

Date: Jul 28, 2022 05:06 PM

From: "Christian Gray" <christiangray3@protonmail.com>
To: "Margaret Sandercock" <mbs@goodfarblaw.com>, "Jenifer Orefice" <jo@goodfarblaw.com>

Subject: Re: Testimony

August 3rd, 9:30am, confirmed.

On Thu, Jul 28, 2022 at 9:19 AM, Margaret Sandercock wrote:

I am sorry, there's an important misunderstanding. The date is AUGUST 3, not 4. Please confirm.

Sent from my iPad

On Jul 28, 2022, at 9:17 AM, Jenifer Orefice wrote:

Attached are the pages from your prior testimony for your review. Please be on alert to testify remotely on August 4 at 9:30 am. Mr. Neratoff will be testifying first. Thank you.

Jenifer Orefice, Legal Assistant

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Date: Aug 01, 2022 02:07 AM

From: "Margaret Sandercock" <mbs@goodfarblaw.com>
To: "Christian Gray" <christiangray3@protonmail.com>
Cc: "Adam Goodfarb" <adg@goodfarblaw.com>

Subject: In preparation for our conference tomorrow with the 226 Franklin TA, and your prior call with Adam

I want to provide you with the following information that may help you evaluate the value of your rights in your loft.

First, Loft Law fixtures are depreciated over a 10 year period. Anything you installed prior to 10 years ago

may be depreciated to zero.

Second, recording studios are not proper home occupations. A home occupation cannot have more than 4 persons present at any time: the proprietor, up to 2 employees, and 1 client. To the extent you are claiming loss of use of the studios in your loft, you likely would not prevail.

Third, you sent me valuations based on sq. footage. As you don't own the space, that is not a relevant measurement and whoever suggested that to you I would think didn't know you don't own it. Concerning rental tenancies, a tenant can expect to receive "some part" of the money the landlord will make over 3 to 5 years if the premises is deregulated. What "some part " means is, there is a variance according to how much the landlord would have to spend to get the higher rent.

Fourth, you need to know that you harmed the valuation of the inconvenience of your time outside your home, first, by not hiring counsel and addressing the matter for 8 months after the incident that caused you not to be able to live there, and secondly, by not allowing me to restore the HP case 6 or 8 months ago. Also, you need to know that the landlord is now claiming that Ed Olmsted made the condition worse by the nature of his investigation after the landlord did their work.

Fifth, the prior damages case that we did for mold in a Loft Law unit, and that we considered an almost complete victory, involved the tenant collecting \$75,000. This was based mostly on legal fee reimbursement and professional fee reimbursement.

The summary of this is that when I wrote up the summons and complaint for Supreme Court, I used my imagination and pled very high numbers to intimidate the landlord. That does not at all mean I ever thought you would get those numbers, nor that I think you are entitled to them.

You also need to consider how much you will spend on legal and professional fees going forward, that there is some possibility the HP court will not require further mold remediation, and the value to you of having money now, not many years from now, during which time your life is on hold.

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Date: Aug 03, 2022 01:10 PM

From: "Margaret Sandercock" <mbs@goodfarblaw.com>
To: "Alexandr Neratoff" <alexandr@neratoff.com>, "Christian Gray" <christiangray3@protonmail.com>, "philhub" <philhub@protonmail.com>, "Theodore Lockhart" <tlckhart67@gmail.com>, "Elizabeth Sandercock" <es@goodfarblaw.com>

Subject: (ABG) 22-1754 Matter of American Package Company Inc., - Trial 8/3 at 9:30 a.m.

Here is the invitation for today.

From: NZeas@oath.nyc.gov

When: 9:30 AM - 5:00 PM August 3, 2022

Subject: (ABG) 22-1754 Matter of American Package Company Inc., - Trial 8/3 at 9:30 a.m.

Location: Scheduled For Trial

(ABG) 22-1754 Matter of American Package Company Inc., - Trial 8/3 at 9:30 a.m.

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When it's time, join your Webex meeting here.