyone has any preference on time, please let me know, would like to get back to her today w a time that works for all of us.

On Mon, Jul 25, 2022 at 8:57 AM erez horovitz <ehorovitz@gmail.com> wrote:

No word from Margaret yet, if I don't hear back today I'll reach back out.

I'll go through these notes and streamline into a script we can use when we meet with her, before that happens I'll share with everyone so we're all on the same page on all points, including what amount we would consider for a buyouts. We v informally talked about numbers, but now would be a good time to decide what that number is (ideally) and what we'd all be willing to accept in negotiation.

On Mon, Jul 25, 2022 at 8:29 AM David May <davidmortimermay@gmail.com> wrote:

Have we heard back from Margaret?

Also- I would hope my number in a group buyout would be much higher than 100k, if there was a group buyout. Not sure where 100k came from.

On Thu, Jul 21, 2022 at 8:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long road he'll sel now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have have to show every single this we spent money on and received money for?

What would out number be as a group if we took the buyout? Can we all have a different number? Erez \$750, Kate \$750 (maybe a little lower), David \$100 ?, Phil / Theo ?, Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial: +1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5:30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new layers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why Iwas a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty will do that then we should just move forward like everything is fine since

it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right about that. She said it happened to another client, and the court saw everythign she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anything next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everything could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill

and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need

to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

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that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

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to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

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@ \$1,300 x 1,700 square.ft = \$2.21M

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That's market rate right now in our area.

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(615) 429-4414

The Land of Tradition

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978 302 3680

Date: Jul 25, 2022 05:49 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I could be available Sat / Sun / or Monday.

I'm on a trip right now until Friday evening.

The problem is I can't even plan a place with service because we are on our way to spend 4 days in Yosemite but because of the fires we might get rerouted and I honestly don't even know

where we'll be in the next couple days.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 9:03 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Margaret just got back to me, she's available anytime during business hours on Wednesday.

Can we make that work? If anyone has any preference on time, please let me know, would like to get back to her today w a time that works for all of us.

On Mon, Jul 25, 2022 at 8:57 AM erez horovitz <ehorovitz@gmail.com> wrote:

No word from Margaret yet, if I don't hear back today I'll reach back out.

I'll go through these notes and streamline into a script we can use when we meet with her, before that happens I'll share with everyone so we're all on the same page on all points, including what amount we would consider for a buyouts. We v

informally talked about numbers, but now would be a good time to decide what that number is (ideally) and what we'd all be willing to accept in negotiation.

On Mon, Jul 25, 2022 at 8:29 AM David May <davidmortimermay@gmail.com> wrote:

Have we heard back from Margaret?

Also- I would hope my number in a group buyout would be much higher than 100k, if there was a group buyout. Not sure where 100k came from.

On Thu, Jul 21, 2022 at 8:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long road he'll sell now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have have to show every single this we spent money on and received money for?

What would our number be as a group if we took the buyout? Can we all have a different number? Erez \$750, Kate \$750 (maybe a little lower), David \$100 ?, Phil / Theo ?, Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial: +1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5:30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they

are friends, but that
we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new layers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay

in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out

to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially

because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why Iwas a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty will do that then we should just move forward like everything is fine since

it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right

about that. She said it happened to another client, and the court saw everythign she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anythign next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everthing could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need

to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person,

but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

Its my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA

because he wants us leave. It's seems to me that this would be an ideal situation to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

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Date: Jul 25, 2022 02:01 PM

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To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Are you ok not being in this meeting? We can take notes for you.

My concern is that Margaret is already expressing that timeline wise we're behind schedule.

On Mon, Jul 25, 2022 at 1:49 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I could be available Sat / Sun / or Monday.

I'm on a trip right now until Friday evening.

The problem is I can't even plan a place with service because we are on our way to spend 4 days in Yosemite but because of the fires we might get rerouted and I honestly don't even know

where we'll be in the next couple days.

Kate

From: erez horovitz <ehorovitz@gmail.com>

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On Mon, Jul 25, 2022 at 8:57 AM erez horovitz <ehorovitz@gmail.com> wrote:

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Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not preferable.

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Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial: +1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5:30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new layers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why Iwas a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty will do that then we should just move forward like everything is fine since

it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right about that. She said it happened to another client, and the court saw everythign she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anything next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everything could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill

and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need

to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person, but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

Its my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It's seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion

about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

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--

David

Mortimer May

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978 302 3680

Date: Jul 25, 2022 06:21 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I would like to be there but if that's what has to happen I understand. Just take good notes and maybe I could do a quick phone convo with you after.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 2:01 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Are you ok not being in this meeting? We can take notes for you.

My concern is that Margaret is already expressing that timeline wise we're behind schedule.

On Mon, Jul 25, 2022 at 1:49 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I could be available Sat / Sun / or Monday.

I'm on a trip right now until Friday evening.

The problem is I can't even plan a place with service because we are on our way to spend 4 days in Yosemite but because of the fires we might get rerouted and I honestly don't even know where we'll be in the next

couple days.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 9:03 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Margaret just got back to me, she's available anytime during business hours on Wednesday.

Can we make that work? If anyone has any preference on time, please let me know, would like to get back to her today w a time that works for all of us.

On Mon, Jul 25, 2022 at 8:57 AM erez horovitz <ehorovitz@gmail.com> wrote:

No word from Margaret yet, if I don't hear back today I'll reach back out.

I'll go through these notes and streamline into a script we can use when we meet with her, before that happens I'll share with everyone so we're all on the same page on all points, including what amount we would consider for a buyouts. We v

informally talked about numbers, but now would be a good time to decide what that number is (ideally) and what we'd all be willing to accept in negotiation.

On Mon, Jul 25, 2022 at 8:29 AM David May <davidmortimermay@gmail.com> wrote:

Have we heard back from Margaret?

Also- I would hope my number in a group buyout would be much higher than 100k, if there was a group buyout. Not sure where 100k came from.

On Thu, Jul 21, 2022 at 8:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long road he'll sel now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have have to show every single this we spent money on and received money for?

What would out number be as a group if we took the buyout? Can we all have a different number? Erez \$750, Kate \$750 (maybe a little lower), David \$100 ?, Phil / Theo ?, Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law protection?

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philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial: +1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

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Great, thanks everyone

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Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5;30 est

Sent with

Proton Mail secure email.

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Sent: Tuesday, July 19, 2022 5:10 PM

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I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new layers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out

to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially

because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why Iwas a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty will do that then we should just move forward like everything is fine since

it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right

about that. She said it happened to another client, and the court saw everythign she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anythign next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everthing could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need

to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person,

but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

Its my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It's seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

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The Land of Tradition

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Date: Jul 25, 2022 02:28 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'll ask her about Monday, but if she pushes back for this Wednesday, we'll take notes and have a phone call.

On Mon, Jul 25, 2022 at 2:21 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I would like to be there but if that's what has to happen I understand. Just take good notes and maybe I could do a quick phone convo with you after.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 2:01 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Are you ok not being in this meeting? We can take notes for you.

My concern is that Margaret is already expressing that timeline wise we're behind schedule.

On Mon, Jul 25, 2022 at 1:49 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I could be available Sat / Sun / or Monday.

I'm on a trip right now until Friday evening.

The problem is I can't even plan a place with service because we are on our way to spend 4 days in Yosemite but because of the fires we might get rerouted and I honestly don't even know where we'll be in the next

couple days.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 9:03 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Margaret just got back to me, she's available anytime during business hours on Wednesday.

Can we make that work? If anyone has any preference on time, please let me know, would like to get back to her today w a time that works for all of us.

On Mon, Jul 25, 2022 at 8:57 AM erez horovitz <ehorovitz@gmail.com> wrote:

No word from Margaret yet, if I don't hear back today I'll reach back out.

I'll go through these notes and streamline into a script we can use when we meet with her, before that happens I'll share with everyone so we're all on the same page on all points, including what amount we would consider for a buyouts. We v

informally talked about numbers, but now would be a good time to decide what that number is (ideally) and what we'd all be willing to accept in negotiation.

On Mon, Jul 25, 2022 at 8:29 AM David May <davidmortimermay@gmail.com> wrote:

Have we heard back from Margaret?

Also- I would hope my number in a group buyout would be much higher than 100k, if there was a group buyout. Not sure where 100k came from.

On Thu, Jul 21, 2022 at 8:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long road he'll sel now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have have to show every single this we spent money on and received money for?

What would out number be as a group if we took the buyout? Can we all have a different number? Erez \$750, Kate \$750 (maybe a little lower), David \$100 ?, Phil / Theo ?, Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial: +1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5;30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

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From: David May <davidmortimermay@gmail.com>

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Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

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She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why Iwas a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that

Marty will do that then we should just move forward like everything is fine since it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right about that. She said it happened to another client, and the court saw everything she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anything next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everything could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need

to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person,

but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

Its my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It's seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

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erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

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Date: Jul 25, 2022 06:54 PM

From: Christian Gray <christiangray3@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

We should push for Monday so Kate can be there.

On Mon, Jul 25, 2022 at 2:28 PM, erez horovitz <ehorovitz@gmail.com> wrote:

I'll ask her about Monday, but if she pushes back for this Wednesday, we'll take notes and have a phone call.

On Mon, Jul 25, 2022 at 2:21 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I would like to be there but if that's what has to happen I understand. Just take good notes and maybe I could do a quick phone convo with you after.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 2:01 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Are you ok not being in this meeting? We can take notes for you.

My concern is that Margaret is already expressing that timeline wise we're behind schedule.

On Mon, Jul 25, 2022 at 1:49 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I could be available Sat / Sun / or Monday.

I'm on a trip right now until Friday evening.

The problem is I can't even plan a place with service because we are on our way to spend 4 days in Yosemite but because of the fires we might get rerouted and I honestly don't even know where we'll be in the next

couple days.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 9:03 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Margaret just got back to me, she's available anytime during business hours on Wednesday.

Can we make that work? If anyone has any preference on time, please let me know, would like to get back to her today w a time that works for all of us.

On Mon, Jul 25, 2022 at 8:57 AM erez horovitz <ehorovitz@gmail.com> wrote:

No word from Margaret yet, if I don't hear back today I'll reach back out.

I'll go through these notes and streamline into a script we can use when we meet with her, before that happens I'll share with everyone so we're all on the same page on all points, including what amount we would consider for a buyouts. We v

informally talked about numbers, but now would be a good time to decide what that number is (ideally) and what we'd all be willing to accept in negotiation.

On Mon, Jul 25, 2022 at 8:29 AM David May <davidmortimermay@gmail.com> wrote:

Have we heard back from Margaret?

Also- I would hope my number in a group buyout would be much higher than 100k, if there was a group buyout. Not sure where 100k came from.

On Thu, Jul 21, 2022 at 8:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long road he'll sel now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have have to show every single this we spent money on and received money for?

What would out number be as a group if we took the buyout? Can we all have a different number? Erez \$750, Kate \$750 (maybe a little lower), David \$100 ?, Phil / Theo ?, Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial: +1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5:30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new layers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why Iwas a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty will do that then we should just move forward like everything is fine since

it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right about that. She said it happened to another client, and the court saw everythign she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anything next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everything could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill

and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need

to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person, but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

Its my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It's seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion

about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

erezhorovitz.com

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978 302 3680

Date: Jul 25, 2022 03:09 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Margaret has 3 - 4:30pm available on Monday, does this work for everyone?

On Mon, Jul 25, 2022 at 2:54 PM Christian Gray <christiangray3@protonmail.com> wrote:

We should push for Monday so Kate can be there.

On Mon, Jul 25, 2022 at 2:28 PM, erez horovitz <ehorovitz@gmail.com> wrote:

I'll ask her about Monday, but if she pushes back for this Wednesday, we'll take notes and have a phone call.

On Mon, Jul 25, 2022 at 2:21 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I would like to be there but if that's what has to happen I understand. Just take good notes and maybe I could do a quick phone convo with you after.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 2:01 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Are you ok not being in this meeting? We can take notes for you.

My concern is that Margaret is already expressing that timeline wise we're behind schedule.

On Mon, Jul 25, 2022 at 1:49 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I could be available Sat / Sun / or Monday.

I'm on a trip right now until Friday evening.

The problem is I can't even plan a place with service because we are on our way to spend 4 days in Yosemite but because of the fires we might get rerouted and I honestly don't even know where we'll be in the next

couple days.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 9:03 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Margaret just got back to me, she's available anytime during business hours on Wednesday.

Can we make that work? If anyone has any preference on time, please let me know, would like to get back to her today w a time that works for all of us.

On Mon, Jul 25, 2022 at 8:57 AM erez horovitz <ehorovitz@gmail.com> wrote:

No word from Margaret yet, if I don't hear back today I'll reach back out.

I'll go through these notes and streamline into a script we can use when we meet with her, before that happens I'll share with everyone so we're all on the same page on all points, including what amount we would consider for a buyouts. We v

informally talked about numbers, but now would be a good time to decide what that number is (ideally) and what we'd all be willing to accept in negotiation.

On Mon, Jul 25, 2022 at 8:29 AM David May <davidmortimermay@gmail.com> wrote:

Have we heard back from Margaret?

Also- I would hope my number in a group buyout would be much higher than 100k, if there was a group buyout. Not sure where 100k came from.

On Thu, Jul 21, 2022 at 8:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long road he'll sell now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have have to show every single this we spent money on and received money for?

What would our number be as a group if we took the buyout? Can we all have a different number? Erez \$750, Kate \$750 (maybe a little lower), David \$100 ?, Phil / Theo ?, Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial: +1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5:30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new layers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson

Valley and giving lots of examples of how her other clients use there buy out to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why Iwas a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty will do that then we should just move forward like everything is fine since

it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right

about that. She said it happened to another client, and the court saw everythign she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anythign next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everthing could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person,

but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

Its my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It's seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment

suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

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978 302 3680

--

David

Mortimer May

97

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Brooklyn,

NY 11222

USA

(615) 429-4414

The Land of Tradition

--

David

Mortimer

May

97

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Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Jul 25, 2022 07:30 PM

From: Christian Gray <christiangray3@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

My apologies, I just remembered that I'll be on a plane that leaves at 3:38pm on Monday. Can we do Tuesday? Or Saturday?

On Mon, Jul 25, 2022 at 3:09 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Margaret has 3 - 4:30pm available on Monday, does this work for everyone?

On Mon, Jul 25, 2022 at 2:54 PM Christian Gray <christiangray3@protonmail.com> wrote:

We should push for Monday so Kate can be there.

On Mon, Jul 25, 2022 at 2:28 PM, erez horovitz <ehorovitz@gmail.com> wrote:

I'll ask her about Monday, but if she pushes back for this Wednesday, we'll take notes and have a phone call.

On Mon, Jul 25, 2022 at 2:21 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I would like to be there but if that's what has to happen I understand. Just take good notes and maybe I could do a quick phone convo with you after.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 2:01 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Are you ok not being in this meeting? We can take notes for you.

My concern is that Margaret is already expressing that timeline wise we're behind schedule.

On Mon, Jul 25, 2022 at 1:49 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I could be available Sat / Sun / or Monday.

I'm on a trip right now until Friday evening.

The problem is I can't even plan a place with service because we are on our way to spend 4 days in Yosemite but because of the fires we might get rerouted and I honestly don't even know where we'll be in the next

couple days.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 9:03 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Margaret just got back to me, she's available anytime during business hours on Wednesday.

Can we make that work? If anyone has any preference on time, please let me know, would like to get back to her today w a time that works for all of us.

On Mon, Jul 25, 2022 at 8:57 AM erez horovitz <ehorovitz@gmail.com> wrote:

No word from Margaret yet, if I don't hear back today I'll reach back out.

I'll go through these notes and streamline into a script we can use when we meet with her, before that happens I'll share with everyone so we're all on the same page on all points, including what amount we would consider for a buyouts. We v

informally talked about numbers, but now would be a good time to decide what that number is (ideally) and what we'd all be willing to accept in negotiation.

On Mon, Jul 25, 2022 at 8:29 AM David May <davidmortimermay@gmail.com> wrote:

Have we heard back from Margaret?

Also- I would hope my number in a group buyout would be much higher than 100k, if there was a group buyout. Not sure where 100k came from.

On Thu, Jul 21, 2022 at 8:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long road he'll sel now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have have to show every single this we spent money on and received money for?

What would out number be as a group if we took the buyout? Can we all have a different number? Erez \$750, Kate \$750 (maybe a little lower), David \$100 ?, Phil / Theo ?, Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial: +1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5:30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new layers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why Iwas a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty will do that then we should just move forward like everything is fine since

it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right about that. She said it happened to another client, and the court saw everythign she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anything next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everything could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill

and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need

to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

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I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person, but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

Its my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It's seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion

about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

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--

David

Mortimer May

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USA

(615) 429-4414

The Land of Tradition

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978 302 3680

Date: Jul 25, 2022 07:33 PM

From: Christian Gray <christiangray3@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Scratch that! I can do Monday at 3:30. Had the date mixed up.

On Mon, Jul 25, 2022 at 3:30 PM, Christian Gray <christiangray3@protonmail.com> wrote:

My apologies, I just remembered that I'll be on a plane that leaves at 3:38pm on Monday. Can we do Tuesday? Or Saturday?

On Mon, Jul 25, 2022 at 3:09 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Margaret has 3 - 4:30pm available on Monday, does this work for everyone?

On Mon, Jul 25, 2022 at 2:54 PM Christian Gray <christiangray3@protonmail.com> wrote:

We should push for Monday so Kate can be there.

On Mon, Jul 25, 2022 at 2:28 PM, erez horovitz <ehorovitz@gmail.com> wrote:

I'll ask her about Monday, but if she pushes back for this Wednesday, we'll take notes and have a phone call.

On Mon, Jul 25, 2022 at 2:21 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I would like to be there but if that's what has to happen I understand. Just take good notes and maybe I could do a quick phone convo with you after.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 2:01 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Are you ok not being in this meeting? We can take notes for you.

My concern is that Margaret is already expressing that timeline wise we're behind schedule.

On Mon, Jul 25, 2022 at 1:49 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I could be available Sat / Sun / or Monday.

I'm on a trip right now until Friday evening.

The problem is I can't even plan a place with service because we are on our way to spend 4 days in Yosemite but because of the fires we might get rerouted and I honestly don't even know where we'll be in the next

couple days.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 9:03 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Margaret just got back to me, she's available anytime during business hours on Wednesday.

Can we make that work? If anyone has any preference on time, please let me know, would like to get back to her today w a time that works for all of us.

On Mon, Jul 25, 2022 at 8:57 AM erez horovitz <ehorovitz@gmail.com> wrote:

No word from Margaret yet, if I don't hear back today I'll reach back out.

I'll go through these notes and streamline into a script we can use when we meet with her, before that happens I'll share with everyone so we're all on the same page on all points, including what amount we would consider for a buyouts. We v

informally talked about numbers, but now would be a good time to decide what that number is (ideally) and what we'd all be willing to accept in negotiation.

On Mon, Jul 25, 2022 at 8:29 AM David May <davidmortimermay@gmail.com> wrote:

Have we heard back from Margaret?

Also- I would hope my number in a group buyout would be much higher than 100k, if there was a group buyout. Not sure where 100k came from.

On Thu, Jul 21, 2022 at 8:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long road he'll sel now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have have to show every single this we spent money on and received money for?

What would out number be as a group if we took the buyout? Can we all have a different number? Erez \$750, Kate \$750 (maybe a little lower), David \$100 ?, Phil / Theo ?, Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial: +1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5:30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new lawyers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out

to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially

because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why Iwas a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows

I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty will do that then we should just move forward like everything is fine since

it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right about that. She said it happened to another client, and the court saw everything she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anything next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everything could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need

to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person,

but if someone feels strongly about it, happy to let them take the lead.

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On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

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It's my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

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--

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Mortimer May

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USA

(615) 429-4414

The Land of Tradition

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Erez Horovitz
erezhorovitz.com
ehorovitz@gmail.com
978 302 3680

Date: Jul 25, 2022 07:33 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>

Cc: David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Amazing everyone, thanks

From: Christian Gray <christiangray3@protonmail.com>

Sent: Monday, July 25, 2022 3:33 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Scratch that! I can do Monday at 3:30. Had the date mixed up.

On Mon, Jul 25, 2022 at 3:30 PM, Christian Gray <christiangray3@protonmail.com> wrote:

My apologies, I just remembered that I'll be on a plane that leaves at 3:38pm on Monday. Can we do Tuesday? Or Saturday?

On Mon, Jul 25, 2022 at 3:09 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Margaret has 3 - 4:30pm available on Monday, does this work for everyone?

On Mon, Jul 25, 2022 at 2:54 PM Christian Gray <christiangray3@protonmail.com> wrote:

We should push for Monday so Kate can be there.

On Mon, Jul 25, 2022 at 2:28 PM, erez horovitz <ehorovitz@gmail.com> wrote:

I'll ask her about Monday, but if she pushes back for this Wednesday, we'll take notes and have a phone call.

On Mon, Jul 25, 2022 at 2:21 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I would like to be there but if that's what has to happen I understand. Just take good notes and maybe I could do a quick phone convo with you after.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 2:01 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Are you ok not being in this meeting? We can take notes for you.

My concern is that Margaret is already expressing that timeline wise we're behind schedule.

On Mon, Jul 25, 2022 at 1:49 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I could be available Sat / Sun / or Monday.

I'm on a trip right now until Friday evening.

The problem is I can't even plan a place with service because we are on our way to spend 4 days in Yosemite but because of the fires we might get rerouted and I honestly don't even know where we'll be in the next

couple days.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 9:03 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Margaret just got back to me, she's available anytime during business hours on Wednesday.

Can we make that work? If anyone has any preference on time, please let me know, would like to get back to her today w a time that works for all of us.

On Mon, Jul 25, 2022 at 8:57 AM erez horovitz <ehorovitz@gmail.com> wrote:

No word from Margaret yet, if I don't hear back today I'll reach back out.

I'll go through these notes and streamline into a script we can use when we meet with her, before that happens I'll share with everyone so we're all on the same page on all points, including what amount we would consider for a buyouts. We v

informally talked about numbers, but now would be a good time to decide what that number is (ideally) and what we'd all be willing to accept in negotiation.

On Mon, Jul 25, 2022 at 8:29 AM David May <davidmortimermay@gmail.com> wrote:

Have we heard back from Margaret?

Also- I would hope my number in a group buyout would be much higher than 100k, if there was a group buyout. Not sure where 100k came from.

On Thu, Jul 21, 2022 at 8:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long road he'll sel now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have have to show every single this we spent money on and received money for?

What would out number be as a group if we took the buyout? Can we all have a different number? Erez \$750, Kate \$750 (maybe a little lower), David \$100 ?, Phil / Theo ?, Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial: +1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5:30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new layers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out

to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially

because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why I was a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty will do that then we should just move forward like everything is fine since

it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right

about that. She said it happened to another client, and the court saw everythign she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anythign next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everthing could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need

to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person,

but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

Its my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It's seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

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The Land of Tradition

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978 302 3680

Date: Jul 25, 2022 07:34 PM

From: Christian Gray <christiangray3@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Apologies again! Yes, I can do Monday 3-4:30.

On Mon, Jul 25, 2022 at 3:33 PM, Christian Gray <christiangray3@protonmail.com> wrote:

Scratch that! I can do Monday at 3:30. Had the date mixed up.

On Mon, Jul 25, 2022 at 3:30 PM, Christian Gray <christiangray3@protonmail.com> wrote:

My apologies, I just remembered that I'll be on a plane that leaves at 3:38pm on Monday. Can we do Tuesday? Or Saturday?

On Mon, Jul 25, 2022 at 3:09 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Margaret has 3 - 4:30pm available on Monday, does this work for everyone?

On Mon, Jul 25, 2022 at 2:54 PM Christian Gray <christiangray3@protonmail.com> wrote:

We should push for Monday so Kate can be there.

On Mon, Jul 25, 2022 at 2:28 PM, erez horovitz <ehorovitz@gmail.com> wrote:

I'll ask her about Monday, but if she pushes back for this Wednesday, we'll take notes and have a phone call.

On Mon, Jul 25, 2022 at 2:21 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I would like to be there but if that's what has to happen I understand. Just take good notes and maybe I could do a quick phone convo with you after.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 2:01 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Are you ok not being in this meeting? We can take notes for you.

My concern is that Margaret is already expressing that timeline wise we're behind schedule.

On Mon, Jul 25, 2022 at 1:49 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I could be available Sat / Sun / or Monday.

I'm on a trip right now until Friday evening.

The problem is I can't even plan a place with service because we are on our way to spend 4 days in Yosemite but because of the fires we might get rerouted and I honestly don't even know where we'll be in the next couple days.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 9:03 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Margaret just got back to me, she's available anytime during business hours on Wednesday.

Can we make that work? If anyone has any preference on time, please let me know, would like to get back to her today w a time that works for all of us.

On Mon, Jul 25, 2022 at 8:57 AM erez horovitz <ehorovitz@gmail.com> wrote:

No word from Margaret yet, if I don't hear back today I'll reach back out.

I'll go through these notes and streamline into a script we can use when we meet with her, before that happens I'll share with everyone so we're all on the same page on all points, including what amount we would consider for a buyouts. We v

informally talked about numbers, but now would be a good time to decide what that number is (ideally) and what we'd all be willing to accept in negotiation.

On Mon, Jul 25, 2022 at 8:29 AM David May <davidmortimermay@gmail.com> wrote:

Have we heard back from Margaret?

Also- I would hope my number in a group buyout would be much higher than 100k, if there was a group buyout. Not sure where 100k came from.

On Thu, Jul 21, 2022 at 8:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long road he'll sell now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have to show every single thing we spent money on and received money for?

What would our number be as a group if we took the buyout? Can we all have a different number? Erez \$750, Kate \$750 (maybe a little lower), David \$100 ?, Phil / Theo ?, Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial: +1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5:30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new layers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out

to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why I was a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty will do that then we should just move forward like everything is fine since

it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right about that. She said it happened to another client, and the court saw everythign she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anythign next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everthing could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person, but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

Its my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It's seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

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The Land of Tradition

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Date: Jul 25, 2022 03:35 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout
Great,

David / Lockhart, Monday 3-430pm work for you?

On Mon, Jul 25, 2022 at 3:34 PM Christian Gray <christiangray3@protonmail.com> wrote:

Apologies again! Yes, I can do Monday 3-4:30.

On Mon, Jul 25, 2022 at 3:33 PM, Christian Gray <christiangray3@protonmail.com> wrote:

Scratch that! I can do Monday at 3:30. Had the date mixed up.

On Mon, Jul 25, 2022 at 3:30 PM, Christian Gray <christiangray3@protonmail.com> wrote:

My apologies, I just remembered that I'll be on a plane that leaves at 3:38pm on Monday. Can we do Tuesday? Or Saturday?

On Mon, Jul 25, 2022 at 3:09 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Margaret has 3 - 4:30pm available on Monday, does this work for everyone?

On Mon, Jul 25, 2022 at 2:54 PM Christian Gray <christiangray3@protonmail.com> wrote:

We should push for Monday so Kate can be there.

On Mon, Jul 25, 2022 at 2:28 PM, erez horovitz <ehorovitz@gmail.com> wrote:

I'll ask her about Monday, but if she pushes back for this Wednesday, we'll take notes and have a phone call.

On Mon, Jul 25, 2022 at 2:21 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I would like to be there but if that's what has to happen I understand. Just take good notes and maybe I could do a quick phone convo with you after.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 2:01 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Are you ok not being in this meeting? We can take notes for you.

My concern is that Margaret is already expressing that timeline wise we're behind schedule.

On Mon, Jul 25, 2022 at 1:49 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I could be available Sat / Sun / or Monday.

I'm on a trip right now until Friday evening.

The problem is I can't even plan a place with service because we are on our way to spend 4 days in Yosemite but because of the fires we might get rerouted and I honestly don't even know where we'll be in the next

couple days.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 9:03 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Margaret just got back to me, she's available anytime during business hours on Wednesday.

Can we make that work? If anyone has any preference on time, please let me know, would like to get back to her today w a time that works for all of us.

On Mon, Jul 25, 2022 at 8:57 AM erez horovitz <ehorovitz@gmail.com> wrote:

No word from Margaret yet, if I don't hear back today I'll reach back out.

I'll go through these notes and streamline into a script we can use when we meet with her, before that happens I'll share with everyone so we're all on the same page on all points, including what amount we would consider for a buyouts. We v

informally talked about numbers, but now would be a good time to decide what that number is (ideally) and what we'd all be willing to accept in negotiation.

On Mon, Jul 25, 2022 at 8:29 AM David May <davidmortimermay@gmail.com> wrote:

Have we heard back from Margaret?

Also- I would hope my number in a group buyout would be much higher than 100k, if there was a group buyout. Not sure where 100k came from.

On Thu, Jul 21, 2022 at 8:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long road he'll sel now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have have to show every single this we spent money on and received money for?

What would out number be as a group if we took the buyout? Can we all have a different number? Erez \$750, Kate \$750 (maybe a little lower), David \$100 ?, Phil / Theo ?, Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial: +1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5:30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new lawyers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why I was a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that

Marty will do that then we should just move forward like everything is fine since it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right about that. She said it happened to another client, and the court saw everything she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anything next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everything could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need

to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person,

but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

Its my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It's seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

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Date: Jul 27, 2022 11:23 AM

From: philhub <philhub@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout
Monday is ok, although before then would be better.

Sent with Proton Mail secure email.

----- Original Message -----

On Monday, July 25th, 2022 at 3:35 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

David / Lockhart, Monday 3-430pm work for you?

On Mon, Jul 25, 2022 at 3:34 PM Christian Gray <christiangray3@protonmail.com> wrote:

Apologies again! Yes, I can do Monday 3-4:30.

On Mon, Jul 25, 2022 at 3:33 PM, Christian Gray <christiangray3@protonmail.com> wrote:

Scratch that! I can do Monday at 3:30. Had the date mixed up.

On Mon, Jul 25, 2022 at 3:30 PM, Christian Gray <christiangray3@protonmail.com> wrote:

My apologies, I just remembered that I'll be on a plane that leaves at 3:38pm on Monday. Can we do Tuesday? Or Saturday?

On Mon, Jul 25, 2022 at 3:09 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Margaret has 3 - 4:30pm available on Monday, does this work for everyone?

On Mon, Jul 25, 2022 at 2:54 PM Christian Gray <christiangray3@protonmail.com> wrote:

We should push for Monday so Kate can be there.

On Mon, Jul 25, 2022 at 2:28 PM, erez horovitz <ehorovitz@gmail.com> wrote:

I'll ask her about Monday, but if she pushes back for this Wednesday, we'll take notes and have a phone call.

On Mon, Jul 25, 2022 at 2:21 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I would like to be there but if that's what has to happen I understand. Just take good notes and maybe I could do a quick phone convo with you after.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 2:01 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Are you ok not being in this meeting? We can take notes for you.

My concern is that Margaret is already expressing that timeline wise we're behind schedule.

On Mon, Jul 25, 2022 at 1:49 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I could be available Sat / Sun / or Monday.

I'm on a trip right now until Friday evening.

The problem is I can't even plan a place with service because we are on our way to spend 4 days in Yosemite but because of the fires we might get rerouted and I honestly don't even know where we'll be in the next

couple days.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 9:03 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Margaret just got back to me, she's available anytime during business hours on Wednesday.

Can we make that work? If anyone has any preference on time, please let me know, would like to get back to her today w a time that works for all of us.

On Mon, Jul 25, 2022 at 8:57 AM erez horovitz <ehorovitz@gmail.com> wrote:

No word from Margaret yet, if I don't hear back today I'll reach back out.

I'll go through these notes and streamline into a script we can use when we meet with her, before that happens I'll share with everyone so we're all on the same page on all points, including what amount we would consider for a buyouts. We v

informally talked about numbers, but now would be a good time to decide what that number is (ideally) and what we'd all be willing to accept in negotiation.

On Mon, Jul 25, 2022 at 8:29 AM David May <davidmortimermay@gmail.com> wrote:

Have we heard back from Margaret?

Also- I would hope my number in a group buyout would be much higher than 100k, if there was a group buyout. Not sure where 100k came from.

On Thu, Jul 21, 2022 at 8:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long road he'll sell now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have have to show every single thing we spent money on and received money for?

What would our number be as a group if we took the buyout? Can we all have a different number? Erez \$750, Kate \$750 (maybe a little lower), David \$100 ?, Phil / Theo ?, Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial: +1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5:30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new layers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out

to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially

because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why Iwas a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty will do that then we should just move forward like everything is fine since

it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right

about that. She said it happened to another client, and the court saw everythign she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anythign next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everthing could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person,

but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

Its my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It's seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

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The Land of Tradition

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erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Jul 27, 2022 10:10 AM

From: erez horovitz <ehorovitz@gmail.com>

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Thoughts above the buyout

Great, we're on for Monday 3pm EST with Margaret. I'll send out an invite for everyone, Margaret will be calling in (not able to do a video call).

Also, I'll send out an email with our questions for Margaret based on the last conversation we had among ourselves. We can add or amend so we have an efficient line of questioning for her.

On Wed, Jul 27, 2022 at 7:23 AM philhub <philhub@protonmail.com> wrote:

Monday is ok, although before then would be better.

Sent with Proton Mail secure email.

----- Original Message -----

On Monday, July 25th, 2022 at 3:35 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

David / Lockhart, Monday 3-430pm work for you?

On Mon, Jul 25, 2022 at 3:34 PM Christian Gray <christiangray3@protonmail.com> wrote:

Apologies again! Yes, I can do Monday 3-4:30.

On Mon, Jul 25, 2022 at 3:33 PM, Christian Gray <christiangray3@protonmail.com> wrote:

Scratch that! I can do Monday at 3:30. Had the date mixed up.

On Mon, Jul 25, 2022 at 3:30 PM, Christian Gray <christiangray3@protonmail.com> wrote:

My apologies, I just remembered that I'll be on a plane that leaves at 3:38pm on Monday. Can we do Tuesday? Or Saturday?

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On Mon, Jul 25, 2022 at 2:21 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I would like to be there but if that's what has to happen I understand. Just take good notes and maybe I could do a quick phone convo with you after.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 2:01 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Are you ok not being in this meeting? We can take notes for you.

My concern is that Margaret is already expressing that timeline wise we're behind schedule.

On Mon, Jul 25, 2022 at 1:49 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I could be available Sat / Sun / or Monday.

I'm on a trip right now until Friday evening.

The problem is I can't even plan a place with service because we are on our way to spend 4 days in Yosemite but because of the fires we might get rerouted and I honestly don't even know where we'll be in the next

couple days.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 9:03 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Margaret just got back to me, she's available anytime during business hours on Wednesday.

Can we make that work? If anyone has any preference on time, please let me know, would like to get back to her today w a time that works for all of us.

On Mon, Jul 25, 2022 at 8:57 AM erez horovitz <ehorovitz@gmail.com> wrote:

No word from Margaret yet, if I don't hear back today I'll reach back out.

I'll go through these notes and streamline into a script we can use when we meet with her, before that happens I'll share with everyone so we're all on the same page on all points, including what amount we would consider for a buyouts. We v

informally talked about numbers, but now would be a good time to decide what that number is (ideally) and what we'd all be willing to accept in negotiation.

On Mon, Jul 25, 2022 at 8:29 AM David May <davidmortimermay@gmail.com> wrote:

Have we heard back from Margaret?

Also- I would hope my number in a group buyout would be much higher than 100k, if there was a group buyout. Not sure where 100k came from.

On Thu, Jul 21, 2022 at 8:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long road he'll sel now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have have to show every single this we spent money on and received money for?

What would out number be as a group if we took the buyout? Can we all have a different number? Erez \$750, Kate \$750 (maybe a little lower), David \$100 ?, Phil / Theo ?, Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial: +1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5:30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new layers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out

to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially

because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why Iwas a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty will do that then we should just move forward like everything is fine since

it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right

about that. She said it happened to another client, and the court saw everythign she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anythign next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everthing could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need

to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person,

but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

Its my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It's seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

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The Land of Tradition

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ehorovitz@gmail.com

978 302 3680

Date: Jul 27, 2022 02:11 PM

From: ehorovitz@gmail.com

To: christiangray3@protonmail.com, davidmortimermay@gmail.com, downiekathryn@hotmail.com, philhub@protonmail.com, mbs@goodfarblaw.com

Subject: Invitation: 226 Franklin w Margaret @ Mon Aug 1, 2022 3pm - 4pm (EDT)
(christiangray3@protonmail.com)

226 Franklin w Margaret

Join with Google Meet – You have been invited by ehorovitz@gmail.com to attend an event named 226 Franklin w Margaret on Monday Aug 1, 2022 · 3pm – 4pm (Eastern Time - New York).

Join with Google Meet

Meeting link

meet.google.com/bse-czke-zbo

Join by phone(US) +1 956-520-3461

PIN: 617221941

More phone numbers

When Monday Aug 1, 2022 · 3pm – 4pm (Eastern Time - New York)

Guests

ehorovitz@gmail.com - organizer

davidmortimermay@gmail.com

downiekathryn@hotmail.com

philhub@protonmail.com

mbs@goodfarblaw.com

christiangray3@protonmail.com View all guest info

Reply for christiangray3@protonmail.com

Yes

No

Maybe

More options

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Date: Jul 28, 2022 05:45 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: TA Invoice

Please see the attached. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street – Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

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Date: Jul 29, 2022 01:39 AM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: erez horovitz <ehorovitz@gmail.com>, philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks so much Erez.

I got the day off so I can definitely be there.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 27, 2022 10:10 AM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Thoughts above the buyout

Great, we're on for Monday 3pm EST with Margaret. I'll send out an invite for everyone, Margaret will be calling in (not able to do a video call).

Also, I'll send out an email with our questions for Margaret based on the last conversation we had among ourselves. We can add or amend so we have an efficient line of questioning for her.

On Wed, Jul 27, 2022 at 7:23 AM philhub <philhub@protonmail.com> wrote:

Monday is ok, although before then would be better.

Sent with

Proton Mail secure email.

----- Original Message -----

On Monday, July 25th, 2022 at 3:35 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

David / Lockhart, Monday 3-430pm work for you?

On Mon, Jul 25, 2022 at 3:34 PM Christian Gray <christiangray3@protonmail.com> wrote:

Apologies again! Yes, I can do Monday 3-4:30.

On Mon, Jul 25, 2022 at 3:33 PM, Christian Gray <christiangray3@protonmail.com> wrote:

Scratch that! I can do Monday at 3:30. Had the date mixed up.

On Mon, Jul 25, 2022 at 3:30 PM, Christian Gray <christiangray3@protonmail.com> wrote:

My apologies, I just remembered that I'll be on a plane that leaves at 3:38pm on Monday. Can we do Tuesday? Or Saturday?

On Mon, Jul 25, 2022 at 3:09 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Margaret has 3 - 4:30pm available on Monday, does this work for everyone?

On Mon, Jul 25, 2022 at 2:54 PM Christian Gray <christiangray3@protonmail.com> wrote:

We should push for Monday so Kate can be there.

On Mon, Jul 25, 2022 at 2:28 PM, erez horovitz <ehorovitz@gmail.com> wrote:

I'll ask her about Monday, but if she pushes back for this Wednesday, we'll take notes and have a phone call.

On Mon, Jul 25, 2022 at 2:21 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I would like to be there but if that's what has to happen I understand. Just take good notes and maybe I could do a quick phone convo with you after.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 2:01 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Are you ok not being in this meeting? We can take notes for you.

My concern is that Margaret is already expressing that timeline wise we're behind schedule.

On Mon, Jul 25, 2022 at 1:49 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I could be available Sat / Sun / or Monday.

I'm on a trip right now until Friday evening.

The problem is I can't even plan a place with service because we are on our way to spend 4 days in Yosemite but because of the fires we might get rerouted and I honestly don't even know where we'll be in the next

couple days.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 9:03 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Margaret just got back to me, she's available anytime during business hours on Wednesday.

Can we make that work? If anyone has any preference on time, please let me know, would like to get back to her today w a time that works for all of us.

On Mon, Jul 25, 2022 at 8:57 AM erez horovitz <ehorovitz@gmail.com> wrote:

No word from Margaret yet, if I don't hear back today I'll reach back out.

I'll go through these notes and streamline into a script we can use when we meet with her, before that happens I'll share with everyone so we're all on the same page on all points, including what amount we would consider for a buyouts. We v

informally talked about numbers, but now would be a good time to decide what that number is (ideally) and what we'd all be willing to accept in negotiation.

On Mon, Jul 25, 2022 at 8:29 AM David May <davidmortimermay@gmail.com> wrote:

Have we heard back from Margaret?

Also- I would hope my number in a group buyout would be much higher than 100k, if there was a group buyout. Not sure where 100k came from.

On Thu, Jul 21, 2022 at 8:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long road he'll sel now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have have to show every single this we spent money on and received money for?

What would out number be as a group if we took the buyout? Can we all have a different number? Erez \$750, Kate \$750)maybe a little lower), David \$100 ?, Phil / Theo ?, Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial: +1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5:30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new layers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out

to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially

because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for

scrutinized by multiply people .

I said I didn't understand why I was a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty will do that then we should just move forward like everything is fine since

it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right about that. She said it happened to another client, and the court saw everything she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anything next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everything could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need

to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person,

but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

Its my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It's seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

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978 302 3680

Date: Jul 31, 2022 02:13 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Hey everyone,

Here's a link to a google doc with our questions for Margaret tomorrow,

<https://docs.google.com/document/d/10GIIdAtyTQhwGUc3P-hImj-1TmR0k1yBU9vKL77fYgTY/edit>

if you want to add or change anything please do it using "comments" or change the color of your font and add your thoughts to this as opposed to removing anything, just so we can keep track of everything.

I'm still volunteering to be our speaking representative, at least in the beginning of the meeting, just to keep things streamlined / get all these questions answered. If anyone has an objection to that, let me know.

Of course we want to get these questions answered before we consider our buyout number, but if we are seriously considering taking this opportunity to walk away, we should all be zeroing in on what we'd like to get paid and what we'd be ok with getting paid.

Talk soon and see you all tomorrow!

Erez

On Thu, Jul 28, 2022 at 9:39 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Great, thanks so much Erez.

I got the day off so I can definitely be there.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 27, 2022 10:10 AM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Thoughts above the buyout

Great, we're on for Monday 3pm EST with Margaret. I'll send out an invite for everyone, Margaret will be calling in (not able to do a video call).

Also, I'll send out an email with our questions for Margaret based on the last conversation we had among ourselves. We can add or amend so we have an efficient line of questioning for her.

On Wed, Jul 27, 2022 at 7:23 AM philhub <philhub@protonmail.com> wrote:

Monday is ok, although before then would be better.

Sent with

Proton Mail secure email.

----- Original Message -----

On Monday, July 25th, 2022 at 3:35 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

David / Lockhart, Monday 3-4:30pm work for you?

On Mon, Jul 25, 2022 at 3:34 PM Christian Gray <christiangray3@protonmail.com> wrote:

Apologies again! Yes, I can do Monday 3-4:30.

On Mon, Jul 25, 2022 at 3:33 PM, Christian Gray <christiangray3@protonmail.com> wrote:

Scratch that! I can do Monday at 3:30. Had the date mixed up.

On Mon, Jul 25, 2022 at 3:30 PM, Christian Gray <christiangray3@protonmail.com> wrote:

My apologies, I just remembered that I'll be on a plane that leaves at 3:38pm on Monday. Can we do Tuesday? Or Saturday?

On Mon, Jul 25, 2022 at 3:09 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Margaret has 3 - 4:30pm available on Monday, does this work for everyone?

On Mon, Jul 25, 2022 at 2:54 PM Christian Gray <christiangray3@protonmail.com> wrote:

We should push for Monday so Kate can be there.

On Mon, Jul 25, 2022 at 2:28 PM, erez horovitz <ehorovitz@gmail.com> wrote:

I'll ask her about Monday, but if she pushes back for this Wednesday, we'll take notes and have a phone call.

On Mon, Jul 25, 2022 at 2:21 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I would like to be there but if that's what has to happen I understand. Just take good notes and maybe I could do a quick phone convo with you after.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 2:01 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Are you ok not being in this meeting? We can take notes for you.

My concern is that Margaret is already expressing that timeline wise we're behind schedule.

On Mon, Jul 25, 2022 at 1:49 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I could be available Sat / Sun / or Monday.

I'm on a trip right now until Friday evening.

The problem is I can't even plan a place with service because we are on our way to spend 4 days in Yosemite but because of the fires we might get rerouted and I honestly don't even know where we'll be in the next

couple days.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 9:03 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Margaret just got back to me, she's available anytime during business hours on Wednesday.

Can we make that work? If anyone has any preference on time, please let me know, would like to get back to her today w a time that works for all of us.

On Mon, Jul 25, 2022 at 8:57 AM erez horovitz <ehorovitz@gmail.com> wrote:

No word from Margaret yet, if I don't hear back today I'll reach back out.

I'll go through these notes and streamline into a script we can use when we meet with her, before that happens I'll share with everyone so we're all on the same page on all points, including what amount we would consider for a buyouts. We v

informally talked about numbers, but now would be a good time to decide what that number is (ideally) and what we'd all be willing to accept in negotiation.

On Mon, Jul 25, 2022 at 8:29 AM David May <davidmortimermay@gmail.com> wrote:

Have we heard back from Margaret?

Also- I would hope my number in a group buyout would be much higher than 100k, if there was a group buyout. Not sure where 100k came from.

On Thu, Jul 21, 2022 at 8:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long road he'll sell now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have to show every single thing we spent money on and received money for?

What would our number be as a group if we took the buyout? Can we all have a different number? Erez \$750, Kate \$750 (maybe a little lower), David \$100 ?, Phil / Theo ?, Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial: +1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5:30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they

are friends, but that
we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new layers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay

in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out

to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially

because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why Iwas a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty will do that then we should just move forward like everything is fine since

it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right

about that. She said it happened to another client, and the court saw everythign she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anythign next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everthing could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need

to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person,

but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

Its my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA

because he wants us leave. It's seems to me that this would be an ideal situation to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

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978 302 3680

Date: Aug 01, 2022 02:29 PM

From: philhub <philhub@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Read this about Subletting

Here's what The Rules Of The City Of New York, Title 29 section 2-09(c)(4) says about subletting for protected occupants.

(4) Subletting rights of occupants qualified for protection under Article 7-C.

(i) Right to Sublet. All occupants qualified for protection under Article 7-C have the right to sublet their units pursuant to and in accordance with the procedures specified in § 226-b of the RPL, notwithstanding that such occupants may reside in an IMD building having fewer than 4 residential units, and may not have a current lease or rental agreement in effect. The residential occupant of a unit located in a subdivided space, who is not in privity with the landlord, must obtain the consent of both the prime lessee of such space and the landlord to a proposed sublet of such unit, which may not be unreasonably withheld in accordance with § 226-b of the RPL.

(ii) Subletting Provisions. The right to sublet is subject to the following provisions:

(A) The rent charged to the subtenant may not exceed the legal rent, as established pursuant to Article 7-C and these rules, plus a ten percent surcharge payable to the residential occupant if the unit sublet is furnished with the residential occupant's furniture;

(B) The residential occupant must be able to establish that the residential unit is his or her primary residence;

(C) The residential occupant may not sublet the unit for more than a total of two years, including the term of the proposed sublease, out of the four-year period preceding the termination date of the proposed sublease;

(D) The term of the proposed sublease may extend beyond the term of the residential occupant's lease, if such a lease is in effect, or beyond the date of the Department of Buildings certification of the landlord's compliance with Article 7-B of the MDL. In such event, the sublease is subject to the residential occupant's right to continued occupancy pursuant to Article 7-C of the MDL, including the right of the residential occupant to issuance of a lease in accordance with the terms and provisions of MDL § 286(3) and these rules, upon Article 7-B compliance. It is considered unreasonable for a landlord to refuse to consent to a sublease solely because the residential occupant has no lease or rental agreement in effect or because the sublease extends beyond the residential occupant's lease or beyond the anticipated date of achieving Article 7-B compliance.

(E) Where a residential occupant violates the provisions of this subparagraph (ii) of paragraph (4), the subtenant is entitled to damages of three times the overcharge and may also be awarded attorney's fees and interest from the date of the overcharge at the rate of interest payable on a judgment pursuant to § 5004 of the Civil Practice Law and Rules.

(F) The provisions in clauses (A) through (E) of this 29 RCNY § 2-09(c)(4)(ii) apply to all subleases for IMD units which are subject to Article 7-C by reason of MDL § 281(1), commencing on or after September 25, 1983, the original effective date of these rules. Subleases entered into on or after June 21, 1982, but prior to September 25, 1983 are not subject to clauses (A), (C) and (E) of 29 RCNY § 2-09(c)(4)(ii), but are subject to clauses (B) and (D) of § 29 RCNY § 2-09(c)(4)(ii) and the provisions of § 226-b of the RPL, in effect at the time of the commencement of the sublease.

(G) Notwithstanding the provisions of clause (F) of this 29 RCNY § 2-09(c)(4)(ii), the provisions in clauses (A) through (E) of 29 RCNY § 2-09(c)(4)(ii) apply to all subleases for IMD units which are subject to Article 7-C solely by reason of MDL § 281(4) commencing on or after November 23, 1992. Subleases for such units entered into on or after July 27, 1987, but before November 23, 1992, are not subject to clauses (A), (C) and (E), but are subject to clauses (B) and (D) of 29 RCNY § 2-09(c)(4)(ii) and the provisions of § 226-b of the RPL, in effect at the commencement of the sublease.

(H) Notwithstanding the provisions of clauses (F) and (G) of 29 RCNY § 2-09(c)(4)(ii), the provisions in clauses (A) through (E) of 29 RCNY § 2-09(c)(4)(ii) apply to all subleases for IMD units that are subject to Article 7-C by reason of MDL § 281(5) commencing on or after September 11, 2013, the effective date of this amended rule. Subleases for such units entered into on or after June 21, 2010, but before September 11, 2013 are not subject to clauses (A), (C) and (E), but are subject to clauses (B) and (D) of 29 RCNY § 2-09(c)(4)(ii) and the provisions of § 226-b of the RPL, in effect at the commencement of the sublease.

(iii) If any clause, sentence, paragraph, subdivision or part of this 29 RCNY § 2-09(c)(4) is adjudged by any court of competent jurisdiction to be invalid, the judgment shall not render invalid this entire section on subletting rights of residential occupants.

Sent with Proton Mail secure email.

----- Original Message -----

On Sunday, July 31st, 2022 at 2:13 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Hey everyone,

Here's a link to a google doc with our questions for Margaret tomorrow,

<https://docs.google.com/document/d/10GIATyTQhwGUc3P-hImj-1TmR0k1yBU9vKL77fYgTY/edit>

if you want to add or change anything please do it using "comments" or change the color of your font and add your thoughts to this as opposed to removing anything, just so we can keep track of everything.

I'm still volunteering to be our speaking representative, at least in the beginning of the meeting, just to keep things streamlined / get all these questions answered. If anyone has an objection to that, let me know.

Of course we want to get these questions answered before we consider our buyout number, but if we are seriously considering taking this opportunity to walk away, we should all be zeroing in on what we'd like to get paid and what we'd be ok with getting paid.

Talk soon and see you all tomorrow!

Erez

On Thu, Jul 28, 2022 at 9:39 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Great, thanks so much Erez.

I got the day off so I can definitely be there.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 27, 2022 10:10 AM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Thoughts above the buyout

Great, we're on for Monday 3pm EST with Margaret. I'll send out an invite for everyone, Margaret will be calling in (not able to do a video call).

Also, I'll send out an email with our questions for Margaret based on the last conversation we had among ourselves. We can add or amend so we have an efficient line of questioning for her.

On Wed, Jul 27, 2022 at 7:23 AM philhub <philhub@protonmail.com> wrote:

Monday is ok, although before then would be better.

Sent with

Proton Mail secure email.

----- Original Message -----

On Monday, July 25th, 2022 at 3:35 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

David / Lockhart, Monday 3-430pm work for you?

On Mon, Jul 25, 2022 at 3:34 PM Christian Gray <christiangray3@protonmail.com> wrote:

Apologies again! Yes, I can do Monday 3-4:30.

On Mon, Jul 25, 2022 at 3:33 PM, Christian Gray <christiangray3@protonmail.com> wrote:

Scratch that! I can do Monday at 3:30. Had the date mixed up.

On Mon, Jul 25, 2022 at 3:30 PM, Christian Gray <christiangray3@protonmail.com> wrote:

My apologies, I just remembered that I'll be on a plane that leaves at 3:38pm on Monday. Can we do Tuesday? Or Saturday?

On Mon, Jul 25, 2022 at 3:09 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Margaret has 3 - 4:30pm available on Monday, does this work for everyone?

On Mon, Jul 25, 2022 at 2:54 PM Christian Gray <christiangray3@protonmail.com> wrote:

We should push for Monday so Kate can be there.

On Mon, Jul 25, 2022 at 2:28 PM, erez horovitz <ehorovitz@gmail.com> wrote:

I'll ask her about Monday, but if she pushes back for this Wednesday, we'll take notes and have a phone call.

On Mon, Jul 25, 2022 at 2:21 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I would like to be there but if that's what has to happen I understand. Just take good notes and maybe I could do a quick phone convo with you after.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 2:01 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Are you ok not being in this meeting? We can take notes for you.

My concern is that Margaret is already expressing that timeline wise we're behind schedule.

On Mon, Jul 25, 2022 at 1:49 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I could be available Sat / Sun / or Monday.

I'm on a trip right now until Friday evening.

The problem is I can't even plan a place with service because we are on our way to spend 4 days in Yosemite but because of the fires we might get rerouted and I honestly don't even know where we'll be in the next

couple days.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 9:03 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Margaret just got back to me, she's available anytime during business hours on Wednesday.

Can we make that work? If anyone has any preference on time, please let me know, would like to get back to her today w a time that works for all of us.

On Mon, Jul 25, 2022 at 8:57 AM erez horovitz <ehorovitz@gmail.com> wrote:

No word from Margaret yet, if I don't hear back today I'll reach back out.

I'll go through these notes and streamline into a script we can use when we meet with her, before that happens I'll share with everyone so we're all on the same page on all points,

including what amount we would consider for a buyouts. We v
informally talked about numbers, but now would be a good time to decide what that number
is (ideally) and what we'd all be willing to accept in negotiation.

On Mon, Jul 25, 2022 at 8:29 AM David May <davidmortimermay@gmail.com> wrote:

Have we heard back from Margaret?

Also- I would hope my number in a group buyout would be much higher than 100k, if there
was a group buyout. Not sure where 100k came from.

On Thu, Jul 21, 2022 at 8:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long
road he'll sel now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do
that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we
wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not
preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have have to show every single this we spent money on
and received money for?

What would out number be as a group if we took the buyout? Can we all have a different
number? Erez \$750, Kate \$750 (maybe a little lower), David \$100 ?, Phil / Theo ?,
Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law
protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial: +1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5:30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new layers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why Iwas a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty will do that then we should just move forward like everything is fine since

it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right about that. She said it happened to another client, and the court saw everythign she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anything next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everything could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill

and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need

to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person, but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

Its my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It's seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion

about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

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--

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The

Land of Tradition

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978 302 3680

Date: Aug 01, 2022 06:54 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout
Have you sent the link for the phone call yet?

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 31, 2022 2:13 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Hey everyone,

Here's a link to a google doc with our questions for Margaret tomorrow,

<https://docs.google.com/document/d/10GIATyTQhwGUc3P-hImj-1TmR0k1yBU9vKL77fYgTY/edit>

if you want to add or change anything please do it using "comments" or change the color of your font and add your thoughts to this as opposed to removing anything, just so we can keep track of everything.

I'm still volunteering to be our speaking representative, at least in the beginning of the meeting, just to keep things streamlined / get all these questions answered. If anyone has an objection to that, let me know.

Of course we want to get these questions answered before we consider our buyout number, but if we are seriously considering taking this opportunity to walk away, we should all be

zeroing in on what we'd like to get paid and what we'd be ok with getting paid.

Talk soon and see you all tomorrow!

Erez

On Thu, Jul 28, 2022 at 9:39 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Great, thanks so much Erez.

I got the day off so I can definitely be there.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 27, 2022 10:10 AM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Thoughts above the buyout

Great, we're on for Monday 3pm EST with Margaret. I'll send out an invite for everyone, Margaret will be calling in (not able to do a video call).

Also, I'll send out an email with our questions for Margaret based on the last conversation we had among ourselves. We can add or amend so we have an efficient line of questioning for her.

On Wed, Jul 27, 2022 at 7:23 AM philhub <philhub@protonmail.com> wrote:

Monday is ok, although before then would be better.

Sent with

Proton Mail secure email.

----- Original Message -----

On Monday, July 25th, 2022 at 3:35 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

David / Lockhart, Monday 3-430pm work for you?

On Mon, Jul 25, 2022 at 3:34 PM Christian Gray <christiangray3@protonmail.com> wrote:

Apologies again! Yes, I can do Monday 3-4:30.

On Mon, Jul 25, 2022 at 3:33 PM, Christian Gray <christiangray3@protonmail.com> wrote:

Scratch that! I can do Monday at 3:30. Had the date mixed up.

On Mon, Jul 25, 2022 at 3:30 PM, Christian Gray <christiangray3@protonmail.com> wrote:

My apologies, I just remembered that I'll be on a plane that leaves at 3:38pm on Monday. Can we do Tuesday? Or Saturday?

On Mon, Jul 25, 2022 at 3:09 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Margaret has 3 - 4:30pm available on Monday, does this work for everyone?

On Mon, Jul 25, 2022 at 2:54 PM Christian Gray <christiangray3@protonmail.com> wrote:

We should push for Monday so Kate can be there.

On Mon, Jul 25, 2022 at 2:28 PM, erez horovitz <ehorovitz@gmail.com> wrote:

I'll ask her about Monday, but if she pushes back for this Wednesday, we'll take notes and have a phone call.

On Mon, Jul 25, 2022 at 2:21 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I would like to be there but if that's what has to happen I understand. Just take good notes and maybe I could do a quick phone convo with you after.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 2:01 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Are you ok not being in this meeting? We can take notes for you.

My concern is that Margaret is already expressing that timeline wise we're behind schedule.

On Mon, Jul 25, 2022 at 1:49 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I could be available Sat / Sun / or Monday.

I'm on a trip right now until Friday evening.

The problem is I can't even plan a place with service because we are on our way to spend 4 days in Yosemite but because of the fires we might get rerouted and I honestly don't even know where we'll be in the next

couple days.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 9:03 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Margaret just got back to me, she's available anytime during business hours on Wednesday.

Can we make that work? If anyone has any preference on time, please let me know, would like to get back to her today w a time that works for all of us.

On Mon, Jul 25, 2022 at 8:57 AM erez horovitz <ehorovitz@gmail.com> wrote:

No word from Margaret yet, if I don't hear back today I'll reach back out.

I'll go through these notes and streamline into a script we can use when we meet with her, before that happens I'll share with everyone so we're all on the same page on all points, including what amount we would consider for a buyouts. We v

informally talked about numbers, but now would be a good time to decide what that number is (ideally) and what we'd all be willing to accept in negotiation.

On Mon, Jul 25, 2022 at 8:29 AM David May <davidmortimermay@gmail.com> wrote:

Have we heard back from Margaret?

Also- I would hope my number in a group buyout would be much higher than 100k, if there was a group buyout. Not sure where 100k came from.

On Thu, Jul 21, 2022 at 8:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long road he'll sel now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have have to show every single this we spent money on and received money for?

What would out number be as a group if we took the buyout? Can we all have a different number? Erez \$750, Kate \$750 (maybe a little lower), David \$100 ?, Phil / Theo ?, Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial: +1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5;30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new lawyers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why I was a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that

Marty will do that then we should just move forward like everything is fine since it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right about that. She said it happened to another client, and the court saw everything she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anything next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everything could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need

to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person,

but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

Its my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It's seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

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The

Land of Tradition

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978 302 3680

Date: Aug 01, 2022 02:55 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Video call link: <https://meet.google.com/bse-czke-zbo>

Or dial: ■(US) +1 956-520-3461■ PIN: ■617 221 941■#

On Mon, Aug 1, 2022 at 2:54 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Have you sent the link for the phone call yet?

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 31, 2022 2:13 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Hey everyone,

Here's a link to a google doc with our questions for Margaret tomorrow,

<https://docs.google.com/document/d/10GIAtyTQhwGUc3P-hImj-1TmR0k1yBU9vKL77fYgTY/edit>

if you want to add or change anything please do it using "comments" or change the color of your font and add your thoughts to this as opposed to removing anything, just so we can keep track of everything.

I'm still volunteering to be our speaking representative, at least in the beginning of the meeting, just to keep things streamlined / get all these questions answered. If anyone has an objection to that, let me know.

Of course we want to get these questions answered before we consider our buyout number, but if we are seriously considering taking this opportunity to walk away, we should all be zeroing in on what we'd like to get paid and what we'd be ok with getting paid.

Talk soon and see you all tomorrow!

Erez

On Thu, Jul 28, 2022 at 9:39 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Great, thanks so much Erez.

I got the day off so I can definitely be there.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 27, 2022 10:10 AM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Thoughts above the buyout

Great, we're on for Monday 3pm EST with Margaret. I'll send out an invite for everyone, Margaret will be calling in (not able to do a video call).

Also, I'll send out an email with our questions for Margaret based on the last conversation we had among ourselves. We can add or amend so we have an efficient line of questioning for her.

On Wed, Jul 27, 2022 at 7:23 AM philhub <philhub@protonmail.com> wrote:

Monday is ok, although before then would be better.

Sent with

Proton Mail secure email.

----- Original Message -----

On Monday, July 25th, 2022 at 3:35 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

David / Lockhart, Monday 3-430pm work for you?

On Mon, Jul 25, 2022 at 3:34 PM Christian Gray <christiangray3@protonmail.com> wrote:

Apologies again! Yes, I can do Monday 3-4:30.

On Mon, Jul 25, 2022 at 3:33 PM, Christian Gray <christiangray3@protonmail.com> wrote:

Scratch that! I can do Monday at 3:30. Had the date mixed up.

On Mon, Jul 25, 2022 at 3:30 PM, Christian Gray <christiangray3@protonmail.com> wrote:

My apologies, I just remembered that I'll be on a plane that leaves at 3:38pm on Monday. Can we do Tuesday? Or Saturday?

On Mon, Jul 25, 2022 at 3:09 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Margaret has 3 - 4:30pm available on Monday, does this work for everyone?

On Mon, Jul 25, 2022 at 2:54 PM Christian Gray <christiangray3@protonmail.com> wrote:

We should push for Monday so Kate can be there.

On Mon, Jul 25, 2022 at 2:28 PM, erez horovitz <ehorovitz@gmail.com> wrote:

I'll ask her about Monday, but if she pushes back for this Wednesday, we'll take notes and have a phone call.

On Mon, Jul 25, 2022 at 2:21 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I would like to be there but if that's what has to happen I understand. Just take good notes and maybe I could do a quick phone convo with you after.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 2:01 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Are you ok not being in this meeting? We can take notes for you.

My concern is that Margaret is already expressing that timeline wise we're behind schedule.

On Mon, Jul 25, 2022 at 1:49 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I could be available Sat / Sun / or Monday.

I'm on a trip right now until Friday evening.

The problem is I can't even plan a place with service because we are on our way to spend 4 days in Yosemite but because of the fires we might get rerouted and I honestly don't even know where we'll be in the next

couple days.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 9:03 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie
<downiekathryn@hotmail.com>;
philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Margaret just got back to me, she's available anytime during business hours on Wednesday.

Can we make that work? If anyone has any preference on time, please let me know, would like to get back to her today w a time that works for all of us.

On Mon, Jul 25, 2022 at 8:57 AM erez horovitz <ehorovitz@gmail.com> wrote:

No word from Margaret yet, if I don't hear back today I'll reach back out.

I'll go through these notes and streamline into a script we can use when we meet with her, before that happens I'll share with everyone so we're all on the same page on all points, including what amount we would consider for a buyouts. We v

informally talked about numbers, but now would be a good time to decide what that number is (ideally) and what we'd all be willing to accept in negotiation.

On Mon, Jul 25, 2022 at 8:29 AM David May <davidmortimermay@gmail.com> wrote:

Have we heard back from Margaret?

Also- I would hope my number in a group buyout would be much higher than 100k, if there was a group buyout. Not sure where 100k came from.

On Thu, Jul 21, 2022 at 8:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long road he'll sel now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have have to show every single this we spent money on and received money for?

What would out number be as a group if we took the buyout? Can we all have a different number? Erez \$750, Kate \$750)maybe a little lower), David \$100 ?, Phil / Theo ?,

Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial: +1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5:30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new lawyers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out

to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially

because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admit I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why I was a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty will do that then we should just move forward like everything is fine since

it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right about that. She said it happened to another client, and the court saw everything she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anything next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everything could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need

to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person, but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

It's my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

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Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

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erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

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Mortimer May

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(615) 429-4414

The

Land of Tradition

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David

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Date: Aug 02, 2022 01:35 PM

From: philhub <philhub@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Eyewitness Report: I just ran into Marty himself and conversed with him on Green Street. He is in the building today. FYI.

Sent with Proton Mail secure email.

----- Original Message -----

On Monday, August 1st, 2022 at 2:55 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Video call link: <https://meet.google.com/bse-czke-zbo>

Or dial: ■(US) +1 956-520-3461■ PIN: ■617 221 941■#

On Mon, Aug 1, 2022 at 2:54 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Have you sent the link for the phone call yet?

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 31, 2022 2:13 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Hey everyone,

Here's a link to a google doc with our questions for Margaret tomorrow,

<https://docs.google.com/document/d/10GIIdAtyTQhwGUc3P-hImj-1TmR0k1yBU9vkl77fYgTY/edit>

if you want to add or change anything please do it using "comments" or change the color of your font and add your thoughts to this as opposed to removing anything, just so we can keep track of everything.

I'm still volunteering to be our speaking representative, at least in the beginning of the meeting, just to keep things streamlined / get all these questions answered. If anyone has an objection to that, let me know.

Of course we want to get these questions answered before we consider our buyout number, but if we are seriously considering taking this opportunity to walk away, we should all be zeroing in on what we'd like to get paid and what we'd be ok with getting paid.

Talk soon and see you all tomorrow!

Erez

On Thu, Jul 28, 2022 at 9:39 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Great, thanks so much Erez.

I got the day off so I can definitely be there.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 27, 2022 10:10 AM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Thoughts above the buyout

Great, we're on for Monday 3pm EST with Margaret. I'll send out an invite for everyone, Margaret will be calling in (not able to do a video call).

Also, I'll send out an email with our questions for Margaret based on the last conversation we had among ourselves. We can add or amend so we have an efficient line of questioning for her.

On Wed, Jul 27, 2022 at 7:23 AM philhub <philhub@protonmail.com> wrote:

Monday is ok, although before then would be better.

Sent with

Proton Mail secure email.

----- Original Message -----

On Monday, July 25th, 2022 at 3:35 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

David / Lockhart, Monday 3-430pm work for you?

On Mon, Jul 25, 2022 at 3:34 PM Christian Gray <christiangray3@protonmail.com> wrote:

Apologies again! Yes, I can do Monday 3-4:30.

On Mon, Jul 25, 2022 at 3:33 PM, Christian Gray <christiangray3@protonmail.com> wrote:

Scratch that! I can do Monday at 3:30. Had the date mixed up.

On Mon, Jul 25, 2022 at 3:30 PM, Christian Gray <christiangray3@protonmail.com> wrote:

My apologies, I just remembered that I'll be on a plane that leaves at 3:38pm on Monday. Can we do Tuesday? Or Saturday?

On Mon, Jul 25, 2022 at 3:09 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Margaret has 3 - 4:30pm available on Monday, does this work for everyone?

On Mon, Jul 25, 2022 at 2:54 PM Christian Gray <christiangray3@protonmail.com> wrote:

We should push for Monday so Kate can be there.

On Mon, Jul 25, 2022 at 2:28 PM, erez horovitz <ehorovitz@gmail.com> wrote:

I'll ask her about Monday, but if she pushes back for this Wednesday, we'll take notes and have a phone call.

On Mon, Jul 25, 2022 at 2:21 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I would like to be there but if that's what has to happen I understand. Just take good notes and maybe I could do a quick phone convo with you after.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 2:01 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Are you ok not being in this meeting? We can take notes for you.

My concern is that Margaret is already expressing that timeline wise we're behind schedule.

On Mon, Jul 25, 2022 at 1:49 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I could be available Sat / Sun / or Monday.

I'm on a trip right now until Friday evening.

The problem is I can't even plan a place with service because we are on our way to spend 4 days in Yosemite but because of the fires we might get rerouted and I honestly don't even know where we'll be in the next

couple days.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 9:03 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Margaret just got back to me, she's available anytime during business hours on Wednesday.

Can we make that work? If anyone has any preference on time, please let me know, would like to get back to her today w a time that works for all of us.

On Mon, Jul 25, 2022 at 8:57 AM erez horovitz <ehorovitz@gmail.com> wrote:

No word from Margaret yet, if I don't hear back today I'll reach back out.

I'll go through these notes and streamline into a script we can use when we meet with her, before that happens I'll share with everyone so we're all on the same page on all points, including what amount we would consider for a buyouts. We v

informally talked about numbers, but now would be a good time to decide what that number is (ideally) and what we'd all be willing to accept in negotiation.

On Mon, Jul 25, 2022 at 8:29 AM David May <davidmortimermay@gmail.com> wrote:

Have we heard back from Margaret?

Also- I would hope my number in a group buyout would be much higher than 100k, if there was a group buyout. Not sure where 100k came from.

On Thu, Jul 21, 2022 at 8:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long road he'll sell now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have have to show every single thing we spent money on and received money for?

What would our number be as a group if we took the buyout? Can we all have a different number? Erez \$750, Kate \$750 (maybe a little lower), David \$100 ?, Phil / Theo ?, Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial: +1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5:30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new layers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out

to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially

because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why Iwas a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty will do that then we should just move forward like everything is fine since

it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right

about that. She said it happened to another client, and the court saw everythign she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anythign next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everthing could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person,

but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

Its my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It's seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

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erezhorovitz.com

ehorovitz@gmail.com

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David

Mortimer May

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The

Land of Tradition

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ehorovitz@gmail.com

978 302 3680

Date: Aug 02, 2022 03:38 PM

From: philhub <philhub@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Most of the meeting yesterday with M. was captured using a Notepad dictation app, The 13 "Notes" here are raw and unedited. There are some gaps and unintelligible sections, misspellings, etc. They may be helpful if not a little confusing at times.

These meeting "minutes" are being shared for use WITHIN the group to review. When asked yesterday if anyone was recording the meeting, M. said she wouldn't want her words being used elsewhere for other purposes and we don't want to tick her off, of course.

Sent with Proton Mail secure email.

----- Original Message -----

On Tuesday, August 2nd, 2022 at 9:35 AM, philhub <philhub@protonmail.com> wrote:

Eyewitness Report: I just ran into Marty himself and conversed with him on Green Street. He is in the building today. FYI.

Sent with Proton Mail secure email.

----- Original Message -----

On Monday, August 1st, 2022 at 2:55 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Video call link: <https://meet.google.com/bse-czke-zbo>

Or dial: ■(US) +1 956-520-3461■ PIN: ■617 221 941■#

On Mon, Aug 1, 2022 at 2:54 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Have you sent the link for the phone call yet?

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 31, 2022 2:13 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Hey everyone,

Here's a link to a google doc with our questions for Margaret tomorrow,

<https://docs.google.com/document/d/10GIATyTQhwGUc3P-hImj-1TmR0k1yBU9vKL77fYgTY/edit>

if you want to add or change anything please do it using "comments" or change the color of your font and add your thoughts to this as opposed to removing anything, just so we can keep track of everything.

I'm still volunteering to be our speaking representative, at least in the beginning of the meeting, just to keep things streamlined / get all these questions answered. If anyone has an objection to that, let me know.

Of course we want to get these questions answered before we consider our buyout number, but if we are seriously considering taking this opportunity to walk away, we should all be zeroing in on what we'd like to get paid and what we'd be ok with

getting paid.

Talk soon and see you all tomorrow!

Erez

On Thu, Jul 28, 2022 at 9:39 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Great, thanks so much Erez.

I got the day off so I can definitely be there.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 27, 2022 10:10 AM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Thoughts above the buyout

Great, we're on for Monday 3pm EST with Margaret. I'll send out an invite for everyone, Margaret will be calling in (not able to do a video call).

Also, I'll send out an email with our questions for Margaret based on the last conversation we had among ourselves. We can add or amend so we have an efficient line of questioning for her.

On Wed, Jul 27, 2022 at 7:23 AM philhub <philhub@protonmail.com> wrote:

Monday is ok, although before then would be better.

Sent with

Proton Mail secure email.

----- Original Message -----

On Monday, July 25th, 2022 at 3:35 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

David / Lockhart, Monday 3-430pm work for you?

On Mon, Jul 25, 2022 at 3:34 PM Christian Gray <christiangray3@protonmail.com> wrote:

Apologies again! Yes, I can do Monday 3-4:30.

On Mon, Jul 25, 2022 at 3:33 PM, Christian Gray <christiangray3@protonmail.com> wrote:

Scratch that! I can do Monday at 3:30. Had the date mixed up.

On Mon, Jul 25, 2022 at 3:30 PM, Christian Gray <christiangray3@protonmail.com> wrote:

My apologies, I just remembered that I'll be on a plane that leaves at 3:38pm on Monday. Can we do Tuesday? Or Saturday?

On Mon, Jul 25, 2022 at 3:09 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Margaret has 3 - 4:30pm available on Monday, does this work for everyone?

On Mon, Jul 25, 2022 at 2:54 PM Christian Gray <christiangray3@protonmail.com> wrote:

We should push for Monday so Kate can be there.

On Mon, Jul 25, 2022 at 2:28 PM, erez horovitz <ehorovitz@gmail.com> wrote:

I'll ask her about Monday, but if she pushes back for this Wednesday, we'll take notes and have a phone call.

On Mon, Jul 25, 2022 at 2:21 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I would like to be there but if that's what has to happen I understand. Just take good notes and maybe I could do a quick phone convo with you after.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 2:01 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Are you ok not being in this meeting? We can take notes for you.

My concern is that Margaret is already expressing that timeline wise we're behind schedule.

On Mon, Jul 25, 2022 at 1:49 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I could be available Sat / Sun / or Monday.

I'm on a trip right now until Friday evening.

The problem is I can't even plan a place with service because we are on our way to spend 4 days in Yosemite but because of the fires we might get rerouted and I honestly don't even know where we'll be in the next

couple days.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 9:03 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Margaret just got back to me, she's available anytime during business hours on Wednesday.

Can we make that work? If anyone has any preference on time, please let me know, would like to get back to her today w a time that works for all of us.

On Mon, Jul 25, 2022 at 8:57 AM erez horovitz <ehorovitz@gmail.com> wrote:

No word from Margaret yet, if I don't hear back today I'll reach back out.

I'll go through these notes and streamline into a script we can use when we meet with her, before that happens I'll share with everyone so we're all on the same page on all points, including what amount we would consider for a buyouts. We v

informally talked about numbers, but now would be a good time to decide what that number is (ideally) and what we'd all be willing to accept in negotiation.

On Mon, Jul 25, 2022 at 8:29 AM David May <davidmortimermay@gmail.com> wrote:

Have we heard back from Margaret?

Also- I would hope my number in a group buyout would be much higher than 100k, if there was a group buyout. Not sure where 100k came from.

On Thu, Jul 21, 2022 at 8:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long road he'll sel now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have have to show every single this we spent money on and received money for?

What would out number be as a group if we took the buyout? Can we all have a different number? Erez \$750, Kate \$750 (maybe a little lower), David \$100 ?, Phil / Theo ?, Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial: +1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray
<christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5;30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new layers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead

of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told her. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admit I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiple people.

I said I didn't understand why I was a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty will do that then we should just move forward like everything is fine since

it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right about that. She said it happened to another client, and the court saw everything she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anything next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everything could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need

to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person,

but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

Its my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It's seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

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David

Mortimer May

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The

Land of Tradition

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erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Aug 04, 2022 08:44 AM

From: erez horovitz <ehorovitz@gmail.com>

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Thoughts above the buyout
Hey all,

I think it'd be good to come up w a number for Margaret by end of the week. If nothing else, just to have a starting point.

Reply to this email with your unit number and the amount you'd want for a buy out. This is for between us only, I think we should just tell Margaret the grand total.

I'll go first, I'm increasing my amount after our call w Margaret.

Erez F107 : 1 million

On Tue, Aug 2, 2022 at 11:39 AM philhub <philhub@protonmail.com> wrote:

Most of the meeting yesterday with M. was captured using a Notepad dictation app, The 13 "Notes" here are raw and unedited. There are some gaps and unintelligible sections, misspellings, etc. They may be helpful if not a little confusing at times.

These meeting "minutes" are being shared for use WITHIN the group to review. When asked yesterday if anyone was recording the meeting, M. said she wouldn't want her words being used elsewhere for other purposes and we don't want to tick her off, of course.

Sent with Proton Mail secure email.

----- Original Message -----

On Tuesday, August 2nd, 2022 at 9:35 AM, philhub <philhub@protonmail.com> wrote:

Eyewitness Report: I just ran into Marty himself and conversed with him on Green Street. He is in the building today. FYI.

Sent with Proton Mail secure email.

----- Original Message -----

On Monday, August 1st, 2022 at 2:55 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Video call link: <https://meet.google.com/bse-czke-zbo>

Or dial: ■(US) +1 956-520-3461■ PIN: ■617 221 941■#

On Mon, Aug 1, 2022 at 2:54 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Have you sent the link for the phone call yet?

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 31, 2022 2:13 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Hey everyone,

Here's a link to a google doc with our questions for Margaret tomorrow,

<https://docs.google.com/document/d/10GIATyTQhwGuc3P-hImj-1TmR0k1yBU9vKL77fYgTY/edit>

if you want to add or change anything please do it using "comments" or change the color of your font and add your thoughts to this as opposed to removing anything, just so we can keep track of everything.

I'm still volunteering to be our speaking representative, at least in the beginning of the meeting, just to keep things streamlined / get all these questions answered. If anyone has an objection to that, let me know.

Of course we want to get these questions answered before we consider our buyout number, but if we are seriously considering taking this opportunity to walk away, we should all be zeroing in on what we'd like to get paid and what we'd be ok with getting paid.

Talk soon and see you all tomorrow!

Erez

On Thu, Jul 28, 2022 at 9:39 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Great, thanks so much Erez.

I got the day off so I can definitely be there.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 27, 2022 10:10 AM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Thoughts above the buyout

Great, we're on for Monday 3pm EST with Margaret. I'll send out an invite for everyone, Margaret will be calling in (not able to do a video call).

Also, I'll send out an email with our questions for Margaret based on the last conversation we had among ourselves. We can add or amend so we have an efficient line of questioning for her.

On Wed, Jul 27, 2022 at 7:23 AM philhub <philhub@protonmail.com> wrote:

Monday is ok, although before then would be better.

Sent with

Proton Mail secure email.

----- Original Message -----

On Monday, July 25th, 2022 at 3:35 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

David / Lockhart, Monday 3-430pm work for you?

On Mon, Jul 25, 2022 at 3:34 PM Christian Gray <christiangray3@protonmail.com> wrote:

Apologies again! Yes, I can do Monday 3-4:30.

On Mon, Jul 25, 2022 at 3:33 PM, Christian Gray <christiangray3@protonmail.com> wrote:

Scratch that! I can do Monday at 3:30. Had the date mixed up.

On Mon, Jul 25, 2022 at 3:30 PM, Christian Gray <christiangray3@protonmail.com> wrote:

My apologies, I just remembered that I'll be on a plane that leaves at 3:38pm on Monday. Can we do Tuesday? Or Saturday?

On Mon, Jul 25, 2022 at 3:09 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Margaret has 3 - 4:30pm available on Monday, does this work for everyone?

On Mon, Jul 25, 2022 at 2:54 PM Christian Gray <christiangray3@protonmail.com> wrote:

We should push for Monday so Kate can be there.

On Mon, Jul 25, 2022 at 2:28 PM, erez horovitz <ehorovitz@gmail.com> wrote:

I'll ask her about Monday, but if she pushes back for this Wednesday, we'll take notes and have a phone call.

On Mon, Jul 25, 2022 at 2:21 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I would like to be there but if that's what has to happen I understand. Just take good notes and maybe I could do a quick phone convo with you after.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 2:01 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Are you ok not being in this meeting? We can take notes for you.

My concern is that Margaret is already expressing that timeline wise we're behind schedule.

On Mon, Jul 25, 2022 at 1:49 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I could be available Sat / Sun / or Monday.

I'm on a trip right now until Friday evening.

The problem is I can't even plan a place with service because we are on our way to spend 4 days in Yosemite but because of the fires we might get rerouted and I honestly don't even know where we'll be in the next

couple days.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 9:03 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie
<downiekathryn@hotmail.com>;
philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Margaret just got back to me, she's available anytime during business hours on Wednesday.

Can we make that work? If anyone has any preference on time, please let me know, would like to get back to her today w a time that works for all of us.

On Mon, Jul 25, 2022 at 8:57 AM erez horovitz <ehorovitz@gmail.com> wrote:

No word from Margaret yet, if I don't hear back today I'll reach back out.

I'll go through these notes and streamline into a script we can use when we meet with her, before that happens I'll share with everyone so we're all on the same page on all points, including what amount we would consider for a buyouts. We v

informally talked about numbers, but now would be a good time to decide what that number is (ideally) and what we'd all be willing to accept in negotiation.

On Mon, Jul 25, 2022 at 8:29 AM David May <davidmortimermay@gmail.com> wrote:

Have we heard back from Margaret?

Also- I would hope my number in a group buyout would be much higher than 100k, if there was a group buyout. Not sure where 100k came from.

On Thu, Jul 21, 2022 at 8:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long road he'll sel now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have have to show every single this we spent money on and received money for?

What would out number be as a group if we took the buyout? Can we all have a different number? Erez \$750, Kate \$750)maybe a little lower), David \$100 ?, Phil / Theo ?,

Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial: +1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5:30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new lawyers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out

to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially

because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admit I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why I was a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty will do that then we should just move forward like everything is fine since

it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right about that. She said it happened to another client, and the court saw everything she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anything next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everything could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need

to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person, but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

It's my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

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--

David

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Green Street, #G22

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NY 11222

USA

(615) 429-4414

The

Land of Tradition

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Aug 06, 2022 05:09 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: erez horovitz <ehorovitz@gmail.com>, philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

I'd say \$750k with a low of \$600k.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, August 4, 2022 8:44 AM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Thoughts above the buyout

Hey all,

I think it'd be good to come up w a number for Margaret by end of the week. If nothing else, just to have a starting point.

Reply to this email with your unit number and the amount you'd want for a buy out. This is for between us only, I think we should just tell Margaret the grand total.

I'll go first, I'm increasing my amount after our call w Margaret.

Erez F107 : 1 million

On Tue, Aug 2, 2022 at 11:39 AM philhub <philhub@protonmail.com> wrote:

Most of the meeting yesterday with M. was captured using a Notepad dictation app, The 13 "Notes" here are raw and unedited. There are some gaps and unintelligible sections, misspellings, etc. They may be helpful if not a little confusing at times.

These meeting "minutes" are being shared for use WITHIN the group to review. When asked yesterday if anyone was recording the meeting, M. said she wouldn't want her words being used elsewhere for other purposes and we don't want to tick her off, of course.

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, August 2nd, 2022 at 9:35 AM, philhub <philhub@protonmail.com> wrote:

Eyewitness Report: I just ran into Marty himself and conversed with him on Green Street. He is in the building today. FYI.

Sent with

Proton Mail secure email.

----- Original Message -----

On Monday, August 1st, 2022 at 2:55 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Video call link:

<https://meet.google.com/bse-czke-zbo>

Or dial: ■(US) +1 956-520-3461■ PIN: ■617 221 941■#

On Mon, Aug 1, 2022 at 2:54 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Have you sent the link for the phone call yet?

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 31, 2022 2:13 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Hey everyone,

Here's a link to a google doc with our questions for Margaret tomorrow,

<https://docs.google.com/document/d/10GIIdAtyTQhwGUc3P-hImj-1TmR0k1yBU9vKl77fYgTY/edit>

if you want to add or change anything please do it using "comments" or change the color of your font and add your thoughts to this as opposed to removing anything, just so we can keep track of everything.

I'm still volunteering to be our speaking representative, at least in the beginning of the meeting, just to keep things streamlined / get all these questions answered. If anyone has an objection to that, let me know.

Of course we want to get these questions answered before we consider our buyout number, but if we are seriously considering taking this opportunity to walk away, we should all be zeroing in on what we'd like to get paid and what we'd be ok with getting paid.

Talk soon and see you all tomorrow!

Erez

On Thu, Jul 28, 2022 at 9:39 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Great, thanks so much Erez.

I got the day off so I can definitely be there.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 27, 2022 10:10 AM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Thoughts above the buyout

Great, we're on for Monday 3pm EST with Margaret. I'll send out an invite for everyone, Margaret will be calling in (not able to do a video call).

Also, I'll send out an email with our questions for Margaret based on the last conversation we had among ourselves. We can add or amend so we have an efficient line of questioning for her.

On Wed, Jul 27, 2022 at 7:23 AM philhub <philhub@protonmail.com> wrote:

Monday is ok, although before then would be better.

Sent with

Proton Mail secure email.

----- Original Message -----

On Monday, July 25th, 2022 at 3:35 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

David / Lockhart, Monday 3-430pm work for you?

On Mon, Jul 25, 2022 at 3:34 PM Christian Gray <christiangray3@protonmail.com> wrote:

Apologies again! Yes, I can do Monday 3-4:30.

On Mon, Jul 25, 2022 at 3:33 PM, Christian Gray <christiangray3@protonmail.com> wrote:

Scratch that! I can do Monday at 3:30. Had the date mixed up.

On Mon, Jul 25, 2022 at 3:30 PM, Christian Gray <christiangray3@protonmail.com> wrote:

My apologies, I just remembered that I'll be on a plane that leaves at 3:38pm on Monday. Can we do Tuesday? Or Saturday?

On Mon, Jul 25, 2022 at 3:09 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Margaret has 3 - 4:30pm available on Monday, does this work for everyone?

On Mon, Jul 25, 2022 at 2:54 PM Christian Gray <christiangray3@protonmail.com> wrote:

We should push for Monday so Kate can be there.

On Mon, Jul 25, 2022 at 2:28 PM, erez horovitz <ehorovitz@gmail.com> wrote:

I'll ask her about Monday, but if she pushes back for this Wednesday, we'll take notes and have a phone call.

On Mon, Jul 25, 2022 at 2:21 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I would like to be there but if that's what has to happen I understand. Just take good notes and maybe I could do a quick phone convo with you after.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 2:01 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Are you ok not being in this meeting? We can take notes for you.

My concern is that Margaret is already expressing that timeline wise we're behind schedule.

On Mon, Jul 25, 2022 at 1:49 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I could be available Sat / Sun / or Monday.

I'm on a trip right now until Friday evening.

The problem is I can't even plan a place with service because we are on our way to spend 4 days in Yosemite but because of the fires we might get rerouted and I honestly don't even know where we'll be in the next

couple days.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 9:03 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Margaret just got back to me, she's available anytime during business hours on Wednesday.

Can we make that work? If anyone has any preference on time, please let me know, would like to get back to her today w a time that works for all of us.

On Mon, Jul 25, 2022 at 8:57 AM erez horovitz <ehorovitz@gmail.com> wrote:

No word from Margaret yet, if I don't hear back today I'll reach back out.

I'll go through these notes and streamline into a script we can use when we meet with her, before that happens I'll share with everyone so we're all on the same page on all points, including what amount we would consider for a buyouts. We v

informally talked about numbers, but now would be a good time to decide what that number is (ideally) and what we'd all be willing to accept in negotiation.

On Mon, Jul 25, 2022 at 8:29 AM David May <davidmortimermay@gmail.com> wrote:

Have we heard back from Margaret?

Also- I would hope my number in a group buyout would be much higher than 100k, if there was a group buyout. Not sure where 100k came from.

On Thu, Jul 21, 2022 at 8:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long road he'll sel now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have have to show every single this we spent money on and received money for?

What would out number be as a group if we took the buyout? Can we all have a different number? Erez \$750, Kate \$750 (maybe a little lower), David \$100 ?, Phil / Theo ?, Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial:

+1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5:30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new lawyers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out

to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially

because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why I was a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows

I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty will do that then we should just move forward like everything is fine since

it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right about that. She said it happened to another client, and the court saw everything she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anything next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everything could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person,

but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

It's my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

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--

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USA

(615) 429-4414

The

Land of Tradition

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Aug 08, 2022 12:47 AM

From: David May <davidmortimermay@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

G22 500 to 425 sounds cool in a group buyout situation

On Sat, Aug 6, 2022 at 12:09 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'd say \$750k with a low of \$600k.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, August 4, 2022 8:44 AM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Thoughts above the buyout

Hey all,

I think it'd be good to come up w a number for Margaret by end of the week. If nothing else, just to have a starting point.

Reply to this email with your unit number and the amount you'd want for a buy out. This is for between us only, I think we should just tell Margaret the grand total.

I'll go first, I'm increasing my amount after our call w Margaret.

Erez F107 : 1 million

On Tue, Aug 2, 2022 at 11:39 AM philhub <philhub@protonmail.com> wrote:

Most of the meeting yesterday with M. was captured using a Notepad dictation app, The 13 "Notes" here are raw and unedited. There are some gaps and unintelligible sections,

misspellings, etc. They may be helpful if not a little confusing at times.

These meeting "minutes" are being shared for use WITHIN the group to review. When asked yesterday if anyone was recording the meeting, M. said she wouldn't want her words being used elsewhere for

other purposes and we don't want to tick her off, of course.

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, August 2nd, 2022 at 9:35 AM, philhub <philhub@protonmail.com> wrote:

Eyewitness Report: I just ran into Marty himself and conversed with him on Green Street. He is in the building today. FYI.

Sent with

Proton Mail secure email.

----- Original Message -----

On Monday, August 1st, 2022 at 2:55 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Video call link:

<https://meet.google.com/bse-czke-zbo>

Or dial: ■(US) +1 956-520-3461■ PIN: ■617 221 941■#

On Mon, Aug 1, 2022 at 2:54 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Have you sent the link for the phone call yet?

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 31, 2022 2:13 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Hey everyone,

Here's a link to a google doc with our questions for Margaret tomorrow,

<https://docs.google.com/document/d/10GIATyTQhwGUc3P-hImj-1TmR0k1yBU9vKL77fYgTY/edit>

if you want to add or change anything please do it using "comments" or change the color of your font and add your thoughts to this as opposed to removing anything, just so we can keep track of everything.

I'm still volunteering to be our speaking representative, at least in the beginning of the meeting, just to keep things streamlined / get all these questions answered. If anyone has an objection to that, let me know.

Of course we want to get these questions answered before we consider our buyout number, but if we are seriously considering taking this opportunity to walk away, we should all be zeroing in on what we'd like to get paid and what we'd be ok with getting paid.

Talk soon and see you all tomorrow!

Erez

On Thu, Jul 28, 2022 at 9:39 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Great, thanks so much Erez.

I got the day off so I can definitely be there.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 27, 2022 10:10 AM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Thoughts above the buyout

Great, we're on for Monday 3pm EST with Margaret. I'll send out an invite for everyone, Margaret will be calling in (not able to do a video call).

Also, I'll send out an email with our questions for Margaret based on the last conversation we had among ourselves. We can add or amend so we have an efficient line of questioning for her.

On Wed, Jul 27, 2022 at 7:23 AM philhub <philhub@protonmail.com> wrote:

Monday is ok, although before then would be better.

Sent with

Proton Mail secure email.

----- Original Message -----

On Monday, July 25th, 2022 at 3:35 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

David / Lockhart, Monday 3-430pm work for you?

On Mon, Jul 25, 2022 at 3:34 PM Christian Gray <christiangray3@protonmail.com> wrote:

Apologies again! Yes, I can do Monday 3-4:30.

On Mon, Jul 25, 2022 at 3:33 PM, Christian Gray <christiangray3@protonmail.com> wrote:

Scratch that! I can do Monday at 3:30. Had the date mixed up.

On Mon, Jul 25, 2022 at 3:30 PM, Christian Gray <christiangray3@protonmail.com> wrote:

My apologies, I just remembered that I'll be on a plane that leaves at 3:38pm on Monday. Can we do Tuesday? Or Saturday?

On Mon, Jul 25, 2022 at 3:09 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Margaret has 3 - 4:30pm available on Monday, does this work for everyone?

On Mon, Jul 25, 2022 at 2:54 PM Christian Gray <christiangray3@protonmail.com> wrote:

We should push for Monday so Kate can be there.

On Mon, Jul 25, 2022 at 2:28 PM, erez horovitz <ehorovitz@gmail.com> wrote:

I'll ask her about Monday, but if she pushes back for this Wednesday, we'll take notes and have a phone call.

On Mon, Jul 25, 2022 at 2:21 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I would like to be there but if that's what has to happen I understand. Just take good notes and maybe I could do a quick phone convo with you after.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 2:01 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Are you ok not being in this meeting? We can take notes for you.

My concern is that Margaret is already expressing that timeline wise we're behind schedule.

On Mon, Jul 25, 2022 at 1:49 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I could be available Sat / Sun / or Monday.

I'm on a trip right now until Friday evening.

The problem is I can't even plan a place with service because we are on our way to spend 4 days in Yosemite but because of the fires we might get rerouted and I honestly don't even know where we'll be in the next

couple days.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 9:03 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Margaret just got back to me, she's available anytime during business hours on Wednesday.

Can we make that work? If anyone has any preference on time, please let me know, would like to get back to her today w a time that works for all of us.

On Mon, Jul 25, 2022 at 8:57 AM erez horovitz <ehorovitz@gmail.com> wrote:

No word from Margaret yet, if I don't hear back today I'll reach back out.

I'll go through these notes and streamline into a script we can use when we meet with her, before that happens I'll share with everyone so we're all on the same page on all points, including what amount we would consider for a buyouts. We v

informally talked about numbers, but now would be a good time to decide what that number is (ideally) and what we'd all be willing to accept in negotiation.

On Mon, Jul 25, 2022 at 8:29 AM David May <davidmortimermay@gmail.com> wrote:

Have we heard back from Margaret?

Also- I would hope my number in a group buyout would be much higher than 100k, if there was a group buyout. Not sure where 100k came from.

On Thu, Jul 21, 2022 at 8:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long road he'll sel now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have have to show every single this we spent money on and received money for?

What would out number be as a group if we took the buyout? Can we all have a different number? Erez \$750, Kate \$750)maybe a little lower), David \$100 ?, Phil / Theo ?, Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial:

+1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5:30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new lawyers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out

to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially

because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why Iwas a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows

I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty will do that then we should just move forward like everything is fine since

it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right about that. She said it happened to another client, and the court saw everything she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anything next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everything could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person,

but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

It's my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

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David

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97 Green Street, #G22

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The

Land of Tradition

--

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--

David Mortimer May

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Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Aug 08, 2022 01:15 PM

From: erez horovitz <ehorovitz@gmail.com>

To: David May <davidmortimermay@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Theo / Phil and Christian, still waiting on your buyout range.

For clarification, we'd propose the sum of our higher number to Margaret for the sake of negotiation.

On Mon, Aug 8, 2022 at 1:47 AM David May <davidmortimermay@gmail.com> wrote:

G22 500 to 425 sounds cool in a group buyout situation

On Sat, Aug 6, 2022 at 12:09 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'd say \$750k with a low of \$600k.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, August 4, 2022 8:44 AM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Thoughts above the buyout

Hey all,

I think it'd be good to come up w a number for Margaret by end of the week. If nothing else, just to have a starting point.

Reply to this email with your unit number and the amount you'd want for a buy out. This is for between us only, I think we should just tell Margaret the grand total.

I'll go first, I'm increasing my amount after our call w Margaret.

Erez F107 : 1 million

On Tue, Aug 2, 2022 at 11:39 AM philhub <philhub@protonmail.com> wrote:

Most of the meeting yesterday with M. was captured using a Notepad dictation app, The 13 "Notes" here are raw and unedited. There are some gaps and unintelligible sections, misspellings, etc. They may be

helpful if not a little confusing at times.

These meeting "minutes" are being shared for use WITHIN the group to review. When asked yesterday if anyone was recording the meeting, M. said she wouldn't want her words being used elsewhere for

other purposes and we don't want to tick her off, of course.

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, August 2nd, 2022 at 9:35 AM, philhub <philhub@protonmail.com> wrote:

Eyewitness Report: I just ran into Marty himself and conversed with him on Green Street. He is in the building today. FYI.

Sent with

Proton Mail secure email.

----- Original Message -----

On Monday, August 1st, 2022 at 2:55 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Video call link:

<https://meet.google.com/bse-czke-zbo>

Or dial: ■(US) +1 956-520-3461■ PIN: ■617 221 941■#

On Mon, Aug 1, 2022 at 2:54 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Have you sent the link for the phone call yet?

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 31, 2022 2:13 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Hey everyone,

Here's a link to a google doc with our questions for Margaret tomorrow,

<https://docs.google.com/document/d/10GIATyTQhwGUc3P-hImj-1TmR0k1yBU9vKL77fYgTY/edit>

if you want to add or change anything please do it using "comments" or change the color of your font and add your thoughts to this as opposed to removing anything, just so we can keep track of everything.

I'm still volunteering to be our speaking representative, at least in the beginning of the meeting, just to keep things streamlined / get all these questions answered. If anyone has an objection to that, let me know.

Of course we want to get these questions answered before we consider our buyout number, but if we are seriously considering taking this opportunity to walk away, we should all be zeroing in on what we'd like to get paid and what we'd be ok with getting paid.

Talk soon and see you all tomorrow!

Erez

On Thu, Jul 28, 2022 at 9:39 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Great, thanks so much Erez.

I got the day off so I can definitely be there.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 27, 2022 10:10 AM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Thoughts above the buyout

Great, we're on for Monday 3pm EST with Margaret. I'll send out an invite for everyone, Margaret will be calling in (not able to do a video call).

Also, I'll send out an email with our questions for Margaret based on the last conversation we had among ourselves. We can add or amend so we have an efficient line of questioning for her.

On Wed, Jul 27, 2022 at 7:23 AM philhub <philhub@protonmail.com> wrote:

Monday is ok, although before then would be better.

Sent with

Proton Mail secure email.

----- Original Message -----

On Monday, July 25th, 2022 at 3:35 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

David / Lockhart, Monday 3-430pm work for you?

On Mon, Jul 25, 2022 at 3:34 PM Christian Gray <christiangray3@protonmail.com> wrote:

Apologies again! Yes, I can do Monday 3-4:30.

On Mon, Jul 25, 2022 at 3:33 PM, Christian Gray <christiangray3@protonmail.com> wrote:

Scratch that! I can do Monday at 3:30. Had the date mixed up.

On Mon, Jul 25, 2022 at 3:30 PM, Christian Gray <christiangray3@protonmail.com> wrote:

My apologies, I just remembered that I'll be on a plane that leaves at 3:38pm on Monday. Can we do Tuesday? Or Saturday?

On Mon, Jul 25, 2022 at 3:09 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Margaret has 3 - 4:30pm available on Monday, does this work for everyone?

On Mon, Jul 25, 2022 at 2:54 PM Christian Gray <christiangray3@protonmail.com> wrote:

We should push for Monday so Kate can be there.

On Mon, Jul 25, 2022 at 2:28 PM, erez horovitz <ehorovitz@gmail.com> wrote:

I'll ask her about Monday, but if she pushes back for this Wednesday, we'll take notes and have a phone call.

On Mon, Jul 25, 2022 at 2:21 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I would like to be there but if that's what has to happen I understand. Just take good notes and maybe I could do a quick phone convo with you after.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 2:01 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Are you ok not being in this meeting? We can take notes for you.

My concern is that Margaret is already expressing that timeline wise we're behind schedule.

On Mon, Jul 25, 2022 at 1:49 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I could be available Sat / Sun / or Monday.

I'm on a trip right now until Friday evening.

The problem is I can't even plan a place with service because we are on our way to spend 4 days in Yosemite but because of the fires we might get rerouted and I honestly don't even know where we'll be in the next

couple days.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 9:03 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Margaret just got back to me, she's available anytime during business hours on Wednesday.

Can we make that work? If anyone has any preference on time, please let me know, would like to get back to her today w a time that works for all of us.

On Mon, Jul 25, 2022 at 8:57 AM erez horovitz <ehorovitz@gmail.com> wrote:

No word from Margaret yet, if I don't hear back today I'll reach back out.

I'll go through these notes and streamline into a script we can use when we meet with her, before that happens I'll share with everyone so we're all on the same page on all points, including what amount we would consider for a buyouts. We v

informally talked about numbers, but now would be a good time to decide what that number is (ideally) and what we'd all be willing to accept in negotiation.

On Mon, Jul 25, 2022 at 8:29 AM David May <davidmortimermay@gmail.com> wrote:

Have we heard back from Margaret?

Also- I would hope my number in a group buyout would be much higher than 100k, if there was a group buyout. Not sure where 100k came from.

On Thu, Jul 21, 2022 at 8:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long road he'll sel now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have have to show every single this we spent money on and received money for?

What would out number be as a group if we took the buyout? Can we all have a different number? Erez \$750, Kate \$750 (maybe a little lower), David \$100 ?, Phil / Theo ?, Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial:

+1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5;30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new layers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out

to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially

because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why Iwas a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty will do that then we should just move forward like everything is fine since

it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right

about that. She said it happened to another client, and the court saw everythign she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anythign next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everthing could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need

to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person,

but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

Its my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It's seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

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The Land of Tradition

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978 302 3680

Date: Aug 08, 2022 06:30 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Should we also ask for 1-2 years free rent on top of the buyout?

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, August 8, 2022 1:15 PM

To: David May <davidmortimermay@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Theo / Phil and Christian, still waiting on your buyout range.

For clarification, we'd propose the sum of our higher number to Margaret for the sake of negotiation.

On Mon, Aug 8, 2022 at 1:47 AM David May <davidmortimermay@gmail.com> wrote:

G22 500 to 425 sounds cool in a group buyout situation

On Sat, Aug 6, 2022 at 12:09 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'd say \$750k with a low of \$600k.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, August 4, 2022 8:44 AM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Thoughts above the buyout

Hey all,

I think it'd be good to come up w a number for Margaret by end of the week. If nothing else, just to have a starting point.

Reply to this email with your unit number and the amount you'd want for a buy out. This is for between us only, I think we should just tell Margaret the grand total.

I'll go first, I'm increasing my amount after our call w Margaret.

Erez F107 : 1 million

On Tue, Aug 2, 2022 at 11:39 AM philhub <philhub@protonmail.com> wrote:

Most of the meeting yesterday with M. was captured using a Notepad dictation app, The 13 "Notes" here are raw and unedited. There are some gaps and unintelligible sections, misspellings, etc. They may be helpful if not a little confusing at times.

These meeting "minutes" are being shared for use WITHIN the group to review. When asked yesterday if anyone was recording the meeting, M. said she wouldn't want her words being used elsewhere for other purposes and we don't want to tick her off, of course.

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, August 2nd, 2022 at 9:35 AM, philhub <philhub@protonmail.com> wrote:

Eyewitness Report: I just ran into Marty himself and conversed with him on Green Street. He is in the building today. FYI.

Sent with

Proton Mail secure email.

----- Original Message -----

On Monday, August 1st, 2022 at 2:55 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Video call link:

<https://meet.google.com/bse-czke-zbo>

Or dial: ■(US) +1 956-520-3461■ PIN: ■617 221 941■#

On Mon, Aug 1, 2022 at 2:54 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Have you sent the link for the phone call yet?

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 31, 2022 2:13 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Hey everyone,

Here's a link to a google doc with our questions for Margaret tomorrow,

<https://docs.google.com/document/d/10GIIdAtyTQhwGUc3P-hImj-1TmR0k1yBU9vKl77fYgTY/edit>

if you want to add or change anything please do it using "comments" or change the color of your font and add your thoughts to this as opposed to removing anything, just so we can keep track of everything.

I'm still volunteering to be our speaking representative, at least in the beginning of the meeting, just to keep things streamlined / get all these questions answered. If anyone has an objection to that, let me know.

Of course we want to get these questions answered before we consider our buyout number, but if we are seriously considering taking this opportunity to walk away, we should all be zeroing in on what we'd like to get paid and what we'd be ok with getting paid.

Talk soon and see you all tomorrow!

Erez

On Thu, Jul 28, 2022 at 9:39 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Great, thanks so much Erez.

I got the day off so I can definitely be there.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 27, 2022 10:10 AM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Thoughts above the buyout

Great, we're on for Monday 3pm EST with Margaret. I'll send out an invite for everyone, Margaret will be calling in (not able to do a video call).

Also, I'll send out an email with our questions for Margaret based on the last conversation we had among ourselves. We can add or amend so we have an efficient line of questioning for her.

On Wed, Jul 27, 2022 at 7:23 AM philhub <philhub@protonmail.com> wrote:

Monday is ok, although before then would be better.

Sent with

Proton Mail secure email.

----- Original Message -----

On Monday, July 25th, 2022 at 3:35 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

David / Lockhart, Monday 3-430pm work for you?

On Mon, Jul 25, 2022 at 3:34 PM Christian Gray <christiangray3@protonmail.com> wrote:

Apologies again! Yes, I can do Monday 3-4:30.

On Mon, Jul 25, 2022 at 3:33 PM, Christian Gray <christiangray3@protonmail.com> wrote:

Scratch that! I can do Monday at 3:30. Had the date mixed up.

On Mon, Jul 25, 2022 at 3:30 PM, Christian Gray <christiangray3@protonmail.com> wrote:

My apologies, I just remembered that I'll be on a plane that leaves at 3:38pm on Monday. Can we do Tuesday? Or Saturday?

On Mon, Jul 25, 2022 at 3:09 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Margaret has 3 - 4:30pm available on Monday, does this work for everyone?

On Mon, Jul 25, 2022 at 2:54 PM Christian Gray <christiangray3@protonmail.com> wrote:

We should push for Monday so Kate can be there.

On Mon, Jul 25, 2022 at 2:28 PM, erez horovitz <ehorovitz@gmail.com> wrote:

I'll ask her about Monday, but if she pushes back for this Wednesday, we'll take notes and have a phone call.

On Mon, Jul 25, 2022 at 2:21 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I would like to be there but if that's what has to happen I understand. Just take good notes and maybe I could do a quick phone convo with you after.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 2:01 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Are you ok not being in this meeting? We can take notes for you.

My concern is that Margaret is already expressing that timeline wise we're behind schedule.

On Mon, Jul 25, 2022 at 1:49 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I could be available Sat / Sun / or Monday.

I'm on a trip right now until Friday evening.

The problem is I can't even plan a place with service because we are on our way to spend 4 days in Yosemite but because of the fires we might get rerouted and I honestly don't even know where we'll be in the next

couple days.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 9:03 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Margaret just got back to me, she's available anytime during business hours on Wednesday.

Can we make that work? If anyone has any preference on time, please let me know, would like to get back to her today w a time that works for all of us.

On Mon, Jul 25, 2022 at 8:57 AM erez horovitz <ehorovitz@gmail.com> wrote:

No word from Margaret yet, if I don't hear back today I'll reach back out.

I'll go through these notes and streamline into a script we can use when we meet with her, before that happens I'll share with everyone so we're all on the same page on all points, including what amount we would consider for a buyouts. We v

informally talked about numbers, but now would be a good time to decide what that number is (ideally) and what we'd all be willing to accept in negotiation.

On Mon, Jul 25, 2022 at 8:29 AM David May <davidmortimermay@gmail.com> wrote:

Have we heard back from Margaret?

Also- I would hope my number in a group buyout would be much higher than 100k, if there was a group buyout. Not sure where 100k came from.

On Thu, Jul 21, 2022 at 8:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long road he'll sel now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have have to show every single this we spent money on and received money for?

What would out number be as a group if we took the buyout? Can we all have a different number? Erez \$750, Kate \$750 (maybe a little lower), David \$100 ?, Phil / Theo ?, Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial:

+1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5:30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new lawyers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out

to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially

because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why I was a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows

I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty will do that then we should just move forward like everything is fine since

it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right about that. She said it happened to another client, and the court saw everything she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anything next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everything could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person,

but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

It's my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

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The

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--

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The Land of Tradition

--

Erez Horovitz

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ehorovitz@gmail.com

978 302 3680

Date: Aug 08, 2022 04:07 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>, Christian Gray <christiangray3@protonmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Good idea (I'd also like to stay on for a bit) I'll copy everyone on the email to Margeret with our total buyout proposal, and mention at least some if not all of us would like to stay in our spaces for at least a year.

On Mon, Aug 8, 2022 at 2:30 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Should we also ask for 1-2 years free rent on top of the buyout?

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, August 8, 2022 1:15 PM

To: David May <davidmortimermay@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Theo / Phil and Christian, still waiting on your buyout range.

For clarification, we'd propose the sum of our higher number to Margaret for the sake of negotiation.

On Mon, Aug 8, 2022 at 1:47 AM David May <davidmortimermay@gmail.com> wrote:

G22 500 to 425 sounds cool in a group buyout situation

On Sat, Aug 6, 2022 at 12:09 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'd say \$750k with a low of \$600k.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, August 4, 2022 8:44 AM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Thoughts above the buyout

Hey all,

I think it'd be good to come up w a number for Margaret by end of the week. If nothing else, just to have a starting point.

Reply to this email with your unit number and the amount you'd want for a buy out. This is for between us only, I think we should just tell Margaret the grand total.

I'll go first, I'm increasing my amount after our call w Margaret.

Erez F107 : 1 million

On Tue, Aug 2, 2022 at 11:39 AM philhub <philhub@protonmail.com> wrote:

Most of the meeting yesterday with M. was captured using a Notepad dictation app, The 13 "Notes" here are raw and unedited. There are some gaps and unintelligible sections, misspellings, etc. They may be

helpful if not a little confusing at times.

These meeting "minutes" are being shared for use WITHIN the group to review. When asked yesterday if anyone was recording the meeting, M. said she wouldn't want her words being used elsewhere for

other purposes and we don't want to tick her off, of course.

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, August 2nd, 2022 at 9:35 AM, philhub <philhub@protonmail.com> wrote:

Eyewitness Report: I just ran into Marty himself and conversed with him on Green Street. He is in the building today. FYI.

Sent with

Proton Mail secure email.

----- Original Message -----

On Monday, August 1st, 2022 at 2:55 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Video call link:

<https://meet.google.com/bse-czke-zbo>

Or dial: ■(US) +1 956-520-3461■ PIN: ■617 221 941■#

On Mon, Aug 1, 2022 at 2:54 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Have you sent the link for the phone call yet?

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 31, 2022 2:13 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Hey everyone,

Here's a link to a google doc with our questions for Margaret tomorrow,

<https://docs.google.com/document/d/10GIIdAtyTQhwGUc3P-hImj-1TmR0k1yBU9vKL77fYgTY/edit>

if you want to add or change anything please do it using "comments" or change the color of your font and add your thoughts to this as opposed to removing anything, just so we can keep track of everything.

I'm still volunteering to be our speaking representative, at least in the beginning of the meeting, just to keep things streamlined / get all these questions answered. If anyone has an objection to that, let me know.

Of course we want to get these questions answered before we consider our buyout number, but if we are seriously considering taking this opportunity to walk away, we should all be zeroing in on what we'd like to get paid and what we'd be ok with getting paid.

Talk soon and see you all tomorrow!

Erez

On Thu, Jul 28, 2022 at 9:39 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Great, thanks so much Erez.

I got the day off so I can definitely be there.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 27, 2022 10:10 AM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Thoughts above the buyout

Great, we're on for Monday 3pm EST with Margaret. I'll send out an invite for everyone, Margaret will be calling in (not able to do a video call).

Also, I'll send out an email with our questions for Margaret based on the last conversation we had among ourselves. We can add or amend so we have an efficient line of questioning for her.

On Wed, Jul 27, 2022 at 7:23 AM philhub <philhub@protonmail.com> wrote:

Monday is ok, although before then would be better.

Sent with

Proton Mail secure email.

----- Original Message -----

On Monday, July 25th, 2022 at 3:35 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

David / Lockhart, Monday 3-430pm work for you?

On Mon, Jul 25, 2022 at 3:34 PM Christian Gray <christiangray3@protonmail.com> wrote:

Apologies again! Yes, I can do Monday 3-4:30.

On Mon, Jul 25, 2022 at 3:33 PM, Christian Gray <christiangray3@protonmail.com> wrote:

Scratch that! I can do Monday at 3:30. Had the date mixed up.

On Mon, Jul 25, 2022 at 3:30 PM, Christian Gray <christiangray3@protonmail.com> wrote:

My apologies, I just remembered that I'll be on a plane that leaves at 3:38pm on Monday. Can we do Tuesday? Or Saturday?

On Mon, Jul 25, 2022 at 3:09 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Margaret has 3 - 4:30pm available on Monday, does this work for everyone?

On Mon, Jul 25, 2022 at 2:54 PM Christian Gray <christiangray3@protonmail.com> wrote:

We should push for Monday so Kate can be there.

On Mon, Jul 25, 2022 at 2:28 PM, erez horovitz <ehorovitz@gmail.com> wrote:

I'll ask her about Monday, but if she pushes back for this Wednesday, we'll take notes and have a phone call.

On Mon, Jul 25, 2022 at 2:21 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I would like to be there but if that's what has to happen I understand. Just take good notes and maybe I could do a quick phone convo with you after.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 2:01 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Are you ok not being in this meeting? We can take notes for you.

My concern is that Margaret is already expressing that timeline wise we're behind schedule.

On Mon, Jul 25, 2022 at 1:49 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I could be available Sat / Sun / or Monday.

I'm on a trip right now until Friday evening.

The problem is I can't even plan a place with service because we are on our way to spend 4 days in Yosemite but because of the fires we might get rerouted and I honestly don't even know where we'll be in the next

couple days.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 9:03 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Margaret just got back to me, she's available anytime during business hours on Wednesday.

Can we make that work? If anyone has any preference on time, please let me know, would like to get back to her today w a time that works for all of us.

On Mon, Jul 25, 2022 at 8:57 AM erez horovitz <ehorovitz@gmail.com> wrote:

No word from Margaret yet, if I don't hear back today I'll reach back out.

I'll go through these notes and streamline into a script we can use when we meet with her, before that happens I'll share with everyone so we're all on the same page on all points, including what amount we would consider for a buyouts. We v

informally talked about numbers, but now would be a good time to decide what that number is (ideally) and what we'd all be willing to accept in negotiation.

On Mon, Jul 25, 2022 at 8:29 AM David May <davidmortimermay@gmail.com> wrote:

Have we heard back from Margaret?

Also- I would hope my number in a group buyout would be much higher than 100k, if there was a group buyout. Not sure where 100k came from.

On Thu, Jul 21, 2022 at 8:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long road he'll sel now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have have to show every single this we spent money on and received money for?

What would out number be as a group if we took the buyout? Can we all have a different number? Erez \$750, Kate \$750)maybe a little lower), David \$100 ?, Phil / Theo ?, Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial:

+1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5:30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new layers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out

to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially

because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why I was a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty will do that then we should just move forward like everything is fine since

it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right

about that. She said it happened to another client, and the court saw everything she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anything next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everything could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need

to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person,

but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

Its my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It's seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion

about who the author(s) is...

Sent with
Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

Erez Horovitz
erezhorovitz.com
ehorovitz@gmail.com
978 302 3680

--

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978 302 3680

Date: Aug 08, 2022 10:10 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: David May <davidmortimermay@gmail.com>, Christian Gray <christiangray3@protonmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yet, I'd like to stay in the loft at least another but don't want the rent to just come out of the buyout. It'd be better if the rent were free on top of it.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, August 8, 2022 4:07 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; Christian Gray <christiangray3@protonmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Good idea (I'd also like to stay on for a bit) I'll copy everyone on the email to Margeret with our total buyout proposal, and mention at least some if not all of us would like to stay in our spaces for at least a year.

On Mon, Aug 8, 2022 at 2:30 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Should we also ask for 1-2 years free rent on top of the buyout?

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, August 8, 2022 1:15 PM

To: David May <davidmortimermay@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Theo / Phil and Christian, still waiting on your buyout range.

For clarification, we'd propose the sum of our higher number to Margaret for the sake of negotiation.

On Mon, Aug 8, 2022 at 1:47 AM David May <davidmortimermay@gmail.com> wrote:

G22 500 to 425 sounds cool in a group buyout situation

On Sat, Aug 6, 2022 at 12:09 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'd say \$750k with a low of \$600k.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, August 4, 2022 8:44 AM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Thoughts above the buyout

Hey all,

I think it'd be good to come up w a number for Margaret by end of the week. If nothing else, just to have a starting point.

Reply to this email with your unit number and the amount you'd want for a buy out. This is for between us only, I think we should just tell Margaret the grand total.

I'll go first, I'm increasing my amount after our call w Margaret.

Erez F107 : 1 million

On Tue, Aug 2, 2022 at 11:39 AM philhub <philhub@protonmail.com> wrote:

Most of the meeting yesterday with M. was captured using a Notepad dictation app, The 13 "Notes" here are raw and unedited. There are some gaps and unintelligible sections, misspellings, etc. They may be

helpful if not a little confusing at times.

These meeting "minutes" are being shared for use WITHIN the group to review. When asked yesterday if anyone was recording the meeting, M. said she wouldn't want her words being used elsewhere for

other purposes and we don't want to tick her off, of course.

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, August 2nd, 2022 at 9:35 AM, philhub <philhub@protonmail.com> wrote:

Eyewitness Report: I just ran into Marty himself and conversed with him on Green Street. He is in the building today. FYI.

Sent with

Proton Mail secure email.

----- Original Message -----

On Monday, August 1st, 2022 at 2:55 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Video call link:

<https://meet.google.com/bse-czke-zbo>

Or dial: ■(US) +1 956-520-3461■ PIN: ■617 221 941■#

On Mon, Aug 1, 2022 at 2:54 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Have you sent the link for the phone call yet?

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 31, 2022 2:13 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Hey everyone,

Here's a link to a google doc with our questions for Margaret tomorrow,

<https://docs.google.com/document/d/10GIIdAtyTQhwGUc3P-hImj-1TmR0k1yBU9vkl77fYgTY/edit>

if you want to add or change anything please do it using "comments" or change the color of your font and add your thoughts to this as opposed to removing anything, just so we can keep track of everything.

I'm still volunteering to be our speaking representative, at least in the beginning of the meeting, just to keep things streamlined / get all these questions answered. If anyone has an objection to that, let me know.

Of course we want to get these questions answered before we consider our buyout number, but if we are seriously considering taking this opportunity to walk away, we should all be zeroing in on what we'd like to get paid and what we'd be ok with getting paid.

Talk soon and see you all tomorrow!

Erez

On Thu, Jul 28, 2022 at 9:39 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Great, thanks so much Erez.

I got the day off so I can definitely be there.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 27, 2022 10:10 AM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Thoughts above the buyout

Great, we're on for Monday 3pm EST with Margaret. I'll send out an invite for everyone, Margaret will be calling in (not able to do a video call).

Also, I'll send out an email with our questions for Margaret based on the last conversation we had among ourselves. We can add or amend so we have an efficient line of questioning for her.

On Wed, Jul 27, 2022 at 7:23 AM philhub <philhub@protonmail.com> wrote:

Monday is ok, although before then would be better.

Sent with

Proton Mail secure email.

----- Original Message -----

On Monday, July 25th, 2022 at 3:35 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

David / Lockhart, Monday 3-430pm work for you?

On Mon, Jul 25, 2022 at 3:34 PM Christian Gray <christiangray3@protonmail.com> wrote:

Apologies again! Yes, I can do Monday 3-4:30.

On Mon, Jul 25, 2022 at 3:33 PM, Christian Gray <christiangray3@protonmail.com> wrote:

Scratch that! I can do Monday at 3:30. Had the date mixed up.

On Mon, Jul 25, 2022 at 3:30 PM, Christian Gray <christiangray3@protonmail.com> wrote:

My apologies, I just remembered that I'll be on a plane that leaves at 3:38pm on Monday. Can we do Tuesday? Or Saturday?

On Mon, Jul 25, 2022 at 3:09 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Margaret has 3 - 4:30pm available on Monday, does this work for everyone?

On Mon, Jul 25, 2022 at 2:54 PM Christian Gray <christiangray3@protonmail.com> wrote:

We should push for Monday so Kate can be there.

On Mon, Jul 25, 2022 at 2:28 PM, erez horovitz <ehorovitz@gmail.com> wrote:

I'll ask her about Monday, but if she pushes back for this Wednesday, we'll take notes and have a phone call.

On Mon, Jul 25, 2022 at 2:21 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I would like to be there but if that's what has to happen I understand. Just take good notes and maybe I could do a quick phone convo with you after.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 2:01 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Are you ok not being in this meeting? We can take notes for you.

My concern is that Margaret is already expressing that timeline wise we're behind schedule.

On Mon, Jul 25, 2022 at 1:49 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I could be available Sat / Sun / or Monday.

I'm on a trip right now until Friday evening.

The problem is I can't even plan a place with service because we are on our way to spend 4 days in Yosemite but because of the fires we might get rerouted and I honestly don't even know where we'll be in the next

couple days.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 9:03 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Margaret just got back to me, she's available anytime during business hours on Wednesday.

Can we make that work? If anyone has any preference on time, please let me know, would like to get back to her today w a time that works for all of us.

On Mon, Jul 25, 2022 at 8:57 AM erez horovitz <ehorovitz@gmail.com> wrote:

No word from Margaret yet, if I don't hear back today I'll reach back out.

I'll go through these notes and streamline into a script we can use when we meet with her, before that happens I'll share with everyone so we're all on the same page on all points, including what amount we would consider for a buyouts. We v

informally talked about numbers, but now would be a good time to decide what that number is (ideally) and what we'd all be willing to accept in negotiation.

On Mon, Jul 25, 2022 at 8:29 AM David May <davidmortimermay@gmail.com> wrote:

Have we heard back from Margaret?

Also- I would hope my number in a group buyout would be much higher than 100k, if there was a group buyout. Not sure where 100k came from.

On Thu, Jul 21, 2022 at 8:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long road he'll sel now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have have to show every single this we spent money on and received money for?

What would out number be as a group if we took the buyout? Can we all have a different number? Erez \$750, Kate \$750 (maybe a little lower), David \$100 ?, Phil / Theo ?, Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial:

+1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5:30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new lawyers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out

to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially

because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admit I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why I was a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty will do that then we should just move forward like everything is fine since

it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right about that. She said it happened to another client, and the court saw everything she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anything next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everything could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margaret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need

to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person, but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

Its my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It's seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

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--

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The

Land of Tradition

--

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Erez Horovitz

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978 302 3680

Date: Aug 09, 2022 01:50 AM

From: philhub <philhub@protonmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: Thoughts above the buyout

Not sure if we have enough info yet, so we say 900k to be on the safe side.

Sent with Proton Mail secure email.

----- Original Message -----

On Monday, August 8th, 2022 at 6:10 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Yet, I'd like to stay in the loft at least another but don't want the rent to just come out of the buyout. It'd be better if the rent were free on top of it.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, August 8, 2022 4:07 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; Christian Gray <christiangray3@protonmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Good idea (I'd also like to stay on for a bit) I'll copy everyone on the email to Margeret with our total buyout proposal, and mention at least some if not all of us would like to stay in our spaces for at least a year.

On Mon, Aug 8, 2022 at 2:30 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Should we also ask for 1-2 years free rent on top of the buyout?

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, August 8, 2022 1:15 PM

To: David May <davidmortimermay@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Theo / Phil and Christian, still waiting on your buyout range.

For clarification, we'd propose the sum of our higher number to Margaret for the sake of negotiation.

On Mon, Aug 8, 2022 at 1:47 AM David May <davidmortimermay@gmail.com> wrote:

G22 500 to 425 sounds cool in a group buyout situation

On Sat, Aug 6, 2022 at 12:09 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'd say \$750k with a low of \$600k.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, August 4, 2022 8:44 AM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Thoughts above the buyout

Hey all,

I think it'd be good to come up w a number for Margaret by end of the week. If nothing else, just to have a starting point.

Reply to this email with your unit number and the amount you'd want for a buy out. This is for between us only, I think we should just tell Margaret the grand total.

I'll go first, I'm increasing my amount after our call w Margaret.

Erez F107 : 1 million

On Tue, Aug 2, 2022 at 11:39 AM philhub <philhub@protonmail.com> wrote:

Most of the meeting yesterday with M. was captured using a Notepad dictation app, The 13 "Notes" here are raw and unedited. There are some gaps and unintelligible sections, misspellings, etc. They may be

helpful if not a little confusing at times.

These meeting "minutes" are being shared for use WITHIN the group to review. When asked yesterday if anyone was recording the meeting, M. said she wouldn't want her words being used elsewhere for

other purposes and we don't want to tick her off, of course.

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, August 2nd, 2022 at 9:35 AM, philhub <philhub@protonmail.com> wrote:

Eyewitness Report: I just ran into Marty himself and conversed with him on Green Street. He is in the building today. FYI.

Sent with

Proton Mail secure email.

----- Original Message -----

On Monday, August 1st, 2022 at 2:55 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Video call link:

<https://meet.google.com/bse-czke-zbo>

Or dial: ■(US) +1 956-520-3461■ PIN: ■617 221 941■#

On Mon, Aug 1, 2022 at 2:54 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Have you sent the link for the phone call yet?

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 31, 2022 2:13 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Hey everyone,

Here's a link to a google doc with our questions for Margaret tomorrow,

<https://docs.google.com/document/d/10GIATyTQhwGUc3P-hImj-1TmR0k1yBU9vKL77fYgTY/edit>

if you want to add or change anything please do it using "comments" or change the color of your font and add your thoughts to this as opposed to removing anything, just so we can keep track of everything.

I'm still volunteering to be our speaking representative, at least in the beginning of the meeting, just to keep things streamlined / get all these questions answered. If anyone has an objection to that, let me know.

Of course we want to get these questions answered before we consider our buyout number, but if we are seriously considering taking this opportunity to walk away, we should all be zeroing in on what we'd like to get paid and what we'd be ok with getting paid.

Talk soon and see you all tomorrow!

Erez

On Thu, Jul 28, 2022 at 9:39 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Great, thanks so much Erez.

I got the day off so I can definitely be there.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 27, 2022 10:10 AM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Thoughts above the buyout

Great, we're on for Monday 3pm EST with Margaret. I'll send out an invite for everyone, Margaret will be calling in (not able to do a video call).

Also, I'll send out an email with our questions for Margaret based on the last conversation we had among ourselves. We can add or amend so we have an efficient line of questioning for her.

On Wed, Jul 27, 2022 at 7:23 AM philhub <philhub@protonmail.com> wrote:

Monday is ok, although before then would be better.

Sent with

Proton Mail secure email.

----- Original Message -----

On Monday, July 25th, 2022 at 3:35 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

David / Lockhart, Monday 3-430pm work for you?

On Mon, Jul 25, 2022 at 3:34 PM Christian Gray <christiangray3@protonmail.com> wrote:

Apologies again! Yes, I can do Monday 3-4:30.

On Mon, Jul 25, 2022 at 3:33 PM, Christian Gray <christiangray3@protonmail.com> wrote:

Scratch that! I can do Monday at 3:30. Had the date mixed up.

On Mon, Jul 25, 2022 at 3:30 PM, Christian Gray <christiangray3@protonmail.com> wrote:

My apologies, I just remembered that I'll be on a plane that leaves at 3:38pm on Monday. Can we do Tuesday? Or Saturday?

On Mon, Jul 25, 2022 at 3:09 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Margaret has 3 - 4:30pm available on Monday, does this work for everyone?

On Mon, Jul 25, 2022 at 2:54 PM Christian Gray <christiangray3@protonmail.com> wrote:

We should push for Monday so Kate can be there.

On Mon, Jul 25, 2022 at 2:28 PM, erez horovitz <ehorovitz@gmail.com> wrote:

I'll ask her about Monday, but if she pushes back for this Wednesday, we'll take notes and have a phone call.

On Mon, Jul 25, 2022 at 2:21 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I would like to be there but if that's what has to happen I understand. Just take good notes and maybe I could do a quick phone convo with you after.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 2:01 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Are you ok not being in this meeting? We can take notes for you.

My concern is that Margaret is already expressing that timeline wise we're behind schedule.

On Mon, Jul 25, 2022 at 1:49 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I could be available Sat / Sun / or Monday.

I'm on a trip right now until Friday evening.

The problem is I can't even plan a place with service because we are on our way to spend 4 days in Yosemite but because of the fires we might get rerouted and I honestly don't even know where we'll be in the next

couple days.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 9:03 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Margaret just got back to me, she's available anytime during business hours on Wednesday.

Can we make that work? If anyone has any preference on time, please let me know, would like to get back to her today w a time that works for all of us.

On Mon, Jul 25, 2022 at 8:57 AM erez horovitz <ehorovitz@gmail.com> wrote:

No word from Margaret yet, if I don't hear back today I'll reach back out.

I'll go through these notes and streamline into a script we can use when we meet with her, before that happens I'll share with everyone so we're all on the same page on all points, including what amount we would consider for a buyouts. We v

informally talked about numbers, but now would be a good time to decide what that number is (ideally) and what we'd all be willing to accept in negotiation.

On Mon, Jul 25, 2022 at 8:29 AM David May <davidmortimermay@gmail.com> wrote:

Have we heard back from Margaret?

Also- I would hope my number in a group buyout would be much higher than 100k, if there was a group buyout. Not sure where 100k came from.

On Thu, Jul 21, 2022 at 8:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long road he'll sel now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have have to show every single this we spent money on and received money for?

What would out number be as a group if we took the buyout? Can we all have a different number? Erez \$750, Kate \$750)maybe a little lower), David \$100 ?, Phil / Theo ?, Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial:

+1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5:30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new layers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out

to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially

because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why Iwas a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty will do that then we should just move forward like everything is fine since

it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right

about that. She said it happened to another client, and the court saw everythign she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anythign next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everthing could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need

to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person,

but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

Its my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It's seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

David

Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The

Land of Tradition

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

David Mortimer

May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

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Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Aug 15, 2022 10:59 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Subject: Buyout

Hey,

Just waiting on your number so we can let Margaret know our total buyout starting offer.--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Aug 15, 2022 09:22 PM

From: Christian Gray <christiangray3@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Subject: Re: Buyout

Sorry I'm going reach out to a Margaret to get numbers for the damages case. Her husband was supposed to give them to me and he said he wasn't prepared and Margaret would know. This was after Margaret told me to talk to her husband about the number. Ridiculous. I let him have it. I still need to talk to her.

Also, we need to make sure that we are protected from Margaret collecting 10% of any future buyout negotiated by another lawyer or other avenue. Her contract states, as far as I understand it, that she get to collect this if we "authorize her to negotiate a buyout" which is exactly what we will be doing by submitting her numbers. We should protect ourselves from that just in case. We should be able to structure an agreement where it is a single instance, if the buyout does not go through we are not required to pay her 10% in the future if she doesn't negotiate and execute the buyout agreement.

On Mon, Aug 15, 2022 at 10:59 AM, erez horovitz <ehorovitz@gmail.com> wrote:

Hey,

Just waiting on your number so we can let Margaret know our total buyout starting offer.--

Erez Horovitz

erezhorovitz.com
ehorovitz@gmail.com
978 302 3680

Date: Aug 16, 2022 09:43 AM
From: erez horovitz <ehorovitz@gmail.com>
To: Christian Gray <christiangray3@protonmail.com>
Subject: Re: Buyout
Ok, let me know.

And yes, we'll negotiate out terms w Margaret before agreeing to have her negotiate on our behalf, do you have a different standard in mind other than 10%?

On Mon, Aug 15, 2022 at 5:22 PM Christian Gray <christiangray3@protonmail.com> wrote:

Sorry I'm going reach out to a Margaret to get numbers for the damages case. Her husband was supposed to give them to me and he said he wasn't prepared and Margaret would know. This was after Margaret told me to talk to her husband about the number. Ridiculous. I let him have it. I still need to talk to her.

Also, we need to make sure that we are protected from Margaret collecting 10% of any future buyout negotiated by another lawyer or other avenue. Her contract states, as far as I understand it, that she get to collect this if we "authorize her to negotiate a buyout" which is exactly what we will be doing by submitting her numbers. We should protect ourselves from that just in case. We should be able to structure an agreement where it is a single instance, if the buyout does not go through we are not required to pay her 10% in the future if she doesn't negotiate and execute the buyout agreement.

On Mon, Aug 15, 2022 at 10:59 AM, erez horovitz <ehorovitz@gmail.com> wrote:

Hey,

Just waiting on your number so we can let Margaret know our total buyout starting offer.--

Erez Horovitz

erezhorovitz.com
ehorovitz@gmail.com
978 302 3680

--

Erez Horovitz

erezhorovitz.com
ehorovitz@gmail.com
978 302 3680

Date: Aug 16, 2022 06:39 PM
From: Kathryn Downie <downiekathryn@hotmail.com>
To: Jenifer Orefice <jo@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>
Subject: Re: TA Invoice
Hi Jennifer,

Is it possible for you to add anything to this bill now, like our recent phone with Margret? So that I can get an idea of what we owe for that and then just send one payment

for everything.

Thanks

Kate

From: Jenifer Orefice <jo@goodfarblaw.com>

Sent: Thursday, July 28, 2022 1:45 PM

To: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>

Subject: TA Invoice

Please see the attached. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

JO@Goodfarblaw.com

NYC Office:

110 East 59th Street, 22nd floor

New York, NY 10022

Phone: 212.509.0440

Fax: 212.509.0464

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Aug 16, 2022 06:41 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: TA Invoice

I will check with Margaret and let you know.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

J0@Goodfarblaw.com

NYC Office:

110 East 59th Street, 22nd floor

New York, NY 10022

Phone: 212.509.0440

Fax: 212.509.0464

From: Kathryn Downie <downiekathryn@hotmail.com>

Date: Tuesday, August 16, 2022 at 2:39 PM

To: Jenifer Orefice <jo@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: TA Invoice

Hi Jennifer,

Is it possible for you to add anything to this bill now, like our recent phone with Margret? So that I can get an idea of what we owe for that and then just send one payment for everything.

Thanks

Kate

From: Jenifer Orefice <jo@goodfarblaw.com>

Sent: Thursday, July 28, 2022 1:45 PM

To: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>

Subject: TA Invoice

Please see the attached. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Aug 16, 2022 06:48 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, Margaret Sandercock <mbs@goodfarblaw.com>

Subject: Re: TA Invoice

Ms. Sandercock does not want to add to the bill now.

She asked me to convey the following: the payment for this bill is more than 2 weeks late, and bills should be paid the day you get them, not weeks later. We bill once a month, which is completely reasonable

and you need to adapt to our billing cycles and payment expectations.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

JO@Goodfarblaw.com

NYC Office:

110 East 59th Street, 22nd floor

New York, NY 10022

Phone: 212.509.0440

Fax: 212.509.0464

From: Kathryn Downie <downiekathryn@hotmail.com>

Date: Tuesday, August 16, 2022 at 2:39 PM

To: Jenifer Orefice <jo@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: TA Invoice

Hi Jennifer,

Is it possible for you to add anything to this bill now, like our recent phone with Margret? So that I can get an idea of what we owe for that and then just send one payment for everything.

Thanks

Kate

From: Jenifer Orefice <jo@goodfarblaw.com>

Sent: Thursday, July 28, 2022 1:45 PM

To: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>

Subject: TA Invoice

Please see the attached. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

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Date: Aug 17, 2022 09:32 AM

From: David May <davidmortimermay@gmail.com>

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, erez horovitz <ehorovitz@gmail.com>

Subject: Re: Thoughts above the buyout
Did this info get to Margaret ?

On Mon, Aug 8, 2022 at 8:50 PM philhub <philhub@protonmail.com> wrote:

Not sure if we have enough info yet, so we say 900k to be on the safe side.

Sent with Proton Mail secure email.

----- Original Message -----

On Monday, August 8th, 2022 at 6:10 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Yet, I'd like to stay in the loft at least another but don't want the rent to just come out of the buyout. It'd be better if the rent were free on top of it.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, August 8, 2022 4:07 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; Christian Gray <christiangray3@protonmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Good idea (I'd also like to stay on for a bit) I'll copy everyone on the email to Margeret with our total buyout proposal, and mention at least some if not all of us would like to stay in our spaces for at least a year.

On Mon, Aug 8, 2022 at 2:30 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Should we also ask for 1-2 years free rent on top of the buyout?

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, August 8, 2022 1:15 PM

To: David May <davidmortimermay@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Theo / Phil and Christian, still waiting on your buyout range.

For clarification, we'd propose the sum of our higher number to Margaret for the sake of negotiation.

On Mon, Aug 8, 2022 at 1:47 AM David May <davidmortimermay@gmail.com> wrote:

G22 500 to 425 sounds cool in a group buyout situation

On Sat, Aug 6, 2022 at 12:09 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'd say \$750k with a low of \$600k.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, August 4, 2022 8:44 AM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Thoughts above the buyout

Hey all,

I think it'd be good to come up w a number for Margaret by end of the week. If nothing else, just to have a starting point.

Reply to this email with your unit number and the amount you'd want for a buy out. This is for between us only, I think we should just tell Margaret the grand total.

I'll go first, I'm increasing my amount after our call w Margaret.

Erez F107 : 1 million

On Tue, Aug 2, 2022 at 11:39 AM philhub <philhub@protonmail.com> wrote:

Most of the meeting yesterday with M. was captured using a Notepad dictation app, The 13 "Notes" here are raw and unedited. There are some gaps and unintelligible sections, misspellings, etc. They may be

helpful if not a little confusing at times.

These meeting "minutes" are being shared for use WITHIN the group to review. When asked yesterday if anyone was recording the meeting, M. said she wouldn't want her words being used elsewhere for

other purposes and we don't want to tick her off, of course.

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, August 2nd, 2022 at 9:35 AM, philhub <philhub@protonmail.com> wrote:

Eyewitness Report: I just ran into Marty himself and conversed with him on Green Street. He is in the building today. FYI.

Sent with

Proton Mail secure email.

----- Original Message -----

On Monday, August 1st, 2022 at 2:55 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Video call link:

<https://meet.google.com/bse-czke-zbo>

Or dial: ■(US) +1 956-520-3461■ PIN: ■617 221 941■#

On Mon, Aug 1, 2022 at 2:54 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Have you sent the link for the phone call yet?

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 31, 2022 2:13 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Hey everyone,

Here's a link to a google doc with our questions for Margaret tomorrow,

<https://docs.google.com/document/d/10GIATyTQhwGUc3P-hImj-1TmR0k1yBU9vKL77fYgTY/edit>

if you want to add or change anything please do it using "comments" or change the color of your font and add your thoughts to this as opposed to removing anything, just so we can keep track of everything.

I'm still volunteering to be our speaking representative, at least in the beginning of the meeting, just to keep things streamlined / get all these questions answered. If anyone has an objection to that, let me know.

Of course we want to get these questions answered before we consider our buyout number, but if we are seriously considering taking this opportunity to walk away, we should all be zeroing in on what we'd like to get paid and what we'd be ok with getting paid.

Talk soon and see you all tomorrow!

Erez

On Thu, Jul 28, 2022 at 9:39 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Great, thanks so much Erez.

I got the day off so I can definitely be there.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 27, 2022 10:10 AM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Thoughts above the buyout

Great, we're on for Monday 3pm EST with Margaret. I'll send out an invite for everyone, Margaret will be calling in (not able to do a video call).

Also, I'll send out an email with our questions for Margaret based on the last conversation we had among ourselves. We can add or amend so we have an efficient line of questioning for her.

On Wed, Jul 27, 2022 at 7:23 AM philhub <philhub@protonmail.com> wrote:

Monday is ok, although before then would be better.

Sent with

Proton Mail secure email.

----- Original Message -----

On Monday, July 25th, 2022 at 3:35 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

David / Lockhart, Monday 3-430pm work for you?

On Mon, Jul 25, 2022 at 3:34 PM Christian Gray <christiangray3@protonmail.com> wrote:

Apologies again! Yes, I can do Monday 3-4:30.

On Mon, Jul 25, 2022 at 3:33 PM, Christian Gray <christiangray3@protonmail.com> wrote:

Scratch that! I can do Monday at 3:30. Had the date mixed up.

On Mon, Jul 25, 2022 at 3:30 PM, Christian Gray <christiangray3@protonmail.com> wrote:

My apologies, I just remembered that I'll be on a plane that leaves at 3:38pm on Monday. Can we do Tuesday? Or Saturday?

On Mon, Jul 25, 2022 at 3:09 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Margaret has 3 - 4:30pm available on Monday, does this work for everyone?

On Mon, Jul 25, 2022 at 2:54 PM Christian Gray <christiangray3@protonmail.com> wrote:

We should push for Monday so Kate can be there.

On Mon, Jul 25, 2022 at 2:28 PM, erez horovitz <ehorovitz@gmail.com> wrote:

I'll ask her about Monday, but if she pushes back for this Wednesday, we'll take notes and have a phone call.

On Mon, Jul 25, 2022 at 2:21 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I would like to be there but if that's what has to happen I understand. Just take good notes and maybe I could do a quick phone convo with you after.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 2:01 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Are you ok not being in this meeting? We can take notes for you.

My concern is that Margaret is already expressing that timeline wise we're behind schedule.

On Mon, Jul 25, 2022 at 1:49 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I could be available Sat / Sun / or Monday.

I'm on a trip right now until Friday evening.

The problem is I can't even plan a place with service because we are on our way to spend 4 days in Yosemite but because of the fires we might get rerouted and I honestly don't even know where we'll be in the next

couple days.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 9:03 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Margaret just got back to me, she's available anytime during business hours on Wednesday.

Can we make that work? If anyone has any preference on time, please let me know, would like to get back to her today w a time that works for all of us.

On Mon, Jul 25, 2022 at 8:57 AM erez horovitz <ehorovitz@gmail.com> wrote:

No word from Margaret yet, if I don't hear back today I'll reach back out.

I'll go through these notes and streamline into a script we can use when we meet with her, before that happens I'll share with everyone so we're all on the same page on all points,

including what amount we would consider for a buyouts. We v
informally talked about numbers, but now would be a good time to decide what that number
is (ideally) and what we'd all be willing to accept in negotiation.

On Mon, Jul 25, 2022 at 8:29 AM David May <davidmortimermay@gmail.com> wrote:

Have we heard back from Margaret?

Also- I would hope my number in a group buyout would be much higher than 100k, if there
was a group buyout. Not sure where 100k came from.

On Thu, Jul 21, 2022 at 8:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long
road he'll sel now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do
that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we
wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not
preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have have to show every single this we spent money on
and received money for?

What would out number be as a group if we took the buyout? Can we all have a different
number? Erez \$750, Kate \$750 (maybe a little lower), David \$100 ?, Phil / Theo ?,
Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law
protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial:

+1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5;30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new layers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why Iwas a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty will do that then we should just move forward like everything is fine since

it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right about that. She said it happened to another client, and the court saw everythign she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anything next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everything could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill

and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need

to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person, but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

Its my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It's seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion

about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

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ehorovitz@gmail.com

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The

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The Land of Tradition

Date: Aug 17, 2022 10:33 AM

From: erez horovitz <ehorovitz@gmail.com>

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

No, still waiting on Christian to come up w his number. He's working on it and Margaret is aware.

On Wed, Aug 17, 2022 at 10:32 AM David May <davidmortimermay@gmail.com> wrote:

Did this info get to Margaret ?

On Mon, Aug 8, 2022 at 8:50 PM philhub <philhub@protonmail.com> wrote:

Not sure if we have enough info yet, so we say 900k to be on the safe side.

Sent with Proton Mail secure email.

----- Original Message -----

On Monday, August 8th, 2022 at 6:10 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Yet, I'd like to stay in the loft at least another but don't want the rent to just come out of the buyout. It'd be better if the rent were free on top of it.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, August 8, 2022 4:07 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; Christian Gray <christiangray3@protonmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Good idea (I'd also like to stay on for a bit) I'll copy everyone on the email to Margeret with our total buyout proposal, and mention at least some if not all of us would like to stay in our spaces for at least a year.

On Mon, Aug 8, 2022 at 2:30 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Should we also ask for 1-2 years free rent on top of the buyout?

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, August 8, 2022 1:15 PM

To: David May <davidmortimermay@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Theo / Phil and Christian, still waiting on your buyout range.

For clarification, we'd propose the sum of our higher number to Margaret for the sake of negotiation.

On Mon, Aug 8, 2022 at 1:47 AM David May <davidmortimermay@gmail.com> wrote:

G22 500 to 425 sounds cool in a group buyout situation

On Sat, Aug 6, 2022 at 12:09 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'd say \$750k with a low of \$600k.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, August 4, 2022 8:44 AM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Thoughts above the buyout

Hey all,

I think it'd be good to come up w a number for Margaret by end of the week. If nothing else, just to have a starting point.

Reply to this email with your unit number and the amount you'd want for a buy out. This is for between us only, I think we should just tell Margaret the grand total.

I'll go first, I'm increasing my amount after our call w Margaret.

Erez F107 : 1 million

On Tue, Aug 2, 2022 at 11:39 AM philhub <philhub@protonmail.com> wrote:

Most of the meeting yesterday with M. was captured using a Notepad dictation app, The 13 "Notes" here are raw and unedited. There are some gaps and unintelligible sections, misspellings, etc. They may be

helpful if not a little confusing at times.

These meeting "minutes" are being shared for use WITHIN the group to review. When asked yesterday if anyone was recording the meeting, M. said she wouldn't want her words being used elsewhere for

other purposes and we don't want to tick her off, of course.

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, August 2nd, 2022 at 9:35 AM, philhub <philhub@protonmail.com> wrote:

Eyewitness Report: I just ran into Marty himself and conversed with him on Green Street. He is in the building today. FYI.

Sent with

Proton Mail secure email.

----- Original Message -----

On Monday, August 1st, 2022 at 2:55 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Video call link:

<https://meet.google.com/bse-czke-zbo>

Or dial: ■(US) +1 956-520-3461■ PIN: ■617 221 941■#

On Mon, Aug 1, 2022 at 2:54 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Have you sent the link for the phone call yet?

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 31, 2022 2:13 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May
<davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Hey everyone,

Here's a link to a google doc with our questions for Margaret tomorrow,

<https://docs.google.com/document/d/10GIATyTQhwGUc3P-hImj-1TmR0k1yBU9vKL77fYgTY/edit>

if you want to add or change anything please do it using "comments" or change the color of your font and add your thoughts to this as opposed to removing anything, just so we can keep track of everything.

I'm still volunteering to be our speaking representative, at least in the beginning of the meeting, just to keep things streamlined / get all these questions answered. If anyone has an objection to that, let me know.

Of course we want to get these questions answered before we consider our buyout number, but if we are seriously considering taking this opportunity to walk away, we should all be zeroing in on what we'd like to get paid and what we'd be ok with getting paid.

Talk soon and see you all tomorrow!

Erez

On Thu, Jul 28, 2022 at 9:39 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Great, thanks so much Erez.

I got the day off so I can definitely be there.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 27, 2022 10:10 AM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May
<davidmortimermay@gmail.com>;

Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Thoughts above the buyout

Great, we're on for Monday 3pm EST with Margaret. I'll send out an invite for everyone, Margaret will be calling in (not able to do a video call).

Also, I'll send out an email with our questions for Margaret based on the last conversation we had among ourselves. We can add or amend so we have an efficient line of questioning for her.

On Wed, Jul 27, 2022 at 7:23 AM philhub <philhub@protonmail.com> wrote:

Monday is ok, although before then would be better.

Sent with

Proton Mail secure email.

----- Original Message -----

On Monday, July 25th, 2022 at 3:35 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

David / Lockhart, Monday 3-430pm work for you?

On Mon, Jul 25, 2022 at 3:34 PM Christian Gray <christiangray3@protonmail.com> wrote:

Apologies again! Yes, I can do Monday 3-4:30.

On Mon, Jul 25, 2022 at 3:33 PM, Christian Gray <christiangray3@protonmail.com> wrote:

Scratch that! I can do Monday at 3:30. Had the date mixed up.

On Mon, Jul 25, 2022 at 3:30 PM, Christian Gray <christiangray3@protonmail.com> wrote:

My apologies, I just remembered that I'll be on a plane that leaves at 3:38pm on Monday. Can we do Tuesday? Or Saturday?

On Mon, Jul 25, 2022 at 3:09 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Margaret has 3 - 4:30pm available on Monday, does this work for everyone?

On Mon, Jul 25, 2022 at 2:54 PM Christian Gray <christiangray3@protonmail.com> wrote:

We should push for Monday so Kate can be there.

On Mon, Jul 25, 2022 at 2:28 PM, erez horovitz <ehorovitz@gmail.com> wrote:

I'll ask her about Monday, but if she pushes back for this Wednesday, we'll take notes and have a phone call.

On Mon, Jul 25, 2022 at 2:21 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I would like to be there but if that's what has to happen I understand. Just take good notes and maybe I could do a quick phone convo with you after.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 2:01 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Are you ok not being in this meeting? We can take notes for you.

My concern is that Margaret is already expressing that timeline wise we're behind schedule.

On Mon, Jul 25, 2022 at 1:49 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I could be available Sat / Sun / or Monday.

I'm on a trip right now until Friday evening.

The problem is I can't even plan a place with service because we are on our way to spend 4 days in Yosemite but because of the fires we might get rerouted and I honestly don't even know where we'll be in the next

couple days.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 9:03 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Margaret just got back to me, she's available anytime during business hours on Wednesday.

Can we make that work? If anyone has any preference on time, please let me know, would like to get back to her today w a time that works for all of us.

On Mon, Jul 25, 2022 at 8:57 AM erez horovitz <ehorovitz@gmail.com> wrote:

No word from Margaret yet, if I don't hear back today I'll reach back out.

I'll go through these notes and streamline into a script we can use when we meet with her, before that happens I'll share with everyone so we're all on the same page on all points, including what amount we would consider for a buyouts. We v

informally talked about numbers, but now would be a good time to decide what that number is (ideally) and what we'd all be willing to accept in negotiation.

On Mon, Jul 25, 2022 at 8:29 AM David May <davidmortimermay@gmail.com> wrote:

Have we heard back from Margaret?

Also- I would hope my number in a group buyout would be much higher than 100k, if there was a group buyout. Not sure where 100k came from.

On Thu, Jul 21, 2022 at 8:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long road he'll sel now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have have to show every single this we spent money on and received money for?

What would out number be as a group if we took the buyout? Can we all have a different number? Erez \$750, Kate \$750 (maybe a little lower), David \$100 ?, Phil / Theo ?, Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial:

+1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5:30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new layers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out

to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially

because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why Iwas a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty will do that then we should just move forward like everything is fine since

it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right

about that. She said it happened to another client, and the court saw everythign she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anythign next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everthing could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person,

but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

Its my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It's seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

erezhorovitz.com

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erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

David

Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Aug 17, 2022 02:34 PM

From: Christian Gray <christiangray3@protonmail.com>

To: David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

I haven't had a meeting with Margaret yet about the damages number. Her husband was supposed to have

On Wed, Aug 17, 2022 at 10:32 AM, David May <davidmortimermay@gmail.com> wrote:

Did this info get to Margaret ?

On Mon, Aug 8, 2022 at 8:50 PM philhub <philhub@protonmail.com> wrote:

Not sure if we have enough info yet, so we say 900k to be on the safe side.

Sent with Proton Mail secure email.

----- Original Message -----

On Monday, August 8th, 2022 at 6:10 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Yet, I'd like to stay in the loft at least another but don't want the rent to just come out of the buyout. It'd be better if the rent were free on top of it.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, August 8, 2022 4:07 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; Christian Gray <christiangray3@protonmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Good idea (I'd also like to stay on for a bit) I'll copy everyone on the email to Margeret with our total buyout proposal, and mention at least some if not all of us would like to stay in our spaces for at least a year.

On Mon, Aug 8, 2022 at 2:30 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Should we also ask for 1-2 years free rent on top of the buyout?

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, August 8, 2022 1:15 PM

To: David May <davidmortimermay@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Theo / Phil and Christian, still waiting on your buyout range.

For clarification, we'd propose the sum of our higher number to Margaret for the sake of negotiation.

On Mon, Aug 8, 2022 at 1:47 AM David May <davidmortimermay@gmail.com> wrote:

G22 500 to 425 sounds cool in a group buyout situation

On Sat, Aug 6, 2022 at 12:09 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'd say \$750k with a low of \$600k.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, August 4, 2022 8:44 AM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Thoughts above the buyout

Hey all,

I think it'd be good to come up w a number for Margaret by end of the week. If nothing else, just to have a starting point.

Reply to this email with your unit number and the amount you'd want for a buy out. This is for between us only, I think we should just tell Margaret the grand total.

I'll go first, I'm increasing my amount after our call w Margaret.

Erez F107 : 1 million

On Tue, Aug 2, 2022 at 11:39 AM philhub <philhub@protonmail.com> wrote:

Most of the meeting yesterday with M. was captured using a Notepad dictation app, The 13 "Notes" here are raw and unedited. There are some gaps and unintelligible sections, misspellings, etc. They may be

helpful if not a little confusing at times.

These meeting "minutes" are being shared for use WITHIN the group to review. When asked yesterday if anyone was recording the meeting, M. said she wouldn't want her words being used elsewhere for

other purposes and we don't want to tick her off, of course.

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, August 2nd, 2022 at 9:35 AM, philhub <philhub@protonmail.com> wrote:

Eyewitness Report: I just ran into Marty himself and conversed with him on Green Street. He is in the building today. FYI.

Sent with

Proton Mail secure email.

----- Original Message -----

On Monday, August 1st, 2022 at 2:55 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Video call link:

<https://meet.google.com/bse-czke-zbo>

Or dial: ■(US) +1 956-520-3461■ PIN: ■617 221 941■#

On Mon, Aug 1, 2022 at 2:54 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Have you sent the link for the phone call yet?

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 31, 2022 2:13 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May
<davidmortimermay@gmail.com>;
philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Hey everyone,

Here's a link to a google doc with our questions for Margaret tomorrow,

<https://docs.google.com/document/d/10GIATyTQhwGUc3P-hImj-1TmR0k1yBU9vKL77fYgTY/edit>

if you want to add or change anything please do it using "comments" or change the color of your font and add your thoughts to this as opposed to removing anything, just so we can keep track of everything.

I'm still volunteering to be our speaking representative, at least in the beginning of the meeting, just to keep things streamlined / get all these questions answered. If anyone has an objection to that, let me know.

Of course we want to get these questions answered before we consider our buyout number, but if we are seriously considering taking this opportunity to walk away, we should all be zeroing in on what we'd like to get paid and what we'd be ok with getting paid.

Talk soon and see you all tomorrow!

Erez

On Thu, Jul 28, 2022 at 9:39 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Great, thanks so much Erez.

I got the day off so I can definitely be there.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 27, 2022 10:10 AM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May
<davidmortimermay@gmail.com>;
Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Thoughts above the buyout

Great, we're on for Monday 3pm EST with Margaret. I'll send out an invite for everyone, Margaret will be calling in (not able to do a video call).

Also, I'll send out an email with our questions for Margaret based on the last conversation we had among ourselves. We can add or amend so we have an efficient line of questioning for her.

On Wed, Jul 27, 2022 at 7:23 AM philhub <philhub@protonmail.com> wrote:

Monday is ok, although before then would be better.

Sent with

Proton Mail secure email.

----- Original Message -----

On Monday, July 25th, 2022 at 3:35 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

David / Lockhart, Monday 3-430pm work for you?

On Mon, Jul 25, 2022 at 3:34 PM Christian Gray <christiangray3@protonmail.com> wrote:

Apologies again! Yes, I can do Monday 3-4:30.

On Mon, Jul 25, 2022 at 3:33 PM, Christian Gray <christiangray3@protonmail.com> wrote:

Scratch that! I can do Monday at 3:30. Had the date mixed up.

On Mon, Jul 25, 2022 at 3:30 PM, Christian Gray <christiangray3@protonmail.com> wrote:

My apologies, I just remembered that I'll be on a plane that leaves at 3:38pm on Monday. Can we do Tuesday? Or Saturday?

On Mon, Jul 25, 2022 at 3:09 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Margaret has 3 - 4:30pm available on Monday, does this work for everyone?

On Mon, Jul 25, 2022 at 2:54 PM Christian Gray <christiangray3@protonmail.com> wrote:

We should push for Monday so Kate can be there.

On Mon, Jul 25, 2022 at 2:28 PM, erez horovitz <ehorovitz@gmail.com> wrote:

I'll ask her about Monday, but if she pushes back for this Wednesday, we'll take notes and have a phone call.

On Mon, Jul 25, 2022 at 2:21 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I would like to be there but if that's what has to happen I understand. Just take good notes and maybe I could do a quick phone convo with you after.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 2:01 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Are you ok not being in this meeting? We can take notes for you.

My concern is that Margaret is already expressing that timeline wise we're behind schedule.

On Mon, Jul 25, 2022 at 1:49 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I could be available Sat / Sun / or Monday.

I'm on a trip right now until Friday evening.

The problem is I can't even plan a place with service because we are on our way to spend 4 days in Yosemite but because of the fires we might get rerouted and I honestly don't even know where we'll be in the next

couple days.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, July 25, 2022 9:03 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Margaret just got back to me, she's available anytime during business hours on Wednesday.

Can we make that work? If anyone has any preference on time, please let me know, would like to get back to her today w a time that works for all of us.

On Mon, Jul 25, 2022 at 8:57 AM erez horovitz <ehorovitz@gmail.com> wrote:

No word from Margaret yet, if I don't hear back today I'll reach back out.

I'll go through these notes and streamline into a script we can use when we meet with her, before that happens I'll share with everyone so we're all on the same page on all points, including what amount we would consider for a buyouts. We v

informally talked about numbers, but now would be a good time to decide what that number is (ideally) and what we'd all be willing to accept in negotiation.

On Mon, Jul 25, 2022 at 8:29 AM David May <davidmortimermay@gmail.com> wrote:

Have we heard back from Margaret?

Also- I would hope my number in a group buyout would be much higher than 100k, if there was a group buyout. Not sure where 100k came from.

On Thu, Jul 21, 2022 at 8:25 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Notes and questions from 7/20/2022 FTA meeting

David will hang a little longer if we are doing a group buyout. If we are taking the long road he'll sel now.

Discussed subpoenaing Loft Board meeting where everyone agreed on the PAAs. Can only do that through some kind of case.

Is there another way Marty can demo the building that we don't know about? One where we wouldn't get as much for our rights?

Is the DOB fining Marty for putting the steel polls up on Green St?

Is Marty's daughter taking over APC?

Point - Marty can't get hit with harassment.

Point - Kate, Erez, Christain would be fine with keeping the PAAs as is just not preferable.

Find out about subletting for Loft Board tenants.

We don't have to pay rent, but that's asking for trouble.

Look into how discovery works. Would have have to show every single this we spent money on and received money for?

What would out number be as a group if we took the buyout? Can we all have a different number? Erez \$750, Kate \$750 (maybe a little lower), David \$100 ?, Phil / Theo ?, Christain ?

Anyone else besides the Kolb's and Aaron (Margret told me Aaron will get covered)

What right do we have if city says building has to come down?

We need to start looking into other representation? Kozack?

Will getting PAAs give us leverage and increase value?

Does there need to be a certain number of units for units to remain under loft law protection?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, July 20, 2022 5:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

226 tenants meeting

Wednesday, Jul 20 · 5:35-6:35 PM

Google Meet joining info

Video call link:

<https://meet.google.com/wcv-zgfv-pks>

Or dial:

+1 919-679-1633 PIN: 994869578

More phone numbers:

<https://tel.meet/wcv-zgfv-pks?pin=5906091042941>

On Wed, Jul 20, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ready - does anyone have a link to share?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, July 20, 2022 9:51 AM

To: philhub <philhub@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Great, thanks everyone

From: philhub <philhub@protonmail.com>

Sent: Wednesday, July 20, 2022 9:19 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Thoughts above the buyout

Unit G12 is ready to tune in at 5;30 est

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 19th, 2022 at 5:48 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yes, 530 est works for me

On Tue, Jul 19, 2022 at 5:47 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Does 5:30-6:30 EST work for everyone because 3:30-4:30 is 1:30-2:30 Utah time and I won't be available yet.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, July 19, 2022 5:10 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

3:30-4:30 works for me too.

On Tue, Jul 19, 2022 at 12:02 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great,

Let's plan on tomorrow, the 330-430 works for me.

On Mon, Jul 18, 2022 at 4:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to be on an over night in Monument Valley sleeping out in the desert under the stars tomorrow.

I could be available this evening 10pm EST . Not sure if that's too late for everyone.

I could probably make myself available before we leave tomorrow at 6am my time 8am EST.

Otherwise The 20th from (3:30 - 4:30) 6:30-7:30 EST I'll be arriving in Moab, I think I could be available.

Thanks for working with me on the times.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 3:43 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I was pretty careful speaking with her to keep conversation about me and not others, certainly not with specifics. I recall saying "you'll need to speak to them" when she volunteered info or asked about anybody else.

I don't disagree with you but in my case she has pointed out some problems that are valid and could end up screwing me if I continue with the same attitude I had a few months ago. I agree with her that I should negotiate a buyout if possible.

On Mon, Jul 18, 2022 at 2:35 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, if we get the NC record, it has Bob Petrucci asking for the PAA agreement in writing.

He's telling Margaret that he wasn't hired for that reason. That was the only reason that we had him there, for situations like that, and to get the agreements in a binding contract. We can ask him for our \$ back. He'll probably just give it to us. Maybe.

We could also sue Bob for all the \$ that we've spent trying to get the PAA enforced. Margaret already said that she wouldn't represent us in a suit against Bob because they are friends, but that

we would have grounds to sue him.

Getting the record will also hold Michael Bobbick accountable as well.

Peace,

Christian

On Mon, Jul 18, 2022 at 7:37 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks David - I think it does matter. One of my most important questions was why is she pushing a buy out and if one of her reasons is 2 tenants came to her - you and Phil - then yeah, that matters. It wasn't her

only reason but still.

From: David May <davidmortimermay@gmail.com>

Sent: Monday, July 18, 2022 12:30 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thanks for the information. Not that it matters at this point but I definitely didn't "come to her for a buyout." I received the same emails as the rest of you and when I asked her to clarify a few things she basically told me I had jeopardized

my loft and continues to tell me how vulnerable my situation is every time we speak. Im ok pursuing a buyout and moving on from the building but she really didn't advise me about any other way forward.

On Sun, Jul 17, 2022 at 11:45 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hey everyone,

I had a long talk with Margret, here is the gist and important points. We can talk about everything in more detail when we get together. I mostly passing on what she said as best I can.

It's in Margret's retainer that she gets 10% if she negotiates a buy out.

I really pressed her about why she is pushing us to sell.

She said she has done everything she can do to get the PAAs passed and she doesn't know what else to do. She said if Lisa was still alive it would have passed, if a couple other things had happened it would have passed.

She said she is worried that Marty's new layers are vicious and it makes her worried.

She said if the building gets demolished we only get what the city says which won't be much.

I asked about if Marty just sells, and the new owners have to buy us out? I'm not really sure how she answered that.

She went into a lengthy explanation about the joys of home ownership. That the the buy out should only be large enough to put a down payment on a house. I explained I wanted to stay in Greenpoint and I couldn't do that in GP.

I explained I was happy at my apartment so why would I sell to move somewhere smaller in a neighborhood I don't want to live when I can just stay here. She started pushing Hudson Valley and giving lots of examples of how her other clients use there buy out

to buy property other places.

I told her I would be fine with the PAA as is. I would like to change it. Everyone agreed to have it my way at the NS at the Loft Board and then it just didn't end up in the plans. But I could take it as it is.

She said she mostly started pushing the buyouts because she doesn't know how else to get the PAAs through and David and Phil came to her asking her to negotiate a buyout so she thought it would be best for everyone especially

because of Marty's new lawyers.

She asked why we didn't fill out the right paper work in the 45 days. I said Petrucci and Arthur were supposed to. She said P told her he wasn't hired to do that.

She talked at length about how much she likes Petrucci.

She said that just because something didn't go the way we want doesn't mean someone did something wrong.

She said Christain should only be asking for 1M. She said he would need all kind of proof about how he lost recordings and stuff like that for more.

She said Erez was in the best position - He is happy with his PAA, he has been there with no issue proving it and Marty wouldn't make him try.

We talke at length about my situation - that I thought it was crazy that I would loose everythign because during 2020 I might only be able to prove I spent 5 month there instead of 6. She said it would depend

on the judge. She said it was fine if I was away for work if I could prove it. She said I might have to involve my work, that was fine I told he. She said I wouldn't just have to prove it. She said I would have to show every single bank statement, every debit

card transaction. I'll admitt I don't like the sound of that. I don't want every single thing I have done, every single thing I bought, every single thing I have been paid for scrutinized by multiply people .

I said I didn't understand why Iwas a target. She said she has no reason but what other people have said about me. I said I will scream if I hear that again. She said she knows I've been away, so I have been away,

and if Marty's lawyers ask me for a discovery I would have to prove it by showing every single thing I bought with my debit card. I said if we don't have a reason to think that Marty will do that then we should just move forward like everything is fine since

it is. She said if I ask for a big buyout it could give him reason to target me. I'll admit she made me nervous. I can't handle a big court case I can't handle showing everything I've purchased to a judge. I'll have to look into that and see if she's right

about that. She said it happened to another client, and the court saw everythign she bought and it was really embarrassing.

She said Christain should ask for 1M, Erez \$750, and me David, and Phil should split 1M. Sorry gang but I'm not walking away with \$330. It would have to be my only option. My apartment is huge. I'm on the corner.

Marty can't build anythign next to it either. I can sign off on the PAAs as is if need be. And I can live happily in my apartment in GP for many years. I can't handle a discovery from Marty - that's the only thing against me. I have to do some research.

She talked about other people in the building that aren't part of our FTA but I can't remember what she said.

She said yes we should ask higher but not too much higher or everthing could get screwed.

Anyway - let's talk soon.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, July 17, 2022 1:07 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

I'm available today, also available tomorrow morning, Margaret mentioned only being available then.

On Sun, Jul 17, 2022 at 12:44 PM Christian Gray <christiangray3@protonmail.com> wrote:

Kate, please send the notes from your conversation with Margaret. Thanks!

TA Group, we need to figure out a time to meet before we meet with Margaret. We are supposed to meet with Margaret tomorrow.

On Sat, Jul 16, 2022 at 6:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, looking forward to the info!

On Sat, Jul 16, 2022 at 3:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just had an hour phone conversation with Margret.

I will write up notes for everyone asap

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, July 15, 2022 1:49 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Yes, let's get a debit card issued for the TA bank account and have it on file at Margaret's office. That's the arrangement I have with them for my personal account. They ask for permission to bill the card or I just give them permission when I get a bill and it's done.

We should definitely make a list of questions and have a meeting as a group before our meeting with Margaret. Margaret tends not to answer questions directly a lot of the time. We should be explicit that she need to answer the questions directly before

we move on the the next question and wrap the meeting only when all of our questions are answered. It will be good to do it as a group so there is accountability. Margaret flip flops a lot. She wrote in an email that the harassment case is weak and not to

ask her to represent us in it. She explicitly told me that I especially have a strong case that would most likely win in court, now she is changing her tune, because in my opinion, she wants to cash out on the buyouts.

I, to my knowledge, never agreed to, nor signed anything defining what Margaret's cut of the buyout would be. I never hired her to negotiate any buyouts, nor was this agreed to when we discussed her taking over Petrucci's position. We need to review the

contract. Has anyone else signed or discussed this with Margaret? She tried to say the Golden Drum would have to pay her a percentage of their buyout after they fired her and went with a different lawyer. We should all be on the same page about this. We need

to review the contract that we signed as a group.

Thanks.

Peace,

Christian

On Fri, Jul 15, 2022 at 1:30 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for sending that off Kate, I'll let Margeret know its on the way.

In the future can we do a credit card or ach payment for speeds sake?

Margaret is available to meet on Monday anytime before 1pm. Can we all make something in that window work?

Also, we should figure out a time to meet this weekend as a group before then to put together a master list of questions for Margeret so we're not wasting time (money).

On Thu, Jul 14, 2022 at 9:25 PM Christian Gray <christiangray3@protonmail.com> wrote:

Remember that Margaret can subpoena the Narrative Conference record that clearly has all parties agreeing to the PAA and also agreeing to put it in writing. I was sitting there and witnessed the whole thing.

I think if we got that evidence it would obviously make our case for the PAA but could also strengthen our position for negotiating higher buyouts.

As I said before, I'd like to get the PAA signed off on and rebuild my place and move back in but if the buyout were high enough, I'd consider leaving.

On Thu, Jul 14, 2022 at 9:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Christain for all that.

I feel the same, don't want to move, had been really excited about getting the PAA signed off on but could be bought out at the right price - 1M or higher.

I put a check for \$700 in the mail today.

Sorry I did it so late.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, July 14, 2022 10:28 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Thoughts above the buyout

Thank you for spelling all this out, all good things to consider!

Sounds like we should schedule a group call with Margaret. In our last call we had talked about delegating one of us to do the talking while the rest of us listen in and chime in if there's something worth clarifying. Happy to be that person,

but if someone feels strongly about it, happy to let them take the lead.

I'm going to reach out to Margaret to get some times that work for her and then we can all pick one that works best for us.

Also, who is responsible for paying Margaret for our group cost (700\$)? Do we need to put more money into that pot? Please let us know what you need from us to get our balance paid.

Is there a good time we could meet in the near future before talking to Margaret so we can collect our thoughts / streamline our questions for when we do all have a call with her?

I'm available pretty much anytime over the next few days. Would be great to have this initial meeting by end of this weekend so we can get on a call w her first thing next week.

Erez

On Wed, Jul 13, 2022 at 9:39 PM Christian Gray <christiangray3@protonmail.com> wrote:

Greetings TA,

The main obstacle in the way of Marty filing for a demo permit and demolishing the building is the fact that we have loft law and he needs to bring the whole building up to code and signed off on by DOB before he can file for a demo permit. It makes sense

that Marty would want to demo the building. There are major structural issues that need to be dealt with on top of bringing the rest of the building up to code. It would be cheaper and much quicker to buy us out, not renew the 1-year long leases that the rest

of the tenants who aren't covered by loft law, and clear the building. He could develop it himself or sell to a developer for a much higher price, if the building was empty. The Colbs said they wouldn't leave for less than a \$1M buyout.

The harassment suit is dire for Marty if he has any intention of developing the building himself, as he cannot buy us out. It would also take the value of the building down if he were to sell to a developer.

Its my opinion that Marty intends to demolish the building. The mysterious flyer claims that that's what his plan is too. We should use this to get very high buyouts. Has anyone reached out to the email address on the flyer?

I don't particularly want to move out. I would like to get the PAA signed off on. That was the whole point of the harassment suite to begin with. That being said, if the buyout was high I would seriously consider it.

Marty doesn't want to give us the PAA because he wants us out so he can move along with his plan. Nothing can stop him, to my knowledge, once all of the Loft-law covered tenants are out. This position and the fact that his potential plans get derailed

if he gets hit with a harassment conviction, puts us in a very strong position. Marty's is playing chicken with the harassment suite, but he also doesn't want to give us the PAA because he wants us leave. It's seems to me that this would be an ideal situation

to get a very high buyout. Otherwise he's stuck with us, potentially not paying rent, unable to buy us out, with severe consequences if he gets hit with another harassment suite and loses.

Did anyone talk with Margaret?

Did anyone give numbers?

Here's info from two real-estate professionals:

Our price per square foot can range from \$1,300 to \$1,600.

My unit is @ 1,700 sq.ft

@ \$1,300 x 1,700 square.ft = \$2.21M

@ \$1,400 x 1,700 square.ft = \$2.38M

@ \$1,500 x 1,700 square.ft = \$2.55M

@ \$1,600 x 1,700 square.ft = \$2.72M

That's market rate right now in our area.

Even if Marty bought us out for 1M a piece he'd be making out, especially considering that if the harassment suite goes through, which Margaret said that it will, especially with my case, his position is seriously compromised. Marty will spend exponentially

more just bringing the building up to code, not to mention the amount of time that the whole process would take...many years, it will take years to get the demo permit and evict us after getting the DOB to sign off on the legalization. As many have already said,

Marty has no intention once legalizing the building, but I think that he would like to demo it asap.

Also Margaret needs to subpoena the Narrative Conference record where everyone agreed to the PAA. We should figure out a time when we can all meet with her so we can all get on the same page.

Please update the group with where you're at with your number, what communication you've had with Margaret, and how you think we should move forward.

Thanks,

Christian

On Tue, Jul 12, 2022 at 5:34 PM, philhub <philhub@protonmail.com> wrote:

Yes, Joe M. in Unit G5 gave me his copy which was probably slipped under his door, a few weeks back, probably in early June 2022. What do you think? I have a suspicion about who the author(s) is...

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, July 12th, 2022 at 4:39 PM, Christian Gray <christiangray3@protonmail.com> wrote:

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

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--

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The

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David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Aug 18, 2022 01:05 AM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: "christiangray3@protonmail.com" <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, philhub <philhub@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: FTA Finances

We have \$1,242 in our account. Our recent bill from Margret is \$1300. That's not including our recent phone call.

I need to pay it asap.

How much do what everyone to put in?

Can everyone just zelle it to the account like last time? If not you can venmo me and then I can put it in.

I've actually put in \$300 this month because my passengers accidentally tipped me through Zelle using the FtA account instead of my personal account. ■

Kate

.

Date: Aug 18, 2022 02:42 AM

From: Christian Gray <christiangray3@protonmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, erez horovitz <ehorovitz@gmail.com>, philhub <philhub@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: FTA Finances

Shall we all put in \$300 to match?

On Wed, Aug 17, 2022 at 9:05 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

We have \$1,242 in our account. Our recent bill from Margret is \$1300. That's not including our recent phone call.

I need to pay it asap.

How much do what everyone to put in?

Can everyone just zelle it to the account like last time? If not you can venmo me and then I can put it in.

I've actually put in \$300 this month because my passengers accidentally tipped me through Zelle using the FtA account instead of my personal account. ■

Kate

.

Date: Aug 18, 2022 09:23 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, philhub <philhub@protonmail.com>

Subject: Re: FTA Finances

Sounds good to me.

Kate can you remind me of the account details for the transfer?

On Wed, Aug 17, 2022 at 10:42 PM Christian Gray <christiangray3@protonmail.com> wrote:

Shall we all put in \$300 to match?

On Wed, Aug 17, 2022 at 9:05 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

We have \$1,242 in our account. Our recent bill from Margret is \$1300. That's not including our recent phone call.

I need to pay it asap.

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Can everyone just zelle it to the account like last time? If not you can venmo me and then I can put it in.

I've actually put in \$300 this month because my passengers accidentally tipped me through Zelle using the FtA account instead of my personal account. ■

Kate

.

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Aug 23, 2022 06:36 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: TA Invoice

Hi Kate,

I'm just checking to see if you mailed the check yet, and if so, which office you mailed it to? Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

JO@Goodfarblaw.com

NYC Office:

110 East 59th Street, 22nd floor

New York, NY 10022

Phone: 212.509.0440

Fax: 212.509.0464

From: Kathryn Downie <downiekathryn@hotmail.com>

Date: Tuesday, August 16, 2022 at 2:39 PM

To: Jenifer Orefice <jo@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: TA Invoice

Hi Jennifer,

Is it possible for you to add anything to this bill now, like our recent phone with Margret? So that I can get an idea of what we owe for that and then just send one payment for everything.

Thanks

Kate

From: Jenifer Orefice <jo@goodfarblaw.com>

Sent: Thursday, July 28, 2022 1:45 PM

To: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>

Subject: TA Invoice

Please see the attached. Thank you.

Jenifer Orefice, Legal Assistant

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Date: Aug 23, 2022 08:05 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Jenifer Orefice <jo@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: TA Invoice

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I'm so sorry

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Date: Aug 23, 2022 08:09 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: erez horovitz <ehorovitz@gmail.com>, Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: FTA Finances

We used Zelle last time. For the FTA account it's my phone number 9172739366.

I think we should put more then \$300 as that will just cover this bill and we know we have another one coming. Also, I think Bank of American needs us to keep a balance of \$2000

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, August 18, 2022 9:23 AM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>

Subject: Re: FTA Finances

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I've actually put in \$300 this month because my passengers accidentally tipped me through Zelle using the FtA account instead of my personal account. ■

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Erez Horovitz

erezhorovitz.com

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978 302 3680

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To: erez horovitz <ehorovitz@gmail.com>, Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: FTA Finances

Maybe we should put \$700?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Tuesday, August 23, 2022 4:09 PM

To: erez horovitz <ehorovitz@gmail.com>; Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

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Kate

.

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Aug 24, 2022 05:15 AM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Jenifer Orefice <jo@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: TA Invoice

A locksmith opened my van late this evening and was able to make a key.

Putting a check in the mail first thing in the morning.

Thank you for your patience.

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Tuesday, August 23, 2022 4:05 PM

To: Jenifer Orefice <jo@goodfarblaw.com>; Christian Gray <christiangray3@protonmail.com>

Subject: Re: TA Invoice

Yes, I've been on a trip the checks are in my van and my work lost my only set of keys to it so I'm waiting for a locksmith to come today or tomorrow.

I'm so sorry

From: Jenifer Orefice <jo@goodfarblaw.com>

Sent: Tuesday, August 23, 2022 2:36 PM

To: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>

Subject: Re: TA Invoice

Hi Kate,

I'm just checking to see if you mailed the check yet, and if so, which office you mailed it to? Thank you.

Jenifer Orefice, Legal Assistant

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From:

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Date: Tuesday, August 16, 2022 at 2:39 PM

To: Jenifer Orefice <jo@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>

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Hi Jennifer,

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From: Jenifer Orefice <jo@goodfarblaw.com>

Sent: Thursday, July 28, 2022 1:45 PM

To: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray
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Subject: TA Invoice

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Date: Aug 24, 2022 07:40 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: FTA Finances

I'm fine w that. Anyone else have thoughts on 700?

On Tue, Aug 23, 2022 at 4:09 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Maybe we should put \$700?

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Tuesday, August 23, 2022 4:09 PM

To: erez horovitz <ehorovitz@gmail.com>; Christian Gray <christiangray3@protonmail.com>

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erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

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erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Aug 25, 2022 01:47 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>

Subject: Various re: 225 Franklin Tenants

I'm writing to both of you as I am not quite sure who is in charge.

I want to let you know that we have not yet been paid for our work last month despite my recent efforts to get us paid promptly. We are aware Kate mailed us a check but it's Aug. 25 and payment was due at

least 3 weeks ago. Is it possible to change around payment arrangements so that this does not keep happening?

There may be no use in proposing buyouts now, it is so untimely compared to when it should have been done. I should add that we recently did an access hearing for Theo and I am pretty sure we will lose.

They really can't afford their own legal bills and their share of the TA bill it would appear. We haven't been fully paid by them this month. Certainly they would benefit from a buyout or need to be encouraged not to have legal work done that they can't afford.

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Date: Aug 28, 2022 02:31 AM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>

Subject: Re: Various re: 225 Franklin Tenants

I apologize, but as long as I am your lawyer, I think it's important for my emails to be answered. Please respond to the below email. Thank you.

The policy of our firm is that when we email a client, we expect a response within 24 hours unless we were advised in advance that someone will be away with no internet. (In

limited circumstances, if someone

so advise us, we might say that being away at that time is not a good idea.) You have litigation going on and we cannot have a situation where we receive no response. The timing within which I have to contact you and the time within which I need a response for litigation purposes, is not within my control. Unfortunately, we almost never hear from anyone in your group when they are going out of town. We particularly dislike situations where we care more about your case than you do.

We will be sending our next bills no later than Tues. I would have liked for the payment lag to have been understood and addressed within the last billing cycle. Most groups collect money in advance and

most groups don't have someone administering payments who travels extensively and who always pays us very late. There is another option: some of our groups have someone pay us personally with a personal credit card and then they owe one another money, not

us. This seems to me more appropriate than owing your lawyer money.

From: Margaret Sandercock <mbs@goodfarblaw.com>

Date: Thursday, August 25, 2022 at 9:46 AM

To: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>

Subject: Various re: 225 Franklin Tenants

I'm writing to both of you as I am not quite sure who is in charge.

I want to let you know that we have not yet been paid for our work last month despite my recent efforts to get us paid promptly. We are aware Kate mailed us a check but it's Aug. 25 and payment was due at

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Date: Aug 29, 2022 10:00 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Margaret Sandercock <mbs@goodfarblaw.com>

Cc: Christian Gray <christiangray3@protonmail.com>

Subject: Re: Various re: 225 Franklin Tenants

Hey Margaret,

Apologies, I was in fact travelling when you sent your last email...

1. Noted RE expectation of response within 24 hours, first I'm hearing of that, and will act accordingly moving forward.
2. Will figure out a more streamlined way of paying you on time, totally agree that a 3 week delay is unacceptable and that mailing a check is not the best way to settle our balance. We'll figure out a more immediate system for paying.
3. Still waiting on Christian's buyout number, obviously his situation is a little more complicated, Christian, any movement on your end?
4. If we decide to move forward with any large legal work e.g. going further down the harassment lawsuit road, we'll confirm with you an estimate for the cost and make sure we have the funds. We do not want to take on legal work we cannot afford.

Thank you for your patience, it's a bit of juggling on our end which I'm sure you can appreciate.

Please CC me the next bill to Kate, I'll make sure it gets settled more expeditiously.

Erez

On Sat, Aug 27, 2022 at 10:31 PM Margaret Sandercock <mbs@goodfarblaw.com> wrote:

I apologize, but as long as I am your lawyer, I think it's important for my emails to be answered. Please respond to the below email. Thank you.

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To: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>

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Erez Horovitz

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978 302 3680

Date: Aug 29, 2022 10:30 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>, tclockhart67@gmail.com

Subject: Margaret Payments

Hey everyone,

Got an email from Margeret about our group's tardiness in paying her, suffice to say, she'd appreciate it if we came up with a better system of paying our balances.

Paying by check through mail is not an ideal solution, so I'm going to propose a few alternatives.

1. Can you pay by debit card as soon as we get a bill and then pay yourself with the venmo account?

2. Since you travel much more than anyone else, maybe someone else taking over the bill payments makes more sense? I volunteer to take that on if the group is ok with that.

Margaret is frustrated with more than just our late payments. Namely our inability to come up with a buyout figure and general slowness to respond.

If everyone can try to be a little more alert / attentive for the next few weeks I think it'll go a long way. Most pressing is the upcoming bill which should be arriving on Tuesday. Let's see how much that bill is and figure out a reasonable amount for our next deposit.

--

Erez Horovitz

erezhorovitz.com
ehorovitz@gmail.com
978 302 3680

Date: Aug 29, 2022 10:45 AM
From: David May <davidmortimermay@gmail.com>
To: erez horovitz <ehorovitz@gmail.com>
Cc: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, philhub <philhub@protonmail.com>, tclockhart67@gmail.com
Subject: Re: Margaret Payments

Are we close to coming up with a group buyout figure?

On Mon, Aug 29, 2022 at 9:31 AM erez horovitz <ehorovitz@gmail.com> wrote:

Hey everyone,

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--

David Mortimer May
97 Green Street, #G22
Brooklyn, NY 11222
USA
(615) 429-4414
The Land of Tradition

Date: Aug 29, 2022 03:46 PM

From: Christian Gray <christiangray3@protonmail.com>

To: David May <davidmortimermay@gmail.com>, erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, philhub <philhub@protonmail.com>, tclockhart67@gmail.com

Subject: Re: Margaret Payments

On Mon, Aug 29, 2022 at 11:45 AM, David May <davidmortimermay@gmail.com> wrote:

Are we close to coming up with a group buyout figure?

On Mon, Aug 29, 2022 at 9:31 AM erez horovitz <ehorovitz@gmail.com> wrote:

Hey everyone,

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Date: Aug 29, 2022 02:13 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Margaret Sandercock <mbs@goodfarblaw.com>

Cc: Christian Gray <christiangray3@protonmail.com>

Subject: Re: Various re: 225 Franklin Tenants

Hey Margaret,

One point of clarification. Has anyone in our group of 5 signed a contract with you to negotiate a buyout and entitle you to a percentage of that buyout? Just want to get on the same page on where we are with that.

Thanks

On Mon, Aug 29, 2022 at 10:00 AM erez horovitz <ehorovitz@gmail.com> wrote:

Hey Margaret,

Apologies, I was in fact travelling when you sent your last email...

1. Noted RE expectation of response within 24 hours, first I'm hearing of that, and will act accordingly moving forward.
2. Will figure out a more streamlined way of paying you on time, totally agree that a 3 week delay is unacceptable and that mailing a check is not the best way to settle our balance. We'll figure out a more immediate system for paying.
3. Still waiting on Christian's buyout number, obviously his situation is a little more complicated, Christian, any movement on your end?
4. If we decide to move forward with any large legal work e.g. going further down the harassment lawsuit road, we'll confirm with you an estimate for the cost and make sure we have the funds. We do not want to take on legal work we cannot afford.

Thank you for your patience, it's a bit of juggling on our end which I'm sure you can appreciate.

Please CC me the next bill to Kate, I'll make sure it gets settled more expeditiously.

Erez

On Sat, Aug 27, 2022 at 10:31 PM Margaret Sandercock <mbs@goodfarblaw.com> wrote:

I apologize, but as long as I am your lawyer, I think it's important for my emails to be answered. Please respond to the below email. Thank you.

The policy of our firm is that when we email a client, we expect a response within 24 hours unless we were advised in advance that someone will be away with no internet. (In limited circumstances, if someone

so advise us, we might say that being away at that time is not a good idea.) You have litigation going on and we cannot have a situation where we receive no response. The timing within which I have to contact you and the time within which I need a response

for litigation purposes, is not within my control. Unfortunately, we almost never hear from anyone in your group when they are going out of town. We particularly dislike situations where we care more about your case than you do.

We will be sending our next bills no later than Tues. I would have liked for the payment lag to have been understood and addressed within the last billing cycle. Most groups collect money in advance and

most groups don't have someone administering payments who travels extensively and who always pays us very late. There is another option: some of our groups have someone pay us personally with a personal credit card and then they owe one another money, not

us. This seems to me more appropriate than owing your lawyer money.

From: Margaret Sandercock <mbs@goodfarblaw.com>

Date: Thursday, August 25, 2022 at 9:46 AM

To: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>

Subject: Various re: 225 Franklin Tenants

I'm writing to both of you as I am not quite sure who is in charge.

I want to let you know that we have not yet been paid for our work last month despite my recent efforts to get us paid promptly. We are aware Kate mailed us a check but it's Aug. 25 and payment was due at

least 3 weeks ago. Is it possible to change around payment arrangements so that this does not keep happening?

There may be no use in proposing buyouts now, it is so untimely compared to when it should have been done. I should add that we recently did an access hearing for Theo and I am pretty sure we will lose.

They really can't afford their own legal bills and their share of the TA bill it would appear. We haven't been fully paid by them this month. Certainly they would benefit from a buyout or need to be encouraged not to have legal work done that they can't afford.

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recipient or an agent responsible for delivering it to the intended recipient, you have received this e-mail in error. If you have received this e-mail in error, please call Goodfarb & Sandercock, LLP at (914) 428-3400 to advise us of the same, delete the

original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

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Date: Aug 29, 2022 06:22 PM

From: Christian Gray <christiangray3@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Subject: Thank you

Thanks for taking the lead on this.

Please keep me ccd on everything with Margaret so I can stay on top of it with you.

Not having to email back and forth with her all the time is giving me more time to concentrate on work, which is where I need to be right now.

Date: Aug 29, 2022 02:35 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Subject: Re: Thank you

no problem, good luck on the work

On Mon, Aug 29, 2022 at 2:22 PM Christian Gray <christiangray3@protonmail.com> wrote:

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Subject: Re: Thank you

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Date: Aug 29, 2022 10:26 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: erez horovitz <ehorovitz@gmail.com>, Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>, "tcllockhart67@gmail.com" <tcllockhart67@gmail.com>

Subject: Re: Margaret Payments

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I will be off the road and back in BK in 2 months.

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It really bothers me.

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Can everyone please match that, as soon as you can? The zelle is my number 917-273-9366.

I really think we should do \$700 each though.

Kate

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Sent: Monday, August 29, 2022 2:05 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>; tclockhart67@gmail.com <tclockhart67@gmail.com>

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So pursuing the harassment case will cost us 15-20k? It seems like we don't have a lot of time before we need to decide on the harassment suit. If we can give Margaret a number to negotiate I would like to do that. If now is a time to pursue a buyout and everybody wants a more long term strategy/stays I'll need to ask Margaret to deal with my unit separately.

matching 500 today!

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Date: Aug 31, 2022 09:49 AM

From: erez horovitz <ehorovitz@gmail.com>

To: David May <davidmortimermay@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>, philhub <philhub@protonmail.com>, "tclockhart67@gmail.com" <tclockhart67@gmail.com>

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Date: Sep 01, 2022 02:59 PM

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Date: Sep 02, 2022 05:50 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Erez Horovitz <ehorovitz@gmail.com>, Theodore Lockhart <Tclockhart67@gmail.com>, Phil Hubbard <philhub@protonmail.com>

Cc: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: Re: Harassment Application - opposition to motion to dismiss

I believe the attachment in my previous email was too large for some of you to receive, so I have included a dropbox link below.

<https://www.dropbox.com/s/alg3zw8ji50r8zs/Opposition%20to%20Motion%20to%20Dismiss%209.2.22.pdf?dl=0>

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

J0@Goodfarblaw.com

NYC Office:

110 East 59th Street, 22nd floor

New York, NY 10022

Phone: 212.509.0440

Fax: 212.509.0464

From: Jenifer Orefice <jo@goodfarblaw.com>

Date: Friday, September 2, 2022 at 1:34 PM

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Erez Horovitz <ehorovitz@gmail.com>, Theodore Lockhart <Tclockhart67@gmail.com>, Phil Hubbard <philhub@protonmail.com>

Cc: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: Harassment Application - opposition to motion to dismiss

A copy of the opposition papers is attached for your records.

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Sep 02, 2022 06:30 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

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Subject: TA Invoice

Please see the attached. Thank you.

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Date: Sep 04, 2022 10:16 PM

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To: erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>

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The Land of Tradition

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Date: Sep 06, 2022 04:17 PM

From: philhub <philhub@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, David May <davidmortimermay@gmail.com>, Christian Gray <christiangray3@protonmail.com>, "tclockhart67@gmail.com" <tclockhart67@gmail.com>

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To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

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with all the other Loft Law lawyers. Bob Petrucci, my predecessor, takes 10 percent. Frazer, your lawyer before that, takes at least 20%.

So when we hired her, we entered into that agreement. Seems pretty standard.

Theo / Phil and David, anything to add on your end?

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Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Margaret Payments

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David still needs to pay \$925 and Phil/Theo \$1,425.

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\$3,443 (in the account) plus \$925 (my personal payment) doesn't equal \$4,623.50 (the amount we owe)

so someone needs to pay a little more.

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with all the other Loft Law lawyers. Bob Petrucci, my predecessor, takes 10 percent. Frazer, your lawyer before that, takes at least 20%.

So when we hired her, we entered into that agreement. Seems pretty standard.

Theo / Phil and David, anything to add on your end?

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I will schedule an appointment with Margaret today to finalize. We need to address terms of the authorization that we are giving Margaret.

1. As it stands, she is entitled to collect 10% of any settlement we get, even if it's a future settlement negotiated by another lawyer. We need to take this out of the contract. Some of us have not given her authorization to negotiate yet, some of us

have. Maybe we can change that loophole for everyone while we still can.

2. We are getting charged for hours on top of the 10%. Why? Shouldn't it be one or the other? What do you all think? She would be walking away with \$300,000 if we went with the 3M collective settlement, which clearly is less than what we will ask for,

but I'm using 3M on the low end to make a point. \$300,000 plus billable hours seems excessive, in my opinion.

Let's come up with a consensus on these two issues and move forward.

Also we should see if Kozek is available for a meeting/interview.

Also, did Margaret meet with the new Executive Director of the Loft Board to discuss the PAA's? When did she say that was scheduled for? Anyone remember?

On Mon, Aug 29, 2022 at 11:45 AM, David May <davidmortimermay@gmail.com> wrote:

Are we close to coming up with a group buyout figure?

On Mon, Aug 29, 2022 at 9:31 AM erez horovitz <ehorovitz@gmail.com> wrote:

Hey everyone,

Got an email from Margeret about our group's tardiness in paying her, suffice to say, she'd appreciate it if we came up with a better system of paying our balances.

Paying by check through mail is not an ideal solution, so I'm going to propose a few alternatives.

1. Can you pay by debit card as soon as we get a bill and then pay yourself with the venmo account?

2. Since you travel much more than anyone else, maybe someone else taking over the bill payments makes more sense? I volunteer to take that on if the group is ok with that.

Margaret is frustrated with more than just our late payments. Namely our inability to come up with a buyout figure and general slowness to respond.

If everyone can try to be a little more alert / attentive for the next few weeks I think it'll go a long way. Most pressing is the upcoming bill which should be arriving on Tuesday. Let's see how much that bill is and figure out a reasonable amount for our next deposit.

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978 302 3680

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Mortimer May
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To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Margaret Payments

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You send it through zelle and you can lookup the 226 account by using Kate's phone number :

917 273 9366

I do not know the account number, Zelle is free, so I've been using that

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The last three items on Margaret's bill for August are dated September 1st and 2nd and shouldn't have to be paid until the September

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Thanks Kate I'll deposit another 925.

So for everyone else, please deposit 1425 into the 226 Franklin fund so we can get Margaret paid on time.

On Sun, Sep 4, 2022 at 6:16 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Paying this new bill alone is \$925 each.

Erez and I each put in \$500.

There is \$600 in our bank account now.

I think everyone should put in \$500 on top of the \$925 each so we have a balance of \$2,100 in the account after we pay this bill.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, September 1, 2022 2:59 PM

To: David May <davidmortimermay@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

philhub <philhub@protonmail.com>;

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Subject: Re: Margaret Payments

Hey all

From Margeret regarding harassment timeline :

"Right now I am responding to a motion for summary judgment which if granted would result in the case being dismissed. My response is due Friday. The motion might be granted in part but I am almost certain that the important issues will remain."

I know she's reached out to some if not all of you looking for harassment detail verification, obviously if we can all respond in a timely manner, we can keep the option of pursuing harassment open.

If the case doesn't get thrown out tomorrow, Margeret will put together a timeline / cost breakdown of what we can expect if we continue going forward with the harassment lawsuit. She remains optimistic that it's our best leverage over Marty as far as getting a favourable buyout.

On Wed, Aug 31, 2022 at 9:49 AM erez horovitz <ehorovitz@gmail.com> wrote:

Not sure on the time frame regarding the harassment, I'll clarify with her today. Kate I deposited \$500 yesterday.

Any word from the bank as far as switching over to a debit card account? Also might be worth asking if we can wire the money using our existing account and how much a transaction fee that would entail.

On Tue, Aug 30, 2022 at 1:32 PM David May <davidmortimermay@gmail.com> wrote:

So pursuing the harassment case will cost us 15-20k? It seems like we don't have a lot of time before we need to decide on the harassment suit. If we can give Margaret a number to negotiate I would like to do that. If now is a time to pursue a buyout and

everybody wants a more long term strategy/stays I'll need to ask Margaret to deal with my unit separately. matching 500 today!

On Tue, Aug 30, 2022 at 9:41 AM erez horovitz <ehorovitz@gmail.com> wrote:

Thanks Kate, will match that \$500 today. Can everyone please confirm they're on board with this \$500 influx into our group's legal pool?

I am also annoyed with Margeret, but I think she's just trying to be realistic about us getting a buyout now (based on the building's willingness). If we don't want buyouts then we can say that and that'll be that. The harassment case we have is also part of our bargaining power to get a good buyout now. If we don't want to take a buyout we would need to either drop the harassment suit (losing that leverage) or continue forward with it to increase the pressure on Marty (15-20k by Margarets estimation) Something to keep in mind if we decide to walk away.

I asked Margeret where we stand with her as far as how much she gets if we take a buyout while she is our lawyer / negotiator, here was her response :

Everyone in your group including you (Erez) has a retainer agreement with me that if you are bought out, we get 10%. The law permits 33%. We don't take Loft Law tenants unless they agree to that provision, as is true

with all the other Loft Law lawyers. Bob Petrucci, my predecessor, takes 10 percent. Frazer, your lawyer before that, takes at least 20%.

So when we hired her, we entered into that agreement. Seems pretty standard.

Theo / Phil and David, anything to add on your end?

On Mon, Aug 29, 2022 at 6:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'll contact the bank and see if we can change the type of account we have to get a debit card. Otherwise I can get checks mailed to someone else if that's easier too.

I will be off the road and back in BK in 2 months.

I think it's really annoying that Margret is frustrated us with not coming up with a number right away. We didn't hire her to negotiate a buyout. Most of us don't want to necessarily

buyout so when she throws this at us I think it's messed up that she expects us to come up with one without a good deal of thought.

It really bothers me.

I put a bit more into the account to ensure there was enough to cover the check. \$500 in total.

Can everyone please match that, as soon as you can? The zelle is my number 917-273-9366.

I really think we should do \$700 each though.

Kate

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1. I'll reach out and ask Margeret where we stand as far as contractually with her if a buyout offer goes through. I for one have not signed any contract giving her permission to negotiate on my behalf nor a percentage of whatever buyout I may

get. But it would be good to get clarification here.

2. There's no guarantee we're going to take a buyout so I doubt she'd work for a possible percentage of a buyout that never comes. We could try and add a clause in our contract that gives her permission to negotiate a buyout that pays us back for our legal

fees?

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Subject: Re: Margaret Payments

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Sent: Thursday, September 1, 2022 2:59 PM

To: David May <davidmortimermay@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

philhub <philhub@protonmail.com>;

tclockhart67@gmail.com <tclockhart67@gmail.com>

Subject: Re: Margaret Payments

Hey all

From Margeret regarding harassment timeline :

"Right now I am responding to a motion for summary judgment which if granted would result in the case being dismissed. My response is due Friday. The motion might be granted in part but I am almost certain that the important issues will remain."

I know she's reached out to some if not all of you looking for harassment detail verification, obviously if we can all respond in a timely manner, we can keep the option of pursuing harassment open.

If the case doesn't get thrown out tomorrow, Margeret will put together a timeline / cost breakdown of what we can expect if we continue going forward with the harassment lawsuit. She remains optimistic that it's our best leverage over Marty as far as getting a favourable buyout.

On Wed, Aug 31, 2022 at 9:49 AM erez horovitz <ehorovitz@gmail.com> wrote:

Not sure on the time frame regarding the harassment, I'll clarify with her today. Kate I deposited \$500 yesterday.

Any word from the bank as far as switching over to a debit card account? Also might be worth asking if we can wire the money using our existing account and how much a transaction fee that would entail.

On Tue, Aug 30, 2022 at 1:32 PM David May <davidmortimermay@gmail.com> wrote:

So pursuing the harassment case will cost us 15-20k? It seems like we don't have a lot of time before we need to decide on the harassment suit. If we can give Margaret a number to negotiate I would like to do that. If now is a time to pursue a buyout and

everybody wants a more long term strategy/stays I'll need to ask Margaret to deal with my unit separately. matching 500 today!

On Tue, Aug 30, 2022 at 9:41 AM erez horovitz <ehorovitz@gmail.com> wrote:

Thanks Kate, will match that \$500 today. Can everyone please confirm they're on board with this \$500 influx into our group's legal pool?

I am also annoyed with Margeret, but I think she's just trying to be realistic about us getting a buyout now (based on the building's willingness). If we don't want buyouts then we can say that and that'll be that. The harassment case we have is also part

of our bargaining power to get a good buyout now. If we don't want to take a buyout we would need to either drop the harassment suit (losing that leverage) or continue forward with it to increase the pressure on Marty (15-20k by Margarets estimation) Something to keep in mind if we decide to walk away.

I asked Margeret where we stand with her as far as how much she gets if we take a buyout while she is our lawyer / negotiator, here was her response :

Everyone in your group including you (Erez) has a retainer agreement with me that if you are bought out, we get 10%. The law permits 33%. We don't take Loft Law tenants unless they agree to that provision, as is true

with all the other Loft Law lawyers. Bob Petrucci, my predecessor, takes 10 percent. Frazer, your lawyer before that, takes at least 20%.

So when we hired her, we entered into that agreement. Seems pretty standard.

Theo / Phil and David, anything to add on your end?

On Mon, Aug 29, 2022 at 6:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'll contact the bank and see if we can change the type of account we have to get a debit card. Otherwise I can get checks mailed to someone else if that's easier too.

I will be off the road and back in BK in 2 months.

I think it's really annoying that Margret is frustrated us with not coming up with a number right away. We didn't hire her to negotiate a buyout. Most of us don't want to necessarily

buyout so when she throws this at us I think it's messed up that she expects us to come up with one without a good deal of thought.

It really bothers me.

I put a bit more into the account to ensure there was enough to cover the check. \$500 in total.

Can everyone please match that, as soon as you can? The zelle is my number 917-273-9366.

I really think we should do \$700 each though.

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To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>;

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Subject: Re: Margaret Payments

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but I'm using 3M on the low end to make a point. \$300,000 plus billable hours seems excessive, in my opinion.

Let's come up with a consensus on these two issues and move forward.

Also we should see if Kozek is available for a meeting/interview.

Also, did Margaret meet with the new Executive Director of the Loft Board to discuss the PAA's? When did she say that was scheduled for? Anyone remember?

On Mon, Aug 29, 2022 at 11:45 AM, David May <davidmortimermay@gmail.com> wrote:

Are we close to coming up with a group buyout figure?

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Hey everyone,

Got an email from Margeret about our group's tardiness in paying her, suffice to say, she'd appreciate it if we came up with a better system of paying our balances.

Paying by check through mail is not an ideal solution, so I'm going to propose a few alternatives.

1. Can you pay by debit card as soon as we get a bill and then pay yourself with the venmo account?

2. Since you travel much more than anyone else, maybe someone else taking over the bill payments makes more sense? I volunteer to take that on if the group is ok with that.

Margaret is frustrated with more than just our late payments. Namely our inability to come up with a buyout figure and general slowness to respond.

If everyone can try to be a little more alert / attentive for the next few weeks I think it'll go a long way. Most pressing is the upcoming bill which should be arriving on Tuesday. Let's see how much that bill is and figure out a reasonable amount for

our next deposit.

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ehorovitz@gmail.com

978 302 3680

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Mortimer May

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The

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Date: Sep 16, 2022 05:22 AM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: philhub <philhub@protonmail.com>, erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Margaret Payments

That's perfect- thanks

From: philhub <philhub@protonmail.com>

Sent: Thursday, September 15, 2022 5:45 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Margaret Payments

Hey Kate, I can make a payment at about 10AM tomorrow Friday if that's soon enough

Sent with

Proton Mail secure email.

----- Original Message -----

On Thursday, September 15th, 2022 at 5:33 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Got it. Thanks for clarifying.

Once the correct amount is in the account, can you write yourself a check for the amount and pay the entire balance w your credit card? just to Margaret doesn't have to wait for it?

On Thu, Sep 15, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Yes, that's the correct amount in the account.

I just looked before sending payment.

That's why I sent the email saying we need a little more paid by someone that still owes.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, September 15, 2022 5:23 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May
<davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Margaret Payments

Oh got ya, yeah of course that's assuming the correct amount is in the account.

On Thu, Sep 15, 2022 at 5:22 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

\$3,443 (in the account) plus \$925 (my personal payment) doesn't equal \$4,623.50 (the amount we owe) so someone needs to pay a little more.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, September 15, 2022 5:14 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May
<davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Margaret Payments

Or could you write the check to yourself and pay the entire balance w your credit card?

On Thu, Sep 15, 2022 at 5:13 PM erez horovitz <ehorovitz@gmail.com> wrote:

Hey Kate,

Any word on paying w debit card? My concern is, when it's all said and done we'll be in the same 3 week delay to pay our bill we were in last time...

On Thu, Sep 15, 2022 at 5:01 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to pay the \$925 I still owe with a cc over the phone. I'll then write a check for the remaining \$3,698.50. The problem is the bank account only has \$3,443.

David still needs to pay \$925 and Phil/Theo \$1,425.

If you guys need a little more time to pay that's fine but if one of you could just put in another \$400 for now so we can pay the bill?

Thanks,

I'm leaving to guide a trip early tomorrow morning but will be back on Monday and can put a check in the mail to Margret then.

Kate

From: philhub <philhub@protonmail.com>

Sent: Wednesday, September 14, 2022 10:28 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Margaret Payments

Thanks for that, Erez!

Sent with

Proton Mail secure email.

----- Original Message -----

On Wednesday, September 14th, 2022 at 3:16 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, thanks for the update Phil. Im sorry your personal costs have been so high, hopefully we as a group can move forward and take some heat of your unit.

On Wed, Sep 14, 2022 at 10:27 AM philhub <philhub@protonmail.com> wrote:

Sorry about the delay on the harassment bill. I just paid Margaret 4K this week, so I need a moment. Will make deposit to TA before Friday.

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, September 13th, 2022 at 3:37 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, also, Kate, have you spoken to the bank about the debit card / doing a wire transfer instead of sending a check?

On Tue, Sep 13, 2022 at 3:17 PM Christian Gray <christiangray3@protonmail.com> wrote:

I just Zelle'd \$1425 to the TA account.

Thanks.

On Tue, Sep 13, 2022 at 1:16 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Hey all,

Checking in on where we are with collecting dues. Margaret sent out our bill 11 days ago.

On Fri, Sep 9, 2022 at 10:13 AM philhub <philhub@protonmail.com> wrote:

I think I found the number I was asking about.

483039783148

Sent with

Proton Mail secure email.

----- Original Message -----

On Thursday, September 8th, 2022 at 5:14 PM, Christian Gray <christiangray3@protonmail.com> wrote:

Thanks!

On Thu, Sep 8, 2022 at 1:01 PM, erez horovitz <ehorovitz@gmail.com> wrote:

You send it through zelle and you can lookup the 226 account by using Kate's phone number :

917 273 9366

I do not know the account number, Zelle is free, so I've been using that

On Thu, Sep 8, 2022 at 12:52 PM Christian Gray <christiangray3@protonmail.com> wrote:

Please send the info for sending the funds. Sorry I don't remember. Thank you.

On Thu, Sep 8, 2022 at 12:05 PM, philhub <philhub@protonmail.com> wrote:

I understand that paying the bill now would be the best thing. I forgot to mention in my suggestion that I already had bills for July and August from Margaret and am trying to juggle the finances.

Sent with

Proton Mail secure email.

----- Original Message -----

On Wednesday, September 7th, 2022 at 3:01 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

I think let's just pay it.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Tuesday, September 6, 2022 1:27 PM

To: philhub <philhub@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>;

Christian Gray <christiangray3@protonmail.com>;

tclockhart67@gmail.com <tclockhart67@gmail.com>

Subject: Re: Margaret Payments

I can push her on that if there's a consensus on it.

That money will have to be collected either way, so let's at least get each of our dues deposited and then we can go from there.

On Tue, Sep 6, 2022 at 12:17 PM philhub <philhub@protonmail.com> wrote:

The last three items on Margaret's bill for August are dated September 1st and 2nd and shouldn't have to be paid until the September

bill at the end of this month. What do you think?

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, September 6th, 2022 at 9:40 AM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks Kate I'll deposit another 925.

So for everyone else, please deposit 1425 into the 226 Franklin fund so we can get Margaret paid on time.

On Sun, Sep 4, 2022 at 6:16 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Paying this new bill alone is \$925 each.

Erez and I each put in \$500.

There is \$600 in our bank account now.

I think everyone should put in \$500 on top of the \$925 each so we have a balance of \$2,100 in the account after we pay this bill.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, September 1, 2022 2:59 PM

To: David May <davidmortimermay@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

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Subject: Re: Margaret Payments

Hey all

From Margeret regarding harassment timeline :

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To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Margaret Payments

Ok I just deposited \$500 into the 226 Franklin Tenants Association bank account.

Sent with Proton Mail secure email.

----- Original Message -----

On Friday, September 16th, 2022 at 1:22 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

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David still needs to pay \$925 and Phil/Theo \$1,425.

If you guys need a little more time to pay that's fine but if one of you could just put in another \$400 for now so we can pay the bill?

Thanks,

I'm leaving to guide a trip early tomorrow morning but will be back on Monday and can put a check in the mail to Margret then.

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everybody wants a more long term strategy/stays I'll need to ask Margaret to deal with my unit separately. matching 500 today!

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I asked Margeret where we stand with her as far as how much she gets if we take a buyout while she is our lawyer / negotiator, here was her response :

Everyone in your group including you (Erez) has a retainer agreement with me that if you are bought out, we get 10%. The law permits 33%. We don't take Loft Law tenants unless they agree to that provision, as is true

with all the other Loft Law lawyers. Bob Petrucci, my predecessor, takes 10 percent. Frazer, your lawyer before that, takes at least 20%.

So when we hired her, we entered into that agreement. Seems pretty standard.

Theo / Phil and David, anything to add on your end?

On Mon, Aug 29, 2022 at 6:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'll contact the bank and see if we can change the type of account we have to get a debit card. Otherwise I can get checks mailed to someone else if that's easier too.

I will be off the road and back in BK in 2 months.

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It really bothers me.

I put a bit more into the account to ensure there was enough to cover the check. \$500 in total.

Can everyone please match that, as soon as you can? The zelle is my number 917-273-9366.

I really think we should do \$700 each though.

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From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, August 29, 2022 2:05 PM

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Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>;

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1. I'll reach out and ask Margeret where we stand as far as contractually with her if a buyout offer goes through. I for one have not signed any contract giving her permission to negotiate on my behalf nor a percentage of whatever buyout I may

get. But it would be good to get clarification here.

2. There's no guarantee we're going to take a buyout so I doubt she'd work for a possible percentage of a buyout that never comes. We could try and add a clause in our contract that gives her permission to negotiate a buyout that pays us back for our legal

fees?

On Mon, Aug 29, 2022 at 12:05 PM Christian Gray <christiangray3@protonmail.com> wrote:

I will schedule an appointment with Margaret today to finalize. We need to address terms of the authorization that we are giving Margaret.

1. As it stands, she is entitled to collect 10% of any settlement we get, even if it's a future settlement negotiated by another lawyer. We need to take this out of the contract. Some of us have not given her authorization to negotiate yet, some of us

have. Maybe we can change that loophole for everyone while we still can.

2. We are getting charged for hours on top of the 10%. Why? Shouldn't it be one or the other? What do you all think? She would be walking away with \$300,000 if we went with the 3M collective settlement, which clearly is less than what we will ask for,

but I'm using 3M on the low end to make a point. \$300,000 plus billable hours seems excessive, in my opinion.

Let's come up with a consensus on these two issues and move forward.

Also we should see if Kozek is available for a meeting/interview.

Also, did Margaret meet with the new Executive Director of the Loft Board to discuss the PAA's? When did she say that was scheduled for? Anyone remember?

On Mon, Aug 29, 2022 at 11:45 AM, David May <davidmortimermay@gmail.com> wrote:

Are we close to coming up with a group buyout figure?

On Mon, Aug 29, 2022 at 9:31 AM erez horovitz <ehorovitz@gmail.com> wrote:

Hey everyone,

Got an email from Margeret about our group's tardiness in paying her, suffice to say, she'd appreciate it if we came up with a better system of paying our balances.

Paying by check through mail is not an ideal solution, so I'm going to propose a few alternatives.

1. Can you pay by debit card as soon as we get a bill and then pay yourself with the venmo account?

2. Since you travel much more than anyone else, maybe someone else taking over the bill payments makes more sense? I volunteer to take that on if the group is ok with that.

Margaret is frustrated with more than just our late payments. Namely our inability to come up with a buyout figure and general slowness to respond.

If everyone can try to be a little more alert / attentive for the next few weeks I think it'll go a long way. Most pressing is the upcoming bill which should be arriving on Tuesday. Let's see how much that bill is and figure out a reasonable amount for

our next deposit.

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

David

Mortimer May

97

Green Street, #G22

Brooklyn,

NY 11222

USA

(615) 429-4414

The

Land of Tradition

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Date: Sep 16, 2022 12:03 PM

From: erez horovitz <ehorovitz@gmail.com>

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Margaret Payments

Great, ty Phil. Kate, you ok to pay Margaret via credit card and write yourself a check so we can get her settled up asap?

On Fri, Sep 16, 2022 at 11:13 AM philhub <philhub@protonmail.com> wrote:

Ok I just deposited \$500 into the 226 Franklin Tenants Association bank account.

Sent with Proton Mail secure email.

----- Original Message -----

On Friday, September 16th, 2022 at 1:22 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

That's perfect- thanks

From: philhub <philhub@protonmail.com>

Sent: Thursday, September 15, 2022 5:45 PM

To: erez horovitz <ehorovitz@gmail.com>

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Hey Kate, I can make a payment at about 10AM tomorrow Friday if that's soon enough

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Let's come up with a consensus on these two issues and move forward.

Also we should see if Kozek is available for a meeting/interview.

Also, did Margaret meet with the new Executive Director of the Loft Board to discuss the PAA's? When did she say that was scheduled for? Anyone remember?

On Mon, Aug 29, 2022 at 11:45 AM, David May <davidmortimermay@gmail.com> wrote:

Are we close to coming up with a group buyout figure?

On Mon, Aug 29, 2022 at 9:31 AM erez horovitz <ehorovitz@gmail.com> wrote:

Hey everyone,

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Paying by check through mail is not an ideal solution, so I'm going to propose a few alternatives.

1. Can you pay by debit card as soon as we get a bill and then pay yourself with the venmo account?
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Margaret is frustrated with more than just our late payments. Namely our inability to come up with a buyout figure and general slowness to respond.

If everyone can try to be a little more alert / attentive for the next few weeks I think it'll go a long way. Most pressing is the upcoming bill which should be arriving on Tuesday. Let's see how much that bill is and figure out a reasonable amount for our next deposit.

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ehorovitz@gmail.com

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David

Mortimer May

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Date: Sep 19, 2022 12:53 AM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: erez horovitz <ehorovitz@gmail.com>, philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Margaret Payments

I spoke with Adam Friday and he said he was fine with my mailing a check on Monday.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Friday, September 16, 2022 12:03 PM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Margaret Payments

Great, ty Phil. Kate, you ok to pay Margaret via credit card and write yourself a check so we can get her settled up asap?

On Fri, Sep 16, 2022 at 11:13 AM philhub <philhub@protonmail.com> wrote:

Ok I just deposited \$500 into the 226 Franklin Tenants Association bank account.

Sent with

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----- Original Message -----

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That's perfect- thanks

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Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

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Hey Kate, I can make a payment at about 10AM tomorrow Friday if that's soon enough

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Once the correct amount is in the account, can you write yourself a check for the amount and pay the entire balance w your credit card? just to Margaret doesn't have to wait for it?

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Oh got ya, yeah of course that's assuming the correct amount is in the account.

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\$3,443 (in the account) plus \$925 (my personal payment) doesn't equal \$4,623.50 (the amount we owe) so someone needs to pay a little more.

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David still needs to pay \$925 and Phil/Theo \$1,425.

If you guys need a little more time to pay that's fine but if one of you could just put in another \$400 for now so we can pay the bill?

Thanks,

I'm leaving to guide a trip early tomorrow morning but will be back on Monday and can put a check in the mail to Margret then.

Kate

From: philhub <philhub@protonmail.com>

Sent: Wednesday, September 14, 2022 10:28 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Margaret Payments

Thanks for that, Erez!

Sent with

Proton Mail secure email.

----- Original Message -----

On Wednesday, September 14th, 2022 at 3:16 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, thanks for the update Phil. Im sorry your personal costs have been so high, hopefully we as a group can move forward and take some heat of your unit.

On Wed, Sep 14, 2022 at 10:27 AM philhub <philhub@protonmail.com> wrote:

Sorry about the delay on the harassment bill. I just paid Margaret 4K this week, so I need a moment. Will make deposit to TA before Friday.

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, September 13th, 2022 at 3:37 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, also, Kate, have you spoken to the bank about the debit card / doing a wire transfer instead of sending a check?

On Tue, Sep 13, 2022 at 3:17 PM Christian Gray <christiangray3@protonmail.com> wrote:

I just Zelle'd \$1425 to the TA account.

Thanks.

On Tue, Sep 13, 2022 at 1:16 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Hey all,

Checking in on where we are with collecting dues. Margaret sent out our bill 11 days ago.

On Fri, Sep 9, 2022 at 10:13 AM philhub <philhub@protonmail.com> wrote:

I think I found the number I was asking about.

483039783148

Sent with

Proton Mail secure email.

----- Original Message -----

On Thursday, September 8th, 2022 at 5:14 PM, Christian Gray <christiangray3@protonmail.com> wrote:

Thanks!

On Thu, Sep 8, 2022 at 1:01 PM, erez horovitz <ehorovitz@gmail.com> wrote:

You send it through zelle and you can lookup the 226 account by using Kate's phone number :

917 273 9366

I do not know the account number, Zelle is free, so I've been using that

On Thu, Sep 8, 2022 at 12:52 PM Christian Gray <christiangray3@protonmail.com> wrote:

Please send the info for sending the funds. Sorry I don't remember. Thank you.

On Thu, Sep 8, 2022 at 12:05 PM, philhub <philhub@protonmail.com> wrote:

I understand that paying the bill now would be the best thing. I forgot to mention in my suggestion that I already had bills for July and August from Margaret and am trying to juggle the finances.

Sent with

Proton Mail secure email.

----- Original Message -----

On Wednesday, September 7th, 2022 at 3:01 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

I think let's just pay it.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Tuesday, September 6, 2022 1:27 PM

To: philhub <philhub@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>;

Christian Gray <christiangray3@protonmail.com>;

tclockhart67@gmail.com <tclockhart67@gmail.com>

Subject: Re: Margaret Payments

I can push her on that if there's a consensus on it.

That money will have to be collected either way, so let's at least get each of our dues deposited and then we can go from there.

On Tue, Sep 6, 2022 at 12:17 PM philhub <philhub@protonmail.com> wrote:

The last three items on Margaret's bill for August are dated September 1st and 2nd and shouldn't have to be paid until the September

bill at the end of this month. What do you think?

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, September 6th, 2022 at 9:40 AM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks Kate I'll deposit another 925.

So for everyone else, please deposit 1425 into the 226 Franklin fund so we can get Margaret paid on time.

On Sun, Sep 4, 2022 at 6:16 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Paying this new bill alone is \$925 each.

Erez and I each put in \$500.

There is \$600 in our bank account now.

I think everyone should put in \$500 on top of the \$925 each so we have a balance of \$2,100 in the account after we pay this bill.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, September 1, 2022 2:59 PM

To: David May <davidmortimermay@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray
<christiangray3@protonmail.com>;

philhub <philhub@protonmail.com>;

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Subject: Re: Margaret Payments

Hey all

From Margeret regarding harassment timeline :

"Right now I am responding to a motion for summary judgment which if granted would result in the case being dismissed. My response is due Friday. The motion might be granted in part but I am almost certain that the important issues will remain."

I know she's reached out to some if not all of you looking for harassment detail verification, obviously if we can all respond in a timely manner, we can keep the option of pursuing harassment open.

If the case doesn't get thrown out tomorrow, Margeret will put together a timeline / cost breakdown of what we can expect if we continue going forward with the harassment lawsuit. She remains optimistic that it's our best leverage over Marty as far as getting a favourable buyout.

On Wed, Aug 31, 2022 at 9:49 AM erez horovitz <ehorovitz@gmail.com> wrote:

Not sure on the time frame regarding the harassment, I'll clarify with her today. Kate I deposited \$500 yesterday.

Any word from the bank as far as switching over to a debit card account? Also might be worth asking if we can wire the money using our existing account and how much a transaction fee that would entail.

On Tue, Aug 30, 2022 at 1:32 PM David May <davidmortimermay@gmail.com> wrote:

So pursuing the harassment case will cost us 15-20k? It seems like we don't have a lot of time before we need to decide on the harassment suit. If we can give Margaret a number to negotiate I would like to do that. If now is a time to pursue a buyout and

everybody wants a more long term strategy/stays I'll need to ask Margaret to deal with my unit separately. matching 500 today!

On Tue, Aug 30, 2022 at 9:41 AM erez horovitz <ehorovitz@gmail.com> wrote:

Thanks Kate, will match that \$500 today. Can everyone please confirm they're on board with this \$500 influx into our group's legal pool?

I am also annoyed with Margeret, but I think she's just trying to be realistic about us getting a buyout now (based on the building's willingness). If we don't want buyouts then we can say that and that'll be that. The harassment case we have is also part

of our bargaining power to get a good buyout now. If we don't want to take a buyout we would need to either drop the harassment suit (losing that leverage) or continue forward with it to increase the pressure on Marty (15-20k by Margarets estimation) Something to keep in mind if we decide to walk away.

I asked Margeret where we stand with her as far as how much she gets if we take a buyout while she is our lawyer / negotiator, here was her response :

Everyone in your group including you (Erez) has a retainer agreement with me that if you are bought out, we get 10%. The law permits 33%. We don't take Loft Law tenants unless they agree to that provision, as is true

with all the other Loft Law lawyers. Bob Petrucci, my predecessor, takes 10 percent. Frazer, your lawyer before that, takes at least 20%.

So when we hired her, we entered into that agreement. Seems pretty standard.

Theo / Phil and David, anything to add on your end?

On Mon, Aug 29, 2022 at 6:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'll contact the bank and see if we can change the type of account we have to get a debit card. Otherwise I can get checks mailed to someone else if that's easier too.

I will be off the road and back in BK in 2 months.

I think it's really annoying that Margret is frustrated us with not coming up with a number right away. We didn't hire her to negotiate a buyout. Most of us don't want to necessarily

buyout so when she throws this at us I think it's messed up that she expects us to come up with one without a good deal of thought.

It really bothers me.

I put a bit more into the account to ensure there was enough to cover the check. \$500 in total.

Can everyone please match that, as soon as you can? The zelle is my number 917-273-9366.

I really think we should do \$700 each though.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, August 29, 2022 2:05 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>;

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Subject: Re: Margaret Payments

Great, thanks for taking care of that Kate.

Reached out to Margaret and let her know the check is on its way. Also asked her for an update on the harassment suit.

She submitted our itemized grievances, now the building / Martys lawyers have 4 weeks to respond.

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You send it through zelle and you can lookup the 226 account by using Kate's phone number
:

917 273 9366

I do not know the account number, Zelle is free, so I've been using that

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I know she's reached out to some if not all of you looking for harassment detail verification, obviously if we can all respond in a timely manner, we can keep the option of pursuing harassment open.

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I asked Margeret where we stand with her as far as how much she gets if we take a buyout while she is our lawyer / negotiator, here was her response :

Everyone in your group including you (Erez) has a retainer agreement with me that if you are bought out, we get 10%. The law permits 33%. We don't take Loft Law tenants unless they agree to that provision, as is true

with all the other Loft Law lawyers. Bob Petrucci, my predecessor, takes 10 percent. Frazer, your lawyer before that, takes at least 20%.

So when we hired her, we entered into that agreement. Seems pretty standard.

Theo / Phil and David, anything to add on your end?

On Mon, Aug 29, 2022 at 6:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'll contact the bank and see if we can change the type of account we have to get a debit card. Otherwise I can get checks mailed to someone else if that's easier too.

I will be off the road and back in BK in 2 months.

I think it's really annoying that Margret is frustrated us with not coming up with a number right away. We didn't hire her to negotiate a buyout. Most of us don't want to necessarily

buyout so when she throws this at us I think it's messed up that she expects us to come up with one without a good deal of thought.

It really bothers me.

I put a bit more into the account to ensure there was enough to cover the check. \$500 in total.

Can everyone please match that, as soon as you can? The zelle is my number 917-273-9366.

I really think we should do \$700 each though.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, August 29, 2022 2:05 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>;

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Subject: Re: Margaret Payments

1. I'll reach out and ask Margeret where we stand as far as contractually with her if a buyout offer goes through. I for one have not signed any contract giving her permission to negotiate on my behalf nor a percentage of whatever buyout I may

get. But it would be good to get clarification here.

2. There's no guarantee we're going to take a buyout so I doubt she'd work for a possible percentage of a buyout that never comes. We could try and add a clause in our contract that gives her permission to negotiate a buyout that pays us back for our legal

fees?

On Mon, Aug 29, 2022 at 12:05 PM Christian Gray <christiangray3@protonmail.com> wrote:

I will schedule an appointment with Margaret today to finalize. We need to address terms of the authorization that we are giving Margaret.

1. As it stands, she is entitled to collect 10% of any settlement we get, even if it's a future settlement negotiated by another lawyer. We need to take this out of the contract. Some of us have not given her authorization to negotiate yet, some of us

have. Maybe we can change that loophole for everyone while we still can.

2. We are getting charged for hours on top of the 10%. Why? Shouldn't it be one or the other? What do you all think? She would be walking away with \$300,000 if we went with the 3M collective settlement, which clearly is less than what we will ask for,

but I'm using 3M on the low end to make a point. \$300,000 plus billable hours seems excessive, in my opinion.

Let's come up with a consensus on these two issues and move forward.

Also we should see if Kozek is available for a meeting/interview.

Also, did Margaret meet with the new Executive Director of the Loft Board to discuss the PAA's? When did she say that was scheduled for? Anyone remember?

On Mon, Aug 29, 2022 at 11:45 AM, David May <davidmortimermay@gmail.com> wrote:

Are we close to coming up with a group buyout figure?

On Mon, Aug 29, 2022 at 9:31 AM ezez horovitz <ehorovitz@gmail.com> wrote:

Hey everyone,

Got an email from Margeret about our group's tardiness in paying her, suffice to say, she'd appreciate it if we came up with a better system of paying our balances.

Paying by check through mail is not an ideal solution, so I'm going to propose a few alternatives.

1. Can you pay by debit card as soon as we get a bill and then pay yourself with the venmo account?

2. Since you travel much more than anyone else, maybe someone else taking over the bill payments makes more sense? I volunteer to take that on if the group is ok with that.

Margaret is frustrated with more than just our late payments. Namely our inability to come up with a buyout figure and general slowness to respond.

If everyone can try to be a little more alert / attentive for the next few weeks I think it'll go a long way. Most pressing is the upcoming bill which should be arriving on Tuesday. Let's see how much that bill is and figure out a reasonable amount for

our next deposit.

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

David

Mortimer May

97

Green Street, #G22

Brooklyn,

NY 11222

USA

(615) 429-4414

The

Land of Tradition

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Date: Sep 19, 2022 12:56 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Subject: Buyout

Hey man

Got a sense of your buyout number? Margaret is still on hold as I haven't given her a total buyout amount.

Hope you're well.

E

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Sep 27, 2022 11:03 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>, Theodore Lockhart <tclockhart67@gmail.com>

Subject: Buyout / Harrassment negotiations

Hey all

Just wanted to touch base with everyone as it's been a little while. We still haven't submitted a formal buyout number to Margaret, but Christian (and I) are scheduled to have a call with her tomorrow that will hopefully get us closer to that goal (if that's in the cards).

I'll update everyone again after that call.

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Sep 29, 2022 03:45 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: TA Invoice

Please see the attached. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

JO@Goodfarblaw.com

NYC Office:

110 East 59th Street, 22nd floor

New York, NY 10022

Phone: 212.509.0440

Fax: 212.509.0464

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recipient or an agent responsible for delivering it to the intended recipient, you have received this e-mail in error. If you have received this e-mail in error, please call Goodfarb & Sandercock, LLP at (914) 428-3400 to advise us of the same, delete the

original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Oct 01, 2022 05:10 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Margaret Payments

Just got a new bill from Margret for \$315 but we have under that in the account.

I'd like to put a check in the mail today.

David and Phil - you each still owe \$925.

What's the earliest you can pay that or part of that?

Thanks Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, September 19, 2022 9:41 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Margaret Payments

Great, thanks for taking care of that Kate.

Reached out to Margaret and let her know the check is on its way. Also asked her for an update on the harassment suit.

She submitted our itemized grievances, now the building / Martys lawyers have 4 weeks to respond.

On Sun, Sep 18, 2022 at 8:53 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I spoke with Adam Friday and he said he was fine with my mailing a check on Monday.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Friday, September 16, 2022 12:03 PM

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Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

Kathryn Downie <downiekathryn@hotmail.com>

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Great, ty Phil. Kate, you ok to pay Margaret via credit card and write yourself a check so we can get her settled up asap?

On Fri, Sep 16, 2022 at 11:13 AM philhub <philhub@protonmail.com> wrote:

Ok I just deposited \$500 into the 226 Franklin Tenants Association bank account.

Sent with

Proton Mail secure email.

----- Original Message -----

On Friday, September 16th, 2022 at 1:22 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

That's perfect- thanks

From: philhub <philhub@protonmail.com>

Sent: Thursday, September 15, 2022 5:45 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

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Hey Kate, I can make a payment at about 10AM tomorrow Friday if that's soon enough

Sent with

Proton Mail secure email.

----- Original Message -----

On Thursday, September 15th, 2022 at 5:33 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Got it. Thanks for clarifying.

Once the correct amount is in the account, can you write yourself a check for the amount and pay the entire balance w your credit card? just to Margaret doesn't have to wait for it?

On Thu, Sep 15, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Yes, that's the correct amount in the account.

I just looked before sending payment.

That's why I sent the email saying we need a little more paid by someone that still owes.

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Oh got ya, yeah of course that's assuming the correct amount is in the account.

On Thu, Sep 15, 2022 at 5:22 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

\$3,443 (in the account) plus \$925 (my personal payment) doesn't equal \$4,623.50 (the amount we owe) so someone needs to pay a little more.

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Or could you write the check to yourself and pay the entire balance w your credit card?

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Hey Kate,

Any word on paying w debit card? My concern is, when it's all said and done we'll be in the same 3 week delay to pay our bill we were in last time...

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I'm going to pay the \$925 I still owe with a cc over the phone. I'll then write a check for the remaining \$3,698.50. The problem is the bank account only has \$3,443.

David still needs to pay \$925 and Phil/Theo \$1,425.

If you guys need a little more time to pay that's fine but if one of you could just put in another \$400 for now so we can pay the bill?

Thanks,

I'm leaving to guide a trip early tomorrow morning but will be back on Monday and can put a check in the mail to Margret then.

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Everyone in your group including you (Erez) has a retainer agreement with me that if you are bought out, we get 10%. The law permits 33%. We don't take Loft Law tenants unless they agree to that provision, as is true

with all the other Loft Law lawyers. Bob Petrucci, my predecessor, takes 10 percent. Frazer, your lawyer before that, takes at least 20%.

So when we hired her, we entered into that agreement. Seems pretty standard.

Theo / Phil and David, anything to add on your end?

On Mon, Aug 29, 2022 at 6:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'll contact the bank and see if we can change the type of account we have to get a debit card. Otherwise I can get checks mailed to someone else if that's easier too.

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It really bothers me.

I put a bit more into the account to ensure there was enough to cover the check. \$500 in total.

Can everyone please match that, as soon as you can? The zelle is my number 917-273-9366.

I really think we should do \$700 each though.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, August 29, 2022 2:05 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>;

tclockhart67@gmail.com <tclockhart67@gmail.com>

Subject: Re: Margaret Payments

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but I'm using 3M on the low end to make a point. \$300,000 plus billable hours seems excessive, in my opinion.

Let's come up with a consensus on these two issues and move forward.

Also we should see if Kozek is available for a meeting/interview.

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Paying by check through mail is not an ideal solution, so I'm going to propose a few alternatives.

1. Can you pay by debit card as soon as we get a bill and then pay yourself with the venmo account?

2. Since you travel much more than anyone else, maybe someone else taking over the bill payments makes more sense? I volunteer to take that on if the group is ok with that.

Margaret is frustrated with more than just our late payments. Namely our inability to come up with a buyout figure and general slowness to respond.

If everyone can try to be a little more alert / attentive for the next few weeks I think it'll go a long way. Most pressing is the upcoming bill which should be arriving on

Tuesday. Let's see how much that bill is and figure out a reasonable amount for our next deposit.

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Mortimer May

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Date: Oct 01, 2022 05:21 PM

From: David May <davidmortimermay@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Margaret Payments

Hello all, just put in another 500. So I'm at 1000 the last couple weeks. Sorry for the delay, a bit over extended right now.

On Sat, Oct 1, 2022 at 12:10 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just got a new bill from Margret for \$315 but we have under that in the account.

I'd like to put a check in the mail today.

David and Phil - you each still owe \$925.

What's the earliest you can pay that or part of that?

Thanks Kate

From: erez horovitz <ehorovitz@gmail.com>

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To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Margaret Payments

Great, thanks for taking care of that Kate.

Reached out to Margaret and let her know the check is on its way. Also asked her for an update on the harassment suit.

She submitted our itemized grievances, now the building / Martys lawyers have 4 weeks to respond.

On Sun, Sep 18, 2022 at 8:53 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I spoke with Adam Friday and he said he was fine with my mailing a check on Monday.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Friday, September 16, 2022 12:03 PM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Margaret Payments

Great, ty Phil. Kate, you ok to pay Margaret via credit card and write yourself a check so we can get her settled up asap?

On Fri, Sep 16, 2022 at 11:13 AM philhub <philhub@protonmail.com> wrote:

Ok I just deposited \$500 into the 226 Franklin Tenants Association bank account.

Sent with

Proton Mail secure email.

----- Original Message -----

On Friday, September 16th, 2022 at 1:22 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

That's perfect- thanks

From: philhub <philhub@protonmail.com>

Sent: Thursday, September 15, 2022 5:45 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Margaret Payments

Hey Kate, I can make a payment at about 10AM tomorrow Friday if that's soon enough

Sent with

Proton Mail secure email.

----- Original Message -----

On Thursday, September 15th, 2022 at 5:33 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Got it. Thanks for clarifying.

Once the correct amount is in the account, can you write yourself a check for the amount and pay the entire balance w your credit card? just to Margaret doesn't have to wait for it?

On Thu, Sep 15, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Yes, that's the correct amount in the account.

I just looked before sending payment.

That's why I sent the email saying we need a little more paid by someone that still owes.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, September 15, 2022 5:23 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Margaret Payments

Oh got ya, yeah of course that's assuming the correct amount is in the account.

On Thu, Sep 15, 2022 at 5:22 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

\$3,443 (in the account) plus \$925 (my personal payment) doesn't equal \$4,623.50 (the amount we owe) so someone needs to pay a little more.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, September 15, 2022 5:14 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Margaret Payments

Or could you write the check to yourself and pay the entire balance w your credit card?

On Thu, Sep 15, 2022 at 5:13 PM erez horovitz <ehorovitz@gmail.com> wrote:

Hey Kate,

Any word on paying w debit card? My concern is, when it's all said and done we'll be in the same 3 week delay to pay our bill we were in last time...

On Thu, Sep 15, 2022 at 5:01 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to pay the \$925 I still owe with a cc over the phone. I'll then write a check for the remaining \$3,698.50. The problem is the bank account only has \$3,443.

David still needs to pay \$925 and Phil/Theo \$1,425.

If you guys need a little more time to pay that's fine but if one of you could just put in another \$400 for now so we can pay the bill?

Thanks,

I'm leaving to guide a trip early tomorrow morning but will be back on Monday and can put a check in the mail to Margret then.

Kate

From: philhub <philhub@protonmail.com>

Sent: Wednesday, September 14, 2022 10:28 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Margaret Payments

Thanks for that, Erez!

Sent with

Proton Mail secure email.

----- Original Message -----

On Wednesday, September 14th, 2022 at 3:16 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, thanks for the update Phil. Im sorry your personal costs have been so high, hopefully we as a group can move forward and take some heat of your unit.

On Wed, Sep 14, 2022 at 10:27 AM philhub <philhub@protonmail.com> wrote:

Sorry about the delay on the harassment bill. I just paid Margaret 4K this week, so I need a moment. Will make deposit to TA before Friday.

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, September 13th, 2022 at 3:37 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, also, Kate, have you spoken to the bank about the debit card / doing a wire transfer instead of sending a check?

On Tue, Sep 13, 2022 at 3:17 PM Christian Gray <christiangray3@protonmail.com> wrote:

I just Zelle'd \$1425 to the TA account.

Thanks.

On Tue, Sep 13, 2022 at 1:16 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Hey all,

Checking in on where we are with collecting dues. Margaret sent out our bill 11 days ago.

On Fri, Sep 9, 2022 at 10:13 AM philhub <philhub@protonmail.com> wrote:

I think I found the number I was asking about.

483039783148

Sent with

Proton Mail secure email.

----- Original Message -----

On Thursday, September 8th, 2022 at 5:14 PM, Christian Gray <christiangray3@protonmail.com> wrote:

Thanks!

On Thu, Sep 8, 2022 at 1:01 PM, erez horovitz <ehorovitz@gmail.com> wrote:

You send it through zelle and you can lookup the 226 account by using Kate's phone number :

917 273 9366

I do not know the account number, Zelle is free, so I've been using that

On Thu, Sep 8, 2022 at 12:52 PM Christian Gray <christiangray3@protonmail.com> wrote:

Please send the info for sending the funds. Sorry I don't remember. Thank you.

On Thu, Sep 8, 2022 at 12:05 PM, philhub <philhub@protonmail.com> wrote:

I understand that paying the bill now would be the best thing. I forgot to mention in my suggestion that I already had bills for July and August from Margaret and am trying to juggle the finances.

Sent with

Proton Mail secure email.

----- Original Message -----

On Wednesday, September 7th, 2022 at 3:01 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

I think let's just pay it.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Tuesday, September 6, 2022 1:27 PM

To: philhub <philhub@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; Christian Gray <christiangray3@protonmail.com>;

tclockhart67@gmail.com <tclockhart67@gmail.com>

Subject: Re: Margaret Payments

I can push her on that if there's a consensus on it.

That money will have to be collected either way, so let's at least get each of our dues deposited and then we can go from there.

On Tue, Sep 6, 2022 at 12:17 PM philhub <philhub@protonmail.com> wrote:

The last three items on Margaret's bill for August are dated September 1st and 2nd and shouldn't have to be paid until the September

bill at the end of this month. What do you think?

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, September 6th, 2022 at 9:40 AM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks Kate I'll deposit another 925.

So for everyone else, please deposit 1425 into the 226 Franklin fund so we can get Margaret paid on time.

On Sun, Sep 4, 2022 at 6:16 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Paying this new bill alone is \$925 each.

Erez and I each put in \$500.

There is \$600 in our bank account now.

I think everyone should put in \$500 on top of the \$925 each so we have a balance of \$2,100 in the account after we pay this bill.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, September 1, 2022 2:59 PM

To: David May <davidmortimermay@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

philhub <philhub@protonmail.com>;

tclockhart67@gmail.com <tclockhart67@gmail.com>

Subject: Re: Margaret Payments

Hey all

From Margeret regarding harassment timeline :

"Right now I am responding to a motion for summary judgment which if granted would result in the case being dismissed. My response is due Friday. The motion might be granted in part but I am almost certain that the important issues will remain."

I know she's reached out to some if not all of you looking for harassment detail verification, obviously if we can all respond in a timely manner, we can keep the option of pursuing harassment open.

If the case doesn't get thrown out tomorrow, Margeret will put together a timeline / cost breakdown of what we can expect if we continue going forward with the harassment lawsuit. She remains optimistic that it's our best leverage over Marty as far as getting a favourable buyout.

On Wed, Aug 31, 2022 at 9:49 AM erez horovitz <ehorovitz@gmail.com> wrote:

Not sure on the time frame regarding the harassment, I'll clarify with her today. Kate I deposited \$500 yesterday.

Any word from the bank as far as switching over to a debit card account? Also might be worth asking if we can wire the money using our existing account and how much a transaction fee that would entail.

On Tue, Aug 30, 2022 at 1:32 PM David May <davidmortimermay@gmail.com> wrote:

So pursuing the harassment case will cost us 15-20k? It seems like we don't have a lot of time before we need to decide on the harassment suit. If we can give Margaret a number to negotiate I would like to do that. If now is a time to pursue a buyout and

everybody wants a more long term strategy/stays I'll need to ask Margaret to deal with my unit separately. matching 500 today!

On Tue, Aug 30, 2022 at 9:41 AM erez horovitz <ehorovitz@gmail.com> wrote:

Thanks Kate, will match that \$500 today. Can everyone please confirm they're on board with this \$500 influx into our group's legal pool?

I am also annoyed with Margeret, but I think she's just trying to be realistic about us getting a buyout now (based on the building's willingness). If we don't want buyouts then we can say that and that'll be that. The harassment case we have is also part

of our bargaining power to get a good buyout now. If we don't want to take a buyout we would need to either drop the harassment suit (losing that leverage) or continue forward with it to increase the pressure on Marty (15-20k by Margarets estimation) Something to keep in mind if we decide to walk away.

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The Land of Tradition

Date: Oct 01, 2022 10:51 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Margaret Payments

No problem David- thanks for doing that.

I'll put a check in the mail now.

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Saturday, October 1, 2022 6:21 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; philhub <philhub@protonmail.com>

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What's the earliest you can pay that or part of that?

Thanks Kate

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Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>

Subject: Re: Margaret Payments

Great, thanks for taking care of that Kate.

Reached out to Margaret and let her know the check is on its way. Also asked her for an update on the harassment suit.

She submitted our itemized grievances, now the building / Martys lawyers have 4 weeks to respond.

On Sun, Sep 18, 2022 at 8:53 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I spoke with Adam Friday and he said he was fine with my mailing a check on Monday.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Friday, September 16, 2022 12:03 PM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Margaret Payments

Great, ty Phil. Kate, you ok to pay Margaret via credit card and write yourself a check so we can get her settled up asap?

On Fri, Sep 16, 2022 at 11:13 AM philhub <philhub@protonmail.com> wrote:

Ok I just deposited \$500 into the 226 Franklin Tenants Association bank account.

Sent with

Proton Mail secure email.

----- Original Message -----

On Friday, September 16th, 2022 at 1:22 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

That's perfect- thanks

From: philhub <philhub@protonmail.com>

Sent: Thursday, September 15, 2022 5:45 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Subject: Re: Margaret Payments

Hey Kate, I can make a payment at about 10AM tomorrow Friday if that's soon enough

Sent with

Proton Mail secure email.

----- Original Message -----

On Thursday, September 15th, 2022 at 5:33 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Got it. Thanks for clarifying.

Once the correct amount is in the account, can you write yourself a check for the amount and pay the entire balance w your credit card? just to Margaret doesn't have to wait for it?

On Thu, Sep 15, 2022 at 5:32 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Yes, that's the correct amount in the account.

I just looked before sending payment.

That's why I sent the email saying we need a little more paid by someone that still owes.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, September 15, 2022 5:23 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Margaret Payments

Oh got ya, yeah of course that's assuming the correct amount is in the account.

On Thu, Sep 15, 2022 at 5:22 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

\$3,443 (in the account) plus \$925 (my personal payment) doesn't equal \$4,623.50 (the amount we owe) so someone needs to pay a little more.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, September 15, 2022 5:14 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

philhub <philhub@protonmail.com>

Subject: Re: Margaret Payments

Or could you write the check to yourself and pay the entire balance w your credit card?

On Thu, Sep 15, 2022 at 5:13 PM erez horovitz <ehorovitz@gmail.com> wrote:

Hey Kate,

Any word on paying w debit card? My concern is, when it's all said and done we'll be in the same 3 week delay to pay our bill we were in last time...

On Thu, Sep 15, 2022 at 5:01 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm going to pay the \$925 I still owe with a cc over the phone. I'll then write a check for the remaining \$3,698.50. The problem is the bank account only has \$3,443.

David still needs to pay \$925 and Phil/Theo \$1,425.

If you guys need a little more time to pay that's fine but if one of you could just put in another \$400 for now so we can pay the bill?

Thanks,

I'm leaving to guide a trip early tomorrow morning but will be back on Monday and can put a check in the mail to Margret then.

Kate

From: philhub <philhub@protonmail.com>

Sent: Wednesday, September 14, 2022 10:28 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Margaret Payments

Thanks for that, Erez!

Sent with

Proton Mail secure email.

----- Original Message -----

On Wednesday, September 14th, 2022 at 3:16 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, thanks for the update Phil. Im sorry your personal costs have been so high, hopefully we as a group can move forward and take some heat of your unit.

On Wed, Sep 14, 2022 at 10:27 AM philhub <philhub@protonmail.com> wrote:

Sorry about the delay on the harassment bill. I just paid Margaret 4K this week, so I need a moment. Will make deposit to TA before Friday.

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, September 13th, 2022 at 3:37 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Great, also, Kate, have you spoken to the bank about the debit card / doing a wire transfer instead of sending a check?

On Tue, Sep 13, 2022 at 3:17 PM Christian Gray <christiangray3@protonmail.com> wrote:

I just Zelle'd \$1425 to the TA account.

Thanks.

On Tue, Sep 13, 2022 at 1:16 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Hey all,

Checking in on where we are with collecting dues. Margaret sent out our bill 11 days ago.

On Fri, Sep 9, 2022 at 10:13 AM philhub <philhub@protonmail.com> wrote:

I think I found the number I was asking about.

483039783148

Sent with

Proton Mail secure email.

----- Original Message -----

On Thursday, September 8th, 2022 at 5:14 PM, Christian Gray <christiangray3@protonmail.com> wrote:

Thanks!

On Thu, Sep 8, 2022 at 1:01 PM, erez horovitz <ehorovitz@gmail.com> wrote:

You send it through zelle and you can lookup the 226 account by using Kate's phone number :

917 273 9366

I do not know the account number, Zelle is free, so I've been using that

On Thu, Sep 8, 2022 at 12:52 PM Christian Gray <christiangray3@protonmail.com> wrote:

Please send the info for sending the funds. Sorry I don't remember. Thank you.

On Thu, Sep 8, 2022 at 12:05 PM, philhub <philhub@protonmail.com> wrote:

I understand that paying the bill now would be the best thing. I forgot to mention in my suggestion that I already had bills for July and August from Margaret and am trying to juggle the finances.

Sent with

Proton Mail secure email.

----- Original Message -----

On Wednesday, September 7th, 2022 at 3:01 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

I think let's just pay it.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Tuesday, September 6, 2022 1:27 PM

To: philhub <philhub@protonmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>;

Christian Gray <christiangray3@protonmail.com>;

tclockhart67@gmail.com <tclockhart67@gmail.com>

Subject: Re: Margaret Payments

I can push her on that if there's a consensus on it.

That money will have to be collected either way, so let's at least get each of our dues deposited and then we can go from there.

On Tue, Sep 6, 2022 at 12:17 PM philhub <philhub@protonmail.com> wrote:

The last three items on Margaret's bill for August are dated September 1st and 2nd and shouldn't have to be paid until the September

bill at the end of this month. What do you think?

Sent with

Proton Mail secure email.

----- Original Message -----

On Tuesday, September 6th, 2022 at 9:40 AM, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks Kate I'll deposit another 925.

So for everyone else, please deposit 1425 into the 226 Franklin fund so we can get Margaret paid on time.

On Sun, Sep 4, 2022 at 6:16 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Paying this new bill alone is \$925 each.

Erez and I each put in \$500.

There is \$600 in our bank account now.

I think everyone should put in \$500 on top of the \$925 each so we have a balance of \$2,100 in the account after we pay this bill.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, September 1, 2022 2:59 PM

To: David May <davidmortimermay@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray
<christiangray3@protonmail.com>;

philhub <philhub@protonmail.com>;

tclockhart67@gmail.com <tclockhart67@gmail.com>

Subject: Re: Margaret Payments

Hey all

From Margeret regarding harassment timeline :

"Right now I am responding to a motion for summary judgment which if granted would result in the case being dismissed. My response is due Friday. The motion might be granted in part but I am almost certain that the important issues will remain."

I know she's reached out to some if not all of you looking for harassment detail verification, obviously if we can all respond in a timely manner, we can keep the option of pursuing harassment open.

If the case doesn't get thrown out tomorrow, Margeret will put together a timeline / cost breakdown of what we can expect if we continue going forward with the harassment lawsuit. She remains optimistic that it's our best leverage over Marty as far as getting a favourable buyout.

On Wed, Aug 31, 2022 at 9:49 AM erez horovitz <ehorovitz@gmail.com> wrote:

Not sure on the time frame regarding the harassment, I'll clarify with her today. Kate I deposited \$500 yesterday.

Any word from the bank as far as switching over to a debit card account? Also might be worth asking if we can wire the money using our existing account and how much a transaction fee that would entail.

On Tue, Aug 30, 2022 at 1:32 PM David May <davidmortimermay@gmail.com> wrote:

So pursuing the harassment case will cost us 15-20k? It seems like we don't have a lot of time before we need to decide on the harassment suit. If we can give Margaret a number to negotiate I would like to do that. If now is a time to pursue a buyout and

everybody wants a more long term strategy/stays I'll need to ask Margaret to deal with my unit separately. matching 500 today!

On Tue, Aug 30, 2022 at 9:41 AM erez horovitz <ehorovitz@gmail.com> wrote:

Thanks Kate, will match that \$500 today. Can everyone please confirm they're on board with this \$500 influx into our group's legal pool?

I am also annoyed with Margeret, but I think she's just trying to be realistic about us getting a buyout now (based on the building's willingness). If we don't want buyouts then we can say that and that'll be that. The harassment case we have is also part

of our bargaining power to get a good buyout now. If we don't want to take a buyout we would need to either drop the harassment suit (losing that leverage) or continue forward with it to increase the pressure on Marty (15-20k by Margarets estimation) Something to keep in mind if we decide to walk away.

I asked Margeret where we stand with her as far as how much she gets if we take a buyout while she is our lawyer / negotiator, here was her response :

Everyone in your group including you (Erez) has a retainer agreement with me that if you are bought out, we get 10%. The law permits 33%. We don't take Loft Law tenants unless they agree to that provision, as is true

with all the other Loft Law lawyers. Bob Petrucci, my predecessor, takes 10 percent. Frazer, your lawyer before that, takes at least 20%.

So when we hired her, we entered into that agreement. Seems pretty standard.

Theo / Phil and David, anything to add on your end?

On Mon, Aug 29, 2022 at 6:26 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'll contact the bank and see if we can change the type of account we have to get a debit card. Otherwise I can get checks mailed to someone else if that's easier too.

I will be off the road and back in BK in 2 months.

I think it's really annoying that Margret is frustrated us with not coming up with a number right away. We didn't hire her to negotiate a buyout. Most of us don't want to necessarily

buyout so when she throws this at us I think it's messed up that she expects us to come up with one without a good deal of thought.

It really bothers me.

I put a bit more into the account to ensure there was enough to cover the check. \$500 in total.

Can everyone please match that, as soon as you can? The zelle is my number 917-273-9366.

I really think we should do \$700 each though.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, August 29, 2022 2:05 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>;

tclockhart67@gmail.com <tclockhart67@gmail.com>

Subject: Re: Margaret Payments

1. I'll reach out and ask Margeret where we stand as far as contractually with her if a buyout offer goes through. I for one have not signed any contract giving her permission to negotiate on my behalf nor a percentage of whatever buyout I may get. But it would be good to get clarification here.

2. There's no guarantee we're going to take a buyout so I doubt she'd work for a possible percentage of a buyout that never comes. We could try and add a clause in our contract that gives her permission to negotiate a buyout that pays us back for our legal fees?

On Mon, Aug 29, 2022 at 12:05 PM Christian Gray <christiangray3@protonmail.com> wrote:

I will schedule an appointment with Margaret today to finalize. We need to address terms of the authorization that we are giving Margaret.

1. As it stands, she is entitled to collect 10% of any settlement we get, even if it's a future settlement negotiated by another lawyer. We need to take this out of the contract. Some of us have not given her authorization to negotiate yet, some of us

have. Maybe we can change that loophole for everyone while we still can.

2. We are getting charged for hours on top of the 10%. Why? Shouldn't it be one or the other? What do you all think? She would be walking away with \$300,000 if we went with the 3M collective settlement, which clearly is less than what we will ask for,

but I'm using 3M on the low end to make a point. \$300,000 plus billable hours seems excessive, in my opinion.

Let's come up with a consensus on these two issues and move forward.

Also we should see if Kozek is available for a meeting/interview.

Also, did Margaret meet with the new Executive Director of the Loft Board to discuss the PAA's? When did she say that was scheduled for? Anyone remember?

On Mon, Aug 29, 2022 at 11:45 AM, David May <davidmortimermay@gmail.com> wrote:

Are we close to coming up with a group buyout figure?

On Mon, Aug 29, 2022 at 9:31 AM erez horovitz <ehorovitz@gmail.com> wrote:

Hey everyone,

Got an email from Margeret about our group's tardiness in paying her, suffice to say, she'd appreciate it if we came up with a better system of paying our balances.

Paying by check through mail is not an ideal solution, so I'm going to propose a few alternatives.

1. Can you pay by debit card as soon as we get a bill and then pay yourself with the venmo account?

2. Since you travel much more than anyone else, maybe someone else taking over the bill payments makes more sense? I volunteer to take that on if the group is ok with that.

Margaret is frustrated with more than just our late payments. Namely our inability to come up with a buyout figure and general slowness to respond.

If everyone can try to be a little more alert / attentive for the next few weeks I think it'll go a long way. Most pressing is the upcoming bill which should be arriving on Tuesday. Let's see how much that bill is and figure out a reasonable amount for our next deposit.

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

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--

David
Mortimer May
97 Green Street, #G22
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The
Land of Tradition

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(615) 429-4414

The Land of Tradition

Date: Oct 03, 2022 10:30 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>, Theodore Lockhart <tclockhart67@gmail.com>

Subject: Re: Buyout / Harrassment negotiations

Hey,

Just an update, we didn't get to speak w Margaret last week, gonna try again this week. The meeting is a little more challenging to set up as Christian needs to meet with her husband as well so he can make sense of his damages claim against Marty and how that affects his buyout arrangement.

Erez

On Tue, Sep 27, 2022 at 11:03 AM erez horovitz <ehorovitz@gmail.com> wrote:

Hey all

Just wanted to touch base with everyone as it's been a little while. We still haven't submitted a formal buyout number to Margaret, but Christian (and I) are scheduled to have a call with her tomorrow that will hopefully get us closer to that goal (if that's in the cards).

I'll update everyone again after that call.

--

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--

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Date: Oct 04, 2022 07:07 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Erez Horovitz <ehorovitz@gmail.com>, Theodore Lockhart <Tclockhart67@gmail.com>, Phil Hubbard <philhub@protonmail.com>

Cc: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: Letter to OATH

A copy of Ms. Sandercock's letter to OATH is attached for your records.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

JO@Goodfarblaw.com

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New York, NY 10022

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Fax: 212.509.0464

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Date: Oct 10, 2022 10:18 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>, Theodore Lockhart <tclockhart67@gmail.com>

Subject: Re: Buyout / Harrassment negotiations

Hey everyone,

Margeret wasn't available last week, Christian and I are planning to meet with her this week.

On Mon, Oct 3, 2022 at 10:30 AM erez horovitz <ehorovitz@gmail.com> wrote:

Hey,

Just an update, we didn't get to speak w Margaret last week, gonna try again this week. The meeting is a little more challenging to set up as Christian needs to meet with her

husband as well so he can make sense of his damages claim against Marty and how that affects his buyout arrangement.

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I'll update everyone again after that call.

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Date: Oct 11, 2022 04:46 AM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: erez horovitz <ehorovitz@gmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>, Theodore Lockhart <tclockhart67@gmail.com>

Subject: Re: Buyout / Harrassment negotiations

Thanks for the update

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, October 10, 2022 10:18 AM

To: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>; Theodore Lockhart <tclockhart67@gmail.com>

Subject: Re: Buyout / Harrassment negotiations

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Erez

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Just wanted to touch base with everyone as it's been a little while. We still haven't submitted a formal buyout number to Margaret, but Christian (and I) are scheduled to have a call with her tomorrow that will hopefully get us closer to that goal (if that's in the cards).

I'll update everyone again after that call.

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Date: Oct 15, 2022 08:01 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>

Cc: Adam Goodfarb <adg@goodfarblaw.com>, erez horovitz <ehorovitz@gmail.com>

Subject: Update

I have just today learned that Loft Board staff is recommending that Lockhart be required to provide access to his unit for legalization based on the most recent access application. The decision is likely

to be made at the Loft Board meeting this Thursday. There are defects in the proposed order which I have brought to the attention of the tenant rep on the Loft Board but I think it likely that the board will approve the order.

I need to hear from you regarding a buyout number for your unit no later than Monday (if you wait till Monday, early in the day please as time to Thurs. is short) and I hope you have understood you should

not propose more than \$1.5M and that other tenants are suffering due to your indecision. For example, Lockhart is willing to take a buyout rather than end up with an apartment with no bedrooms but there is interest in buying out that unit at a reasonable price only as part of a group buyout.

The Loft Board order that may be voted for Lockhart Thurs. may make it impossible to continue to litigate the PAA issue. Obviously I had to raise that issue in the case. The proposed order rejects our

position on the PAA's and may be dispositive on this issue for everyone.

Your settlement position seems to assume you will win every issue in your case and that the tenants will also prevail in all related litigation. Here is a signal that I have done the best I could for Phil

and Theo and that they are probably about to lose.

The smartest thing to do would be to propose a group buyout well before the Thurs. Loft Board meeting.

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recipient or an agent responsible for delivering it to the intended recipient, you have received this e-mail in error. If you have received this e-mail in error, please call Goodfarb & Sandercock, LLP at (914) 428-3400 to advise us of the same, delete the

original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Oct 17, 2022 11:44 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Margaret Sandercock <mbs@goodfarblaw.com>

Cc: Christian Gray <christiangray3@protonmail.com>, Adam Goodfarb <adg@goodfarblaw.com>

Subject: Re: Update

Thanks for the information, we'll discuss and get back to you as soon as possible.

On Sat, Oct 15, 2022 at 4:01 PM Margaret Sandercock <mbs@goodfarblaw.com> wrote:

I have just today learned that Loft Board staff is recommending that Lockhart be required to provide access to his unit for legalization based on the most recent access application. The decision is likely

to be made at the Loft Board meeting this Thursday. There are defects in the proposed order which I have brought to the attention of the tenant rep on the Loft Board but I think it likely that the board will approve the order.

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--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Oct 17, 2022 04:02 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, Adam Goodfarb <adg@goodfarblaw.com>

Subject: Re: Update

Christian agreed to respond for himself by today.

Get Outlook for iOS

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, October 17, 2022 11:44:07 AM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Adam Goodfarb <adg@goodfarblaw.com>

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To: erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, Adam Goodfarb <adg@goodfarblaw.com>

Subject: Re: Update

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To: erez horovitz <ehorovitz@gmail.com>

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Hey Margaret,

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Date: Oct 17, 2022 09:01 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>, Theodore Lockhart <tclockhart67@gmail.com>

Subject: Re: Buyout / Harrassment negotiations

Hey everyone,

Christian was able to connect with Margaret a few days ago, he and I are going to meet up tomorrow to figure out how he wants to move forward.

Phil + Theo, I know you guys are going through a particularly stressful period with your unit. Margaret is pushing hard for us to submit our buyout number before a loft law meeting this coming thursday. I'll write to the group tomorrow after I speak w Christian so we're all on the same page.

Erez

On Tue, Oct 11, 2022 at 12:46 AM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks for the update

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, October 10, 2022 10:18 AM

To: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>; Theodore Lockhart <tclockhart67@gmail.com>

Subject: Re: Buyout / Harrassment negotiations

Hey everyone,

Margeret wasn't available last week, Christian and I are planning to meet with her this week.

On Mon, Oct 3, 2022 at 10:30 AM erez horovitz <ehorovitz@gmail.com> wrote:

Hey,

Just an update, we didn't get to speak w Margaret last week, gonna try again this week. The meeting is a little more challenging to set up as Christian needs to meet with her husband as well so he can make sense of his damages claim against Marty and how that affects his buyout arrangement.

Erez

On Tue, Sep 27, 2022 at 11:03 AM erez horovitz <ehorovitz@gmail.com> wrote:

Hey all

Just wanted to touch base with everyone as it's been a little while. We still haven't submitted a formal buyout number to Margaret, but Christian (and I) are scheduled to have a call with her tomorrow that will hopefully get us closer to that goal (if that's in the cards).

I'll update everyone again after that call.

--

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Date: Oct 18, 2022 01:18 AM

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To: erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, Adam Goodfarb <adg@goodfarblaw.com>

Subject: Re: Update

We cannot wait any longer and you all deserve counsel who agree with your goals. Tomorrow does not work for these issues. You have neighbors in your group whose rights are about to be canceled forever. We will have to ask not to represent

you without an answer about a group buyout by noon tomorrow.

I suggest \$275,000 to David May, 500,000 to Theo's unit and Kate's unit each, \$800,000 to Erez and the balance to Christian with a total cap at \$3.5M.

I need to know by noon tomorrow. Please don't ask for more time. We cannot represent you if you don't let us act now. Please understand that we are not able to go forward if you don't follow our advice. This needs to be made a deal long

before the Loft Board meeting Thurs. at 2 pm. It's an emergency.

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From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, October 17, 2022 8:54:29 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Adam Goodfarb <adg@goodfarblaw.com>

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Erez Horovitz

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Date: Oct 17, 2022 10:37 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Theodore Lockhart <tlockhart67@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Buyout / Harrassment negotiations

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Sent: Monday, October 10, 2022 10:18 AM

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Date: Oct 18, 2022 04:22 AM

From: philhub <philhub@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

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Date: Oct 18, 2022 04:22 AM

From: Christian Gray <christiangray3@protonmail.com>

To: Margaret Sandercock <mbs@goodfarblaw.com>, erez horovitz <ehorovitz@gmail.com>

Cc: Adam Goodfarb <adg@goodfarblaw.com>

Subject: Re: Update

My walk away number is 2M. I will be available tomorrow afternoon to discuss. You suggested that I get back you today regarding this, and I told you that I would get back to you this week. I did not commit to giving you an answer today, but there it is.

Let me know what time tomorrow afternoon works for you.

On Mon, Oct 17, 2022 at 6:25 PM, Margaret Sandercock <mbs@goodfarblaw.com> wrote:

Christian, what is your response?? You are harming other tenants by not following our advice, not to mention harming yourself.

We cannot represent you if you can't accept our advice. We will have to ask to get off at least your personal cases.

Get Outlook for iOS

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Monday, October 17, 2022 12:49:53 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Adam Goodfarb <adg@goodfarblaw.com>

Subject: Re: Update

Can you please get him to do it?

From:

erez horovitz <ehorovitz@gmail.com>

Date: Monday, October 17, 2022 at 12:35 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Cc: Christian Gray <christiangray3@protonmail.com>, Adam Goodfarb <adg@goodfarblaw.com>

Subject: Re: Update

Great

On Mon, Oct 17, 2022 at 12:02 PM Margaret Sandercock <mbs@goodfarblaw.com> wrote:

Christian agreed to respond for himself by today.

Get Outlook for iOS

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, October 17, 2022 11:44:07 AM

To: Margaret Sandercock <mbs@goodfarblaw.com>

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Date: Oct 18, 2022 09:57 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Theodore Lockhart <tclockhart67@gmail.com>, philhub <philhub@protonmail.com>

Subject: Fwd: Your building

Just got this email from Margaret. More good information, but the first I'm hearing any of it.

----- Forwarded message -----

From: Margaret Sandercock <mbs@goodfarblaw.com>

Date: Tue, Oct 18, 2022 at 9:54 AM

Subject: Your building

To: erez horovitz <ehorovitz@gmail.com>

There is one bad thing probably coming down the pike and 5 other bad things that will or may also happen. The occurrence of any of these things will impair your bargaining power probably for years. There

are people in your group who do want to leave the building and don't want impaired bargaining power and don't want to wait years.

We already know that the Loft Board is likely to vote on Thurs. that Phil and Theo have to have their unit legalized per the owner's plans.

I raised the issue of the PAA's in their case and the Loft Board did not accept my arguments. That could prevent any of you from being legalized with the PAA's.

There is a pending motion to dismiss in the harassment case. We may lose some causes of action as a result. If we do, our bargaining power is harmed probably for years.

We have a pending application at the Loft Board for review by the full Loft Board of the decision of the former executive director that the landlord

need not do PAA's. When that is decided, if we lose, which may well happen, our bargaining power is harmed probably for years.

In Christian's HP case, the landlord has agreed to do more work but not the scope of work Christian wants.

The Lockhart unit is facing multiple litigations they can't afford.

It is important that people know these things and take into account that we cannot do the harassment case, that is, bring it to trial, unless everyone is willing not to be bought out probably forever. Also,

I caught the landlord's experts committing perjury in the HP case and that is why the landlord is back at the bargaining table now. That has to be worked out before the next court date in that case.

Finally, my credibility as a lawyer is being undermined first and most directly in that I agreed to get back to the landlord lawyer yesterday at least on a buyout for Christian. My partner and I spoke with

him last week and told him to respond by Friday or latest Monday. I have lost credibility by not doing that. I can only be successful for you with that credibility.

My credibility is not helped by all the cases I am losing in trying to get you PAA's, avoidance of legalizing the Lockhart unit, etc.

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Back in June she told me I could ask for over 300k, but she didn't move forward with it for me, suggesting instead that we all negotiate together. Since then she keeps encouraging a group buyout and the number she says I should expect to get keeps shrinking. A month ago I asked if I went solo could I get the 200k 2019 deal- she told me a week ago that the only deal for me currently is the standing 125k offer from the landlord (unless more join me).

While I don't appreciate Margaret's approach etc, I am still planning on leaving the building. Unless she is exaggerating, It sounds like I should be wary of an eviction case. I'm not sure why she decided 275 for my unit but it's more than the 125 she is now suggesting I'd get alone. If the group wants to stick it out and move on from Margaret I will probably pursue whatever buyout is available right now with her.

So was that a no from you Phil? Kate? Im curious what Chris thinks.

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Kate : 500k

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Erez : 800k

Christian : 1.425m

And said the following :

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How does everyone feel about these number / potentially firing Margaret if we don't like them? I don't like this tone, but I do want to move forward if this is the right time. Please try and opine before 11am tomorrow so I can reach out to her w a response from us.

Sorry for the pressure, just passing along what's Margaret is telling me

Erez

On Mon, Oct 17, 2022 at 9:01 PM erez horovitz <ehorovitz@gmail.com> wrote:

Hey everyone,

Christian was able to connect with Margaret a few days ago, he and I are going to meet up tomorrow to figure out how he wants to move forward.

Phil + Theo, I know you guys are going through a particularly stressful period with your unit. Margaret is pushing hard for us to submit our buyout number before a loft law meeting this coming thursday. I'll write to the group tomorrow after I speak w Christian so we're all on the same page.

Erez

On Tue, Oct 11, 2022 at 12:46 AM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks for the update

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, October 10, 2022 10:18 AM

To: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>; Theodore Lockhart <tclockhart67@gmail.com>

Subject: Re: Buyout / Harrassment negotiations

Hey everyone,

Margaret wasn't available last week, Christian and I are planning to meet with her this week.

On Mon, Oct 3, 2022 at 10:30 AM erez horovitz <ehorovitz@gmail.com> wrote:

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Just an update, we didn't get to speak w Margaret last week, gonna try again this week. The meeting is a little more challenging to set up as Christian needs to meet with her husband as well so he can make sense of his damages claim against Marty and how that affects his buyout arrangement.

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On Tue, Sep 27, 2022 at 11:03 AM erez horovitz <ehorovitz@gmail.com> wrote:

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I'll update everyone again after that call.

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David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Oct 18, 2022 02:36 PM

From: Christian Gray <christiangray3@protonmail.com>

To: David May <davidmortimermay@gmail.com>, erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Buyout / Harrassment negotiations

First of I never told her I'd get back to her by Monday. That is what she suggested, and I told her I needed to discuss it with a mentor of mine and that I would get back to her this week. I left town after I spoke with her returned at 1 am on Sunday night and got out of my last meeting at 11:30pm last night and got to read her ultimatum email flurry. I don't like the way she is good about this but I am meeting with Erez in a few minutes to discuss.

Kate, any thoughts on this. We need a group consensus on this.

I'll be back in touch soon.

Thanks.

On Tue, Oct 18, 2022 at 10:28 AM, David May <davidmortimermay@gmail.com> wrote:

Back in June she told me I could ask for over 300k, but she didn't move forward with it for me, suggesting instead that we all negotiate together. Since then she keeps encouraging a group buyout and the number she says I should expect to get keeps shrinking. A month ago I asked if I went solo could I get the 200k 2019 deal- she told me a week ago that the only deal for me currently is the standing 125k offer from the landlord (unless more join me).

While I don't appreciate Margaret's approach etc, I am still planning on leaving the building. Unless she is exaggerating, It sounds like I should be wary of an eviction case. I'm not sure why she decided 275 for my unit but it's more than the 125 she is now suggesting I'd get alone. If the group wants to stick it out and move on from Margaret I will probably pursue whatever buyout is available right now with her.

So was that a no from you Phil? Kate? Im curious what Chris thinks.

On Tue, Oct 18, 2022 at 8:20 AM erez horovitz <ehorovitz@gmail.com> wrote:

All good points,

I'm frustrated by Margaret's timeline and unwillingness to ask for more than this seemingly arbitrary 3.5million. I don't want to spoil anyones buyout ambitions, but at this point I'm leaning towards firing her and finding new representation.

Going to speak to Christian this morning and see where he stands on these numbers.

Anyone else have any strong positions on this? David? Kate? How do these numbers sit w you? And how does the prospect of moving forward with a new lawyer sound?

Either way Margaret has set an ultimatum to reply by 12 noon today either agreeing to these numbers or firing her. Not sure if she's a Gary Cooper fan, but high noon seems as arbitrary as the 3.5 million...

Erez

On Tue, Oct 18, 2022 at 12:22 AM philhub <philhub@protonmail.com> wrote:

Thanks for the update. That's quite an ultimatum on short notice.

That proposal adds up to 3.5 mil. So why not 4 mil?

Also, am not fully convinced that some units are more valuable than others. For example, G12 has second floor southern exposure giving it more sunlight through the windows, is easily accessible to the street and is in a more private area of the building with just four neighboring units, and has other favorable qualities.

Wouldn't all differences in the units other than perhaps square footage become "moot" if the building is coming down and the property is developed at some unknown point?

By the way has everyone heard that Marty is now only "consultant" to American Package and his daughter Michelle is now president?

Obviously, Chris Gray has gone through probably the most hardship in the last few years. G12 has also endured repetitive and costly harassment in this period. Everyone here has a story.

Sorry if all this isn't necessarily provoking a quick response from us to Margaret's challenge.

Sent with Proton Mail secure email.

----- Original Message -----

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Sent: Monday, October 10, 2022 10:18 AM

To: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; philhub <philhub@protonmail.com>; Theodore Lockhart <tclockhart67@gmail.com>

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David Mortimer May

97 Green Street, #G22
Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Oct 18, 2022 03:01 PM

From: philhub <philhub@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Monday email

Here's what she wrote to G12 on Monday:

We cannot assume anything till after the meeting Thurs. However, there are ways to appeal that we will have to discuss verbally, not by email.

I believe your best bet would be a buyout and that you should decide about one before Thurs.

Sent with Proton Mail secure email.

Date: Oct 18, 2022 12:13 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Margaret Sandercock <mbs@goodfarblaw.com>

Cc: David May <davidmortimermay@gmail.com>, Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, philhub <philhub@protonmail.com>, Theodore Lockhart <tclockhart67@gmail.com>

Subject: Buyout offer

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Here's where we stand as a group...

Christian : 1.5 million

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David : 300k

That brings us to 4 million. We as a group agree to this number as our offer to the building.

Additionally, we are wondering if there is room to ask for a year (or two) of rent free in our spaces, as well as having our legal fees covered.

Thanks

Erez

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Erez Horovitz

erezhorovitz.com
ehorovitz@gmail.com
978 302 3680

Date: Oct 18, 2022 04:43 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: David May <davidmortimermay@gmail.com>, Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, philhub <philhub@protonmail.com>, Theodore Lockhart <tclockhart67@gmail.com>

Subject: Re: Buyout offer

All, the only buyout number I accept in this group is Christian's.

David, you told me you would take the \$125,000 they are offering so far. I feel getting you \$275,000 as I proposed is fair. If I cannot get you \$275, I think you should take less.

Kate and Phil/Theo: We talked about getting you \$400,000, so I don't know why \$500,000 would not do the trick. By the way, if I can't get \$500.000, I think you should take \$400,000.

Erez, either you or someone else said your number was \$800,000.

Perjury has been discovered in the landlord's papers in Christian's case. At the moment, I will put forward Christian's number alone. It would behoove the rest of you to be on his coat tails. That means a QUICK response to my comments above.

I have investigated enough to know the landlord's budget is either \$3.5M or \$3.35 M. I cannot make proposals with no chance of success.

From:

erez horovitz <ehorovitz@gmail.com>

Date: Tuesday, October 18, 2022 at 12:14 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Cc: David May <davidmortimermay@gmail.com>, Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, philhub <philhub@protonmail.com>, Theodore Lockhart <tclockhart67@gmail.com>

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recipient or an agent responsible for delivering it to the intended recipient, you have received this e-mail in error. If you have received this e-mail in error, please call Goodfarb & Sandercock, LLP at (914) 428-3400 to advise us of the same, delete the

original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Oct 18, 2022 05:28 PM

From: Christian Gray <christiangray3@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>, Margaret Sandercock <mbs@goodfarblaw.com>

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Subject: Re: Buyout offer

To be clear, my number is 1.5M plus any percentage Goodfard & Sandercock is charging for their services. This is not an authorization to go ahead as a single unit. At this point, I will only move forward as a group, in a group buyout, and with everyone in the group feeling at peace with their decision. I do not authorize moving forward with the 1.65M total settlement for my Loft Law rights until the group comes to a consensus and has all voted to move forward.

Peace,

Christian Gray

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Date: Oct 18, 2022 02:41 PM

From: erez horovitz <ehorovitz@gmail.com>

To: philhub <philhub@protonmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Theodore Lockhart <tclockhart67@gmail.com>

Subject: New lawyer

Hey all,

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At this point he is recommending we have an initial meeting, just to see if jumping ship makes sense. Obviously time is of the essence, can everyone be available tomorrow morning for a zoom meeting?

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Initial meeting will be \$250 and if we decide to hire him, initial retainer would be 5k.

For what it's worth, he was sympathetic with our situation and not surprised to hear of our frustrations with Margeret.

I'm proposing 10am as a time tomorrow, let me know if that works.

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Date: Oct 18, 2022 02:59 PM

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To: philhub <philhub@protonmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Theodore Lockhart

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Date: Oct 18, 2022 07:00 PM

From: Christian Gray <christiangray3@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>, philhub <philhub@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Theodore Lockhart <tclockhart67@gmail.com>

Subject: Re: New lawyer

10am works for me but I'm flexible.

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Go to this link and click on Decisions then type in 'Kozek' to see what he's been up to lately.

Decisions - OATH (nyc.gov)

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Subject: Re: New lawyer

How is the buyout of a rent-stabilized apartment taxed? (brickunderground.com)

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erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Oct 18, 2022 08:15 PM

From: mkozek@weenkozek.com

To: christiangray3@protonmail.com, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Erez Horowitz <ehorovitz@gmail.com>, Theodore Lockhart <tclockhart67@gmail.com>, Phil Hubbard <philhub@protonmail.com>

Subject: Invitation: 226 Franklin St @ Wed Oct 19, 2022 10am - 11am (EDT) (christiangray3@protonmail.com)
226 Franklin St

I'll follow up with the Google Meet link

I'll follow up with the Google Meet link

WhenWednesday Oct 19, 2022 · 10am - 11am (Eastern Time - New York)

Location226 Franklin St

[View map](#)

Guests

Christian Gray

David May

Kathryn Downie

Erez Horowitz

Theodore Lockhart

Phil HubbardView all guest info

Reply for christiangray3@protonmail.com

Yes

No

Maybe

More options

Invitation from Google Calendar

You are receiving this email because you are an attendee on the event. To stop receiving future updates for this event, decline this event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. Learn more

Date: Oct 18, 2022 04:02 PM

From: David May <davidmortimermay@gmail.com>

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I'm available

On Tue, Oct 18, 2022 at 2:30 PM philhub <philhub@protonmail.com> wrote:

How is the buyout of a rent-stabilized apartment taxed? (brickunderground.com)

Sent with Proton Mail secure email.

----- Original Message -----

On Tuesday, October 18th, 2022 at 3:24 PM, philhub <philhub@protonmail.com> wrote:

Go to this link and click on Decisions then type in 'Kozek' to see what he's been up to lately.

Decisions - OATH (nyc.gov)

Sent with Proton Mail secure email.

----- Original Message -----

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Maybe if Margaret gets wind of Kozek on the horizon (he may call her), she will change her tune since she has something to lose here.

Sent with Proton Mail secure email.

----- Original Message -----

On Tuesday, October 18th, 2022 at 2:59 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Kate is avail for 10am est tomorrow, everyone ok with that?

On Tue, Oct 18, 2022 at 2:41 PM erez horovitz <ehorovitz@gmail.com> wrote:

Hey all,

Margaret is unwilling to bring forward the 4 million number we agreed on. I've reached out to another loft law lawyer, Michael Kozek, who is open to taking on our case.

At this point he is recommending we have an initial meeting, just to see if jumping ship makes sense. Obviously time is of the essence, can everyone be available tomorrow morning for a zoom meeting?

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For what it's worth, he was sympathetic with our situation and not surprised to hear of our frustrations with Margeret.

I'm proposing 10am as a time tomorrow, let me know if that works.

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Oct 18, 2022 11:58 PM

From: mkozek@weenkozek.com

To: christiangray3@protonmail.com, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Erez Horowitz <ehorovitz@gmail.com>, Theodore Lockhart <tclockhart67@gmail.com>, Phil Hubbard <philhub@protonmail.com>

Subject: Updated invitation: 226 Franklin St @ Wed Oct 19, 2022 10am - 11am (EDT)
(christiangray3@protonmail.com)
226 Franklin St

Join with Google Meet – Update: Google Meet link should be embedded. See you tomorrow AM.
MPK

This event has been updated

Changed: conferencing, description

Join with Google Meet

Meeting link

meet.google.com/qeh-qrxv-nwm

Join by phone(US) +1 929-266-1385

PIN: 372844346

More phone numbers

Description

CHANGEDUpdate: Google Meet link should be embedded. See you tomorrow AM. MPK

WhenWednesday Oct 19, 2022 · 10am – 11am (Eastern Time - New York)

Location226 Franklin St

[View map](#)

Guests

Christian Gray

David May

Kathryn Downie

Erez Horowitz

Theodore Lockhart

Phil HubbardView all guest info

Reply for christiangray3@protonmail.com

Yes

No

Maybe

More options

Invitation from Google Calendar

You are receiving this email because you are an attendee on the event. To stop receiving future updates for this event, decline this event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. Learn more

Date: Oct 19, 2022 06:18 AM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, Margaret Sandercock <mbs@goodfarblaw.com>

Cc: David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>, Theodore Lockhart <tclockhart67@gmail.com>

Subject: Re: Buyout offer

I mever said 400k was ok. I wanted 1M and I didn't want leas then \$750k.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, October 18, 2022 1:28 PM

To: erez horovitz <ehorovitz@gmail.com>; Margaret Sandercock <mbs@goodfarblaw.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>; Theodore Lockhart <tclockhart67@gmail.com>

Subject: Re: Buyout offer

To be clear, my number is 1.5M plus any percentage Goodfard & Sandercock is charging for their services. This is not an authorization to go ahead as a single unit. At this point, I will only move forward as a group, in a group buyout, and with everyone

in the group feeling at peace with their decision. I do not authorize moving forward with the 1.65M total settlement for my Loft Law rights until the group comes to a consensus and has all voted to move forward.

Peace,

Christian Gray

On Tue, Oct 18, 2022 at 12:13 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Hey Margaret,

Just had a meeting with Christian, Phil and Theo and David and Kate.

Here's where we stand as a group...

Christian : 1.5 million

Erez : 1 million

Kate : 600k

Phil + Theo 600k

David : 300k

That brings us to 4 million. We as a group agree to this number as our offer to the building.

Additionally, we are wondering if there is room to ask for a year (or two) of rent free in our spaces, as well as having our legal fees covered.

Thanks

Erez

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Oct 19, 2022 06:23 AM

From: Kathryn Downie <downiekathryn@hotmail.com>
To: David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>
Cc: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, "tclockhart67@gmail.com" <tclockhart67@gmail.com>
Subject: Re: New lawyer
10am is my 7am.

It's 11:30pm for me now (your 2:30) I'm just finishing work and I've been working .
I've been working 16 hour days for days.

I don't know that I can make myself any more sleep deprived

From: David May <davidmortimermay@gmail.com>

Sent: Tuesday, October 18, 2022 5:02 PM

To: philhub <philhub@protonmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>; tclockhart67@gmail.com <tclockhart67@gmail.com>

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David Mortimer

May

97 Green Street, #G22

Brooklyn, NY 11222

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(615) 429-4414

The Land of Tradition

Date: Oct 19, 2022 06:27 AM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Office Calendar <weenkozek.com_a3g6a1m2j7r83s7a05mtkbo9d8@group.calendar.google.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Erez Horowitz <ehorovitz@gmail.com>, Theodore Lockhart <tclockhart67@gmail.com>, Phil Hubbard <philhub@protonmail.com>, "mkozek@weenkozek.com" <mkozek@weenkozek.com>

Subject: Re: Invitation: 226 Franklin St @ Wed Oct 19, 2022 10am - 11am (EDT) (downiekathryn@hotmail.com)
I don't knkw that I can make this. I'm so sleep deprived

From: Google Calendar <calendar-notification@google.com> on behalf of Office Calendar <weenkozek.com_a3g6a1m2j7r83s7a05mtkbo9d8@group.calendar.google.com>

Sent: Tuesday, October 18, 2022 4:15 PM

To: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; downiekathryn@hotmail.com <downiekathryn@hotmail.com>; Erez Horowitz <ehorovitz@gmail.com>; Theodore Lockhart <tclockhart67@gmail.com>; Phil Hubbard <philhub@protonmail.com>

Subject: Invitation: 226 Franklin St @ Wed Oct 19, 2022 10am - 11am (EDT) (downiekathryn@hotmail.com)

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Where: 226 Franklin St

226 Franklin St

I'll follow up with the Google Meet link

I'll follow up with the Google Meet link

When

Wednesday Oct 19, 2022 · 10am – 11am (Eastern Time - New York)

Location

226

Franklin St

View map

Guests

Christian

Gray

David

May

downiekathryn@hotmail.com

Erez

Horowitz

Theodore

Lockhart

Phil

Hubbard

View

all guest info

Reply for

downiekathryn@hotmail.com

Yes

No

Maybe

More options

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Calendar settings, select this calendar, and change "Other notifications".

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Learn more

Date: Oct 19, 2022 06:31 AM

From: Christian Gray <christiangray3@protonmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, Office Calendar <weenkozek.com_a3g6a1m2j7r83s7a05mtkbo9d8@group.calendar.google.com>, David May <davidmortimermay@gmail.com>, Erez Horowitz <ehorovitz@gmail.com>, Theodore Lockhart <tclockhart67@gmail.com>, Phil Hubbard <philhub@protonmail.com>, "mkozek@weenkozek.com" <mkozek@weenkozek.com>

Subject: Re: Invitation: 226 Franklin St @ Wed Oct 19, 2022 10am - 11am (EDT) (downiekathryn@hotmail.com)
Can we reschedule for a later time in the day or eve that works for everyone?

On Wed, Oct 19, 2022 at 2:27 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

I don't knkw that I can make this. I'm so sleep deprived

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To: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; downiekathryn@hotmail.com <downiekathryn@hotmail.com>; Erez Horowitz <ehorovitz@gmail.com>; Theodore Lockhart <tclockhart67@gmail.com>; Phil Hubbard <philhub@protonmail.com>

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Location

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[View map](#)

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downiekathryn@hotmail.com

Erez

Horowitz

Theodore

Lockhart

Phil

Hubbard

[View](#)

[all guest info](#)

[Reply for](#)

downiekathryn@hotmail.com

Yes

No

Maybe

[More options](#)

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[Learn more](#)

Date: Oct 19, 2022 02:21 AM

From: David May <davidmortimermay@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, erez horovitz <ehorovitz@gmail.com>, philhub <philhub@protonmail.com>, tclockhart67@gmail.com

Subject: Re: Invitation: 226 Franklin St @ Wed Oct 19, 2022 10am - 11am (EDT) (downiekathryn@hotmail.com)
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Learn more

--

David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Oct 19, 2022 09:02 AM

From: erez horovitz <ehorovitz@gmail.com>

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, philhub <philhub@protonmail.com>, tclockhart67@gmail.com

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Franklin St

View map

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The Land of Tradition

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Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Oct 19, 2022 09:09 AM

From: erez horovitz <ehorovitz@gmail.com>

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, philhub <philhub@protonmail.com>, tclockhart67@gmail.com

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Erez

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[all guest info](#)

[Reply for](#)

downiekathryn@hotmail.com

Yes

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Maybe

[More options](#)

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978 302 3680

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978 302 3680

Date: Oct 19, 2022 03:20 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, philhub <philhub@protonmail.com>, "tclockhart67@gmail.com" <tclockhart67@gmail.com>

Subject: Re: Invitation: 226 Franklin St @ Wed Oct 19, 2022 10am - 11am (EDT) (downiekathryn@hotmail.com)
Ok, I understand-

When emailed about the time I had said any time after 11 or 12.

7am was just too early when it was my first day off in so long and didn't finish until after 11pm.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, October 19, 2022 9:09 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>; tclockhart67@gmail.com <tclockhart67@gmail.com>

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To: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

downiekathryn@hotmail.com <downiekathryn@hotmail.com>; Erez Horowitz <ehorovitz@gmail.com>;

Theodore Lockhart <tclockhart67@gmail.com>; Phil Hubbard <philhub@protonmail.com>

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Location

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[View map](#)

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[View](#)

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David

Mortimer May

97 Green Street, #622

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Oct 19, 2022 11:33 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>, Christian Gray <christiangray3@protonmail.com>, philhub <philhub@protonmail.com>, "tclockhart67@gmail.com" <tclockhart67@gmail.com>

Subject: Re: Invitation: 226 Franklin St @ Wed Oct 19, 2022 10am - 11am (EDT) (downiekathryn@hotmail.com)

All good, totally understood. We're still in the meeting if you wanna jump in.

Video call link: <https://meet.google.com/qeh-qrxv-nwm>

On Wed, Oct 19, 2022 at 11:20 AM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ok, I understand-

When emailed about the time I had said any time after 11 or 12.

7am was just too early when it was my first day off in so long and didn't finish until after 11pm.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, October 19, 2022 9:09 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>; tclockhart67@gmail.com <tclockhart67@gmail.com>

Subject: Re: Invitation: 226 Franklin St @ Wed Oct 19, 2022 10am - 11am (EDT) (downiekathryn@hotmail.com)

He can do 2pm, but only for 30 minutes. I think we should keep the 10am. Kate we can fill you in, this is just a preliminary meeting with him.

On Wed, Oct 19, 2022 at 9:02 AM erez horovitz <ehorovitz@gmail.com> wrote:

Good morning,

I'll ask if we can do later, but Kate you haven't given me a time option that works for you... I'll ask Kozek if he has anything in the early afternoon.

I asked everyone if they could do 10am, and everyone (except for Theo) replied that they could.

This is just unnecessary added stress to an already very stressful situation. I understand mistakes happen and this was a particularly last minute thing, just expressing my frustration.

On Wed, Oct 19, 2022 at 3:21 AM David May <davidmortimermay@gmail.com> wrote:

This is time sensitive, I think we should keep our meeting.

On Wed, Oct 19, 2022 at 1:31 AM Christian Gray <christiangray3@protonmail.com> wrote:

Can we reschedule for a later time in the day or eve that works for everyone?

On Wed, Oct 19, 2022 at 2:27 AM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

I don't knkw that I can make this. I'm so sleep deprived

From: Google Calendar <calendar-notification@google.com>

on behalf of Office Calendar

<weenkozek.com_a3g6a1m2j7r83s7a05mtkbo9d8@group.calendar.google.com>

Sent: Tuesday, October 18, 2022 4:15 PM

To: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

downiekathryn@hotmail.com <downiekathryn@hotmail.com>; Erez Horowitz <ehorovitz@gmail.com>;

Theodore Lockhart <tclockhart67@gmail.com>; Phil Hubbard <philhub@protonmail.com>

Subject: Invitation: 226 Franklin St @ Wed Oct 19, 2022 10am - 11am (EDT) (downiekathryn@hotmail.com)

When: Wednesday, October 19, 2022 10:00 AM-11:00 AM.

Where: 226 Franklin St

226 Franklin St

I'll follow up with the Google Meet link

I'll follow up with the Google Meet link

When

Wednesday Oct 19, 2022 · 10am – 11am (Eastern Time - New York)

Location

226

Franklin St

[View map](#)

Guests

Christian

Gray

David

May

downiekathryn@hotmail.com

Erez

Horowitz

Theodore

Lockhart

Phil

Hubbard

[View](#)

[all guest info](#)

[Reply for](#)

downiekathryn@hotmail.com

Yes

No

Maybe

[More options](#)

Invitation from

Google Calendar

You are receiving this email because you are subscribed to calendar notifications. To stop receiving these emails, go to

[Calendar settings](#), select this calendar, and change "Other notifications".

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP.

Learn more

--

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Date: Oct 19, 2022 04:20 PM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, philhub <philhub@protonmail.com>, Theodore Lockhart <tclockhart67@gmail.com>, David May <davidmortimermay@gmail.com>

Subject: buyouts

The only person for whom I made a buyout proposal is Christian.

The landlord has offered \$125,000 per unit unless everyone I represent is bought out. The only possible exception to this is Christian.

I know with relative certainty what their budget is: either \$3.35M or 3.5M.

There is no point in my proposing buyouts that exceed that level.

If you want me to make a proposal within the numbers the landlord is willing to pay, you would have to let me know that.

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Oct 19, 2022 10:01 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: "christiangray3@protonmail.com" <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>

Subject: Re: Your building

Margret aent me this.

Mostly just keeping everything transparent.

I would make sense to me that since I'm away for work it's fine. I'm glad the attorney you talked to agreed.

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Wednesday, October 19, 2022 12:15 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Subject: FW: Your building

I do not know whether Erez shared my concerns about the litigation status of your building reflected below.

This list does not encompass the possibility that you would get sued for primary residence.

No one's rights in this economy are worth \$750,000. That the landlord could sue you for primary residence reduces the value of your rights by 50%.

From: Margaret Sandercock <mbs@goodfarblaw.com>

Date: Tuesday, October 18, 2022 at 9:54 AM

To: erez horovitz <ehorovitz@gmail.com>

Subject: Your building

There is one bad thing probably coming down the pike and 5 other bad things that will or may also happen. The occurrence of any of these things will impair your bargaining power probably for years. There are people in your

group who do want to leave the building and don't want impaired bargaining power and don't want to wait years.

We already know that the Loft Board is likely to vote on Thurs. that Phil and Theo have to have their unit legalized per the owner's plans.

I raised the issue of the PAA's in their case and the Loft Board did not accept my arguments. That could prevent any of you from being legalized with the PAA's.

There is a pending motion to dismiss in the harassment case. We may lose some causes of action as a result. If we do, our bargaining power is harmed probably for years.

We have a pending application at the Loft Board for review by the full Loft Board of the decision of the former executive director that the landlord need not do PAA's. When that is decided, if we lose, which may well happen, our bargaining power is harmed probably for years.

In Christian's HP case, the landlord has agreed to do more work but not the scope of work Christian wants.

The Lockhart unit is facing multiple litigations they can't afford.

It is important that people know these things and take into account that we cannot do the harassment case, that is, bring it to trial, unless everyone is willing not to be bought out probably forever. Also, I caught the landlord's

experts committing perjury in the HP case and that is why the landlord is back at the bargaining table now. That has to be worked out before the next court date in that case.

Finally, my credibility as a lawyer is being undermined first and most directly in that I agreed to get back to the landlord lawyer yesterday at least on a buyout for Christian. My partner and I spoke with him last week and

told him to respond by Friday or latest Monday. I have lost credibility

by not doing that. I can only be successful for you with that credibility.

My credibility is not helped by all the cases I am losing in trying to get you PAA's, avoidance of legalizing the Lockhart unit, etc.

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Date: Oct 20, 2022 01:55 AM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, philhub <philhub@protonmail.com>, Theodore Lockhart <tclockhart67@gmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: buyouts

The point of my once again pressing a joint buyout and at the risk of being too specific, is that Theo and Phil have a huge problem as of and after tomorrow's Loft Board meeting and also that David wants

to leave the building and can do much better (but much less well than the rest of you) as part of a group.

I would like to suggest again that by tomorrow morning first thing, you all approve buyouts at the level I suggested in the first place.

Christian already has a buyout proposal in. I know what David is prepared to do. The rest of you are in my opinion overpricing your rights and thereby, screwing your neighbors.

I'd appreciate if you stop ignoring me.

From: Margaret Sandercock <mbs@goodfarblaw.com>

Date: Wednesday, October 19, 2022 at 12:20 PM

To: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, philhub <philhub@protonmail.com>, Theodore Lockhart <tclockhart67@gmail.com>, David May <davidmortimermay@gmail.com>

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From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, erez horovitz <ehorovitz@gmail.com>, philhub <philhub@protonmail.com>, Theodore Lockhart <tclockhart67@gmail.com>

Subject: Landlord issues

The landlord is not interested in buying anyone out at the price points you have suggested. I believe he will buy David out at \$125,000 which is the number offered any unit wanting to leave now without the

other units leaving.

We are about to lose, that is, not win, parts of our litigation which is why I told you to come up with reasonable settlement positions and have been recommending that for months. The proposals recently made

were too late and too high.

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Date: Oct 20, 2022 11:29 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, philhub <philhub@protonmail.com>, Theodore Lockhart <tclockhart67@gmail.com>

Subject: Kozek / Next steps

Hey all,

As it stands, Kate, Chritian and myself would like to fire Margeret and hire Kozek moving forward.

Phil + Theo and David are still up in the air, obviously the sooner the better but I know both of your situations are different and require more thought. Phil + Theo good luck today on your access hearing, keep us posted on the outcome.

Obviously Margaret has been reaching out, I'm going to abstain from responding until we as a group have clarity on how we want to proceed.

Also, thanks to everyone for acting so quickly these past few days, hopefully calmer water ahead.

Erez

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Oct 20, 2022 08:58 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: erez horovitz <ehorovitz@gmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, philhub <philhub@protonmail.com>, Theodore Lockhart <tclockhart67@gmail.com>

Subject: Re: Kozek / Next steps

Thanks Erez,

Good luck Phil and Theo. Definitely report back with an update.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, October 20, 2022 11:29 AM

To: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>; Theodore Lockhart <tclockhart67@gmail.com>

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Erez

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Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Oct 22, 2022 12:00 AM

From: philhub <philhub@protonmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: Kozek / Next steps
Hello folks,

Theo and I were outvoted by the Loft Board on Thursday for the Access case. Chuck Delaney, the tenant representative voted in our favor. We are now weighing our options. An appeal is a possibility. If you have any ideas or comments let me know. Also we are still considering the idea of a new TA representative. Thank you all for your thoughts and concern.

Sent with Proton Mail secure email.

----- Original Message -----

On Thursday, October 20th, 2022 at 4:58 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Thanks Erez,

Good luck Phil and Theo. Definitely report back with an update.

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To: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; philhub <philhub@protonmail.com>; Theodore Lockhart <tclockhart67@gmail.com>

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Date: Oct 24, 2022 01:39 AM

From: Margaret Sandercock <mbs@goodfarblaw.com>

To: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, erez horovitz <ehorovitz@gmail.com>

Cc: Theodore Lockhart <tlockhart67@gmail.com>, philhub <philhub@protonmail.com>, David May <davidmortimermay@gmail.com>, Adam Goodfarb <adg@goodfarblaw.com>

Subject: Change of counsel

Christian, Kate and Erez, we understand you consulted with a different lawyer. We also appreciate that you deserve to work with counsel where your views are shared by your attorney. For this reason,

we are not really willing to work with you anymore and would ask you to pay your final bill and to retain either the person you already consulted with, or some other attorney of your choice.

Christian, we assume you will transfer all your cases to new counsel.

It is our understanding that Theo and Phil are unlikely to join you with new counsel, and we will continue to work with them if that is what they want. We are also willing to continue to work with David

May, from whom we have not yet heard as to his future plans, as we don't have differences of opinion with him, that I know of.

To the extent that any of you referred 2 units that are not yet covered but for whom we applied for protected occupancy, I have notified them of our willingness to continue with them and I have no reason

to think they want to change counsel.

Good luck, Christian, Kate and Erez. Please note that there are paperwork procedures to follow for all the cases, that I would ask you to do promptly so that neither my firm nor your replacement counsel

gets into trouble for not attending to proper protocol.

Thanks everyone.

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Date: Oct 24, 2022 03:46 AM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>

Cc: Theodore Lockhart <tclockhart67@gmail.com>, philhub <philhub@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Change of counsel

Well, I guess it's all for the best. It seems weird that she would drop us fr talking to another attorney.

Am I paranoid to be worried that Margret will try to screw us over in some way?

Kate

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Sent: Sunday, October 23, 2022 9:39 PM

To: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Theodore Lockhart <tclockhart67@gmail.com>; philhub <philhub@protonmail.com>; David May <davidmortimermay@gmail.com>; Adam Goodfarb <adg@goodfarblaw.com>

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That said, we should make this pivot as soon as possible. Knowing it'll likely be the 3 of us, how quickly can we all come up with the \$1666 each needed to get him on retainer? As well as settling up whatever balance we have w Margaret.

This is a stressful moment, but ultimately we didn't want to go, and we're finding representation that reflects that.

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Subject: Re: Change of counsel

I'm willing to put my part on a cc as I'm short on funds right now.

Phil and David can you please pay what you owe from our last bills so we can settle up with Margret?

Thanks

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David May <davidmortimermay@gmail.com>; Adam Goodfarb <adg@goodfarblaw.com>

Subject: Change of counsel

Christian, Kate and Erez, we understand you consulted with a different lawyer. We also appreciate that you deserve to work with

counsel where your views are shared by your attorney. For this reason, we are not really willing to work with you anymore and would ask you to pay your final bill and to retain either the person you already consulted with, or some other attorney of your choice.

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Thanks everyone.

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Thank you.

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Oct 24, 2022 12:55 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Theodore Lockhart <tclockhart67@gmail.com>, philhub <philhub@protonmail.com>

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> Sent: Sunday, October 23, 2022 9:39 PM

> To: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie
<downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>

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> Erez Horovitz

> erezhorovitz.com

> ehorovitz@gmail.com

> 978 302 3680

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erezhorovitz.com
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978 302 3680

Date: Oct 25, 2022 09:03 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

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erezhorovitz.com
ehorovitz@gmail.com
978 302 3680

Date: Oct 25, 2022 01:48 PM

From: Christian Gray <christiangray3@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Subject: Re: Kozek

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978 302 3680

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Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Oct 25, 2022 10:57 AM

From: David May <davidmortimermay@gmail.com>

To: erez horovitz <ehorovitz@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: Change of counsel

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> Subject: Change of counsel

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978 302 3680

--

David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Oct 25, 2022 12:58 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Michael Kozek <mkozek@weenkozek.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: 226 Franklin Tenants

Hey Michael,

I'm reaching out on behalf of Kate, Christain (cc'd) and myself hoping to hire you as our lawyer moving forward.

The other 2 units (David and Theo) are still deciding, but whether they decide to join us or not doesn't affect our decision.

Margaret was made aware we spoke to you and sent an email recommending

we stop using her as council. Obviously we'd like to move forward with this transition as quickly and as amicably as possible. Please let us know what you need on our end, looking forward to working with you moving forward.

Erez

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Erez Horovitz
erezhorovitz.com
ehorovitz@gmail.com
978 302 3680

Date: Oct 25, 2022 05:09 PM
From: Kathryn Downie <downiekathryn@hotmail.com>
To: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>
Subject: Re: Kozek
100% agree

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, October 25, 2022 9:49 AM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Kozek

Yes I'm on board. I think David will come along if we ask him to and I think that we should. I agree that we should get this done asap.

On Tue, Oct 25, 2022 at 9:03 AM, erez horovitz <ehorovitz@gmail.com> wrote:

Hey,

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Just confirming you're both on board with this before reaching out to Kozek to formally ask him to be our new lawyer.

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Erez Horovitz
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ehorovitz@gmail.com
978 302 3680

Date: Oct 25, 2022 05:13 PM
From: Christian Gray <christiangray3@protonmail.com>
To: Kathryn Downie <downiekathryn@hotmail.com>, erez horovitz <ehorovitz@gmail.com>
Subject: Re: Kozek

I'll get in touch with David directly today and talk with him about moving over with us. Maybe we can get Kozek to offset David's legal fees in the buyout, but still taking his 10% or maybe a slight adjustment to accommodate for David. It's still a chunk of \$ for Kozek that he wouldn't be getting from David's buyout if Margaret brokers the deal.

On Tue, Oct 25, 2022 at 1:09 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

100% agree

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, October 25, 2022 9:49 AM

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From: Michael Kozek <mkozek@weenkozek.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>, Michael Busch <mbusch@weenkozek.com>

Subject: Re: 226 Franklin Tenants

Erez,

Thank you for letting me know. I look forward to working with you on this. Please note that I spoke to David today and I suspect that he will be in touch with you about potentially joining as well. For the purposes of putting together the engagement letter, we will need full names, addresses, and phone numbers for each of you. As soon as we have that, we will prepare the EL package and email it over. Once we're engaged, we'll set up another meeting to discuss next steps.

Best,

Mike

Michael P. Kozek

Principal | WEEN & KOZEK

mkozek@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: he/him/his

BROOKLYN: 20 Jay Street, Ste. 814 | Brooklyn, New York 11201

HUDSON VALLEY: 319 Mill Street | Poughkeepsie, New York 12601

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Subject: Re: Change of counsel

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David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

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> From: Margaret Sandercock <mbs@goodfarblaw.com>

> Sent: Sunday, October 23, 2022 9:39 PM

> To: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie
<downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>

> Cc: Theodore Lockhart <tclockhart67@gmail.com>; philhub <philhub@protonmail.com>; David
May <davidmortimermay@gmail.com>; Adam Goodfarb <adg@goodfarblaw.com>

> Subject: Change of counsel

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>

> --

> Erez Horovitz

> erezhorovitz.com

> ehorovitz@gmail.com

> 978 302 3680

>

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Oct 25, 2022 03:11 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Michael Kozek <mkozek@weenkozek.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>, Michael Busch <mbusch@weenkozek.com>

Subject: Re: 226 Franklin Tenants

Sounds good, heres the info:

Erez Horovitz

100 Freeman St Apt F107

Brooklyn NY 11222

978 302 3680

Christian Gray

97 Green St. Apt. G21

Brooklyn, NY 11222

347 756 0770

Kate Downie

107 Green St. Apt. G51

615 429 4417

On Tue, Oct 25, 2022 at 2:58 PM Michael Kozek <mkozek@weenkozek.com> wrote:

Erez,

Thank you for letting me know. I look forward to working with you on this. Please note that I spoke to David today and I suspect that he will be in touch with you about potentially joining as well. For the purposes of putting together the engagement letter, we will need full names, addresses, and phone numbers for each of you. As soon as we have that, we will prepare the EL package and email it over. Once we're engaged, we'll set up another meeting to discuss next steps.

Best,

Mike

Michael P. Kozek

Principal | WEEN & KOZEK

mkozek@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: he/him/his

BROOKLYN: 20 Jay Street, Ste. 814 | Brooklyn, New York 11201

HUDSON VALLEY: 319 Mill Street | Poughkeepsie, New York 12601

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disseminating or otherwise using this transmission in any way. If you have received this message in error, please notify the sender and then delete this message and its attachments from your computer. Thank you.

On Tue, Oct 25, 2022 at 12:58 PM erez horovitz <ehorovitz@gmail.com> wrote:

Hey Michael,

I'm reaching out on behalf of Kate, Christain (cc'd) and myself hoping to hire you as our lawyer moving forward.

The other 2 units (David and Theo) are still deciding, but whether they decide to join us or not doesn't affect our decision.

Margaret was made aware we spoke to you and sent an email recommending we stop using her as council. Obviously we'd like to move forward with this transition as quickly and as amicably as possible.

Please let us know what you need on our end, looking forward to working with you moving forward.

Erez

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Oct 25, 2022 07:40 PM

From: Christian Gray <christiangray3@protonmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, erez horovitz <ehorovitz@gmail.com>

Subject: Re: Kozek

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ehorovitz@gmail.com

978 302 3680

Date: Oct 26, 2022 04:23 AM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, erez horovitz <ehorovitz@gmail.com>

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That means you owe \$425 David.

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To: David May <davidmortimermay@gmail.com>; erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Change of counsel

Here's my info for Kozek:

Christian Gray

97 Green St. Apt. G21

Brooklyn, NY 11222

Thanks.

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> Erez Horovitz

> erezhorovitz.com

> ehorovitz@gmail.com

> 978 302 3680

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erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

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David Mortimer

May

97 Green Street, #622

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Oct 26, 2022 04:25 AM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>

Subject: Re: Kozek

Thanks Christain. That would be amazing if he came with us.

Also just a heads up - I head out guiding a trip in Yosemite for the next 2 days without any real reception until Friday morning.

Kate

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, October 25, 2022 3:40 PM

To: Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>

Subject: Re: Kozek

I just spoke with David. He said he had a conversation with Kozek today and he's feeling good about him. I told him that we want him to come along with us but I know it needs to make financial sense to him. We talked about the benefits, financial and otherwise, in going with Kozek. He said that he'll get back to us today. Hopefully he makes the move with us. He is certainly fed up with Margaret and her ploys.

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Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Oct 26, 2022 04:29 AM

From: Christian Gray <christiangray3@protonmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, erez horovitz <ehorovitz@gmail.com>

Subject: Re: Kozek

Safe travels, Kate! Enjoy!

We should have the situation sorted by the time you get back. Let us know when you're back online. Thanks!

Peace

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978 302 3680

Date: Oct 26, 2022 03:50 PM

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To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>

Subject: Re: Change of counsel

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Brooklyn, NY 11222

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May

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USA

(615) 429-4414

The Land of Tradition

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Subject: Re: Change of counsel

Hey so I spoke to kozek yesterday and I'd like to remain in the group. If you could share any language you may have from him or what you've used to speak to Margaret that would be great. Also let me know what info he will need from me that y'all may have already provided. Putting 425 in now.

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> _____

> From: erez horovitz <ehorovitz@gmail.com>

> Sent: Monday, October 24, 2022 9:55 AM

> To: Kathryn Downie <downiekathryn@hotmail.com>

> Cc: Christian Gray <christiangray3@protonmail.com>; David May
<davidmortimermay@gmail.com>; Theodore Lockhart <tclockhart67@gmail.com>;
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> Subject: Re: Change of counsel

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> Sent: Sunday, October 23, 2022 9:39 PM

> To: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie
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> ehorovitz@gmail.com

> 978 302 3680

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David Mortimer

May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

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Date: Oct 26, 2022 04:56 PM

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To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Change of counsel

Great to have you with us!

What's your unit , address and phone number

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Erez Horovitz

erezhorovitz.com
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978 302 3680

Date: Oct 26, 2022 05:04 PM
From: erez horovitz <ehorovitz@gmail.com>
To: Michael Kozek <mkozek@weenkozek.com>
Cc: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>, Michael Busch <mbusch@weenkozek.com>, David May <davidmortimermay@gmail.com>
Subject: Re: 226 Franklin Tenants
David May (cc'd) has decided to join us, here's his info :

David May
97 Green Street Apt G22
Brooklyn, ny 11222
615 429 4414

On Tue, Oct 25, 2022 at 3:11 PM erez horovitz <ehorovitz@gmail.com> wrote:

Sounds good, heres the info:

Erez Horovitz
100 Freeman St Apt F107
Brooklyn NY 11222
978 302 3680

Christian Gray
97 Green St. Apt. G21
Brooklyn, NY 11222
347 756 0770

Kate Downie
107 Green St. Apt. G51
615 429 4417

On Tue, Oct 25, 2022 at 2:58 PM Michael Kozek <mkozek@weenkozek.com> wrote:

Erez,

Thank you for letting me know. I look forward to working with you on this. Please note that I spoke to David today and I suspect that he will be in touch with you about potentially joining as well. For the purposes of putting together the engagement letter, we will need full names, addresses, and phone numbers for each of you. As soon as we have that, we will prepare the EL package and email it over. Once we're engaged, we'll set up another meeting to discuss next steps.

Best,

Mike

Michael P. Kozek
Principal | WEEN & KOZEK

mkozek@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: he/him/his

BROOKLYN: 20 Jay Street, Ste. 814 | Brooklyn, New York 11201

HUDSON VALLEY: 319 Mill Street | Poughkeepsie, New York 12601

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On Tue, Oct 25, 2022 at 12:58 PM erez horovitz <ehorovitz@gmail.com> wrote:

Hey Michael,

I'm reaching out on behalf of Kate, Christain (cc'd) and myself hoping to hire you as our lawyer moving forward.

The other 2 units (David and Theo) are still deciding, but whether they decide to join us or not doesn't affect our decision.

Margaret was made aware we spoke to you and sent an email recommending we stop using her as council. Obviously we'd like to move forward with this transition as quickly and as amicably as possible.

Please let us know what you need on our end, looking forward to working with you moving forward.

Erez

--

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Date: Oct 27, 2022 04:03 PM

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To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>

Subject: Re: Change of counsel

Yay, David, Yay ■

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> erezhorovitz.com

> ehorovitz@gmail.com

> 978 302 3680

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David Mortimer

May

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Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

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Date: Oct 28, 2022 12:48 AM

From: Christian Gray <christiangray3@protonmail.com>

To: David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>

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Date: Oct 28, 2022 01:17 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: TA Invoice

Please see the attached. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

JO@Goodfarblaw.com

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Date: Oct 28, 2022 11:03 AM

From: Michael Busch <mbusch@weenkozek.com>

To: ehorovitz@gmail.com, Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Cc: Michael Kozek <mkozek@weenkozek.com>, Nina Oksman <noksman@weenkozek.com>, Andrew Cassady <acassady@weenkozek.com>, Lindsey Rubinstein <lrubinstein@weenkozek.com>, Petrena Harrison <pharrison@weenkozek.com>

Subject: Engagement Paperwork -- 226 Franklin Street

Dear Tenants at 226 Franklin,

As discussed with Michael Kozek, please see the attached engagement documents. Review the Letter and Terms carefully. If they are acceptable, please sign where indicated on the engagement letter, and sign the terms of engagement documents as well. Please also make sure to have each unit fill out and send back individual Client Intake Forms, also attached.

We accept retainer and all future payments by cash, check, or credit card. You can most easily make your retainer payments by card using our secure online portal

<https://secure.lawpay.com/pages/weenkozek/trust>

Please let us know how you intend to pay the retainer—we will not begin work on your behalf until it is received. If you have any additional questions regarding the documents or if you need additional information, I will be happy to help.

We look forward to working with you on this matter. Until then, be well and all the best.

Sincerely,

Michael

Michael K. Busch | Chief Operating Officer | WEEN & KOZEK

20 Jay Street, Suite 814 | Brooklyn, New York 11201

mbusch@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: he/him/his

Date: Oct 30, 2022 01:06 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Change of counsel

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That sounds great.

If you can open that up and all of us can pay you \$625 to start that with and then I can figure out how to close our Bank of America account and transfer the money to the Chime account.

Do you want me to venmo you the \$625?

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>

> --

> Erez Horovitz

> erezhorovitz.com

> ehorovitz@gmail.com

> 978 302 3680

>

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Mortimer

May

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Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

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To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Change of counsel

Will do,

Kate can you confirm your cell phone number?

You can deposit money into this'll out account using a debit card or direct deposit.

If you wanna just use debit card It'll text you a link to enter your card info

Confirming all numbers ...

David : 615 429 4414

Kate :

Christian : +1 (347) 756-0770

Erez : 978 302 3680

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Adam Goodfarb <adg@goodfarblaw.com>

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> Christian, Kate and Erez, we understand you consulted with a different lawyer. We also
appreciate that you deserve to work with counsel where your views are shared by your
attorney. For this reason, we are not really willing to work with you anymore and would
ask you to pay your final bill and to retain either the person you already consulted with,
or some other attorney of your choice.

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> Christian, we assume you will transfer all your cases to new counsel.

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> It is our understanding that Theo and Phil are unlikely to join you with new counsel,
and we will continue to work with them if that is what they want. We are also willing to
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Date: Oct 30, 2022 06:31 PM

From: Erez Horovitz via Chime <hello@updates.chime.com>

To: christiangray3@protonmail.com

Subject: Get \$100 with Chime

When you open a Checking Account and receive a payroll direct deposit within 45 days of opening your account.

Erez is giving you \$100 to join Chime!

Chime is the account that pays you up to two days early.¹ That's two more days for you to plan more, save more, and do more with your paycheck.

Get \$100 when you join Erez on Chime and receive a payroll direct deposit of \$200 or more within the first 45 days of opening your Checking Account.²

Accept Reward

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PO Box 417, San Francisco, CA 94104

¹Early access to direct deposit funds depends on the timing of the submission of the payment file from the payer. We generally make these funds available on the day the payment file is received, which may be up to 2 days earlier than the scheduled payment date.

²Terms and Conditions: In order for the referring Chime member ("Referrer") to qualify and receive the \$100.00 monetary referral reward and \$10.00 temporary SpotMe Base Limit increase referral reward, and for the referred person ("Referred") to qualify and receive the \$100.00 monetary referral reward, all of the following conditions must be satisfied: (1) Referrer is part of the SpotMe Referral Incentive referral reward campaign; (2) Referred has not previously opened a Chime Checking Account ("Account"); (3) Referred opened a new Account between August 6, 2021 and December 31, 2021; (4) Referred opened the new Account using the Referrer's unique referral link; and (5) Referred received in the new Account a qualifying direct deposit of \$200.00 or more within 45 calendar days of opening. A qualifying direct deposit must be made by the referred individual's employer, payroll provider, or benefits payer by Automated Clearing House (ACH) deposit. Bank ACH transfers, Pay Friends transfers, verification or trial deposits from financial institutions, peer to peer transfers from services such as PayPal, Cash App, or Venmo, mobile check deposits, and cash loads or deposits are not qualifying direct deposits. Members may earn no more than \$50.00 in SpotMe Base Limit referral increase, and may earn no more than \$1,000.00 in monetary referral rewards per calendar year (January 1, 2021 - December 31, 2021 and January 1, 2022 - December 31, 2022). No member's SpotMe limit may exceed \$200. Any Referrer SpotMe Base limit increase referral reward will expire 184 calendar days from the Referred receiving a qualifying direct deposit. If an eligible Referrer loses Base Limit eligibility, and the Referred completes the above conditions, the Referrer will receive the \$10 temporary SpotMe limit increase referral reward only upon regaining Base Limit eligibility. Referral rewards will generally be provided within two (2) business days after all the above conditions are met. Referred individuals acknowledge that payment of any referral reward may result in the Referrer's knowledge of the Referred's establishment of a new Account. Chime reserves the right to cancel or modify the terms of any referral reward offer or terminate a member's eligibility at any time with or without prior notice. Credits of \$10 or more will be reported on tax form

1099-INT for new members (Referred). Credits of \$600 or more will be reported on tax form 1099-MISC for referring Chime members (Referrers). Banking services are provided by The Bancorp Bank or Stride Bank, N.A., Members FDIC.

Please do not reply to this email. The account isn't monitored, and we don't want to miss hearing from you.

Chime is a financial technology company, not a bank. Banking services provided by The Bancorp Bank or Stride Bank, N.A., Members FDIC. The Chime Visa® Debit Card is issued by The Bancorp Bank or Stride Bank pursuant to a license from Visa U.S.A. Inc. and may be used everywhere Visa debit cards are accepted. Please see back of your Card for its issuing bank.

This was sent to you because Erez Horovitz has invited you to open an account with Chime. If you do not wish to receive these messages in the future, unsubscribe.

Date: Oct 30, 2022 03:48 PM

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To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

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> >>> From: David May <davidmortimermay@gmail.com>

> >>> Sent: Wednesday, October 26, 2022 4:55 PM

> >>> To: Kathryn Downie <downiekathryn@hotmail.com>

> >>> Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz
<ehorovitz@gmail.com>

> >>> Subject: Re: Change of counsel

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> >>> 97 Green St. Apt. G21
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> >>> > ehorovitz@gmail.com

> >>> > 978 302 3680

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Date: Oct 30, 2022 09:45 PM

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Cc: David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Change of counsel

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Date: Oct 31, 2022 12:30 AM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>

Cc: David May <davidmortimermay@gmail.com>

Subject: Re: Change of counsel

917-273-9366

From: Christian Gray <christiangray3@protonmail.com>

Sent: Sunday, October 30, 2022 5:46 PM

To: erez horovitz <ehorovitz@gmail.com>

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> >>> > Sent: Sunday, October 23, 2022 9:39 PM

> >>> > To: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>

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From: Christian Gray <christiangray3@protonmail.com>

Sent: Sunday, October 30, 2022 5:46 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

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> >>> >

> >>> > --

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978 302 3680

Date: Oct 31, 2022 10:08 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Michael Busch <mbusch@weenkozek.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Michael Kozek <mkozek@weenkozek.com>, Nina Oksman <noksman@weenkozek.com>, Andrew Cassady <acassady@weenkozek.com>, Lindsey Rubinstein <lrubinstein@weenkozek.com>, Petrena Harrison <pharrison@weenkozek.com>

Subject: Re: Engagement Paperwork -- 226 Franklin Street

Hey,

Thank you for sending all this over, one small error (my fault) Kate Downie's phone number is 917-273-9366

Erez

On Fri, Oct 28, 2022 at 11:03 AM Michael Busch <mbusch@weenkozek.com> wrote:

Dear Tenants at 226 Franklin,

As discussed with Michael Kozek, please see the attached engagement documents. Review the Letter and Terms carefully. If they are acceptable, please sign where indicated on the engagement letter, and sign the terms of engagement documents as well. Please also make sure to have each unit fill out and send back individual Client Intake Forms, also attached.

We accept retainer and all future payments by cash, check, or credit card. You can most easily make your retainer payments by card using our secure online portal

<https://secure.lawpay.com/pages/weenkozek/trust>

Please let us know how you intend to pay the retainer—we will not begin work on your behalf until it is received. If you have any additional questions regarding the documents or if you need additional information, I will be happy to help.

We look forward to working with you on this matter. Until then, be well and all the best.

Sincerely,

Michael

Michael K. Busch | Chief Operating Officer | WEEN & KOZEK

20 Jay Street, Suite 814 | Brooklyn, New York 11201

mbusch@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: he/him/his

--

Erez Horovitz

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Date: Oct 31, 2022 10:13 AM

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To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Change of counsel

You don't need to open an account, you just need to sign up, that'll allow you to make payments via debit card.

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Date: Oct 31, 2022 06:22 PM

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To: erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>

Subject: Re: Change of counsel

Aww man, I don't know if other people had this problem but I singed up for Chime, linked my bank account, and then went to pay Erez the \$625 but it said my Chime account was empty so then I needed transfer from my bank account to Chime and then pay Erez. Annoying

but fine. After I did the transfer my Chine is still empty and won't have funds for 7 days.

So my \$625 is unavailable for 7 days and I'm kind of short right so don't really have another \$625 to now Zelle.

Not sure what to do.

Been waiting on homd with Chime for over 15 minutes.

I don't see any way to cancel the transfer.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, October 31, 2022 10:13 AM

To: David May <davidmortimermay@gmail.com>

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Sent: Sunday, October 30, 2022 5:46 PM

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but fine. After I did the transfer my Chime is still empty and won't have funds for 7 days.

So my \$625 is unavailable for 7 days and I'm kind of short right so don't really have another \$625 to now Zelle.

Not sure what to do.

Been waiting on homd with Chime for over 15 minutes.

I don't see any way to cancel the transfer.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, October 31, 2022 10:13 AM

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From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, October 31, 2022 10:13 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Change of counsel

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Adam Goodfarb <adg@goodfarblaw.com>

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> >>> > Christian, Kate and Erez, we understand you consulted with a different lawyer. We also appreciate that you deserve to work with counsel where your views are shared by your attorney. For this reason, we are not really willing to work with you anymore

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Date: Oct 31, 2022 03:45 PM

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To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Change of counsel

Ok, chime might not be the answer to our problem as Kate and I just discovered. We need to find a service we all already use.

Does everyone use Venmo?

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Erez, what's your zelle info. I'm just going to do that.

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USA

(615) 429-4414

The Land of Tradition

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Erez Horovitz

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Date: Oct 31, 2022 08:04 PM

From: Christian Gray <christiangray3@protonmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Change of counsel
Same thing happened with me.

On Mon, Oct 31, 2022 at 2:22 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Aww man, I don't know if other people had this problem but I signed up for Chime, linked my bank account, and then went to pay Erez the \$625 but it said my Chime account was empty so then I needed transfer from my bank account to Chime and then pay Erez. Annoying but fine. After I did the transfer my Chime is still empty and won't have funds for 7 days.

So my \$625 is unavailable for 7 days and I'm kind of short right so don't really have another \$625 to now Zelle.

Not sure what to do.

Been waiting on homd with Chime for over 15 minutes.

I don't see any way to cancel the transfer.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, October 31, 2022 10:13 AM

To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Change of counsel

You don't need to open an account, you just need to sign up, that'll allow you to make payments via debit card.

On Mon, Oct 31, 2022 at 8:56 AM erez horovitz <ehorovitz@gmail.com> wrote:

Yes, it would make it easier for us to request amounts from each other for dues.

On Mon, Oct 31, 2022 at 8:54 AM David May <davidmortimermay@gmail.com> wrote:

So I need my own chime account to put 625 in the new ta account?

On Sun, Oct 30, 2022 at 7:30 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

917-273-9366

From: Christian Gray <christiangray3@protonmail.com>

Sent: Sunday, October 30, 2022 5:46 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Change of counsel

Ok

On Sun, Oct 30, 2022 at 5:40 PM, erez horovitz <ehorovitz@gmail.com> wrote:

yeah, you gotta open up an account unless you wanna do direct deposit

On Sun, Oct 30, 2022 at 5:37 PM Christian Gray

<christiangray3@protonmail.com> wrote:

>

> I got an email with a \$100 promotional credit...it looks like, if I open up an account. No direct link to a deposit to TA account page that I can see.

>

>

>

> On Sun, Oct 30, 2022 at 5:31 PM, erez horovitz <ehorovitz@gmail.com> wrote:

>

> I opened up the account, and sent all of you email invitations.

>

> On Sun, Oct 30, 2022 at 5:28 PM Christian Gray

> <christiangray3@protonmail.com> wrote:

> >

> > All sounds good to me. Erez, do you want to open the Chime account and then we'll each deposit the \$625 directly into it? Let us know how you'd like the \$625 and deposit info. Thanks! Peace

> >

> >

> >

> > On Sun, Oct 30, 2022 at 1:06 PM, erez horovitz <ehorovitz@gmail.com> wrote:

> >

> > Hey all,

> > Let's fill out this paper work and get the 2500 dollar retainer paid asap.

> > That's 625 per person.

> > I think this would be a good opportunity to switch banks Kate.

> > There's a bank called Chime that doesn't require a minimum balance, doesn't cost any money to keep open and will give us a free debit card so we can make our payments more seamlessly.

> > If everyone is in agreement I can open that up and that first 625 can go straight in there.

> > Kate are we settled up w a Margaret?

> >

> > <https://www.chime.com/>

> >

> > On Thu, Oct 27, 2022 at 8:48 PM Christian Gray <christiangray3@protonmail.com> wrote:

> >>

> >> Thanks for being with us, David! I am super thrilled that you made the decision to move with us.

> >>

> >>

> >>

> >> On Thu, Oct 27, 2022 at 12:05 PM, David May <davidmortimermay@gmail.com> wrote:

> >>

> >> Had trouble with the Zelle yesterday, my partner just sent the 425 to the group, SUPER THRILLED TO BE HERE.

> >>

> >>

> >> On Thu, Oct 27, 2022 at 11:03 AM Kathryn Downie <downiekathryn@hotmail.com> wrote:

> >>>

> >>> Yay, David, Yay ■

> >>>

> >>> _____

> >>> From: David May <davidmortimermay@gmail.com>

> >>> Sent: Wednesday, October 26, 2022 4:55 PM

> >>> To: Kathryn Downie <downiekathryn@hotmail.com>

> >>> Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

> >>> Subject: Re: Change of counsel

> >>> Hey so I spoke to kozek yesterday and I'd like to remain in the group. If you could share any language you may have from him or what you've used to speak to Margaret that would be great. Also let me know what info he will need from me that y'all may have already provided. Putting 425 in now.

> >>>

> >>> On Wed, Oct 26, 2022 at 3:50 PM David May <davidmortimermay@gmail.com> wrote:

> >>>

> >>>

> >>>

> >>> On Tue, Oct 25, 2022 at 11:23 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

> >>>

> >>> I believe the total amount each of us was supposed to put in was \$1425.

> >>> That means you owe \$425 David.

> >>>

> >>> _____

> >>> From: Christian Gray <christiangray3@protonmail.com>

> >>> Sent: Tuesday, October 25, 2022 3:05 PM

> >>> To: David May <davidmortimermay@gmail.com>; erez horovitz <ehorovitz@gmail.com>;
Kathryn Downie <downiekathryn@hotmail.com>

> >>> Subject: Re: Change of counsel

> >>> Here's my info for Kozek:

> >>>

> >>> Christian Gray

> >>>

97 Green St. Apt. G21

> >>>

Brooklyn, NY 11222

> >>>

> >>> Thanks.

> >>>

> >>>

> >>>

> >>> On Tue, Oct 25, 2022 at 11:57 AM, David May <davidmortimermay@gmail.com> wrote:

> >>>

> >>> trying to come to a decision on that very soon. I've received a couple emails from Margaret and I reached out to kozek to see if I can speak with him again briefly, still waiting to hear back from him. Money for Margaret- how much do i still need to put

in? I put in 1000 this last month. If yall could let me know what the total was meant to be I'll send that to the group.

> >>>

> >>>

> >>> On Mon, Oct 24, 2022 at 11:55 AM erez horovitz <ehorovitz@gmail.com> wrote:

> >>>

> >>> Cool. And didn't, mean to speak for David or Theo / Phil.

> >>> Do you guys have a sense of whether you want to stay with Margaret or

> >>> move with Kate, Christian and myself over to Kozek?

> >>>

> >>> On Mon, Oct 24, 2022 at 12:46 PM Kathryn Downie

> >>> <downiekathryn@hotmail.com> wrote:

> >>> >

> >>> >

> >>> > I'm willing to put my part on a cc as I'm short on funds right now.

> >>> > Phil and David can you please pay what you owe from our last bills so we can settle up with Margret?

> >>> >

> >>> > Thanks

> >>> >

> >>> > _____

> >>> > From: erez horovitz <ehorovitz@gmail.com>

> >>> > Sent: Monday, October 24, 2022 9:55 AM

> >>> > To: Kathryn Downie <downiekathryn@hotmail.com>

> >>> > Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; Theodore Lockhart <tclockhart67@gmail.com>; philhub <philhub@protonmail.com>

> >>> > Subject: Re: Change of counsel

> >>> >

> >>> > Yeah, for the best. Kate, I know you weren't on the call w Kozek, but he was confident their wouldn't be any problem with Margaret. In this email she seems open to passing off all our information, I strongly believe it'll be ok.

> >>> > That said, we should make this pivot as soon as possible. Knowing it'll likely be the 3 of us, how quickly can we all come up with the \$1666 each needed to get him on retainer? As well as settling up whatever balance we have w Margaret.

> >>> > This is a stressful moment, but ultimately we didn't want to go, and we're finding representation that reflects that.

> >>> >

> >>> >

> >>> > On Sun, Oct 23, 2022 at 11:46 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

> >>> >

> >>> > Well, I guess it's all for the best. It seems weird that she would drop us fr
talking to another attorney.

> >>> >

> >>> > Am I paranoid to be worried that Margret will try to screw us over in some way?

> >>> >

> >>> > Kate

> >>> >

> >>> >

> >>> > _____

> >>> > From: Margaret Sandercock <mbs@goodfarblaw.com>

> >>> > Sent: Sunday, October 23, 2022 9:39 PM

> >>> > To: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie
<downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>

> >>> > Cc: Theodore Lockhart <tclockhart67@gmail.com>; philhub <philhub@protonmail.com>;
David May <davidmortimermay@gmail.com>;

Adam Goodfarb <adg@goodfarblaw.com>

> >>> > Subject: Change of counsel

> >>> >

> >>> >

> >>> > Christian, Kate and Erez, we understand you consulted with a different lawyer. We
also appreciate that you deserve to work with counsel where your views are shared by your
attorney. For this reason, we are not really willing to work with you anymore

and would ask you to pay your final bill and to retain either the person you already
consulted with, or some other attorney of your choice.

> >>> >

> >>> >

> >>> >

> >>> > Christian, we assume you will transfer all your cases to new counsel.

> >>> >

> >>> >

> >>> >

> >>> > It is our understanding that Theo and Phil are unlikely to join you with new
counsel, and we will continue to work with them if that is what they want. We are also
willing to continue to work with David May, from whom we have not yet heard as to his
future plans, as we don't have differences of opinion with him, that I know of.

> >>> >

> >>> >

> >>> >

> >>> > To the extent that any of you referred 2 units that are not yet covered but for whom we applied for protected occupancy, I have notified them of our willingness to continue with them and I have no reason to think they want to change counsel.

> >>> >

> >>> >

> >>> >

> >>> > Good luck, Christian, Kate and Erez. Please note that there are paperwork procedures to follow for all the cases, that I would ask you to do promptly so that neither my firm nor your replacement counsel gets into trouble for not attending to proper protocol.

> >>> >

> >>> >

> >>> >

> >>> > Thanks everyone.

> >>> >

> >>> >

> >>> >

> >>> > CONFIDENTIALITY: The information contained in this e-mail message is intended only for the designated recipient. The message may be an attorney/client communication, and if so, is privileged and confidential. If the reader of this message is not the

intended recipient or an agent responsible for delivering it to the intended recipient, you have received this e-mail in error. If you have received this e-mail in error, please call Goodfarb & Sandercock, LLP at (914) 428-3400 to advise us of the same, delete

the original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

> >>> >

> >>> > --

> >>> > Erez Horovitz

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> >>> > 978 302 3680

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Date: Nov 01, 2022 12:37 PM

From: Michael Busch <mbusch@weenkozek.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Michael Kozek <mkozek@weenkozek.com>, Nina Oksman <noksman@weenkozek.com>, Andrew Cassady <acassady@weenkozek.com>, Lindsey Rubinstein <lrubinstein@weenkozek.com>, Petrena Harrison <pharrison@weenkozek.com>

Subject: Re: Engagement Paperwork -- 226 Franklin Street
Erez,

Thanks for the updated info. Please find attached here an updated copy of the engagement letter.

Best,

Michael

Michael K. Busch | Chief Operating Officer | WEEN & KOZEK
20 Jay Street, Suite 814 | Brooklyn, New York 11201
mbusch@weenkozek.com | www.weenkozek.com
P: (212) 964-1822 | F: (212) 385-9827

Pronouns: he/him/his

On Mon, Oct 31, 2022 at 10:09 AM erez horovitz <ehorovitz@gmail.com> wrote:

Hey,

Thank you for sending all this over, one small error (my fault) Kate Downie's phone number is 917-273-9366

Erez

On Fri, Oct 28, 2022 at 11:03 AM Michael Busch <mbusch@weenkozek.com> wrote:

Dear Tenants at 226 Franklin,

As discussed with Michael Kozek, please see the attached engagement documents. Review the Letter and Terms carefully. If they are acceptable, please sign where indicated on the engagement letter, and sign the terms of engagement documents as well. Please also make sure to have each unit fill out and send back individual Client Intake Forms, also attached.

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ehorovitz@gmail.com

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Terrific, thanks so much. Looking forward...

M

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Date: Nov 02, 2022 11:06 AM

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To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Michael Kozek <mkozek@weenkozek.com>, Nina Oksman <noksman@weenkozek.com>, Andrew Cassady <acassady@weenkozek.com>, Lindsey Rubinstein <lrubinstein@weenkozek.com>, Petrena Harrison <pharrison@weenkozek.com>

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Hi folks,

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Cc: Andrew Cassady <acassady@weenkozek.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Lindsey Rubinstein <lrubinstein@weenkozek.com>, Michael Kozek <mkozek@weenkozek.com>, Nina Oksman <noksman@weenkozek.com>, Petrena Harrison <pharrison@weenkozek.com>

Subject: Re: Engagement Paperwork -- 226 Franklin Street

Erez,

Thanks! You should have received a confirmation note from me under separate cover confirming the receipt of retainer funds. Thanks again for handling that.

You each should be receiving an invitation shortly to establish login credentials for MyCase, our online client portal. We use MyCase to track attorney time spent on your matter, account for your group's retainer money, and generate future invoices. If you have any questions or trouble setting things up on MyCase, don't hesitate to let me know.

Otherwise, Michael Kozek will be following up at his earliest opportunity with the next steps in your case. Be well in the meantime, and all the best.

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To: erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

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Date: Nov 02, 2022 01:37 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Michael Kozek <mkozek@weenkozek.com>

Cc: Andrew Cassady <acassady@weenkozek.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Lindsey Rubinstein <lrubinstein@weenkozek.com>, Michael Busch <mbusch@weenkozek.com>, Nina Oksman <noksman@weenkozek.com>, Petrena Harrison <pharrison@weenkozek.com>

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P: (212) 964-1822 | F: (212) 385-9827

Pronouns: he/him/his

BROOKLYN: 20 Jay Street, Ste. 814 | Brooklyn, New York 11201

HUDSON VALLEY: 319 Mill Street | Poughkeepsie, New York 12601

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Hey all,

Kozek wants to setup a meeting with all of us, and is asking is we can do this Friday in the afternoon.

Are we all available?

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erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

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David

Mortimer

May

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Brooklyn, NY 11222

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(615) 429-4414

The Land of Tradition

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The Land of Tradition

Date: Nov 02, 2022 02:50 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Michael Kozek <mkozek@weenkozek.com>

Cc: Andrew Cassady <acassady@weenkozek.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Lindsey Rubinstein <lrubinstein@weenkozek.com>, Michael Busch <mbusch@weenkozek.com>, Nina Oksman <noksman@weenkozek.com>, Petrena Harrison <pharrison@weenkozek.com>

Subject: Re: Engagement Paperwork -- 226 Franklin Street

Yes, confirmed for tomorrow 330pm, thanks,

Erez

On Wed, Nov 2, 2022 at 1:48 PM Michael Kozek <mkozek@weenkozek.com> wrote:

330pm tomorrow work?

Michael P. Kozek

Principal | WEEN & KOZEK

mkozek@weenkozek.com | www.weenkozek.com

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Pronouns: he/him/his

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HUDSON VALLEY: 319 Mill Street | Poughkeepsie, New York 12601

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Let me check on everyone's availability and get back to you.

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Payment was just submitted.

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Hi folks,

Thanks for sending along all the paperwork so quickly. Please find attached here a fully executed copy of the group's engagement letter, signed and dated today by Michael Kozek. You'll also find attached fully executed copies of the different terms of engagement documents for each tenant. The only remaining piece is the retainer payment. You can make the payment using the link I included in the original email. For convenience, it follows below:

<https://secure.lawpay.com/pages/weenkozek/trust>

Once the retainer payment is made, we will conclude the engagement process and take things from there.

Thanks again for your time and attention. We're looking forward to working with you!

Best,

Michael

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Paperwork attached, please let me know how we pay retainer fee.

Thanks,

Erez

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Terrific, thanks so much. Looking forward...

M

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Erez,

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Best,

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On Mon, Oct 31, 2022 at 10:09 AM erez horovitz <ehorovitz@gmail.com> wrote:

Hey,

Thank you for sending all this over, one small error (my fault) Kate Downie's phone number is 917-273-9366

Erez

On Fri, Oct 28, 2022 at 11:03 AM Michael Busch <mbusch@weenkozek.com> wrote:

Dear Tenants at 226 Franklin,

As discussed with Michael Kozek, please see the attached engagement documents. Review the Letter and Terms carefully. If they are acceptable, please sign where indicated on the engagement letter, and sign the terms of engagement documents as well. Please also make sure to have each unit fill out and send back individual Client Intake Forms, also attached.

We accept retainer and all future payments by cash, check, or credit card. You can most easily make your retainer payments by card using our secure online portal

<https://secure.lawpay.com/pages/weenkozek/trust>

Please let us know how you intend to pay the retainer—we will not begin work on your behalf until it is received. If you have any additional questions regarding the documents or if you need additional information, I will be happy to help.

We look forward to working with you on this matter. Until then, be well and all the best.

Sincerely,

Michael

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Date: Nov 02, 2022 02:52 PM

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To: erez horovitz <ehorovitz@gmail.com>

Cc: Andrew Cassady <acassady@weenkozek.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Lindsey Rubinstein <lrubinstein@weenkozek.com>, Michael Busch <mbusch@weenkozek.com>, Nina Oksman <noksman@weenkozek.com>, Petrena Harrison <pharrison@weenkozek.com>

Subject: Re: Engagement Paperwork -- 226 Franklin Street

Okay. Calendar invite with google Meet link coming shortly.

Have you informed Sandercock yet? If not, please hold off until we meet tomorrow.

Michael P. Kozek

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Date: Nov 02, 2022 06:53 PM

From: mkozek@weenkozek.com

To: christiangray3@protonmail.com, davidmortimermay@gmail.com, ehorovitz@gmail.com, downiekathryn@hotmail.com, noksman@weenkozek.com

Subject: Invitation: 226 Franklin Tenants - MPK/NCO Meet @ Thu Nov 3, 2022 3:30pm - 4:30pm (EDT) (christiangray3@protonmail.com)

226 Franklin Tenants - MPK/NCO Meet

Join with Google Meet - You have been invited to attend an event named 226 Franklin Tenants - MPK/NCO Meet on Thursday Nov 3, 2022 · 3:30pm - 4:30pm (Eastern Time - New York).

Join with Google Meet

Meeting link

meet.google.com/xnz-uwdd-tdz

Join by phone(US) +1 470-273-8933

PIN: 308998904

More phone numbers

When Thursday Nov 3, 2022 · 3:30pm - 4:30pm (Eastern Time - New York)

Guests

mkozek@weenkozek.com - creator

davidmortimermay@gmail.com

ehorovitz@gmail.com

christiangray3@protonmail.com

downiekathryn@hotmail.com

noksman@weenkozek.com View all guest info

Reply for christiangray3@protonmail.com

Yes

No

Maybe

More options

Invitation from Google Calendar

You are receiving this email because you are an attendee on the event. To stop receiving future updates for this event, decline this event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Date: Nov 03, 2022 06:30 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: David May <davidmortimermay@gmail.com>, erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>

Subject: Re: Kozek meeting this Friday

It looks like I actually won't have service in an hour and will be right in the middle of my volunteer work. I was hoping I could get away but it just isn't looking that way.

I hate now missing a second meeting.

If it's possible to reschedule that would be preferable for me if not, then can someone please record the session and I can follow up with questions?

I just don't understand the new plan or know anything about Kozek yet.

I don't know, I'm pretty bummed. I should have known better than to think today would work. ■■

From: David May <davidmortimermay@gmail.com>

Sent: Wednesday, November 2, 2022 2:07 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Kozek meeting this Friday

I can be available anytime before I leave town

On Wed, Nov 2, 2022 at 1:59 PM erez horovitz <ehorovitz@gmail.com> wrote:

Works for me too,

David / Kate 3pm est tomorrow?

On Wed, Nov 2, 2022 at 1:53 PM Christian Gray <christiangray3@protonmail.com> wrote:

3:30 tomorrow, Thursday, works for me.

On Wed, Nov 2, 2022 at 1:37 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Alright, sounds like Thursday is our day. Let's see if they can do it

On Wed, Nov 2, 2022 at 1:21 PM David May <davidmortimermay@gmail.com> wrote:

I can do Thursday - Sunday afternoon this week. I fly out Sunday night and I'm told with rolling black outs etc it's going to be hard for me to schedule a call once I'm there.

On Wed, Nov 2, 2022 at 1:11 PM erez horovitz <ehorovitz@gmail.com> wrote:

Kate, noted.

David what's your avail next week, i know you'll be +6 hours from us.

On Wed, Nov 2, 2022 at 12:56 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm supposed to be volunteering all day tomorrow.

I could possibly make it work if I had to, just say I have to take a break. The service is unreliable though.

I could make it happen.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, November 2, 2022 12:29 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Kozek meeting this Friday

Kate can you do tomorrow?

On Wed, Nov 2, 2022 at 12:07 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Monday would definitely be better because I'm going to Yosemite today to volunteer and Friday I might have a big multi pitch climb planned.

It's possible could to a late evening meeting (like 9pm est)

Mon would definitely be best. Or Tuesday morning

From: Christian Gray <christiangray3@protonmail.com>

Sent: Wednesday, November 2, 2022 11:42 AM

To: David May <davidmortimermay@gmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Kozek meeting this Friday

Let's figure out times for Friday and I'll do my best to make it work.

On Wed, Nov 2, 2022 at 11:40 AM, David May <davidmortimermay@gmail.com> wrote:

I can do Thursday and Friday, next week I'll be in Africa.

On Wed, Nov 2, 2022 at 11:37 AM erez horovitz <ehorovitz@gmail.com> wrote:

Could we do Thursday (tomorrow)?

On Wed, Nov 2, 2022 at 11:37 AM erez horovitz <ehorovitz@gmail.com> wrote:

Christian, noted.

Anyone have scheduling conflicts next week?

On Wed, Nov 2, 2022 at 11:31 AM Christian Gray <christiangray3@protonmail.com> wrote:

I'll be at a wedding in Florida. Can we reschedule for next week? Anytime after Monday?
I'll be back Monday night.

On Wed, Nov 2, 2022 at 11:28 AM, erez horovitz <ehorovitz@gmail.com> wrote:

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Are we all available?

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The Land of Tradition

Date: Nov 03, 2022 02:35 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Kozek meeting this Friday

We'll take notes.

Maybe can you tell us a few main questions you have and we'll get answers for you.

On Thu, Nov 3, 2022 at 2:30 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

It looks like I actually won't have service in an hour and will be right in the middle of my volunteer work. I was hoping I could get away but it just isn't looking that way.

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I could make it happen.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, November 2, 2022 12:29 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Kozek meeting this Friday

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From: Christian Gray <christiangray3@protonmail.com>

Sent: Wednesday, November 2, 2022 11:42 AM

To: David May <davidmortimermay@gmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>

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Mortimer

May

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Erez Horovitz

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ehorovitz@gmail.com

978 302 3680

Date: Nov 03, 2022 06:51 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Kozek meeting this Friday

I mostly just want to know the game plan.

Is everyone wanting to get the Cof0 or still keep options open to sell?

If we need to sublet at any point can we? What does that entail?

Can we get the plans the way we want?

Is kozek worried about Marty's new lawyers the way Margret was? Does he think they're going to challenge each of us?

What are his biggest concerns about our case?

Seperate question- are Phil and Theo definitely not joining us?

If I think of anything else I'll try and text it.

If anyone could record it though that would be better but thanks for taking notes.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, November 3, 2022 2:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Kozek meeting this Friday

We'll take notes.

Maybe can you tell us a few main questions you have and we'll get answers for you.

On Thu, Nov 3, 2022 at 2:30 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

It looks like I actually won't have service in an hour and will be right in the middle of my volunteer work. I was hoping I could get away but it just isn't looking that way.

I hate now missing a second meeting.

If it's possible to reschedule that would be preferable for me if not, then can someone please record the session and I can follow up with questions?

I just don't understand the new plan or know anything about Kozek yet.

I don't know, I'm pretty bummed. I should have known better than to think today would work. ■

From: David May <davidmortimermay@gmail.com>

Sent: Wednesday, November 2, 2022 2:07 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Kozek meeting this Friday

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David / Kate 3pm est tomorrow?

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Date: Nov 03, 2022 03:57 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Michael Kozek <mkozek@weenkozek.com>, Nina Oksman <noksman@weenkozek.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: 226 Tenant Harassment Documents

Drive folder w harassment documents so far :

https://drive.google.com/drive/folders/1CTLRHyZE8hWDlQLurqgCcD6_HWYE1n-?usp=sharing

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Nov 04, 2022 09:37 AM

From: Michael Kozek <mkozek@weenkozek.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Nina Oksman <noksman@weenkozek.com>, Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: 226 Tenant Harassment Documents

Sample below:

"Margaret,

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Please send us final invoices for any outstanding work and we will settle them up immediately.

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Please send me a revised version (in your own words, tone and font) and I will look it over asap.

Michael P. Kozek

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Pronouns: he/him/his

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Date: Nov 04, 2022 09:51 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Michael Kozek <mkozek@weenkozek.com>

Cc: Nina Oksman <noksman@weenkozek.com>, Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

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Erez Horovitz

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Date: Nov 04, 2022 09:54 AM

From: "M.P. Kozek" <mkozek@weenkozek.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Nina Oksman <noksman@weenkozek.com>, Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: 226 Tenant Harassment Documents

Looks good

Michael P. Kozek

WEEN & KOZEK

mkozek@weenkozek.com

weenkozek.com

(212) 964-1822

Sent from my iPhone

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978 302 3680

Date: Nov 04, 2022 09:55 AM

From: erez horovitz <ehorovitz@gmail.com>

To: "M.P. Kozek" <mkozek@weenkozek.com>

Cc: Nina Oksman <noksman@weenkozek.com>, Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: 226 Tenant Harassment Documents

Great, I'll send that over as soon as the group signs off and cc you and Nina on that,

Thanks

Erez

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To: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, David May <davidmortimermay@gmail.com>

Subject: Letter to Margaret

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-Kathryn Downie, Christian Gray, Erez Horovitz, David May

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Erez Horovitz
erezhorovitz.com
ehorovitz@gmail.com
978 302 3680

Date: Nov 04, 2022 10:06 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Letter to Margaret

Also, Kate, really not much discussed, mainly focused on firing Margaret (see letter in previous email which they drafted for us). The questions you posed will be answered once they take over / in the next round of meetings with them once they get caught up.

On Fri, Nov 4, 2022 at 9:57 AM erez horovitz <ehorovitz@gmail.com> wrote:

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> approval from you before i sent it off here...
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> While we appreciate your efforts during your time as our legal
> representation, this email confirms that we are terminating your
> services for all matters, as you invited, effective immediately. We
> do not and no longer believe that you represented our interests, as
> demonstrated by, amongst other matters, your setting of ultimatums,
> unwillingness to advocate for us, and refusal to present our position
> on settlement.
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> We have retained Ween & Kozek to take over our representation in all
> matters going forward. Please coordinate with their office to turn
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> Please send us final invoices for any outstanding work and we will
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> Thank you,
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> erezhorovitz.com

> ehorovitz@gmail.com

> 978 302 3680

--

Erez Horovitz

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978 302 3680

Date: Nov 04, 2022 12:59 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Margaret Sandercock <mbs@goodfarblaw.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Michael Kozek <mkozek@weenkozek.com>, Nina Oksman <noksman@weenkozek.com>

Subject: 226 Tenants Representation

Margaret,

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-Kathryn Downie, Christian Gray, Erez Horovitz, David May

Date: Nov 06, 2022 04:51 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

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Date: Nov 06, 2022 05:17 PM

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To: erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Kozek meeting this Friday

Oh perfect

I thought there was going to be more to it than that.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Sunday, November 6, 2022 12:02 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

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Date: Nov 07, 2022 01:15 PM

From: Nina Oksman <noksman@weenkozek.com>

To: erez horovitz <ehorovitz@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Cc: "M.P. Kozek" <mkozek@weenkozek.com>

Subject: 226 Franklin - Admin Appeal
Folks,

I reached out to Margaret Sandercock today to facilitate the subs of counsel and transfer of the files. She mentioned that there is a 4th matter she was working on that we should sub in on:

"You should note there is one other matter that you should be taking over. We have a pending application for review by the full LB of a decision by the prior executive director that the Loft Board will not enforce the commitment of the landlord to do PAA's for all the units you are taking over, and also Hubbard and Lockhart. The architect being used for that is Neratoff."

Do you have the administrative determination this refers to and the application / papers filed seeking to appeal it? Please send as soon as you can so we can review. (I have asked her for them as well if you are unable to find them).

She also stated they would issue the final invoices soon, and as soon as they are paid, send us the files.

I expect to send you the subs of counsel today or tomorrow to get started as each of you have to sign them as well before a notary public.

Best,

Nina

Nina C. Oksman | Senior Associate | WEEN & KOZEK

BROOKLYN: 20 Jay Street, Ste. 814 | Brooklyn, NY 11201

HUDSON VALLEY: 319 Main Street | Poughkeepsie, NY 12601noksman@weenkozek.com |
www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: she/her/hers

SUPERLAWYERS RISING STAR: 2021-2022

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IMPORTANT CONFIDENTIALITY NOTICE: This email message is being sent by or on behalf of a lawyer. It is intended exclusively to be received only by persons entitled to receive the confidential information it may contain. Email messages from Ween & Kozek, PLLC presumptively contain information that is confidential, privileged, proprietary, or otherwise exempt from disclosure under applicable law. If you are not the intended recipient of this email, you are prohibited from copying, disclosing, distributing, disseminating or otherwise using this transmission in any way. If you have received this message in error, please notify the sender and then delete this message and its attachments from your computer. Thank you.

On Fri, Nov 4, 2022 at 9:55 AM erez horovitz <ehorovitz@gmail.com> wrote:

Great, I'll send that over as soon as the group signs off and cc you and Nina on that,

Thanks

Erez

On Fri, Nov 4, 2022 at 9:54 AM M.P. Kozek <mkozek@weenkozek.com> wrote:

Looks good

Michael P. Kozek

WEEN & KOZEK

mkozek@weenkozek.com

weenkozek.com

(212) 964-1822

Sent from my iPhone

On Nov 4, 2022, at 9:52 AM, erez horovitz <ehorovitz@gmail.com> wrote:

■

Thanks Michael, here's my slightly modified version of your letter:

Margaret,

Apologies for the delayed response, we've spent the past few weeks deciding how best to move forward as a tenants group.

While we appreciate your efforts during your time as our legal representation, this email confirms that we are terminating your services for all matters, as you invited, effective immediately. We do not and no longer believe that you represented our interests, as demonstrated by, amongst other matters, your setting of ultimatums, unwillingness to advocate for us, and refusal to present our position on settlement.

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On Fri, Nov 4, 2022 at 9:38 AM Michael Kozek <mkozek@weenkozek.com> wrote:

Sample below:

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Erez Horowitz, Kathryn Downie, Christian Gray and David May"

Please send me a revised version (in your own words, tone and font) and I will look it over asap.

Michael P. Kozek

Principal | WEEN & KOZEK

mkozek@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: he/him/his

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SELECTED TO SUPERLAWYERS: 2017-2022

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Date: Nov 07, 2022 01:29 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Nina Oksman <noksman@weenkozek.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, "M.P. Kozek" <mkozek@weenkozek.com>

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Cc: "M.P. Kozek" <mkozek@weenkozek.com>

Subject: 226 Franklin - Sub of counsel OATH Harassment application

Folks,

Attached is the substitution of counsel for the OATH harassment application. Please sign it in the line indicated with your name before a notary public. The notary should then complete, sign and stamp the acknowledgment at the bottom of page 2 or the last page. You can each have it signed and notarized and pass the document along, or sign separate versions I can put together in one pdf later.

You can print this document and bring it to sign before a notary or any local bank may have a notary on staff and do it for free or for a small charge, just need to call them and ask what time the notary is in.

We can also set up appointments for video notarization (but this is billable time which is less cost effective). For video notarization, you should have your ID, and be able to either print the affidavit and sign it in front of me via video meeting or have the ability to electronically sign with adobe or other programs, and share your screen so I can "watch" you sign.

Let me know how you want to proceed with notarizations.

Best,

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I sent Margert a check from her final invoice this week.

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Is this about Aaron Smulktis at all?

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Kate

From: Nina Oksman <noksman@weenkozek.com>

Sent: Monday, November 7, 2022 3:30 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Cc: M.P. Kozek <mkozek@weenkozek.com>

Subject: 226 Franklin - Sub of counsel OATH Harassment application

Folks,

Attached is the substitution of counsel for the OATH harassment application. Please sign it in the line indicated with your name before a notary public. The notary should then complete, sign and stamp the acknowledgment at the bottom of page 2 or the last page.

You can each have it signed and notarized and pass the document along, or sign separate versions I can put together in one pdf later.

You can print this document and bring it to sign before a notary or any local bank may have a notary on staff and do it for free or for a small charge, just need to call them and ask what time the notary is in.

We can also set up appointments for video notarization (but this is billable time which is less cost effective). For video notarization, you should have your ID, and be able to either print the affidavit and sign it in front of me via video meeting or have

the ability to electronically sign with adobe or other programs, and share your screen so I can "watch" you sign.

Let me know how you want to proceed with notarizations.

Best,

Nina

Nina C. Oksman | Senior Associate | WEEN & KOZEK

BROOKLYN: 20 Jay Street, Ste. 814 | Brooklyn, NY 11201

HUDSON VALLEY: 319 Main Street | Poughkeepsie, NY 12601

noksman@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: she/her/hers

SUPERLAWYERS RISING STAR: 2021-2022

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Date: Nov 07, 2022 11:21 PM

From: Christian Gray <christiangray3@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Subject: Re: PAA denial

Hey, I'm about to get on a plane back to nyc now. Will be back to work tomorrow and will start compiling docs and info.

As far the the PAA vote, I asked Phil for clarification as Margaret did not share any info re: dates or process with me. I'll check in with you directly, tomorrow. Peace bro

On Mon, Nov 7, 2022 at 3:23 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Hey,

Christian you got anything from sometime before 10/28/2021 from Margaret?

Figure if we're gonna do some digging let's get our ducks in a row amongst ourselves instead of emailing with Kozek and co which I'm sure we'll get charged for--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Nov 07, 2022 11:29 PM

From: Christian Gray <christiangray3@protonmail.com>

To: "davidmortimermay@gmail.com" <davidmortimermay@gmail.com>

Subject: (No Subject)

[No body text available]

Date: Nov 07, 2022 08:21 PM

From: Michael Kozek <mkozek@weenkozek.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Nina Oksman <noksman@weenkozek.com>, erez horovitz <ehorovitz@gmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: 226 Franklin - Sub of counsel OATH Harassment application

It is important to get this done before you leave, as we need to step into these cases asap. What time do you leave tomorrow morning? I could meet with you for a virtual notarization if you have access to a printer in the morning.

Michael P. Kozek

Principal | WEEN & KOZEK

mkozek@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: he/him/his

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HUDSON VALLEY: 319 Mill Street | Poughkeepsie, New York 12601

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On Mon, Nov 7, 2022 at 5:36 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I am leaving for a road trip tomorrow morning. Can I get this done in about two weeks as I won't have access to a printer?

Kate

From: Nina Oksman <noksman@weenkozek.com>

Sent: Monday, November 7, 2022 3:30 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Cc: M.P. Kozek <mkozek@weenkozek.com>

Subject: 226 Franklin - Sub of counsel OATH Harassment application

Folks,

Attached is the substitution of counsel for the OATH harassment application. Please sign it in the line indicated with your name before a notary public. The notary should then complete, sign and stamp the acknowledgment at the bottom of page 2 or the last page.

You can each have it signed and notarized and pass the document along, or sign separate versions I can put together in one pdf later.

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We can also set up appointments for video notarization (but this is billable time which is less cost effective). For video notarization, you should have your ID, and be able to either print the affidavit and sign it in front of me via video meeting or have

the ability to electronically sign with adobe or other programs, and share your screen so I can "watch" you sign.

Let me know how you want to proceed with notarizations.

Best,

Nina

Nina C. Oksman | Senior Associate | WEEN & KOZEK

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Pronouns: she/her/hers

SUPERLAWYERS RISING STAR: 2021-2022

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Date: Nov 08, 2022 04:50 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: TA Invoice

Please see the attached. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

JO@Goodfarblaw.com

NYC Office:

110 East 59th Street, 22nd floor

New York, NY 10022

Phone: 212.509.0440

Fax: 212.509.0464

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Nov 08, 2022 07:06 PM

From: Christian Gray <christiangray3@protonmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: PAA denial

This isn't about Aaron at all.

I'll look through the emails now and will be in touch a bit later today.

Thanks,

Christian

Sent with Proton Mail secure email.

----- Original Message -----

On Monday, November 7th, 2022 at 5:33 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Is this about Aaron Smulktis at all?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, November 7, 2022 3:23 PM

To: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Subject: PAA denial

Hey,

Christian you got anything from sometime before 10/28/2021 from Margaret?

Figure if we're gonna do some digging let's get our ducks in a row amongst ourselves instead of emailing with Kozek and co which I'm sure we'll get charged for

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Nov 08, 2022 07:27 PM

From: Christian Gray <christiangray3@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: FW: Administrative Determination
Received October 15th, 2021.

Sent with Proton Mail secure email.

----- Original Message -----

On Friday, October 15th, 2021 at 4:30 PM, Margaret Sandercock <mbs@goodfarblaw.com> wrote:

This is the administrative determination. It does not reopen your narrative conference. I have only reviewed the 3 page letter from the Loft Board and not the exhibits. The entire thing needing to be reviewed is over 200 pp., and I did

a trial today, remotely, we just got done. I will not be ready to discuss this in specific till at least Tues.

We have the right to seek review of this administrative determination by the entire Loft Board. I think it is possible the Board may not approve it. I am assuming you will want me to apply for that review, but it should be known, it's

at least a \$2000 legal project. That said, I am not sure you have a choice.

Please let me know when you want to discuss.

From: Elizabeth Sandercock <es@goodfarblaw.com>

Date: Thursday, October 14, 2021 at 9:26 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: <no subject>

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Nov 08, 2022 02:41 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: FW: Administrative Determination

Good find! Any other emails on the topic or an attachment from the loft board?

On Tue, Nov 8, 2022 at 2:27 PM Christian Gray <christiangray3@protonmail.com> wrote:

Received October 15th, 2021.

Sent with Proton Mail secure email.

----- Original Message -----

On Friday, October 15th, 2021 at 4:30 PM, Margaret Sandercock <mbs@goodfarblaw.com> wrote:

This is the administrative determination. It does not reopen your narrative conference. I have only reviewed the 3 page letter from the Loft Board and not the exhibits. The entire thing needing to be reviewed is over 200 pp., and I did

a trial today, remotely, we just got done. I will not be ready to discuss this in specific till at least Tues.

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Please let me know when you want to discuss.

From: Elizabeth Sandercock <es@goodfarblaw.com>

Date: Thursday, October 14, 2021 at 9:26 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: <no subject>

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--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Nov 08, 2022 08:11 PM

From: Christian Gray <christiangray3@protonmail.com>

To: David May <davidmortimermay@gmail.com>, erez horovitz <ehorovitz@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: FW: 226 Franklin--Appeal of Administrative Determination

Here's the Dropbox link for the actual Appeal:

<https://www.dropbox.com/s/eyeh8z7xbitobq8/Appeal%20of%20Administrative%20Determination.pdf?dl=0>

I exceeds my attachment capacity. Below is the email from Margaret, below that is the email from Elizabeth with the Dropbox link.

Sent with Proton Mail secure email.

----- Original Message -----

On Wednesday, November 24th, 2021 at 6:23 PM, Margaret Sandercock <mbs@goodfarblaw.com> wrote:

Below is the appeal from administrative determination that we prepared. I will leave it to you about distributing to the group.

This set of papers, when replied to by the landlord, will go before the entire Loft Board. The Board can affirm the decision we appealed from, reverse it or have factfinding conducted either at the Loft Board

or at Oath. In other words, unlike other filings at the Loft Board that automatically go to Oath, this one does not.

I should tell you that both the Loft Board director and deputy director resigned last week. The most senior attorney left at the Loft Board is practicing around 5 years. You've met him, Mr Clarke, and he's

a nice person but I am not impressed with him in any way as a lawyer. I do not think anything much will happen with this appeal until some time after there is a new director.

When I worked at the Loft Board, even the directorship was not political, and I was deputy director and my job was absolutely not political. I think this has changed and it doesn't surprise me that much to

have the director resign due to the new incoming administration. However, he is only there 6 months and the last time administrations changed, it took them a year to get a new director so he could have had at least another year.

I still have a problem with the Golden Drum because they told me to make a settlement proposal and once made, they won't honor it. Usually I don't continue as counsel for people who do things like that.

I don't expect you to do anything about it, you have done what you can, and I'm thinking you expect me to represent them, so I'm not sure what to do.

Have a lovely holiday.

From: Elizabeth Sandercock <es@goodfarblaw.com>

Date: Wednesday, November 24, 2021 at 2:42 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: 226 Franklin--Appeal of Administrative Determination

<https://www.dropbox.com/s/eyeh8z7xbitobq8/Appeal%20of%20Administrative%20Determination.pdf?dl=0>

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Date: Nov 08, 2022 08:12 PM

From: Christian Gray <christiangray3@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: FW: Administrative Determination

Just sent the Appeal link and email. I'll keep looking...

Sent with Proton Mail secure email.

----- Original Message -----

On Tuesday, November 8th, 2022 at 2:41 PM, erez horovitz <ehorovitz@gmail.com> wrote:

Good find! Any other emails on the topic or an attachment from the loft board?

On Tue, Nov 8, 2022 at 2:27 PM Christian Gray <christiangray3@protonmail.com> wrote:

Received October 15th, 2021.

Sent with Proton Mail secure email.

----- Original Message -----

On Friday, October 15th, 2021 at 4:30 PM, Margaret Sandercock <mbs@goodfarblaw.com> wrote:

This is the administrative determination. It does not reopen your narrative conference. I have only reviewed the 3 page letter from the Loft Board and not the exhibits. The entire thing needing to be reviewed is over 200 pp., and I did

a trial today, remotely, we just got done. I will not be ready to discuss this in specific till at least Tues.

We have the right to seek review of this administrative determination by the entire Loft Board. I think it is possible the Board may not approve it. I am assuming you will want me to apply for that review, but it should be known, it's

at least a \$2000 legal project. That said, I am not sure you have a choice.

Please let me know when you want to discuss.

From: Elizabeth Sandercock <es@goodfarblaw.com>

Date: Thursday, October 14, 2021 at 9:26 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: <no subject>

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--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Nov 08, 2022 04:20 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Nina Oksman <noksman@weenkozek.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, "M.P. Kozek" <mkozek@weenkozek.com>

Subject: Re: 226 Franklin - Admin Appeal

Hey Nina,

Here's what Christian was able to find from that time, both the Loft Boards Administrative Determination AND Margaret's appeal.

Both are in this drive folder :

<https://drive.google.com/drive/folders/1mda4R65cUm40ItIOwdRbitzBrIfAA1KQ?usp=sharing>

On Mon, Nov 7, 2022 at 5:30 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'll look.

I sent Margert a check from her final invoice this week.

Kate

From: Nina Oksman <noksman@weenkozek.com>

Sent: Monday, November 7, 2022 3:15 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; M.P. Kozek <mkozek@weenkozek.com>

Subject: Re: 226 Franklin - Admin Appeal

Ok thank you, please send what you find.

Nina C. Oksman | Senior Associate | WEEN & KOZEK

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On Mon, Nov 7, 2022 at 1:29 PM erez horovitz <ehorovitz@gmail.com> wrote:

I just had a look through our past emails and couldn't find anything in writing. I did reach out to Margaret on 10/28/2021 asking for clarification upon hearing from Christian that they had denied the PAA's, so Christian / David / Kate try looking around that date for an email from Margaret and Co...

On Mon, Nov 7, 2022 at 1:16 PM Nina Oksman <noksman@weenkozek.com> wrote:

Folks,

I reached out to Margaret Sandercock today to facilitate the subs of counsel and transfer of the files. She mentioned that there is a 4th matter she was working on that we should sub in on:

"You should note there is one other matter that you should be taking over. We have a pending application for review by the full LB of a decision by the prior executive director that the Loft Board

will not enforce the commitment of the landlord to do PAA's for all the units you are taking over, and also Hubbard and Lockhart. The architect being used for that is Neratoff."

Do you have the administrative determination this refers to and the application / papers filed seeking to appeal it? Please send as soon as you can so we can review. (I have asked her for them as well if you are unable to find them).

She also stated they would issue the final invoices soon, and as soon as they are paid, send us the files.

I expect to send you the subs of counsel today or tomorrow to get started as each of you have to sign them as well before a notary public.

Best,

Nina

Nina C. Oksman | Senior Associate | WEEN & KOZEK

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On Fri, Nov 4, 2022 at 9:55 AM erez horovitz <ehorovitz@gmail.com> wrote:

Great, I'll send that over as soon as the group signs off and cc you and Nina on that,

Thanks

Erez

On Fri, Nov 4, 2022 at 9:54 AM M.P. Kozek <mkozek@weenkozek.com> wrote:

Looks good

Michael P. Kozek

WEEN & KOZEK

mkozek@weenkozek.com

weenkozek.com

(212) 964-1822

Sent from my iPhone

On Nov 4, 2022, at 9:52 AM, erez horovitz <ehorovitz@gmail.com> wrote:

■

Thanks Michael, here's my slightly modified version of your letter:

Margaret,

Apologies for the delayed response, we've spent the past few weeks deciding how best to move forward as a tenants group.

While we appreciate your efforts during your time as our legal representation, this email confirms that we are terminating your services for all matters, as you invited, effective immediately. We do not and no longer believe that you represented our interests,

as demonstrated by, amongst other matters, your setting of ultimatums, unwillingness to advocate for us, and refusal to present our position on settlement.

We have retained Ween & Kozek to take over our representation in all matters going forward. Please coordinate with their office to turn over the file and provide any relevant background.

Please send us final invoices for any outstanding work and we will settle them up immediately.

Thank you,

-Kathryn Downie, Christian Gray, Erez Horovitz, David May

On Fri, Nov 4, 2022 at 9:38 AM Michael Kozek <mkozek@weenkozek.com> wrote:

Sample below:

"Margaret,

This email shall confirm that we are terminating your services for all matters, as you invited, effective immediately. We do not and no longer believe that you represented our interests,

as demonstrated by, amongst other matters, your setting of ultimatums, unwillingness to advocate for us, and refusal to present our position on settlement.

We have retained Ween & Kozek to take over our representation in all matters going forward. Please coordinate with their office to turn over the file and provide any relevant background.

Please send us final invoices for any outstanding work and we will settle them up immediately.

Erez Horowitz, Kathryn Downie, Christian Gray and David May"

Please send me a revised version (in your own words, tone and font) and I will look it over asap.

Michael P. Kozek

Principal | WEEN & KOZEK

mkozek@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: he/him/his

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On Thu, Nov 3, 2022 at 3:57 PM erez horovitz <ehorovitz@gmail.com> wrote:

Drive folder w harassment documents so far :

https://drive.google.com/drive/folders/1CTLRHyZE8hWDlQLurqgCcD6_HWYE1n-?usp=sharing

--

Erez Horovitz

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ehorovitz@gmail.com

978 302 3680

Date: Nov 08, 2022 10:28 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Jenifer Orefice <jo@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: TA Invoice

Thanks Jennifer,

I just put you a check in the mail a couydays ago for the \$262. I'll send one for the \$93 asap.

Kate

From: Jenifer Orefice <jo@goodfarblaw.com>

Sent: Tuesday, November 8, 2022 11:50 AM

To: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>

Subject: TA Invoice

Please see the attached. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

J0@Goodfarblaw.com

NYC Office:

110 East 59th Street, 22nd floor

New York, NY 10022

Phone: 212.509.0440

Fax: 212.509.0464

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Nov 08, 2022 10:36 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Michael Kozek <mkozek@weenkozek.com>

Cc: Nina Oksman <noksman@weenkozek.com>, erez horovitz <ehorovitz@gmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: 226 Franklin - Sub of counsel OATH Harassment application

I'll try to get it printed tomorrow morning and then if I can't get to a notary then I'll call you.

Would you be available for virtual notoriety tomorrow (wed) morning.

Leaving a day late because of the anow storm.

Kate

From: Michael Kozek <mkozek@weenkozek.com>

Sent: Monday, November 7, 2022 8:21 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Nina Oksman <noksman@weenkozek.com>; erez horovitz <ehorovitz@gmail.com>; Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

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Michael P. Kozek

Principal | WEEN & KOZEK

mkozek@weenkozek.com | www.weenkozek.com

P:

(212) 964-1822 | F: (212) 385-9827

Pronouns: he/him/his

BROOKLYN: 20 Jay Street, Ste. 814 | Brooklyn, New York
11201

HUDSON VALLEY: 319 Mill Street | Poughkeepsie, New York 12601

SELECTED TO SUPERLAWYERS: 2017-2022

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Sent: Monday, November 7, 2022 3:30 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;
Christian Gray <christiangray3@protonmail.com>;

David May <davidmortimermay@gmail.com>

Cc: M.P. Kozek <mkozek@weenkozek.com>

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Let me know how you want to proceed with notarizations.

Best,

Nina

Nina C. Oksman | Senior Associate | WEEN & KOZEK

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SUPERLAWYERS RISING STAR: 2021-2022

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Date: Nov 08, 2022 10:36 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: PAA denial

Ok, I have no idea.

I don't have an email from that time period.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, November 8, 2022 2:06 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: PAA denial

This isn't about Aaron at all.

I'll look through the emails now and will be in touch a bit later today.

Thanks,

Christian

Sent with

Proton Mail secure email.

----- Original Message -----

On Monday, November 7th, 2022 at 5:33 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Is this about Aaron Smulktis at all?

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, November 7, 2022 3:23 PM

To: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Subject: PAA denial

Hey,

Christian you got anything from sometime before 10/28/2021 from Margaret?

Figure if we're gonna do some digging let's get our ducks in a row amongst ourselves instead of emailing with Kozek and co which I'm sure we'll get charged for

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Nov 08, 2022 11:12 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: TA Invoice

Thank you!

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Tuesday, November 8, 2022 5:29 PM

To: Jenifer Orefice <jo@goodfarblaw.com>; Christian Gray <christiangray3@protonmail.com>

Subject: Re: TA Invoice

Thanks Jennifer,

I just put you a check in the mail a couydays ago for the \$262. I'll send one for the \$93 asap.

Kate

From: Jenifer Orefice <jo@goodfarblaw.com>

Sent: Tuesday, November 8, 2022 11:50 AM

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Subject: TA Invoice

Please see the attached. Thank you.

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Date: Nov 09, 2022 11:35 AM

From: Nina Oksman <noksman@weenkozek.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Michael Kozek <mkozek@weenkozek.com>, erez horovitz <ehorovitz@gmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: 226 Franklin - Sub of counsel OATH Harassment application

Kathryn, I am available for notarization by video today if needed. Please let me know.

Nina C. Oksman | Senior Associate | WEEN & KOZEK

BROOKLYN: 20 Jay Street, Ste. 814 | Brooklyn, NY 11201

HUDSON VALLEY: 319 Main Street | Poughkeepsie, NY 12601
noksman@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: she/her/hers

SUPERLAWYERS RISING STAR: 2021-2022

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Sent: Monday, November 7, 2022 3:30 PM

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David May <davidmortimermay@gmail.com>

Cc: M.P. Kozek <mkozek@weenkozek.com>

Subject: 226 Franklin - Sub of counsel OATH Harassment application

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SUPERLAWYERS RISING STAR: 2021-2022

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Date: Nov 09, 2022 02:01 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Nina Oksman <noksman@weenkozek.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, "M.P. Kozek" <mkozek@weenkozek.com>

Subject: Re: 226 Franklin - Sub of counsel OATH Harassment application
Signed and notarized (just Erez Horovitz) attached

On Mon, Nov 7, 2022 at 3:30 PM Nina Oksman <noksman@weenkozek.com> wrote:

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--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Nov 09, 2022 07:59 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: erez horovitz <ehorovitz@gmail.com>, Nina Oksman <noksman@weenkozek.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, "M.P. Kozek" <mkozek@weenkozek.com>

Subject: Re: 226 Franklin - Sub of counsel OATH Harassment application
Got it notarized.

Let me know if you want me to mail it.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, November 9, 2022 2:01 PM

To: Nina Oksman <noksman@weenkozek.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; M.P. Kozek <mkozek@weenkozek.com>

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Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Nov 09, 2022 03:11 PM

From: Nina Oksman <noksman@weenkozek.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, "M.P. Kozek" <mkozek@weenkozek.com>

Subject: Re: 226 Franklin - Sub of counsel OATH Harassment application
please mail it our office address and you can put it to my atten

Ween & Kozek, PLLC

ATTN: Nina Oksman

20 Jay Street, Suite 814

Brooklyn, NY 11201

Nina C. Oksman | Senior Associate | WEEN & KOZEK

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Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Nov 14, 2022 01:05 PM

From: Nina Oksman <noksman@weenkozek.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, "M.P. Kozek" <mkozek@weenkozek.com>

Subject: Re: 226 Franklin - Sub of counsel OATH Harassment application
Folks,

Updates: I received everyone's subs of counsel and I have submitted them to Sandercock for signature. I am still waiting on some caption information in relation to the PAA Admin Appeal in order to prepare a sub of counsel in that proceeding so I may have one more to send around.

As a reminder, everyone if you have not already, please pay your Sandercock invoices promptly so that we can obtain the files and get read into your cases as quickly as possible.

Thanks all,

Nina

Nina C. Oksman | Senior Associate | WEEN & KOZEK

BROOKLYN: 20 Jay Street, Ste. 814 | Brooklyn, NY 11201

HUDSON VALLEY: 319 Main Street | Poughkeepsie, NY 12601noksman@weenkozek.com |
www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: she/her/hers

SUPERLAWYERS RISING STAR: 2021-2022

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On Wed, Nov 9, 2022 at 3:11 PM Nina Oksman <noksman@weenkozek.com> wrote:

please mail it our office address and you can put it to my atten

Ween & Kozek, PLLC

ATTN: Nina Oksman

20 Jay Street, Suite 814

Brooklyn, NY 11201

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On Wed, Nov 9, 2022 at 2:59 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Got it notorized.

Let me know if you want me to mail it.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, November 9, 2022 2:01 PM

To: Nina Oksman <noksman@weenkozek.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; M.P. Kozek <mkozek@weenkozek.com>

Subject: Re: 226 Franklin - Sub of counsel OATH Harassment application

Signed and notarized (just Erez Horovitz) attached

On Mon, Nov 7, 2022 at 3:30 PM Nina Oksman <noksman@weenkozek.com> wrote:

Folks,

Attached is the substitution of counsel for the OATH harassment application. Please sign it in the line indicated with your name before a notary public. The notary should then complete, sign and stamp the acknowledgment at the bottom of page 2 or the last page.

You can each have it signed and notarized and pass the document along, or sign separate versions I can put together in one pdf later.

You can print this document and bring it to sign before a notary or any local bank may have a notary on staff and do it for free or for a small charge, just need to call them and ask what time the notary is in.

We can also set up appointments for video notarization (but this is billable time which is less cost effective). For video notarization, you should have your ID, and be able to either print the affidavit and sign it in front of me via video meeting or have

the ability to electronically sign with adobe or other programs, and share your screen so I can "watch" you sign.

Let me know how you want to proceed with notarizations.

Best,

Nina

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--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Nov 14, 2022 01:43 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, David May <davidmortimermay@gmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Margaret Sandercock Balance

Hey Kate

Are we settled up with Margaret?

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Nov 16, 2022 08:17 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Nina Oksman <noksman@weenkozek.com>

Cc: erez horovitz <ehorovitz@gmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, "M.P. Kozek" <mkozek@weenkozek.com>

Subject: Re: 226 Franklin - Sub of counsel OATH Harassment application

Great, sending my copy in the mail to you now.

Kate

From: Nina Oksman <noksman@weenkozek.com>

Sent: Monday, November 14, 2022 1:05 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>; Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; M.P. Kozek <mkozek@weenkozek.com>

Subject: Re: 226 Franklin - Sub of counsel OATH Harassment application

Folks,

Updates: I received everyone's subs of counsel and I have submitted them to Sandercock for signature. I am still waiting on some caption information in relation to the PAA Admin Appeal in order to prepare a sub of counsel in that proceeding so I may have one more to send around.

As a reminder, everyone if you have not already, please pay your Sandercock invoices promptly so that we can obtain the files and get read into your cases as quickly as possible.

Thanks all,

Nina

Nina C. Oksman | Senior Associate | WEEN & KOZEK

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Got it notarized.

Let me know if you want me to mail it.

Kate

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Sent: Wednesday, November 9, 2022 2:01 PM

To: Nina Oksman <noksman@weenkozek.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>;

M.P. Kozek <mkozek@weenkozek.com>

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You can print this document and bring it to sign before a notary or any local bank may have a notary on staff and do it for free or for a small charge, just need to call them and ask

what time the notary is in.

We can also set up appointments for video notarization (but this is billable time which is less cost effective). For video notarization, you should have your ID, and be able to either

print the affidavit and sign it in front of me via video meeting or have the ability to electronically sign with adobe or other programs, and share your screen so I can "watch" you sign.

Let me know how you want to proceed with notarizations.

Best,

Nina

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--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Nov 16, 2022 08:18 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: Margaret Sandercock Balance

I put a check in the mail to Margret over a week ago but then got another invoice from Jennifer.

Been out of service for the past week on vacation.

Putting the final check in the mail to her right now.

Also - Phil has a balance on hos dues.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, November 14, 2022 1:43 PM

To: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; Christian Gray <christiangray3@protonmail.com>

Subject: Margaret Sandercock Balance

Hey Kate

Are we settled up with Margaret?

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Nov 16, 2022 03:19 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Margaret Sandercock Balance

Do we have enough money to cover this new invoice and how much was it?

On Wed, Nov 16, 2022 at 3:18 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I put a check in the mail to Margret over a week ago but then got another invoice from Jennifer.

Been out of service for the past week on vacation.

Putting the final check in the mail to her right now.

Also - Phil has a balance on hos dues.

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Sent: Monday, November 14, 2022 1:43 PM

To: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; Christian Gray <christiangray3@protonmail.com>

Subject: Margaret Sandercock Balance

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Are we settled up with Margaret?

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Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Nov 22, 2022 04:00 AM

From: Christian Gray <christiangray3@protonmail.com>

To: David May <davidmortimermay@gmail.com>

Subject: Return date to NYC?

Hey David, I hope you're having a great trip!

When are you coming back to the loft? I remember you saying the 22nd or so? Sorry I didn't put it in my calendar. Please let me know so I can pull my kitchen stuff out of there and not get in your way. Thanks again for your hospitality! Peace

Date: Nov 22, 2022 05:36 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Margaret Sandercock Balance

Yes, apologies for the late response

After Margret cashes the check I sent we have about \$1,100 in the accounts.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, November 16, 2022 3:19 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Margaret Sandercock Balance

Do we have enough money to cover this new invoice and how much was it?

On Wed, Nov 16, 2022 at 3:18 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

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Also - Phil has a balance on hos dues.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, November 14, 2022 1:43 PM

To: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; Christian Gray <christiangray3@protonmail.com>

Subject: Margaret Sandercock Balance

Hey Kate

Are we settled up with Margaret?

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Nov 23, 2022 04:43 AM

From: Christian Gray <christiangray3@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Subject: Administrative Appeal

Hey,

I just saw an email in my inbox from Nina, I think...the said "Administrative Appeal", and it disappeared after I check another email from a different sender that was in my inbox right before the one from Nina. Did you get the email? If so, can you send it to me? Not sure what happened...Thanks!

Date: Nov 23, 2022 11:04 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Subject: Fwd: 226 Franklin - Admin Appeal

----- Forwarded message -----

From: Nina Oksman <noksman@weenkozek.com>

Date: Mon, Nov 7, 2022 at 1:16 PM

Subject: 226 Franklin - Admin Appeal

To: erez horovitz <ehorovitz@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Cc: M.P. Kozek <mkozek@weenkozek.com>

Folks,

I reached out to Margaret Sandercock today to facilitate the subs of counsel and transfer of the files. She mentioned that there is a 4th matter she was working on that we should sub in on:

"You should note there is one other matter that you should be taking over. We have a pending application for review by the full LB of a decision by the prior executive director that the Loft Board will not enforce the commitment of the landlord to do PAA's for all the units you are taking over, and also Hubbard and Lockhart. The architect being used for that is Neratoff."

Do you have the administrative determination this refers to and the application / papers filed seeking to appeal it? Please send as soon as you can so we can review. (I have asked her for them as well if you are unable to find them).

She also stated they would issue the final invoices soon, and as soon as they are paid, send us the files.

I expect to send you the subs of counsel today or tomorrow to get started as each of you have to sign them as well before a notary public.

Best,

Nina

Nina C. Oksman | Senior Associate | WEEN & KOZEK

BROOKLYN: 20 Jay Street, Ste. 814 | Brooklyn, NY 11201

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SUPERLAWYERS RISING STAR: 2021-2022

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On Fri, Nov 4, 2022 at 9:55 AM erez horovitz <ehorovitz@gmail.com> wrote:

Great, I'll send that over as soon as the group signs off and cc you and Nina on that,

Thanks

Erez

On Fri, Nov 4, 2022 at 9:54 AM M.P. Kozek <mkozek@weenkozek.com> wrote:

Looks good

Michael P. Kozek

WEEN & KOZEK

mkozek@weenkozek.com

weenkozek.com

(212) 964-1822

Sent from my iPhone

On Nov 4, 2022, at 9:52 AM, erez horovitz <ehorovitz@gmail.com> wrote:

■

Thanks Michael, here's my slightly modified version of your letter:

Margaret,

Apologies for the delayed response, we've spent the past few weeks deciding how best to move forward as a tenants group.

While we appreciate your efforts during your time as our legal representation, this email confirms that we are terminating your services for all matters, as you invited, effective immediately. We do not and no longer believe that you represented our interests, as demonstrated by, amongst other matters, your setting of ultimatums, unwillingness to advocate for us, and refusal to present our position on settlement.

We have retained Ween & Kozek to take over our representation in all matters going forward. Please coordinate with their office to turn over the file and provide any relevant background.

Please send us final invoices for any outstanding work and we will settle them up immediately.

Thank you,

-Kathryn Downie, Christian Gray, Erez Horovitz, David May

On Fri, Nov 4, 2022 at 9:38 AM Michael Kozek <mkozek@weenkozek.com> wrote:

Sample below:

"Margaret,

This email shall confirm that we are terminating your services for all matters, as you invited, effective immediately. We do not and no longer believe that you represented our interests, as demonstrated by, amongst other matters, your setting of ultimatums, unwillingness to advocate for us, and refusal to present our position on settlement.

We have retained Ween & Kozek to take over our representation in all matters going forward. Please coordinate with their office to turn over the file and provide any relevant background.

Please send us final invoices for any outstanding work and we will settle them up immediately.

Erez Horowitz, Kathryn Downie, Christian Gray and David May"

Please send me a revised version (in your own words, tone and font) and I will look it over asap.

Michael P. Kozek

Principal | WEEN & KOZEK

mkozek@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: he/him/his

BROOKLYN: 20 Jay Street, Ste. 814 | Brooklyn, New York 11201

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On Thu, Nov 3, 2022 at 3:57 PM erez horovitz <ehorovitz@gmail.com> wrote:

Drive folder w harassment documents so far :

https://drive.google.com/drive/folders/1CTLRHyZEZ8hWdLQlurqgCcD6_HWYE1n-?usp=sharing

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

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978 302 3680

Date: Nov 23, 2022 11:04 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Subject: Re: Administrative Appeal

yeah, no prob, just sent it over

On Tue, Nov 22, 2022 at 11:43 PM Christian Gray

<christiangray3@protonmail.com> wrote:

>

> Hey,

> I just saw an email in my inbox from Nina, I think...the said "Administrative Appeal", and it disappeared after I check another email from a different sender that was in my inbox right before the one from Nina. Did you get the email? If so, can you send it to me? Not sure what happened...

> Thanks!

>

--

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ehorovitz@gmail.com

978 302 3680

Date: Nov 23, 2022 04:09 PM

From: Christian Gray <christiangray3@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Subject: Re: Administrative Appeal

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> Thanks!

>

--

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978 302 3680

Date: Nov 23, 2022 06:37 PM

From: Christian Gray <christiangray3@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Subject: Re: Administrative Appeal

Thanks! It must have been a glitch in my email. I got this email when she sent it.

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yeah, no prob, just sent it over

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> Thanks!

>

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Nov 30, 2022 05:38 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: TA Statement

Please see the attached. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

J0@Goodfarblaw.com

NYC Office:

110 East 59th Street, 22nd floor

New York, NY 10022

Phone: 212.509.0440

Fax: 212.509.0464

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

Date: Nov 30, 2022 08:42 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Jenifer Orefice <jo@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: TA Statement

Hi Jennifer,

I put a check into the mail for you for this around the 16th. That was 2 weeks ago.

Even with the holiday it seems like you should have received it bu now. I sent it to the White Plains adress as that's what's on the invoice.

Have you not?

From: Jenifer Orefice <jo@goodfarblaw.com>

Sent: Wednesday, November 30, 2022 12:38 PM

To: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>

Subject: TA Statement

Please see the attached. Thank you.

Jenifer Orefice, Legal Assistant

Goodfarb & Sandercock, LLP

235 Main Street - Penthouse Suite

White Plains, NY 10601

Phone: 914.428.3400

Fax: 914.428.3407

J0@Goodfarblaw.com

NYC Office:

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New York, NY 10022

Phone: 212.509.0440

Fax: 212.509.0464

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Date: Nov 30, 2022 08:49 PM

From: Jenifer Orefice <jo@goodfarblaw.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: TA Statement

Sorry, about that, yes it was received! The person who deposited it forgot to tell me about it.

Thank you!

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From: Kathryn Downie <downiekathryn@hotmail.com>

Date: Wednesday, November 30, 2022 at 3:42 PM

To: Jenifer Orefice <jo@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: TA Statement

Hi Jennifer,

I put a check into the mail for you for this around the 16th. That was 2 weeks ago.

Even with the holiday it seems like you should have received it bu now. I sent it to the White Plains adress as that's what's on the invoice.

Have you not?

From: Jenifer Orefice <jo@goodfarblaw.com>

Sent: Wednesday, November 30, 2022 12:38 PM

To: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>

Subject: TA Statement

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Date: Dec 01, 2022 04:13 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Jenifer Orefice <jo@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: TA Statement

No problem, glad it's all taken care of.

From: Jenifer Orefice <jo@goodfarblaw.com>

Sent: Wednesday, November 30, 2022 3:49 PM

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Date: Dec 01, 2022 11:31 AM

From: "Nina C. Oksman" <noksman@weenkozek.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, "M.P. Kozek" <mkozek@weenkozek.com>

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Thanks,

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Pronouns: she/her/hers

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Let me know if you want me to mail it.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, November 9, 2022 2:01 PM

To: Nina Oksman <noksman@weenkozek.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray
<christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; M.P. Kozek
<mkozek@weenkozek.com>

Subject: Re: 226 Franklin - Sub of counsel OATH Harassment application

Signed and notarized (just Erez Horovitz) attached

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Folks,

Attached is the substitution of counsel for the OATH harassment application. Please sign it in the line indicated with your name before a notary public. The notary should then complete, sign and stamp the acknowledgment at the bottom of page 2 or the last page.

You can each have it signed and notarized and pass the document along, or sign separate versions I can put together in one pdf later.

You can print this document and bring it to sign before a notary or any local bank may have a notary on staff and do it for free or for a small charge, just need to call them and ask what time the notary is in.

We can also set up appointments for video notarization (but this is billable time which is less cost effective). For video notarization, you should have your ID, and be able to either print the affidavit and sign it in front of me via video meeting or have

the ability to electronically sign with adobe or other programs, and share your screen so I can "watch" you sign.

Let me know how you want to proceed with notarizations.

Best,

Nina

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--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Dec 01, 2022 11:33 AM

From: erez horovitz <ehorovitz@gmail.com>

To: "Nina C. Oksman" <noksman@weenkozek.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, "M.P. Kozek" <mkozek@weenkozek.com>

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Hey Nina,

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You can each have it signed and notarized and pass the document along, or sign separate versions I can put together in one pdf later.

You can print this document and bring it to sign before a notary or any local bank may have a notary on staff and do it for free or for a small charge, just need to call them and ask what time the notary is in.

We can also set up appointments for video notarization (but this is billable time which is less cost effective). For video notarization, you should have your ID, and be able to either print the affidavit and sign it in front of me via video meeting or have

the ability to electronically sign with adobe or other programs, and share your screen so I can "watch" you sign.

Let me know how you want to proceed with notarizations.

Best,

Nina

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Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

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Date: Dec 01, 2022 11:46 AM

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To: erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, "M.P. Kozek" <mkozek@weenkozek.com>

Subject: Re: 226 Franklin - Sub of counsel OATH Harassment application

Margaret confirmed you are all settled up and she will be executing the subs of counsel.

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Pronouns: she/her/hers

SUPERLAWYERS RISING STAR: 2021-2022

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On Wed, Nov 9, 2022 at 2:59 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Got it notarized.

Let me know if you want me to mail it.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, November 9, 2022 2:01 PM

To: Nina Oksman <noksman@weenkozek.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; M.P. Kozek <mkozek@weenkozek.com>

Subject: Re: 226 Franklin - Sub of counsel OATH Harassment application

Signed and notarized (just Erez Horovitz) attached

On Mon, Nov 7, 2022 at 3:30 PM Nina Oksman <noksman@weenkozek.com> wrote:

Folks,

Attached is the substitution of counsel for the OATH harassment application. Please sign it in the line indicated with your name before a notary public. The notary should then complete, sign and stamp the acknowledgment at the bottom of page 2 or the last page.

You can each have it signed and notarized and pass the document along, or sign separate versions I can put together in one pdf later.

You can print this document and bring it to sign before a notary or any local bank may have a notary on staff and do it for free or for a small charge, just need to call them and ask what time the notary is in.

We can also set up appointments for video notarization (but this is billable time which is less cost effective). For video notarization, you should have your ID, and be able to either print the affidavit and sign it in front of me via video meeting or have

the ability to electronically sign with adobe or other programs, and share your screen so I can "watch" you sign.

Let me know how you want to proceed with notarizations.

Best,

Nina

Nina C. Oksman | Senior Associate | WEEN & KOZEK

BROOKLYN: 20 Jay Street, Ste. 814 | Brooklyn, NY 11201

HUDSON VALLEY: 319 Main Street | Poughkeepsie, NY 12601

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--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Dec 01, 2022 11:57 AM

From: erez horovitz <ehorovitz@gmail.com>

To: "Nina C. Oksman" <noksman@weenkozek.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, "M.P. Kozek" <mkozek@weenkozek.com>

Subject: Re: 226 Franklin - Sub of counsel OATH Harassment application

Great, thanks for following up Nina

On Thu, Dec 1, 2022 at 11:46 AM Nina C. Oksman <noksman@weenkozek.com> wrote:

Margaret confirmed you are all settled up and she will be executing the subs of counsel.

Nina C. Oksman | Senior Associate | WEEN & KOZEK

BROOKLYN: 20 Jay Street, Ste. 814 | Brooklyn, NY 11201

HUDSON VALLEY: 319 Main Street | Poughkeepsie, NY 12601noksman@weenkozek.com |
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On Thu, Dec 1, 2022 at 11:33 AM erez horovitz <ehorovitz@gmail.com> wrote:

Hey Nina,

Kate has been handling our billing with Margaret, and (Kate correct me if I'm wrong) we should be all settled up.

On Thu, Dec 1, 2022 at 11:32 AM Nina C. Oksman <noksman@weenkozek.com> wrote:

Folks,

I wanted to check in and ask if everyone has paid their bill to Margaret Sandercock or if anything remains outstanding. I have still not received subs of counsel from her on the harassment application and the administrative appeal - she has stated she is withholding signature along with the files until all the bills have been paid. I bumped Ms. Sandercock today as well. (Just a note I will still need to send you all the sub of counsel on the administrative appeal, but I do not have any index numbers for it yet.)

Please let us know re the bills,

Thanks,

Nina

Nina C. Oksman | Senior Associate | WEEN & KOZEK

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On Mon, Nov 14, 2022 at 1:05 PM Nina Oksman <noksman@weenkozek.com> wrote:

Folks,

Updates: I received everyone's subs of counsel and I have submitted them to Sandercock for signature. I am still waiting on some caption information in relation to the PAA Admin Appeal in order to prepare a sub of counsel in that proceeding so I may have one more to send around.

As a reminder, everyone if you have not already, please pay your Sandercock invoices promptly so that we can obtain the files and get read into your cases as quickly as possible.

Thanks all,

Nina

Nina C. Oksman | Senior Associate | WEEN & KOZEK

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On Wed, Nov 9, 2022 at 3:11 PM Nina Oksman <noksman@weenkozek.com> wrote:

please mail it our office address and you can put it to my atten

Ween & Kozek, PLLC

ATTN: Nina Oksman

20 Jay Street, Suite 814

Brooklyn, NY 11201

Nina C. Oksman | Senior Associate | WEEN & KOZEK

BROOKLYN: 20 Jay Street, Ste. 814 | Brooklyn, NY 11201

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Kate

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To: Nina Oksman <noksman@weenkozek.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; M.P. Kozek <mkozek@weenkozek.com>

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Nina

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--

Erez Horovitz

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ehorovitz@gmail.com

978 302 3680

--

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978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Dec 01, 2022 07:28 PM

From: "M.P. Kozek" <mkozek@weenkozek.com>

To: Erez Horowitz <EHorovitz@gmail.com>, Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>, Nina Oksman <noksman@weenkozek.com>

Subject: Fwd: CRITICAL: The new Loft Board Rules will impact your future tenancy. We need your help TODAY

Hi folks, late notice but there's an important upcoming hearing at the Loft Board regarding their new proposed regulations. We are still finalizing loft tenant written comments to submit before the hearing but today is the deadline to sign up to give live testimony. Even if you don't know exactly what to say (we can work on that) if you are interested in potentially testifying, please sign up. Then we can work on the script.

Michael P. Kozek

WEEN & KOZEK

mkozek@weenkozek.com

weenkozek.com

(212) 964-1822

Sent from my iPhone

Begin forwarded message:

From: NYC Loft Tenants <nyclofttenants@gmail.com>

Date: December 1, 2022 at 6:44:44 PM EST

To: mkozek@weenkozek.com

Subject: CRITICAL: The new Loft Board Rules will impact your future tenancy. We need your help TODAY

Reply-To: nyclofttenants@gmail.com

■

CRITICAL: The new Loft Board Rules will impact your future tenancy. We need your help TODAY

The new rules will translate the Loft Law into actions that will dictate your coverage

Dear New York City Loft Tenant,

If the Loft Law is the index, the Loft Board Rules are the book by which we will live by. The Rules translate the law's language into actions that the Board, City agencies and most importantly, ALL of us will need to abide and conform to.

It is CRITICAL that tenants share their personal stories about how the Rules have impacted them, especially where the existing rules have not been sufficient to protect them, or, when proposed new rules will hurt.

This is a rare opportunity for you to speak directly to the Loft Board and TODAY IS THE LAST DAY TO SIGN UP (see how below).

There are two ways to participate:

Testify in person (sign up deadline is today). This is by far the most impactful way to share your story. The Hearing offers a rare opportunity to address and share your experiences directly with members of the Loft Board.

Loft tenants wishing to speak at the Hearing MUST:

Sign up by Thursday (TODAY), December 1, 2022, by emailing nycloftboard@buildings.nyc.gov. Include your name and affiliation (ie tenant of IMD building address), and

Attend in person Thursday, December 8, 2-5 pm at 22 Reade Street, New York.

If you do sign up, please let us know by filling out our google form [here](#)!

Submit written comments. If you can't attend in person or would prefer to share your story in writing, written comments may be submitted online until December 8, 2022.

NYCLT will be hosting optional Zoom meetings to answer any questions or discuss or review your testimony on Wednesday, November 30, and Wednesday, December 7 at 7 pm. Fill out our Google form sign up for the Zoom meetings [HERE](#).

Ideas for some issues expressed by Loft tenants:

Construction as harassment

Cost of legal action

Fraudulent C of O

Heat

High-end offices instead of housing, local businesses, or manufacturing

Housing conditions

Kitchens

Legalization as a weapon

Loss of sleeping areas → unaffordability

Luxury instead of MDL legalization

Narrative statement agreements not enforceable

Narrative statement time frame too short for larger buildings

Relocation cost

Response to landlord compliance amnesty

Abuse of extension; landlord works only on market-rate units, brings frivolous lawsuits in pursuit of tenant self-eviction, does work that disrupts future use of utilities such as natural gas.

Add your issue here!

The new proposed Loft Board Rules can be found [here](https://rules.cityofnewyork.us/rule/amendments-to-loft-board-rules/):
<https://rules.cityofnewyork.us/rule/amendments-to-loft-board-rules/>

The Hearing will be held on December 8, 2-5 pm at 22 Reade Street.

Please consider making a small donation to NYCLT by visiting our donation page at the link below.

We spend all the money lobbying to improve the Loft Law.

https://www.paypal.com/cgi-bin/webscr?cmd=_s-xclick&hosted_button_id=4NBLEQVUJNFGU

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Our mailing address is:

NYC Loft Tenants

475 Kent Ave Brooklyn, Ny 11249

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You can update your preferences or unsubscribe from this list

Date: Dec 05, 2022 03:16 PM

From: David May <davidmortimermay@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>, christiangray30@yahoo.com, Christian Gray <christianalexandergray@gmail.com>

Subject: Check for utilities

Hey chris,

if you could do me a favor the next time you're at the apt-

I thought I was going to be in town this week but I'm not, if you could use a check off the fridge to write \$68.30 for the utilities and put it in the box downstairs. Hope you're doing well. Heads up- I lost my phone this weekend so if you need to reach me send me an email.

Thanks!

--

David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Dec 21, 2022 03:35 AM

From: Christian Gray <christiangray3@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Eviction notice for Sally

FYI. The Sheriff just taped that on Sally's door.

Date: Dec 21, 2022 12:47 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Eviction notice for Sally

Oh man, geez

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, December 20, 2022 10:35 PM

To: erez horovitz <ehorovitz@gmail.com>; David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Subject: Eviction notice for Sally

FYI. The Sheriff just taped that on Sally's door.

Date: Dec 21, 2022 08:55 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Eviction notice for Sally

That sucks, let's try and avoid that...

On Wed, Dec 21, 2022 at 7:47 AM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Oh man, geez

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, December 20, 2022 10:35 PM

To: erez horovitz <ehorovitz@gmail.com>; David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Subject: Eviction notice for Sally

FYI. The Sheriff just taped that on Sally's door.

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Mar 01, 2023 09:17 AM

From: Michael Kozek <mkozek@weenkozek.com>

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, erez horovitz <ehorovitz@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Cc: "noksman@weenkozek.com" <noksman@weenkozek.com>

Subject: 226 Franklin - OATH

Folks, the "settlement conference" judge in the OATH case reached out to us and Shapiro (owner's attorney) to ask if we would be interested in participating in a settlement conference. Both sides expressed a willingness to participate, and we have identified 3/9 at 2pm as a (virtual) meeting date. Please let me know if that works for you. If so, we will schedule it for that day and set up a time to meet in advance to prepare.

Michael P. Kozek

Partner | WEEN & KOZEK

mkozek@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: he/him/his

BROOKLYN: 20 Jay Street, Ste. 814 | Brooklyn, New York 11201

HUDSON VALLEY: 319 Mill Street | Poughkeepsie, New York 12601

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Date: Mar 01, 2023 02:48 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Michael Kozek <mkozek@weenkozek.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, erez horovitz <ehorovitz@gmail.com>

Cc: "noksman@weenkozek.com" <noksman@weenkozek.com>

Subject: Re: 226 Franklin - OATH

That date and time works for me.

Kate

From: Michael Kozek <mkozek@weenkozek.com>

Sent: Wednesday, March 1, 2023 9:17 AM

To: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: noksman@weenkozek.com <noksman@weenkozek.com>

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Date: Mar 01, 2023 10:07 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Michael Kozek <mkozek@weenkozek.com>, "noksman@weenkozek.com" <noksman@weenkozek.com>

Subject: Re: 226 Franklin - OATH

Same, works for me.

Erez

F107

On Wed, Mar 1, 2023 at 9:48 AM Kathryn Downie <downiekathryn@hotmail.com> wrote:

That date and time works for me.

Kate

From: Michael Kozek <mkozek@weenkozek.com>

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To: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

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Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

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From: Christian Gray <christiangray3@protonmail.com>

To: ehorovitz@gmail.com, downiekathryn@hotmail.com

Cc: davidmortimermay@gmail.com, mkozek@weenkozek.com, noksmann@weenkozek.com

Subject: Re: 226 Franklin - OATH

Confirmed. Thank you.

Christian

G21

On Wed, Mar 1, 2023 at 10:07, erez horovitz <ehorovitz@gmail.com> wrote:

Same, works for me.

Erez

F107

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Cc: noksman@weenkozek.com <noksman@weenkozek.com>

Subject: 226 Franklin - OATH

Folks, the "settlement conference" judge in the OATH case reached out to us and Shapiro (owner's attorney) to ask if we would be interested in participating in a settlement conference. Both sides expressed a willingness to participate, and we have identified

3/9 at 2pm as a (virtual) meeting date. Please let me know if that works for you. If so, we will schedule it for that day and set up a time to meet in advance to prepare.

Michael P. Kozek

Partner | WEEN & KOZEK

mkozek@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: he/him/his

BROOKLYN: 20 Jay Street, Ste. 814 | Brooklyn, New York
11201

HUDSON VALLEY: 319 Mill Street | Poughkeepsie, New York 12601

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--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Mar 01, 2023 09:58 AM

From: David May <davidmortimermay@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Cc: downiekathryn@hotmail.com, ehorovitz@gmail.com, mkozek@weenkozek.com, noksman@weenkozek.com

Subject: Re: 226 Franklin - OATH

I am available

On Wed, Mar 1, 2023 at 9:18 AM Christian Gray <christiangray3@protonmail.com> wrote:

Confirmed. Thank you.

Christian

G21

On Wed, Mar 1, 2023 at 10:07, erez horovitz <ehorovitz@gmail.com> wrote:

Same, works for me.

Erez

F107

On Wed, Mar 1, 2023 at 9:48 AM Kathryn Downie <downiekathryn@hotmail.com> wrote:

That date and time works for me.

Kate

From: Michael Kozek <mkozek@weenkozek.com>

Sent: Wednesday, March 1, 2023 9:17 AM

To: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: noksman@weenkozek.com <noksman@weenkozek.com>

Subject: 226 Franklin - OATH

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--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Mar 01, 2023 06:47 PM

From: Christian Gray <christiangray3@protonmail.com>

To: Michael Kozek <mkozek@weenkozek.com>

Cc: David May <davidmortimermay@gmail.com>, erez horovitz <ehorovitz@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, "noksman@weenkozek.com" <noksman@weenkozek.com>

Subject: Re: 226 Franklin - OATH

Just to clarify, what is the "settlement conference" for? What are we "settling"? The harassment case, or does it have a broader scope? PAA's?

Thank you.

Peace,

Christian

Sent with Proton Mail secure email.

----- Original Message -----

On Wednesday, March 1st, 2023 at 9:17 AM, Michael Kozek <mkozek@weenkozek.com> wrote:

Folks, the "settlement conference" judge in the OATH case reached out to us and Shapiro (owner's attorney) to ask if we would be interested in participating in a settlement conference. Both sides expressed a willingness to participate, and we have identified 3/9 at 2pm as a (virtual) meeting date. Please let me know if that works for you. If so, we will schedule it for that day and set up a time to meet in advance to prepare.

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Date: Mar 01, 2023 06:49 PM

From: Christian Gray <christiangray3@protonmail.com>

To: Michael Kozek <mkozek@weenkozek.com>

Cc: David May <davidmortimermay@gmail.com>, erez horovitz <ehorovitz@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, "noksman@weenkozek.com" <noksman@weenkozek.com>

Subject: Re: 226 Franklin - OATH

Also, will it include a discussion of buyouts?

Sent with Proton Mail secure email.

----- Original Message -----

On Wednesday, March 1st, 2023 at 1:47 PM, Christian Gray <christiangray3@protonmail.com> wrote:

Just to clarify, what is the "settlement conference" for? What are we "settling"? The harassment case, or does it have a broader scope? PAA's?

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Peace,

Christian

Sent with Proton Mail secure email.

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Date: Mar 06, 2023 08:18 AM

From: David May <davidmortimermay@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, erez horovitz <ehorovitz@gmail.com>

Subject: Re: 226 Franklin - OATH

Did follow up prep meeting get scheduled? Chris- did those questions answered?

On Wed, Mar 1, 2023 at 12:49 PM Christian Gray <christiangray3@protonmail.com> wrote:

Also, will it include a discussion of buyouts?

Sent with Proton Mail secure email.

----- Original Message -----

On Wednesday, March 1st, 2023 at 1:47 PM, Christian Gray <christiangray3@protonmail.com> wrote:

Just to clarify, what is the "settlement conference" for? What are we "settling"? The harassment case, or does it have a broader scope? PAA's?

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Christian

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----- Original Message -----

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--

David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Mar 08, 2023 02:10 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Michael Kozek <mkozek@weenkozek.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, "noksman@weenkozek.com" <noksman@weenkozek.com>

Subject: Re: 226 Franklin - OATH

Hey Michael,

Just confirming our 2pm tomorrow and to also ask what we're going into / what we should expect / be prepared for?

Thanks

Erez

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--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Mar 08, 2023 02:16 PM

From: "Nina C. Oksman" <noksman@weenkozek.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Michael Kozek <mkozek@weenkozek.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: 226 Franklin - OATH

Folks,

We are confirmed for March 9 at 2pm for the conference. Video link below, it uses webex so you may want to download or try it out in advance but I think it works in a browser as well.

The conference is meant to discuss the issues in the harassment application specifically, the merits of the case and what each side wants in relation thereto. But settlement

negotiation can involve all sorts of matters depending on what each side wants and is willing to give/give up in order to settle.

We would also like to have a meeting with just you the tenants and us your attorneys in advance of the conference tomorrow. Can you please make time to meet 12:30pm tomorrow just before the conference so we can discuss?

Please confirm meeting advance,

Best,

Nina

Thursday March 9, 2023 @ 2pm conference link:

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<https://nyc-oath.webex.com/nyc-oath/j.php?MTID=m4cc31036b558a467f5e0f91755cd3aa9>

Join by meeting number

Meeting number (access code): 2341 234 2606

Meeting password: byJYn9UZk35

Tap to join from a mobile device (attendees only)

+1-646-992-2010,,23412342606## United States Toll (New York City)

+1-408-418-9388,,23412342606## United States Toll

Join by phone

+1-646-992-2010 United States Toll (New York City)

+1-408-418-9388 United States Toll

Global call-in numbers

Join from a video system or application

Dial 23412342606@nyc-oath.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

If you are a host, click here to view host information.

Need help? Go to <https://help.webex.com>

Nina C. Oksman | Partner | WEEN & KOZEK

BROOKLYN: 20 Jay Street, Ste. 814 | Brooklyn, NY 11201

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Pronouns: she/her/hers

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On Wed, Mar 8, 2023 at 2:10 PM erez horovitz <ehorovitz@gmail.com> wrote:

Hey Michael,

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Thanks

Erez

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Erez Horovitz

erezhorovitz.com
ehorovitz@gmail.com
978 302 3680

Date: Mar 08, 2023 02:27 PM
From: erez horovitz <ehorovitz@gmail.com>
To: "Nina C. Oksman" <noksman@weenkozek.com>
Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Michael Kozek <mkozek@weenkozek.com>
Subject: Re: 226 Franklin - OATH
Confirmed for 1230 tomorrow

Erez

On Wed, Mar 8, 2023 at 2:17 PM Nina C. Oksman <noksman@weenkozek.com> wrote:

Folks,

We are confirmed for March 9 at 2pm for the conference. Video link below, it uses webex so you may want to download or try it out in advance but I think it works in a browser as well.

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Join by meeting number

Meeting number (access code): 2341 234 2606

Meeting password: byJYn9UZk35

Tap to join from a mobile device (attendees only)

+1-646-992-2010,,23412342606## United States Toll (New York City)

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Pronouns: she/her/hers

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Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Mar 08, 2023 07:29 PM

From: noksman@weenkozek.com

To: christiangray3@protonmail.com, David May <davidmortimermay@gmail.com>, ehorovitz@gmail.com, Michael Kozek <mkozek@weenkozek.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Invitation: MPK/NCO 226 Franklin mtg pre conference @ Thu Mar 9, 2023 12:30pm - 1:30pm (EST) (christiangray3@protonmail.com)

MPK/NCO 226 Franklin mtg pre conference

Join with Google Meet – You have been invited to attend an event named MPK/NCO 226 Franklin mtg pre conference on Thursday Mar 9, 2023 · 12:30pm – 1:30pm (Eastern Time - New York).

Join with Google Meet

Meeting link

meet.google.com/vas-bsnj-pmr

Join by phone(US) +1 510-766-1087

PIN: 294448139

More phone numbers

When Thursday Mar 9, 2023 · 12:30pm – 1:30pm (Eastern Time - New York)

Guests

noksman@weenkozek.com - creator

David May

ehorovitz@gmail.com

Michael Kozek

cc: Christian Gray

Kathryn DownieView all guest info

Reply for christiangray3@protonmail.com

Yes

No

Maybe

More options

Invitation from Google Calendar

You are receiving this email because you are an attendee on the event. To stop receiving future updates for this event, decline this event.

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Date: Mar 08, 2023 02:49 PM

From: "Nina C. Oksman" <noksman@weenkozek.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Michael Kozek <mkozek@weenkozek.com>

Subject: Re: 226 Franklin - OATH

Folks,

Below is a google video link for our pre-conference meeting. Kathryn, Christian, David, please confirm you will join us at 12:30. (Webex link for the actual conference at 2pm is further down the email chain.)

MPK/NC0 226 Franklin mtg pre conference

Thursday, March 9 · 12:30 – 1:30pm

Google Meet joining info

Video call link: <https://meet.google.com/vas-bsnj-pmr>

Or dial: ■(US) +1 510-766-1087■ PIN: ■294 448 139■#

More phone numbers: <https://tel.meet/vas-bsnj-pmr?pin=9643768211947>

Nina C. Oksman | Partner | WEEN & KOZEK

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HUDSON VALLEY: 319 Main Street | Poughkeepsie, NY 12601noksman@weenkozek.com |
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Date: Mar 08, 2023 02:24 PM

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To: "Nina C. Oksman" <noksman@weenkozek.com>

Cc: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Michael Kozek <mkozek@weenkozek.com>, erez horovitz <ehorovitz@gmail.com>

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The Land of Tradition

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Cc: "mkozek@weenkozek.com" <mkozek@weenkozek.com>, "ehorovitz@gmail.com" <ehorovitz@gmail.com>
Subject: Re: 226 Franklin - OATH

Somehow I thought we were meeting at 2pm, just us, about a settlement conference that was happening in the future.

I can meet at 12 but I honestly don't know what a "settlement conference" means.

Are we discussing a settlement for our loft with Marty and his attorney? That is something I wish I was more prepared for.

Kate

From: Christian Gray <christiangray3@protonmail.com>

Sent: Wednesday, March 8, 2023 3:26 PM

To: davidmortimermay@gmail.com <davidmortimermay@gmail.com>; noksman@weenkozek.com <noksman@weenkozek.com>

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Cc: "mkozek@weenkozek.com" <mkozek@weenkozek.com>, "ehorovitz@gmail.com" <ehorovitz@gmail.com>
Subject: Re: 226 Franklin - OATH

Ok, seeing the email that explains the settlement conference. Sorry I somehow missed that one.

See you at 12:30pm.

Kate

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, March 8, 2023 6:26 PM

To: Christian Gray <christiangray3@protonmail.com>; davidmortimermay@gmail.com <davidmortimermay@gmail.com>; noksman@weenkozek.com <noksman@weenkozek.com>

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Thursday, March 9 · 12:30 – 1:30pm

Google Meet joining info

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Or dial: ■(US) +1 510-766-1087■ PIN: ■294 448 139■#

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David Mortimer

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Pronouns: he/him/his

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New York 11201

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ehorovitz@gmail.com

978 302 3680

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ehorovitz@gmail.com

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David Mortimer

May

97 Green Street, #G22

Brooklyn, NY 11222

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(615) 429-4414

The Land of Tradition

Date: Mar 09, 2023 05:26 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Nina Oksman <noksman@weenkozek.com>

Cc: Christian Gray <christiangray3@protonmail.com>, "davidmortimermay@gmail.com" <davidmortimermay@gmail.com>, "mkozek@weenkozek.com" <mkozek@weenkozek.com>, "ehorovitz@gmail.com" <ehorovitz@gmail.com>

Subject: Re: 226 Franklin - OATH

A doctor's appointment I had in the city this morning went a lot longer then planned .

Going to be 10-15 minutes late for our meeting.

Kate

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, March 8, 2023 8:49 PM

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Cc: Christian Gray <christiangray3@protonmail.com>; davidmortimermay@gmail.com <davidmortimermay@gmail.com>; mkozek@weenkozek.com <mkozek@weenkozek.com>; ehorovitz@gmail.com <ehorovitz@gmail.com>

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We will prepare you for what to expect at the settlement conference during our earlier meeting, just us, at 12:30. No need to stress- everything will be explained in detail at 12:30.

See you all tomorrow at 12:30!

Nina C. Oksman | Partner | WEEN & KOZEK

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MPK/NC0 226 Franklin mtg pre conference

Thursday, March 9 · 12:30 – 1:30pm

Google Meet joining info

Video call link:

<https://meet.google.com/vas-bsnj-pmr>

Or dial: ■(US) +1 510-766-1087■ PIN: ■294 448 139■#

More phone numbers:

<https://tel.meet/vas-bsnj-pmr?pin=9643768211947>

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Thursday March 9, 2023 @ 2pm conference link:

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Do not delete or change any of the following text. --

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Join

meeting

More ways to join:

Join from the meeting link

<https://nyc-oath.webex.com/nyc-oath/j.php?MTID=m4cc31036b558a467f5e0f91755cd3aa9>

Join by meeting number

Meeting number (access code):

2341 234 2606

Meeting password: byJYn9UZk35

Tap to join from a mobile device (attendees only)

+1-646-992-2010,,23412342606##

United States Toll (New York City)

+1-408-418-9388,,23412342606##

United States Toll

Join by phone

+1-646-992-2010 United States Toll (New York City)

+1-408-418-9388 United States Toll

Global

call-in numbers

Join from a video system or application

Dial

23412342606@nyc-oath.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

If you are a host,

click

here to view host information.

Need help? Go to

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Because he doesn't want us to be happy, he wants it to get prolonged. And the Loft Bord just doesn't care. I don't understand how the judge can't see that.

Marty personally told me the work on my apartment will get done last because he wants to buy me out and keep that option open as long as he can.

Thanks Michael and Nina. I'm glad we have you working with us.

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More phone numbers:

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More ways to join:

Join from the meeting link

<https://nyc-oath.webex.com/nyc-oath/j.php?MTID=m4cc31036b558a467f5e0f91755cd3aa9>

Join by meeting number

Meeting number (access code):

2341 234 2606

Meeting password: byJYn9UZk35

Tap to join from a mobile device (attendees only)

+1-646-992-2010,,23412342606##

United States Toll (New York City)

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Join by phone

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I thought you did great Kate. And yes, I did call their bluff and told them they could legalize, they just jerked me around and haven't heard a thing since.

For what's it's worth, I've been and continue to pay rent in full.

Erez

F107

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Anyway, I can get my list to you asap. Because I've already made it and shared it with Marty, the loft board, and past attorneys multiple times.

At meetings at the loft board, that I had to take off work for, we all agreed to things and then Marty's architect won't put it in the plans.

Because he doesn't want us to be happy, he wants it to get prolonged. And the Loft Board just doesn't care. I don't understand how the judge can't see that.

Marty personally told me the work on my apartment will get done last because he wants to buy me out and keep that option open as long as he can.

Thanks Michael and Nina. I'm glad we have you working with us.

Kate

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Thursday, March 9, 2023 12:26 PM

To: Nina Oksman <noksman@weenkozek.com>

Cc: Christian Gray <christiangray3@protonmail.com>; davidmortimermay@gmail.com <davidmortimermay@gmail.com>; mkozek@weenkozek.com <mkozek@weenkozek.com>; ehorovitz@gmail.com <ehorovitz@gmail.com>

Subject: Re: 226 Franklin - OATH

A doctor's appointment I had in the city this morning went a lot longer than planned .

Going to be 10-15 minutes late for our meeting.

Kate

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, March 8, 2023 8:49 PM

To: Nina Oksman <noksman@weenkozek.com>

Cc: Christian Gray <christiangray3@protonmail.com>; davidmortimermay@gmail.com <davidmortimermay@gmail.com>; mkozek@weenkozek.com <mkozek@weenkozek.com>; ehorovitz@gmail.com <ehorovitz@gmail.com>

Subject: Re: 226 Franklin - OATH

Thanks Nina

From: Nina Oksman <noksman@weenkozek.com>

Sent: Wednesday, March 8, 2023 6:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; davidmortimermay@gmail.com <davidmortimermay@gmail.com>; mkozek@weenkozek.com <mkozek@weenkozek.com>; ehorovitz@gmail.com <ehorovitz@gmail.com>

Subject: Re: 226 Franklin - OATH

Kathryn-

at 12:30 you, your neighbors and your attorneys - Michael and I - will meet by video to discuss our options, the harassment case, and what is going to happen at the settlement conference which takes place at 2.

The settlement conference at 2 pm is a video meeting before an administrative law judge that we all attend along with owner and their attorneys. At the settlement conference we will discuss the merits of the case, and possible settlement with the other

side between all the parties. You will not be expected to speak- Michael and I will do that on your behalf.

We will prepare you for what to expect at the settlement conference during our earlier meeting, just us, at 12:30. No need to stress- everything will be explained in detail at 12:30.

See you all tomorrow at 12:30!

Nina C. Oksman | Partner | WEEN & KOZEK

BROOKLYN: 20 Jay St, Ste. 814, Brooklyn, NY 11201

HUDSON VALLEY: 319 Main St, Poughkeepsie, NY 12601

noksman@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: she/her/hers

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On Mar 8, 2023, at 6:26 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

■

Somehow I thought we were meeting at 2pm, just us, about a settlement conference that was happening in the future.

I can meet at 12 but I honestly don't know what a "settlement conference" means.

Are we discussing a settlement for our loft with Marty and his attorney? That is something I wish I was more prepared for.

Kate

From: Christian Gray <christiangray3@protonmail.com>

Sent: Wednesday, March 8, 2023 3:26 PM

To: davidmortimermay@gmail.com <davidmortimermay@gmail.com>; noksman@weenkozek.com <noksman@weenkozek.com>

Cc: downiekathryn@hotmail.com <downiekathryn@hotmail.com>; mkozek@weenkozek.com <mkozek@weenkozek.com>; ehorovitz@gmail.com <ehorovitz@gmail.com>

Subject: Re: 226 Franklin - OATH

Confirmed. Thank you.

On Wed, Mar 8, 2023 at 15:24, David May <davidmortimermay@gmail.com> wrote:

Confirmed for tomorrow

On Wed, Mar 8, 2023 at 1:49 PM Nina C. Oksman <noksman@weenkozek.com> wrote:

Folks,

Below is a google video link for our pre-conference meeting. Kathryn, Christian, David, please confirm you will join us at 12:30. (Webex link for the actual conference at 2pm is further down the email chain.)

MPK/NC0 226 Franklin mtg pre conference

Thursday, March 9 · 12:30 – 1:30pm

Google Meet joining info

Video call link:

<https://meet.google.com/vas-bsnj-pmr>

Or dial: ■(US) +1 510-766-1087■ PIN: ■294 448 139■#

More phone numbers:

<https://tel.meet/vas-bsnj-pmr?pin=9643768211947>

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On Wed, Mar 8, 2023 at 2:27 PM erez horovitz <ehorovitz@gmail.com> wrote:

Confirmed for 1230 tomorrow

Erez

On Wed, Mar 8, 2023 at 2:17 PM Nina C. Oksman <noksman@weenkozek.com> wrote:

Folks,

We are confirmed for March 9 at 2pm for the conference. Video link below, it uses webex so you may want to download or try it out in advance

but I think it works in a browser as well.

The conference is meant to discuss the issues in the harassment application specifically, the merits of the case and what each side wants in relation thereto. But settlement negotiation can involve all sorts of matters depending on what each side wants and is willing to give/give up in order to settle.

We would also like to have a meeting with just you the tenants and us your attorneys in advance of the conference tomorrow.

Can you please make time to meet 12:30pm tomorrow just before the conference so we can discuss?

Please confirm meeting advance,

Best,

Nina

Thursday March 9, 2023 @ 2pm conference link:

--

Do not delete or change any of the following text. --

When it's time, join your Webex meeting here.

Join

meeting

More ways to join:

Join from the meeting link

<https://nyc-oath.webex.com/nyc-oath/j.php?MTID=m4cc31036b558a467f5e0f91755cd3aa9>

Join by meeting number

Meeting number (access code):

2341 234 2606

Meeting password: byJYn9UZk35

Tap to join from a mobile device (attendees only)

+1-646-992-2010,,23412342606##

United States Toll (New York City)

+1-408-418-9388,,23412342606##

United States Toll

Join by phone

+1-646-992-2010 United States Toll (New York City)

+1-408-418-9388 United States Toll

Global

call-in numbers

Join from a video system or application

Dial

[23412342606@nyc-oath.webex.com](https://nyc-oath.webex.com)

You can also dial 173.243.2.68 and enter your meeting number.

If you are a host,

click

here to view host information.

Need help? Go to

<https://help.webex.com>

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On Wed, Mar 8, 2023 at 2:10 PM erez horovitz <ehorovitz@gmail.com> wrote:

Hey Michael,

Just confirming our 2pm tomorrow and to also ask what we're going into / what we should expect / be prepared for?

Thanks

Erez

On Wed, Mar 1, 2023 at 9:18 AM Michael Kozek <mkozek@weenkozek.com> wrote:

Folks, the "settlement conference" judge in the OATH case reached out to us and Shapiro (owner's attorney) to ask if we would be interested in participating in a settlement conference. Both sides expressed a willingness to participate, and we have identified

3/9 at 2pm as a (virtual) meeting date. Please let me know if that works for you. If so, we will schedule it for that day and set up a time to meet in advance to prepare.

Michael P. Kozek

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--

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--

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David Mortimer

May

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Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

--

Erez Horovitz

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978 302 3680

Date: Jul 06, 2023 01:07 PM

From: Michael Kozek <mkozek@weenkozek.com>

To: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Cc: "noksman@weenkozek.com" <noksman@weenkozek.com>, Lindsey Rubinstein <lrubinstein@weenkozek.com>

Subject: Fwd: [EXTERNAL] Re: 226 Franklin Street

Hi all, I received the amended narrative and associated plans for the sprinklers, hot water and plumbing below. I have not reviewed them yet. Can you let me know if you were working with an architect on this? I understand that you may have previously been with Atlas but stopped working with him, and then later worked with Alex Neratoff.

Michael P. Kozek

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From: Michael Kozek <mkozek@weenkozek.com>

Date: Thu, Jul 6, 2023 at 1:05 PM

Subject: Re: [EXTERNAL] Re: 226 Franklin Street

To: Jessica Kashizadeh <JKashizadeh@pakniaeng.com>

Cc: James Madison Kim (Buildings) <JMKim@buildings.nyc.gov>, Margaret Sandercock <mbs@goodfarblaw.com>, Edouard Paknia <EPaknia@pakniaeng.com>, Alexandr Neratoff <alexandr@neratoff.com>, Margaret Sandercock <mbsandercock@optonline.net>, Robert Petrucci <rmpetrucci@aol.com>, Parker Rothman <PRothman@bbgllp.com>, NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>, Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>

Received thank you

Michael P. Kozek

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On Thu, Jul 6, 2023 at 9:37 AM Jessica Kashizadeh <JKashizadeh@pakniaeng.com> wrote:

Mr. Kozek, please see requested documents at the following links:

Alt2 340670465 _Sprinkler Modification by Eric Chang, PE

Alt2 340670456 _Plumbing (Central Hot Water system) by Eric Chang, PE

Alt2 321785154_Standpipe by Oleg Rudister, PE

3-14-2019 226 Franklin St_Narrative Statement

Thank you,

Jessica Kashizadeh, RA, AIA

Project Architect

Paknia Engineering & Architecture, PC

646.727.4215

ext. 201

115 West 29th St. | Suite 1100 | New York, NY 10001

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From: Michael Kozek <mkozek@weenkozek.com>

Sent: Thursday, July 6, 2023 8:20 AM

To: Jessica Kashizadeh <JKashizadeh@pakniaeng.com>

Cc: James Madison Kim (Buildings) <JMKim@buildings.nyc.gov>; Margaret Sandercock <mbs@goodfarblaw.com>; Edouard Paknia <EPaknia@pakniaeng.com>; Alexandr Neratoff <alexandr@neratoff.com>; Margaret Sandercock <mbsandercock@optonline.net>; Michael M. Bobick

<mboobick@bbgllp.com>; Robert Petrucci <rmpetrucci@aol.com>; NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>; Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>

Subject: Re: [EXTERNAL] Re: 226 Franklin Street

Please send me the narrative and plans.

Michael P. Kozek

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mkozek@weenkozek.com | www.weenkozek.com

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from your computer. Thank you.

On Wed, Jul 5, 2023 at 5:43 PM Jessica Kashizadeh <JKashizadeh@pakniaeng.com> wrote:

Mr Kim, please see our responses below:

"Mr. Paknia: what job applications does Owner still need Loft Board approval to continue on?"

Alt2 340670456 _Plumbing (Central Hot Water system) by Eric Chang, PE

Alt2 340670465 _Sprinkler Modification by Eric Chang, PE

Alt2 321785154_Standpipe by Oleg Rudister, PE

"Have the most recent sets of plans for which LB approval is required been filed with us so we can start said clocks?"

Yes, these plans have been filed with the Loft Board.

Thank you,

Jessica Kashizadeh, RA, AIA

Project Architect

Paknia Engineering & Architecture, PC

646.727.4215

ext. 201

115 West 29th St. | Suite 1100 | New York, NY 10001

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From: James Madison Kim (Buildings) <JMKim@buildings.nyc.gov>

Sent: Monday, July 3, 2023 3:42 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>; Edouard Paknia <EPaknia@pakniaeng.com>; Jessica Kashizadeh <JKashizadeh@pakniaeng.com>;

Alexandr Neratoff <alexandr@neratoff.com>; Margaret Sandercock <mbsandercock@optonline.net>; 'Michael M. Bobick' <mbobick@BBGLLP.COM>;

'Robert Petrucci' <rmpetrucci@aol.com>; 'Michael Kozek' <mkozek@weenkozek.com>

Cc: NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>; Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>

Subject: RE: [EXTERNAL] Re: 226 Franklin Street

Added, thank you. You are welcome to add him next time as well.

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Monday, July 3, 2023 3:41 PM

To: James Madison Kim (Buildings) <JMKim@buildings.nyc.gov>; Edouard Paknia <EPaknia@pakniaeng.com>; Jessica Kashizadeh <JKashizadeh@pakniaeng.com>;

Alexandr Neratoff <alexandr@neratoff.com>; Margaret Sandercock <mbsandercock@optonline.net>; 'Michael M. Bobick' <mbobick@BBGLLP.COM>;

'Robert Petrucci' <rmpetrucci@aol.com>

Cc: NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>; Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>

Subject: [EXTERNAL] Re: 226 Franklin Street

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phish@oti.nyc.gov as an attachment (Click the More button, then forward as attachment).

We need to add Michael Kozek who now represents the TA.

Get

Outlook for iOS

From: James Madison Kim (Buildings) <JMKim@buildings.nyc.gov>

Sent: Monday, July 3, 2023 3:29:39 PM

To: Edouard Paknia <EPaknia@pakniaeng.com>; Jessica Kashizadeh <JKashizadeh@pakniaeng.com>; Alexandr Neratoff <alexandr@neratoff.com>;

Margaret Sandercock <mbs@goodfarblaw.com>; Margaret Sandercock <mbsandercock@optonline.net>; 'Michael M. Bobick' <mbobick@BBGLLP.COM>;

'Robert Petrucci' <rmpetrucci@aol.com>

Cc: NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>; Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>

Subject: 226 Franklin Street

Hi all – checking in here as we are in receipt of Mr. Paknia's most recent Legalization Progress Report.

It states: "We are awaiting Loft Board to begin the clock in order to issue certification" and mentions the most recent conference in April 2021.

Mr. Paknia: what job applications does Owner still need Loft Board approval to continue on?

Have the most recent sets of plans for which LB approval is required been filed with us so we can start said clocks?

Please let me know, as the prior progress on legalization of this building predates me. Thanks everyone.

James Madison Kim (he/him)

Assistant General Counsel, Loft Board

280 Broadway, 1st Floor

New York, NY 10007

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Date: Aug 07, 2023 10:44 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Michael Kozek <mkozek@weenkozek.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Lindsey Rubinstein <lrubinstein@weenkozek.com>, "noksman@weenkozek.com" <noksman@weenkozek.com>

Subject: Re: [EXTERNAL] Re: 226 Franklin Street

Sorry for the delay on this Michael. It was a bit of a mess, most of us worked w both of them during the protracted back and forth. Personally I became frustrated with Atlas and hired a personal architect to help me with my plans (which were more or less were approved, and appear to remain intact based on what you've sent over) I know most were not so fortunate.

On Thu, Jul 6, 2023 at 1:08 PM Michael Kozek <mkozek@weenkozek.com> wrote:

Hi all, I received the amended narrative and associated plans for the sprinklers, hot water and plumbing below. I have not reviewed them yet. Can you let me know if you were working with an architect on this? I understand that you may have previously been with Atlas but stopped working with him, and then later worked with Alex Neratoff.

Michael P. Kozek

Partner | WEEN & KOZEK

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From: Michael Kozek <mkozek@weenkozek.com>

Date: Thu, Jul 6, 2023 at 1:05 PM

Subject: Re: [EXTERNAL] Re: 226 Franklin Street

To: Jessica Kashizadeh <JKashizadeh@pakniaeng.com>

Cc: James Madison Kim (Buildings) <JMKim@buildings.nyc.gov>, Margaret Sandercock <mbs@goodfarblaw.com>, Edouard Paknia <EPaknia@pakniaeng.com>, Alexandr Neratoff <alexandr@neratoff.com>, Margaret Sandercock <mbsandercock@optonline.net>, Robert Petrucci <rmpetrucci@aol.com>, Parker Rothman <PROthman@bbgllp.com>, NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>, Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>

Received thank you

Michael P. Kozek

Partner | WEEN & KOZEK

mkozek@weenkozek.com | www.weenkozek.com

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On Thu, Jul 6, 2023 at 9:37 AM Jessica Kashizadeh <JKashizadeh@pakniaeng.com> wrote:

Mr. Kozek, please see requested documents at the following links:

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3-14-2019 226 Franklin St_Narrative Statement

Thank you,

Jessica Kashizadeh, RA, AIA

Project Architect

Paknia Engineering & Architecture, PC

646.727.4215

ext. 201

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Subject: Re: [EXTERNAL] Re: 226 Franklin Street

Please send me the narrative and plans.

Michael P. Kozek

Partner | WEEN & KOZEK

mkozek@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: he/him/his

BROOKLYN: 20

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James Madison Kim (he/him)

Assistant General Counsel, Loft Board

280 Broadway, 1st Floor

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--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Aug 07, 2023 02:59 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: erez horovitz <ehorovitz@gmail.com>, Michael Kozek <mkozek@weenkozek.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Lindsey Rubinstein <lrubinstein@weenkozek.com>, "noksman@weenkozek.com" <noksman@weenkozek.com>

Subject: Re: [EXTERNAL] Re: 226 Franklin Street
What's this for?

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, August 7, 2023 10:44 AM

To: Michael Kozek <mkozek@weenkozek.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; Lindsey Rubinstein <lrubinstein@weenkozek.com>; noksman@weenkozek.com <noksman@weenkozek.com>

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Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Aug 07, 2023 11:00 AM

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Thank you,

Jessica Kashizadeh, RA, AIA

Project Architect

Paknia Engineering & Architecture, PC

646.727.4215

ext. 201

115 West 29th

St. | Suite 1100 | New York, NY 10001

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280 Broadway, 1st Floor

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erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

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3-14-2019 226 Franklin St_Narrative Statement

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Please send me the narrative and plans.

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erezhorovitz.com

ehorovitz@gmail.com

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When was this from?

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Subject: Re: [EXTERNAL] Re: 226 Franklin Street

Please send me the narrative and plans.

Michael P. Kozek

Partner | WEEN & KOZEK

mkozek@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: he/him/his

BROOKLYN: 20

Jay Street, Ste. 814 | Brooklyn, New York 11201

HUDSON

VALLEY: 319 Mill Street | Poughkeepsie, New York 12601

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Alt2 340670465 _Sprinkler Modification by Eric Chang, PE

Alt2 321785154_Standpipe by Oleg Rudister, PE

"Have the most recent sets of plans for which LB approval is required been filed with us so we can start said clocks?"

Yes, these plans have been filed with the Loft Board.

Thank you,

Jessica Kashizadeh, RA, AIA

Project Architect

Paknia Engineering & Architecture, PC

646.727.4215

ext. 201

115 West 29th

St. | Suite 1100 | New York, NY 10001

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'Robert Petrucci' <rmpetrucci@aol.com>; 'Michael Kozek' <mkozek@weenkozek.com>

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Cc: NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>; Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>

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Get Outlook for iOS

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'Robert Petrucci' <rmpetrucci@aol.com>

Cc: NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>; Stephan Clarke
(Buildings) <StClarke@buildings.nyc.gov>

Subject: 226 Franklin Street

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It states: "We are awaiting Loft Board to begin the clock in order to issue certification" and mentions the most recent conference in April 2021.

Mr. Paknia: what job applications does Owner still need Loft Board approval to continue on?

Have the most recent sets of plans for which LB approval is required been filed with us so we can start said clocks?

Please let me know, as the prior progress on legalization of this building predates me. Thanks everyone.

James Madison Kim (he/him)

Assistant General Counsel, Loft Board

280 Broadway, 1st Floor

New York, NY 10007

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original message from your system and then confirm its deletion. Any review, dissemination, distribution or copying of this message is strictly prohibited. Thank you.

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Aug 07, 2023 12:52 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Lindsey Rubinstein <lrubinstein@weenkozek.com>, Michael Kozek <mkozek@weenkozek.com>, "noksman@weenkozek.com" <noksman@weenkozek.com>

Subject: Re: [EXTERNAL] Re: 226 Franklin Street

Original email was sent on July 6th, from Michael to all of us, I'll forward it to ya

On Mon, Aug 7, 2023 at 11:03 AM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm not seeing an email below.

When was this from?

Kate

From: Michael Kozek <mkozek@weenkozek.com>

Sent: Monday, August 7, 2023 11:01 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>; Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; Lindsey Rubinstein <lrubinstein@weenkozek.com>; noksman@weenkozek.com <noksman@weenkozek.com>

Subject: Re: [EXTERNAL] Re: 226 Franklin Street

Please see my email below and the referenced attachments.

Michael P. Kozek

Partner | WEEN & KOZEK

mkozek@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: he/him/his

BROOKLYN: 20 Jay Street, Ste. 814 | Brooklyn, New York
11201

HUDSON VALLEY: 319 Mill Street | Poughkeepsie, New York 12601

SELECTED TO SUPERLAWYERS: 2017-2023

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disclosing, distributing, disseminating or otherwise using this transmission in any way. If you have received this message in error, please notify the sender and then delete this message and its attachments from your computer. Thank you.

On Mon, Aug 7, 2023 at 10:59 AM Kathryn Downie <downiekathryn@hotmail.com> wrote:

What's this for?

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, August 7, 2023 10:44 AM

To: Michael Kozek <mkozek@weenkozek.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May
<davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;

Lindsey Rubinstein <lrubinstein@weenkozek.com>;

noksman@weenkozek.com <noksman@weenkozek.com>

Subject: Re: [EXTERNAL] Re: 226 Franklin Street

Sorry for the delay on this Michael. It was a bit of a mess, most of us worked w both of them during the protracted back and forth. Personally I became frustrated with Atlas and hired a personal architect to help me with my plans (which were

more or less were approved, and appear to remain intact based on what you've sent over) I know most were not so fortunate.

On Thu, Jul 6, 2023 at 1:08 PM Michael Kozek <mkozek@weenkozek.com> wrote:

Hi all, I received the amended narrative and associated plans for the sprinklers, hot water and plumbing below. I have not reviewed them yet. Can you let me know if you were working with an architect on this? I understand that you may have previously been with Atlas but stopped working with him, and then later worked with Alex Neratoff.

Michael P. Kozek

Partner | WEEN & KOZEK

mkozek@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

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you.

----- Forwarded message -----

From: Michael Kozek <mkozek@weenkozek.com>

Date: Thu, Jul 6, 2023 at 1:05 PM

Subject: Re: [EXTERNAL] Re: 226 Franklin Street

To: Jessica Kashizadeh <JKashizadeh@pakniaeng.com>

Cc: James Madison Kim (Buildings) <JMKim@buildings.nyc.gov>, Margaret Sandercock <mbs@goodfarblaw.com>, Edouard Paknia <EPaknia@pakniaeng.com>,

Alexandr Neratoff <alexandr@neratoff.com>, Margaret Sandercock <mbsandercock@optonline.net>, Robert Petrucci <rmpetrucci@aol.com>,

Parker Rothman <PRothman@bbgllp.com>, NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>, Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>

Received thank you

Michael P. Kozek

Partner | WEEN & KOZEK

mkozek@weenkozek.com | www.weenkozek.com

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On Thu, Jul 6, 2023 at 9:37 AM Jessica Kashizadeh <JKashizadeh@pakniaeng.com> wrote:

Mr. Kozek, please see requested documents at the following links:

Alt2 340670465 _Sprinkler Modification by Eric Chang, PE

Alt2 340670456 _Plumbing (Central Hot Water system) by Eric Chang, PE

Alt2 321785154_Standpipe by Oleg Rudister, PE

3-14-2019 226 Franklin St_Narrative Statement

Thank you,

Jessica Kashizadeh, RA, AIA

Project Architect

Paknia Engineering & Architecture, PC

646.727.4215

ext. 201

115 West 29th

St. | Suite 1100 | New York, NY 10001

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Sent: Thursday, July 6, 2023 8:20 AM

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Yes, these plans have been filed with the Loft Board.

Thank you,

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Project Architect

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Assistant General Counsel, Loft Board

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New York, NY 10007

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--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Aug 14, 2023 11:34 PM

From: Christian Gray <christiangray3@protonmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, David May <davidmortimermay@gmail.com>

Subject: Neratoff PAA Drawings

Greetings,

Please send me any PAA drawings that Neratoff prepared for you. I need to send them along to Kozek asap. Thanks.

Peace,

Christian

Sent with Proton Mail secure email.

Date: Aug 14, 2023 08:35 PM

From: David May <davidmortimermay@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Subject: Fwd: 226 franklin oath follow up for unit g22

I am forwarding you an email with attachments I sent to kozek in march about the loft. It includes the paa attachments. Thanks!

----- Forwarded message -----

From: David May <davidmortimermay@gmail.com>

Date: Mon, Mar 27, 2023 at 5:12 AM

Subject: 226 franklin oath follow up for unit g22

To: Michael Kozek <mkozek@weenkozek.com>

CC: Nina Oksman <noksman@weenkozek.com>

Good morning,

I wanted to follow up on our conference earlier this month with information related to maintenance issues for unit g22. Please let me know if there is more information you would like from me. I am also attaching several pdfs prepared by our architect alexandr neratoff related to the legalization work for my unit. If you are already familiar with these or do not want them, I apologize.

- "report on questionable legalization plan certification" - includes a section describing the negative changes made by the landlord and tenant objections for unit g22

- a collection of the landlords plans for unit g22 in sequence over several drafts

- an alternative unit plan proposal for g22

- notes on alternative unit plan proposal

If the landlord wants to move forward with the legalization work and avoid escalating the harassment case, is it possible that they might adopt some of the changes we are proposing in our plans? The drawings submitted for our units by the landlord are not the product of discussion/negotiation. It is very clear when you look at the sequence of changes to my unit that they are meant to disrupt usage as well as limit light and air. My alternative proposal requires less work and fewer changes yet Marty prefers plans that will cost him more time and money.

I

was a bit confused by Shapiro's characterization of the tenants. He says we are the reason his client hasn't done the work etc but Marty requested access to conduct the legalization work in g22 in the summer of 2020. At that time Bob Petrucci told me I had to let them come in and perform the work. He requested they do the work in october 2020 due to covid concerns. I have not heard a word about it since those initial

requests for access which were very distressing.

Going forward- Considering I do not intend to remain in the building indefinitely, do I really need to worry about amending the landlord's plans for my unit? Ideally I would sell my rights to him for a good number and walk away, so let me know if or how the strategy for my unit is different from the other tenants.

CEILING MAINTENANCE ISSUES

Chris mentioned he was able to show you my unit briefly during your walkthrough. The ceiling has always allowed light, dirt, and sound into the unit since I moved in. There are many emails with the landlord about issues related to liquid and noise from upstairs since 2011 but there has never been any work done to address it. To my knowledge all of the ground floor units in the building have similar ceilings with similar issues.

The raw ceiling does not appear to be sealed or maintained properly. liquids and debris can pass through the ceiling throughout the unit. Spills and drips can occur anywhere and have damaged most of my property in some way. Dirt, dust, and rodent feces pass through the ceiling to create a perpetually dirty space and poor air quality .

Several areas of the ceiling leak consistently throughout the day. Some of the leaks above the kitchen are related to plumbing upstairs. I do not know if these pipes are leaking or if it is the fixtures above.

There are many other pipes, cords, and lengths of conduit running through and across the ceiling. Some of these other pipes leak and the areas where they pass through the ceiling are often unsealed so light, dirt, bugs, rodents etc can get in. It is very messy and I have removed multiple rodent nests over the years from metal boxes and cabinets associated with obsolete electrical wiring that has been left intact. There are cables and cords that also appear to be out of use and should be removed.

OTHER MAINTENANCE ISSUES

-The bathroom sink and toilet seals are failing. The caulking at the base of the toilet appears to have rotted and there are gaps exposing a hole in the concrete slab.

-The pipes running through the bathroom are covered in something like rust and deteriorating; shedding bits of metal. I assume they should be painted or treated in some way.

-There is some kind of suction/pressurized cap in the ground in the middle of the 2nd bedroom. I don't know what this is but if it is plumbing related it should be appropriately sealed

-The windows need repair or replacement- some of them have broken parts and all of them are very difficult to open.

-The ceiling fixture/fan in the 2nd bedroom is not wired properly and doesn't work.

*****with all the consistent leaks I would be pretty confident there is mold under the raised wood platform in the kitchen and the bathroom. The shared wall with Chris almost certainly has mold since the sprinkler incident in 2019, as well as some of the ceiling that was affected. I have not had any tests done in my unit so I don't know that I should present this as a maintenance issue, however Chris has and it discourages me from spending more time in the unit. let me know if you want me to take any steps related to mold testing etc

A question about rent- why is Marty allowed to send out invoices every month? Shapiro said tenants are free to give Marty money and he is free to take it. But Marty's office sends

invoices, follow up invoices, notices suggesting late fees and other penalties, etc which suggest otherwise. Is this not a problem for him? How is he allowed to have new tenants sign leases?

Thank you

--

David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

--

David Mortimer May

97 Green Street, #G22

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The Land of Tradition

Date: Aug 18, 2023 09:18 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, David May <davidmortimermay@gmail.com>

Cc: Michael Kozek <mkozek@weenkozek.com>, Nina Oksman <noksman@weenkozek.com>

Subject: 226 Franklin Tenants Check-In

Hey everyone,

Just had a phone call with Michael about my unit and he recommended we have a group check in to get caught up on the state of affairs (I cc'd him on this email).

Hopefully we can find a time next week or soon after when we can all meet.

Erez

--

Erez Horovitz

erezhorovitz.com
ehorovitz@gmail.com
978 302 3680

Date: Aug 18, 2023 01:28 PM
From: Christian Gray <christiangray3@protonmail.com>
To: erez horovitz <ehorovitz@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, David May <davidmortimermay@gmail.com>
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Date: Sep 05, 2023 10:24 AM

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To: erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Michael Kozek <mkozek@weenkozek.com>, Nina Oksman <noksman@weenkozek.com>

Subject: Re: 226 Franklin Tenants Check-In

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The Land of Tradition

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Subject: Invitation: (MPK) 226 Franklin Tenants @ Wed Sep 13, 2023 2pm - 3pm (EDT)
(christiangray3@protonmail.com)
(MPK) 226 Franklin Tenants

Join with Google Meet – You have been invited to attend an event named (MPK) 226 Franklin Tenants on Wednesday Sep 13, 2023 · 2pm – 3pm (Eastern Time - New York).

Join with Google Meet

Meeting link

meet.google.com/ixj-fmfz-hmi

Join by phone(US) +1 407-986-7076

PIN: 436771695

More phone numbers

When Wednesday Sep 13, 2023 · 2pm – 3pm (Eastern Time - New York)

Guests

mkozek@weenkozek.com - creator

davidmortimermay@gmail.com

ehorovitz@gmail.com

downiekathryn@hotmail.com

christiangray3@protonmail.com

noksman@weenkozek.com View all guest info

Reply for christiangray3@protonmail.com

Yes

No

Maybe

More options

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Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. Learn more

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On Fri, Aug 25, 2023 at 12:31 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Sorry for the delay I was almost switched to another trip but it looks like I'll be on tour 9/5-9/8.

It's 12 plus hour days and not great reception so I don't think I'll be able to fit in a meeting.

The 9th I'll have off but that's a Saturday so I don't know if that would work for everyone.

Could we do the following week? The week of the 11th?

Kate

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Tuesday, August 22, 2023 6:29 PM

To: Michael Kozek <mkozek@weenkozek.com>; David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Nina Oksman <noksman@weenkozek.com>; erez horovitz <ehorovitz@gmail.com>

Subject: Re: 226 Franklin Tenants Check-In

I just taked to my manager and might have to run a trip 9/5-8.

He said he'll let me know for sure by the end of the day tomorrow.

Kate

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Tuesday, August 22, 2023 12:30 PM

To: Michael Kozek <mkozek@weenkozek.com>; David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; Nina Oksman <noksman@weenkozek.com>;
erez horovitz <ehorovitz@gmail.com>

Subject: Re: 226 Franklin Tenants Check-In

That could possibly work.

I would have to request it off because I only get my schedule a week in advance.

I have a meeting with my manager later today. Let me get back to you in about 48 hours.

Kate

From: Michael Kozek <mkozek@weenkozek.com>

Sent: Tuesday, August 22, 2023 12:26 PM

To: David May <davidmortimermay@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray
<christiangray3@protonmail.com>;

Nina Oksman <noksman@weenkozek.com>; erez horovitz <ehorovitz@gmail.com>

Subject: Re: 226 Franklin Tenants Check-In

Seems like we will have to look for another time. I am planning to be out next week, so
I'd like to look for something after Labor Day. How about Tuesday 9/5 in the afternoon?

Michael P. Kozek

Partner | WEEN & KOZEK

mkozek@weenkozek.com

| www.weenkozek.com

P:

(212) 964-1822 | F:

(212) 385-9827

Pronouns: he/him/his

BROOKLYN:

20 Jay Street, Ste. 814 |

Brooklyn, New York 11201

HUDSON VALLEY:

319 Mill Street | Poughkeepsie, New York 12601

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On Tue, Aug 22, 2023 at 9:43 AM David May <davidmortimermay@gmail.com> wrote:

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I am off tomorrow.

Tuesday the 22nd I just have to work for a half day so could possibly make that work.

Also Thursday the 24th I'm off.

I work Monday the 21st but have a 45 min break at about 3:30 PCT.

Would love to touch base with everyone.

Kate

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, August 18, 2023 9:28 AM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>

Cc: Michael Kozek <mkozek@weenkozek.com>; Nina Oksman <noksman@weenkozek.com>

Subject: Re: 226 Franklin Tenants Check-In

Greetings,

Sounds good. I'm leaving town on the 23rd for a few days, so anytime before then would be ideal for me. Thank you.

Peace,

Christian

On Fri, Aug 18, 2023 at 09:18, erez horovitz <ehorovitz@gmail.com> wrote:

Hey everyone,

Just had a phone call with Michael about my unit and he recommended we have a group check in to get caught up on the state of affairs (I cc'd him on this email).

Hopefully we can find a time next week or soon after when we can all meet.

Erez

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

David

Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Sep 11, 2023 05:29 PM

From: Christian Gray <christiangray3@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>, Michael Kozek <mkozek@weenkozek.com>, Nina Oksman <noksman@weenkozek.com>

Subject: Re: 226 Franklin Tenants Check-In

See you all at 2pm on Wednesday. Thank you. Peace,

Christian

On Mon, Sep 11, 2023 at 11:23, erez horovitz <ehorovitz@gmail.com> wrote:

Works for me, thanks

On Mon, Sep 11, 2023 at 10:41 AM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Sounds good

Kate

From: Michael Kozek <mkozek@weenkozek.com>

Sent: Monday, September 11, 2023 10:32 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; David May <davidmortimermay@gmail.com>; Nina Oksman <noksman@weenkozek.com>

Subject: Re: 226 Franklin Tenants Check-In

Let's do 2pm on Wednesday. I'll send a calendar invite for that time.

Michael P. Kozek

Partner | WEEN & KOZEK

mkozek@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: he/him/his

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disclosing, distributing, disseminating or otherwise using this transmission in any way. If you have received this message in error, please notify the sender and then delete this message and its attachments from your computer. Thank you.

On Mon, Sep 11, 2023 at 10:08 AM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just checking in on if any of these dayes work for anyone?

Kate

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Wednesday, September 6, 2023 12:30 AM

To: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>

Cc: David May <davidmortimermay@gmail.com>; Michael Kozek <mkozek@weenkozek.com>; Nina Oksman <noksman@weenkozek.com>

Subject: Re: 226 Franklin Tenants Check-In

Wednesday the 13th I finish work at 2pm EST.

I also should have Thursday the 14th off, it's just not set in stone but I could ask for it.

Kate

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, September 5, 2023 12:56 PM

To: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; Michael Kozek <mkozek@weenkozek.com>; Nina Oksman <noksman@weenkozek.com>

Subject: Re: 226 Franklin Tenants Check-In

I am available this week and next week.

Peace,

Christian

On Tue, Sep 5, 2023 at 10:50, erez horovitz <ehorovitz@gmail.com> wrote:

Circling back on this, is next week viable for everyone / Michael is that too long to wait? If so I'm available today / the rest of the week and we can fill you in Kate?

Erez

On Fri, Aug 25, 2023 at 12:31 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

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Nina Oksman <noksman@weenkozek.com>; erez horovitz <ehorovitz@gmail.com>

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David May <davidmortimermay@gmail.com>

Cc: Michael Kozek <mkozek@weenkozek.com>; Nina Oksman <noksman@weenkozek.com>

Subject: Re: 226 Franklin Tenants Check-In

Greetings,

Sounds good. I'm leaving town on the 23rd for a few days, so anytime before then would be ideal for me. Thank you.

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Christian

On Fri, Aug 18, 2023 at 09:18, erez horovitz <ehorovitz@gmail.com> wrote:

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Just had a phone call with Michael about my unit and he recommended we have a group check in to get caught up on the state of affairs (I cc'd him on this email).

Hopefully we can find a time next week or soon after when we can all meet.

Erez

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erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

David

Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

Date: Sep 29, 2023 04:35 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Kozek Bill

Hey all,

Just got our Kozek bill (attached), total is 237.50

So 59.36 per person, please send via venmo and let me know,

thanks

Erez

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Sep 30, 2023 02:20 AM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: erez horovitz <ehorovitz@gmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Kozek Bill

I thought I was just going to send a check but then our account will be on the low side.

What do you think we should do?

All venmo Kozek?

Katr

From: erez horovitz <ehorovitz@gmail.com>

Sent: Friday, September 29, 2023 4:35 PM

To: Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Kozek Bill

Hey all,

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Erez

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Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Sep 30, 2023 05:18 PM

From: Christian Gray <christiangray3@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Kozek Bill

Who am I sending Venmo to? To you, Erez? Thanks.

Sent with Proton Mail secure email.

----- Original Message -----

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Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Sep 30, 2023 01:20 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Kozek Bill

Yeah,

Sorry, that wasn't clear.

Each of you plz Venmo 59.36 to me :

<https://venmo.com/u/Erez-Horovitz>

On Sat, Sep 30, 2023 at 1:19 PM Christian Gray <christiangray3@protonmail.com> wrote:

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Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Sep 30, 2023 05:22 PM

From: Christian Gray <christiangray3@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Kozek Bill

Cool thanks.

Sent with Proton Mail secure email.

----- Original Message -----

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Sorry, that wasn't clear.

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thanks

Erez

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Oct 26, 2023 03:18 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>

Subject: Invoice

Got an invoice from Kozek.

Just wanted to confirm that Erez already sent the \$237.

Kate

Date: Oct 26, 2023 03:01 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Invoice

Hey Kathryn,

Thanks for checking in.

Our last invoice for 237.50 was paid.

We have a new invoice for 527.50. So that's 131.86 per person, please send it over when you can.

That 145.20 in that invoice is a charge for a 1 on 1 between you and Kozek, so you're responsible personally for that one.

Hope everyone is well.

Erez

On Thu, Oct 26, 2023 at 8:18 AM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Got an invoice from Kozek.

Just wanted to confirm that Erez already sent the \$237.

Kate

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Oct 27, 2023 03:14 AM
From: Kathryn Downie <downiekathryn@hotmail.com>
To: erez horovitz <ehorovitz@gmail.com>
Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>
Subject: Re: Invoice
Hmm, I did not have a one on one.

Kate

From: erez horovitz <ehorovitz@gmail.com>
Sent: Thursday, October 26, 2023 6:01 PM
To: Kathryn Downie <downiekathryn@hotmail.com>
Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>
Subject: Re: Invoice

Hey Kathryn,

Thanks for checking in.

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We have a new invoice for 527.50. So that's 131.86 per person, please send it over when you can.

That 145.20 in that invoice is a charge for a 1 on 1 between you and Kozek, so you're responsible personally for that one.

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Got an invoice from Kozek.

Just wanted to confirm that Erez already sent the \$237.

Kate

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Oct 26, 2023 08:24 PM
From: erez horovitz <ehorovitz@gmail.com>
To: Kathryn Downie <downiekathryn@hotmail.com>
Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>
Subject: Re: Invoice
Gotcha, I'll reach out to him tomorrow and get clarity on that.

I did have a one on one and was charged the same amount. I'll let you know what I find out

On Thu, Oct 26, 2023 at 8:14 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hmm, I did not have a one on one.

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, October 26, 2023 6:01 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

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We have a new invoice for 527.50. So that's 131.86 per person, please send it over when you can.

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Hope everyone is well.

Erez

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Got an invoice from Kozek.

Just wanted to confirm that Erez already sent the \$237.

Kate

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Nov 07, 2023 08:47 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Subject: Kozek invoice 2

Hey, just a reminder to send over that 131.86

--

Erez Horovitz

erezhorovitz.com
ehorovitz@gmail.com
978 302 3680

Date: Nov 20, 2023 09:38 AM
From: David May <davidmortimermay@gmail.com>
To: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, erez horovitz <ehorovitz@gmail.com>
Subject: New lawyer bill?
Anybody get a bill from Kozak today? I think I'm all caught up on my portion of group stuff, Erez let me know if I'm wrong about that.

Date: Nov 20, 2023 04:12 PM
From: Kathryn Downie <downiekathryn@hotmail.com>
To: David May <davidmortimermay@gmail.com>, Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>
Subject: Re: New lawyer bill?
Just now

Are these tge same as the past 2 that we paid Erez for?

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, November 20, 2023 10:38 AM

To: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>

Subject: New lawyer bill?

Anybody get a bill from Kozak today? I think I'm all caught up on my portion of group stuff, Erez let me know if I'm wrong about that.

Date: Nov 20, 2023 08:26 AM
From: erez horovitz <ehorovitz@gmail.com>
To: Kathryn Downie <downiekathryn@hotmail.com>
Cc: David May <davidmortimermay@gmail.com>, Christian Gray <christiangray3@protonmail.com>
Subject: Re: New lawyer bill?
Hey all,

Yeah just got that bill too, still waiting on payment from Christian for our last invoice of 527.44 (131.86 each which Kate and David you both already paid).

Which should bring us up to date.

On Mon, Nov 20, 2023 at 8:12 AM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Just now

Are these tge same as the past 2 that we paid Erez for?

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Monday, November 20, 2023 10:38 AM

To: Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; erez horovitz <ehorovitz@gmail.com>

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--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Dec 11, 2023 01:40 AM

From: David May <davidmortimermay@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Subject: Nyc

Gonna be in Nyc Wednesday evening (13th) to Saturday morning (16th)

Date: Dec 11, 2023 03:20 PM

From: Christian Gray <christiangray3@protonmail.com>

To: David May <davidmortimermay@gmail.com>

Subject: Re: Nyc

On Mon, Dec 11, 2023 at 02:40, David May <davidmortimermay@gmail.com> wrote:

Gonna be in Nyc Wednesday evening (13th) to Saturday morning (16th)

Date: Jan 11, 2024 10:44 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: David May <davidmortimermay@gmail.com>, erez horovitz <ehorovitz@gmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Bill from Kozek

Was just emailed this bill.

Hope all is well with everyone.

Should I send a check or have us all send it to Erez and have him pay?

That seemed to be working.

Kate

Date: Jan 15, 2024 03:43 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: Bill from Kozek

Yeah I saw that,

Not sure what that is, let me find out what it's for.

Hope everyone is well.

Erez

On Thu, Jan 11, 2024 at 2:44 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

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erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Feb 14, 2024 12:22 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: Bill from Kozek

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Date: Sep 11, 2024 03:44 AM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: christian ingerslev <cingerslev64@gmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: (No Subject)

Dear Christian,

Thank you for talking with me today.

If I hadn't sent those voicemails and I had shown up after you broke up with me you probably would have let us be together and work on your relationship.

Our relationship is the most important thing in my life.

I'll never forgive myself for that. I'll never forgive myself for causing you the stress I caused you. I'll never forgive myself for making you afraid.

And I'll never forgive myself for not having been good enough that you could look past that my mistakes.

I hear you when you say that so much of me was anger. I remember trying to tell you so calmly what I was upset about and you wouldn't hear. You still got defensive. I know it's pointless now because you don't want our love to grow anymore.

I see how my texts sounded like I didn't want to be with you but if it were true I would have broken up with you a long time ago. I want you to not just apologise but show me you understood why it hurt me. That was the only way I could be sure it wouldn't

happen again. And I needed that to move forward. There was nothing you could do that would make me give up on such a great love. Does that make me pathetic?

I wish you would except my mistake and my remorse and know I am the person that you loved so much.

Please don't give up on us.

I never will.

Your great love forever and always

Date: Sep 11, 2024 03:53 AM

From: Christian Gray <christiangray3@protonmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: (No Subject)

Hey Kate,

I saw your email in my mailbox and stopped reading as soon as I realized you hadn't intended on sending it to me. FYI.

Peace,

Christian Gray

G21

On Tue, Sep 10, 2024 at 23:44, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Dear Christian,

Thank you for talking with me today.

If I hadn't sent those voicemails and I had shown up after you broke up with me you probably would have let us be together and work on your relationship.

Our relationship is the most important thing in my life.

I'll never forgive myself for that. I'll never forgive myself for causing you the stress I caused you. I'll never forgive myself for making you afraid.

And I'll never forgive myself for not having been good enough that you could look past that my mistakes.

I hear you when you say that so much of me was anger. I remember trying to tell you so calmly what I was upset about and you wouldn't hear. You still got defensive. I know it's pointless now because you don't want our love to grow anymore.

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happen again. And I needed that to move forward. There was nothing you could do that would make me give up on such a great love. Does that make me pathetic?

I wish you would except my mistake and my remorse and know I am the person that you loved so much.

Please don't give up on us.

I never will.

Your great love forever and always

Date: Sep 11, 2024 08:48 AM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Subject: Re: (No Subject)

Thanks

From: Christian Gray <christiangray3@protonmail.com>

Sent: Tuesday, September 10, 2024 11:53 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: (No Subject)

Hey Kate,

I saw your email in my mailbox and stopped reading as soon as I realized you hadn't intended on sending it to me. FYI.

Peace,

Christian Gray

G21

On Tue, Sep 10, 2024 at 23:44, Kathryn Downie <downiekathryn@hotmail.com> wrote:

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I'll never forgive myself for that. I'll never forgive myself for causing you the stress I caused you. I'll never forgive myself for making you afraid.

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happen again. And I needed that to move forward. There was nothing you could do that would make me give up on such a great love. Does that make me pathetic?

I wish you would except my mistake and my remorse and know I am the person that you loved so much.

Please don't give up on us.

I never will.

Your great love forever and always

Date: Sep 25, 2024 01:15 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>

Subject: Question / Advice

Hi there fellow tenants.

My roommate was getting worried about mold in the apartment. There is no visible mold but she's been getting respiratory infections. She did a home test which are not accurate but now she's freaking out and has moved out.

I explained all this to Marty and asked him to have a professional test but he said no. I sent him info on NYC Law 55 that says the landlord is required to test for mold every year. Then he said ok I'll split it with me. I explained that's not what the law says.

I've emailed Kosck multiple times, his voice mailbox is full. I emailed the loft board. I haven't heard back from anyone.

My room is moving out she gave me only a week and a half notice. I really need to show there is no mold.

What do you think I should do? Any advice?

Kate

Date: Sep 25, 2024 01:43 PM

From: Christian Gray <christiangray3@protonmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Question / Advice

Hi Kate,

I'm sorry to hear that you are dealing with these issues that are potentially mold related.

1. I suggest that you document all of your correspondence with Marty very thoroughly. Also document your roommates complaints and that is the reason why she is leaving. Get her to sign an affidavit stating the situation and why she is leaving. Also get her to acknowledge that she knows that you have asked that landlord to deal with it and he has not gotten it done in the time necessary for her to stay a resident in your unit.

2. You're not legally required to pay rent so you can stop paying rent until Marty takes care of the situation. In my situation, Marty has still not taken care of the mold infestation in my unit almost 5 years after the flood, so that may or may not be an indication of how he may behave in your situation.

3. You can take the \$ that you would normally pay Marty for rent and use it to handle the situation yourself, paying professionals to test and then conduct mold remediation, if necessary. If you opt for that route you need to document everything very thoroughly and use registered environmental inspectors and mold remediation companies so that if you need to present it in court, you are prepared.

4. Give Marty an ultimatum. You can tell him if the testing is not done by said date you will contract the services yourself and withhold rent until there is a determination and remediation (if necessary). The rent \$ is your leverage with Marty, besides that he wants you to take a buyout and leave the building. Always keep in mind that you're are not legally required to pay rent and that you are paying him rent is an act of good faith. If there is a mold infestation, and there is a high probability there is, in one way or another, it will cost Marty \$ to get it taken care of properly and he may not even ever do it. You may want to get it done yourself, either way, just to know that it's done and done properly.

5. It's probably best to get Kozek's advice and have him onboard with whatever decision you decide to go with.

6. Either way, get it tested and taken care of. Make sure that you are living in "healthy" environment.

Let us know how things progress.

Erez, has there been any word from Kozek?

I hope you all are well.

Peace,

Christian

On Wed, Sep 25, 2024 at 09:15, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hi there fellow tenants.

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What do you think I should do? Any advice?

Kate

Date: Sep 25, 2024 03:32 PM

From: Christian Gray <christiangray3@protonmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Question / Advice

Also, just to be clear, your roommate bought black mold home testing kit, tested your unit with it, and it came out positive, and that's why she's freaking out and leaving?

If it came out positive than that's seems like reason enough to demand Marty bring in professionals to test and remediate. Either way make sure that it gets done and you may want to get it done yourself so that it gets done expeditiously and thoroughly.

On Wed, Sep 25, 2024 at 09:15, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Hi there fellow tenants.

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What do you think I should do? Any advice?

Kate

Date: Sep 25, 2024 05:02 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Question / Advice

I don't know if it was black mold.

But all the mold experts I've spoken with and everything online says those tests are completely not accurate. But yes, that is why she is freaking out she did a home test.

I have been documenting everything.

Not interacting with my roommate the past few days because I was hoping to get an inspector

here first.

I hate to withhold rent because I feel like that makes Marty just go after them in anyway he can but I might have to.

I do not understand why Kosck is not getting back to me.

From: Christian Gray <christiangray3@protonmail.com>

Sent: Wednesday, September 25, 2024 11:32 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Question / Advice

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What do you think I should do? Any advice?

Kate

Date: Sep 26, 2024 10:28 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Question / Advice

Hey Kathryn,

Bummer and stressful! For what it's worth I also haven't been paying rent on Kozeks recommendation, haven't had any new problems or retaliation from Marty as a result. But I do not have a roommate / am not collecting rent.

I too haven't been getting email responses from Kozek in regards to a separate matter, my thinking is he doesn't want to get involved with stuff that's non loft law / critical stuff.

My advice is to withhold rent and use that money to resolve the issue on your own (or at least threaten this and then follow through if Marty doesn't concede).

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Sent: Wednesday, September 25, 2024 11:32 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Question / Advice

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Kate

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Sep 26, 2024 06:14 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Question / Advice

Thanks Erez,

Finally got in touch with Michael today.

He seemed surprised that I was paying rent.

I don't remember him advising us not to pay rent.

I thought it would just make problems and legal hassles that I don't want.

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, September 26, 2024 1:28 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Question / Advice

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Sent: Wednesday, September 25, 2024 11:32 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>; David May <davidmortimermay@gmail.com>

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What do you think I should do? Any advice?

Kate

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Jan 02, 2025 12:27 PM

From: Michael Busch <mbusch@weenkozek.com>

To: erez horovitz <ehorovitz@gmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Cc: Michael Kozek <mkozek@weenkozek.com>, Petrena Harrison <pharrison@weenkozek.com>

Subject: 226 Franklin: Meeting with Michael Kozek

Dear all,

Happy new year! I trust this email finds you all well.

I am writing to schedule a meeting for your group with Michael Kozek in the coming days, if at all possible. There are some items that Michael needs to review and discuss with you.

Michael's schedule is pretty tight in the coming week, but he has some availability on Monday morning at 10:00am, 11:00am, 12:00pm, and at 2:00pm.

Is it possible for some or all of you to meet with Michael K during one of those time windows? Please confer among yourselves, and let us know what is possible. If you need to propose alternate days/times, don't hesitate.

Thanks in advance for your time and attention to this, and all the best.

Michael

Michael K. Busch | Chief Operating Officer | WEEN & KOZEK

20 Jay Street, Suite 814 | Brooklyn, New York 11201

mbusch@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: he/him/his

Date: Jan 02, 2025 05:53 PM

From: Christian Gray <christiangray3@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Kozek Meeting

Greetings and happy new year,

Can everybody make these meeting times on Monday? I can meet at any of those times.

Peace,

Christian

Sent with Proton Mail secure email.

Date: Jan 02, 2025 06:46 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Kozek Meeting

I'm not seeing the meeting times. I have a doctor's appointment in the morning but should be available after 1pm EST.

Get Outlook for iOS

From: Christian Gray <christiangray3@protonmail.com>

Sent: Thursday, January 2, 2025 12:53:12 PM

To: erez horovitz <ehorovitz@gmail.com>; David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Subject: Kozek Meeting

Greetings and happy new year,

Can everybody make these meeting times on Monday? I can meet at any of those times.

Peace,

Christian

Sent with

Proton Mail secure email.

Date: Jan 02, 2025 06:50 PM

From: Christian Gray <christiangray3@protonmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Kozek Meeting

Hey Kate,

Here's the body of the email that Michael Busch sent re: the Kozek meeting:

Dear all,

Happy new year! I trust this email finds you all well.

I

am writing to schedule a meeting for your group with Michael Kozek in the coming days, if at all possible. There are some items that Michael needs to review and discuss with you.

Michael's

schedule is pretty tight in the coming week, but he has some availability on Monday morning at 10:00am, 11:00am, 12:00pm, and at 2:00pm.

Is

it possible for some or all of you to meet with Michael K during one of those time windows? Please confer among yourselves, and let us know what is possible. If you need to propose alternate days/times, don't hesitate.

Thanks in advance for your time and attention to this, and all the best.

Michael

Sent with Proton Mail secure email.

On Thursday, January 2nd, 2025 at 1:46 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm not seeing the meeting times. I have a doctor's appointment in the morning but should be available after 1pm EST.

Get Outlook for iOS

From: Christian Gray <christiangray3@protonmail.com>

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To: erez horovitz <ehorovitz@gmail.com>; David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

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Peace,

Christian

Sent with

Proton Mail secure email.

Date: Jan 02, 2025 10:58 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Kozek Meeting

I can do 2pm on Monday

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

On Thu, Jan 2, 2025 at 10:46 AM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm not seeing the meeting times. I have a doctor's appointment in the morning but should be available after 1pm EST.

Get Outlook for iOS

From: Christian Gray <christiangray3@protonmail.com>

Sent: Thursday, January 2, 2025 12:53:12 PM

To: erez horovitz <ehorovitz@gmail.com>; David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Subject: Kozek Meeting

Greetings and happy new year,

Can everybody make these meeting times on Monday? I can meet at any of those times.

Peace,

Christian

Sent with

Proton Mail secure email.

Date: Jan 02, 2025 07:00 PM

From: Christian Gray <christiangray3@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Kozek Meeting

Ok, let's do 2pm if that works for David.

Sent with Proton Mail secure email.

On Thursday, January 2nd, 2025 at 1:58 PM, erez horovitz <ehorovitz@gmail.com> wrote:

I can do 2pm on Monday

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

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Sent: Thursday, January 2, 2025 12:53:12 PM

To: erez horovitz <ehorovitz@gmail.com>; David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Subject: Kozek Meeting

Greetings and happy new year,

Can everybody make these meeting times on Monday? I can meet at any of those times.

Peace,

Christian

Sent with

Proton Mail secure email.

Date: Jan 02, 2025 02:01 PM

From: David May <davidmortimermay@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Kozek Meeting

I can do 2pm Monday.

David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

On Thu, Jan 2, 2025 at 1:00 PM Christian Gray <christiangray3@protonmail.com> wrote:

Ok, let's do 2pm if that works for David.

Sent with Proton Mail secure email.

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Erez Horovitz

erezhorovitz.com

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To: Michael Busch <mbusch@weenkozek.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Michael Kozek <mkozek@weenkozek.com>, Petrena Harrison <pharrison@weenkozek.com>

Subject: Re: 226 Franklin: Meeting with Michael Kozek
2pm seems like it'll work for all of us, ty Michael

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

On Thu, Jan 2, 2025 at 9:28 AM Michael Busch <mbusch@weenkozek.com> wrote:

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Happy new year! I trust this email finds you all well.

I am writing to schedule a meeting for your group with Michael Kozek in the coming days, if at all possible. There are some items that Michael needs to review and discuss with you.

Michael's schedule is pretty tight in the coming week, but he has some availability on Monday morning at 10:00am, 11:00am, 12:00pm, and at 2:00pm.

Is it possible for some or all of you to meet with Michael K during one of those time windows? Please confer among yourselves, and let us know what is possible. If you need to propose alternate days/times, don't hesitate.

Thanks in advance for your time and attention to this, and all the best.

Michael

Michael K. Busch | Chief Operating Officer | WEEN & KOZEK

20 Jay Street, Suite 814 | Brooklyn, New York 11201

mbusch@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: he/him/his

Date: Jan 02, 2025 08:15 PM

From: Christian Gray <christiangray3@protonmail.com>

To: David May <davidmortimermay@gmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Kozek Meeting

On Thu, Jan 2, 2025 at 15:01, David May <davidmortimermay@gmail.com> wrote:

I can do 2pm Monday.

David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

On Thu, Jan 2, 2025 at 1:00 PM Christian Gray <christiangray3@protonmail.com> wrote:

Ok, let's do 2pm if that works for David.

Sent with

Proton Mail secure email.

On Thursday, January 2nd, 2025 at 1:58 PM, erez horovitz <ehorovitz@gmail.com> wrote:

I can do 2pm on Monday

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

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Subject: Kozek Meeting

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Can everybody make these meeting times on Monday? I can meet at any of those times.

Peace,

Christian

Sent with

Proton Mail secure email.

Date: Jan 02, 2025 03:20 PM

From: Michael Busch <mbusch@weenkozek.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Michael Kozek <mkozek@weenkozek.com>, Petrena Harrison <pharrison@weenkozek.com>

Subject: Re: 226 Franklin: Meeting with Michael Kozek

Dear Erez,

Great! Thanks for the quick response. We will send a calendar invite to you all shortly. Michael will look forward to speaking with you on Monday at 2:00pm.

Best until soon,

Michael

Michael K. Busch | Chief Operating Officer | WEEN & KOZEK

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On Thu, Jan 2, 2025 at 3:15 PM erez horovitz <ehorovitz@gmail.com> wrote:

2pm seems like it'll work for all of us, ty Michael

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

On Thu, Jan 2, 2025 at 9:28 AM Michael Busch <mbusch@weenkozek.com> wrote:

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To: David May <davidmortimermay@gmail.com>, Christian Gray <christiangray3@protonmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>

Subject: Re: Kozek Meeting

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Kate

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Sent: Thursday, January 2, 2025 3:01 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Kozek Meeting

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May

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Proton Mail secure email.

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From: Michael Busch <mbusch@weenkozek.com>

To: christiangray3@protonmail.com, davidmortimermay@gmail.com, ehorovitz@gmail.com, downiekathryn@hotmail.com, Michael Kozek <mkozek@weenkozek.com>

Subject: Invitation: (MPK) Meeting with 226 Franklin Tenants @ Mon Jan 6, 2025 2pm - 3pm (EST) (christiangray3@protonmail.com)
(MPK) Meeting with 226 Franklin Tenants

Join with Google Meet - You have been invited to attend an event named (MPK) Meeting with 226 Franklin Tenants on Monday Jan 6, 2025 · 2pm - 3pm (Eastern Time - New York).

Join with Google Meet

Meeting link

meet.google.com/yfv-bkbk-nte

Join by phone(US) +1 413-424-4466

PIN: 881897846

More phone numbers

When Monday Jan 6, 2025 · 2pm - 3pm (Eastern Time - New York)

Guests

davidmortimermay@gmail.com

ehorovitz@gmail.com

downiekathryn@hotmail.com

Michael Kozek

christiangray3@protonmail.com View all guest info

Reply for christiangray3@protonmail.com

Yes

No

Maybe

More options

Invitation from Google Calendar

You are receiving this email because you are an attendee on the event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. Learn more

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Sent with

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Date: Jan 03, 2025 04:00 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>, erez horovitz <ehorovitz@gmail.com>

Subject: Re: Kozek Meeting

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From: Christian Gray <christiangray3@protonmail.com>

Sent: Thursday, January 2, 2025 5:07:26 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; erez horovitz <ehorovitz@gmail.com>

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Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Kozek Meeting

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Subject: Re: Kozek Meeting

Thanks for the info. I know he's been very busy. I have also sent him clients/building TA's that have signed with him.

I have payed my share of the group bill but not my individual bill but, as I have already said, Kozek and I had an agreement and he explicitly told me not to worry about it.

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Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Jan 06, 2025 01:30 PM

From: Michael Busch <mbusch@weenkozek.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Michael Kozek <mkozek@weenkozek.com>, Petrena Harrison <pharrison@weenkozek.com>

Subject: Re: 226 Franklin: Meeting with Michael Kozek

Dear all,

Hope you're doing well.

I am writing to reschedule your meeting with Michael Kozek. Michael is under the weather.

Would it be possible to try again next Monday, at 1:00pm? Thanks in advance for your understanding and flexibility, and our apologies for the inconvenience.

Best,

Michael

Michael K. Busch | Chief Operating Officer | WEEN & KOZEK

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mbusch@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: he/him/his

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978 302 3680

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To: Michael Busch <mbusch@weenkozek.com>

Cc: erez horovitz <ehorovitz@gmail.com>, Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Michael Kozek <mkozek@weenkozek.com>, Petrena Harrison <pharrison@weenkozek.com>

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Pronouns: he/him/his

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Brooklyn, NY 11222

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978 302 3680

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Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Jan 06, 2025 01:49 PM

From: Michael Kozek <mkozek@weenkozek.com>

To: Michael Busch <mbusch@weenkozek.com>

Cc: erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>, Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Petrena Harrison <pharrison@weenkozek.com>

Subject: Re: 226 Franklin: Meeting with Michael Kozek

I apologize folks. I've been knocked out for a few days. Today's probably the worst yet.

Michael P. Kozek

Principal | WEEN & KOZEK

mkozek@weenkozek.com | www.weenkozek.com

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Pronouns: he/him/his

BROOKLYN OFFICE: 20 Jay Street, Ste. 814 | Brooklyn, New York 11201

HUDSON VALLEY OFFICE: 319 Main Street | Poughkeepsie, New York 12601

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M

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Cc: erez horovitz <ehorovitz@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

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Erez Horovitz

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I have payed my share of the group bill but not my individual bill but, as I have already said, Kozek and I had an agreement and he explicitly told me not to worry about it.

On Fri, Jan 3, 2025 at 11:59, erez horovitz <ehorovitz@gmail.com> wrote:

I'll just add that I too had some delayed / ignored responses from Kozeks office, but was also able to get a few answers recently (after some persistent pestering). Annoying, but to be fair the questions were not life or death.

Bill wise, I have been able to pay the invoices (both my individual and the groups) through their payment portal.

On Fri, Jan 3, 2025 at 8:00 AM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Huh, sorry to hear Christian. That's super annoying. Glad we're making a meeting happen.

Get Outlook for iOS

From: Christian Gray <christiangray3@protonmail.com>

Sent: Thursday, January 2, 2025 5:07:26 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; erez horovitz <ehorovitz@gmail.com>

Subject: Re: Kozek Meeting

FYI- I also haven't been able to pay my bill, which Michael specifically told me on multiple occasion not to worry about and that we would get the \$ in the settlements. I understand that he may change his mind about that situation but he should have at least told me and let me know what was going on with my case. As I said, I have reached out to him at least 2 or 3 times since we last spoke and I never heard from him.

Sent with Proton Mail secure email.

On Thursday, January 2nd, 2025 at 4:36 PM, Christian Gray <christiangray3@protonmail.com> wrote:

I haven't been able to get in touch with Michael which is disturbing as my case has been up in the air. He said he was going to go over settlement points with Marty's lawyers and then I never heard from

him again. That was about a year ago. I have only heard what Erez conveyed to us the last time that we had a group meeting. I've reached out to Michael a couple times in the last 9 months and have never heard back from him. FYI to the group- that's where things

are at with my situation and hopefully I can get some clarity as to what's going on and move forward.

Sent with

Proton Mail secure email.

On Thursday, January 2nd, 2025 at 3:44 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Christian,

Do you knkw what the meeting is about?

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Thursday, January 2, 2025 3:01 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Kozek Meeting

I can do 2pm Monday.

David Mortimer

May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

On Thu, Jan 2, 2025 at 1:00 PM Christian Gray <

christiangray3@protonmail.com> wrote:

Ok, let's do 2pm if that works for David.

Sent with

Proton Mail secure email.

On Thursday, January 2nd, 2025 at 1:58 PM, erez horovitz <ehorovitz@gmail.com> wrote:

I

can do 2pm on Monday

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

On Thu, Jan 2, 2025 at 10:46 AM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I'm not seeing the meeting times. I have a doctor's appointment in the morning but should be available after 1pm EST.

Get

Outlook for iOS

From: Christian Gray <christiangray3@protonmail.com>

Sent: Thursday, January 2, 2025 12:53:12 PM

To: erez horovitz <ehorovitz@gmail.com>; David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Subject: Kozek Meeting

Greetings and happy new year,

Can everybody make these meeting times on Monday? I can meet at any of those times.

Peace,

Christian

Sent with

Proton Mail secure email.

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

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erezhorovitz.com

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Date: Jan 06, 2025 07:04 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: erez horovitz <ehorovitz@gmail.com>, Michael Busch <mbusch@weenkozek.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Michael Kozek <mkozek@weenkozek.com>, Petrena Harrison <pharrison@weenkozek.com>

Subject: Re: 226 Franklin: Meeting with Michael Kozek

I could do Friday at 2pm.

Feel better Michael. So many people are sick right now with something super nasty.

I had it pretty bad myself last month.

Get Outlook for iOS

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, January 2, 2025 3:15 PM

To: Michael Busch <mbusch@weenkozek.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; Michael Kozek <mkozek@weenkozek.com>; Petrena Harrison <pharrison@weenkozek.com>

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2pm seems like it'll work for all of us, ty Michael

Erez Horovitz

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ehorovitz@gmail.com

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Is it possible for some or all of you to meet with Michael K during one of those time windows? Please confer among yourselves, and let us know what is possible. If you need to propose alternate days/times, don't hesitate.

Thanks in advance for your time and attention to this, and all the best.

Michael

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mbusch@weenkozek.com |

www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: he/him/his

Date: Jan 06, 2025 07:06 PM

From: Michael Busch <mbusch@weenkozek.com>

To: christiangray3@protonmail.com, davidmortimermay@gmail.com, ehorovitz@gmail.com, downiekathryn@hotmail.com, Michael Kozek <mkozek@weenkozek.com>

Subject: Updated invitation: (MPK) TENTATIVE Meeting with 226 Franklin Tenants @ Fri Jan 10, 2025 2pm - 3pm (EST) (christiangray3@protonmail.com)
(MPK) TENTATIVE Meeting with 226 Franklin Tenants

Join with Google Meet - You have been invited to attend an event named (MPK) TENTATIVE Meeting with 226 Franklin Tenants on Friday Jan 10, 2025 · 2pm - 3pm (Eastern Time - New York).

This event has been updated

Changed: title, time

Join with Google Meet

Meeting link

meet.google.com/yfv-bkbk-nte

Join by phone(US) +1 413-424-4466

PIN: 881897846

More phone numbers

When

CHANGEDFriday Jan 10, 2025 · 2pm - 3pm (Eastern Time - New York)

Old: Monday Jan 6, 2025 · 2pm - 3pm (Eastern Time - New York)

Guests

davidmortimermay@gmail.com

ehorovitz@gmail.com

downiekathryn@hotmail.com

Michael Kozek

christiangray3@protonmail.comView all guest info

Reply for christiangray3@protonmail.com

Yes

No

Maybe

More options

Invitation from Google Calendar

You are receiving this email because you are an attendee on the event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. Learn more

Date: Jan 06, 2025 11:07 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Michael Kozek <mkozek@weenkozek.com>

Cc: Michael Busch <mbusch@weenkozek.com>, David May <davidmortimermay@gmail.com>, Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Petrena Harrison <pharrison@weenkozek.com>

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Friday 2pm works for all of us, talk to you all then.

And feel better Michael, they say it's darkest before the dawn... but I don't know if fortune cookies are the best place for wisdom

Erez

On Mon, Jan 6, 2025 at 10:49 AM Michael Kozek <mkozek@weenkozek.com> wrote:

I apologize folks. I've been knocked out for a few days. Today's probably the worst yet.

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M

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The Land of Tradition

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Would it be possible to try again next Monday, at 1:00pm? Thanks in advance for your understanding and flexibility, and our apologies for the inconvenience.

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erezhorovitz.com

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978 302 3680

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--

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Date: Jan 06, 2025 02:09 PM

From: Michael Busch <mbusch@weenkozek.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Michael Kozek <mkozek@weenkozek.com>, David May <davidmortimermay@gmail.com>, Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Petrena Harrison <pharrison@weenkozek.com>

Subject: Re: 226 Franklin: Meeting with Michael Kozek

Thanks, all.

I will send an updated calendar invite to you for Friday at 2:00pm. Your flexibility is appreciated.

M.

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On Mon, Jan 6, 2025 at 2:08 PM erez horovitz <ehorovitz@gmail.com> wrote:

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And feel better Michael, they say it's darkest before the dawn... but I don't know if fortune cookies are the best place for wisdom

Erez

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Subject: Updated invitation: (MPK) Meeting with 226 Franklin Tenants @ Fri Jan 10, 2025 2pm - 3pm (EST) (christiangray3@protonmail.com)

(MPK) Meeting with 226 Franklin Tenants

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This event has been updated

Changed: title

Join with Google Meet

Meeting link

meet.google.com/yfv-bkbk-nte

Join by phone(US) +1 413-424-4466

PIN: 881897846

More phone numbers

When Friday Jan 10, 2025 · 2pm – 3pm (Eastern Time - New York)

Guests

davidmortimermay@gmail.com

ehorovitz@gmail.com

downiekathryn@hotmail.com

Michael Kozek

christiangray3@protonmail.com View all guest info

Reply for christiangray3@protonmail.com

Yes

No

Maybe

More options

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Subject: Re: 226 Franklin: Meeting with Michael Kozek

I hope you feel better soon, Michael. I'm sorry that you're not feeling well. It's been going around.

On Mon, Jan 6, 2025 at 13:49, Michael Kozek <mkozek@weenkozek.com> wrote:

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Michael P. Kozek

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mbusch@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: he/him/his

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Jan 06, 2025 07:21 PM

From: Christian Gray <christiangray3@protonmail.com>

To: Michael Busch <mbusch@weenkozek.com>

Cc: erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Michael Kozek <mkozek@weenkozek.com>, Petrena Harrison <pharrison@weenkozek.com>

Subject: Re: 226 Franklin: Meeting with Michael Kozek

On Mon, Jan 6, 2025 at 13:30, Michael Busch <

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Date: Jan 10, 2025 06:59 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Christian Gray <christiangray3@protonmail.com>, Michael Kozek <mkozek@weenkozek.com>

Cc: Michael Busch <mbusch@weenkozek.com>, erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>, Petrena Harrison <pharrison@weenkozek.com>

Subject: Re: 226 Franklin: Meeting with Michael Kozek

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From: Christian Gray <christiangray3@protonmail.com>

Sent: Monday, January 6, 2025 2:17 PM

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Subject: Re: 226 Franklin: Meeting with Michael Kozek
(MPK) Meeting with 226 Franklin Tenants

Friday, January 10 · 2:00 – 3:00pm

Time zone: America/New_York

Google Meet joining info

Video call link: <https://meet.google.com/yfv-bkbk-nte>

Or dial: ■(US) +1 413-424-4466■ PIN: ■881 897 846■#

More phone numbers: <https://tel.meet/yfv-bkbk-nte?pin=8669442897877>

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Video call link: <https://meet.google.com/yfv-bkbk-nte>

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Subject: Re: Updated invitation: (MPK) Meeting with 226 Franklin Tenants @ Fri Jan 10, 2025 2pm - 3pm (EST) (christiangray3@protonmail.com)

On Mon, Jan 6, 2025 at 14:09, Michael Busch <mbusch@weenkozek.com> wrote:

(MPK) Meeting with 226 Franklin Tenants

Join with Google Meet – You have been invited to attend an event named (MPK) Meeting with 226 Franklin Tenants on Friday Jan 10, 2025 · 2pm – 3pm (Eastern Time - New York).

This event has been updated

Changed: title

Join with Google Meet

Meeting link

meet.google.com/yfv-bkbk-nte

Join by phone

(US)

+1 413-424-4466

PIN: 881897846

More phone numbers

When

Friday Jan 10, 2025 · 2pm – 3pm (Eastern Time - New York)

Guests

davidmortimermay@gmail.com

ehorovitz@gmail.com

downiekathryn@hotmail.com

Michael Kozek

christiangray3@protonmail.com

[View all guest info](#)

Reply

for christiangray3@protonmail.com

Yes

No

Maybe

More options

Invitation from Google Calendar

You are receiving this email because you are an attendee on the event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Date: Jan 10, 2025 07:00 PM

From: Christian Gray <christiangray3@protonmail.com>

To: Michael Busch <mbusch@weenkozek.com>

Cc: David May <davidmortimermay@gmail.com>, erez horovitz <ehorovitz@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Michael Kozek <mkozek@weenkozek.com>

Subject: Re: Updated invitation: (MPK) Meeting with 226 Franklin Tenants @ Fri Jan 10, 2025 2pm - 3pm (EST) (christiangray3@protonmail.com)

On Mon, Jan 6, 2025 at 14:09, Michael Busch <mbusch@weenkozek.com> wrote:

(MPK) Meeting with 226 Franklin Tenants

Join with Google Meet – You have been invited to attend an event named (MPK) Meeting with 226 Franklin Tenants on Friday Jan 10, 2025 · 2pm – 3pm (Eastern Time - New York).

This event has been updated

Changed: title

Join with Google Meet

Meeting link

meet.google.com/yfv-bkbk-nte

Join by phone

(US)

+1 413-424-4466

PIN: 881897846

More phone numbers

When

Friday Jan 10, 2025 · 2pm – 3pm (Eastern Time - New York)

Guests

davidmortimermay@gmail.com

ehorovitz@gmail.com

downiekathryn@hotmail.com

Michael Kozek

christiangray3@protonmail.com

[View all guest info](#)

Reply

for christiangray3@protonmail.com

Yes

No

Maybe

More options

Invitation from Google Calendar

You are receiving this email because you are an attendee on the event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. [Learn more](#)

Date: Jan 10, 2025 07:00 PM

From: Christian Gray <christiangray3@protonmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Subject: Fw: Updated invitation: (MPK) Meeting with 226 Franklin Tenants @ Fri Jan 10, 2025 2pm - 3pm (EST) (christiangray3@protonmail.com)

----- Forwarded message -----

From: Michael Busch <mbusch@weenkozek.com>

Date: On Mon, Jan 6, 2025 at 14:09

Subject: Fw: Updated invitation: (MPK) Meeting with 226 Franklin Tenants @ Fri Jan 10, 2025 2pm - 3pm (EST) (christiangray3@protonmail.com)

To: <christiangray3@protonmail.com>, <davidmortimermay@gmail.com>, <ehorovitz@gmail.com>, <downiekathryn@hotmail.com>, Michael Kozek <mkozek@weenkozek.com>

Cc:

(MPK) Meeting with 226 Franklin Tenants

Join with Google Meet – You have been invited to attend an event named (MPK) Meeting with 226 Franklin Tenants on Friday Jan 10, 2025 · 2pm – 3pm (Eastern Time - New York).

This event has been updated

Changed: title

Join with Google Meet

Meeting link

meet.google.com/yfv-bkbk-nte

Join by phone

(US)

+1 413-424-4466

PIN: 881897846

More phone numbers

When

Friday Jan 10, 2025 · 2pm – 3pm (Eastern Time - New York)

Guests

davidmortimermay@gmail.com

ehorovitz@gmail.com

downiekathryn@hotmail.com

Michael Kozek

christiangray3@protonmail.com

View all guest info

Reply

for christiangray3@protonmail.com

Yes

No

Maybe

More options

Invitation from Google Calendar

You are receiving this email because you are an attendee on the event.

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Date: Jan 10, 2025 02:06 PM

From: Michael Busch <mbusch@weenkozek.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, Michael Kozek <mkozek@weenkozek.com>, erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>, Petrena Harrison <pharrison@weenkozek.com>

Subject: Re: 226 Franklin: Meeting with Michael Kozek

Dear all,

Same link as the original calendar invite.

(MPK) Meeting with 226 Franklin Tenants

Friday, Jan 10 · 2-3 PM

Google Meet joining info

Video call link: <https://meet.google.com/yfv-bkbk-nte>

Or dial: +1 413-424-4466 PIN: 881897846

More phone numbers: <https://tel.meet/yfv-bkbk-nte?pin=8669442897877>

Michael

Michael K. Busch | Chief Operating Officer | WEEN & KOZEK

20 Jay Street, Suite 814 | Brooklyn, New York 11201

mbusch@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: he/him/his

On Fri, Jan 10, 2025 at 1:59 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Is there a link to join the meeting?

From: Christian Gray <christiangray3@protonmail.com>

Sent: Monday, January 6, 2025 2:17 PM

To: Michael Kozek <mkozek@weenkozek.com>

Cc: Michael Busch <mbusch@weenkozek.com>; erez horovitz <ehorovitz@gmail.com>; David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; Petrena Harrison <pharrison@weenkozek.com>

Subject: Re: 226 Franklin: Meeting with Michael Kozek

I hope you feel better soon, Michael. I'm sorry that you're not feeling well. It's been going around.

On Mon, Jan 6, 2025 at 13:49, Michael Kozek <mkozek@weenkozek.com> wrote:

I apologize folks. I've been knocked out for a few days. Today's probably the worst yet.

Michael P. Kozek

Principal | WEEN & KOZEK

mkozek@weenkozek.com | www.weenkozek.com

P:

(212) 964-1822 | F: (212) 385-9827

Pronouns: he/him/his

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disclosing, distributing, disseminating or otherwise using this transmission in any way. If you have received this message in error, please notify the sender and then delete this message and its attachments from your computer. Thank you.

On Mon, Jan 6, 2025 at 1:48 PM Michael Busch <

mbusch@weenkozek.com> wrote:

Sounds good, thanks Erez!

M

Michael K. Busch | Chief Operating Officer | WEEN & KOZEK

20 Jay Street, Suite 814 | Brooklyn, New York 11201

mbusch@weenkozek.com |

www.weenkozek.com

P: (212) 964-1822 | F:

(212) 385-9827

Pronouns: he/him/his

On Mon, Jan 6, 2025 at 1:47 PM erez horovitz <

ehorovitz@gmail.com> wrote:

Michael, standby on 2pm, we're just figuring out if that works for all of us

On Mon, Jan 6, 2025 at 10:39 AM Michael Busch <

mbusch@weenkozek.com> wrote:

Would Friday afternoon work for you all, then? Michael has a brief window available right now at 2:00pm.

M.

M

Michael K. Busch | Chief Operating Officer | WEEN & KOZEK

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mbusch@weenkozek.com |

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(212) 385-9827

Pronouns: he/him/his

On Mon, Jan 6, 2025 at 1:38 PM David May <

davidmortimermay@gmail.com> wrote:

That's unfortunate. I can't do Monday or Tuesday next week.

David Mortimer

May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

On Mon, Jan 6, 2025 at 12:31 PM Michael Busch <

mbusch@weenkozek.com> wrote:

Dear all,

Hope you're doing well.

I am writing to reschedule your meeting with Michael Kozek. Michael is under the weather.

Would it be possible to try again next Monday, at 1:00pm? Thanks in advance for your understanding and flexibility, and our apologies for the inconvenience.

Best,

Michael

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mbusch@weenkozek.com |

www.weenkozek.com

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(212) 385-9827

Pronouns: he/him/his

On Thu, Jan 2, 2025 at 3:20 PM Michael Busch <

mbusch@weenkozek.com> wrote:

Dear

Erez,

Great!

Thanks for the quick response. We will send a calendar invite to you all shortly. Michael will look forward to speaking with you on Monday at 2:00pm.

Best

until soon,

Michael

Michael K. Busch | Chief Operating Officer | WEEN & KOZEK

20 Jay Street, Suite 814 | Brooklyn, New York 11201

mbusch@weenkozek.com |

www.weenkozek.com

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(212) 385-9827

Pronouns: he/him/his

On Thu, Jan 2, 2025 at 3:15 PM erez horovitz <

ehorovitz@gmail.com> wrote:

2pm seems like it'll work for all of us, ty Michael

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

On Thu, Jan 2, 2025 at 9:28 AM Michael Busch <

mbusch@weenkozek.com> wrote:

Dear all,

Happy new year! I trust this email finds you all well.

I am writing to schedule a meeting for your group with Michael Kozek in the coming days, if at all possible. There are some items that Michael needs to review and discuss with you.

Michael's schedule is pretty tight in the coming week, but he has some availability on Monday morning at 10:00am, 11:00am, 12:00pm, and at 2:00pm.

Is it possible for some or all of you to meet with Michael K during one of those time windows? Please confer among yourselves, and let us know what is possible. If you need to propose alternate days/times, don't hesitate.

Thanks in advance for your time and attention to this, and all the best.

Michael

Michael K. Busch | Chief Operating Officer | WEEN & KOZEK

20

Jay Street, Suite 814 | Brooklyn, New York 11201

mbusch@weenkozek.com |

www.weenkozek.com

P:

(212) 964-1822 | F:

(212) 385-9827

Pronouns: he/him/his

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Jan 10, 2025 03:43 PM

From: Michael Kozek <mkozek@weenkozek.com>

To: erez horovitz <ehorovitz@gmail.com>, Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, David May <davidmortimermay@gmail.com>

Subject: Fwd: [EXTERNAL] Re: 226 Franklin Street

Here are the sprinkler, hot water and plumbing plans. Looking for the base legalization plans.

Michael P. Kozek

Principal | WEEN & KOZEK

mkozek@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: he/him/his

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From: erez horovitz <ehorovitz@gmail.com>

Date: Mon, Aug 7, 2023 at 11:00 AM

Subject: Re: [EXTERNAL] Re: 226 Franklin Street

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Lindsey Rubinstein <lrubinstein@weenkozek.com>, Michael Kozek <mkozek@weenkozek.com>, noksman@weenkozek.com <noksman@weenkozek.com>

This is the amended narrative and associated plans for the sprinklers, hot water and plumbing...

On Mon, Aug 7, 2023 at 10:59 AM Kathryn Downie <downiekathryn@hotmail.com> wrote:

What's this for?

Kate

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, August 7, 2023 10:44 AM

To: Michael Kozek <mkozek@weenkozek.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; Lindsey Rubinstein <lrubinstein@weenkozek.com>; noksman@weenkozek.com <noksman@weenkozek.com>

Subject: Re: [EXTERNAL] Re: 226 Franklin Street

Sorry for the delay on this Michael. It was a bit of a mess, most of us worked w both of them during the protracted back and forth. Personally I became frustrated with Atlas and hired a personal architect to help me with my plans (which were

more or less were approved, and appear to remain intact based on what you've sent over) I know most were not so fortunate.

On Thu, Jul 6, 2023 at 1:08 PM Michael Kozek <mkozek@weenkozek.com> wrote:

Hi all, I received the amended narrative and associated plans for the sprinklers, hot water and plumbing below. I have not reviewed them yet. Can you let me know if you were working with an architect on this? I understand that you may have previously been

with Atlas but stopped working with him, and then later worked with Alex Neratoff.

Michael P. Kozek

Partner | WEEN & KOZEK

mkozek@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: he/him/his

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New York 11201

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you.

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From: Michael Kozek

<mkozek@weenkozek.com>

Date: Thu, Jul 6, 2023 at 1:05 PM

Subject: Re: [EXTERNAL] Re: 226 Franklin Street

To: Jessica Kashizadeh <JKashizadeh@pakniaeng.com>

Cc: James Madison Kim (Buildings) <JMKim@buildings.nyc.gov>, Margaret Sandercock <mbs@goodfarblaw.com>, Edouard Paknia <EPaknia@pakniaeng.com>,

Alexandr Neratoff <alexandr@neratoff.com>, Margaret Sandercock <mbsandercock@optonline.net>, Robert Petrucci <rpmtrucci@aol.com>,

Parker Rothman <PRothman@bbgllp.com>, NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>, Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>

Received thank you

Michael P. Kozek

Partner | WEEN & KOZEK

mkozek@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

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On Thu, Jul 6, 2023 at 9:37 AM Jessica Kashizadeh <JKashizadeh@pakniaeng.com> wrote:

Mr. Kozek, please see requested documents at the following links:

Alt2 340670465 _Sprinkler Modification by Eric Chang, PE

Alt2 340670456 _Plumbing (Central Hot Water system) by Eric Chang, PE

Alt2 321785154_Standpipe by Oleg Rudister, PE

3-14-2019 226 Franklin St_Narrative Statement

Thank you,

Jessica Kashizadeh, RA, AIA

Project Architect

Paknia Engineering & Architecture, PC

646.727.4215

ext. 201

115 West 29th

St. | Suite 1100 | New York, NY 10001

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From: Michael Kozek <mkozek@weenkozek.com>

Sent: Thursday, July 6, 2023 8:20 AM

To: Jessica Kashizadeh <JKashizadeh@pakniaeng.com>

Cc: James Madison Kim (Buildings) <JMKim@buildings.nyc.gov>; Margaret Sandercock <mbs@goodfarblaw.com>; Edouard Paknia <EPaknia@pakniaeng.com>;

Alexandr Neratoff <alexandr@neratoff.com>; Margaret Sandercock <mbsandercock@optonline.net>; Michael M. Bobick <mbobick@bbgllp.com>;

Robert Petrucci <rmpetrucci@aol.com>; NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>; Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>

Subject: Re: [EXTERNAL] Re: 226 Franklin Street

Please send me the narrative and plans.

Michael P. Kozek

Partner | WEEN & KOZEK

mkozek@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

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from your computer. Thank you.

On Wed, Jul 5, 2023 at 5:43 PM Jessica Kashizadeh <JKashizadeh@pakniaeng.com> wrote:

Mr Kim, please see our responses below:

"Mr. Paknia: what job applications does Owner still need Loft Board approval to continue on?"

Alt2 340670456 _Plumbing (Central Hot Water system) by Eric Chang, PE

Alt2 340670465 _Sprinkler Modification by Eric Chang, PE

Alt2 321785154_Standpipe by Oleg Rudister, PE

"Have the most recent sets of plans for which LB approval is required been filed with us so we can start said clocks?"

Yes, these plans have been filed with the Loft Board.

Thank you,

Jessica Kashizadeh, RA, AIA

Project Architect

Paknia Engineering & Architecture, PC

646.727.4215

ext. 201

115 West 29th

St. | Suite 1100 | New York, NY 10001

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From: James Madison Kim (Buildings) <JMKim@buildings.nyc.gov>

Sent: Monday, July 3, 2023 3:42 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>; Edouard Paknia <EPaknia@pakniaeng.com>; Jessica Kashizadeh <JKashizadeh@pakniaeng.com>;

Alexandr Neratoff <alexandr@neratoff.com>; Margaret Sandercock <mbsandercock@optonline.net>; 'Michael M. Bobick' <mbobick@BBGLLP.COM>;

'Robert Petrucci' <rmpetrucci@aol.com>; 'Michael Kozek' <mkozek@weenkozek.com>

Cc: NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>; Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>

Subject: RE: [EXTERNAL] Re: 226 Franklin Street

Added, thank you. You are welcome to add him next time as well.

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Monday, July 3, 2023 3:41 PM

To: James Madison Kim (Buildings) <JMKim@buildings.nyc.gov>; Edouard Paknia <EPaknia@pakniaeng.com>; Jessica Kashizadeh <JKashizadeh@pakniaeng.com>;

Alexandr Neratoff <alexandr@neratoff.com>; Margaret Sandercock <mbsandercock@optonline.net>; 'Michael M. Bobick' <mbobick@BBGLLP.COM>;

'Robert Petrucci' <rmpetrucci@aol.com>

Cc: NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>; Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>

Subject: [EXTERNAL] Re: 226 Franklin Street

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We need to add Michael Kozek who now represents the TA.

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From: James Madison Kim (Buildings) <JMKim@buildings.nyc.gov>

Sent: Monday, July 3, 2023 3:29:39 PM

To: Edouard Paknia <EPaknia@pakniaeng.com>; Jessica Kashizadeh <JKashizadeh@pakniaeng.com>; Alexandr Neratoff <alexandr@neratoff.com>;

Margaret Sandercock <mbs@goodfarblaw.com>; Margaret Sandercock <mbsandercock@optonline.net>; 'Michael M. Bobick' <mbobick@BBGLLP.COM>;

'Robert Petrucci' <rmpetrucci@aol.com>

Cc: NYC Loftboard (Buildings) <nycloftboard@buildings.nyc.gov>; Stephan Clarke (Buildings) <StClarke@buildings.nyc.gov>

Subject: 226 Franklin Street

Hi all – checking in here as we are in receipt of Mr. Paknia’s most recent Legalization Progress Report.

It states: “We are awaiting Loft Board to begin the clock in order to issue certification” and mentions the most recent conference in April 2021.

Mr. Paknia: what job applications does Owner still need Loft Board approval to continue on?

Have the most recent sets of plans for which LB approval is required been filed with us so we can start said clocks?

Please let me know, as the prior progress on legalization of this building predates me. Thanks everyone.

James Madison Kim (he/him)

Assistant General Counsel, Loft Board

280 Broadway, 1st Floor

New York, NY 10007

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--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Jan 10, 2025 09:30 PM

From: Christian Gray <christiangray3@protonmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Kozek Meeting

Good to see you all. I need your help in getting this done. Kate, thanks for recommending that you all stay on the call to hear what is going on and where things are at. It's important for me that you all know where things are at with my situation. It has been a VERY challenging experience and I am very grateful for how each of you have supported me in your own way. As you know it has been just 5 years and 3 months since I lost my home, and this needs to be resolved and I could use your help in holding Michael accountable and what needs to be done, done. He hadn't returned my calls or emails for about a year, and as we heard, there are time limits on certain courses of action and remedy.

This situation has caused a lot of stress for me and my family, it has affected the opening of my studio, that I spent years building, and in-turn the business that will be a part of it...my financial situation...etc, etc. etc. You get the picture.

Thanks again for your support and getting this done as a group. Even being witness to the conversation and being able to hold Michael accountable to his word is helpful.

As you just heard:

My job is to get the GC bids on two things.

Flood damage and mold remediation: Gutting the loft down to its studs, and removal of the studs (there is room that Marty's environmental inspector agreed that the studs and joists need to be removed, essentially the room needs to be removed) and disposing of the material.

Rebuilding and replacing damaged fixtures:

Rebuild what was removed.

Replace damaged appliances and fixtures.

Please let me know if I missed anything and give me clarification so that I can do my job efficiently and thoroughly. Thank you.

Peace,

Christian

Sent with Proton Mail secure email.

On Monday, January 6th, 2025 at 2:01 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ok, just seeing that.

I could do this Friday

Get Outlook for iOS

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, January 6, 2025 1:57:45 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Kozek Meeting

Hey Kate, meeting has been postponed, Kozek is sick, would 2pm this friday work for you as a reschedule time?

On Mon, Jan 6, 2025 at 10:56 AM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Is there a link to hop on this meeting?

From: Christian Gray <christiangray3@protonmail.com>

Sent: Monday, January 6, 2025 1:45 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Kozek Meeting

2pm Friday works for me too.

On Mon, Jan 6, 2025 at 13:43, erez horovitz <ehorovitz@gmail.com> wrote:

I can do 2pm Friday

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How's 2pm on Friday for everyone?

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Thanks for the info. I know he's been very busy. I have also sent him clients/building TA's that have signed with him.

I have payed my share of the group bill but not my individual bill but, as I have already said, Kozek and I had an agreement and he explicitly told me not to worry about it.

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Bill wise, I have been able to pay the invoices (both my individual and the groups) through their payment portal.

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Huh, sorry to hear Christian. That's super annoying. Glad we're making a meeting happen.

Get Outlook for iOS

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To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; erez horovitz <ehorovitz@gmail.com>

Subject: Re: Kozek Meeting

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Sent with Proton Mail secure email.

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are at with my situation and hopefully I can get some clarity as to what's going on and move forward.

Sent with

Proton Mail secure email.

On Thursday, January 2nd, 2025 at 3:44 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Christian,

Do you knkw what the meeting is about?

Kate

From: David May <davidmortimermay@gmail.com>

Sent: Thursday, January 2, 2025 3:01 PM

To: Christian Gray <christiangray3@protonmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Kozek Meeting

I can do 2pm Monday.

David Mortimer

May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

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Erez Horovitz

erezhorovitz.com

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I'm not seeing the meeting times. I have a doctor's appointment in the morning but should be available after 1pm EST.

Get

Outlook for iOS

From: Christian Gray <christiangray3@protonmail.com>

Sent: Thursday, January 2, 2025 12:53:12 PM

To: erez horovitz <ehorovitz@gmail.com>; David May <davidmortimermay@gmail.com>;

Kathryn Downie <downiekathryn@hotmail.com>

Subject: Kozek Meeting

Greetings and happy new year,

Can everybody make these meeting times on Monday? I can meet at any of those times.

Peace,

Christian

Sent with

Proton Mail secure email.

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

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Date: Jan 10, 2025 10:21 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Kozek Meeting

Good to see everyone too. Happy to support everyone. I can't imagine how frustrating this has been for you Christian. Keeping us all there together felt important.

As to your next steps listed at the bottom, that is what I understood you to be needing to get a quote on.

Erez or David are either of you up for creating a google doc for the group?

I'm at a really low point physically and mentally right now so I rather not be in charge of it if that's ok.

Also, Michael just sent an email saying there were plans but I didn't see them in the email.

Kate

Get Outlook for iOS

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, January 10, 2025 4:30:48 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Kozek Meeting

Good to see you all. I need your help in getting this done. Kate, thanks for recommending that you all stay on the call to hear what is going on and where things are at. It's important for me that you

all know where things are at with my situation. It has been a VERY challenging experience and I am very grateful for how each of you have supported me in your own way. As you know it has been just 5 years and 3 months since I lost my home, and this needs to

be resolved and I could use your help in holding Michael accountable and what needs to be done, done. He hadn't returned my calls or emails for about a year, and as we heard, there are time limits on certain courses of action and remedy.

This situation has caused a lot of stress for me and my family, it has affected the opening of my studio, that I spent years building, and in-turn the business that will be a part of it...my financial

situation...etc, etc. etc. You get the picture.

Thanks again for your support and getting this done as a group. Even being witness to the conversation and being able to hold Michael accountable to his word is helpful.

As you just heard:

My job is to get the GC bids on two things.

Flood damage and mold remediation: Gutting the loft down to its studs, and removal of the studs (there is room that Marty's environmental inspector agreed that the studs and joists need to be removed, essentially the

room needs to be removed) and disposing of the material.

Rebuilding and replacing damaged fixtures:

Rebuild what was removed.

Replace damaged appliances and fixtures.

Please let me know if I missed anything and give me clarification so that I can do my job efficiently and thoroughly. Thank you.

Peace,

Christian

Sent with

Proton Mail secure email.

On Monday, January 6th, 2025 at 2:01 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ok, just seeing that.

I could do this Friday

Get

Outlook for iOS

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Sent: Monday, January 6, 2025 1:57:45 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

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ehorovitz@gmail.com

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Date: Jan 21, 2025 08:28 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>

Subject: Kozek invoice

Just got this invoice from Kozek

Get Outlook for iOS

Date: Jan 29, 2025 01:58 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Kozek invoice

Hey all,

Thanks for forwarding this, it is our bill for that last call we had with him...

$712.50 / 4 = 178.13$ per person, venmo me @erez-horovitz and I'll

settle up with him.

Also, here's a google doc for us to put in our complaints / requests

to the building that he asked for :

<https://docs.google.com/document/d/1Mtp4M0FIdqZKSQdnd7WNcM08FZQrFNRAuNIDTY7sFFs/edit?usp=sharing>

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> Get Outlook for iOS

--

Erez Horovitz

erezhorovitz.com

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To: erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Kozek invoice

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He said to send them by the 24 and I completely forgot to send mine.

I've been under a lot of stress and have so many other pressing things.

Get Outlook for iOS

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, January 29, 2025 4:58:50 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Kozek invoice

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> Get Outlook for iOS

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

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Date: Jan 29, 2025 02:05 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Kozek invoice

I think we can just add those in this doc and send it all in

together... i wouldn't worry about it, fill it in as soon as you can.

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<downiekathryn@hotmail.com> wrote:

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> Erez Horovitz
> erezhorovitz.com
> ehorovitz@gmail.com

> 978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Jan 29, 2025 10:11 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Kozek invoice

Ok, thanks

Get Outlook for iOS

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, January 29, 2025 5:05:49 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

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> Erez Horovitz

> erezhorovitz.com

> ehorovitz@gmail.com

> 978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Feb 03, 2025 01:09 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Kozek invoice

Hey all,

Reminder to put your fixes in the doc so I can send off to Kozek.

Also please pay your balance so we can settle up with him. Kate I have received your payment.

Erez

Date: Feb 03, 2025 09:41 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Kozek invoice

Sorry, I'm caught up in this other legal thing.

I will do tomorrow

Get Outlook for iOS

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, February 3, 2025 4:09:52 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Kozek invoice

Hey all,

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the doc so I can send off to Kozek.

Also please pay your balance so we can settle up with him. Kate I have received your payment.

Erez

Date: Feb 04, 2025 01:05 PM

From: David May <davidmortimermay@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: Kozek invoice

Hey just paid, sorry for the delay. I wrote down that kozek wanted info by 1/24 in my calendar so I sent him info on the 24th. I assumed I'd been irresponsible and not coordinated etc. and y'all had already done it. My bad.

David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

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Erez

Date: Feb 04, 2025 11:47 AM

From: erez horovitz <ehorovitz@gmail.com>

To: David May <davidmortimermay@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>

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Date: Mar 05, 2025 03:10 PM

From: Christian Gray <christiangray3@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Kozek invoice

Greetings,

I am unable to cover this installment of Kozek's bill. Please let me know if you all can cover my portion for the time being. I will pay it back as soon as I can. Sorry, I don't want to be a burden.

Thank you.

Peace,

Christian

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To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

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To: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>

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All good, I'm the one who dragged on sending out the document. You did the right thing

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

On Tue, Feb 4, 2025 at 11:05 AM David May <davidmortimermay@gmail.com> wrote:

Hey just paid, sorry for the delay. I wrote down that kozek wanted info by 1/24 in my calendar so I sent him info on the 24th. I assumed I'd been irresponsible and not coordinated etc. and y'all had already done it. My bad.

David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

On Mon, Feb 3, 2025 at 3:41 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Sorry, I'm caught up in this other legal thing.

I will do tomorrow

Get

Outlook for iOS

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, February 3, 2025 4:09:52 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Kozek invoice

Hey all,

Reminder to put your fixes in
the doc so I can send off to Kozek.

Also please pay your balance so we can settle up with him. Kate I have received your payment.

Erez

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Mar 06, 2025 02:18 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>

Cc: David May <davidmortimermay@gmail.com>

Subject: Re: Kozek invoice

No problem

Get Outlook for iOS

From: Christian Gray <christiangray3@protonmail.com>

Sent: Thursday, March 6, 2025 9:15:06 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Kozek invoice

Kate, I will do my best to pay you back within 4 weeks. Thank you for your help.

Thanks, Erez.

Peace

On Wed, Mar 5, 2025 at 13:43, erez horovitz <ehorovitz@gmail.com> wrote:

Thanks for letting us know the situation Christian, I'm down to split your portion with Kate...

On Wed, Mar 5, 2025 at 10:41 AM Kathryn Downie <
downiekathryn@hotmail.com> wrote:

I actually just received the invoice again from Erez.

Remind me how much each of us owe again.

Christian, if you need me to cover you for a month I can send your amount to Erez.

Do you think you could pay me back in a month?

Kate

Get Outlook for iOS

From: Christian Gray <christiangray3@protonmail.com>

Sent: Wednesday, March 5, 2025 10:10:50 AM

To: erez horovitz <ehorovitz@gmail.com>; David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Kozek invoice

Greetings,

I am unable to cover this installment of Kozek's bill. Please let me know if you all can cover my portion for the time being. I will pay it back as soon as I can. Sorry, I don't want to be a burden.

Thank you.

Peace,

Christian

On Tue, Feb 4, 2025 at 14:47, erez horovitz <
ehorovitz@gmail.com> wrote:

All good, I'm the one who dragged on sending out the document. You did the right thing

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

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Hey just paid, sorry for the delay. I wrote down that kozek wanted info by 1/24 in my calendar so I sent him info on the 24th. I assumed I'd been irresponsible and not coordinated etc. and y'all had already done it. My bad.

David

Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

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I will do tomorrow

Get Outlook for iOS

From: erez horovitz <ehorovitz@gmail.com>

Sent: Monday, February 3, 2025 4:09:52 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May
<davidmortimermay@gmail.com>

Subject: Re: Kozek invoice

Hey all,

Reminder to put your fixes in
the doc so I can send off to Kozek.

Also please pay your balance so we can settle up with him. Kate I have received your
payment.

Erez

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Apr 01, 2025 05:30 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: erez horovitz <ehorovitz@gmail.com>, Christian Gray <christiangray3@protonmail.com>, David May
<davidmortimermay@gmail.com>

Subject: Fw: Ween & Kozek, PLLC has sent you an invoice

Just received this invoice from Mike. Is this a new one or from before?

Kate

Get Outlook for iOS

From: Ween & Kozek, PLLC <no-reply@mycase.com>

Sent: Tuesday, April 1, 2025 10:52:15 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Subject: Ween & Kozek, PLLC has sent you an invoice

Ween & Kozek, PLLC has sent you an invoice

Hi Kathryn,

You have been sent an invoice.

View

Invoice

View your invoice online in just a few clicks.

Thank you,

Ween & Kozek, PLLC

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MyCase

Date: Jun 04, 2025 12:56 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Fw: Ween & Kozek, PLLC has sent you an invoice

hey,

received that invoice reminder as well, let me look into it, we should be settled up from last time we paid...

On Tue, Apr 1, 2025 at 10:30 AM Kathryn Downie

<downiekathryn@hotmail.com> wrote:

>

> Just received this invoice from Mike. Is this a new one or from before?

>

> Kate

>

> Get Outlook for iOS

> _____

> From: Ween & Kozek, PLLC <no-reply@mycase.com>

> Sent: Tuesday, April 1, 2025 10:52:15 AM

> To: Kathryn Downie <downiekathryn@hotmail.com>

> Subject: Ween & Kozek, PLLC has sent you an invoice
>
> Ween & Kozek, PLLC has sent you an invoice
>
> Hi Kathryn,
>
> You have been sent an invoice.
>
> View Invoice
>
> View your invoice online in just a few clicks.
>
> Thank you,
> Ween & Kozek, PLLC
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communications,
> PLEASE DO NOT REPLY TO THIS EMAIL.
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> Powered by MyCase

--

Erez Horovitz
erezhorovitz.com
ehorovitz@gmail.com
978 302 3680

Date: Jun 04, 2025 01:29 PM
From: erez horovitz <ehorovitz@gmail.com>
To: Kathryn Downie <downiekathryn@hotmail.com>
Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>
Subject: Re: Fw: Ween & Kozek, PLLC has sent you an invoice
Ok,

Just had a back and forth with Michael Bush at Kozeks office.
I've attached the two invoices, one which we paid in January for
712.50... we paid it right after our meeting with Kozek, so I assumed
that was what we were paying for, but it was for his work associated
with the OATH trial which was in November, and is what precipitated
our meeting with him in January.
The second invoice, which we just got a reminder about, was for 578.49

was the bill for our meeting with him.

So we all owe 144.62, venmo when you get a chance and I'll settle up with them.

On Wed, Jun 4, 2025 at 12:56 PM erez horovitz <ehorovitz@gmail.com> wrote:

>

> hey,

> received that invoice reminder as well, let me look into it, we should

> be settled up from last time we paid...

>

> On Tue, Apr 1, 2025 at 10:30 AM Kathryn Downie

> <downiekathryn@hotmail.com> wrote:

> >

> > Just received this invoice from Mike. Is this a new one or from before?

> >

> > Kate

> >

> > Get Outlook for iOS

> >

> > From: Ween & Kozek, PLLC <no-reply@mycase.com>

> > Sent: Tuesday, April 1, 2025 10:52:15 AM

> > To: Kathryn Downie <downiekathryn@hotmail.com>

> > Subject: Ween & Kozek, PLLC has sent you an invoice

> >

> > Ween & Kozek, PLLC has sent you an invoice

> >

> > Hi Kathryn,

> >

> > You have been sent an invoice.

> >

> > View Invoice

> >

> > View your invoice online in just a few clicks.

> >

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>

>

> --

> Erez Horovitz

> erezhorovitz.com

> ehorovitz@gmail.com

> 978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Jun 04, 2025 08:46 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Ween & Kozek, PLLC has sent you an invoice

Ok, thanks for explaining and getting that straight. It seemed so similar to the last bill that I was just about to reach out and see if this was a mistake.

Kate

Get Outlook for iOS

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, June 4, 2025 4:29:55 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Fw: Ween & Kozek, PLLC has sent you an invoice

Ok,

Just had a back and forth with Michael Bush at Kozeks office.

I've attached the two invoices, one which we paid in January for

712.50... we paid it right after our meeting with Kozek, so I assumed

that was what we were paying for, but it was for his work associated

with the OATH trial which was in November, and is what precipitated

our meeting with him in January.

The second invoice, which we just got a reminder about, was for 578.49 was the bill for our meeting with him.

So we all owe 144.62, venmo when you get a chance and I'll settle up with them.

On Wed, Jun 4, 2025 at 12:56 PM erez horovitz <ehorovitz@gmail.com> wrote:

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> hey,

> received that invoice reminder as well, let me look into it, we should

> be settled up from last time we paid...

>

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> <downiekathryn@hotmail.com> wrote:

> >

> > Just received this invoice from Mike. Is this a new one or from before?

> >

> > Kate

> >

> > Get Outlook for iOS

> > _____

> > From: Ween & Kozek, PLLC <no-reply@mycase.com>

> > Sent: Tuesday, April 1, 2025 10:52:15 AM

> > To: Kathryn Downie <downiekathryn@hotmail.com>

> > Subject: Ween & Kozek, PLLC has sent you an invoice

> >

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> >

> > Hi Kathryn,

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> > View Invoice

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> > Powered by MyCase

>

>

>

> --

> Erez Horovitz

> erezhorovitz.com

> ehorovitz@gmail.com

> 978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Jun 13, 2025 08:17 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Ween & Kozek, PLLC has sent you an invoice

Just a reminder, if you haven't already, please send the 144.62 so we can pay Kozek

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

On Wed, Jun 4, 2025 at 1:46 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Ok, thanks for explaining and getting that straight. It seemed so similar to the last bill that I was just about to reach out and see if this was a mistake.

Kate

Get Outlook for iOS

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, June 4, 2025 4:29:55 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Fw: Ween & Kozek, PLLC has sent you an invoice

Ok,

Just had a back and forth with Michael Bush at Kozeks office.

I've attached the two invoices, one which we paid in January for 712.50... we paid it right after our meeting with Kozek, so I assumed that was what we were paying for, but it was for his work associated with the OATH trial which was in November, and is what precipitated our meeting with him in January.

The second invoice, which we just got a reminder about, was for 578.49 was the bill for our meeting with him.

So we all owe 144.62, venmo when you get a chance and I'll settle up with them.

On Wed, Jun 4, 2025 at 12:56 PM erez horovitz <ehorovitz@gmail.com> wrote:

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> > Kate

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> > _____

> > From: Ween & Kozek, PLLC <no-reply@mycase.com>

> > Sent: Tuesday, April 1, 2025 10:52:15 AM

> > To: Kathryn Downie <downiekathryn@hotmail.com>

> > Subject: Ween & Kozek, PLLC has sent you an invoice

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> >

> > Hi Kathryn,

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>

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> Erez Horovitz

> erezhorovitz.com

> ehorovitz@gmail.com

> 978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Sep 18, 2025 02:32 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>

Subject: Paint testing

Did anyone else get a text about getting paint inspected?

Get

Outlook for iOS

Date: Sep 18, 2025 07:45 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Paint testing

Yes, I did.

On Thu, Sep 18, 2025 at 7:32 AM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Did anyone else get a text about getting paint inspected?

Get

Outlook for iOS

Date: Sep 18, 2025 08:34 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Paint testing

Ok, just wanted to make sure it was legit.

I never got an email or anything from Violet.

Get Outlook for iOS

From: erez horovitz <ehorovitz@gmail.com>

Sent: Thursday, September 18, 2025 10:45:59 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Subject: Re: Paint testing

Yes, I did.

On Thu, Sep 18, 2025 at 7:32 AM Kathryn Downie <downiekathryn@hotmail.com> wrote:

Did anyone else get a text about getting paint inspected?

Get

Outlook for iOS

Date: Sep 18, 2025 08:35 PM

From: Christian Gray <christiangray3@protonmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Paint testing

No, I did not but my unit is not habitable at the moment.

On Thu, Sep 18, 2025 at 10:32, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Did anyone else get a text about getting paint inspected?

Get Outlook for iOS

Date: Jan 22, 2026 03:19 PM

From: Michael Kozek <mkozek@weenkozek.com>

To: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Cc: Michael Busch <mbusch@weenkozek.com>, Aira Nazzaro <anazzaro@weenkozek.com>

Subject: 226 Franklin

Hi all,

I hope you've been well.

The judge in the OATH harassment case brought me and Shapiro in for another settlement conference, as nothing has been moving forward with the case for some time. The owner has made a settlement proposal, as follows:

- \$200k for Christian to be bought out in settlement of all claims
- \$25k for each Erez, Kathryn and David to withdraw from the harassment case

They are also interested in buying everybody out, but would like to hear what your number is, if that is of interest to any or all of you.

Please let me know if you'd like to schedule a call to discuss.

Sincerely,

Mike

NOTE: Please copy Michael Busch (mbusch@weenkozek.com) and Aira Nazzaro (anazzaro@weenkozek.com) on emails related to scheduling appointments with me.

Michael P. Kozek

Principal | WEEN & KOZEK

mkozek@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | C: (917) 300-9089 | F: (212) 385-9827

Pronouns: he/him/his

BROOKLYN OFFICE: 20 Jay Street, Ste. 814 | Brooklyn, New York 11201

HUDSON VALLEY OFFICE: 319 Main Street | Poughkeepsie, New York 12601

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Date: Jan 22, 2026 10:49 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>

Subject: For US

I mean, I don't know what that means \$25k to drop the harassment case.

And \$200k for Christian to be bought out that sounds way too little.

Also - as to a buyout I would be curious as to everyone's thoughts.

I would have been open for the right price but it is really hard for me to consider anything as I have been in such poor health and having a stable home feels like something I need.

I worry I wouldn't have the energy or strength to move.

I could always ask that I don't have to move out for X amount of time.

I worry dropping the harassment case would make me susceptible to getting kicked out.

I worry that if everyone else takes a buyout and I don't I would be susceptible.

Is everyone down for sharing openly with each other thoughts and how we plan to move forward?

Kate

Get

Outlook for iOS

Date: Jan 22, 2026 10:58 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Michael Kozek <mkozek@weenkozek.com>, Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>

Cc: Michael Busch <mbusch@weenkozek.com>, Aira Nazzaro <anazzaro@weenkozek.com>

Subject: Re: 226 Franklin

Thanks Michael,

This is a lot to think about.

I want to take time to speak with everyone in the Tenants' Association.

Thanks for the update.

Kate

Get Outlook for iOS

From: Michael Kozek <mkozek@weenkozek.com>

Sent: Thursday, January 22, 2026 3:19:35 PM

To: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Cc: Michael Busch <mbusch@weenkozek.com>; Aira Nazzaro <anazzaro@weenkozek.com>

Subject: 226 Franklin

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- \$25k for each Erez, Kathryn and David to withdraw from the harassment case

They are also interested in buying everybody out, but would like to hear what your number is, if that is of interest to any or all of you.

Please let me know if you'd like to schedule a call to discuss.

Sincerely,

Mike

NOTE: Please copy Michael Busch (mbusch@weenkozek.com) and Aira Nazzaro (anazzaro@weenkozek.com)

on emails related to scheduling appointments with me.

Michael P. Kozek

Principal | WEEN & KOZEK

mkozek@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | C: (917) 300-9089 | F: (212) 385-9827

Pronouns: he/him/his

BROOKLYN OFFICE: 20 Jay Street, Ste. 814 | Brooklyn, New York 11201

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SELECTED TO SUPERLAWYERS: 2017-2025

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disclosing, distributing, disseminating or otherwise using this transmission in any way. If you have received this message in error, please notify the sender and then delete this message and its attachments from your computer. Thank you.

Date: Jan 23, 2026 12:13 AM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Christian Gray <christiangray3@protonmail.com>, erez horovitz <ehorovitz@gmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: For US

I also worry that if we drop the harassment then how will we ever get our apartments up to code if we do want to stay?

Get Outlook for iOS

From: Kathryn Downie <downiekathryn@hotmail.com>

Sent: Thursday, January 22, 2026 5:49:00 PM

To: Christian Gray <christiangray3@protonmail.com>; erez horovitz <ehorovitz@gmail.com>; David May <davidmortimermay@gmail.com>

Subject: For US

I mean, I don't know what that means \$25k to drop the harassment case.

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I could always ask that I don't have to move out for X amount of time.

I worry dropping the harassment case would make me susceptible to getting kicked out.

I worry that if everyone else takes a buyout and I don't I would be susceptible.

Is everyone down for sharing openly with each other thoughts and how we plan to move forward?

Kate

Get

Outlook for iOS

Date: Jan 22, 2026 04:13 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: For US

Probably a good time to have a meeting of the minds. What's everyone avail?

I'm available this weekend, otherwise the following week.

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

On Thu, Jan 22, 2026 at 2:49 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

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Kate

Get

Outlook for iOS

Date: Jan 23, 2026 12:18 AM

From: Christian Gray <christiangray3@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: For US

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erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

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To: Michael Kozek <mkozek@weenkozek.com>

Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Michael Busch <mbusch@weenkozek.com>, Aira Nazzaro <anazzaro@weenkozek.com>

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Pronouns: he/him/his

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ehorovitz@gmail.com

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ehorovitz@gmail.com

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Date: Jan 23, 2026 12:24 PM

From: Aira Nazzaro <anazzaro@weenkozek.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Michael Kozek <mkozek@weenkozek.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Michael Busch <mbusch@weenkozek.com>

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To: Aira Nazzaro <anazzaro@weenkozek.com>

Cc: Michael Kozek <mkozek@weenkozek.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Michael Busch <mbusch@weenkozek.com>

Subject: Re: 226 Franklin

Thanks AIra, we'll touch base this weekend and get back to you.

Erez

On Fri, Jan 23, 2026 at 9:25 AM Aira Nazzaro <anazzaro@weenkozek.com> wrote:

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Brooklyn, NY 11222

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(615) 429-4414

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I'm available this weekend, otherwise the following week.

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

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Is everyone down for sharing openly with each other thoughts and how we plan to move forward?

Kate

Get

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erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Jan 23, 2026 10:38 PM

From: erez horovitz <ehorovitz@gmail.com>

To: christiangray3@protonmail.com, davidmortimermay@gmail.com, downiekathryn@hotmail.com

Subject: Invitation: 226 Franklin Tenant Metting @ Sat Jan 24, 2026 9am - 10am (PST)
(christiangray3@protonmail.com)

226 Franklin Tenant Metting

Join with Google Meet – You have been invited by erez horovitz to attend an event named 226 Franklin Tenant Metting on Saturday Jan 24, 2026 · 9am – 10am (Pacific Time - Los Angeles).

Join with Google Meet

Meeting link

meet.google.com/rmy-vezn-tsm

Join by phone(US) +1 414-909-7338

PIN: 388495414

More phone numbers

When Saturday Jan 24, 2026 · 9am - 10am (Pacific Time - Los Angeles)

Guests

erez horovitz - organizer

davidmortimermay@gmail.com

downiekathryn@hotmail.com

christiangray3@protonmail.com View all guest info

Reply for christiangray3@protonmail.com

Yes

No

Maybe

More options

Invitation from Google Calendar

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Date: Jan 23, 2026 02:39 PM

From: erez horovitz <ehorovitz@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

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Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>

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978 302 3680

Date: Jan 24, 2026 10:20 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Aira Nazzaro <anazzaro@weenkozek.com>

Cc: Michael Kozek <mkozek@weenkozek.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Michael Busch <mbusch@weenkozek.com>

Subject: Re: 226 Franklin

Hey Alra

Monday 2/2 at 4pm works for us, thank you.

Erez

On Fri, Jan 23, 2026 at 2:01 PM erez horovitz <ehorovitz@gmail.com> wrote:

Thanks AIra, we'll touch base this weekend and get back to you.

Erez

On Fri, Jan 23, 2026 at 9:25 AM Aira Nazzaro <anazzaro@weenkozek.com> wrote:

Erez et al,

I'd be happy to help coordinate something. Next week is looking pretty packed but the following week is much more flexible. Would Monday, 2/2 at 4pm work for everyone? I can also provide some alternative times on 2/2 or 2/3.

Best,

Mx. Aira Nazzaro | Administrative Assistant | WEEN & KOZEK

20 Jay Street, Suite 814 | Brooklyn, New York 11201

anazzaro@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: they/them

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Hey Michael

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Anything Wed - Friday next week, and a few options at the top of the following week? Ideally nothing earlier than 10am.

Thanks for the updates, talk soon

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made a settlement proposal, as follows:

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- \$25k for each Erez, Kathryn and David to withdraw from the harassment case

They are also interested in buying everybody out, but would like to hear what your number is, if that is of interest to any or all of you.

Please let me know if you'd like to schedule a call to discuss.

Sincerely,

Mike

NOTE: Please copy Michael Busch (mbusch@weenkozek.com) and Aira Nazzaro (anazzaro@weenkozek.com) on emails related to scheduling appointments with me.

Michael P. Kozek

Principal | WEEN & KOZEK

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BROOKLYN OFFICE: 20 Jay Street, Ste. 814 | Brooklyn, New York 11201

HUDSON VALLEY OFFICE: 319 Main Street | Poughkeepsie, New York 12601

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--

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erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

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ehorovitz@gmail.com

978 302 3680

Date: Jan 26, 2026 02:45 PM

From: Michael Kozek <mkozek@weenkozek.com>

To: christiangray3@protonmail.com, davidmortimermay@gmail.com, ehorovitz@gmail.com, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Invitation: (MPK) Meeting with 226 Franklin Tenants @ Mon Feb 2, 2026 4pm - 4:30pm (EST)
(christiangray3@protonmail.com)
(MPK) Meeting with 226 Franklin Tenants

Join with Google Meet – You have been invited to attend an event named (MPK) Meeting with 226 Franklin Tenants on Monday Feb 2, 2026 · 4pm – 4:30pm (Eastern Time - New York).

Join with Google Meet

Meeting link

meet.google.com/uak-mjdy-hiv

Join by phone(US) +1 320-429-8271

PIN: 922869132

More phone numbers

WhenMonday Feb 2, 2026 · 4pm – 4:30pm (Eastern Time - New York)

Guests

davidmortimermay@gmail.com

ehorovitz@gmail.com

Kathryn Downie

Christian GrayView all guest info

Reply for christiangray3@protonmail.com

Yes

No

Maybe

More options

Invitation from Google Calendar

You are receiving this email because you are an attendee on the event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. Learn more

Date: Jan 26, 2026 09:46 AM

From: Aira Nazzaro <anazzaro@weenkozek.com>

To: erez horovitz <ehorovitz@gmail.com>, Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, David May <davidmortimermay@gmail.com>

Cc: Michael Kozek <mkozek@weenkozek.com>, Michael Busch <mbusch@weenkozek.com>

Subject: Re: 226 Franklin

All,

Thank you for coordinating and confirming your availability. I've just sent out a calendar invite, and the details are copied below for visibility:

(MPK) Meeting with 226 Franklin Tenants

Monday, February 2 · 4:00 – 4:30pm

Time zone: America/New_York

Google Meet joining info

Video call link: <https://meet.google.com/uak-mjdy-hiv>

Or dial: ■(US) +1 320-429-8271■ PIN: ■922 869 132■#

More phone numbers: <https://tel.meet/uak-mjdy-hiv?pin=8692647002356>

Take care until then,

Mx. Aira Nazzaro | Administrative Assistant | WEEN & KOZEK

20 Jay Street, Suite 814 | Brooklyn, New York 11201

anazzaro@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: they/them

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Erez

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recipient of this email, you are prohibited from copying, disclosing, distributing, disseminating or otherwise using this transmission in any way. If you have received this message in error, please notify the sender and then delete this message and its attachments from your computer. Thank you.

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ehorovitz@gmail.com

978 302 3680

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ehorovitz@gmail.com

978 302 3680

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erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Feb 02, 2026 05:18 PM

From: Christian Gray <christiangray3@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: For US

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Cc: David May <davidmortimermay@gmail.com>

Subject: Re: For US

Ok, thanks Christian

See ya all later

Get Outlook for iOS

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Sent: Monday, February 2, 2026 12:18:36 PM

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Cc: David May <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

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To: David May <davidmortimermay@gmail.com>

Cc: Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

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Good job everyone, a brisk 30 min call with Kozek, our wallets thank us.

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Date: Feb 05, 2026 07:47 PM

From: Christian Gray <christiangray3@protonmail.com>

To: David May <davidmortimermay@gmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

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I will let you know how the check in goes next week before i head out for Belén and my honeymoon. Kozek said that we will plan for another meeting when I get back so that Eric Sherman, he, and I can all get on the same page and move forward the SCC filing.

I'll be in touch with any developments.

Also, I have a question: How much were you each individually get charged for 226 Franklin invoices? They would look something like this:

226 FRANKLIN -- CHRISTIAN GRAY (3006.04)

--- I know that we have paid him for our TA meeting calls re: OATH and whatever else we discussed as a group, but I am assuming this individual billing is for the OATH harassment case prep. I asked him for clarification and he said he would look into it. What did your individual bills look like in relation to the OATH case? Please let me know. This would just be for the OATH case, not other issues that you may have brought him in on that do not pertain directly with OATH harassment case.

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Date: Feb 06, 2026 06:01 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>

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Enjoy your honeymoon. ■

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For services rendered between October 01, 2025 and October 31, 2025

This would have been OATH related, for the month of October 2025...I think. I don't know what else Kozek has put in a substantial amount of work for us, as a group, not each of us

individually.

Thanks Kate, and thanks for the honeymoon well-wishes! Peace

My invoice is for \$7,960.35, FYI. Just wanted to understand how it relates to each of yours. This invoice does not relate to my HP case. This would just be for OATH, I am assuming, and I inquired with Kozek he said that he didn't know and he would look into it --- again, this was just for the month of October 2025 and I would like to understand how my invoice compares to all of yours and assuming that you got individual invoices for the OATH case.

Also, Kozek is NOT concerned about me paying it at the moment, there is zero pressure from him but I would like to know how an \$8K bill came about for the month of October, and how it compares to each of yours. This would be about 15-17hrs of work (@\$450 an hour) just on my section of the case, depending on Michael's hourly etc. Does anyone know what Michael's current hourly rate is?

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erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Feb 07, 2026 12:17 AM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Christian Gray <christiangray3@protonmail.com>

Cc: David May <davidmortimermay@gmail.com>, erez horovitz <ehorovitz@gmail.com>

Subject: Re: For US

I don't believe I received any invoice in Oct or Nov 2025 from Michael.

Get Outlook for iOS

From: Christian Gray <christiangray3@protonmail.com>

Sent: Friday, February 6, 2026 2:01:55 PM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: David May <davidmortimermay@gmail.com>; erez horovitz <ehorovitz@gmail.com>

Subject: Re: For US

My invoice says:

226 FRANKLIN -- CHRISTIAN GRAY (3006.04)

For services rendered between

October 01, 2025 and October 31, 2025

This would have been OATH related, for the month of October 2025...I think. I don't know what else Kozek has put in a substantial amount of work for us, as a group, not each of us individually.

Thanks Kate, and thanks for the honeymoon well-wishes! Peace

My invoice is for \$7,960.35, FYI. Just wanted to understand how it relates to each of yours.

This invoice does not relate to my HP case. This would just be for OATH, I am assuming, and I inquired with Kozek he said that he didn't know and he would look into it --- again, this was just for the month of October 2025 and I would like to understand

how my invoice compares to all of yours and assuming that you got individual invoices for the OATH case.

Also, Kozek is NOT concerned about me paying it at the moment, there is zero pressure from him but I would like to know how an \$8K bill came about for the month of October, and how it compares to

each of yours. This would be about 15-17hrs of work (@\$450 an hour) just on my section of the case, depending on Michael's hourly etc. Does anyone know what Michael's current hourly rate is?

Thanks.

Peace,

Christian

Sent with

Proton Mail secure email.

On Friday, February 6th, 2026 at 1:01 PM, Kathryn Downie <downiekathryn@hotmail.com> wrote:

Around what date would we have gotten that invoice?

Get

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From: Kathryn Downie <downiekathryn@hotmail.com>

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To: Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>

Subject: Re: For US

Thanks Christian,

I was going to email last night and see how your meeting went. Thanks for the update.

I'll see if I can find what I paid Kozek for OATH.

Enjoy your honeymoon. ■

Kate

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To: David May <davidmortimermay@gmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: For US

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I introduced the idea of Eric Sherman/Pryor Cashman's involvement in the SCC, etc., and he was good with it and said to let him know what Eric says. Eric is reviewing the SCC and legal binder now and

he said that he will schedule a call with me soon to discuss him involvement.

We discussed the OATH harassment case and how settlement could potentially affect my SC case and harassment claims/actions and he said that he would never allow any settlement to compromise my SC case.

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--- (*the following is my opinion) that being said we put the ball in Kofman's court to make buyout offers which will most likely be much lower than what people are willing to settle for so we (TA & Kozek) will strategize from there.

I will let you know how the check in goes next week before i head out for Belén and my honeymoon. Kozek said that we will plan for another meeting when I get back so that Eric Sherman, he, and I can

all get on the same page and move forward the SCC filing.

I'll be in touch with any developments.

Also, I have a question: How much were you each individually get charged for 226 Franklin invoices? They would look something like this:

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Thank you.

Peace

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I think any conversation now would be the same as our last one. I think updates from your meeting and any word from Marty's side will be a reason to chat again soon

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Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

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Yes will do. I will be in touch after the meeting. Should we all jump on a quick meeting now and discuss the meeting we just had or would you like to wait till after I meet with Kozek?

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thanks for the heads up, talk soon

On Mon, Feb 2, 2026 at 11:19 AM Christian Gray <

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FYI I have a a meeting scheduled with Kozek for Wednesday.

On Mon, Feb 2, 2026 at 14:13, Kathryn Downie <
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Ok, thanks Christian

See ya all later

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Yes, I can meet at 12pm tomorrow. I am around Sunday and this coming week if we need to reschedule.

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Currently traveling, assuming I don't get stuck somewhere then yes I am available

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Alright, shall we say 12pm EST on saturday?

Waiting to hear back from Kozek on his availability so we can hopefully figure out a time to meet with him as well.

Talk soon

Erez

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Date: Feb 25, 2026 05:05 PM

From: Michael Kozek <mkozek@weenkozek.com>

To: Aira Nazzaro <anazzaro@weenkozek.com>

Cc: erez horovitz <ehorovitz@gmail.com>, Christian Gray <christiangray3@protonmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, David May <davidmortimermay@gmail.com>, Michael Busch <mbusch@weenkozek.com>

Subject: Re: 226 Franklin

Hi all, I spoke with Shapiro. Per our last meeting, I asked him if they have a proposal to buy out all of you. He came back with an initial proposal of \$600k for everybody, though it sounds like they are open to doing individual deals. He said that if individuals are interested, we should get back to them. Can you all do a meeting with me next Thursday evening at 730pm to discuss our next move?

NOTE: Please copy Michael Busch (mbusch@weenkozek.com) and Aira Nazzaro (anazzaro@weenkozek.com) on emails related to scheduling appointments with me.

Michael P. Kozek

Principal | WEEN & KOZEK

mkozek@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | C: (917) 300-9089 | F: (212) 385-9827

Pronouns: he/him/his

BROOKLYN OFFICE: 20 Jay Street, Ste. 814 | Brooklyn, New York 11201

HUDSON VALLEY OFFICE: 319 Main Street | Poughkeepsie, New York 12601

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IMPORTANT CONFIDENTIALITY NOTICE: This email message is being sent by or on behalf of a lawyer. It is intended exclusively to be received only by persons entitled to receive the confidential information it may contain. Email messages from Ween & Kozek, PLLC presumptively contain information that is confidential, privileged, proprietary, or otherwise exempt from disclosure under applicable law. If you are not the intended recipient of this email, you are prohibited from copying, disclosing, distributing, disseminating or otherwise using this transmission in any way. If you have received this message in error, please notify the sender and then delete this message and its attachments from your computer. Thank you.

On Mon, Jan 26, 2026 at 9:46 AM Aira Nazzaro <anazzaro@weenkozek.com> wrote:

All,

Thank you for coordinating and confirming your availability. I've just sent out a calendar invite, and the details are copied below for visibility:

(MPK) Meeting with 226 Franklin Tenants

Monday, February 2 · 4:00 – 4:30pm

Time zone: America/New_York

Google Meet joining info

Video call link: <https://meet.google.com/uak-mjdy-hiv>

Or dial: ■(US) +1 320-429-8271■ PIN: ■922 869 132■#

More phone numbers: <https://tel.meet/uak-mjdy-hiv?pin=8692647002356>

Take care until then,

Mx. Aira Nazzaro | Administrative Assistant | WEEN & KOZEK

20 Jay Street, Suite 814 | Brooklyn, New York 11201

anazzaro@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: they/them

On Sat, Jan 24, 2026 at 1:21 PM erez horovitz <ehorovitz@gmail.com> wrote:

Hey Alra

Monday 2/2 at 4pm works for us, thank you.

Erez

On Fri, Jan 23, 2026 at 2:01 PM erez horovitz <ehorovitz@gmail.com> wrote:

Thanks AIra, we'll touch base this weekend and get back to you.

Erez

On Fri, Jan 23, 2026 at 9:25 AM Aira Nazzaro <anazzaro@weenkozek.com> wrote:

Erez et al,

I'd be happy to help coordinate something. Next week is looking pretty packed but the following week is much more flexible. Would Monday, 2/2 at 4pm work for everyone? I can also provide some alternative times on 2/2 or 2/3.

Best,

Mx. Aira Nazzaro | Administrative Assistant | WEEN & KOZEK

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anazzaro@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: they/them

On Fri, Jan 23, 2026 at 12:11 PM erez horovitz <ehorovitz@gmail.com> wrote:

Hey Michael

While we're discussing this, do you have some time availability options?

Anything Wed - Friday next week, and a few options at the top of the following week? Ideally nothing earlier than 10am.

Thanks for the updates, talk soon

Erez

On Thu, Jan 22, 2026 at 12:20 PM Michael Kozek <mkozek@weenkozek.com> wrote:

Hi all,

I hope you've been well.

The judge in the OATH harassment case brought me and Shapiro in for another settlement conference, as nothing has been moving forward with the case for some time. The owner has made a settlement proposal, as follows:

- \$200k for Christian to be bought out in settlement of all claims
- \$25k for each Erez, Kathryn and David to withdraw from the harassment case

They are also interested in buying everybody out, but would like to hear what your number is, if that is of interest to any or all of you.

Please let me know if you'd like to schedule a call to discuss.

Sincerely,

Mike

NOTE: Please copy Michael Busch (mbusch@weenkozek.com) and Aira Nazzaro (anazzaro@weenkozek.com) on emails related to scheduling appointments with me.

Michael P. Kozek

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Subject: Re: 226 Franklin

Thanks for the update Michael,

And yes, 730 works for me

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Erez Horovitz

erezhorovitz.com
ehorovitz@gmail.com
978 302 3680

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Hi all, I spoke with Shapiro. Per our last meeting, I asked him if they have a proposal to buy out all of you. He came back with an initial proposal of \$600k for everybody, though it sounds like they are open to doing individual deals. He said that if individuals are interested, we should get back to them. Can you all do a meeting with me next Thursday evening at 730pm to discuss our next move?

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Michael P. Kozek
Principal | WEEN & KOZEK
mkozek@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | C: (917) 300-9089 | F: (212) 385-9827

Pronouns: he/him/his

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HUDSON VALLEY OFFICE: 319 Main Street | Poughkeepsie, New York 12601

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Monday, February 2 · 4:00 – 4:30pm

Time zone: America/New_York

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Or dial: ■(US) +1 320-429-8271■ PIN: ■922 869 132■#

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Date: Feb 26, 2026 03:29 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: erez horovitz <ehorovitz@gmail.com>, Michael Kozek <mkozek@weenkozek.com>

Cc: Aira Nazzaro <anazzaro@weenkozek.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Michael Busch <mbusch@weenkozek.com>

Subject: Re: 226 Franklin

I can do March 5, at 7:30pm

Get Outlook for iOS

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, February 25, 2026 8:35:01 PM

To: Michael Kozek <mkozek@weenkozek.com>

Cc: Aira Nazzaro <anazzaro@weenkozek.com>; Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; Michael Busch <mbusch@weenkozek.com>

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Date: Feb 27, 2026 06:51 PM

From: Michael Kozek <mkozek@weenkozek.com>

To: christiangray3@protonmail.com, davidmortimermay@gmail.com, Kathryn Downie
<downiekathryn@hotmail.com>, ehorovitz@gmail.com

Subject: Invitation: (MPK) Meeting with 226 Franklin Tenants @ Thu Mar 5, 2026 7:30pm - 8pm (EST)
(christiangray3@protonmail.com)
(MPK) Meeting with 226 Franklin Tenants

Join with Google Meet - You have been invited to attend an event named (MPK) Meeting with
226 Franklin Tenants on Thursday Mar 5, 2026 · 7:30pm - 8pm (Eastern Time - New York).

Join with Google Meet

Meeting link

meet.google.com/gcn-fvvq-tde

Join by phone(US) +1 252-512-2420

PIN: 360941511

More phone numbers

When Thursday Mar 5, 2026 · 7:30pm - 8pm (Eastern Time - New York)

Guests

Christian Gray

davidmortimermay@gmail.com

Kathryn Downie

ehorovitz@gmail.com View all guest info

Reply for christiangray3@protonmail.com

Yes

No

Maybe

More options

Invitation from Google Calendar

You are receiving this email because you are an attendee on the event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. Learn more

Date: Feb 27, 2026 01:52 PM

From: Aira Nazzaro <anazzaro@weenkozek.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>, Michael Kozek <mkozek@weenkozek.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Michael Busch <mbusch@weenkozek.com>

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Date: Mar 02, 2026 09:55 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Kozek Meeting Thurs 3/5

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Date: Mar 04, 2026 03:56 PM
From: Kathryn Downie <downiekathryn@hotmail.com>
To: erez horovitz <ehorovitz@gmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>
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From: erez horovitz <ehorovitz@gmail.com>

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To: Kathryn Downie <downiekathryn@hotmail.com>
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> Sent: Monday, March 2, 2026 12:55:37 PM

> To: Christian Gray <christiangray3@protonmail.com>; David May
<davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

> Subject: Kozek Meeting Thurs 3/5

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> Thursday at 7:30pm, Kate I know you've already said you can make it.

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> Erez Horovitz

> erezhorovitz.com

> ehorovitz@gmail.com

> 978 302 3680

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Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Mar 04, 2026 07:13 PM

From: Christian Gray <christiangray3@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, David May <davidmortimermay@gmail.com>

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Peace,

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To: Aira Nazzaro <anazzaro@weenkozek.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, Michael Kozek <mkozek@weenkozek.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Michael Busch <mbusch@weenkozek.com>

Subject: Re: 226 Franklin

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Thursday, March 5 · 7:30 – 8:00pm

Time zone: America/New_York

Google Meet joining info

Video call link: <https://meet.google.com/gcn-fvvq-tde>

Or dial: ■(US) +1 252-512-2420■ PIN: ■360 941 511■#

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Pronouns: they/them

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Thanks for the updates, talk soon

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Mike

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Thanks! It's on the calendar. Michael will see you then.

Best,

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To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, David May <davidmortimermay@gmail.com>

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Sunday and Monday (eve) do not work for me but I can do anytime on Tuesday and the rest of week is flexible at this point.

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Cc: David May <davidmortimermay@gmail.com>

Subject: Re: Kozek Meeting Thurs 3/5

Thanks for relaying the message.

I can do any of the nights. Tuesday works for me.

Get Outlook for iOS

From: Christian Gray <christiangray3@protonmail.com>

Sent: Thursday, March 5, 2026 6:36:26 PM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>

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Subject: Re: Kozek Meeting Thurs 3/5

I can do any of those dates as well.

On Thu, Mar 5, 2026 at 3:52 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

>
> Thanks for relaying the message.
> I can do any of the nights. Tuesday works for me.
>
> Get Outlook for iOS
> _____
> From: Christian Gray <christiangray3@protonmail.com>
> Sent: Thursday, March 5, 2026 6:36:26 PM
> To: erez horovitz <ehorovitz@gmail.com>
> Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>
> Subject: Re: Kozek Meeting Thurs 3/5
>
> Greetings,
>
> Michael Kozek just called me on my cell to say that he had an emergency with his mother-in-law and has to cancel tonight's meeting. He asked me to relay the message. He is asking to reschedule for Sunday night or Monday or Tuesday night. He said that he would be in touch regarding times for Monday or Tuesday. He said that anytime on Sunday afternoon (later afternoon) through the eve, works best for him but he said Monday or Tues could work too.

>

> Sunday and Monday (eve) do not work for me but I can do anytime on Tuesday and the rest of week is flexible at this point.

>

> Peace,

> Christian

>

>

>

> Sent with Proton Mail secure email.

>

> On Wednesday, March 4th, 2026 at 2:13 PM, Christian Gray
<christiangray3@protonmail.com> wrote:

>

> > Greetings,

> >

> > Apologies for the delayed response. I will be at the 7:30pm meeting tomorrow.

> >

> > Peace,

> > Christian

> >

> >

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> > On Wednesday, March 4th, 2026 at 2:08 PM, erez horovitz <ehorovitz@gmail.com> wrote:

> >

> > > Yes meeting is still on.

> > > We've got confirmation from you, David and me. We're still waiting on

> > > Christian. If he can't make it I still think it's worth meeting and we

> > > can fill him in on the details. However, I'm flexible if anyone feels

> > > differently.

> > >

> > >

> > >

> > > On Wed, Mar 4, 2026 at 7:56 AM Kathryn Downie <downiekathryn@hotmail.com> wrote:

> > > >

> > > > Just checking in on this.

> > > > Are we on for tomorrow?

> > > >

> > > > Get Outlook for iOS

> > > > _____

> > > > From: erez horovitz <ehorovitz@gmail.com>

> > > > Sent: Monday, March 2, 2026 12:55:37 PM

> > > > To: Christian Gray <christiangray3@protonmail.com>; David May
<davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>

> > > > Subject: Kozek Meeting Thurs 3/5

> > > >

> > > > Hey all,

> > > > Not sure if you saw, but Kozek is proposing a follow up meeting this

> > > > Thursday at 7:30pm, Kate I know you've already said you can make it.

> > > > David and Christian, are you guys available to join?

> > > >

> > > > --

> > > > Erez Horovitz

> > > > erezhorovitz.com

> > > > ehorovitz@gmail.com

> > > > 978 302 3680

> > > >

> > > >

> > > >

> > > > --

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Erez Horovitz

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Date: Mar 09, 2026 09:57 AM

From: Michael Kozek <mkozek@weenkozek.com>

To: Aira Nazzaro <anazzaro@weenkozek.com>

Cc: erez horovitz <ehorovitz@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray
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Subject: Re: 226 Franklin

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NOTE: Please copy Michael Busch (mbusch@weenkozek.com) and Aira Nazzaro (anazzaro@weenkozek.com) on emails related to scheduling appointments with me.

Michael P. Kozek

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mkozek@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | C: (917) 300-9089 | F: (212) 385-9827

Pronouns: he/him/his

BROOKLYN OFFICE: 20 Jay Street, Ste. 814 | Brooklyn, New York 11201

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Time zone: America/New_York

Google Meet joining info

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Or dial: ■(US) +1 252-512-2420■ PIN: ■360 941 511■#

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Subject: Re: 226 Franklin

Thanks for the update Michael,

And yes, 730 works for me

Erez

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

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(MPK) Meeting with 226 Franklin Tenants

Monday, February 2 · 4:00 – 4:30pm

Time zone: America/New_York

Google Meet joining info

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Or dial: ■(US) +1 320-429-8271■ PIN: ■922 869 132■#

More phone numbers:

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Take care until then,

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Erez

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Thanks AIra, we'll touch base this weekend and get back to you.

Erez

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Erez et al,

I'd be happy to help coordinate something. Next week is looking pretty packed but the following week is much more flexible. Would Monday, 2/2 at 4pm work for everyone? I can also provide some alternative times on 2/2 or 2/3.

Best,

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Hey Michael

While we're discussing this, do you have some time availability options?

Anything Wed - Friday next week, and a few options at the top of the following week? Ideally nothing earlier than 10am.

Thanks for the updates, talk soon

Erez

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Hi all,

I hope you've been well.

The judge in the OATH harassment case brought me and Shapiro in for another settlement conference, as nothing has been moving forward with the case for some time. The owner has made a settlement proposal, as follows:

- \$200k for Christian to be bought out in settlement of all claims
- \$25k for each Erez, Kathryn and David to withdraw from the harassment case

They are also interested in buying everybody out, but would like to hear what your number is, if that is of interest to any or all of you.

Please let me know if you'd like to schedule a call to discuss.

Sincerely,

Mike

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Subject: Re: 226 Franklin

Hey Michael

No worries, and we'll get back to you with which one works for all of us,

Erez

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Cc: Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Kozek Meeting Thurs 3/5

hey all, tuesday night work for everyone for our rescheduled meeting w Kozek?

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> > > Christian

> > >

> > >

> > >

> > > Sent with Proton Mail secure email.

> > >

> > > On Wednesday, March 4th, 2026 at 2:08 PM, erez horovitz <ehorovitz@gmail.com> wrote:

> > >
> > > > Yes meeting is still on.
> > > > We've got confirmation from you, David and me. We're still waiting on
> > > > Christian. If he can't make it I still think it's worth meeting and we
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> > > >
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> > > > >
> > > > > Just checking in on this.
> > > > > Are we on for tomorrow?
> > > > >
> > > > > Get Outlook for iOS
> > > > > _____
> > > > > From: erez horovitz <ehorovitz@gmail.com>
> > > > > Sent: Monday, March 2, 2026 12:55:37 PM
> > > > > To: Christian Gray <christiangray3@protonmail.com>; David May
> > > > > <davidmortimermay@gmail.com>; Kathryn Downie <downiekathryn@hotmail.com>
> > > > > Subject: Kozek Meeting Thurs 3/5
> > > > >
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> > > > >
> > > > > --
> > > > > Erez Horovitz
> > > > > erezhorovitz.com
> > > > > ehorovitz@gmail.com
> > > > > 978 302 3680
> > > > >
> > > > >
> > > > >
> > > > > --
> > > > > Erez Horovitz
> > > > > erezhorovitz.com
> > > > > ehorovitz@gmail.com
> > > > > 978 302 3680

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> --

> Erez Horovitz

> erezhorovitz.com

> ehorovitz@gmail.com

> 978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Mar 09, 2026 10:38 AM

From: David May <davidmortimermay@gmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>

Subject: Re: Kozek Meeting Thurs 3/5

Tuesday works for me!

David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

On Mon, Mar 9, 2026 at 10:33 AM erez horovitz <ehorovitz@gmail.com> wrote:

hey all, tuesday night work for everyone for our rescheduled meeting w Kozek?

On Thu, Mar 5, 2026 at 7:51 PM erez horovitz <ehorovitz@gmail.com> wrote:

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> I can do any of those dates as well.

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> On Thu, Mar 5, 2026 at 3:52 PM Kathryn Downie <downiekathryn@hotmail.com> wrote:

> >

> > Thanks for relaying the message.

> > I can do any of the nights. Tuesday works for me.

> >

> > Get Outlook for iOS

> > _____

> > From: Christian Gray <christiangray3@protonmail.com>

> > Sent: Thursday, March 5, 2026 6:36:26 PM

> > To: erez horovitz <ehorovitz@gmail.com>

> > Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May
<davidmortimermay@gmail.com>

> > Subject: Re: Kozek Meeting Thurs 3/5

> >

> > Greetings,

> >

> > Michael Kozek just called me on my cell to say that he had an emergency with his mother-in-law and has to cancel tonight's meeting. He asked me to relay the message. He is asking to reschedule for Sunday night or Monday or Tuesday night. He said that he would be in touch regarding times for Monday or Tuesday. He said that anytime on Sunday afternoon (later afternoon) through the eve, works best for him but he said Monday or Tues could work too.

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> > Sent with Proton Mail secure email.

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> > > >

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> > > > > Sent: Monday, March 2, 2026 12:55:37 PM

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> > > > > Subject: Kozek Meeting Thurs 3/5

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> > > > --

> > > > Erez Horovitz

> > > > erezhorovitz.com

> > > > ehorovitz@gmail.com

> > > > 978 302 3680

> > > >

> > > >

> > > >

> > > > --

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> > > >

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> ehorovitz@gmail.com

> 978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Mar 09, 2026 03:40 PM

From: Christian Gray <christiangray3@protonmail.com>

To: David May <davidmortimermay@gmail.com>

Cc: erez horovitz <ehorovitz@gmail.com>, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Re: Kozek Meeting Thurs 3/5

Tuesday works for me too. Thanks!

Sent from Proton Mail for iOS.

----- Original Message -----

On Monday, 03/09/26 at 11:39 David May <davidmortimermay@gmail.com> wrote:

Tuesday works for me!

David Mortimer May

97 Green Street, #G22

Brooklyn, NY 11222

USA

(615) 429-4414

The Land of Tradition

On Mon, Mar 9, 2026 at 10:33 AM erez horovitz <ehorovitz@gmail.com> wrote:

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> > > > > Erez Horovitz

> > > > > erezhorovitz.com

> > > > > ehorovitz@gmail.com

> > > > > 978 302 3680

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> 978 302 3680

--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

Date: Mar 09, 2026 03:41 PM

From: Christian Gray <christiangray3@protonmail.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Kathryn Downie <downiekathryn@hotmail.com>, David May <davidmortimermay@gmail.com>

Subject: Re: Kozek Meeting Thurs 3/5

Tuesday works for me. Thanks!

Peace,

Christian

Sent from Proton Mail for iOS.

----- Original Message -----

On Monday, 03/09/26 at 11:33 erez horovitz <ehorovitz@gmail.com> wrote:

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> > Sent: Thursday, March 5, 2026 6:36:26 PM

> > To: erez horovitz <ehorovitz@gmail.com>

> > Cc: Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>

> > Subject: Re: Kozek Meeting Thurs 3/5

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> > > > > ehorovitz@gmail.com

> > > > 978 302 3680
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> > > > --
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> erezhorovitz.com
> ehorovitz@gmail.com
> 978 302 3680

--

Erez Horovitz
erezhorovitz.com
ehorovitz@gmail.com
978 302 3680

Date: Mar 09, 2026 08:42 AM

From: erez horovitz <ehorovitz@gmail.com>

To: Michael Kozek <mkozek@weenkozek.com>

Cc: Aira Nazzaro <anazzaro@weenkozek.com>, Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Michael Busch <mbusch@weenkozek.com>

Subject: Re: 226 Franklin

Ok sounds like tomorrow, Tuesday evening works for everyone.

On Mon, Mar 9, 2026 at 8:32 AM erez horovitz <ehorovitz@gmail.com> wrote:

Hey Michael

No worries, and we'll get back to you with which one works for all of us,
Erez

On Mon, Mar 9, 2026 at 6:57 AM Michael Kozek <mkozek@weenkozek.com> wrote:

Hi folks, apologies again for having to reschedule the last meeting at the last minute.
Are you able to meet with me tomorrow or Wednesday evening?

NOTE: Please copy Michael Busch (mbusch@weenkozek.com) and Aira Nazzaro (anazzaro@weenkozek.com) on emails related to scheduling appointments with me.

Michael P. Kozek

Principal | WEEN & KOZEK

mkozek@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | C: (917) 300-9089 | F: (212) 385-9827

Pronouns: he/him/his

BROOKLYN OFFICE: 20 Jay Street, Ste. 814 | Brooklyn, New York 11201

HUDSON VALLEY OFFICE: 319 Main Street | Poughkeepsie, New York 12601

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On Wed, Mar 4, 2026 at 3:08 PM Aira Nazzaro <anazzaro@weenkozek.com> wrote:

Erez,

Thanks! It's on the calendar. Michael will see you then.

Best,

Mx. Aira Nazzaro | Administrative Assistant | WEEN & KOZEK

20 Jay Street, Suite 814 | Brooklyn, New York 11201

anazzaro@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: they/them

On Wed, Mar 4, 2026 at 2:15 PM erez horovitz <ehorovitz@gmail.com> wrote:

Hey Aira

Just confirming that we're all available to meet tomorrow evening @7:30pm est

Erez

On Fri, Feb 27, 2026 at 10:52 AM Aira Nazzaro <anazzaro@weenkozek.com> wrote:

All,

Thanks for confirming so far. I wanted to get this meeting in the calendar, so I've sent out an invitation to you all. Please let me know if you are no longer able to attend at this time. Details below for visibility:

(MPK) Meeting with 226 Franklin Tenants

Thursday, March 5 · 7:30 – 8:00pm

Time zone: America/New_York

Google Meet joining info

Video call link: <https://meet.google.com/gcn-fvvq-tde>

Or dial: ■(US) +1 252-512-2420■ PIN: ■360 941 511■#

More phone numbers: <https://tel.meet/gcn-fvvq-tde?pin=4173597766943>

Thanks,

Mx. Aira Nazzaro | Administrative Assistant | WEEN & KOZEK

20 Jay Street, Suite 814 | Brooklyn, New York 11201

anazzaro@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: they/them

On Thu, Feb 26, 2026 at 10:29 AM Kathryn Downie <downiekathryn@hotmail.com> wrote:

I can do March 5, at 7:30pm

Get Outlook for iOS

From: erez horovitz <ehorovitz@gmail.com>

Sent: Wednesday, February 25, 2026 8:35:01 PM

To: Michael Kozek <mkozek@weenkozek.com>

Cc: Aira Nazzaro <anazzaro@weenkozek.com>; Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; Michael Busch <mbusch@weenkozek.com>

Subject: Re: 226 Franklin

Thanks for the update Michael,

And yes, 730 works for me

Erez

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

On Wed, Feb 25, 2026 at 2:06 PM Michael Kozek <mkozek@weenkozek.com> wrote:

Hi all, I spoke with Shapiro. Per our last meeting, I asked him if they have a proposal to buy out all of you. He came back with an initial proposal of \$600k for everybody, though it sounds like they are open to doing individual deals. He said that if individuals are interested, we should get back to them. Can you all do a meeting with me next Thursday evening at 730pm to discuss our next move?

NOTE: Please copy Michael Busch (mbusch@weenkozek.com) and Aira Nazzaro (anazzaro@weenkozek.com)

on emails related to scheduling appointments with me.

Michael P. Kozek

Principal | WEEN & KOZEK

mkozek@weenkozek.com | www.weenkozek.com

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BROOKLYN

OFFICE: 20 Jay Street, Ste. 814 | Brooklyn, New York 11201

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prohibited from copying, disclosing, distributing, disseminating or otherwise using this transmission in any way. If you have received this message in error, please notify the sender and then delete this message and its attachments from your computer. Thank

you.

On Mon, Jan 26, 2026 at 9:46 AM Aira Nazzaro <anazzaro@weenkozek.com> wrote:

All,

Thank you for coordinating and confirming your availability. I've just sent out a calendar invite, and the details are copied below for visibility:

(MPK) Meeting with 226 Franklin Tenants

Monday, February 2 · 4:00 – 4:30pm

Time zone: America/New_York

Google Meet joining info

Video call link:

<https://meet.google.com/uak-mjdy-hiv>

Or dial: ■(US) +1 320-429-8271■ PIN: ■922 869 132■#

More phone numbers:

<https://tel.meet/uak-mjdy-hiv?pin=8692647002356>

Take care until then,

Mx. Aira Nazzaro | Administrative Assistant | WEEN & KOZEK

20 Jay Street, Suite 814 | Brooklyn, New York 11201

anazzaro@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: they/them

On Sat, Jan 24, 2026 at 1:21 PM erez horovitz <ehorovitz@gmail.com> wrote:

Hey Alra

Monday 2/2 at 4pm works for us, thank you.

Erez

On Fri, Jan 23, 2026 at 2:01 PM erez horovitz <ehorovitz@gmail.com> wrote:

Thanks AIra, we'll touch base this weekend and get back to you.

Erez

On Fri, Jan 23, 2026 at 9:25 AM Aira Nazzaro <anazzaro@weenkozek.com> wrote:

Erez et al,

I'd be happy to help coordinate something. Next week is looking pretty packed but the following week is much more flexible. Would Monday, 2/2 at 4pm work for everyone? I can also provide some alternative times on 2/2 or 2/3.

Best,

Mx. Aira Nazzaro | Administrative Assistant | WEEN & KOZEK

20 Jay Street, Suite 814 | Brooklyn, New York 11201

anazzaro@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: they/them

On Fri, Jan 23, 2026 at 12:11 PM erez horovitz <ehorovitz@gmail.com> wrote:

Hey Michael

While we're discussing this, do you have some time availability options?

Anything Wed - Friday next week, and a few options at the top of the following week? Ideally nothing earlier than 10am.

Thanks for the updates, talk soon

Erez

On Thu, Jan 22, 2026 at 12:20 PM Michael Kozek <mkozek@weenkozek.com> wrote:

Hi all,

I hope you've been well.

The judge in the OATH harassment case brought me and Shapiro in for another settlement conference, as nothing has been moving forward with the case for some time. The owner has made a settlement proposal, as follows:

- \$200k for Christian to be bought out in settlement of all claims
- \$25k for each Erez, Kathryn and David to withdraw from the harassment case

They are also interested in buying everybody out, but would like to hear what your number is, if that is of interest to any or all of you.

Please let me know if you'd like to schedule a call to discuss.

Sincerely,

Mike

NOTE: Please copy Michael Busch (mbusch@weenkozek.com) and Aira Nazzaro (anazzaro@weenkozek.com)

on emails related to scheduling appointments with me.

Michael P. Kozek

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--

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

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ehorovitz@gmail.com

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Date: Mar 10, 2026 02:06 PM

From: Michael Kozek <mkozek@weenkozek.com>

To: christiangray3@protonmail.com, davidmortimermay@gmail.com, ehorovitz@gmail.com, Kathryn Downie <downiekathryn@hotmail.com>

Subject: Invitation: (MPK) Meeting with 226 Franklin Tenants @ Tue Mar 10, 2026 7:30pm - 8pm (EDT)
(christiangray3@protonmail.com)
(MPK) Meeting with 226 Franklin Tenants

Join with Google Meet – You have been invited to attend an event named (MPK) Meeting with 226 Franklin Tenants on Tuesday Mar 10, 2026 · 7:30pm – 8pm (Eastern Time - New York).

Join with Google Meet

Meeting link

meet.google.com/aah-fced-wqw

Join by phone(US) +1 980-552-1122

PIN: 913511646

More phone numbers

When Tuesday Mar 10, 2026 · 7:30pm – 8pm (Eastern Time - New York)

Guests

davidmortimermay@gmail.com

ehorovitz@gmail.com

Kathryn Downie

Christian GrayView all guest info

Reply for christiangray3@protonmail.com

Yes

No

Maybe

More options

Invitation from Google Calendar

You are receiving this email because you are an attendee on the event.

Forwarding this invitation could allow any recipient to send a response to the organizer, be added to the guest list, invite others regardless of their own invitation status, or modify your RSVP. Learn more

Date: Mar 10, 2026 10:07 AM

From: Aira Nazzaro <anazzaro@weenkozek.com>

To: erez horovitz <ehorovitz@gmail.com>

Cc: Michael Kozek <mkozek@weenkozek.com>, Kathryn Downie <downiekathryn@hotmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Michael Busch <mbusch@weenkozek.com>

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Take care until then,

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Pronouns: they/them

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Cc: Aira Nazzaro <anazzaro@weenkozek.com>; Christian Gray <christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>; David May <davidmortimermay@gmail.com>; Michael Busch <mbusch@weenkozek.com>

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Google Meet joining info

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<https://meet.google.com/uak-mjdy-hiv>

Or dial: ■(US) +1 320-429-8271■ PIN: ■922 869 132■#

More phone numbers:

<https://tel.meet/uak-mjdy-hiv?pin=8692647002356>

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Best,

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Hey Michael

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Anything Wed - Friday next week, and a few options at the top of the following week? Ideally nothing earlier than 10am.

Thanks for the updates, talk soon

Erez

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Hi all,

I hope you've been well.

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- \$200k for Christian to be bought out in settlement of all claims
- \$25k for each Erez, Kathryn and David to withdraw from the harassment case

They are also interested in buying everybody out, but would like to hear what your number is, if that is of interest to any or all of you.

Please let me know if you'd like to schedule a call to discuss.

Sincerely,

Mike

NOTE: Please copy Michael Busch (mbusch@weenkozek.com) and Aira Nazzaro (anazzaro@weenkozek.com)

on emails related to scheduling appointments with me.

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ehorovitz@gmail.com

978 302 3680

Date: Mar 11, 2026 12:36 AM

From: Office Calendar <weenkozek.com_a3g6a1m2j7r83s7a05mtkbo9d8@group.calendar.google.com>

To: christiangray3@protonmail.com, davidmortimermay@gmail.com, ehorovitz@gmail.com, Kathryn Downie
<downiekathryn@hotmail.com>

Subject: Updated invitation: (MPK) Meeting with 226 Franklin Tenants @ Tue Mar 10 11:30pm - Wed Mar 11, 2026 12am (UTC) (christiangray3@protonmail.com)
(MPK) Meeting with 226 Franklin Tenants

Join with Google Meet - You have been invited to attend an event named (MPK) Meeting with 226 Franklin Tenants on Tuesday Mar 10 · 11:30pm - Wednesday Mar 11, 2026 · 12am (Coordinated Universal Time).

This event has been updated

Changed: attachments

Join with Google Meet

Meeting link

meet.google.com/aah-fced-wqw

Join by phone(US) +1 980-552-1122

PIN: 913511646

More phone numbers

Attachments

CHANGED

Notes by Gemini

When Tuesday Mar 10 · 11:30pm - Wednesday Mar 11, 2026 · 12am (Coordinated Universal Time)

Guests

davidmortimermay@gmail.com

ehorovitz@gmail.com

Kathryn Downie

Christian GrayView all guest info

Reply for christiangray3@protonmail.com

Yes

No

Maybe

More options

Invitation from Google Calendar

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Date: Mar 24, 2026 01:02 PM

From: Kathryn Downie <downiekathryn@hotmail.com>

To: Aira Nazzaro <anazzaro@weenkozek.com>, erez horovitz <ehorovitz@gmail.com>

Cc: Michael Kozek <mkozek@weenkozek.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Michael Busch <mbusch@weenkozek.com>

Subject: Re: 226 Franklin

I just wanted to check in with everyone about dropping the harassment case and taking the \$25k offer or if APC was open to our offer for a larger amount and the PPAs?

I'm in a desperate financial situation right now so I just wanted to check in and see how that was moving along.

I know we had discussed reinvesting it in getting the building up to code but I would need to use some of it for personal expenses.

If it's not happening because it's not the right move, that's fine, but if it is then I just wanted to know where we are in the process.

Thanks,

Kate

Get Outlook for iOS

From: Aira Nazzaro <anazzaro@weenkozek.com>

Sent: Tuesday, March 10, 2026 10:07:15 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Michael Kozek <mkozek@weenkozek.com>; Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; Michael Busch <mbusch@weenkozek.com>

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More phone numbers:

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Please let me know if you'd like to schedule a call to discuss.

Sincerely,

Mike

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on emails related to scheduling appointments with me.

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Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

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Date: Mar 24, 2026 09:11 AM

From: Michael Kozek <mkozek@weenkozek.com>

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Aira Nazzaro <anazzaro@weenkozek.com>, erez horovitz <ehorovitz@gmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Michael Busch <mbusch@weenkozek.com>

Subject: Re: 226 Franklin

Hi Kathryn,

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Thanks,

Kate

Get Outlook for iOS

From: Aira Nazzaro <anazzaro@weenkozek.com>

Sent: Tuesday, March 10, 2026 10:07:15 AM

To: erez horovitz <ehorovitz@gmail.com>

Cc: Michael Kozek <mkozek@weenkozek.com>; Kathryn Downie <downiekathryn@hotmail.com>; Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; Michael Busch <mbusch@weenkozek.com>

Subject: Re: 226 Franklin

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(MPK) Meeting with 226 Franklin Tenants

Tuesday, March 10 · 7:30 – 8:00pm

Time zone: America/New_York

Google Meet joining info

Video call link:

<https://meet.google.com/aah-fced-wqw>

Or dial: ■(US) +1 980-552-1122■ PIN: ■913 511 646■#

More phone numbers:

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Hey Michael

No worries, and we'll get back to you with which one works for all of us,

Erez

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Hi folks, apologies again for having to reschedule the last meeting at the last minute. Are you able to meet with me tomorrow or Wednesday evening?

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On Wed, Mar 4, 2026 at 3:08 PM Aira Nazzaro <anazzaro@weenkozek.com> wrote:

Erez,

Thanks! It's on the calendar. Michael will see you then.

Best,

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On Wed, Mar 4, 2026 at 2:15 PM erez horovitz <ehorovitz@gmail.com> wrote:

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Just confirming that we're all available to meet tomorrow evening @7:30pm est

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All,

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(MPK) Meeting with 226 Franklin Tenants

Thursday, March 5 · 7:30 – 8:00pm

Time zone: America/New_York

Google Meet joining info

Video call link:

<https://meet.google.com/gcn-fvvq-tde>

Or dial: ■(US) +1 252-512-2420■ PIN: ■360 941 511■#

More phone numbers:

<https://tel.meet/gcn-fvvq-tde?pin=4173597766943>

Thanks,

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Pronouns: they/them

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I can do March 5, at 7:30pm

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Sent: Wednesday, February 25, 2026 8:35:01 PM

To: Michael Kozek <mkozek@weenkozek.com>

Cc: Aira Nazzaro <anazzaro@weenkozek.com>; Christian Gray
<christiangray3@protonmail.com>; Kathryn Downie <downiekathryn@hotmail.com>;
David May <davidmortimermay@gmail.com>; Michael Busch <mbusch@weenkozek.com>

Subject: Re: 226 Franklin

Thanks for the update Michael,

And yes, 730 works for me

Erez

Erez Horovitz

erezhorovitz.com

ehorovitz@gmail.com

978 302 3680

On Wed, Feb 25, 2026 at 2:06 PM Michael Kozek <mkozek@weenkozek.com> wrote:

Hi all, I spoke with Shapiro. Per our last meeting, I asked him if they have a proposal to buy out all of you. He came back with an initial proposal of \$600k for everybody, though it sounds like they are open to doing individual deals. He said that if individuals are interested, we should get back to them. Can you all do a meeting with me next Thursday evening at 730pm to discuss our next move?

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you.

On Mon, Jan 26, 2026 at 9:46 AM Aira Nazzaro <anazzaro@weenkozek.com> wrote:

All,

Thank you for coordinating and confirming your availability. I've just sent out a calendar invite, and the details are copied below for visibility:

(MPK) Meeting with 226 Franklin Tenants

Monday, February 2 · 4:00 – 4:30pm

Time zone: America/New_York

Google Meet joining info

Video call link:

<https://meet.google.com/uak-mjdy-hiv>

Or dial: ■(US) +1 320-429-8271■ PIN: ■922 869 132■#

More phone numbers:

<https://tel.meet/uak-mjdy-hiv?pin=8692647002356>

Take care until then,

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Pronouns: they/them

On Sat, Jan 24, 2026 at 1:21 PM erez horovitz <ehorovitz@gmail.com> wrote:

Hey Alra

Monday 2/2 at 4pm works for us, thank you.

Erez

On Fri, Jan 23, 2026 at 2:01 PM erez horovitz <ehorovitz@gmail.com> wrote:

Thanks AIra, we'll touch base this weekend and get back to you.

Erez

On Fri, Jan 23, 2026 at 9:25 AM Aira Nazzaro <anazzaro@weenkozek.com> wrote:

Erez et al,

I'd be happy to help coordinate something. Next week is looking pretty packed but the following week is much more flexible. Would Monday, 2/2 at 4pm work for everyone? I can also provide some alternative times on 2/2 or 2/3.

Best,

Mx. Aira Nazzaro | Administrative Assistant | WEEN & KOZEK

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anazzaro@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: they/them

On Fri, Jan 23, 2026 at 12:11 PM erez horovitz <ehorovitz@gmail.com> wrote:

Hey Michael

While we're discussing this, do you have some time availability options?

Anything Wed - Friday next week, and a few options at the top of the following week? Ideally nothing earlier than 10am.

Thanks for the updates, talk soon

Erez

On Thu, Jan 22, 2026 at 12:20 PM Michael Kozek <mkozek@weenkozek.com> wrote:

Hi all,

I hope you've been well.

The judge in the OATH harassment case brought me and Shapiro in for another settlement conference, as nothing has been moving forward with the case for some time. The owner has made a settlement proposal, as follows:

- \$200k for Christian to be bought out in settlement of all claims
- \$25k for each Erez, Kathryn and David to withdraw from the harassment case

They are also interested in buying everybody out, but would like to hear what your number is, if that is of interest to any or all of you.

Please let me know if you'd like to schedule a call to discuss.

Sincerely,

Mike

NOTE: Please copy Michael Busch (mbusch@weenkozek.com) and Aira Nazzaro (anazzaro@weenkozek.com)

on emails related to scheduling appointments with me.

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978 302 3680

Date: Mar 24, 2026 04:47 PM

From: Kathryn Downie <downiekathryn@hotmail.com>
To: Michael Kozek <mkozek@weenkozek.com>
Cc: Aira Nazzaro <anazzaro@weenkozek.com>, erez horovitz <ehorovitz@gmail.com>, Christian Gray <christiangray3@protonmail.com>, David May <davidmortimermay@gmail.com>, Michael Busch <mbusch@weenkozek.com>
Subject: Re: 226 Franklin
Ok thanks for getting back to me.

This means the \$25k is also off the table?

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From: Michael Kozek <mkozek@weenkozek.com>

Sent: Tuesday, March 24, 2026 9:11:39 AM

To: Kathryn Downie <downiekathryn@hotmail.com>

Cc: Aira Nazzaro <anazzaro@weenkozek.com>; erez horovitz <ehorovitz@gmail.com>; Christian Gray <christiangray3@protonmail.com>; David May <davidmortimermay@gmail.com>; Michael Busch <mbusch@weenkozek.com>

Subject: Re: 226 Franklin

Hi Kathryn,

At this point there is no deal. I conveyed the \$50k + PAAs offer to Shapiro, which was not received with *much* enthusiasm. He said he would discuss it with his client. For the time-being, we should assume that there is no deal.

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Thanks for the update Michael,

And yes, 730 works for me

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On Mon, Jan 26, 2026 at 9:46 AM Aira Nazzaro <anazzaro@weenkozek.com> wrote:

All,

Thank you for coordinating and confirming your availability. I've just sent out a calendar invite, and the details are copied below for visibility:

(MPK) Meeting with 226 Franklin Tenants

Monday, February 2 · 4:00 – 4:30pm

Time zone: America/New_York

Google Meet joining info

Video call link:

<https://meet.google.com/uak-mjdy-hiv>

Or dial: ■(US) +1 320-429-8271■ PIN: ■922 869 132■#

More phone numbers:

<https://tel.meet/uak-mjdy-hiv?pin=8692647002356>

Take care until then,

Mx. Aira Nazzaro | Administrative Assistant | WEEN & KOZEK

20 Jay Street, Suite 814 | Brooklyn, New York 11201

anazzaro@weenkozek.com | www.weenkozek.com

P: (212) 964-1822 | F: (212) 385-9827

Pronouns: they/them

On Sat, Jan 24, 2026 at 1:21 PM erez horovitz <ehorovitz@gmail.com> wrote:

Hey Alra

Monday 2/2 at 4pm works for us, thank you.

Erez

On Fri, Jan 23, 2026 at 2:01 PM erez horovitz <ehorovitz@gmail.com> wrote:

Thanks AIra, we'll touch base this weekend and get back to you.

Erez

On Fri, Jan 23, 2026 at 9:25 AM Aira Nazzaro <anazzaro@weenkozek.com> wrote:

Erez et al,

I'd be happy to help coordinate something. Next week is looking pretty packed but the following week is much more flexible. Would Monday, 2/2 at 4pm work for everyone? I can also provide some alternative times on 2/2 or 2/3.

Best,

Mx. Aira Nazzaro | Administrative Assistant | WEEN & KOZEK

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Pronouns: they/them

On Fri, Jan 23, 2026 at 12:11 PM erez horovitz <ehorovitz@gmail.com> wrote:

Hey Michael

While we're discussing this, do you have some time availability options?

Anything Wed - Friday next week, and a few options at the top of the following week? Ideally nothing earlier than 10am.

Thanks for the updates, talk soon

Erez

On Thu, Jan 22, 2026 at 12:20 PM Michael Kozek <mkozek@weenkozek.com> wrote:

Hi all,

I hope you've been well.

The judge in the OATH harassment case brought me and Shapiro in for another settlement conference, as nothing has been moving forward with the case for some time. The owner has made a settlement proposal, as follows:

- \$200k for Christian to be bought out in settlement of all claims
- \$25k for each Erez, Kathryn and David to withdraw from the harassment case

They are also interested in buying everybody out, but would like to hear what your number is, if that is of interest to any or all of you.

Please let me know if you'd like to schedule a call to discuss.

Sincerely,

Mike

NOTE: Please copy Michael Busch (mbusch@weenkozek.com) and Aira Nazzaro (anazzaro@weenkozek.com)

on emails related to scheduling appointments with me.

Michael P. Kozek

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Pronouns: he/him/his

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New York 12601

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