

OLMSTED CORRESPONDENCE ARCHIVE

Proton Mail Export — Olmsted-Related Emails

Emails: 50

Date range: October 11, 2021 – June 29, 2023 (Eastern Time)

Attachments referenced: 12 (inventoried in Annex A; not embedded)

Compiled: September 2, 2026

Conventions

Emails appear in chronological order, oldest first. Each email begins on a new page with a numbered header block. All header times are shown in Eastern Time (EDT/EST) with the UTC equivalent in parentheses. Bodies are reproduced as native, searchable text from the source .eml files; quoted thread history within each message is preserved as sent.

CHRONOLOGICAL INDEX

#	Date (ET)	From	Subject	Att
1	2021-10-11 11:32 AM	Margaret Sandercock	update	.
2	2021-10-12 1:07 PM	Christian Gray	Re: update	
3	2021-11-22 3:30 PM	Margaret Sandercock	226 Franklin owner's expert	
4	2021-11-22 3:32 PM	Edward Olmsted	Re: 226 Franklin owner's expert	
5	2021-12-22 2:16 PM	Margaret Sandercock	ServPro	
6	2021-12-22 7:53 PM	Christian Gray	Re: ServPro	
7	2021-12-23 9:59 AM	Margaret Sandercock	Re: ServPro	
8	2022-03-17 8:55 AM	Margaret Sandercock	FW: Christian Gray, 226 Franklin St.	
9	2022-03-21 1:46 PM	Margaret Sandercock	Re: Gray	
10	2022-03-28 9:34 AM	Margaret Sandercock	Second request	
11	2022-03-28 2:26 PM	Edward Olmsted	Re: Second request	
12	2022-03-28 2:29 PM	Margaret Sandercock	Re: Second request	
13	2022-03-28 2:38 PM	Margaret Sandercock	Re: Second request	
14	2022-03-31 2:51 PM	Edward Olmsted	I set up to meet Jack Glass at 97 Greene on April 11 Monday -Let me know that is OK	
15	2022-03-31 2:52 PM	Margaret Sandercock	Re: I set up to meet Jack Glass at 97 Greene on April 11 Monday -Let me know that is OK	
16	2022-03-31 2:53 PM	Edward Olmsted	Re: I set up to meet Jack Glass at 97 Greene on April 11 Monday -Let me know that is OK	
17	2022-03-31 2:59 PM	Christian Gray	Re: I set up to meet Jack Glass at 97 Greene on April 11 Monday -Let me know that is OK	
18	2022-04-07 10:32 AM	Edward Olmsted	I scheduled with Jack Glass to meet at 97 Greene to address next steps for mold cleanup - I hav	
19	2022-04-07 10:45 AM	Christian Gray	Confirmed access to 97 Green St. at 3:30pm on Monday, April 11th	
20	2022-04-07 10:46 AM	Edward Olmsted	Re: Confirmed access to 97 Green St. at 3:30pm on Monday, April 11th	
21	2022-04-27 9:22 AM	Margaret Sandercock	Mold remediation	
22	2022-04-27 4:26 PM	Margaret Sandercock	FW: Christian Gray, 226 Franklin	
23	2022-05-31 11:18 AM	Margaret Sandercock	Mold update for Christian's unit	

#	Date (ET)	From	Subject	Att
24	2022-06-01 2:42 PM	Christian Gray	Re: Mold update for Christian's unit	.
25	2022-06-01 3:19 PM	Margaret Sandercock	Re: Mold update for Christian's unit	
26	2022-06-13 2:19 PM	Margaret Sandercock	Christian Gray	
27	2022-06-14 11:57 AM	Margaret Sandercock	Christian's HP case	
28	2022-08-04 11:44 AM	Margaret Sandercock	FW: tomorrow	2
29	2022-08-21 3:05 PM	Olmsted Environmental Services, Inc	Invoice 8854 from Olmsted Environmental	1
30	2022-08-23 12:05 PM	Christian Gray	Re: Invoice 8854 from Olmsted Environmental	
31	2022-08-24 7:57 PM	Edward Olmsted	olmsted response to affirmation from landlords attny	1
32	2022-09-23 4:57 PM	Margaret Sandercock	Jack Glass	
33	2022-09-27 10:18 AM	Margaret Sandercock	FW: Olmsted and Jack Glass	
34	2022-09-28 8:11 AM	Margaret Sandercock	Access for Jack Glass	
35	2022-09-28 9:59 AM	Christian Gray	Re: Access for Jack Glass	
36	2022-09-28 10:07 AM	Margaret Sandercock	Re: Access for Jack Glass	
37	2022-09-29 4:07 PM	Olmsted Environmental Services, Inc	Invoice 8854 from Olmsted Environmental	1
38	2022-10-07 12:36 PM	Margaret Sandercock	Mold remediation	
39	2022-10-10 3:06 PM	Olmsted Environmental Services, Inc	Invoice 8854 from Olmsted Environmental	1
40	2022-10-11 3:36 PM	Christian Gray	Re: Invoice 8854 from Olmsted Environmental	
41	2023-02-27 2:31 PM	Nina C. Oksman	Christian Gray - Inspection Tuesday March 21, 2022 at 2pm	
42	2023-02-27 2:33 PM	noksman@weenkozek.com	Invitation: GRAY - 97 Green St, #G21, BK - Inspection @ Tue Mar 21, 2023 2pm - 4:30pm (EDT) (ch	2
43	2023-02-28 5:33 PM	Christian Gray	Re: Christian Gray - Inspection Tuesday March 21, 2022 at 2pm	
44	2023-03-02 4:39 PM	Edward Olmsted	Re: Christian Gray - Inspection Tuesday March 21, 2022 at 2pm	
45	2023-03-07 11:31 AM	Edward Olmsted	Re: Christian Gray - Inspection Tuesday March 21, 2022 at 2pm	
46	2023-03-15 10:27 AM	Nina C. Oksman	Re: Christian Gray - Inspection Tuesday March 21, 2022 at 2pm	

#	Date (ET)	From	Subject	Att
47	2023-03-20 9:52 AM	noksman@weenkozek.com	Invitation: Chris Gray / Ed Olmsted / MPK - meet in advance @ Tue Mar 21, 2023 1:30pm - 2pm (ED	2
48	2023-03-20 9:55 AM	Nina C. Oksman	Re: Christian Gray - Inspection Tuesday March 21, 2022 at 2pm	
49	2023-04-03 3:26 PM	Olmsted Environmental Services, Inc	Invoice 9071 from Olmsted Environmental	1
50	2023-06-29 10:46 AM	Olmsted Environmental Services, Inc	Invoice 9071 from Olmsted Environmental	1

EMAIL 1 OF 50

Date: Monday, October 11, 2021 at 11:32 AM EDT (2021-10-11 15:32 UTC)
From: Margaret Sandercock <mbs@goodfarblaw.com>
To: Edward Olmsted <olmsted.mac@mac.com>
Cc: Christian Gray <christiangray3@protonmail.com>
Subject: update

I have been trying to get the landlord attorney to tell me if the landlord is going to complete the scope of work or whether we need to restore the case to the court calendar. They put me off because their

remediator was ServPro and they could not get an appointment with ServPro due to Hurricane Ida cleanup. Now the owner's lawyer says that he thinks a phone conference between Ed and their expert would help. I have agreed because talk is cheap and we can always restore the case to the calendar if the talk doesn't resolve things. I am sending this email to let you both know what is going on and to let Ed know it's OK to talk to their expert.

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EMAIL 2 OF 50

Date: Tuesday, October 12, 2021 at 1:07 PM EDT (2021-10-12 17:07 UTC)
From: Christian Gray <christiangray3@protonmail.com>
To: Margaret Sandercock <mbs@goodfarblaw.com>, Edward Olmsted <olmsted.mac@mac.com>
Subject: Re: update

Thank you for the update.

Sent from ProtonMail for iOS

On Mon, Oct 11, 2021 at 11:32, Margaret Sandercock <mbs@goodfarblaw.com> wrote:

I have been trying to get the landlord attorney to tell me if the landlord is going to complete the scope of work or whether we need to restore the case to the court calendar. They put me off because their remediator was ServPro and they could not get an appointment with ServPro due to Hurricane Ida cleanup. Now the owner's lawyer says that he thinks a phone conference between Ed and their expert would help. I have agreed because talk is cheap and we can always restore the case to the calendar if the talk doesn't resolve things. I am sending this email to let you both know what is going on and to let Ed know it's OK to talk to their expert.

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EMAIL 3 OF 50

Date: Monday, November 22, 2021 at 3:30 PM EST (2021-11-22 20:30 UTC)
From: Margaret Sandercock <mbs@goodfarblaw.com>
To: Edward Olmsted <olmsted.mac@mac.com>
Cc: Christian Gray <christiangray3@protonmail.com>
Subject: 226 Franklin owner's expert

I have not been contacted about remediation resuming; do you have any update on it? Is it time for me to agitate with the owner's lawyer?

Also, Ed, FYI, the tenants including Christian are suing the landlord for harassment, in case you learn of or observe anything useful in that regard.

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EMAIL 4 OF 50

Date: Monday, November 22, 2021 at 3:32 PM EST (2021-11-22 20:32 UTC)
From: Edward Olmsted <olmsted.mac@mac.com>
To: Margaret Sandercock <mbs@goodfarblaw.com>
Cc: Christian Gray <christiangray3@protonmail.com>
Subject: Re: 226 Franklin owner's expert

Not yet I have been discussing with jack g lass
Will touch base with him tomorrow

Sent from olmsted's iPhone

On Nov 22, 2021, at 3:30 PM, Margaret Sandercock <mbs@goodfarblaw.com> wrote:

I have not been contacted about remediation resuming; do you have any update on it? Is it time for me to agitate with the owner's lawyer?

Also, Ed, FYI, the tenants including Christian are suing the landlord for harassment, in case you learn of or observe anything useful in that regard.

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EMAIL 5 OF 50

Date: Wednesday, December 22, 2021 at 2:16 PM EST (2021-12-22 19:16 UTC)
From: Margaret Sandercock <mbs@goodfarblaw.com>
To: Edward Olmsted <olmsted.mac@mac.com>, Christian Gray
<christiangray3@protonmail.com>
Subject: ServPro

I am emailing today to follow up on whether the landlord's expert has agreed to get ServPro back to finish the work in Christian's loft, and if not, whether you want me to get involved in getting them back.

I have time to work on this, but if Christian is going to be away for any periods of time, for example, for the holidays, it's possible we'd be better off waiting till he returns.

I hope you both have a lovely holiday season.

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EMAIL 6 OF 50

Date: Wednesday, December 22, 2021 at 7:53 PM EST (2021-12-23 00:53 UTC)
From: Christian Gray <christiangray3@protonmail.com>
To: Margaret Sandercock <mbs@goodfarblaw.com>
Cc: Edward Olmsted <olmsted.mac@mac.com>
Subject: Re: ServPro

The last time that we discussed this issue we agreed that we would wait to get the judgement from the Loft Board on the PAA before pushing for the start date of the work on the unit.

When is the Loft Board hearing regarding the PAA?

Picking this thread back up from the last emails regarding this topic, I'm going to paste in Ed's last email:

August 18th, 2021

Ed:

Lab results attached

I'll work on report

These results are terrible

All the air samples have very elevated levels of pen-asp spores

That's not good

Tape lifts all indicate mold growth

They need to do the entire scope

May need to include kitchen floor but we will see

In relation to Ed's email, I have some follow up questions:

1. Where are we at in assuring that the entire scope of work get done?
2. Where are we at with including the kitchen floor in the scope of work?
3. Where are we at with getting the acoustic ceiling of the living area included in the scope of work?

Since the Ed's email that I pasted into the thread, the unit has flooded again do to the roof leaks and water breaching the above unit's gas heater vent, as documented in prior emails and pictures. This shows a reoccurring problem with flooding and its effects on the ceiling of the living area. Legally, they need to do something about it because we can prove that this is a chronic, long-term, reoccurring problem. The ceiling needs to be added to the scope of work and the root cause needs to be mitigated or this will keep happening, as it has been happening, and documented, for many years.

4. Where are we at in getting the bathroom wall, adjacent to the kitchen, included in the scope of work?

I tested positive for COVID this past weekend and had to cancel my holiday plans to see my parents in Sarasota. The symptoms are mild, thankfully. I hope that you are both feeling well and have a lovely holiday.

Sent with ProtonMail Secure Email.

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

On Wednesday, December 22nd, 2021 at 2:16 PM, Margaret Sandercock <mbs@goodfarblaw.com> wrote:

I am emailing today to follow up on whether the landlord's expert has agreed to get ServPro back to finish the work in Christian's loft, and if not, whether you want me to get involved in getting them back.

I have time to work on this, but if Christian is going to be away for any periods of time, for example, for the holidays, it's possible we'd be better off waiting till he returns.

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EMAIL 7 OF 50

Date: Thursday, December 23, 2021 at 9:59 AM EST (2021-12-23 14:59 UTC)
From: Margaret Sandercock <mbs@goodfarblaw.com>
To: Christian Gray <christiangray3@protonmail.com>
Cc: Edward Olmsted <olmsted.mac@mac.com>
Subject: Re: ServPro

We did not agree that and I don't recommend such delay. There is no hearing date on PAA case. We just got owner's answer to that case. There may never be a hearing on it, it's not that type of case.

Where we are on your other concerns is that Ed asked the landlord expert to get Servpro back to complete the scope of work. What I suggest we do now is that if they haven't agreed to resume working, I get in touch with owner's lawyer and say we'll restore the HP case if they don't get going on the work.

Christian, I am so sorry you are ill and had to change your plans.

Sent from my iPhone

On Dec 22, 2021, at 7:54 PM, Christian Gray <christiangray3@protonmail.com> wrote:

The last time that we discussed this issue we agreed that we would wait to get the judgement from the Loft Board on the PAA before pushing for the start date of the work on the unit.

When is the Loft Board hearing regarding the PAA?

Picking this thread back up from the last emails regarding this topic, I'm going to paste in Ed's last email:

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Ed:

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Since the Ed's email that I pasted into the thread, the unit has flooded again do to the roof leaks and water breaching the above unit's gas heater vent, as documented in prior emails and pictures. This shows a reoccurring problem with flooding and its effects on the ceiling of the living area. Legally, they need to do something about it because we can prove that this is a chronic, long-term, reoccurring problem. The ceiling needs to be added to the scope of work and the root cause needs to be mitigated or this will keep happening, as it has been happening, and documented, for many years.

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Sent with
ProtonMail Secure Email.

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I hope you both have a lovely holiday season.

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EMAIL 8 OF 50

Date: Thursday, March 17, 2022 at 8:55 AM EDT (2022-03-17 12:55 UTC)
From: Margaret Sandercock <mbs@goodfarblaw.com>
To: Edward Olmsted <olmsted.mac@mac.com>
Cc: Christian Gray <christiangray3@protonmail.com>
Subject: FW: Christian Gray, 226 Franklin St.

I have asked who (which expert) it is that they want to return to the unit, when he wants to come, and whether Ed should try to be there with him.

Concerning the request that we provide a writing about their expert agreeing more work needs to be done, Ed, did any of the discussion take place in writing by email? If not, Ed, can you send me an email

suitable for sending to the landlord lawyer, in a new email thread, indicating who you spoke to, when the conversation took place and summarizing the contents of the conversation.

From: David Skaller <DSkaller@BBGLLP.COM>

Date: Thursday, March 17, 2022 at 8:44 AM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: RE: Christian Gray, 226 Franklin St.

Please allow access for our expert to inspect the premises to take pictures since they were last there. Also, please send me something in writing that shows that our expert agreed with Ed that more work has to be done.

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Wednesday, March 16, 2022 7:46 PM

To: David Skaller <DSkaller@BBGLLP.COM>

Subject: Re: Christian Gray, 226 Franklin St.

Should I make a motion, or how will you proceed?

Sent from my iPhone

On Mar 16, 2022, at 6:24 PM, David Skaller <DSkaller@bbgllp.com> wrote:

I am still in charge of this case.

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Wednesday, March 16, 2022 5:19 PM

To: David Skaller <DSkaller@BBGLLP.COM>

Subject: Christian Gray, 226 Franklin St.

You will recall that your mold remediator did not complete what we considered to be a full scope of work and I had our evaluator, Ed Olmsted speak with your evaluator, who agreed with Olmsted that work needed

to continue. This was in late summer and ServPro, your remediator, was having issues getting back to work on it due to Hurricanes Henri and Ida. Our client then had Covid, which turned into long Covid, and I have just focused him on getting back to this.

Are you still in charge of this case or should I speak to someone else?

Can we agree that your mediator needs to return and get an appointment for that to happen, or should I move to restore the HP case to the calendar>

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EMAIL 9 OF 50

Date: Monday, March 21, 2022 at 1:46 PM EDT (2022-03-21 17:46 UTC)
From: Margaret Sandercock <mbs@goodfarblaw.com>
To: Christian Gray <christiangray3@protonmail.com>, Edward Olmsted <olmsted.mac@mac.com>
Subject: Re: Gray

Please note that the landlord expert wants to come back to see the premises. The landlord is not allowed to be present. Christian needs to open the door and then leave. Which of the below dates is OK with both of you.

Ed, I know you are extremely busy but I need to know which owner's expert you spoke with about doing more work, when you spoke with him and what he said about the need for more work.

From: David Skaller <DSkaller@BBGLLP.COM>

Date: Monday, March 21, 2022 at 1:12 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: Gray

Our expert is available @1030 each of the following dates:

March 29 or 31

April 4 5 or 6

Please let me know which works for your side.

David M. Skaller

Partner Co-Chair Litigation Group

Belkin • Burden • Goldman, LLP

One Grand Central Place

60 East 42nd Street, 16th Floor

New York, NY 10165

Direct:

212-697-9307

Tel.:

212-867-4466 (Ext. 316)

Fax:

212-297-1859

E-mail: [email]@bbgllp.com

Web:

www.bbgllp.com |

LinkedIn

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anyone

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EMAIL 10 OF 50

Date: Monday, March 28, 2022 at 9:34 AM EDT (2022-03-28 13:34 UTC)
From: Margaret Sandercock <mbs@goodfarblaw.com>
To: Edward Olmsted <olmsted.mac@mac.com>, Christian Gray
<christiangray3@protonmail.com>
Subject: Second request

A week ago I asked you to meet someone from ALC at Christian's loft on either 3/29, 3/31, or Apr. 4,5, or 6 at 1030 am. I haven't heard from you. At this point I believe a date next week should be chosen. Please tell me what date you can be there.

Sent from my iPhone

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EMAIL 11 OF 50

Date: Monday, March 28, 2022 at 2:26 PM EDT (2022-03-28 18:26 UTC)
From: Edward Olmsted <olmsted.mac@mac.com>
To: Margaret Sandercock <mbs@goodfarblaw.com>
Cc: Christian Gray <christiangray3@protonmail.com>
Subject: Re: Second request

I dont have those dates open. I am in Denver all next week, and this week is jammed

Edward Olmsted
olmsted.mac@mac.com
1992 Route 9
Garrison, NY 10524
phone 845 424 4077
cell 914 318 2686
fax 845 424 3482

On Mar 28, 2022, at 9:34 AM, Margaret Sandercock <mbs@goodfarblaw.com> wrote:

A week ago I asked you to meet someone from ALC at Christian's loft on either 3/29, 3/31, or Apr. 4,5, or 6 at 1030 am. I haven't heard from you. At this point I believe a date next week should be chosen. Please tell me what date you can be there.

Sent from my iPhone

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EMAIL 12 OF 50

Date: Monday, March 28, 2022 at 2:29 PM EDT (2022-03-28 18:29 UTC)
From: Margaret Sandercock <mbs@goodfarblaw.com>
To: Edward Olmsted <olmsted.mac@mac.com>
Cc: Christian Gray <christiangray3@protonmail.com>
Subject: Re: Second request

Thanks for letter me know.

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

Date: Monday, March 28, 2022 at 2:26 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Cc: Christian Gray <christiangray3@protonmail.com>

Subject: Re: Second request

I dont have those dates open.

I am in Denver all next week, and this week is jammed

Edward Olmsted

olmsted.mac@mac.com

1992 Route 9

Garrison, NY 10524

phone 845 424 4077

cell 914 318 2686

fax 845 424 3482

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Sent from my iPhone

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EMAIL 13 OF 50

Date: Monday, March 28, 2022 at 2:38 PM EDT (2022-03-28 18:38 UTC)
From: Margaret Sandercock <mbs@goodfarblaw.com>
To: Edward Olmsted <olmsted.mac@mac.com>
Cc: Christian Gray <christiangray3@protonmail.com>
Subject: Re: Second request

I know how busy you are but at this point it's time sensitive.

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

Date: Monday, March 28, 2022 at 2:37 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: Re: Second request

I'll email jack glass and come with a date and time to meet

Sent from olmsted's iPhone

On Mar 28, 2022, at 2:29 PM, Margaret Sandercock <mbs@goodfarblaw.com> wrote:

Thanks for letter me know.

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

Date: Monday, March 28, 2022 at 2:26 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Cc: Christian Gray <christiangray3@protonmail.com>

Subject: Re: Second request

I dont have those dates open.

I am in Denver all next week, and this week is jammed

Edward Olmsted

olmsted.mac@mac.com

1992 Route 9

Garrison, NY 10524

phone 845 424 4077

cell 914 318 2686

fax 845 424 3482

On Mar 28, 2022, at 9:34 AM, Margaret Sandercock <mbs@goodfarblaw.com> wrote:

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Sent from my iPhone

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EMAIL 14 OF 50

Date: Thursday, March 31, 2022 at 2:51 PM EDT (2022-03-31 18:51 UTC)
From: Edward Olmsted <olmsted.mac@mac.com>
To: Christian Gray <christiangray3@protonmail.com>, Margaret Sandercock <mbs@goodfarblaw.com>
Subject: I set up to meet Jack Glass at 97 Greene on April 11 Monday -Let me know that is OK

Edward Olmsted
olmsted.mac@mac.com
1992 Route 9
Garrison, NY 10524
phone 845 424 4077
cell 914 318 2686
fax 845 424 3482

EMAIL 15 OF 50

Date: Thursday, March 31, 2022 at 2:52 PM EDT (2022-03-31 18:52 UTC)
From: Margaret Sandercock <mbs@goodfarblaw.com>
To: Edward Olmsted <olmsted.mac@mac.com>, Christian Gray <christiangray3@protonmail.com>
Subject: Re: I set up to meet Jack Glass at 97 Greene on April 11 Monday -Let me know that is OK

What time?

From:

Edward Olmsted <olmsted.mac@mac.com>

Date: Thursday, March 31, 2022 at 2:51 PM

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

Subject: I set up to meet Jack Glass at 97 Greene on April 11 Monday -Let me know that is OK

Edward Olmsted

olmsted.mac@mac.com

1992 Route 9

Garrison, NY 10524

phone 845 424 4077

cell 914 318 2686

fax 845 424 3482

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EMAIL 16 OF 50

Date: Thursday, March 31, 2022 at 2:53 PM EDT (2022-03-31 18:53 UTC)
From: Edward Olmsted <olmsted.mac@mac.com>
To: Margaret Sandercock <mbs@goodfarblaw.com>
Cc: Christian Gray <christiangray3@protonmail.com>
Subject: Re: I set up to meet Jack Glass at 97 Greene on April 11 Monday -Let me know that is OK

330 pm

Edward Olmsted
olmsted.mac@mac.com
1992 Route 9
Garrison, NY 10524
phone 845 424 4077
cell 914 318 2686
fax 845 424 3482

On Mar 31, 2022, at 2:52 PM, Margaret Sandercock <mbs@goodfarblaw.com> wrote:

What time?

From: Edward Olmsted <olmsted.mac@mac.com>
Date: Thursday, March 31, 2022 at 2:51 PM
To: Christian Gray <christiangray3@protonmail.com>, Margaret Sandercock <mbs@goodfarblaw.com>
Subject: I set up to meet Jack Glass at 97 Greene on April 11 Monday -Let me know that is OK

Edward Olmsted
olmsted.mac@mac.com
1992 Route 9
Garrison, NY 10524
phone 845 424 4077
cell 914 318 2686
fax 845 424 3482

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EMAIL 17 OF 50

Date: Thursday, March 31, 2022 at 2:59 PM EDT (2022-03-31 18:59 UTC)
From: Christian Gray <christiangray3@protonmail.com>
To: Edward Olmsted <olmsted.mac@mac.com>, Margaret Sandercock <mbs@goodfarblaw.com>
Subject: Re: I set up to meet Jack Glass at 97 Greene on April 11 Monday -Let me know that is OK

Ok. I'll be there to let you in then.

Confirmed meet time:
Monday April 11th at 3:30pm

Thank you.

On Thu, Mar 31, 2022 at 2:53 PM, Edward Olmsted <olmsted.mac@mac.com> wrote: 330 pm

Edward Olmsted
olmsted.mac@mac.com
1992 Route 9
Garrison, NY 10524
phone 845 424 4077
cell 914 318 2686
fax 845 424 3482

On Mar 31, 2022, at 2:52 PM, Margaret Sandercock <mbs@goodfarblaw.com> wrote:

What time?

From: Edward Olmsted <olmsted.mac@mac.com>
Date: Thursday, March 31, 2022 at 2:51 PM
To: Christian Gray <christiangray3@protonmail.com>, Margaret Sandercock <mbs@goodfarblaw.com>
Subject: I set up to meet Jack Glass at 97 Greene on April 11 Monday -Let me know that is OK

Edward Olmsted
olmsted.mac@mac.com
1992 Route 9
Garrison, NY 10524
phone 845 424 4077
cell 914 318 2686
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EMAIL 18 OF 50

Date: Thursday, April 7, 2022 at 10:32 AM EDT (2022-04-07 14:32 UTC)
From: Edward Olmsted <olmsted.mac@mac.com>
To: Margaret Sandercock <mbs@goodfarblaw.com>, Christian Gray <christiangray3@protonmail.com>
Subject: I scheduled with Jack Glass to meet at 97 Greene to address next steps for mold cleanup - I have to confirm but need to know if we will have access

Edward Olmsted
olmsted.mac@mac.com
1992 Route 9
Garrison, NY 10524
phone 845 424 4077
cell 914 318 2686
fax 845 424 3482

EMAIL 19 OF 50

Date: Thursday, April 7, 2022 at 10:45 AM EDT (2022-04-07 14:45 UTC)
From: Christian Gray <christiangray3@protonmail.com>
To: Edward Olmsted <olmsted.mac@mac.com>, Margaret Sandercock <mbs@goodfarblaw.com>
Subject: Confirmed access to 97 Green St. at 3:30pm on Monday, April 11th

I will meet at 3:30pm on Monday, April 11th, to give you access to unit G21 at 97 Green St.

Thank you.

Christian

On Thu, Apr 7, 2022 at 10:32 AM, Edward Olmsted <olmsted.mac@mac.com> wrote:

Edward Olmsted
olmsted.mac@mac.com
1992 Route 9
Garrison, NY 10524
phone 845 424 4077
cell 914 318 2686
fax 845 424 3482

EMAIL 20 OF 50

Date: Thursday, April 7, 2022 at 10:46 AM EDT (2022-04-07 14:46 UTC)
From: Edward Olmsted <olmsted.mac@mac.com>
To: Christian Gray <christiangray3@protonmail.com>
Subject: Re: Confirmed access to 97 Green St. at 3:30pm on Monday, April 11th

Thank you !!!

Edward Olmsted
olmsted.mac@mac.com
1992 Route 9
Garrison, NY 10524
phone 845 424 4077
cell 914 318 2686
fax 845 424 3482

On Apr 7, 2022, at 8:45 AM, Christian Gray <christiangray3@protonmail.com> wrote:
I will meet at 3:30pm on Monday, April 11th, to give you access to unit G21 at 97 Green St.
Thank you.

Christian

On Thu, Apr 7, 2022 at 10:32 AM, Edward Olmsted <olmsted.mac@mac.com> wrote:
Edward Olmsted
olmsted.mac@mac.com
1992 Route 9
Garrison, NY 10524
phone 845 424 4077
cell 914 318 2686
fax 845 424 3482

EMAIL 21 OF 50

Date: Wednesday, April 27, 2022 at 9:22 AM EDT (2022-04-27 13:22 UTC)
From: Margaret Sandercock <mbs@goodfarblaw.com>
To: Edward Olmsted <olmsted.mac@mac.com>
Cc: Christian Gray <christiangray3@protonmail.com>
Subject: Mold remediation

Did you meet with the landlord's expert? What was the outcome?

Sent from my iPhone

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EMAIL 22 OF 50

Date: Wednesday, April 27, 2022 at 4:26 PM EDT (2022-04-27 20:26 UTC)
From: Margaret Sandercock <mbs@goodfarblaw.com>
To: Christian Gray <christiangray3@protonmail.com>, Edward Olmsted <olmsted.mac@mac.com>
Subject: FW: Christian Gray, 226 Franklin

From:
David Skaller <DSkaller@BBGLLP.COM>
Date: Wednesday, April 27, 2022 at 4:08 PM
To: Margaret Sandercock <mbs@goodfarblaw.com>
Subject: RE: Christian Gray, 226 Franklin

Jack is working on a potential new scope of work and which i and my client will have to review and then jack will send to Ed. This is for settlement purposes only.

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

From: Margaret Sandercock <mbs@goodfarblaw.com>
Sent: Wednesday, April 27, 2022 9:38 AM
To: David Skaller <DSkaller@BBGLLP.COM>
Subject: Christian Gray, 226 Franklin

Our experts met Apr. 11. Jack Glass agreed to a further scope of work and agreed to write it up but apparently has not done so yet. I am also advised Jack does not agree to do everything Olmsted believes is needed. In view of this status, how did you want to proceed? Both experts agree, I am told, that the unit is not habitable. Prolonging the time it is uninhabitable is not in the interest of either of our clients.

Sent from my iPhone

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EMAIL 23 OF 50

Date: Tuesday, May 31, 2022 at 11:18 AM EDT (2022-05-31 15:18 UTC)
From: Margaret Sandercock <mbs@goodfarblaw.com>
To: Christian Gray <christiangray3@protonmail.com>
Cc: Edward Olmsted <olmsted.mac@mac.com>
Subject: Mold update for Christian's unit

Ed, unless you can tell me you have word from the owner's expert about resuming work, I think there is no choice but for me to restore the HP case to the calendar. I don't think they will do anything about this condition unless there is pressure and at the moment, my pressing them does not seem to be enough.

There are 2 reasons to do this. First, if we do not restore the case soon, the court would be able to deny the restoration and we would need to start again. Second, there is a Supreme Court action for damages and we are messing up our ability to get damages by not doing everything we can to help ourselves in Housing Court.

Christian, please respond and let me know your feelings about this. I have time to do this work now so please respond soon. Thanks.

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EMAIL 24 OF 50

Date: Wednesday, June 1, 2022 at 2:42 PM EDT (2022-06-01 18:42 UTC)
From: Christian Gray <christiangray3@protonmail.com>
To: Margaret Sandercock <mbs@goodfarblaw.com>
Cc: Edward Olmsted <olmsted.mac@mac.com>
Subject: Re: Mold update for Christian's unit

I will be out of town from June 8th through the 20th and then again from June 22nd or 23rd till around the 29th, so I won't be available until July. I have access to email etc. during the second trip but will be completely offline from June 8th through the 20th, possible a little earlier.

Sent with Proton Mail secure email.

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

On Tuesday, May 31st, 2022 at 11:18 AM, Margaret Sandercock <mbs@goodfarblaw.com> wrote:

Ed, unless you can tell me you have word from the owner's expert about resuming work, I think there is no choice but for me to restore the HP case to the calendar. I don't think they will do anything about this condition unless there is pressure and at the moment, my pressing them does not seem to be enough.

There are 2 reasons to do this. First, if we do not restore the case soon, the court would be able to deny the restoration and we would need to start again. Second, there is a Supreme Court action for damages and we are messing up our ability to get damages by not doing everything we can to help ourselves in Housing Court.

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EMAIL 25 OF 50

Date: Wednesday, June 1, 2022 at 3:19 PM EDT (2022-06-01 19:19 UTC)
From: Margaret Sandercock <mbs@goodfarblaw.com>
To: Christian Gray <christiangray3@protonmail.com>
Cc: Edward Olmsted <olmsted.mac@mac.com>
Subject: Re: Mold update for Christian's unit

I can move to restore the case to the calendar before July 1 as long as I have an affidavit signed by you before the 1st trip and then can schedule anything needing to be scheduled such as work in the unit, after July 1. Do you want me to do that, or hold off till you return?

From:
Christian Gray <christiangray3@protonmail.com>
Date: Wednesday, June 1, 2022 at 2:42 PM
To: Margaret Sandercock <mbs@goodfarblaw.com>
Cc: Edward Olmsted <olmsted.mac@mac.com>
Subject: Re: Mold update for Christian's unit

I will be out of town from June 8th through the 20th and then again from June 22nd or 23rd till around the 29th, so I won't be available until July. I have access to email etc. during the second trip but will be completely offline from June 8th through the 20th, possible a little earlier.

Sent with
Proton Mail secure email.

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

On Tuesday, May 31st, 2022 at 11:18 AM, Margaret Sandercock <mbs@goodfarblaw.com> wrote:
Ed, unless you can tell me you have word from the owner's expert about resuming work, I think there is no choice but for me to restore the HP case to the calendar. I don't think they will do anything about this condition unless there is pressure and at the moment, my pressing them does not seem to be enough.

There are 2 reasons to do this. First, if we do not restore the case soon, the court would be able to deny the restoration and we would need to start again. Second, there is a Supreme Court action for damages and we are messing up our ability to get damages by not doing everything we can to help ourselves in Housing Court.

Christian, please respond and let me know your feelings about this. I have time to do this work now so please respond soon. Thanks.

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EMAIL 26 OF 50

Date: Monday, June 13, 2022 at 2:19 PM EDT (2022-06-13 18:19 UTC)
From: Margaret Sandercock <mbs@goodfarblaw.com>
To: Edward Olmsted <olmsted.mac@mac.com>, Christian Gray
<christiangray3@protonmail.com>
Subject: Christian Gray

I am going to restore HP to calendar. Landlord lawyer contacted me today and said Jack Glass says the original scope of work was done.

Sent from my iPhone

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EMAIL 27 OF 50

Date: Tuesday, June 14, 2022 at 11:57 AM EDT (2022-06-14 15:57 UTC)
From: Margaret Sandercock <mbs@goodfarblaw.com>
To: Christian Gray <christiangray3@protonmail.com>, Edward Olmsted <olmsted.mac@mac.com>
Subject: Christian's HP case

I was able to figure out how to do a motion to restore even though Christian is out of town. The court date I chose is 7/7. No one will have to show up that day; it may well be that the court appearance

is remote since there are attorneys on both sides. However, I think we are moving toward having to do a hearing as to whether they did the scope of work they agreed to and in any case, whether the scope must be expanded. The hearings in that courtroom are in person.

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EMAIL 28 OF 50

Date: Thursday, August 4, 2022 at 11:44 AM EDT (2022-08-04 15:44 UTC)
From: Margaret Sandercock <mbs@goodfarblaw.com>
To: Edward Olmsted <olmsted.mac@mac.com>, Christian Gray <christiangray3@protonmail.com>
Subject: FW: tomorrow
Attachments: Affirmation in Opposition.pdf (7,492,604 bytes); Motion to Restore.pdf (15,861,982 bytes)

This regards Christian Gray. Ed, I need your technical help with the landlord's papers, the affirmation in opposition. Case status is that I brought an HP case in 2020, you helped us with a scope of work, we marked the HP case off as landlord agreed to do your scope of work but when you tested after their work your report indicated that they had not done the scope of work and that the results did not indicate eradication of mold.

I moved to restore the HP case. The landlord is opposing it, and they claim the scope of work was done and that if there is still mold, it's your fault (the landlord is represented by the same law firm that won a case where you were the expert and Judge Stoller found that by opening up walls and ceilings you caused the spread of mold.).

I have papers due Aug. 31 but to me that is right around the corner as I am on vacation Aug. 20-26.

Ed, please let me know when we can speak. I have availability any time Monday up to 4 30, any time Tues. and Weds. morning at least.

Thanks.

From:
Jenifer Orefice <jo@goodfarblaw.com>
Date: Thursday, August 4, 2022 at 10:00 AM
To: Margaret Sandercock <mbs@goodfarblaw.com>
Subject: Re: tomorrow

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: Margaret Sandercock <mbs@goodfarblaw.com>

Date: Thursday, August 4, 2022 at 8:54 AM

To: Jenifer Orefice <jo@goodfarblaw.com>

Subject: Re: tomorrow

Please go to Christian Gray's HP case and send me as pdf's my motion to restore and the landlord's opp.

Get Outlook for iOS

From: Margaret Sandercock <mbs@goodfarblaw.com>

Sent: Thursday, August 4, 2022 8:38:48 AM

To: Jenifer Orefice <jo@goodfarblaw.com>

Subject: Re: tomorrow

Please send me our escrow wiring instructions as a PDF.

Get Outlook for iOS

From: Jenifer Orefice <jo@goodfarblaw.com>

Sent: Wednesday, August 3, 2022 5:02:14 PM

To: Margaret Sandercock <mbs@goodfarblaw.com>

Subject: Re: tomorrow

Here you go.

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: Margaret Sandercock <mbs@goodfarblaw.com>

Date: Wednesday, August 3, 2022 at 5:01 PM

To: Jenifer Orefice <jo@goodfarblaw.com>

Subject: tomorrow

Please send me the Snider vacatur agreement.

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EMAIL 29 OF 50

Date: Sunday, August 21, 2022 at 3:05 PM EDT (2022-08-21 19:05 UTC)
From: "Olmsted Environmental Services, Inc" <quickbooks@notification.intuit.com>
To: christiangray3@protonmail.com
Cc: olmsted.mac@mac.com
Subject: Invoice 8854 from Olmsted Environmental
Attachments: Invoice_8854_from_Olmsted_Environmental_Services_Inc.pdf (10,920 bytes)

QuickBooks

INVOICE 8854 DETAILS

Olmsted Environmental Services, Inc

DUE 09/20/2022

\$2,540.00

Print or save

Powered by QuickBooks

Dear Christian

Enclosed please find your invoice 8854

Edward Olmsted

Olmsted Environmental Services, Inc

914 318 2686 cell

845 424 4077 office

Bill to

Christian Gray

97 Green St Apt G21

Brooklyn, New York 11222

Terms

Net 30

Environmental inspection of 97 Green St, Apt G21, Brooklyn, NY on Aug 16 and 17, 2021 and report

\$500.00\$500.00

Laboratory analysis of 13 samples on a RUSH basis

\$1,040.00\$1,040.00

Meeting with Jack Glass on Site Monday April 11, 2022

\$400.00\$400.00

Write response to the legal affirmation of August 18,2022

\$600.00\$600.00

Balance due\$2,540.00

Print or save

Olmsted Environmental Services, Inc

1992 Route 9

Garrison, NY 10524 US

(845) 424 4077

olmsted.mac@mac.com

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EMAIL 30 OF 50

Date: Tuesday, August 23, 2022 at 12:05 PM EDT (2022-08-23 16:05 UTC)
From: Christian Gray <christiangray3@protonmail.com>
To: olmsted.mac@mac.com
Subject: Re: Invoice 8854 from Olmsted Environmental

Received.

Please send me the response that you wrote, I never received a copy.

Thank you for your work.

Christian

Sent with Proton Mail secure email.

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

On Sunday, August 21st, 2022 at 3:05 PM, Olmsted Environmental Services, Inc
<quickbooks@notification.intuit.com> wrote:

INVOICE 8854 DETAILS

Olmsted Environmental Services, Inc

DUE 09/20/2022

\$2,540.00

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Powered by QuickBooks

Dear Christian

Enclosed please find your invoice 8854

Edward Olmsted

Olmsted Environmental Services, Inc

914 318 2686 cell

845 424 4077 office

Bill to

Christian Gray

97 Green St Apt G21

Brooklyn, New York 11222

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Garrison, NY 10524 US

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olmsted.mac@mac.com

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EMAIL 31 OF 50

Date: Wednesday, August 24, 2022 at 7:57 PM EDT (2022-08-24 23:57 UTC)
From: Edward Olmsted <olmsted.mac@mac.com>
To: Christian Gray <christiangray3@protonmail.com>
Subject: olmsted response to affirmation from landlords attny
Attachments: Olmsted Report MBS Clean 8.18.22.pdf (175,916 bytes)

Edward Olmsted
olmsted.mac@mac.com
1992 Route 9
Garrison, NY 10524
phone 845 424 4077
cell 914 318 2686
fax 845 424 3482

EMAIL 32 OF 50

Date: Friday, September 23, 2022 at 4:57 PM EDT (2022-09-23 20:57 UTC)
From: Margaret Sandercock <mbs@goodfarblaw.com>
To: Edward Olmsted <olmsted.mac@mac.com>, Christian Gray
<christiangray3@protonmail.com>
Subject: Jack Glass

Wants to come look at Christian's unit next Thurs. with Ed present. Please advise if that's possible.

Get Outlook for iOS

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EMAIL 33 OF 50

Date: Tuesday, September 27, 2022 at 10:18 AM EDT (2022-09-27 14:18 UTC)
From: Margaret Sandercock <mbs@goodfarblaw.com>
To: Edward Olmsted <olmsted.mac@mac.com>, Christian Gray <christiangray3@protonmail.com>
Subject: FW: Olmsted and Jack Glass

Please note below; what is your availability Oct. 4 or 6?

From:

David Skaller <DSkaller@BBGLLP.COM>

Date: Tuesday, September 27, 2022 at 10:16 AM

To: Margaret Sandercock <mbs@goodfarblaw.com>, Elizabeth Sandercock <es@goodfarblaw.com>

Cc: "Daniel P. Phillips" <DPPhillips@bbgllp.com>

Subject: RE: Olmsted and Jack Glass

Hi Margaret

Unfortunately Mr. Glass can no longer do this Thursday but can do either October 4th or 6th. Please let me know if Ed is available either of those 2 dates and if so please let me know what times is he available. Thank you

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

Sent: Saturday, September 24, 2022 4:48 PM

To: David Skaller <DSkaller@BBGLLP.COM>; Elizabeth Sandercock <es@goodfarblaw.com>

Subject: Olmsted and Jack Glass

Olmsted can meet him at Christian Gray's unit either 930 am or 430 pm Thurs. Please let me know which is better. Thanks.

Get Outlook for iOS

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EMAIL 34 OF 50

Date: Wednesday, September 28, 2022 at 8:11 AM EDT (2022-09-28 12:11 UTC)
From: Margaret Sandercock <mbs@goodfarblaw.com>
To: Christian Gray <christiangray3@protonmail.com>, Edward Olmsted <olmsted.mac@mac.com>
Subject: Access for Jack Glass

2 30 pm on 10/4. Christian, please confirm that access will be provided -- if you can't be there, please make arrangements with someone else to open the door. Thank you.

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EMAIL 35 OF 50

Date: Wednesday, September 28, 2022 at 9:59 AM EDT (2022-09-28 13:59 UTC)
From: Christian Gray <christiangray3@protonmail.com>
To: Margaret Sandercock <mbs@goodfarblaw.com>, Edward Olmsted <olmsted.mac@mac.com>
Subject: Re: Access for Jack Glass

2:30 pm on 10/4. Confirmed.

On Wed, Sep 28, 2022 at 8:11 AM, Margaret Sandercock <mbs@goodfarblaw.com> wrote:

2 30 pm on 10/4. Christian, please confirm that access will be provided -- if you can't be there, please make arrangements with someone else to open the door. Thank you.

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EMAIL 36 OF 50

Date: Wednesday, September 28, 2022 at 10:07 AM EDT (2022-09-28 14:07 UTC)
From: Margaret Sandercock <mbs@goodfarblaw.com>
To: Christian Gray <christiangray3@protonmail.com>, Edward Olmsted <olmsted.mac@mac.com>
Subject: Re: Access for Jack Glass

Thanks.

From:

Christian Gray <christiangray3@protonmail.com>

Date: Wednesday, September 28, 2022 at 9:59 AM

To: Margaret Sandercock <mbs@goodfarblaw.com>, Edward Olmsted <olmsted.mac@mac.com>

Subject: Re: Access for Jack Glass

2:30 pm on 10/4. Confirmed.

On Wed, Sep 28, 2022 at 8:11 AM, Margaret Sandercock <mbs@goodfarblaw.com> wrote:

2 30 pm on 10/4. Christian, please confirm that access will be provided -- if you can't be there, please make arrangements with someone else to open the door. Thank you.

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EMAIL 37 OF 50

Date: Thursday, September 29, 2022 at 4:07 PM EDT (2022-09-29 20:07 UTC)
From: "Olmsted Environmental Services, Inc" <quickbooks@notification.intuit.com>
To: christiangray3@protonmail.com
Cc: olmsted.mac@mac.com
Subject: Invoice 8854 from Olmsted Environmental
Attachments: Invoice_8854_from_Olmsted_Environmental_Services_Inc.pdf (10,920 bytes)

QuickBooks

INVOICE 8854 DETAILS

Olmsted Environmental Services, Inc

DUE 09/20/2022

\$2,540.00

Print or save

Powered by QuickBooks

Dear Christian

This is a reminder about your invoice 8854.

Edward Olmsted

Olmsted Environmental Services, Inc

914 318 2686 cell

845 424 4077 office

Bill to

Christian Gray

97 Green St Apt G21

Brooklyn, New York 11222

Terms

Net 30

Environmental inspection of 97 Green St, Apt G21, Brooklyn, NY on Aug 16 and 17, 2021 and report

\$500.00\$500.00

Laboratory analysis of 13 samples on a RUSH basis

\$1,040.00\$1,040.00

Meeting with Jack Glass on Site Monday April 11, 2022

\$400.00\$400.00

Write response to the legal affirmation of August 18,2022

\$600.00\$600.00

Balance due\$2,540.00

Print or save

Olmsted Environmental Services, Inc

1992 Route 9

Garrison, NY 10524 US

(845) 424 4077

olmsted.mac@mac.com

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Date: Friday, October 7, 2022 at 12:36 PM EDT (2022-10-07 16:36 UTC)
From: Margaret Sandercock <mbs@goodfarblaw.com>
To: Christian Gray <christiangray3@protonmail.com>, Edward Olmsted <olmsted.mac@mac.com>
Cc: Adam Goodfarb <adg@goodfarblaw.com>
Subject: Mold remediation

Informative phone conversation with David Skaller today. It is the first time he has ever said anything like this to me. He says the scope of work does not appear to have been completed. He claims the landlord is furious because he paid all that money to have his consultants watch the remediation and it still was not done right. This latter part I don't buy, in fact as you know I believe the landlord egged on his experts to do as little as possible. In any case, he expects Jack Glass to give him a report of what needs still to be done and this will take around a week. Christian, I do not think they are going to do every single thing you and Ed want, but from my short talk with Ed today, Ed is agreeable to some limitations.

The case is on Tues. but we will try to postpone without going there to save money.

Christian, I was invited to pitch a buyout for you. I think it very possible you would get your best buyout before they spend more money. You have suggested speaking with Adam and me about this issue.

When can you do that?

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EMAIL 39 OF 50

Date: Monday, October 10, 2022 at 3:06 PM EDT (2022-10-10 19:06 UTC)
From: "Olmsted Environmental Services, Inc" <quickbooks@notification.intuit.com>
To: christiangray3@protonmail.com
Cc: olmsted.mac@mac.com
Subject: Invoice 8854 from Olmsted Environmental
Attachments: Invoice_8854_from_Olmsted_Environmental_Services_Inc.pdf (11,027 bytes)

QuickBooks

INVOICE 8854 DETAILS

Olmsted Environmental Services, Inc

DUE 09/20/2022

\$1,640.00

Print or save

Powered by QuickBooks

Dear Christian

Enclosed please find a corrected invoice. We neglected to debit your payment from the previously sent invoice.

Edward Olmsted

Olmsted Environmental Services, Inc

914 318 2686 cell

845 424 4077 office

Bill to

Christian Gray

97 Green St Apt G21

Brooklyn, New York 11222

Terms

Net 30

Environmental inspection of 97 Green St, Apt G21, Brooklyn, NY on Aug 16 and 17, 2021 and report

\$500.00\$500.00

Laboratory analysis of 13 samples on a RUSH basis

\$1,040.00\$1,040.00

Meeting with Jack Glass on Site Monday April 11, 2022

\$400.00\$400.00

Write response to the legal affirmation of August 18,2022

\$600.00\$600.00

Payment on site

\$-900.00\$ -900.00

Balance due\$1,640.00

Print or save

Olmsted Environmental Services, Inc
1992 Route 9
Garrison, NY 10524 US

(845) 424 4077

olmsted.mac@mac.com

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EMAIL 40 OF 50

Date: Tuesday, October 11, 2022 at 3:36 PM EDT (2022-10-11 19:36 UTC)
From: Christian Gray <christiangray3@protonmail.com>
To: olmsted.mac@mac.com
Subject: Re: Invoice 8854 from Olmsted Environmental

Thanks, Ed. I just sent a check out through Bank of America bill pay services. It will be delivered by the 18th.

Sent with Proton Mail secure email.

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

On Monday, October 10th, 2022 at 3:06 PM, Olmsted Environmental Services, Inc
<quickbooks@notification.intuit.com> wrote:

INVOICE 8854 DETAILS
Olmsted Environmental Services, Inc

DUE 09/20/2022

\$1,640.00

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Dear Christian

Enclosed please find a corrected invoice. We neglected to debit your payment from the previously sent invoice.

Edward Olmsted
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914 318 2686 cell
845 424 4077 office

Bill to
Christian Gray
97 Green St Apt G21
Brooklyn, New York 11222

Terms

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\$600.00\$600.00

Payment on site

\$-900.00\$ -900.00

Balance due\$1,640.00

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Olmsted Environmental Services, Inc

1992 Route 9

Garrison, NY 10524 US

(845) 424 4077

olmsted.mac@mac.com

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EMAIL 41 OF 50

Date: Monday, February 27, 2023 at 2:31 PM EST (2023-02-27 19:31 UTC)
From: "Nina C. Oksman" <noksman@weenkozek.com>
To: Christian Gray <christiangray3@protonmail.com>, Edward Olmsted <Olmsted.mac@me.com>, Michael Kozek <mkozek@weenkozek.com>
Subject: Christian Gray - Inspection Tuesday March 21, 2022 at 2pm

Folks,

We are confirmed for an inspection with owner, their attorneys and expert at Christian's apartment 97 Green Street, unit G21 on Tuesday, March 21, 2022 at 2pm. Please block out 2 to 2.5 hrs in your schedule for that time period.

I will send a calendar link as well that copies owner's counsel David Skaller.

Best,
Nina

Nina C. Oksman | Partner | 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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EMAIL 42 OF 50

Date: Monday, February 27, 2023 at 2:33 PM EST (2023-02-27 19:33 UTC)
From: noksman@weenkozek.com
To: christiangray3@protonmail.com, olmsted.mac@me.com, mkozek@weenkozek.com, dskaller@bbgllp.com
Subject: Invitation: GRAY - 97 Green St, #G21, BK - Inspection @ Tue Mar 21, 2023 2pm - 4:30pm (EDT) (christiangray3@protonmail.com)
Attachments: calendar.ics (2,324 bytes); invite.ics (2,383 bytes)

GRAY - 97 Green St, #G21, BK - Inspection Join with Google Meet – You have been invited to attend an event named GRAY - 97 Green St, #G21, BK - Inspection on Tuesday Mar 21, 2023 · 2pm – 4:30pm (Eastern Time - New York).

Join with Google Meet

Meeting link

meet.google.com/jwq-kdhb-jht

Join by phone

(US) +1 443-606-2197

PIN: 683019829

More phone numbers

When

Tuesday Mar 21, 2023 · 2pm – 4:30pm (Eastern Time - New York)

Location

97 Green St, Brooklyn, NY 11222, USA

Guests

noksman@weenkozek.com - creator

olmsted.mac@me.com

mkozek@weenkozek.com

christiangray3@protonmail.com

dskaller@bbgllp.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

EMAIL 43 OF 50

Date: Tuesday, February 28, 2023 at 5:33 PM EST (2023-02-28 22:33 UTC)
From: Christian Gray <christiangray3@protonmail.com>
To: "Nina C. Oksman" <noksman@weenkozek.com>
Cc: Edward Olmsted <Olmsted.mac@me.com>, Michael Kozek <mkozek@weenkozek.com>
Subject: Re: Christian Gray - Inspection Tuesday March 21, 2022 at 2pm

Confirmed. Thank you.

Peace,
Christian

Sent with Proton Mail secure email.

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

On Monday, February 27th, 2023 at 2:31 PM, Nina C. Oksman <noksman@weenkozek.com> wrote:
Folks,

We are confirmed for an inspection with owner, their attorneys and expert at Christian's apartment 97 Green Street, unit G21 on Tuesday, March 21, 2022 at 2pm. Please block out 2 to 2.5 hrs in your schedule for that time period.

I will send a calendar link as well that copies owner's counsel David Skaller.

Best,
Nina

Nina C. Oksman | Partner | 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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EMAIL 44 OF 50

Date: Thursday, March 2, 2023 at 4:39 PM EST (2023-03-02 21:39 UTC)
From: Edward Olmsted <olmsted.mac@me.com>
To: Christian Gray <christiangray3@protonmail.com>
Cc: "Nina C. Oksman" <noksman@weenkozek.com>, Michael Kozek <mkozek@weenkozek.com>
Subject: Re: Christian Gray - Inspection Tuesday March 21, 2022 at 2pm

I have in calendar but send invite when you get around to it.

Edward Olmsted
olmsted.mac@mac.com
1992 Route 9
Garrison, NY 10524
phone 845 424 4077
cell 914 318 2686
fax 845 424 3482

On Feb 28, 2023, at 5:33 PM, Christian Gray <christiangray3@protonmail.com> wrote:

Confirmed. Thank you.

Peace,
Christian

Sent with Proton Mail secure email.

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

On Monday, February 27th, 2023 at 2:31 PM, Nina C. Oksman <noksman@weenkozek.com> wrote:

Folks,

We are confirmed for an inspection with owner, their attorneys and expert at Christian's apartment 97 Green Street, unit G21 on Tuesday, March 21, 2022 at 2pm. Please block out 2 to 2.5 hrs in your schedule for that time period.

I will send a calendar link as well that copies owner's counsel David Skaller.

Best,
Nina

Nina C. Oksman | Partner | 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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EMAIL 45 OF 50

Date: Tuesday, March 7, 2023 at 11:31 AM EST (2023-03-07 16:31 UTC)
From: Edward Olmsted <olmsted.mac@me.com>
To: "Nina C. Oksman" <noksman@weenkozek.com>, Michael Kozek <mkozek@weenkozek.com>, Christian Gray <christiangray3@protonmail.com>
Subject: Re: Christian Gray - Inspection Tuesday March 21, 2022 at 2pm

Hi all any ability to move this appointment up earlier on March 21. I have a project in Florida and have to catch a flight out in the late afternoon of March 21. Sorry about all this.

Edward Olmsted
olmsted.mac@mac.com
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Garrison, NY 10524
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Christian

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EMAIL 46 OF 50

Date: Wednesday, March 15, 2023 at 10:27 AM EDT (2023-03-15 14:27 UTC)
From: "Nina C. Oksman" <noksman@weenkozek.com>
To: Edward Olmsted <olmsted.mac@me.com>
Cc: Michael Kozek <mkozek@weenkozek.com>, Christian Gray <christiangray3@protonmail.com>
Subject: Re: Christian Gray - Inspection Tuesday March 21, 2022 at 2pm

Folks,

Per my conversation with Ed just now we are still confirmed for Tuesday 3/21 in the afternoon.

Also, we are going to meet at 1:30pm at Christian's apartment before owner and their people come to iron out the game plan together. I will send a second appointment invite for that.

Best,
Nina

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On Tue, Mar 7, 2023 at 11:31 AM Edward Olmsted <olmsted.mac@me.com> wrote:

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EMAIL 47 OF 50

Date: Monday, March 20, 2023 at 9:52 AM EDT (2023-03-20 13:52 UTC)
From: noksman@weenkozek.com
To: christiangray3@protonmail.com, mkozek@weenkozek.com, olmsted.mac@me.com
Subject: Invitation: Chris Gray / Ed Olmsted / MPK - meet in advance @ Tue Mar 21, 2023 1:30pm - 2pm (EDT) (christiangray3@protonmail.com)
Attachments: calendar.ics (1,993 bytes); invite.ics (2,048 bytes)

Chris Gray / Ed Olmsted / MPK - meet in advanceJoin with Google Meet - You have been invited to attend an event named Chris Gray / Ed Olmsted / MPK - meet in advance on Tuesday Mar 21, 2023 · 1:30pm - 2pm (Eastern Time - New York).

Join with Google Meet

Meeting link

meet.google.com/nwo-ztxy-qrb

Join by phone

(US) +1 559-521-6512

PIN: 774314218

More phone numbers

When

Tuesday Mar 21, 2023 · 1:30pm - 2pm (Eastern Time - New York)

Guests

mkozek@weenkozek.com

olmsted.mac@me.com

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. 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

EMAIL 48 OF 50

Date: Monday, March 20, 2023 at 9:55 AM EDT (2023-03-20 13:55 UTC)
From: "Nina C. Oksman" <noksman@weenkozek.com>
To: Edward Olmsted <olmsted.mac@me.com>
Cc: Michael Kozek <mkozek@weenkozek.com>, Christian Gray <christiangray3@protonmail.com>
Subject: Re: Christian Gray - Inspection Tuesday March 21, 2022 at 2pm

Folks,

I sent out an invite for the 1:30 meeting it may have an automated video but it is meant to be in person.

As a reminder:

Tuesday March 21, 2023

1:30pm - Chris Gray/Ed Olmsted/ Michael Kozek meet at Chris apartment

2:00pm - Landlord, their attorneys and expert join for unit walkthrough

Nina C. Oksman | Partner | WEEN & KOZEK

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SUPERLAWYERS RISING STAR: 2021-2022

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EMAIL 49 OF 50

Date: Monday, April 3, 2023 at 3:26 PM EDT (2023-04-03 19:26 UTC)
From: "Olmsted Environmental Services, Inc" <quickbooks@notification.intuit.com>
To: christiangray3@protonmail.com
Cc: olmsted.mac@mac.com
Subject: Invoice 9071 from Olmsted Environmental
Attachments: Invoice_9071_from_Olmsted_Environmental_Services_Inc.pdf (10,700 bytes)

QuickBooks

INVOICE 9071 DETAILS

Olmsted Environmental Services, Inc

DUE 05/03/2023

\$600.00

Print or save

Powered by QuickBooks

Dear Christian

Enclosed please find invoice 9071

Best

Edward Olmsted

Olmsted Environmental Services, Inc

914 318 2686 cell

845 424 4077 office

Bill to

Christian Gray

97 Green St Apt G21

Brooklyn, New York 11222

Terms

Net 30

Meeting on Tuesday , March 21,2022 at 2PM with experts and lawyers to review the project scope for mold abatement

\$600.00\$600.00

Balance due\$600.00

Print or save

Olmsted Environmental Services, Inc

1992 Route 9

Garrison, NY 10524 US

(845) 424 4077

olmsted.mac@mac.com

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EMAIL 50 OF 50

Date: Thursday, June 29, 2023 at 10:46 AM EDT (2023-06-29 14:46 UTC)
From: "Olmsted Environmental Services, Inc" <quickbooks@notification.intuit.com>
To: christiangray3@protonmail.com
Cc: olmsted.mac@mac.com
Subject: Invoice 9071 from Olmsted Environmental
Attachments: Invoice_9071_from_Olmsted_Environmental_Services_Inc.pdf (10,700 bytes)

QuickBooks

INVOICE 9071 DETAILS

Olmsted Environmental Services, Inc

DUE 05/03/2023

\$600.00

Print or save

Powered by QuickBooks

Dear Christian

This is a reminder about your invoice 9071

Edward Olmsted

Olmsted Environmental Services, Inc

914 318 2686 cell

845 424 4077 office

Bill to

Christian Gray

97 Green St Apt G21

Brooklyn, New York 11222

Terms

Net 30

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\$600.00\$600.00

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olmsted.mac@mac.com

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ANNEX A — ATTACHMENT INVENTORY

Email #	Date (ET)	Attachment	Type	Size
28	2022-08-04	Affirmation in Opposition.pdf	application/pdf	7,492,604 B
28	2022-08-04	Motion to Restore.pdf	application/pdf	15,861,982 B
29	2022-08-21	Invoice_8854_from_Olmsted_Environmental_Services_Inc.pdf	application/pdf	10,920 B
31	2022-08-24	Olmsted Report MBS Clean 8.18.22.pdf	application/pdf	175,916 B
37	2022-09-29	Invoice_8854_from_Olmsted_Environmental_Services_Inc.pdf	application/pdf	10,920 B
39	2022-10-10	Invoice_8854_from_Olmsted_Environmental_Services_Inc.pdf	application/pdf	11,027 B
42	2023-02-27	calendar.ics	text/calendar	2,324 B
42	2023-02-27	invite.ics	application/ics	2,383 B
47	2023-03-20	calendar.ics	text/calendar	1,993 B
47	2023-03-20	invite.ics	application/ics	2,048 B
49	2023-04-03	Invoice_9071_from_Olmsted_Environmental_Services_Inc.pdf	application/pdf	10,700 B
50	2023-06-29	Invoice_9071_from_Olmsted_Environmental_Services_Inc.pdf	application/pdf	10,700 B

Attachment files are contained in the source .eml files and are not embedded in this compilation. Extraction available on request.