From: Austin Shafran
To: Lauren Schuster
Cc: Nagel, Martin
Subject: Re: Airbnb Undercover Info
Date: Thursday, July 16, 2015 11:36:38 AM

Thanks Lauren!

Hi Marti, pleasure to be connected with you and we're really looking forward to this opportunity. As Lauren mentioned, we would like to have a brief meeting or phone conversation at your convenience to discuss the rollout of the vios, and in particular any public announcements to be made off this. I can do whatever day/time is best for you and Lauren.

Thanks,
A

On Thu, Jul 16, 2015 at 11:26 AM, Lauren Schuster <schusterl@assembly.state.ny.us> wrote:

> Hi Marty,
>
> I am working on getting that info together for you - should have it together this afternoon. In the meantime, since this action has the potential to create a lot of positive press for you guys, I think it's critical that we have a plan in place in advance of OSE issuing the vios. I have copied Austin Shafran on this email. He's from Metro. Public Strategies; we worked with him on the undercover op. Can we coordinate on this?
>
> Thanks,
> Lauren
>
> ---
>
> **From:** "Martin Nagel" <MNagel@cityhall.nyc.gov>
> **To:** "Lauren Schuster" <schusterl@assembly.state.ny.us>
> **Sent:** Monday, July 13, 2015 11:23:03 AM
> **Subject:** RE: Airbnb Undercover Info
>
> Hello Lauren:
>
> Following up on this matter, the OSE Building Inspector would like to issue the Notices of Violation this week resulting from Assembly Member Rosenthal's investigation into the Airbnb locations. However, before he does so, he needs to confirm some information and to clear up some discrepancies in the paperwork that you have provided to us. Basically, two of the addresses have confirmations and receipts for the reservations that do not correspond to the location addresses listed in the 'background report' that you provided to us prior to sending us the confirmations. In addition, for one of those addresses, it does not appear that we were provided the particular apartment number where the stay occurred.

Essentially, then, what we need to confirm with you is the following:

1) Is "location 1" [4/13/15]: 35 West 33rd St, Apartment 7B ?

2) Is "location 2" [4/16/15]: 1 West 46th St. **or** 437 West 46th St.? Did the stay occur at Apartment 3fW?

3) Is "location 3" [4/16/15]: 38 West 31st St., Apartment 806?

4) Is "location 4" [4/20/15]: 346 East 65th St. **or** 300 East 65th St.? What was the Apartment number for that stay?

I will list the addresses below that were noted in the 'background report' and then describe the differences in the confirmations/receipts:

ADDRESSES LISTED IN THE BACKGROUND REPORT "AIRBNB ILLEGAL HOTEL STING BACKGROUND":

Airbnb Rental: Location 1 [Monday, April 13]

Listing Booked: 35 West 33rd Street

Confirmation Code: R8BMX5 [35 West 33rd Street]

Host: [redacted]

Apartment Stayed in: Apartment 7B [information taken from transcript of Conversation between Kelli and JC]

Airbnb Rental: Location 2 [Thursday, April 16]

Listing Booked: ***1*** West 46th Street

Confirmation Code: RAS4KB [***437*** West 46th Street, Apartment 3 fw]

Host: [redacted]

Apartment Stayed in: Apartment 3 fW at 437 West 46th Street [information taken from Confirmation of Reservation]

th

QUERY: Was the apartment that was stayed in (Apartment 3 fW) at *437* West 46 Street or at *1* West 46th Street?

Airbnb Rental: Location 3 [Thursday, April 16]

Listing Booked: 38 West 31st Street

Confirmation Code: S4NNE2 [38 West 31st Street, Apartment 806]

Host: [redacted]

Apartment Stayed in: Apartment 806 [information taken from transcript of Confirmation of Reservation]

Airbnb Rental: Location 4 [Monday, April 20]

Listing Booked: ***346*** East 65th Street

Confirmation Code: 8EWFA2 [***300*** East 65th Street]

Host: Stephanie

Apartment Stayed in: NO APARTMENT NUMBER PROVIDED

QUERY: (A) What was the *apartment number* that was stayed in? (B) Was the Building located at *346 East 65th Street or at 300 East 65th Street?*

Thanks for your continued assistance on this one Lauren. If you can get me this information, the violation notices will be issued shortly thereafter. I expect to be in my office for most of this week so if you have any questions, don't hesitate to give me a call.

Regards,
Marty

MARTIN I. NAGEL

Special Assistant Corporation Counsel

NYC Mayor's Office of Special Enforcement

One Centre Street – Room 1012N

New York, NY 10007

Direct Line: (646) 576 – 3485 ***PLEASE NOTE NEW NUMBER***

From: Lauren Schuster [mailto:schusterl@assembly.state.ny.us]
Sent: Monday, June 08, 2015 12:46 PM
To: Nagel, Martin
Subject: Re: Airbnb Undercover Info

Hope you had a great weekend! I want to apologize in advance for essentially spamming you inbox with about 15 separate confirmation emails from the Airbnb hosts. I want to make sure you have everything, and forwarding the emails is the best way to ensure that happens.

Sorry...
Lauren

From: "Martin Nagel" <MNagel@cityhall.nyc.gov>
To: "Lauren Schuster" <schusterl@assembly.state.ny.us>
Sent: Friday, June 5, 2015 3:40:54 PM
Subject: RE: Airbnb Undercover Info

Sounds good, Lauren. Enjoy your weekend and I look forward to catching up with you again next week.

Marty

From: Lauren Schuster [mailto:schusterl@assembly.state.ny.us]
Sent: Friday, June 05, 2015 3:39 PM
To: Nagel, Martin
Subject: Re: Airbnb Undercover Info

Thanks Marty - I will look into this now and get back in touch early next week.

Lauren

From: "Martin Nagel" <MNagel@cityhall.nyc.gov>
To: "Lauren Schuster" <schusterl@assembly.state.ny.us>
Sent: Friday, June 5, 2015 3:35:56 PM
Subject: RE: Airbnb Undercover Info

Hello Lauren

Following up on my Office's review of the materials that you recently provided to us, I have not seen any documents furnished by the illegal hotel operators or their 'agents' themselves that provide written confirmation regarding the most significant details of the unlawful transient stays – the dates of the stay (i.e., the dates of 'check-in' and 'check-out', the address of the 'illegal hotel', and the price charged for the stay).

Although the DOB Inspector who would be issuing the violations to the Buildings that were targeted by your Office's investigation is, as I previously explained, out this week on vacation, I do believe that he may need such documentation to validly issue any such violation. Therefore, could you please review your files and look for such documentation and, if found, forward them back to my attention?

To assist you in understanding what I am referring to, I am attaching two examples of written confirmations that we have used for other locations as supporting evidence to issue violations for unlawful short-term transient occupancies. The two examples we are providing were both booked through the web site 'booking.com' but, just to make it clear to you, the confirmations could also come from any other service or the 'illegal hotel' itself.

If you have any questions in this regard or if I can be of any other assistance to you, don't hesitate to give me a call.

Thank you.

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NYC Mayor's Office of Special Enforcement

One Centre Street – Room 1012N

New York, NY 10007

Direct Line: (646) 576 – 3485

From: Lauren Schuster [mailto:schusterl@assembly.state.ny.us]
Sent: Wednesday, June 03, 2015 5:11 PM
To: Nagel, Martin
Subject: Airbnb Undercover Info

Hi Marty,

Hope this email finds you well. As promised, here is the background information for Assemblymember Rosenthal's undercover op on Airbnb. I am going to send you another email with a link to access a drop box where you will be able to access the media from the visits. Please let me know if you need anything else.

Thanks,
Lauren

--

Lauren Schuster, Esq.
Chief of Staff
Assemblymember Linda B. Rosenthal
230 West 72nd Street, Suite 2F
New York, NY 10023
p. 212.873.6368
f. 212.873.6520
Follow Linda on Twitter!
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--

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--
Austin Shafran
917-417-3711 (mobile)

From: Nagel, Martin
To: "Lauren Schuster"; Austin Shafran
Bcc: Nagel, Martin
Subject: RE: Airbnb Undercover Info
Date: Thursday, July 16, 2015 7:58:30 PM

Hello Lauren and Austin:

Thanks for the update earlier today. This sounds good. I just wanted to let you both know that I've already reached out to my contacts here who help OSE handle our press issues. As soon as I hear back from them, I'll get back in touch with you two.

Regards,
Marty

From: Lauren Schuster [mailto:schusterl@assembly.state.ny.us]
Sent: Thursday, July 16, 2015 11:27 AM
To: Nagel, Martin
Cc: Austin Shafran
Subject: Re: Airbnb Undercover Info

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Host: Stephanie
Apartment Stayed in: NO APARTMENT NUMBER PROVIDED
QUERY: (A) What was the *apartment number* that was stayed in? (B) Was the Building located at *346 East 65th Street or at 300 East 65th Street?*
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From:	Austin Shafran
To:	Klossner, Christian; Jason Ortiz
Subject:	Airbnb Info Package
Date:	Friday, November 13, 2015 7:00:15 PM
Attachments:	AIRBNB ILLEGAL HOTEL STING BACKGROUND (Final4).docx AirbnbNYC Report_August2015.docx AirbnbNYC Report_September2015.docx AirbnbNYC Report_October2015.docx Airbnb Listings NYC Aug thru Oct 2015.xlsx

---

Mr. Klossner:

Thank you again for taking the time to meet with us today, and please express out appreciation to your staff as well. We are very much looking forward to working with your office, and please don't hesitate to contact us anytime if we can be of assistance. As we said, the issue of illegal hotel enforcement is our top priority, and any tools we have to potentially assist you operation are at your disposal, including data, helping generate possible leads for investigations, and as a pipeline with the many elected officials we regularly work with.

As discussed, attached are a few documents. There is a background memo on the Linda Rosenthal "sting operation" which your office has more detailed information on, including all the video surveillance footage, email/text exchanges between Rosenthal and the hosts, credit card transactions, and all booking information. If there is any other information on this that you need, we would be happy to provide it and work with your staff to facilitate the investigations that we were contacted about back in June.

Also attached are three summary documents for the data scrapes we did of Airbnb and a spreadsheet of all the raw data for August - October 2015.

The raw data for NYC exists in a centralized spreadsheet with four worksheets:

- August
- September
- October
- Total Listings by neighborhood (Aug, Sep, Oct)

Each of the Monthly spreadsheets has the following data points:

- room id
- host id
- room type
- borough
- neighborhood
- reviews
- overall satisfaction (average review ratings)
- how many guests it can accommodate
- bedrooms
- bathrooms
- price
- minimum night stay
- latitude
- longitude
- the date the data was collected

We do this on a monthly basis and would be happy to share it with your office if that's helpful. Thank you again for your time. It was a pleasure speaking with you, and we look forward to working with your office in the future.

--
Austin Shafran
917-417-3711 (mobile)

From:	Austin Shafran
To:	Klossner, Christian; Jason Ortiz
Subject:	Residents Use Airbnb To Rip Off LIC; Affordable Housing For $500 / night
Date:	Wednesday, November 18, 2015 1:20:57 PM

Hi Chris, we wanted to share this news article that just came out with you and your team. I think it really underscores a strong rationale for the city for some of the investigatory and enforcement actions we discussed, particularly around the use of rent-stabilized/regulated acts by Airbnb operators. This story reports that people with affordable units at Related's new tax-subsidized LIC / Hunters Point South development are renting their units out on Airbnb. Council Member Jimmy Van Bramer is quoted near the bottom, saying that Related should investigate this issue, but we also thought it was something worth putting on your radar as this really underscores the need for multiple lines of defense against Airbnb's targeting of affordable housing as part of their biz model. We're happy to discuss this further if you would like and we've been in communication with Councilman Van Bramer who is also eager to do something on this issue. Thanks

LIC Post - Residents Use Airbnb To Rip Off LIC; Affordable Housing For $500 / night

The Hunters Point South development, which tax-subsidized residents started moving into in May, is already being gamed for profit by renters using Airbnb.

Lottery recipients who received luxury Manhattan-view waterfront apartments, with the help of taxpayer subsidies, are now renting them out for as much as $500 a night.

A unit in one of the two Hunters Point South affordable buildings was highly sought after last year. More than 92,700 people applied to snag one of the 925 units that were on offer. The chance to win was 1 in 100.

“This is the best apartment deal in New York City,” Frank Monterisi, the senior vice president of the Related Companies that developed the building, said at a meeting last year.

The development contains amenities such as an outdoor roof deck, rooftop garden, a fitness center and a children’s playroom.

Three residents were found to be cashing in on their affordable apartment deal on the controversial Airbnb site earlier this week.

One tenant, who went by the name Nathalye, advertized her two-bedroom apartment for $500 per night, with the headline “Luxury Apartment with great Manhattan views.” With a cleaning and service fee, a five-night stay comes to $2,809.

The apartment is located at 1-55 Borden Ave. and can sleep up to six guests, according to the ad. The Venezuelan native, who moved to the U.S. three years ago, has two reviews, according to her profile.

Nathalye took down her listing after she was contacted by the LICPost. She did not respond to requests for comment sent via Facebook.

Meanwhile another resident, who used the name W, is renting out a studio for $190 per night. The ad reads: “waterfront Studio, 1 stop Grand Cen,”

The ad goes on to say, “The studio is in a brand new building right across the street from the waterfront.”

When that person was contacted via Airbnb, there was no response. The listing is still up.

Meanwhile another apartment was listed this week as “New Luxury Affordable housing with NYC views.” It was going for $150 per night and is located at 1-50 50th Ave.

The rent for a studio apartment for moderate income earners in the development ranges from $1,561-$1997, a one bedroom from $1,965-2,509, and a two-bedroom $2,366-$3,300. For low-income earners the rent is even less.

Tenants in affordable housing complexes such as Hunters Point South who use Airbnb are putting themselves at risk of being thrown out, according to Related.

“Related is committed to ensuring that all our residential units comply with the rent-stabilization laws,” a spokeswoman for the company said. She said the tenants are violating these laws.

Related evicted a tenant in an affordable housing complex in Manhattan earlier this year who was allegedly profiting by it through Airbnb.

Councilman Jimmy Van Bramer said that the use of Airbnb is not only a violation of the rules but also of the spirit of affordable housing.

“For someone to be so lucky to live in one of those buildings to do this is outrageous,” Van Bramer said. He said Related should investigate and take action.

Pat O’Brien, the chairman of Community Board 2, echoed Van Bramer.

“Anyone who is subverting the affordable housing process for personal gain should be thrown out,” he said. “I’m sure we can find one of the other 90,000 people who applied to fill their spot.”

--
Austin Shafran
917-417-3711 (mobile)

From:	Jason Ortiz
To:	Klossner, Christian
Cc:	Austin Shafran
Subject:	hosts with entire apartment multiple listings
Date:	Tuesday, December 15, 2015 6:01:26 PM
Attachments:	New_York_2015-12-08.xlsx

Christian,

It was good speaking with you today.

Here's a link to the story we discussed.

CBS SF - San Francisco Cracks Down On Short-Term Rental Violations

SAN FRANCISCO (KPIX 5) – San Francisco residents who rent out their homes on Airbnb and other short-term rental websites should check if they're following the rules, as the city begins cracking down on violations….

I've also attached some data that speaks to the issue we discussed on the phone. This is from a data scrape of Airbnb's website that is about 2 weeks old.

You will see that there are 910 "entire apartment" hosts who have more than one listing on the website, and that they are renting out over 2,000 individual units.

We can think about what we can do with this information and check back in with you, but wanted you to have it the sooner the better.

Thanks!

JMO

From: Klossner, Christian
To: Jason Ortiz
Subject: Re: Airbnb Info Package
Date: Tuesday, December 15, 2015 7:13:42 PM

Also interested in capacity to scrape other sites. Are you all looking at any other listers?

Sent from my BlackBerry 10 smartphone.

From: Jason Ortiz
Sent: Monday, November 16, 2015 4:52 PM
To: Klossner, Christian
Cc: Austin Shafran
Subject: Re: Airbnb Info Package

The lat/long is not going to give you anything approximating an address - and yes, some may be in areas where it's clear their aren't any Airbnb units (like Bryant Park).

As we mentioned, they shorten the coordinates by design, so that you don't know a precise address until you book. This is also a function of what the host gives Airbnb as public data when listing their place - some hosts are very general ("Bryant Park area") and some are more granular ("West 31 between 8th and 9th ave"). There is also the issue of which program you use to geocode - it's not uncommon for Yahoo Maps, Google Maps and Mapquest to give you three distinct "pins" for identical lat/long coordinates when the coordinate lengths are this constrained.

We have evolved in our thinking about the utility of this information. Initially, we were hopeful it could help us generate leads, but as we have combed through multiple months of data, we have realized this isn't realistic. Instead, we rely on the data to help inform which general geographic areas have had relative growth (or not). To that end, it has been very useful.

I've spent a lot of time thinking about this and can talk this through with you whenever you like.

Thanks!

JMO

On Mon, Nov 16, 2015 at 12:51 PM, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:

> Any chance you all would be willing to show me how you get the data? And do you do it yourselves or hire a firm?
>
> Also, I put in a couple of longitude/latitudes into google maps, and one of the listings came back to Bryant park!

-Christian

From: Austin Shafran [mailto:[redacted]
Sent: Friday, November 13, 2015 7:00 PM
To: Klossner, Christian; Jason Ortiz
Subject: Airbnb Info Package

Mr. Klossner:

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Austin Shafran
917-417-3711 (mobile)

From: Klossner, Christian
To: Jason Ortiz
Cc: [redacted]
Subject: Re: hosts with entire apartment multiple listings
Date: Thursday, December 17, 2015 10:51:46 AM

Yes.

Sent from my BlackBerry 10 smartphone.

From: Jason Ortiz
Sent: Thursday, December 17, 2015 10:21 AM
To: Klossner, Christian
Cc: [redacted]
Subject: Re: hosts with entire apartment multiple listings

Can we do 1pm?

Sent from my iPhone

On Dec 16, 2015, at 7:18 AM, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:

> Now unavailable from 2-3. Talking to my San Fran counterpart. Thanks for the article!
>
> Sent from my BlackBerry 10 smartphone.
>
> ---
>
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> On Tuesday, December 15, 2015, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:
>
> > After 12:30 is best. Can do between 9:30 and 10:30 if necessary but prefer not to.
> >
> > Sent from my BlackBerry 10 smartphone.
> >
> > ---
> >
> > **From:** Jason Ortiz
> > **Sent:** Tuesday, December 15, 2015 6:23 PM
> > **To:** Klossner, Christian
> > **Cc:** [redacted]
> > **Subject:** Re: hosts with entire apartment multiple listings
> >
> > Works for me. Friday is generally his best day. Any times on Friday that don't work for you?

Sent from my iPhone

On Dec 15, 2015, at 6:10 PM, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:

> Could we set up a phone conversation with your scraper(s)? I'm interested in how they do it and what more they might be able to get. Is that possible?
>
> **From:** Jason Ortiz [mailto:[redacted]
> **Sent:** Tuesday, December 15, 2015 6:08 PM
> **To:** Klossner, Christian
> **Subject:** Re: hosts with entire apartment multiple listings
>
> That is host ID.
>
> On Tuesday, December 15, 2015, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:
>
> > What is column a on the first tab?
>
> ---
>
> **From:** Jason Ortiz [mailto:[redacted]
> **Sent:** Tuesday, December 15, 2015 6:01 PM
> **To:** Klossner, Christian
> **Cc:** Austin Shafran
> **Subject:** hosts with entire apartment multiple listings
>
> Christian,
>
> It was good speaking with you today.
>
> Here's a link to the story we discussed.
>
> **CBS SF - San Francisco Cracks Down On Short-Term Rental Violations**

SAN FRANCISCO (KPIX 5) – San Francisco residents who rent out their homes on Airbnb and other short-term rental websites should check if they're following the rules, as the city begins cracking down on violations….

I've also attached some data that speaks to the issue we discussed on the phone. This is from a data scrape of Airbnb's website that is about 2 weeks old.

You will see that there are 910 "entire apartment" hosts who have more than one listing on the website, and that they are renting out over 2,000 individual units.

We can think about what we can do with this information and check back in with you, but wanted you to have it the sooner the better.

Thanks!

JMO

From: Klossner, Christian
To: Austin Shafran; Gabriel Schnake-Mahl
Subject: RE: New Airbnb Illegal Conversions of Residential Units
Date: Thursday, January 07, 2016 1:42:00 PM

Thanks Austin. We are aware of this bad actor.

From: Austin Shafran [mailto:[redacted]
Sent: Wednesday, January 06, 2016 10:51 AM
To: Klossner, Christian; Gabriel Schnake-Mahl
Subject: New Airbnb Illegal Conversions of Residential Units

Hi Christian and Gabe – hope you had a great holiday.

I wanted to share a new article that came out today about tenants illegally converting residential apartments into Airbnb rentals. Last month, it was reported that tenants in a three-story Queens apartment building converted one rental unit into 10 bedrooms for rent on Airbnb. Since that time, four other landlords have come forward saying the same tenant had rented and then illegally converted apartments in their buildings for multiple Airbnb rentals. This is a clear example of the pattern we are seeing where "professional tenants" are renting units under the guise of being a regular tenants for the purpose of converting those permanent residential units into commercial Airbnb rentals.

This also comes on the heels of a report in November that multiple tenants who won an affordable housing lottery, in which 90,000 people applied to live in the 900 unit rent-stabilized Hunters Point South development, were caught renting their apartments on Airbnb.

I wanted to share these stories with you, and see if OSE was looking into it for possible action.

Thanks,
A

VIDEO - PIX 11 - Other landlords come forward to expose tenants who converted 3 bedrooms to 10
NEW YORK — Last month we reported on a landlord in Elmhurst, Queens who said he was being scammed by two tenants. Landlord Eddie Shiew rented the top floor of his three bedroom home to Burak Firik and Dogan Kimilli. Without permission , Firik and Kimilli renovated the three bedroom apartment into ten small sleeping quarters. They then allegedly advertised the bedrooms on Airbnb.com for $35 dollars a night and up.

When Shiew, who does not live in the building, found out, he tore down the renovations and changed the locks. He ordered the tenants to vacate the apartment, but they went to court and a judge ruled the landlord has to go through formal eviction proceedings to get Kimilli and Firik out.

After our report last month, we received tips from at least four other landlords who said Burak Firik had done the same thing to them. Landlord Richard Birrer rented a two bedroom apartment in Sunnyside, Queens, to Firik. Birrer says without his knowledge or permission, Firik and a group of workmen converted the two bedroom into a 6 bedroom apartment and then began renting it on Airbnb.com. When Birrer realized what had been done to the apartment, he says asked Firik to undo the renovations.

“He said he knew the laws and there was nothing we could do about it,” said Birrer. “He was very extremely arrogant.”

Richard and his wife, Christina, who own the building, hired an attorney and sued Birack Firik in housing court. The entire process took five months, but the judge finally ruled in favor of the landlords.

The Birrers estimate that Firik collected $5,000-$6,000 a month from Airbnb tenants during the five months before he was evicted.

Richard Birrer says to make matters worse, Firik didn’t even pay the landlords the $1,900 a month in rent for which he had leased the apartment.

In the meantime, Eddie Shiew is still trying to evict Firik and Kimilli from the Elmhurst, Queens apartment. It’s been almost three months and they continue making money renting the rooms on Airbnb. Their next court date is in two weeks.

Shiew says “I told them this lease is no longer good. You have to move out of here. You have to pay for damages. They wouldn’t pay for the damages.”

Landlord claims tenants illegally turned three-bedroom apartment in Queens into 10 bedrooms
ELMHURST, Queens — Eddie Shiew owns a three-story home in Elmhurst, Queens, as a rental property. He recently rented the third floor, a three-bedroom apartment, to Burak Firik and Dogan Kimilli for $2,500 a month. He says he then discovered that Firik and Kimilli were listing the rooms for rent on airbnb.com, a website for people looking for a cheap place to stay for a short time, usually in someone’s home. And airbnb customers are who PIX11 found living in the apartment. PIX11 spoke with two tourists who were paying $35 dollars a night for a room on the third floor.

Residents in this tax-subsidized high-rise cashing in on Airbnb
Some residents who won the housing lottery with units in a tax-subsidized, waterfront high-rise in Long Island City are cashing in by listing the units on Airbnb for top dollar. A Hunters Point South tenant named Nathalye illegally subletted her two-bedroom unit for $500 per night, touting the Queens pad as a “luxury apartment with great Manhattan views” in an Airbnb listing, the LIC Post reported. Rent for five nights was $2,809, including a cleaning and service fee.

CBSTV -Tax-Subsidized Tenants Caught Renting Out Affordable Queens Apartments On Airbnb
Some tenants of a Queens luxury building won the affordable housing lottery and have their rents subsidized by taxpayers, and now, they have been caught listing their apartments on Airbnb. As CBS2’s Sonia Rincon reported, more than 90,000 people applied for the lottery to live in the Long Island City rent-stabilized building for several income levels. Fewer than 1,000 got in.

--
Austin Shafran
917-417-3711 (mobile)

From:	Klossner, Christian
To:	Austin Shafran
Subject:	RE: new report
Date:	Wednesday, February 10, 2016 12:33:00 PM

Thanks!

From: Austin Shafran [mailto:[redacted]
Sent: Wednesday, February 10, 2016 11:19 AM
To: Klossner, Christian
Cc: Jason Ortiz
Subject: Re: new report

Hi Christian apologies for the delayed response but I'm out of the office today on a family issue.

Yes we worked on this with Murray Cox and Tom Slee. They did the analysis and we pitched the press story. Links to the report and data are below and if you have any questions I can put you in touch with them. Thanks

http://insideairbnb.com/how-airbnb-hid-the-facts-in-nyc/
http://tomslee.net/how-airbnb-hid-the-facts-in-nyc

On Wednesday, February 10, 2016, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:
Austin,

http://www.nydailynews.com/news/world/airbnb-dropped-1g-questionable-listings-opening-books-article-1.2526230

Is this you guys? If yes, would love a copy of the report.

Christian J. Klossner
Executive Director, Office of Special Enforcement
Mayor's Office of Criminal Justice
1 Centre St, 10th Floor
New York, NY 10007
(o) 646-576-3477
(c) 917-593-6674
(f) 212-788-6834

--
Austin Shafran
917-417-3711 (mobile)

From:	Klossner, Christian
To:	Austin Shafran; Gabriel Schnake-Mahl
Cc:	Jason Ortiz
Subject:	RE: Flagging Airbnb News Stories
Date:	Tuesday, February 16, 2016 1:01:00 PM

Thanks!

From: Austin Shafran [mailto:[redacted]
Sent: Tuesday, February 16, 2016 12:11 PM
To: Klossner, Christian; Gabriel Schnake-Mahl
Cc: Jason Ortiz
Subject: Flagging Airbnb News Stories

Hi Christian and Gabe –

Wanted to share these two news clips below highlighting some useful models other cities are using to crack down on Airbnb. Of particular note is the digital work they're doing in Amsterdam to scrape data and proactively go after law-breakers.

Thanks,
A

NLTimes – Amsterdam Continues Assault On AIRBNB Illegal Hotels

The city of Amsterdam is launching a new digital investigating method in the fight against illegal hotels and housing fraud through sites such as Airbnb, the city announced on Monday. The new method will be implemented in April this year.

This new method involves scraping and analyzing digital information of booking sites, such as Airbnb. Scraping is the automated collection of content from third party databases. Using only publicly available booking site information, the city will focus on looking for home owners who no longer live in their homes, rent out multiple homes to tourists, rent out their home for more than 60 days or rent it out to more than four people at a time.

To help in realizing this new investigating method, Amsterdam opened its own Datalab on Monday. Expertise and data are brought together in the Datalab to to enable innovative applications with data and technology, according to the city.

"With this form of digital investigation Amsterdam has developed a new and innovative method to combat illegal renting", said Laurens Ivens, alderman of Housing. "So far we mainly acted after Amsterdammers reported suspected housing fraud at hotline Zoeklicht. With this new way of digital investigation we change our way of control from reactive to proactive."

The ever increasing number of tourists in the city means that illegal renting is a big problem in Amsterdam. In September last year almost 10 thousand Amsterdam homes were listed on Airbnb. Amsterdam is also the first Dutch city to enlist Airbnb's help in maintaining the cities tourism laws and paying tourist tax. In December Airbnb removed at least 170 Amsterdam accommodations from the site for not complying with the rules.

Chicago Sun Times - Ald. O'Connor wants Airbnb kept out where single-family homes dominate

Airbnb and other home-sharing services would be off-limits in Chicago neighborhoods dominated by single-family homes, under a crackdown proposed by Mayor Rahm Emanuel's City Council floor leader.

"People who have purchased homes in single-family zoned areas have done so without the expectation that someone would open a motel on the same block every weekend," Ald. Pat O'Connor (40th) wrote in a text message

to the Chicago Sun-Times.

O'Connor did not identify Chicago neighborhoods now plagued by that problem.

Aldermen Marge Laurino (39th) and Anthony Napolitano (41st), who co-signed O'Connor's ordinance, could not be reached.

Chris Nulty, a spokesman for Airbnb, was quick to condemn the effort to make home-sharing illegal in neighborhoods zoned for single-family homes.

"For thousands of people across Chicago, home-sharing has become a lifeline. We are disappointed by attempts to remove an economic opportunity from middle-class families," Nulty wrote Monday in a text message.

Last month, Nulty used a similar argument against city regulations proposed by Emanuel.

Specifically, he accused the mayor of punishing middle-class homeowners renting out rooms or their entire homes to supplement their income by slapping a 2-percent surcharge on Airbnb.

"Someone renting out a couch on the South Side of Chicago would be taxed at a higher rate than someone renting out the penthouse at the Four Season Hotel in downtown Chicago," Nulty said then.

"Middle-class families are the vast majority of hosts on our platforms. They're sharing either a room in their homes or the entire place while they're gone. This is an additional stream of income for these families that averages $5,500 a year. We don't feel a 2-percent surcharge on middle-class families makes sense when hotels aren't faced with same fee. We've been collecting and remitting hotel taxes in Chicago since February 2015. We want a level playing field."

To generate $1 million to support affordable housing and city programs aimed at reducing homelessness among families with children, Emanuel wants to slap that surcharge on the booking of any shared housing unit, bed-and-breakfast or vacation rental.

Airbnb and other home-sharing services would have to register their units with the city, and units rented for more than 90 nights per year would have to be licensed as either a vacation rental or bed-and-breakfast under a proposed mayoral crackdown that hotel operators have been demanding.
To protect guests and hosts alike from injuries and property damage suffered during a Chicago stay, the ordinance would require all units used as hotel rooms to be covered by liability insurance that covers a minimum of $1 million per occurrence.

Downtown Ald. Aldermen Brendan Reilly (42nd) wants to scrap the mayor's ordinance altogether in favor of enforcing the 2010 vacation rental ordinance he spent two years negotiating, only to have it largely ignored.

Six years after the ordinance took effect, City Hall has licensed only 200 vacation rental units. Airbnb, VRBO and other companies that facilitate home rentals are currently marketing more than 4,000 units.

"We have a perfectly good law on the books. The city should focus more effort and attention on enforcing that law before revising it to essentially unleash Airbnb to potentially wreak havoc on the quality of life in neighborhoods across Chicago," Reilly has said.

"The [mayor's] proposal would only require nightly vacation rental licenses for those units that are rented out fewer than 90 nights a year. The vast majority of Airbnb units are rented out on weekends. That's about 52 nights a year. … The benchmark of 90 nights-a-year is far too high. You'll see a lot of nightly vacation rental unit owners leasing out their spaces 89 nights-a-year to avoid becoming licensed and regulated. That's a major flaw."

Reilly has argued that Emanuel's ordinance would "remove a lot of the key quality of life protections" the City Council painstakingly put in place.

"The transiency, the keg parties, the loud noise, destruction of property, total disregard for the neighbors. Whether

you live in a high-rise condominium or on a residential street, you want to be able to enjoy a quality of life that involves being able to sleep at night and enjoying some peace and quiet from time to time," he said.

The new effort to make home-sharing illegal in Chicago neighborhoods dominated by single-family homes comes as retiring Ald. Will Burns (4th) steps down from the City Council to accept a top job at Airbnb.

Last week, Burns insisted that his new job posed no conflict.
"I'm going to obey all applicable laws and regulations. I'm the point person on ethics," he said.

"There's a year period where I cannot register as a lobbyist for the city. I cannot do that. Whatever the law says is what I'm going to abide by."

During debate on a Council resolution honoring Burns, O'Connor made passing reference to the "revolving door" clause in Chicago's ethics ordinance.

He joked that he fully expected to see Burns back behind the chambers bending the ears of his former colleagues 366 days after his resignation takes effect.

--
Austin Shafran
917-417-3711 (mobile)

From:	Austin Shafran
To:	Klossner, Christian
Subject:	Re: creeping back
Date:	Sunday, February 28, 2016 2:20:28 PM
Attachments:	november_purged_hosts_cohort_details.xlsx

Hi Christian - congrats on a really nice story in the Daily News today. Great to see OSE getting credit for going after these bad actors.

Attached is a spreadsheet of the hosts from the purge who cam back. Given that Airbnb did nothing about this and then tried to claim credit after the purge was exposed, I think it's a pretty clear sign that they're not being proactive about removing the worst commercial activity from their site even though they could easily do this.

The spreadsheet contains all of the cohort's listings month-to-month from September 2015 to February 2016 (with an extra snapshot taken on Nov 20). You can use this to explore individual or aggregate stories, and you might even be able to contact some of the hosts involved.

If you have any questions on this please feel free to contact me anytime and I can put you in touch with the data analysts that compiled this for us.

Thanks,
A

On Fri, Feb 26, 2016 at 5:29 PM, Austin Shafran <[redacted]> wrote:

> Hi Christian, I'll check with our data analyst and see if we can put that together. I would say yes very likely we can get that to you. Thanks
>
> On Fri, Feb 26, 2016 at 4:23 PM, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:
>
> > Austin,
> >
> > Do you guys have a spreadsheet of the scrubbed listings that have come back?
> >
> > Christian J. Klossner
> >
> > Executive Director, Office of Special Enforcement
> >
> > Mayor’s Office of Criminal Justice
> >
> > 1 Centre St, 10th Floor
> >
> > New York, NY 10007
> >
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> (c) 917-593-6674
>
> (f) 212-788-6834

--
Austin Shafran
917-417-3711 (mobile)

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Austin Shafran
917-417-3711 (mobile)

From: Austin Shafran
To: Klossner, Christian
Subject: Re: creeping back
Date: Wednesday, March 16, 2016 9:11:59 AM
Attachments: AirbnbNYC Report_February2016.docx

No problem. Attached is the latest summary report from February 2016 on Airbnb listings in NYC. I'll also send you the raw data later today. Tom was able to get back into the system so it looks like we shouldn't have any problem tracking data. If you're around to chat later today, I can do anytime after 3pm, just call whenever is best for you.

Thanks

On Tue, Mar 15, 2016 at 2:24 PM, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:

> Sorry I let this drop.
>
> I know you have time issues, so let's play phone tag?
>
> Also, did Tom manage to get a full scrape?
>
> **From:** Austin Shafran [mailto:[redacted]
> **Sent:** Thursday, March 03, 2016 12:37 PM
>
> **To:** Klossner, Christian
> **Subject:** Re: creeping back
>
> Yes definitely. What time works for you?
>
> On Wed, Mar 2, 2016 at 8:20 PM, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:
>
> Thanks!
>
> Give me a call tomorrow?

From: Austin Shafran [mailto:[redacted]
Sent: Sunday, February 28, 2016 2:20 PM
To: Klossner, Christian
Subject: Re: creeping back

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Austin Shafran
917-417-3711 (mobile)

From:	Austin Shafran
To:	Klossner, Christian
Subject:	Re: creeping back
Date:	Wednesday, March 16, 2016 4:37:22 PM
Attachments:	New York Feb 2016 Airbnb Listings.xlsx

Here's the raw data on the February scrape.

On Wed, Mar 16, 2016 at 9:11 AM, Austin Shafran <[redacted] wrote:

> No problem. Attached is the latest summary report from February 2016 on Airbnb listings in NYC. I'll also send you the raw data later today. Tom was able to get back into the system so it looks like we shouldn't have any problem tracking data. If you're around to chat later today, I can do anytime after 3pm, just call whenever is best for you.
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> > Also, did Tom manage to get a full scrape?
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> > **From:** Austin Shafran [mailto:[redacted]
> > **Sent:** Thursday, March 03, 2016 12:37 PM
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> > **To:** Klossner, Christian
> > **Subject:** Re: creeping back
> >
> > Yes definitely. What time works for you?
> >
> > On Wed, Mar 2, 2016 at 8:20 PM, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:
> >
> > > Thanks!

Give me a call tomorrow?

From: Austin Shafran [mailto:[redacted]
Sent: Sunday, February 28, 2016 2:20 PM
To: Klossner, Christian
Subject: Re: creeping back

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Austin,

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Christian J. Klossner

Executive Director, Office of Special Enforcement

Mayor's Office of Criminal Justice

1 Centre St, 10th Floor

New York, NY 10007

(o) 646-576-3477

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(f) 212-788-6834

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Austin Shafran
917-417-3711 (mobile)

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> Austin Shafran
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Austin Shafran
917-417-3711 (mobile)

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Austin Shafran
917-417-3711 (mobile)

From: Austin Shafran
To: Klossner, Christian
Subject: Re: creeping back
Date: Wednesday, March 16, 2016 8:22:27 PM

Great. Anytime after 10 works for me. Thanks

On Wednesday, March 16, 2016, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:

> 10ish?
>
> Sent from my BlackBerry 10 smartphone.
>
> **From:** Austin Shafran
> **Sent:** Wednesday, March 16, 2016 7:17 PM
> **To:** Klossner, Christian
> **Subject:** Re: creeping back
>
> Is there a time that works for you to chat tomorrow? I'm around and available most of the day.
>
> On Wed, Mar 16, 2016 at 5:30 PM, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:
>
> > Thanks! Tried calling, but got your voicemail. Tried to hit pound to skip, and that didn't work so well either…
> >
> > **From:** Austin Shafran [mailto:[redacted]
> > **Sent:** Wednesday, March 16, 2016 4:37 PM
> >
> > **To:** Klossner, Christian
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> Austin Shafran
> 917-417-3711 (mobile)

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Austin Shafran
917-417-3711 (mobile)

From: Austin Shafran
To: Murray Cox
Cc: Klossner, Christian; Sen, Aditi
Subject: Re: Connecting for Conference Call
Date: Thursday, March 31, 2016 11:11:02 AM

It's a 1pm call

On Thu, Mar 31, 2016 at 11:05 AM, Murray Cox <murray@murraycox.com> wrote:

> Are you able to provide another meeting id, or call me on [redacted]
>
> --
> Murray
>
> On Mar 31, 2016, at 11:02 AM, Murray Cox <murray@murraycox.com> wrote:
>
> > Hi Christian,
> >
> > That meeting id is not working for me.
> >
> > --
> > Murray
> >
> > On Mar 29, 2016, at 7:08 PM, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:
> >
> > > Nice to meet you as well! Our Policy Analyst, Aditi Sen, will join. She has some specific question about your data, and we'll have some general questions as well.
> > >
> > > To call in:
> > >
> > > Dial: [redacted]
> > >
> > > Meeting ID: [redacted]
> > >
> > > ---
> > >
> > > **From:** Murray Cox [mailto:murray@murraycox.com]
> > > **Sent:** Tuesday, March 29, 2016 3:49 PM
> > > **To:** Austin Shafran; Klossner, Christian
> > > **Subject:** Re: Connecting for Conference Call
> > >
> > > Thanks Austin for making the connection, and Christian -

nice to meet you!

I'm looking forward to talking on Thursday at 1pm - let me know the dial-in details when you get a moment.

--

Regards

--

READ: The Guardian (UK) Airbnb: from homesharing cool to commercial giant (18 March, 2016)

Airbnb started in 2008 after the founders rented out an airbed in their spare room. Two million listings later, Guardian Travel investigates how high-profit landlords and third-party management companies are undermining its founding principles

-

READ: How Airbnb hid the Facts in New York City (10 February, 2016)

On December 1 2015, Airbnb made data available about its business in New York City, with much fanfare. This report shows that the Airbnb data release misled the media and the public.

--

Murray Cox

Creator of Inside Airbnb

Providing data on Airbnb's impact on residential communities

[redacted]

--

On 29 Mar 2016, at 3:31 PM, Austin Shafran <[redacted] wrote:

Hi Murray - I wanted to connect you with Christian Klossner, the Director of the Mayor's Office of Special Enforcement.

As we discussed, they'd like to set up a conference call with you for this Thursday at 1pm. They can provide a conference call number and any other details on the call so you can be prepared.

Thanks all,

A

--

Austin Shafran
917-417-3711 (mobile)

--
Austin Shafran
917-417-3711 (mobile)

From:	Klossner, Christian
To:	"Murray Cox"
Cc:	Austin Shafran; Sen, Aditi
Subject:	RE: Connecting for Conference Call
Date:	Thursday, March 31, 2016 1:01:45 PM

I'm on. Hopefully the confusion hasn't disrupted our plans!

From: Murray Cox [mailto:murray@murraycox.com]
Sent: Thursday, March 31, 2016 11:05 AM
To: Klossner, Christian
Cc: Austin Shafran; Sen, Aditi
Subject: Re: Connecting for Conference Call

Are you able to provide another meeting id, or call me on [redacted]

--
Murray

On Mar 31, 2016, at 11:02 AM, Murray Cox <murray@murraycox.com> wrote:

> Hi Christian,
>
> That meeting id is not working for me.
>
> --
> Murray
>
> On Mar 29, 2016, at 7:08 PM, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:
>
> > Nice to meet you as well! Our Policy Analyst, Aditi Sen, will join. She has some specific question about your data, and we'll have some general questions as well.
> >
> > To call in:
> >
> > Dial: [redacted]
> >
> > Meeting ID: [redacted]
> >
> > **From:** Murray Cox [mailto:murray@murraycox.com]
> > **Sent:** Tuesday, March 29, 2016 3:49 PM
> > **To:** Austin Shafran; Klossner, Christian
> > **Subject:** Re: Connecting for Conference Call
> >
> > Thanks Austin for making the connection, and Christian - nice to meet you!

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Regards

--
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Murray Cox
Creator of [Inside Airbnb]
Providing data on Airbnb's impact on residential communities

[redacted]
--

> On 29 Mar 2016, at 3:31 PM, Austin Shafran <[redacted]> wrote:
>
> Hi Murray - I wanted to connect you with Christian Klossner, the Director of the Mayor's Office of Special Enforcement.
>
> As we discussed, they'd like to set up a conference call with you for this Thursday at 1pm. They can provide a conference call number and any other details on the call so you can be prepared.
>
> Thanks all,
> A
>
> --
> Austin Shafran
> 917-417-3711 (mobile)

From:	Austin Shafran
To:	Klossner, Christian
Subject:	Re: I assume you"ve seen this...
Date:	Monday, April 18, 2016 4:37:24 PM

Yeah, do you have some time to chat about it?

On Mon, Apr 18, 2016 at 4:15 PM, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:

> https://www.washingtonpost.com/news/the-switch/wp/2016/04/18/airbnb-is-forming-an-alliance-with-one-of-the-nations-biggest-labor-unions/
>
> Christian J. Klossner
>
> Executive Director, Office of Special Enforcement
>
> Mayor's Office of Criminal Justice
>
> 1 Centre St, 10th Floor
>
> New York, NY 10007
>
> (o) 646-576-3477
>
> (c) 917-593-6674
>
> (f) 212-788-6834

--
Austin Shafran
917-417-3711 (mobile)

From:	Austin Shafran
To:	Klossner, Christian
Subject:	Fwd: Airbnb Clips 6/8/16
Date:	Wednesday, June 08, 2016 10:06:06 AM

Hey sorry we haven't been able to connect as planned. Not sure if you saw the big news coming out of San Fran but would love to chat today if you have a few minutes. Some of the requirements of the bill, like fining Airbnb for posting illegal/unregistered listings and the data sharing they must do, are pretty strong. I'm around today except 4-5 so let me know if you're free sometime. Thanks

---------- Forwarded message ----------
From: **MPS Media** <media@metpublicstrategies.com>
Date: Wednesday, June 8, 2016
Subject: Airbnb Clips 6/8/16
To: MPS Media <media@metpublicstrategies.com>

San Francisco Examiner - SF legislators approve tougher rules for Airbnb

Short-term rental websites will have to play by a much tougher set of rules in San Francisco under legislation approved by the Board of Supervisors on Tuesday. The legislation, introduced by Supervisor David Campos with the support of Supervisor Aaron Peskin, was approved in a 10-0 vote. It requires short-term rental websites like Airbnb to only post rental listings by residents registered with The City, or face daily fines of up to $1,000....

Business Insider - San Francisco just backed Airbnb into a corner

It's fight, flight, or comply for Airbnb in San Francisco, and the company refuses to say which avenue it will pursue. On Tuesday, San Francisco's Board of Supervisors voted 10-0 to pass tougher legislation that would make short-term rental companies responsible for enforcing some of the city's rental laws....

San Francisco Chronicle - SF supes crack down on unregistered short-term rentals

Short-term rental companies like Airbnb could face big fines and criminal charges if they advertise hosts who haven't registered with the city, under legislation unanimously passed by the Board of Supervisors on Tuesday. The 10-0 vote renders moot a threat by Mayor Ed Lee to veto the measure, as the board has the eight votes needed to override a veto….

Quartz - San Francisco just dealt another major blow to Airbnb

San Francisco's board of supervisors overwhelmingly voted in favor of more stringent rules restricting Airbnb's operations in the city. On Tuesday (June 7), the board voted 10-0, with one abstention, to require short-term rental websites, such as Airbnb, to post only the listings of residents registered with the city, reports the San Francisco Examiner. Companies that don't comply will face a fine of up to $1,000 a day....

The Real Deal - SRO fined over $100K for short-term rentals

Ron Edelstein, owner of the Imperial Court Hotel on the Upper West Side, has been hit with over $100,000 in fines related to rentals at the building with terms shorter than 30 days. Mayor Bill de Blasio announced $65,000 in new fines against the landlord this week, on top of $53,000 in fines issued previously....

Daily Mail - Airbnb host who refused transgender woman over 'concerns for her teenage son' is banned by rental site

An Airbnb host has been banned from the home rental website over discrimination - a year after turning away a transgender woman. The incident only came to light after Shadi Petosky, a comic book author and Hollywood producer, tweeted about her gender discrimination experience on Monday….

CNN Money - Airbnb host banned for denying transgender woman room

The company is already being sued for ignoring racial discrimination. The suit claims Airbnb ignored reports from users who were refused a room based on their race. A similar tale surfaced on Twitter this weekend, this time it was a transgender woman who was refused a place to stay...

Tech Insider - Two new sites are trying to tackle Airbnb's racism problem

Airbnb's motto — "Belong anywhere" — has become hard for many users to believe lately, since the company has gotten a lot of attention for the racist practices of some of its hosts. That's why there are now two new rental sites dedicated to making safer spaces for black guests: Noirbnb and Noirebnb....

Buzzfeed - These Two Websites Are Vying To Solve #AirbnbWhileBlack

After a wave of news articles about racial discrimination on Airbnb, two separate startups (with very similar names) are vying to be the go-to alternative for people of color. Noirbnb.com and Noirebnb.com were founded by black people who personally experienced discrimination when using Airbnb and, when they reported it, felt dissatisfied with the company's response....

Toronto Star - Airbnb seeks more diversity in its Silicon Valley workplace

SAN FRANCISCO —As controversy swirls around Airbnb over allegations of racial discrimination on its home-sharing platform, the company is looking inward to address another problem all-too common in Silicon Valley —a lack of diversity in the workplace. On Monday the company announced Airbnb Connect, a Bay Area program focused on opening careers in engineering and data science to minorities, women, veterans and other groups underrepresented in the technology sector....

Cleveland.com - Airbnb will start collecting Cleveland's short-term lodging tax before GOP convention

CLEVELAND, Ohio -- Cleveland will soon legalize and regulate short-term residential rentals, under a law that also allows home-sharing services, starting with Airbnb, to collect city hotel taxes from visitors who eschew more traditional lodging. On Monday evening, Cleveland City Council approved short-term rental legislation that took six months to make it through committee hearings....

CBC News - UBC researcher says most Vancouver Airbnb hosts de facto commercial operators

...Iain Marjoribanks just finished a study on Airbnb for the B.C. Non-Profit Housing Association to find out how many people are just renting out an extra bed here and there, and how many are de facto commercial operators. "What I found in my research was about 77 per cent of Airbnb's revenues come from hosts that don't appear to live in the units they list on Airbnb — what I call commercial hosts as opposed to casual hosts, which is how Airbnb tends to portray itself," Marjoribanks told *All Points West* host Robyn Burns….

Reuters - Airbnb awaits Berlin ruling on legality of home-sharing

A Berlin city court is due to make a landmark ruling with ramifications for home rental firms such as Airbnb on Wednesday when it decides if homeowners can engage in short-term lets. Several home-sharing companies have lodged a complaint against an effective ban on such lets in Berlin in the first substantial challenge to such city legislation in Europe....

Japan Times - Japan hotel association calls for more restrictions on Airbnb-style lodging operators

An industry group of ryokan inns and hotels across the country on Wednesday urged stricter restrictions on minpaku, or renting homes and rooms to short-stay tourists. Minpaku is typically done by listing properties on lodging websites such as Airbnb....

--
Austin Shafran

917-417-3711 (mobile)

From:	Austin Shafran
To:	Klossner, Christian; Gabriel Schnake-Mahl; Jason Ortiz
Subject:	Airbnb Illegal Hotel in Midtown
Date:	Tuesday, August 09, 2016 3:30:32 PM

Hi Christian and Gabe,

Wanted to flag these two stories that were in the news today about a real estate investment trust being sued for converting a Midtown residential building into an Airbnb illegal hotel. Seems like this is just the kind of incident that OSE can be investigating, where there are tenants on the record identifying illegal hotel use in their building. Would love to hear your thoughts on this and if it's something already on your radar. Thanks

The Real Deal - Equity Residential flouting law by running Airbnb-style hotel in Midtown: lawsuit

Don't count Equity Residential among the landlords who fervently oppose Airbnb's controversial business model. A new lawsuit says the real estate investment trust "brazenly" made money by turning its Midtown rental building into an Airbnb-styled hotel.

In a suit filed Friday, tenants Clifford and Mie Yellen accused the Sam Zell-controlled REIT of "defiantly" flouting a New York law preventing short-term rentals, and instead running an "illegal makeshift hotel" for the past six years at Hudson Crossing, a 259-unit rental building at 400 West 37th Street.

Despite numerous complaints filed with the city, the Yellens alleged Equity Residential has either ignored the violations or treated the fines as de facto operating expenses while they "shamelessly" continued to rent, or permitted third parties to rent, at least 60 apartments at the building.

According to the suit, the REIT has "gone to great lengths to create a hotel-like atmosphere" at Hudson Crossing, including a check-in desk in the lobby with a log of short-term rentals. So-called transient guests fill out "Guest Authorization Forms" linked to an entity known as "Apt. 168," according to court documents. And a website, apt168.com, lists apartments available for short-term stays, according to the suit. (When The Real Deal looked at the website on Monday, the minimum term to rent the apartments was 30 days.)

The suit further stated that as part of its operation, Equity Residential stores boxes of bed linens, blankets and towels in the building's hallways — which have become a safety hazard and nuisance. Rents in the building range from $2,775 a month for a studio to $5,170 a month for a two-bedroom, according to the building's website.

In a statement, a spokesman for Equity Residential said the lawsuit lacked merit. "Equity Residential does not operate Hudson Crossing as a hotel and we do not allow our residents to rent out their units for durations that violate local law," the statement said.

But the accusations offer a twist on the link between Equity and the San Francisco-based tech unicorn.

Equity Residential was said to be discussing a possible revenue-sharing deal with Airbnb late last year, along with AvalonBay Communities and Camden Property Trust. But as of February, there was no agreement in place and CEO David Neithercut said the company had a "ways to go before anything meaningful comes of" negotiations.

While Airbnb has faced scrutiny here, most of the criticism has come from the hotel industry and landlords such as Related Companies and Stellar Management.

In the recent suit, the Yellens — who've lived in a rent-stabilized unit at Hudson Crossing since 2007 — claim the short-term rentals are not just a nuisance, but a security issue since Clifford Yellen's heavy travel schedule means Mie is often home alone. The couple lives across the hall from one frequently-rented apartment and down the hall from three others. They are seeking $2 million in damages plus six years of rent abatements.

New York Post - Tenants accuse landlord of running illegal hotel

A luxury West 37th Street building where one-bedroom pads rent for more than $3,700 a month has been turned into an "illegal Airbnb-style hotel''— with nearly a quarter of its 260 units sublet to tourists, a lawsuit charges.

Clifford and Mie Yellen, the Manhattan couple suing their building, say their landlord has been "brazenly'' flouting the law for the past six years despite "the repeated issuance of notices of violation and fines" from the city totaling $8,800. "Defendants simply pay the resulting fine and defiantly proceed to continue operating their illegal makeshift hotel," the Yellens say in court papers. Equity Residential, a publicly traded real-estate investment company based in Chicago, owns the 13-story Hudson Crossing at Ninth Avenue. The Yellens say they sought out the building because it advertised "24/7 security" and Clifford Yellen frequently travels for business, leaving

his wife at home alone. The landlord has created “unsafe conditions” by allowing “transient strangers” to sublet apartments in the building, their suit says. Those short-term rentals “have caused my wife to… fear for her safety,” Clifford Yellen adds. A spokesman for the landlord said, “We believe that this lawsuit is without merit. Equity Residential does not operate Hudson Crossing as a hotel and we do not allow our residents to rent out their units for durations that violate local law.”

--
Austin Shafran
917-417-3711 (mobile)

From:	Austin Shafran
To:	Klossner, Christian
Subject:	Letter To Airbnb
Date:	Tuesday, October 11, 2016 3:59:11 PM
Attachments:	Tenant & Housing Advocates Letter.pdf

Hi Christian,

I got your message before. I'm around today anytime before 5 or after 6, and I can chat anytime tomorrow that works for you except for 11-11:30.

Attached is the letter you asked about. It has about 650 signers from tenants, housing group leaders and elected officials. The crux of the letter focuses on the major housing impact argument, and tells Airbnb that if they were really serious about complying with the law, they would either share data (as the city has requested) or agree to stop posting illegal listings. Given all the fanfare in the press about them "purging" illegal listings, they clearly know who is and is not in compliance so instead of an after the fact marketing ploy, why not stop the illegal activity before it starts. That's basically the main message here.

We haven't gotten a response from them, and I very much doubt we will.

Thanks,
A

--
Austin Shafran
917-417-3711 (mobile)

From:	Austin Shafran
To:	Klossner, Christian
Subject:	Illegal Hotel Enforcement Data Follow Up
Date:	Monday, March 20, 2017 2:04:22 PM
Attachments:	Airbnb Hosts With 5+ Listings Dec 2016.xlsx

Hi Christian,

Following up on our meeting the other day, we have a prepared an initial sample snap shot of some of the data we will be capturing on a monthly basis.

For this snapshot, we ran a scrape using December 2016 data that was focused on identifying multiple listing hosts. The universe we targeted consisted of any host with **five or more listings**, as those are the folks who are most likely breaking the law and running commercial-type operations, and who we believe are ripe for potential enforcement action. At the very least, the hosts on this list can be tracked for future investigative purposes as hosts who consistently have 5+ listings will continue to violate the law until they're caught and could provide leads toward cracking down on other large-scale operations.

From the scrape, we found:

- **270 hosts that collectively controlled just shy of 2,000 unique listings**.
- Listings spread across **81 neighborhoods**, covering Manhattan, Brooklyn, Queens, and the Bronx, such as the Upper West Side, Harlem, and Hells Kitchen in Manhattan, Willamsburg, Park Slope, and Bed-Stuy in Brooklyn, Long Island City, Astoria and Flushing in Queens, and Pelham Gardens, Co-Op City, and Eastchester in the Bronx.
- All listings were currently active on the Airbnb website as of March 20, 2017.
- The most prolific host had over 30 listings, and more than 40 individual hosts had 10 or more listings.

Also included in this scrape and data aggregation is the host name, host ID, URL (for website listing identification), the number of units they control, the longitude/latitude of their listings which can be used for geo-location purposes, and the neighborhoods in which the listings were located.

This attached snapshot is just a small sample of the type of data that our scrape and analysis will yield. Going forward, our monthly scrapes will capture much more detailed information, as well as be accompanied by a narrative report of the main data sets relevant to tracking illegal hotel activity, such as property level data, geo-location data, host tracking, and cluster zone identification.

As discussed, we plan to share this monthly scrape and report with you, and hope to work together to use this information for potential enforcement actions.

Thanks,

Austin

--
Austin Shafran
917-417-3711 (mobile)

From:	Austin Shafran
To:	Klossner, Christian; Schnake Mahl, Gabriel
Subject:	Miami Herald: Miami may target Airbnb hosts who spoke at City Hall, sue home-sharing platform
Date:	Friday, March 24, 2017 10:42:02 AM

Hey,

Wanted to share this story coming out of Miami, where there has been a lot of activity lately with the city going after illegal operators.

Miami Herald: Miami may target Airbnb hosts who spoke at City Hall, sue home-sharing platform

Dozens of Miami property owners who rent their homes and duplexes to visitors through home-sharing platform Airbnb spent all day at City Hall on Thursday pleading with city officials to buck a legal opinion declaring their business an illegal nuisance.

Instead, Miami commissioners reaffirmed that position in a 3-2 vote, threatened to sue Airbnb for promoting clandestine activity, and then told the hosts who placed their names and addresses on the record that they had outed themselves to code compliance.

“We are now on notice for people who did come here and notify us in public and challenge us in public,” said City Manager Daniel Alfonso. “I will be duly bound to request our personnel to enforce the city code.”

Thursday’s events were the latest blow in South Florida to the nation’s leading home-sharing service, which has been locked in a public battle with Mayor Tomás Regalado for the last month. Regalado, who says the spreading business of home-sharing is damaging Miami’s communities, asked commissioners to reaffirm a zoning opinion declaring any rental shorter than one month in residential neighborhoods illegal.

Short-term rentals are already illegal in parts of Miami Beach, which issues $20,000 fines to violators. And while the company is on the verge of a tax agreement with the county, property appraiser Pedro Garcia warned this week that anyone caught frequently renting rooms in their primary residence could lose their homestead exemption.

Some 3,500 Miami homeowners use the platform to connect with visitors, according to Tom Martinelli, Airbnb’s head of public policy in Florida, including nearly 1,000 in residential areas where the city says the activity is illegal. He and dozens of hosts argued Thursday that the company tightly vets its hosts and that short-term rentals are a boon to the city — only to learn that those speakers who gave their home addresses to the clerk could now be targeted.

“This government is now going to go after people who took the courage to come here today?” Martinelli asked. “I think that’s reprehensible.”

At the core of Thursday’s debate was whether short-term rentals are invading sleepy neighborhoods and forcing homeowners to live next to party houses. Airbnb —

which began running a commercial Wednesday critical of Regalado — says its hosts are largely middle-class homeowners who rent out their homes about three days out of the month in order to help pay the bills.

But Regalado says Airbnb hosts are running party houses that destroy their quality of life. Miami Beach Mayor Philip Levine, a vocal Airbnb critic, also joined the fray, flying a banner plane and floating a billboard off Dinner Key on Thursday criticizing the company for trying to preempt local laws at the state level.

Commissioners Ken Russell and Francis Suarez voted against the measure. Suarez said it was “embarrassing” that Regalado would ask commissioners to direct city staffers to enforce laws already on the books. Russell disagreed that short-term rentals pose a nuisance.

But a majority of the commission sided with the mayor, adding that a number of hosts who spoke about renting investment homes on Airbnb helped them make up their mind by reinforcing the fact that home-sharing is now a major industry. Chairman Keon Hardemon became incensed when one host talked about how home-sharing was improving Little Haiti and other “ghettos” in his district.

“I personally believe that Airbnb, short-term rentals, however you want to call it, is the death of the single-family neighborhood,” Hardemon said.

Thursday’s vote doesn’t actually change the city’s laws. Code officers, who according to city records have documented up to 17 violations per month since October, will continue to pursue short-term rentals in residential neighborhoods. But the divide on the commission doesn’t bode well for Airbnb as Regalado pushes to bring new legislation creating tighter regulation in areas where short-term rentals are deemed legal in the city.

“This is more than taking the temperature,” Regalado said. “This is about sending a message to the residents.”

--
Austin Shafran
917-417-3711 (mobile)

From:	Austin Shafran
To:	Klossner, Christian; Sen, Aditi
Cc:	Neal
Subject:	Santa Monica wins court victory over vacation rentals
Date:	Thursday, March 30, 2017 8:41:59 PM

Hi Christian and Aditi,

Wanted to share this press release and news clip from Santa Monica about the successful legal action the city's new Vacation Rental Enforcement Task Force took against illegal short-term rental operators. This investigation and legal action really showcases the aggressive approach the city has taken to enforcement.

NEWS

City of Santa Monica

FOR IMMEDIATE RELEASE

DATE: March 29, 201
CONTACT: Constance Farrell, Public Information Officer
constance.farrell@smgov.net I 310-458-8301 I 424-280-0008 (c)

Trial Court Finds 35 Counts of Violation Against Vacation Rental Company, Globe Homes LLC

SANTA MONICA, Calif. – The Santa Monica City Attorney's Office and the Code Enforcement Division of the Planning and Community Development Department have successfully concluded a significant milestone in a long running enforcement case against a local illegal vacation rental operator, Globe Homes LLC ("Globe"). Globe was charge with over 30 counts of unlawful activities related to its operation of numerous illegal vacation rentals within the City of Santa Monica. The case was investigated by the City's newly established Vacation Rental Enforcement Task Force (the "Task Force"), a unit of the City's Code Enforcement Division trained to target illegal vacation rental businesses operating in Santa Monica.

"In a community where 70 percent of residents are renters, it's important to maintain our housing for permanent residents while also preserving the rich character of our neighborhoods," said Mayor Ted Winterer. "This action against Globe does just this while also demonstrating that we are very serious about enforcing our home sharing ordinance."

When the case first began in early 2016, Officers from the Task Force attempted to work with and educate Globe for many months. However, these efforts were unavailing. Instead of coming into compliance, Globe continued to operate and expand its illegal vacation rentals within various residential dwelling units within the City, and it employed various tactic to deceive Task Force investigators.

The Task Force's trained investigators were able to successfully penetrate the subterfuge and confirmed multiple vacation rental violations by Globe. After a

Hearing Officer largely affirmed the Officers' Investigations, Globe requested a new trial in Los Angeles Superior Court. The case went to trial in December of 2016 in Superior Court. On March 6, 2017, the Court issued its Judgment, affirmed 35 out of the 36 charged violations.

"Illegal corporate vacation rental operators run counter to the City's longstanding prohibition against vacation rentals and the true spirit of sharing one's home to earn extra income, which a person may do legally in Santa Monica," said Salvador Valles, Assistant Director of Planning and Community Development, who has responsibility over Code Enforcement and the Task Force. "Our law provides for true home-sharing of a person's home, however, the proliferation of vacation rentals, operated within residential dwellings like a hotel, do substantial harm to this housing diversity. Long term rent-controlled tenants can be displaced and we lose the integrity of our neighborhoods. I am pleased that the Task Force, led by Code Enforcement Manager Sharon Guidry, in cooperation with our partners at the City Attorney's Office, successfully prosecuted this case. Even though an appeal is pending in the case, we remain confident in the trial court decision. Of course, even with this and other enforcement successes, there is much more work to be done."

To report an illegal vacation rental business, contact the Task Force at 310-458-4984.

###

Santa Monica Daily Press: Santa Monica wins court victory over vacation rentals

The City's newly formed Vacation Rental Enforcement Task Force has scored a major win against a Los Angeles-based vacation rental operator.

Early last year the Task Force began investigating Globe Homes for operating illegal vacation rentals in Santa Monica. City code only allows homeowners to share homes in which they reside and prohibits turning a house or apartment into a vacation rental.

Salvador Valles, Assistant Director of Planning and Community Development, said Globe's actions were in direct violation of the city's rules.

"They were doing a variety of things, so they were both facilitating – they would be similar to an Airbnb – but they were also renting units on their own."

Instead of coming into compliance, Globe tried to deceive Task Force investigators.

"They were evasive and not cooperative and worked very hard to avoid complying with our law," said Valles. "We made many efforts to educate them about the law and help them understand what their activities meant and they chose to ignore that."

On March 6, 2017, the Court issued its judgment, affirmed 35 out of the 36 charged violations.

Valles said the ruling validates Santa Monica's approach and is a sign local agencies can withstand the pushback from large companies over vacation rental rules.

"Our law provides for true home-sharing of a person's home, however, the proliferation of vacation rentals, operated within residential dwellings like a hotel, do substantial harm to this housing diversity," said Valles said. "Long term rent-controlled tenants can be displaced and we lose the integrity of our neighborhoods."

Globe is a vacation rental management company that helps homeowners convert their property into rentals in Southern California and New York. Their agents manage logistics and maintenance, evaluate homes and provide damage waivers. During peak season, there is a five-night minimum stay for guests.

A representative from Globe could not be reached for comment on this story. They have filed an appeal in the case.

Santa Monica is not currently listed as a destination on Globe's booking website. In 2015, Santa Monica passed the current ordinance in order to preserve the current stock of housing for long-term renters. Soon after, the City created a task force to track down illegal vacation rentals and shut them down.

"In a community where 70 percent of residents are renters, it's important to maintain our housing for permanent residents while also preserving the rich character of our neighborhoods," Mayor Ted Winterer said in a statement to the Daily Press. "This action against Globe does just this while also demonstrating that we are very serious about enforcing our home sharing ordinance."

--
Austin Shafran
917-417-3711 (mobile)

From:	Klossner, Christian
To:	"Austin Shafran"
Cc:	Sen, Aditi
Subject:	search terms
Date:	Monday, April 03, 2017 3:35:18 PM

Austin,

As discussed, we welcome your review of and suggestions for additions to these 311 search terms:

Illegal hotel, apartment, vacation, tourist, tenant, transient, AirBnB, AirBandB, VRBO, homeaway, tripadvisor, flipkey, Expedia, Craigslist, SRO, hotel, hostel, suitcase, luggage, reservation, booking, holiday, weekend, stranger, short term, short-term, short stay

Christian J. Klossner
Executive Director, Office of Special Enforcement
Mayor's Office of Criminal Justice
1 Centre St, 10th Floor
New York, NY 10007
(o) 646-576-3477
(c) 917-593-6674
(f) 212-788-6834

From:	Schnell, Alexander
To:	Austin Shafran
Subject:	RE: Potential Illegal Hotel Operation
Date:	Friday, July 07, 2017 2:46:00 PM

Great, thank you!

From: Austin Shafran [mailto:[redacted]
Sent: Friday, July 07, 2017 2:35 PM
To: Schnell, Alexander
Subject: Potential Illegal Hotel Operation

Hi Alex,

Attached please find a summary memo and pdf related to a potential illegal hotel operation located at 94 Avenue C in the East Village.

Additionally, below is a link to video footage that was taken at the location, including interactions between the guest and building manager during the course of the short-term rental stay. An official report of the information collected on this potential illegal hotel violation will be sent today along with all electronic evidence validating the transaction.

Thank you

https://vimeo.com/221566134/41fe13db26

--
Austin Shafran
917-417-3711 (mobile)

From:	Austin Shafran
To:	Sen, Aditi; Schnell, Alexander
Subject:	Barcelona and Airbnb reach deal after months of conflict
Date:	Thursday, July 13, 2017 11:27:50 AM

Hi Alex and Aditi,

Wanted to share with you this interesting news item out of Barcelona today. It's about a new agreement the city reached with Airbnb to remove any listings that are not registered.

Barcelona and Airbnb reach deal after months of conflict

Homesharing website Airbnb will remove adverts for lodgings in Barcelona that lack permits to host tourists under a deal reached Wednesday with city authorities after months of dispute.

The city fined Airbnb €600,000 ($685,000) last year for advertising hundreds of properties that were not listed on a regional tourism registry as required by a law introduced in 2012.

It had threatened last month to keep fining Airbnb unless the adverts were taken down from the website.

During a meeting with city officials Airbnb "proposed a simple process for city hall to notify it of illegal tourist lodgings, which we will quickly take down from the website," Sergio Vinay, who is in charge of Airbnb's public policy in Barcelona, said in a statement.

Barcelona city hall will provide Airbnb with a list of the first adverts which it says should be removed from the website, the councillor in charge of tourism, Agusti Colom, said.

"We are at a turning point, a change in attitude. Airbnb is starting to address the issues which we have raised," he added.

Barcelona mayor Ada Colau, a former anti-eviction activist, has sought to curb a boom in visitor numbers since she came to power in 2015, fearing it will spoil the attraction of the city.

Cities like Berlin, Paris and Barcelona say home-sharing websites for tourists deprive locals of apartments for permanent rent and push up prices for homes remaining on the market.

In addition to fining homesharing websites like Airbnb and its rival HomeAway -- which was also hit with a fine of €600,000 -- Barcelona in January banned the opening of new hotels in the saturated city centre.

San Francisco-based Airbnb claims that it provides a useful service by helping visitors find affordable temporary lodging while enabling homeowners to supplement their income.

--

Austin Shafran
917-417-3711 (mobile)

From: Schnell, Alexander
To: Austin Shafran
Cc: Sen, Aditi
Subject: Re: Illegal Hotel Complaint
Date: Saturday, July 15, 2017 11:46:52 PM

Thanks

On Jul 15, 2017, at 9:07 PM, Austin Shafran <[redacted] wrote:

> Hi Alex and Aditi,
>
> This email came into us and I wanted to pass it along to you. It's a complaint about an illegal hotel in Hamilton Heights. The address is included in the email along with details on the listing. She also mentions that she contacted OSE so I thought it appropriate to flag this for your attention.
>
> Thanks
>
> From: [redacted]
> Date: Fri, Jul 14, 2017 at 5:08 PM
> Subject: Advice Regarding an Illegal AirBNB Case
> To: [redacted]
> Cc: [redacted] <[redacted]
>
> Dear Mr. Kwatra,
>
> Sorry if you're getting this twice, I emailed you through you company website, but a friend just forwarded me this email.
>
> I'm writing to see if you can provide me with any advice / help regarding litigation I just started against my landlord in housing court regarding his illegal use of AirBNB to operate a hotel in our building. I already contacted the Mayor's enforcement bureau and Gale Brewer's office.
>
> In 2013, I moved into an apartment located at [redacted]. Shortly after I moved in, I discovered that the landlord and his sister who is the property manager have been renting four out of the ten apartments in the building on AirBNB for short term stay (most less than a week) and operating an illegal hotel with laundry service and a an option to stock the refrigerator. We have supporting documentation that can establish this fact. In the past three years, I'm aware of at least one tenant who was displaced from the apartment building due to rent increases. While we tolerated these living conditions for several years, during the course of the past few months the conditions in our building deteriorated. Almost every night we came home to a very strong marijuana odor coming from one of the airbnb apartments. In early June, we stopped paying rent and sent the landlord a letter asking him to stop. In that letter we further expressed a security concern. The front door to our building can be unlocked by a code, and to date several hundred

people have that code since he provided it to all the hotel guests. The landlord replied to our letter denying that anything illegal is going on and refused to change the code. As a result we started an HP action in housing court to compel the landlord change the code. It is our position that the building is not secure as long as there are hundreds of people who have access to the common areas and therefore the warranty of habitability has been breached. A few days ago the landlord threatened to commence eviction proceedings.

After speaking with some community activists we were informed that we might have a stronger case if this was a rent regulated building. Our initial impression was that it is not; however, we just found out that we were wrong. Our landlord purchased the building around 2006. Prior to 2006 many of the DOB and ACRIS records for this building list its address as [redacted] After the landlord purchased the building he started referring to it as [redacted] since the building is located at the corner of [redacted] and Convent ave. I believe that the landlord used this maneuver to evade raising any flags in the DHCR system. [redacted] is a rent regulated building. Furthermore, the landlord currently advertises on his website the following information: "In 2005 and 2006, Piper-Cadmium completed the repositioning of a 10-unit residential property at [redacted] in the Hamilton Heights neighborhood of Manhattan. This property has been fully occupied since completion and has realized a 350% net operating income increase." I believe the 350% income increase does not take into account the income from the illegal hotel on the premises. By the time we moved into the building all the rent regulated tenants have already been displaced.

Finally, since AirBnB took down many of their NYC listings, the landlord started his own website that advertises transient tenancy: [redacted]

Any help or advice you can offer me with this matter would be greatly appreciated. I am happy to meet with you or someone from your team at anytime.

Thank you,

[redacted]

Sent from my iPhone

From: Austin Shafran
To: Schnell, Alexander
Subject: Re: Illegal Hotel Complaint
Date: Monday, July 17, 2017 5:28:33 PM

Thank you.

On Mon, Jul 17, 2017 at 11:00 AM, Schnell, Alexander <ASchnell@cityhall.nyc.gov> wrote:

> Hi Austin,
>
> An intake specialist has been in contact with the tenant, and OSE will make a determination on the best manner in which to proceed based on the complaint.
>
> Thank you,
>
> Alex
>
> ---
>
> **From:** Austin Shafran [mailto:[redacted]
> **Sent:** Saturday, July 15, 2017 9:08 PM
> **To:** Schnell, Alexander; Sen, Aditi
> **Subject:** Illegal Hotel Complaint
>
> Hi Alex and Aditi,
>
> This email came into us and I wanted to pass it along to you. It's a complaint about an illegal hotel in Hamilton Heights. The address is included in the email along with details on the listing. She also mentions that she contacted OSE so I thought it appropriate to flag this for your attention.
>
> Thanks
>
> From: [redacted]
> Date: Fri, Jul 14, 2017 at 5:08 PM
> Subject: Advice Regarding an Illegal AirBNB Case

To: [redacted]
Cc: [redacted]

Dear Mr. Kwatra,

Sorry if you're getting this twice, I emailed you through you company website, but a friend just forwarded me this email.

I'm writing to see if you can provide me with any advice / help regarding litigation I just started against my landlord in housing court regarding his illegal use of AirBNB to operate a hotel in our building. I already contacted the Mayor's enforcement bureau and Gale Brewer's office.

In 2013, I moved into an apartment located at [redacted] in Hamilton Heights. Shortly after I moved in, I discovered that the landlord and his sister who is the property manager have been renting four out of the ten apartments in the building on AirBNB for short term stay (most less than a week) and operating an illegal hotel with laundry service and a an option to stock the refrigerator. We have supporting documentation that can establish this fact. In the past three years, I'm aware of at least one tenant who was displaced from the apartment building due to rent increases. While we tolerated these living conditions for several years, during the course of the past few months the conditions in our building deteriorated. Almost every night we came home to a very strong marijuana odor coming from one of the airbnb apartments. In early June, we stopped paying rent and sent the landlord a letter asking him to stop. In that letter we further expressed a security concern. The front door to our building can be unlocked by a code, and to date several hundred people have that code since he provided it to all the hotel guests. The landlord replied to our letter denying that anything illegal is going on and refused to change the code. As a result we started an HP action in housing court to compel the landlord change the code. It is our position that the building is not secure as long as there are hundreds of people who have access to the common areas and therefore the warranty of habitability has been breached. A few days ago the landlord threatened to commence eviction proceedings.

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Thank you,

[redacted]

Sent from my iPhone

--
Austin Shafran
917-417-3711 (mobile)

From: Schnell, Alexander
To: Austin Shafran
Date: Wednesday, July 19, 2017 11:04:00 AM

- ***Is the City partners with Share Better, an Airbnb opponent that is performing undercover stings?***
  - *OSE has no operational relationship with Share Better*
  - OSE conducts independent investigations on all tips, whether lodged through 311, calls, or emails from any source willing to come forward. That is the job of any enforcement agency.
  - OSE is trying to keep people safe and prevent our housing stock from being turned into illegal hotels.
  - OSE has begun ramping up education and outreach to the public.
  - We have offered to educate AirBnb on City regulations to ensure their users comply with City law
  - **OSE is only targeting those that 1) take housing off the market, 2) create dangerous conditions, or 3) adversely affect the strength, diversity or livability of a neighborhood.**

Facts

- **OSE responds to every complaint by sending a team to investigate.**
  - 50% increase in total complaints to OSE (2016 vs. 2017)
  - 70% increase in illegal hotel complaints (2016: 279 complaints vs. 2017: 474 complaints)
  - 58% increase in violations
  - 72% increase in locations
  - 2017
    - 756 (as of 6/19/2017)
    - 203 locations received violations
    - 837 violations issued at 203 locations
  - 2016
    - 489(as of 6/19/2017)
    - 118 locations received violations
    - 529 violations at 118 locations

Hank Freid Lawsuit (Rented through non-airbnb)
City has filed a suit against Hank Freid, a well known slumlord, who for years illegally converted ~300 affordable residential units at five permanent residential buildings in Upper West Side to transient occupancy (less than 30 days). Many are SRO units specifically designed for low-income New Yorkers; as few as 20 rent- stabilized permanent residents remain in these five buildings (less than 10 percent). Hearing for preliminary injunction set for September 12th.

Rose King case (AirBnb Chronic Bad Actor - Platform knew they were violating companies own "One Host, One Home" corporate policy)
City filed suit against building owner Rose King and other defendants that ran illegal hotels across three rent-stabilized permanent residential buildings in the Lower East Side, a key neighborhood where illegal short-term rental activity has removed hundreds of units off the housing market. Investigation and interviews with permanent tenants suggest that the owners

actively tried to harass and evict lawful long-term tenants in order to convert the permanent housing units to illegal short- term rentals. The buildings have seen an 83% drop in the number of rent-stabilized units this decade. The City identified at least 30 Airbnb listings and multiple host profiles created by the same individual - preliminary injunction issued on June 15th.

Gmail by Google

Elan Parra <eparra@lemirellc.com>

Illegal Hotel Complaint/Investigative Report and Supporting Documents (94 Avenue C)

1 message

Elan Parra <eparra@lemirellc.com> Fri, Jul 7, 2017 at 4:56 PM
To: ose@cityhall.nyc.gov

Attached is an investigative report related to an illegal hotel operating at 94 Avenue C.

The report will provide details and supporting evidence demonstrating that three apartments in the building are all being operated as short-term rentals.

In addition to the written report, we have audio/video footage supporting the investigation and documenting the booking, along with the investigator's conversations with the operator's agent and third-party "guests."

The audio/files are too large to send via email. We will separately have a USB delivered to OSE with the files, a copy of this email, and the attached investigative report.

If you have any questions about the location, the host, our investigation, or the material provided please contact me at 646-490-6262.

Invest.Bkg. OSE 7.7.17.pdf

LEMIRE LLC

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

FILE	TIMESTAMP	DESCRIPTION
Rec #1	3:20	Exterior of building, surrounding businesses, front door visible.
Rec #1	4:00	Investigator calls Joe to inform him she is outside the building.
Rec #1	4:45	Joe answers door, Investigator introduces herself. Joe confirms that Investigator will be staying three nights.
Rec #1	5:30	Investigator walks up one flight of stairs, enters apartment (door open, TV on, bottle of wine on table).
Rec #1	6:15	Joe informs the Investigator not to smoke in the unit and to separate out recycling.
Rec #1	8:02	Joe confirms 10AM check out on Saturday.
Rec #1	8:25	Investigator receives keys to Apartment #1 from Joe.
Rec #1	8:45	Joe references the complimentary wine.
Rec #1	8:57	Clear view of closet which shows bedding and pillows wrapped in plastic, plethora of empty hangers.
Rec #1	9:06	Joe looking through binder for Wi-Fi password. References calling the owner if he cannot find it.
Rec #2	0:30	Tour of Apartment #1 commences, rooms all shown on video.
Rec #2	2:57	Outside / door of Apartment #1 shown.

*For the purposes of this report, "Investigator" includes the Investigator and any associates who assist in the investigation.

Rec #3	0:15	British couple is in Apartment #1 with Investigator and Joe.
Rec #3	0:43	Joe states he is calling Jimmy to resolve the double-booking issue. States Jimmy is in Israel.
Rec #3	2:00	Investigator suggests that Joe's "list" may not be updated because reservation was confirmed with Jimmy that same day.
Rec #3	2:18	Female member of couple asks whether there is availability in Apartment #3.
Rec #3	3:00	Male member of couple asks Joe if he has keys to the other apartment (Apartment #3), and Joe replies he does. Male member of the couple suggests that Investigator is in the wrong unit.
Rec #3	3:12	Investigator asks if there is a free apartment in the building, Joe replies he must contact the owner. Joe also outlines when certain guests are leaving and discusses bringing in people to clean the apartments before new guests arrive.
Rec #3	3:55	Joe reading off list of "reservations" for the coming days.
Rec #3	5:50	Joe, Investigator, couple travel upstairs to Apartment #3
Rec #3	8:10	Male member of couple mentions that Apartment #3 on AirBNB has a purple bedspread and Investigator confirms, matches the bedspread for the unit.
Rec #3	8:28	Joe transfers keys to Apartment #3 to Investigator. Investigator remarks that this unit also contains a free bottle of wine.
Rec #3	9:43	Joe apologizes and remarks that he just follows what is on his list.
Rec #4	1:20	Investigator returns to Apartment #3, tour of unit commences and rooms all shown on video. Bathroom has numerous fresh towels displayed and several rolls of toilet paper.
Rec #4	3:08	Investigator attempts to open closet, but door is locked.

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Rec #4	3:08	Investigator attempts to open closet, but door is locked.

Gmail by Google

Elan Parra <eparra@lemirellc.com>

Illegal Hotel Complaint/Investigative Report and Supporting Documents (455 West 34th Street)

1 message

Elan Parra <eparra@lemirellc.com> Fri, Jul 21, 2017 at 4:40 PM
To: OSE <ose@cityhall.nyc.gov>

Attached is an investigative report related to an illegal hotel operating at 455 West 34th Street.

The report will provide details and supporting evidence demonstrating that apartments in the building are all being operated as short-term rentals.

In addition to the written report, we have audio/video footage supporting the investigation and documenting the booking.

The audio/files are too large to send via email. We will separately have a USB delivered to OSE with the files, a copy of this email, and the attached investigative report.

If you have any questions about the location, the host, our investigation, or the material provided please contact me at 646-490-6262.

LEMIRE LLC

Elan D. Parra, Managing Director
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Invest.Bkg. OSE 7.21.17.pdf
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From: Lemire LLC
To: Leonard, Diane
Subject: News from Lemire LLC – NYC Selects Lemire for Labor & Wage Compliance Monitoring; plus our expert advice…
Date: Thursday, February 23, 2017 9:14:54 AM

The latest news from Lemire LLC, Compliance and Risk Solutions

View this email in your browser

Featured News — Lemire Selected by New York City to Provide Enhanced Labor and Wage Compliance Monitoring

The City of New York has selected Lemire LLC to provide enhanced monitoring services related to labor and wage compliance of contractors and subcontractors engaged to develop affordable housing in Manhattan. Lemire will support the City's ongoing efforts to identify and deter fraudulent, wasteful, or abusive conduct by contractors and subcontractors, and to ensure that those doing business with the City are operating in compliance with federal, state, and local regulations.

For more information about Lemire's compliance and risk management services for major government agencies and corporations, click here.

Our Views — Expert Advice from Lemire's Team of Professionals...

"You've Been Served: Protocols to Prepare for the Unexpected Subpoena" **- By Katherine A. Lemire** (featured in *Inside* - a publication of the New York State Bar Association)

With seemingly another high-profile federal investigation making news each week, no business is immune in this environment of heightened regulatory scrutiny. While large organizations may have divisions of attorneys well-versed in these scenarios, mid- and small-sized companies might be caught off-guard, clamoring for the right thing to do. It is wise to have a protocol in place before the unforeseen happens. If a subpoena lands on your desk, here's advice to ensure you protect yourself and your clients.

"5 Measures to Help Prevent Construction Fraud" **- By Elan D. Parra** (featured in *Construction Dive*)

Despite its prevalence, fraud can be tricky to detect, especially for new businesses that may not have a lot of experience encountering the different types of fraud that can infiltrate a job site. But ignorance is no excuse when regulators come knocking and your company's reputation is on the line. In many jurisdictions, construction companies are required to monitor and investigate potential criminal activity. With that in mind, here are some easy-to-implement measures that can be employed by any company to stave off potential fraud.

"For Property Owners and Managers: Mitigating Threats with Security Assessments" **- By**

David C. Burroughs (featured in *Real Estate Weekly*)

For individual companies, building owners, and property managers in New York City, there are many evolving challenges to protecting the people and assets that occupy their spaces. While the difficulties of maintaining secure facilities in today's world can be daunting, there are proven models of keeping people and places safe even in today's complex environment that can be designed and implemented through holistic security assessments specifically tailored to your company and your property. Here's how these types of assessments work and why they are beneficial.

Lemire LLC provides compliance consulting and investigative support for multiple industries in the public and private sectors. Our strategic solutions encompass planning, execution, and reporting for complex investigations, compliance analysis, investigative due diligence, integrity monitoring, security assessments, monitorships, and AML compliance.

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Our mailing address is:
80 Broad Street, Suite 1201
New York, NY 10004

646.979.4100
info@lemirellc.com

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From: Lemire LLC
To: Giglio, Joseph
Subject: News from Lemire LLC – NYC Selects Lemire for Labor & Wage Compliance Monitoring; plus our expert advice…
Date: Thursday, February 23, 2017 9:14:56 AM

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update preferences or unsubscribe

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To: Nagel, Martin
Subject: News from Lemire LLC – NYC Selects Lemire for Labor & Wage Compliance Monitoring; plus our expert advice…
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David C. Burroughs (featured in *Real Estate Weekly*)

For individual companies, building owners, and property managers in New York City, there are many evolving challenges to protecting the people and assets that occupy their spaces. While the difficulties of maintaining secure facilities in today's world can be daunting, there are proven models of keeping people and places safe even in today's complex environment that can be designed and implemented through holistic security assessments specifically tailored to your company and your property. Here's how these types of assessments work and why they are beneficial.

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New York, NY 10004

646.979.4100
info@lemirellc.com

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From:	Lepard, David
To:	Elan Parra
Subject:	RE: Ice & Easy: A Beginner's Guide to Ice Climbing in Switzerland - The Wall Street Journal.
Date:	Wednesday, March 01, 2017 10:56:00 AM

Great.

David J Lepard
Special Assistant Corporation Counsel
Mayor's Office of Special Enforcement
One Centre Street, Room 1012N
New York, NY 10007
(646) 576-3514

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Wednesday, March 01, 2017 10:54 AM
To: Lepard, David
Subject: Re: Ice & Easy: A Beginner's Guide to Ice Climbing in Switzerland - The Wall Street Journal.

Lets plan on the 30th.

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Wed, Mar 1, 2017 at 10:53 AM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:

That works! If it's easier to wait to set a date, we can revisit in a few weeks. As of now the 30th or 31st are the best days for me that week.

David J Lepard
Special Assistant Corporation Counsel
Mayor's Office of Special Enforcement
One Centre Street, Room 1012N
New York, NY 10007
(646) 576-3514

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Wednesday, March 01, 2017 10:50 AM
To: Lepard, David
Subject: Re: Ice & Easy: A Beginner's Guide to Ice Climbing in Switzerland - The Wall Street Journal.

Yes, sounds good.

Possibly last week in March, I'm traveling quite a bit over next/past several weeks.

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On Wed, Mar 1, 2017 at 10:12 AM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:
This is awesome, thanks! How's things? We should get lunch or coffee soon.

David J Lepard
Special Assistant Corporation Counsel
Mayor's Office of Special Enforcement
One Centre Street, Room 1012N
New York, NY 10007
(646) 576-3514

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Saturday, February 25, 2017 2:48 AM
To: Lepard, David
Subject: Ice & Easy: A Beginner's Guide to Ice Climbing in Switzerland - The Wall Street Journal.

I thought you would be interested in the following story from The Wall Street Journal.

Ice & Easy: A Beginner's Guide to Ice Climbing in Switzerland

https://www.wsj.com/articles/ice-easy-a-beginners-guide-to-ice-climbing-in-switzerland-1487779361

Download the Wall Street Journal app here: WSJ.

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From: Elan Parra
To: Lepard, David
Subject: Re: Lunch
Date: Wednesday, March 29, 2017 4:42:12 PM

---

great - see you then

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80 Broad Street, Suite 1201
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eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Wed, Mar 29, 2017 at 4:40 PM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:

> Love that place. See you there at 1pm.
>
> David J Lepard
>
> Special Assistant Corporation Counsel
>
> Mayor's Office of Special Enforcement
>
> One Centre Street, Room 1012N
>
> New York, NY 10007
>
> (646) 576-3514
>
> **From:** Elan Parra [mailto:eparra@lemirellc.com]
> **Sent:** Wednesday, March 29, 2017 4:28 PM
> **To:** Lepard, David
> **Subject:** Re: Lunch
>
> How about sushi?
>
> Oka Sushi
>
> Maiden Lane
>
> 100pm

Let me know

Elan D. Parra, Managing Director

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On Wed, Mar 29, 2017 at 1:08 PM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:

Yes, looking back it appears we did. Somehow it never made it on my calendar…. It still works for me.

Where should we go?

Looking forward to it!

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Wednesday, March 29, 2017 1:04 PM
To: Lepard, David
Subject: Re: Lunch

I thought we confirmed tomorrow for lunch a couple of weeks back -

Still good or tomorrow>?

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On Wed, Mar 29, 2017 at 12:10 PM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:

Long time! I think we said something about getting lunch or something end of March/early April. Any availability in the next few weeks?

Best,

David J Lepard

Special Assistant Corporation Counsel

Mayor's Office of Special Enforcement

One Centre Street, Room 1012N

New York, NY 10007

(646) 576-3514

From: Giglio, Joseph
To: Elan Parra
Subject: RE: Lunch
Date: Wednesday, June 07, 2017 8:21:36 AM

I'll call you today

Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone

-------- Original message --------
From: Elan Parra <eparra@lemirellc.com>
Date: 06/07/2017 8:18 AM (GMT-05:00)
To: "Giglio, Joseph" <jgiglio@cityhall.nyc.gov>
Subject: Lunch

It's been a while, Lepard reached out and told me you finally moved into new space.

Two things:

Lunch?

Need a recommendation for charter out of Freeport or Montauk? - Also, would be great if you you could join if you are interested (July 23)

Let me know what works for you, I know summer gets hectic

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From: Elan Parra
To: Giglio, Joseph
Subject: Re: Lunch
Date: Thursday, June 08, 2017 8:15:19 AM

Thanks for this. All good, talk tomorrow.

Elan D. Parra, Managing Director
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New York, NY 10004
eparra@lemirellc.com
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On Jun 8, 2017, at 7:52 AM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:

> Id love to join you but I'm staying in Montauk from 7/15 – 7/22. Lunch next week is great. I'm just checking weather since I'm planning on trout fishing the catskills and just want to try to get a good weather day. I will call you tomorrow for that. I'm attaching Freeport and island park charter boats that have a pretty good rep. we can talk about Montauk charters either tomorrow or when we have lunch next week. Talk to you tomorrow.
>
> http://codfatherfishing.com/boatinfo.htm
> http://www.notimecharters.com/
>
> ---
>
> **From:** Elan Parra [mailto:eparra@lemirellc.com]
> **Sent:** Wednesday, June 07, 2017 8:19 AM
> **To:** Giglio, Joseph
> **Subject:** Lunch
>
> It's been a while, Lepard reached out and told me you finally moved into new space.
>
> Two things:
>
> Lunch?
>
> Need a recommendation for charter out of Freeport or Montauk? - Also, would be great if you you could join if you are interested (July 23)
>
> Let me know what works for you, I know summer gets hectic
>
> <image001.jpg>

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eparra@lemirellc.com

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From: Elan Parra
To: Giglio, Joseph
Subject: Couple of minutes behind -
Date: Monday, June 12, 2017 12:37:46 PM

There in 5 mins

Elan D. Parra, Managing Director
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80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

From: Elan Parra
To: OSE
Subject: Illegal Hotel Complaint/Investigative Report and Supporting Documents (94 Avenue C)
Date: Friday, July 07, 2017 4:57:30 PM

Attached is an investigative report related to an illegal hotel operating at 94 Avenue C.

The report will provide details and supporting evidence demonstrating that three apartments in the building are all being operated as short-term rentals.

In addition to the written report, we have audio/video footage supporting the investigation and documenting the booking, along with the investigator's conversations with the operator's agent and third-party "guests."

The audio/files are too large to send via email. We will separately have a USB delivered to OSE with the files, a copy of this email, and the attached investigative report.

If you have any questions about the location, the host, our investigation, or the material provided please contact me at 646-490-6262.

Invest.Bkg. OSE 7.7.17.pdf

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eparra@lemirellc.com
(646)979-4105
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From: Klossner, Christian
To: Elan Parra
Subject: RE: OSE Complaint Email - Audio/Video files
Date: Friday, July 07, 2017 7:17:00 PM
Attachments: image001.png

Thank you. We will be in touch if there are questions.

I hope you also have a good weekend.

Christian J. Klossner
Executive Director, Office of Special Enforcement
Mayor's Office of Criminal Justice
1 Centre St, 10th Floor
New York, NY 10007
(o) 646-576-3477
(c) 917-593-6674
(f) 212-788-6834

NYC Office of Special Enforcement

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Friday, July 07, 2017 5:36 PM
To: Klossner, Christian
Subject: Re: OSE Complaint Email - Audio/Video files

You can send info. confirming the investigation to me.

Our report is over 70 pages, I'll put all of it on to a USB (actually two USBs, about 4GB) and send it all over first thing on Monday.

If you have questions for me re: our operation, the undercover etc. let me know. I'm happy to help out where I can.

Have a good weekend.

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On Fri, Jul 7, 2017 at 5:28 PM, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:
Elan,

Thank you for submitting information on this location and operator. Please send the electronic evidence, ideally in its raw form, on a USB to our office. Feel free to submit the paper copy along with the USB.

We have relocated, and the item can be delivered to 22 Reade St. , 4th floor.

Once we have received the full set of information, we will open an OSE complaint and investigate the matter. Please let me know who we should address correspondence to confirming the investigation and informing of any results.

Christian J. Klossner
Executive Director, Office of Special Enforcement
Mayor's Office of Criminal Justice
1 Centre St, 10th Floor
New York, NY 10007
(o) 646-576-3477
(c) 917-593-6674
(f) 212-788-6834

NYC Office of Special Enforcement

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Friday, July 07, 2017 3:56 PM
To: Klossner, Christian
Subject: OSE Complaint Email - Audio/Video files

I am sending over our investigative report for an undercover booking that we did at a building on the lower east side.

I'll send our report and supporting documents/exhibits to the OSE@cityhall.nyc.gov handle, but I'm not sure how you want the electronic audio video files. They won't transfer via email because of the size.

Is there an FTP that I can use to upload to or alternatively, can I send a messenger to the office with a USB?

Thanks, Elan

Elan D. Parra, Managing Director
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eparra@lemirellc.com
(646)979-4105
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From:	Elan Parra
To:	OSE
Subject:	Re: Illegal Hotel Complaint/Investigative Report and Supporting Documents (94 Avenue C)
Date:	Monday, July 10, 2017 1:17:26 PM
Attachments:	image001.png

Thank you Susannah, I had a couple of emails with Christian last week and suggested that we deliver a USB drive to the OSE office.

We will have someone deliver (two) USBs tomorrow morning with the report and all of the supporting material.

Elan

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On Mon, Jul 10, 2017 at 12:35 PM, OSE <ose@cityhall.nyc.gov> wrote:

> Hi Elan,
>
> The report you attached is not opening; perhaps it is too large as well. I will await the arrival of the documents you will be providing before entering complaint details. You can drop them off or mail them to the address below.
>
> Thank you,
>
> **Susannah Janik**
>
> *Intake Investigator, Office of Special Enforcement*
>
> NYC Mayor's Office of Criminal Justice
>
> One Centre Street, 10th Floor
>
> New York, NY 10007
>
> (646) 576-3480
>
> NYC Office of Special Enforcement

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Friday, July 07, 2017 4:57 PM
To: OSE
Subject: Illegal Hotel Complaint/Investigative Report and Supporting Documents (94 Avenue C)

Attached is an investigative report related to an illegal hotel operating at 94 Avenue C.

The report will provide details and supporting evidence demonstrating that three apartments in the building are all being operated as short-term rentals.

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The audio/files are too large to send via email. We will separately have a USB delivered to OSE with the files, a copy of this email, and the attached investigative report.

If you have any questions about the location, the host, our investigation, or the material provided please contact me at 646-490-6262.

Invest.Bkg. OSE 7.7.17.pdf

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(646)979-4105

www.lemirellc.com

From:	Elan Parra
To:	OSE
Subject:	Re: Illegal Hotel Complaint/Investigative Report and Supporting Documents (94 Avenue C)
Date:	Tuesday, July 11, 2017 4:02:14 PM
Attachments:	image001.png

Thank you, if you have any questions let me know.

Elan

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eparra@lemirellc.com
(646)979-4105
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On Tue, Jul 11, 2017 at 4:00 PM, OSE <ose@cityhall.nyc.gov> wrote:

> Hi Elan,
>
> I just received the 2 USBs and will enter the complaint.
>
> Thank you!
>
> Susie Janik, OSE Intake Investigator
>
> **From:** Elan Parra [mailto:eparra@lemirellc.com]
> **Sent:** Monday, July 10, 2017 1:17 PM
> **To:** OSE
> **Subject:** Re: Illegal Hotel Complaint/Investigative Report and Supporting Documents (94 Avenue C)
>
> Thank you Susannah, I had a couple of emails with Christian last week and suggested that we deliver a USB drive to the OSE office.
>
> We will have someone deliver (two) USBs tomorrow morning with the report and all of the supporting material.

Elan

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On Mon, Jul 10, 2017 at 12:35 PM, OSE <ose@cityhall.nyc.gov> wrote:

Hi Elan,

The report you attached is not opening; perhaps it is too large as well. I will await the arrival of the documents you will be providing before entering complaint details. You can drop them off or mail them to the address below.

Thank you,

Susannah Janik

Intake Investigator, Office of Special Enforcement

NYC Mayor's Office of Criminal Justice

One Centre Street, 10th Floor

New York, NY 10007

(646) 576-3480

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Friday, July 07, 2017 4:57 PM
To: OSE
Subject: Illegal Hotel Complaint/Investigative Report and Supporting Documents (94 Avenue C)

Attached is an investigative report related to an illegal hotel operating at 94 Avenue C.

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Invest.Bkg. OSE 7.7.17.pdf

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eparra@lemirellc.com

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From:	Elan Parra
To:	OSE
Subject:	Illegal Hotel Complaint/Investigative Report and Supporting Documents (455 West 34th Street)
Date:	Friday, July 21, 2017 4:41:41 PM
Attachments:	Invest.Bkg. OSE 7.21.17.pdf

Attached is an investigative report related to an illegal hotel operating at 455 West 34th Street.

The report will provide details and supporting evidence demonstrating that apartments in the building are all being operated as short-term rentals.

In addition to the written report, we have audio/video footage supporting the investigation and documenting the booking.

The audio/files are too large to send via email. We will separately have a USB delivered to OSE with the files, a copy of this email, and the attached investigative report.

If you have any questions about the location, the host, our investigation, or the material provided please contact me at 646-490-6262.

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eparra@lemirellc.com
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From: Lemire LLC
To: Caesar, Kenneth
Subject: News from Lemire LLC – Amy Foote and Meryl Kaye join Lemire LLC; plus our expert advice...
Date: Tuesday, August 01, 2017 9:31:26 AM

The latest news from Lemire LLC, Compliance and Risk Solutions

View this email in your browser

Featured News — Amy Foote and Meryl Kaye Join Lemire LLC

Lemire LLC welcomes Amy R. Foote as a Managing Director and Meryl P. Kaye as a Senior Director. Ms. Foote brings two decades of experience investigating and litigating complex matters at Boies, Schiller & Flexner and as a prosecutor at the Manhattan DA's Office. Ms. Kaye, an investigator with over 20 years of experience performing analytical research and field investigations, will oversee Lemire's Research and Analysis practice.

For more information about Lemire's expert team, click here.

Our Announcements — Lemire in the News...

Katherine Lemire Appointed Independent Consultant to the Port Authority

Katherine Lemire was recently appointed as the Independent Consultant in connection with the Consent Order signed by the Securities and Exchange Commission and the Port Authority of New York and New Jersey regarding municipal bond disclosure requirements.

City & State Honors Lemire LLC

Katherine Lemire was selected as one of New York's 25 Most Remarkable Women of 2017. She was honored with *City & State's* Above & Beyond Outstanding Women in Business award for her contributions to both the public and private sectors.

"Investigating Workplace Harassment, Interview with an Expert" (featured in *You Online*)

Recent sexual harassment allegations in the media have sparked national attention. In an interview with Reputation Communications, our experts discuss the importance of taking proactive steps to investigate, eliminate, and prevent harassment in the workplace.

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To: Klossner, Christian
Subject: News from Lemire LLC – Amy Foote and Meryl Kaye join Lemire LLC; plus our expert advice...
Date: Tuesday, August 01, 2017 9:31:30 AM

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From: Lemire LLC
To: Leonard, Diane
Subject: News from Lemire LLC – Amy Foote and Meryl Kaye join Lemire LLC; plus our expert advice...
Date: Tuesday, August 01, 2017 9:31:31 AM

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Date: Tuesday, August 01, 2017 9:31:32 AM

The latest news from Lemire LLC, Compliance and Risk Solutions

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Featured News — Amy Foote and Meryl Kaye Join Lemire LLC

Lemire LLC welcomes Amy R. Foote as a Managing Director and Meryl P. Kaye as a Senior Director. Ms. Foote brings two decades of experience investigating and litigating complex matters at Boies, Schiller & Flexner and as a prosecutor at the Manhattan DA's Office. Ms. Kaye, an investigator with over 20 years of experience performing analytical research and field investigations, will oversee Lemire's Research and Analysis practice.

For more information about Lemire's expert team, click here.

Our Announcements — Lemire in the News...

Katherine Lemire Appointed Independent Consultant to the Port Authority

Katherine Lemire was recently appointed as the Independent Consultant in connection with the Consent Order signed by the Securities and Exchange Commission and the Port Authority of New York and New Jersey regarding municipal bond disclosure requirements.

City & State Honors Lemire LLC

Katherine Lemire was selected as one of New York's 25 Most Remarkable Women of 2017. She was honored with *City & State's* Above & Beyond Outstanding Women in Business award for her contributions to both the public and private sectors.

"Investigating Workplace Harassment, Interview with an Expert" (featured in *You Online*)

Recent sexual harassment allegations in the media have sparked national attention. In an interview with Reputation Communications, our experts discuss the importance of taking proactive steps to investigate, eliminate, and prevent harassment in the workplace.

Lemire LLC provides compliance consulting and investigative support for multiple industries in the public and private sectors. Our strategic solutions encompass planning, execution, and reporting for complex investigations, compliance analysis, investigative due diligence, integrity monitoring, security assessments, monitorships, and AML

compliance.

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Lemire LLC is certified as a woman-owned business (WBE).

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From: Lemire LLC
To: Nagel, Martin
Subject: News from Lemire LLC – Amy Foote and Meryl Kaye join Lemire LLC; plus our expert advice...
Date: Tuesday, August 01, 2017 9:31:34 AM

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New York, NY 10004

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From:	Elan Parra
To:	Klossner, Christian
Subject:	Investigative bookings
Date:	Wednesday, August 02, 2017 10:11:42 PM

Christian,

Please be advised that we are no longer working with Metropolitan Strategies or Share Better and we will not be submitting complaints or investigative reports related to illegal short term rentals.

If you have any questions let me know.

Elan

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

From: Santiago, Ervin
To: Elan Parra
Subject: RE: Reference for Erv
Date: Tuesday, August 08, 2017 9:08:11 AM

WOW! Be careful out there. And thanks for your help.

Sent via the Samsung Galaxy Note® 4, an AT&T 4G LTE smartphone

-------- Original message --------
From: Elan Parra <eparra@lemirellc.com>
Date: 8/7/2017 10:28 PM (GMT-05:00)
To: "Santiago, Ervin" <ESantiago@cityhall.nyc.gov>
Subject: Re: Reference for Erv

Erv, not a problem.

Please let them know that no one will be able to contact me for the next week. I'm in the Andes in South America and have no phone or internet access.

Good luck on the promotion - I'll let you know if/when they contact me.

E

Elan D. Parra, Managing Director
Lemire LLC
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New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Fri, Aug 4, 2017 at 12:10 PM, Santiago, Ervin <ESantiago@cityhall.nyc.gov> wrote:

> Hello Elan. Hope all is well. I need to ask if I could use you as a reference for a promotional interview on Wednesday at FDNY. This interview is to supervise and train the six new inspectors. Please let me know if it's ok. Any questions my # is 6462267601. Thanks! We all need to have lunch soon!
>
> Sent via the Samsung Galaxy Note® 4, an AT&T 4G LTE smartphone

Gmail by Google

Elan Parra <eparra@lemirellc.com>

Illegal Hotel Complaint/Investigative Report and Supporting Documents (94 Avenue C)

1 message

Elan Parra <eparra@lemirellc.com> Fri, Jul 7, 2017 at 4:56 PM
To: ose@cityhall.nyc.gov

Attached is an investigative report related to an illegal hotel operating at 94 Avenue C.

The report will provide details and supporting evidence demonstrating that three apartments in the building are all being operated as short-term rentals.

In addition to the written report, we have audio/video footage supporting the investigation and documenting the booking, along with the investigator's conversations with the operator's agent and third-party "guests."

The audio/files are too large to send via email. We will separately have a USB delivered to OSE with the files, a copy of this email, and the attached investigative report.

If you have any questions about the location, the host, our investigation, or the material provided please contact me at 646-490-6262.

Invest.Bkg. OSE 7.7.17.pdf

LEMIRE LLC

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

FILE	TIMESTAMP	DESCRIPTION
Rec #1	3:20	Exterior of building, surrounding businesses, front door visible.
Rec #1	4:00	Investigator calls Joe to inform him she is outside the building.
Rec #1	4:45	Joe answers door, Investigator introduces herself. Joe confirms that Investigator will be staying three nights.
Rec #1	5:30	Investigator walks up one flight of stairs, enters apartment (door open, TV on, bottle of wine on table).
Rec #1	6:15	Joe informs the Investigator not to smoke in the unit and to separate out recycling.
Rec #1	8:02	Joe confirms 10AM check out on Saturday.
Rec #1	8:25	Investigator receives keys to Apartment #1 from Joe.
Rec #1	8:45	Joe references the complimentary wine.
Rec #1	8:57	Clear view of closet which shows bedding and pillows wrapped in plastic, plethora of empty hangers.
Rec #1	9:06	Joe looking through binder for Wi-Fi password. References calling the owner if he cannot find it.
Rec #2	0:30	Tour of Apartment #1 commences, rooms all shown on video.
Rec #2	2:57	Outside / door of Apartment #1 shown.

*For the purposes of this report, "Investigator" includes the Investigator and any associates who assist in the investigation.

Rec #3	0:15	British couple is in Apartment #1 with Investigator and Joe.
Rec #3	0:43	Joe states he is calling Jimmy to resolve the double-booking issue. States Jimmy is in Israel.
Rec #3	2:00	Investigator suggests that Joe's "list" may not be updated because reservation was confirmed with Jimmy that same day.
Rec #3	2:18	Female member of couple asks whether there is availability in Apartment #3.
Rec #3	3:00	Male member of couple asks Joe if he has keys to the other apartment (Apartment #3), and Joe replies he does. Male member of the couple suggests that Investigator is in the wrong unit.
Rec #3	3:12	Investigator asks if there is a free apartment in the building, Joe replies he must contact the owner. Joe also outlines when certain guests are leaving and discusses bringing in people to clean the apartments before new guests arrive.
Rec #3	3:55	Joe reading off list of "reservations" for the coming days.
Rec #3	5:50	Joe, Investigator, couple travel upstairs to Apartment #3
Rec #3	8:10	Male member of couple mentions that Apartment #3 on AirBNB has a purple bedspread and Investigator confirms, matches the bedspread for the unit.
Rec #3	8:28	Joe transfers keys to Apartment #3 to Investigator. Investigator remarks that this unit also contains a free bottle of wine.
Rec #3	9:43	Joe apologizes and remarks that he just follows what is on his list.
Rec #4	1:20	Investigator returns to Apartment #3, tour of unit commences and rooms all shown on video. Bathroom has numerous fresh towels displayed and several rolls of toilet paper.
Rec #4	3:08	Investigator attempts to open closet, but door is locked.

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Investigative Report

for

Share Better

Investigative Booking

Confidential and Proprietary

LEMIRE LLC

Contents

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I. Introduction

Lemire LLC ("Lemire") provides investigative and monitoring services related to short-term rentals in New York City. These services include: monitoring and responding to a complaint hotline; conducting covert investigations; and booking a fixed number of illegal hotel reservations per month.

This investigative report summarizes Investigative Booking #1 (Jimmy; Host ID# 2504057), located at 94 Avenue C, New York, New York, beginning on May 24, 2017 and completed on May 26, 2017.

II. Pre-Booking and Reservation

On May 22, 2017, the Investigator initiated correspondence with three hosts provided by the client. Among the three hosts, the Investigator requested to book a stay with Jimmy at a "Spacious 3 bedroom apt in NYC," room ID# 2504057, for two nights instead of the four-night required minimum indicated in his listing. Jimmy responded indicating a strict four-minimum stay. After correspondence, the Investigator suggested a three-night reservation as a compromise, to which Jimmy agreed. ***Exhibit A.*** On May 24, 2017 the Investigator completed an online booking beginning May 24-27, 2017. ***Exhibit B***. Jimmy contacted the Investigator shortly thereafter to confirm the booking from telephone number (516) 680-1555, identifying himself and his service as "New York City Vacation Home." Jimmy requested that the Investigator contact an employee named "Joe" to advise him of an expected time of arrival. Jimmy also requested that the Investigator check-out by 10:00 a.m. on May 27, 2017 to allow the space to be prepared for new guests arriving that same afternoon. The Investigator contacted Joe at (347) 965-8095 and arranged a 7:00 p.m. arrival. ***Exhibit C.***

III. Background and Location Due Diligence

94 Avenue C is a four-story apartment building located in the Lower East Side of Manhattan. The building is on the eastern side of Avenue C between East 6th Street and East 7th Street. ***Exhibit D.*** The exterior of the building is comprised of red brick and there is a fire escape extending down the front of the building. There is also a restaurant on the ground floor, Bobwhite Counter. ***Exhibit E.*** A New York City Department of Buildings "Building Information Search" revealed seven complaints regarding this property.[1] ***Exhibit F.*** Review of the Airbnb profile for this building also revealed numerous customer reviews and other relevant information. ***Exhibit G.***

[1] Two of these complaints are particularly relevant. A Category 4A complaint on 5/14/2011: "…home is being rented out as hotel rooms occurring for the past two years" and a Category 45 complaint on 11/05/2015: "residential space is being used illegal as Airbnb." More details included on these complaints are attached as Exhibit I.

IV. Arrival and Check-In

The Investigator arrived at the property by taxi at 7:02 p.m. and contacted Joe for access to the apartment. The building was a red-brick, three-story walk-up, with the entrance situated between two restaurants, Bobwhite Counter and ABC Beer Co., 94 Avenue C, New York, New York. Joe was waiting in the building. He exited from the building and met the Investigator on the street in front of the building. Joe did not ask for identification, introduced himself, and started to lead the Investigator into the building. The Investigator walked up a narrow stairwell to the first floor apartment. Joe opened the door and allowed the Investigator access to the suite. Entering the apartment, there was a living room with red chairs, a dining room table with a complimentary bottle of wine, a bathroom with neatly arranged white towels, and two bedrooms with minimal furniture. The television was on prior to entering the apartment, suggesting that Joe was waiting in the apartment. The apartment demonstrated no sign of a permanent resident, such as food in the refrigerator, personal memorabilia, or clothing.

Joe explained that Jimmy has several rules: (1) no smoking and (2) separate disposal of recycling to avoid fines. After briefly showing the Investigator around the apartment, Joe provided a Wi-Fi password, the keys to the exterior door to the building, and the keys to the apartment. He then existed the apartment.

V. Double Booked

Soon after check-in someone buzzed the apartment doorbell. The Investigator buzzed the main entrance of the building from the apartment, allowing the visitors access into the hallway. The Investigator encountered a couple with British accents – tourists looking to check-in to Apartment #1, the same apartment where the Investigator checked-in. The male tourist apologized and explained that Jimmy told him to buzz Apartment #1. The Investigator asked to see the couple's Airbnb reservation, which revealed that the couple was booked at an apartment with the same address, suggesting that multiple rooms in the building were being offered through Airbnb. The Investigator asked the couple to contact Jimmy to resolve any confusion regarding their booking.

Several minutes later, Joe and the couple returned. The three entered the living room of the apartment rented by the Investigator to determine whether the couple was supposed to be staying in Apartment #1. Joe apologized for the confusion and informed everyone that Jimmy usually handles reservations but was on vacation in Israel. Jimmy asked Joe to help with guests for the month of May. Joe had a paper sheet to which he kept referring. He explained that Jimmy gave him a list of guests staying in apartments through the weekend. At one point Joe read off the check-in dates for subsequent reservations and the number of guests checking in on subsequent dates. The Investigator was able to view the reference sheet, which indicated numbered apartments with corresponding reservations for apartments 1-3, implying that the

entire building was being offered on Airbnb.

The Investigator determined that Joe's reference sheet likely had not been updated, as the Investigator's reservation was made that same day. The Investigator and couple with British accents, then compared photographs from Jimmy's advertisements to determine that the Investigator was likely in the wrong space as the number of rooms and the color of the comforter did not correlate to the booking. At this point, Joe indicated that Apartment #3 was likely open and all of the parties went upstairs to confirm. Apartment #3 was unoccupied and appeared to match the photos of the Investigator's booking. Joe provided the Investigator with the keys to Apartment #3 and indicated that the same rules applied for this unit. The Investigator moved luggage to the new unit and proceeded to take photos of the space. ***Exhibit H.*** Apartment #3 also demonstrated no sign of a permanent resident, such as food in the refrigerator, personal memorabilia or clothing. Video of the entire encounter was also recorded.

This "double booking" incident and subsequent relocation revealed that the building at 94 Avenue C is being operated as a hotel. The furniture was nearly identical in Apartment #1 and Apartment #3. Both units had similar red chairs, dining room table, and white towels. Both units displayed a complimentary bottle of wine and neither unit contained any food in the refrigerator. Furthermore, both Apartment #1 and Apartment #3 had binders with instructions similar to those found in traditional hotels. The binder was titled "Welcome to *New York City Vacation Home*" and contained sections such as: "house rules," "things to do in NYC," Wi-Fi password, and more. ***Exhibit I.*** The Investigator also noted that under the bathroom sink in both Apartment #1 and Apartment #3, there were a variety of used travel-sized toiletries (shampoo, conditioner, lotion, etc.) that appeared to have been left behind by previous guests.

The digital copy of this report will include complete audio and video files regarding Investigative Booking #1 (Jimmy; Host ID# 2504057).

VI. List of Exhibits

A – Booking request/Correspondence

B – Booking form/Price

C – Call Logs (Jimmy/Joe)

D – Aerial Map of Location

E – Street View of Location

F – DOB Profile

G – Jimmy's Profile and Reviews

H – Photos of Apt #3 (Taken by Investigator)

I – Welcome to New York City Vacation Home binder

Exhibit A

Learn more

Hi Jimmy,
I was able to convince my friends to pitch in to stay for one more night. If we stayed until the 27th, would this be possible? Sorry- I would normally not ask for flexibility, but I'm running out of options.
Best,
[redacted]

Today at 11:41 AM

Hi [redacted]
Thanks for the inquiry.
Sorry our policy for booking is for a minimum of 4 days.
I hope you will have a great vacation in NYC and then in Europe

Good Luck and Best Wishes
Jimmy

Yesterday at 4:36 PM

INQUIRY SENT YESTERDAY AT 4:27 PM

Hi Jimmy!

I'm going to be in NYC from May 24th to May 26th before I leave for my backpacking trip in Europe. I wanted to surprise my boyfriend with a place nice than a hotel, and I figured since you have three bedrooms, I could invite my two friends to stay with us as well. It would be like a little farewell get-together before I leave for the summer. Is it possible to just stay two nights this week from the 24th to 26th? I really love your place/location but I won't be in the city for four nights! Let me know :)

Kindly,
[redacted]

Yesterday at 4:27 PM

Jimmy

US

3 verifications • 195 reviews

Trip details

Spacious 3 bedroom apt in NYC

Check in	Check out
Wed, May 24	Sat, May 27

Guests

4 guests

Payment

$432 x 3 nights	$1297
Service fee	$138
Total	**$1435**

Always communicate through Airbnb

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.

Jimmy sent you a Special Offer

You have 23:48:36 to accept and book before this offer expires.

Dates	Guests
May 24-27	**4**

Total Price

$1,435

Book now

[redacted]

Send Message

SAFETY TIP

For your safety and protection, only communicate and pay directly through Airbnb. Visit our **Help Center** to learn more about the benefits of booking through Airbnb.

H[redacted]

Thanks for the request

The apartment is available for 4 guests for 3 days, for May 24-27,2017.

Good Luck and Best Wishes

Jimmy

Today at 12:07 PM

JIMMY SENT A SPECIAL OFFER $432/NIGHT

Service fee $138

Total **$1435**

Always communicate through Airbnb

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.

Learn more

apartment so we will be ready to welcome you on time.
Please note that the fastest and easiest way to get from the airport to the apartment is by taking a taxi.

Please contact Mr. Joe at :
347 965 8095

We look forward to welcoming you to NYC!

Best Wishes and have a great time in NYC and greater times in Europe
Jimmy
NEW YORK CITY VACATION HOME
www.nycvacationhome.com
+1 516 680 1555

Yesterday at 4:38 PM

RESERVATION CONFIRMED YESTERDAY AT 4:23 PM

Hi [redacted]

Once you book with this offer, please contact me and I'll make the arrangements for your arrival through my colleague Mr. Joe.

Best,
Jimmy

Yesterday at 3:10 PM

JIMMY SENT A SPECIAL OFFER $432/NIGHT

Hi Jimmy,
I was finally able to confirm with my boyfriend/friends and figure everything out financially. I'm sorry I wasn't able to accept the offer within the 24 hours, but can you please offer the three days again, and I will go ahead and book immediately? I am in NYC and ready to check-in around 6:30 this evening. Thanks again.
Best,
[redacted]

Yesterday at 2:43 PM

SPECIAL OFFER EXPIRED YESTERDAY AT 12:04 PM

Hi Jimmy,
Thanks so much for accommodating me and for your quick replies! Just finalizing things on my end.
Talk soon,
[redacted]

Last Tuesday at 6:00 PM

Jimmy Heardoon
US
3 verifications • 196 reviews

Email
jimmy-beox6je1csumxlao@host.airbnb.com

Phone number
+1 (516) 680-1555

Trip details

Spacious 3 bedroom apt in NYC

Check in	Check out
Wed, May 24	Sat, May 27

Guests
4 guests

Confirmation code
HMW9F5RQEE

Address
94 Avenue C, New York, NY 10009, USA

View Itinerary

Payment

$432 x 3 nights	$1297
Service fee	$138
Total	**$1435**

Always communicate through Airbnb

Questions about your stay?

Your host, Jimmy, is here to help. Reach out to them if you need anything.

Change or Cancel | Send or Request Money

Send Message

SAFETY TIP

For your safety and protection, only communicate and pay directly through Airbnb. Visit our Help Center to learn more about the benefits of booking through Airbnb.

BOOKING CONFIRMATION
And
POLICIES INFORMATIONS
****

Hi Marea
Thanks for booking at NEW YORK CITY VACATION HOME, your home in the Big Apple for 4 guests, for 3 days, for May 24-27,2017.

To be familiar and more informed about our policies, please view it at our web site at: www.nycvacationhome.com. Please note the check in time is between 3-7 PM EST, all other times are subject to a labor fee of $75.00 or $150.00 depending on the hour of the day and the day of the week/holiday.

In order to meet you at the apartment on time please provide the following information in advance/ASAP:
- 1- The ESTIMATED time of the arrival.
-2- The ESTIMATED time of the departure.
-3- Your PHONE NUMBER.

Please call us twice at (+1 516 680 1555), first when you land at the airport and second when you are in the taxi on your way to the apartment so we will be ready to welcome you on time.
Please note that the fastest and easiest way to get from the airport to the apartment is by taking a taxi.

Please contact Mr. Joe at :
347 965 8095

We look forward to welcoming you to NYC!

Exhibit B

●●○○○ Verizon 4:20 PM 30%

Book 3 nights in New York

3 rooms · 1 bathroom

Spacious 3 bedroom apt in NYC

Hosted by Jimmy

Wednesday	Saturday
May 24, 2017	May 27, 2017

Nights 3

Guests 4

4 adults

●●○○○ Verizon 4:20 PM 30%

USD $1,435

See price breakdown

Non-refundable

This reservation is non-refundable. If you cancel pre-trip, only the cleaning and service fees will be refunded.

Coupon code Add

Steps left to book

1. Payment Visa [redacted]

2. House Rules Read

1 step left

●●●○○ Verizon 4:23 PM 30%

Payment breakdown

3 nights in New York

$432 × 3 nights	$1,297

Average nightly rate is rounded.

Service fee	$138

This helps us run our platform and offer services like 24/7 support on your trip.

USD **$1,435**

●●●○○ Verizon 4:22 PM 30%

Non-refundable

This reservation is non-refundable. If you cancel pre-trip, only the cleaning and service fees will be refunded.

Coupon code Add

Steps left to book

1. Payment Visa [redacted]

2. House Rules Agreed

By tapping on "Confirm Booking", you agree to pay the total shown, which includes service fees detailed when you tap Price, and to the terms of service, strict cancellation policy and guest refund policy

$1,435 • Confirm Booking

Exhibit C

Recents

+1 (516) 680-1555

Garden City, NY

message call FaceTime mail

Yesterday

4:41 PM **Incoming Call** 3 minutes

Share Contact

Share My Location

Create New Contact

Add to Existing Contact

Recents

(347) 965-8095

New York, NY

message call video mail

Yesterday

7:02 PM	**Outgoing Call**	10 seconds
6:20 PM	**Outgoing Call**	39 seconds

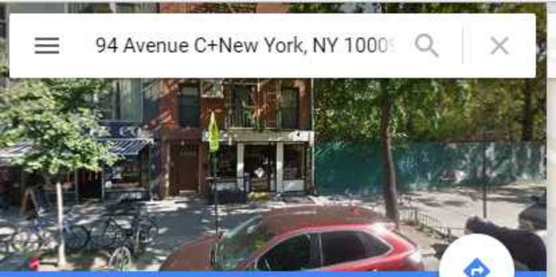
Share Contact

Share My Location

Create New Contact

Add to Existing Contact

Exhibit D



94 Avenue C+New York, NY 1000

94 Avenue C
New York, NY 10009

Directions

SAVE NEARBY SEND TO YOUR PHONE SHARE

Add a missing place

Add a label

At this location

Bobwhite Lunch and Supper Counter
4.4 ★★★★½ (143)
$$ · Southern Restaurant (US) · 94 Avenue C
Southern cooking in a small spot
Opens at 12:00 PM

New York City Vacation Home
4.0 ★★★★☆ (1)
Vacation Home Rental Agency · 94 Avenue C

Cafe Mogador
Please Don't Tell
Ten Degrees Bar
Death & Company
Multi-Purpose Courts
Blind Barber
Esperanto
La Plaza Cultural
The Summit Bar
Dry Dock Playground
GG's
Ace Bar
Pardon My French
Zum Schneider NYC
Minca
Upright Citizens Brigade Theatre East
94 Avenue C
No Malice Palace
Root & Bone
Croxley's East Village Ale House
Nuyorican Poets Cafe
Ivan Ramen
NY Store
NYC Department of Parks & Recreation:...
PS 188 The Island School
New York East River Park Track
East River
FDR Drive
East River Bikeway
East River Promenade
Avenue A
Avenue B
Avenue C
Avenue D
E 13th St
E 12th St
E 11th St
E 10th St
E 9th St
E 8th St
E 7th St
E 6th St
E 5th St
E 4th St
E 3rd St
E 2nd St
E Houston St
Suffolk St
Clinton St
Attorney St
Ridge St
Pitt St
Szold Pl
E 4th Walk
Google
Map data ©2017 Google Terms Send feedback 200 ft

Exhibit E

Google Maps 97 Avenue C

Image capture: Sep 2016 © 2017 Google

94 Avenue C
New York, NY 10009

At this location

Bobwhite Lunch and Supper Counter

4.4 ★★★★½ (143)
$$ · Southern Restaurant (US) · 94 Avenue C
Southern cooking in a small spot
Open until 10:00 PM

New York City Vacation Home
4.0 ★★★★☆ (1)
Vacation Home Rental Agency · 94 Avenue C

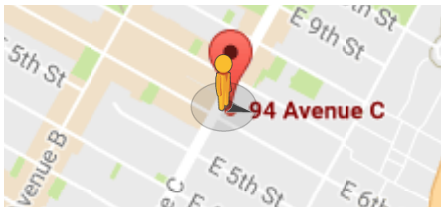


Exhibit F

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings

Property Profile Overview

Take this short survey to help improve the Buildings Information System (BIS Web). Click here to participate in the Survey.

94 AVENUE C		MANHATTAN 10009		BIN# 1004466	
AVENUE C	94 - 94	Health Area	: 6700	Tax Block	: 376
		Census Tract	: 26.02	Tax Lot	: 3
		Community Board	: 103	Condo	: NO
		Buildings on Lot	: 1	Vacant	: NO

View DCP Addresses... Browse Block

View Zoning Documents | View Challenge Results | Pre - BIS PA | View Certificates of Occupancy

Cross Street(s):	EAST 6 STREET, EAST 7 STREET		
DOB Special Place Name:			
DOB Building Remarks:			
Landmark Status:		**Special Status:**	N/A
Local Law:	NO	**Loft Law:**	NO
SRO Restricted:	NO	**TA Restricted:**	NO
UB Restricted:	NO		
Environmental Restrictions:	N/A	**Grandfathered Sign:**	NO
Legal Adult Use:	NO	**City Owned:**	NO
Additional BINs for Building:	NONE		

Special District: UNKNOWN

This property is located in an area that may be affected by the following:

Tidal Wetlands Map Check:	No
Freshwater Wetlands Map Check:	No
Coastal Erosion Hazard Area Map Check:	No
Special Flood Hazard Area Check:	Yes

Click here for more information

Department of Finance Building Classification: S3-RESIDENCE-MULTI-U

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open
Complaints	7	0
Violations-DOB	3	0
Violations-ECB (DOB)	0	0
Jobs/Filings	14	
ARA / LAA Jobs	0	
Total Jobs	14	
Actions	9	

OR Enter Action Type:

OR Select from List: Select...

AND Show Actions

Elevator Records
Electrical Applications
Permits In-Process / Issued
Illuminated Signs Annual Permits
Plumbing Inspections
Open Plumbing Jobs / Work Types
Facades
Marquee Annual Permits
Boiler Records
DEP Boiler Information
Crane Information
After Hours Variance Permits

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings

Complaints By Address

Click here for information on how to remove a Stop Work Order from your property

Premises: 94 AVENUE C MANHATTAN **BIN: 1004466 Block: 376 Lot: 3**

7 Total Complaint(s) **View Vacate Order Complaints** **View SWO Complaints**

Looking for a list of complaint category codes or disposition codes?
(Adobe Acrobat Reader required)

Complaint Number	Address	Date Entered	Category	Inspection Date	Disposition	Status
1416639	94 AVENUE C	02/15/2016	2G	04/01/2016	I2	RES
1413213	94 AVENUE C	12/31/2015	2G	02/26/2016	I2	RES
1409527	94 AVENUE C	11/05/2015	45	05/27/2016	C2	CLS
	RESIDENTIAL SPACE IS BEING USED ILLEGAL AS AIRBNB					
1302584	94 AVENUE C	05/14/2011	4A	10/21/2013	C2	CLS
	CLR STS AT THE LOCATION GIVEN 3 FAMILY HOME IS BEING RENTEDOUT AS HOTEL ROOMS. OCCURRING FOR THE PAST TWO YEARS					
1042939	94 AVENUE C	07/16/1996	73	08/23/1996	B1	RES
	FLOOR SLOPING AND DEFECTIVE					
1042965	94 AVENUE C	07/16/1996	43	07/18/1996	C2	CLS
	EXPOSED BEAMS IN FL IN L/R WARPED FLS IN ENTIRE APT SLOPING					
1007155	94 AVENUE C	06/05/1990	14	06/05/1990	I2	RES
	ONE SIDE OF BUILDING IS FREE STANDING. BUILDING WITH TIERODS AND FIST PLATES. POSSIBLE UNDERMINNING OF BUILDING					

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings

Overview for Complaint #:1302584 = CLOSED

Complaint at: 94 AVENUE C **BIN: 1004466** **Borough: MANHATTAN** **ZIP: 10009**

Re: CLR STS AT THE LOCATION GIVEN 3 FAMILY HOME IS BEING RENTEDOUT AS HOTEL ROOMS. OCCURRING FOR THE PAST TWO YEARS

Category Code: 4A ILLEGAL HOTEL ROOMS IN RESIDENTIAL BUILDINGS

Assigned To: SPECIAL OPERATIONS **Priority:** B

Received: 05/14/2011 13:02 **Block:** 376 **Lot:** 3 **Community Board:** 103

Owner: L & R 94 C, LLC

Last Inspection: 10/21/2013 - - BY BADGE # 2218
Disposition: 10/22/2013 - C2 - INSPECTOR UNABLE TO GAIN ACCESS - 2ND ATTEMPT
Comments: NO ACCESS INTO BLDG. LS-4 POSTED

Complaint Disposition History

#	Disposition Date	Disposition Code	Disposition	Inspection By	Date
3	10/22/2013	C2	INSPECTOR UNABLE TO GAIN ACCESS - 2ND ATTEMPT	2218	10/21/2013
			NO ACCESS INTO BLDG. LS-4 POSTED		
2	07/05/2011	C1	INSPECTOR UNABLE TO GAIN ACCESS - 1ST ATTEMPT	2224	07/05/2011
			NO ACCESS INTO BLDG. LS-4 POSTED		
1	05/16/2011	G7	COMPLAINT REFERRED TO MAYOR'S OFFICE OF SPECIAL ENFORCEMENT	0816	05/16/2011
			ILLEGAL HOTEL ROOMS IN RESIDENTIAL BUILDINGS REASON-CLR STS AT THE LOCATION GIVEN 3 FAMILY HOME IS BEING RENTED OUT AS A		

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings

Overview for Complaint #:1409527 = CLOSED

Complaint at: 94 AVENUE C **BIN: 1004466** **Borough: MANHATTAN** **ZIP: 10009**

Re: RESIDENTIAL SPACE IS BEING USED ILLEGAL AS AIRBNB

Category Code: 45 ILLEGAL CONVERSION
ILLEGAL CONVERSION : RESIDENTIAL SPACE

Assigned To: MANHATTAN BOROUGH OFFICE **Priority:** B
311 Reference Number: 1-1-1173394891

Received: 11/05/2015 **Block:** 376 **Lot:** 3 **Community Board:** 103
Owner: L & R 94 C, LLC

Last Inspection: 05/27/2016 - - BY BADGE # 2218
Disposition: 05/27/2016 - C2 - INSPECTOR UNABLE TO GAIN ACCESS - 2ND ATTEMPT
Comments: NO ACCESS

Complaint Disposition History

#	Disposition Date	Disposition Code	Disposition	Inspection By	Date
3	05/27/2016	C2	INSPECTOR UNABLE TO GAIN ACCESS - 2ND ATTEMPT	2218	05/27/2016
			NO ACCESS		
2	04/26/2016	C1	INSPECTOR UNABLE TO GAIN ACCESS - 1ST ATTEMPT	2224	04/26/2016
			NO ACCESS		
1	11/05/2015	G7	COMPLAINT REFERRED TO MAYOR'S OFFICE OF SPECIAL ENFORCEMENT	0855	11/05/2015
			REFERRED TO MAYOR'S OFFICE OF SPECIAL ENFORCEMENT		

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

Exhibit G

Search

Hey, I’m Jimmy!

US (/s/US) · Joined in May 2012

Report this user

I've been living in New York for about 30 years now. I love being a host in one of the greatest cities in the world and would appreciate the opportunity to make you stay in the big apple extra special.

198 Reviews
(/users/show/2504057#reviews)

Reviews (198)

Reviews From Guests

Pau
(/users/show/53347389)
June 2017 ·
Joe was very welcoming and he made sure we had all we needed. Apartment is on the third floor but it is totally worth it. Close to restaurants, bars and convenience stores. Will definitely come back.

+ More

Spacious 3 bedroom apt in NYC (https://www.airbnb.com/rooms/860837)

Maria
(/users/show/130910458)
May 2017 ·
Jimmy was very friendly in communication and set us up with a place to stay on short notice. The space was in a very hip location in Lower Manhattan, and the rooms were nicely furnished. The only problem was that we originally got placed in the wrong room, so we had to be moved. But it was quickly resolved, and we had an overall good time!

+ More

Spacious 3 bedroom apt in NYC (https://www.airbnb.com/rooms/860837)

Anna
(/users/show/64033212)
May 2017 ·
Jimmy was a great host! He greeted us warmly when we arrived and showed us around the apartment. It was an awesome location, right next to cute bars and restaurants in Alphabet City. We had a great trip, thanks for making our stay so comfortable!

+ More

Great 2 Bedroom in the East Village (https://www.airbnb.com/rooms/508080)

Daniel
(/users/show/119439000)
May 2017 ·
The apartment is in a good location. Jimmy was very helpful, check-in and check-out were great. He even allowed my family to keep their luggage until later since their flight was at night. One morning we had a problem and we had no hot water, I called jimmy and he came the same day and fixed it. He is a very nice host. The only issue is the noise coming from the bar downstairs, it's hard to sleep. I would recommend earplugs if you stay there.

+ More

Great 2 Bedroom in the East Village (https://www.airbnb.com/rooms/508080)

Paulina
(/users/show/13394092)
April 2017 ·
The house is located in a cool neighbourhood, full of bars, coffee shops, parks and young people, I will definitely go back there next time I'm in NY. Jimmy was a very nice and helpful host, I'm glad we got to stay at his place.

+ More

Beautiful 2 Bedroom in East Village (https://www.airbnb.com/rooms/4217258)

David
(/users/show/58390634)
April 2017 ·
The area around the home was nice and safe. Great local bars and places to eat nearby. As for the house itself, it was very clean and Jimmy supplied my large group with a couple of air mattresses which was very nice. Recommend this location.

+ More

Spacious 3 bedroom apt in NYC (https://www.airbnb.com/rooms/860837)

Erick
(/users/show/22506406)
January 2017 ·
The host canceled this reservation 22 days before arrival. This is an automated posting.

+ More

Great 2 Bedroom in the East Village (https://www.airbnb.com/rooms/508080)

Carson
(/users/show/59349207)
Very cute and spacious.

+ More

Great 2 Bedroom in the East Village (https://www.airbnb.com/rooms/508080)

Craig
(/users/show/9711935)
Jimmy was a great host, and his apartment was perfect for our large family. The kids had a blast and keep talking about their very comfortable beds. Note to folks who don't have much experience with NYC apartments - this one is relatively large for a Manhattan apartment but still tight compared to places outside of NYC. The two small rooms are perfect for little kids, less so for adults. The master bedroom is very spacious. The common area and kitchen are relatively small, not really big enough for a large group to gather and hang out for long periods of time. As an alternative to a hotel, this is a really great deal.

+ More

Spacious 3 bedroom apt in NYC (https://www.airbnb.com/rooms/860837)

Karina
(/users/show/80842188)
This was a very spacious apartment in a great location for six people. Bathroom and master bedroom had adequate space. Thanks for being a great host Jimmy!

+ More

Spacious 3 bedroom apt in NYC (https://www.airbnb.com/rooms/860837)

Rebecca
(/users/show/25511522)

Jimmy is awesome. Really liked meeting him and he was very welcoming. Only downfall for us was the street level noise with bars and restaurants below, however some may enjoy the proximity of the activity.

+ More

Great 2 Bedroom in the East Village (https://www.airbnb.com/rooms/508080)

Santiago
(/users/show/1519285)
Good place if you want a reasonable place for an affordable price downtown NY. The house has everything one needs to spend a few days. The neighborhood is full of restaurants and bars. Not really for families with small kids but great for couples seeking some night life.

+ More

Great 2 Bedroom in the East Village (https://www.airbnb.com/rooms/508080)

Benjamin
(/users/show/70580826)
Everything was super smooth! Easy communication and check-in/-out. The place was nice and clean and as advertised! We were a group of 7 and it was good. I guess 8 would work as well but 10 (as stated for max. occupancy) seems a bit tricky in that place! The location is great as well with plenty of bars and restaurants but a decent walk from the next subway. Definitely recommended!

+ More

Spacious 3 bedroom apt in NYC (https://www.airbnb.com/rooms/860837)

Oskar
(/users/show/48723574)
Very good and affordable apartment, close to the subway and restaurants/bars areas. The neighborhood is nice and quiet and Jimmy made sure that everything was working as expected. Highly recommendable.

+ More

Beautiful 2 Bedroom in East Village (https://www.airbnb.com/rooms/4217258)

Gabriela
(/users/show/28431308)
Great neighborhood!

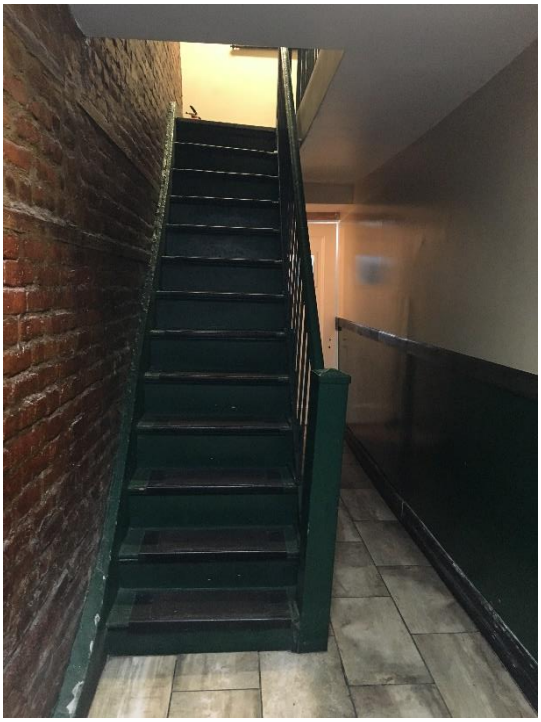
+ More

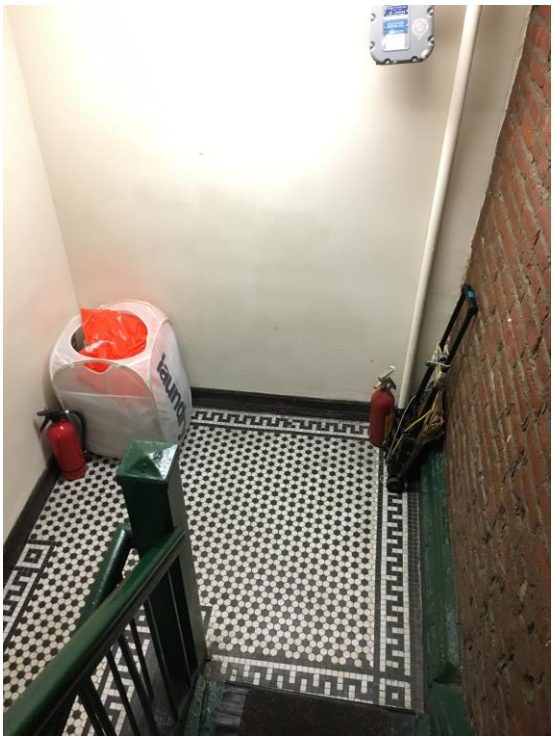
Great 2 Bedroom in the East Village (https://www.airbnb.com/rooms/508080)

Exhibit H

94

SULLIVAN
LOCKSMITH





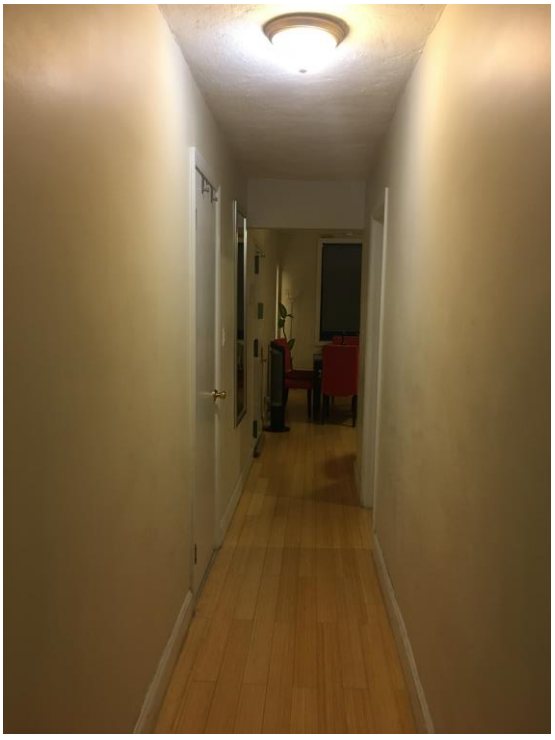


Exhibit I

Welcome to *New York City Vacation Home*

Feel at Home in the Big Apple!

We hope you enjoy your stay! This book contains information on your apartment, the neighborhood, and some fun activities in NYC.

Apartment information.....2
- Check Out Policy.....2
- Amenities.....2
- Wifi.....2
- House rules.....2
- Contact info.....2

The Neighborhood.....3
- Getting Around.....3
- Laundry.....3
- Supermarkets.....3
- Subway Map.....4
- Restaurants.....5, 6
- Nightlife.....6, 7

NYC Attractions.....8
- Shopping.....8
- Sightseeing.....9, 10
- Museums.....11, 12
- Broadway Shows.....12, 13

Apartment information

Check-Out Policy:

Check-Out time is at 10:00 AM. If you would like to keep your suitcase at the building after check-out time, please let me know in advance and we can make arrangements for this.

Upon checking out, please turn off the air conditioner and all lights. Make sure you wash the dishes, take the garbage out and clean the bathtub and the oven. The garbage can be taken to the ground floor. There are three garbage containers located on the ground floor—the first one is for recycle and the other two are for regular trash. There are plastic bags in the kitchen should you need them.

Amenities:

Amenities include a flat-screen cable TV, wireless Internet, iron/ironing board, hair dryer, vacuum cleaner and air conditioning/heater. The kitchen is also equipped with all dishware and glassware, a microwave, coffee maker and water heater for tea.

Wifi:

Wifi Network: jimmy
Password: Sparkle123

House Rules:

We hope that you make yourself at home but we ask that you follow these guidelines.

- These are non-smoking suites. No candles allowed. Smoking is not permitted in the suites or the building.
- No pets allowed.
- No parties allowed.

Contact info:

If you have any questions you can reach me, Jimmy Heardoon, at +1 516-680-1555 or email me at nycvacationhome@gmail.com.

Leave a Review:

Enjoyed your stay? I'd love to hear from you. Please leave a review. Email me at nycvcationhome@gmail.com for details.

The Neighborhood

Alphabet City in the East Village is known for its restaurants, bars, nightclubs, coffee shops/tea houses and hip boutiques and shopping. There's a lot to do! On the following pages you'll find some neighborhood recommendations.

Getting Around

About a 10-minute walk from the F train Subway Line at Houston Street and Second Avenue and the L train at 14th street and First Avenue. Also only a 15 minute walk from the 4, 5, 6 trains at Bleecker Street and the V train at Broadway and Houston Street.

Walking distance to New York University (NYU), Greenwich Village, Soho, Chinatown and Little Italy.

You can find the **Subway map on the next page** which will help you navigate the city. Google Maps is also very helpful in giving walking or subway/bus directions.

Yellow cabs are also easy to use and Uber/Lyft are also popular methods of transportation.

Laundry

There are no laundry machines located inside the building. Should you need laundry or dry cleaning, see below:

Yang Tze Laundromat, 324 East 3rd Street (between Avenue C & Avenue D)

Manhattan Laundry Center, 124 Avenue C (off of 8th Street)

Supermarket

If you'd like to pick up any groceries, the nearest supermarket locations are listed below:

Associated Supermarkets, 342 East 8th Street (off of Avenue C)

FineFair, 42 Avenue C (between 3rd and 4th Streets)

E&S Wholesome Foods, 105 Avenue C (and 7th Street)

New York City Subway
with bus and railroad connections
Key
The subway operates 24 hours a day, but not all times operate at all times. Call our Travel Information Center at 511 for more information in English or Spanish (24 hours) or ask an agent for help in all other languages (8AM to 10PM).
visit www.mta.info
Rush hour line extension
Local service only
All trains stop (local and express service)
Accessible station
Station Name
Free subway transfer
Free out-of-system subway transfer (excluding single-ride ticket)
Bus or AIRTRAIN to airport
Police
Full time service
Part time service
Terminal
Bus to airport
Commuter rail service
To show service more clearly, geography on this map has been revised.
This map depicts weekday service.
On weekends and late nights, these routes change:
Weekends
B No service-Use D G
M Delancey St-Essex St-Metropolitan Av
Q 57 St/7 Av-Coney Island
5 Dyre Av-Bowling Green
Late nights (overnights to 6am, daily)
A Lenox, 207 St-Far Rockaway-Euclid Av-Lefferts Blvd Shuttle
C No service-Use A
E Local service
B No service-Use D G
D Local in Brooklyn
M Myrtle Av-Metropolitan Av Shuttle
S 42 St No service-Use 7
N Local via Lower Manhattan
Q Local, 57 St/7 Av-Coney Island
R 36 St-65 St, Brooklyn Shuttle
2 Local service
3 145 St-Times Sq/42 St
4 Local, Woodlawn-New Lots Av Steps Hoyt St
5 Dyre Av-E180 St Shuttle
© 2016 Metropolitan Transportation Authority
June 2016
THE BRONX
MANHATTAN
QUEENS
BROOKLYN
STATEN ISLAND
Hudson River
Long Island Sound
Wakefield 241 St
Nereid Av
233 St
225 St
219 St
Gun Hill Rd
Eastchester Dyre Av
Baychester Av
Van Cortlandt Park 242 St
238 St
231 St
Marble Hill 225 St
Woodlawn
Norwood 205 St
Burke Av
Allerton Av
Pelham Bay Park
Bulvar Av
Pelham Pkwy
Middletown Rd
Morris Park
Westchester Sq East Tremont Av
Zerega Av
Castle Hill Av
Parkchester
St Lawrence Av
Morrison Av Soundview
Elder Av
Whitlock Av
Hunts Point Av
Longwood Av
E 149 St
Mosholu Pkwy
Bedford Park Blvd Lehman College
Bedford Pk Blvd
Kingsbridge Rd
Fordham Rd
182-183 Sts
Tremont Av
174-175 Sts
170 St
167 St
Freeman St
Simpson St
Intervale Av
Prospect Av
Jackson Av
3 Av-149 St
Cypress Av
Brook Av
E 143 St-St Mary's St
Inwood 207 St
Dyckman St
191 St
181 St
175 St
168 St-Washington Hts
163 St-Amsterdam Av
155 St
145 St
137 St City College
135 St
125 St
116 St Columbia University
Cathedral Pkwy (110 St)
103 St
96 St
86 St
81 St-Museum of Natural History
72 St
66 St Lincoln Center
59 St Columbus Circle
57 St-7 Av
50 St
49 St
42 St/Port Authority Bus Terminal
34 St Hudson Yards
34 St Penn Station
34 St Herald Sq
28 St
23 St
18 St
14 St
8 St-NYU
Astor Pl
Bleecker St
W 4 St Wash Sq
Spring St
Prince St
Houston St
Canal St
Franklin St
Chambers St
World Trade Center
Park Pl
City Hall
Cortlandt St
Fulton St
Wall St
Rector St
Broad St
Bowling Green
Whitehall St South Ferry
Brooklyn Bridge City Hall
Harlem 148 St
138 St-Grand Concourse
Lexington Av/59 St
5 Av/59 St
Lexington Av/53 St
51 St
Grand Central 42 St
Vernon Blvd Jackson Av
Hunters Point Av
21 St
Court Sq-23 St
Queensboro Plaza
Court Sq
Queens Plaza
Roosevelt Av
Junction Blvd
90 St-Elmhurst Av
Jackson Hts-Roosevelt Av
82 St-Jackson Hts
74 St-Broadway
69 St
65 St
Northern Blvd
46 St
Astoria Blvd
30 Av
Broadway
36 St
Astoria Ditmars Blvd
Flushing Main St
Mets-Willets Point
111 St
103 St-Corona Plaza
Forest Hills 71 Av
67 Av
63 Dr-Rego Park
Woodhaven Blvd
Grand Av-Newtown
Elmhurst Av
Sutphin Blvd
Jamaica 179 St
169 St
Parsons Blvd
Jamaica Center Parsons/Archer
Sutphin Blvd Archer Av JFK Airport
Jamaica Van Wyck
121 St
111 St
Queens Village
Queens Blvd
104 St
Woodhaven Blvd
85 St-Forest Pkwy
75 St-Elderts Ln
Cypress Hills
Crescent St
Norwood Av
Cleveland St
Euclid Av
Grant Av
80 St
88 St
Rockaway Blvd
Aqueduct Racetrack
Aqueduct North Conduit Av
Howard Beach JFK Airport
Middle Village Metropolitan Av
Fresh Pond Rd
Forest Av
Seneca Av
Myrtle Wyckoff Avs
Knickerbocker Av
Central Av
Halsey St
Wilson Av
Bushwick Av Aberdeen
Broadway Junction
Alabama Av
Van Siclen Av
Shepherd Av
Liberty Av
Cypress Hill
Crescent St
New Lots Av
Pennsylvania Av
Livonia Av
Junius St
Rockaway Av
Saratoga Av
Broadway
Myrtle Av
Flushing Av
Lorimer St
Hewes St
Marcy Av
Metropolitan Av
Bedford Av
Nassau Av
Greenpoint Av
Vernon Blvd Jackson Av
Hunters Point Av
Court Sq
21 St
Queensbridge
Roosevelt Island
Lexington Av/63 St
Smith-9 Sts
4 Av-9 St
Carroll St
Union St
9 St
Prospect Av
Fort Hamilton Pkwy
Church Av
Newkirk Plaza
Avenue H
Avenue J
Avenue M
Kings Hwy
Avenue U
Neck Rd
Sheepshead Bay
Brighton Beach
Ocean Pkwy
Coney Island Stillwell Av
West 8 St NY Aquarium
Bay Ridge Av
77 St
86 St
Bay Ridge 95 St
Fort Hamilton Pkwy
New Utrecht Av
62 St
71 St
79 St
18 Av
20 Av
25 Av
Bay Pkwy
Avenue N
Avenue P
Kings Hwy
Avenue U
Avenue X
Hoyt St
Nevins St
Atlantic Av-Barclays Ctr
Lafayette Av
Clinton-Washington Avs
Classon Av
Franklin Av
Nostrand Av
President St
Sterling St
Botanic Garden
Prospect Park
Grand Army Plaza
Eastern Pkwy Brooklyn Museum
Crown Hts-Utica Av
Kingston Av
Butler Av-Rutland Rd
Canarsie-Rockaway Pkwy
East 105 St
New Lots Av
Far Rockaway-Mott Av
Beach 25 St
Beach 36 St
Beach 44 St
Beach 60 St
Beach 67 St
Beach 90 St
Beach 98 St
Beach 105 St
Rockaway Park Beach 116 St
Broad Channel
Howard Beach
Aqueduct Racetrack
Aqueduct North Conduit Av
AIRTRAIN JFK
Coney is board 6 ships close due to construction until 2017
Manhattan bound B ships stops due to construction until 2017
St. George
Tompkinsville
Stapleton
Clifton
Grasmere
Old Town
Dongan Hills
Jefferson Av
Grant City
New Dorp
Oakwood Heights
Bay Terrace
Great Kills
Eltingville
Annadale
Huguenot
Prince's Bay
Pleasant Plains
Richmond Valley
Nassau
Atlantic
Tottenville

Restaurants

Lunch/Dinner (right by the apartment):

Bobwhite, 94 Avenue C (between 6th and 7th Streets)
Located right downstairs, Bobwhite features the best fried chicken you can find in NYC and delicious soul food sides, all made from sustainable ingredients. If you aren't too full, be sure to order their bread pudding for dessert.

Esperanto, 145 Avenue C (between 9th and 10th Streets)
This colorful cafe with sidewalk seating serves up Latin food, drink & live music.

Marcha, 111 Avenue C (between 7th and 8th Streets)
Spanish-style tapas & seafood.

Edi & The Wolf, 102 Avenue C (off of 7th Street)
Authentic Austrian cuisine served in a rustic, cottagelike setting with plenty of wine & beer.

Others in the East Village area (10-20 minute walk):

Westville, 173 Avenue A (and 11th Street)
A rotating menu of farm-to-table, vegetable-oriented dishes (and plenty of chicken and fish options as well.
The Smith, 55 3rd Avenue (between 10th and 11th Street)
Trendy American bistro.

Lombardi's, 32 Spring Street (off of Mott Street)
Landmark NoLita restaurant serving coal-fired, thin-cust Neapolitan pizza since 1905.

L'asso, 192 Mott Street (between Kenmare and Spring)
Neapolitan pizza pies come with creative toppings & interesting beers at this industrial-hip stop.

Momofuko Restaurants
David Chang's Asian fusion food empire is centered in the East Village. Momofuku Noodle Bar mixes worldy flavors with hearty Japanese ramen; Momofuku Ssam Bar is known for their pork buns and Momofuku Ko has a delicious, fancy tasting menu.

Momofuku Noodle Bar, 171 First Avenue (between 10th and 11th streets)
Momofuku Ssam Bar, 207 Second Avenue (at 13th Street)
Momofuku Ko, 163 First Avenue (at 10th Street)

Ippudo, 65 4th Avenue (between 9th and 10th Streets)
Famous for their ramen dishes. The wait can be long and they don't take reservations, so make sure to get there early.

Rosie's, 29 East 2nd Street (off of 2nd Avenue)
Elevated takes on classic Mexican dishes plus great cocktails.

Ngam, 99 3rd Avenue (between 12th and 13th Streets)
Thai cuisine with a modern twist.

Dessert:
Veniero's Pasticceria & Café, 342 East 11th Street (off of 1st Avenue)
Italian bakery offering cheesecakes, canolis, cookies, cakes, pastries, and biscotti.

Momofuko Milk Bar, 251 E 13th Street (between 2nd and 3rd Avenues)
Milk bar is an award-winning bakery that is famous for their cereal milk soft serve, crack pie, and b'day truffles. There maybe a line outside, but for anyone who loves dessert, it's worth the wait!

Sundaes and Cones, 95 East 10th Street (between 3rd and 4th Avenues)
Large, light-filled ice cream shop offering Asian-inspired flavors plus familiar favorites.

Big Gay Ice Cream Shop, 125 East 7th Street (between Avenue A and 1st Avenue)
They are famous for treats like the Bea Arthur (a vanilla soft-serve cone topped with dulce de leche and crushed Nilla Wafers), and sundaes incorporating toppings as diverse as cayenne pepper and ginger syrup.

Sugar Sweet Sunshine, 126 Rivington Street (between Essex and Suffolk Streets)
Cupcakes are the specialties of this bakery.

Butter Lane Cupcakes, 123 East 7th Street (between Avenue A and 1st Avenue)
Delicious gourmet cupcakes.

Nightlife

Alphabet City Beer Co., 96 Avenue C (between 6th and 7th Streets)
Located right next door, ABC's got 12 rotating taps (and growler fills to-go), plus a bottle shop in front with 350 craft varieties. They also have homemade "brown bag" daily lunch specials with a fresh-made sandwich and chips, and free Internet.

Zum Schneider, 107 Avenue C (off of 7th Street)
Just across the street, Zum Schnieder is a Bavarian Bierhaus and German Restaurant. Enjoy authentic German food like schnitzel, spätzle and wursts and German beers on tap. If the weather is nice, they also have outdoor seating.

The Wayland, 700 East 9th Street (off of Avenue C)
This bar is best known for their exceptional cocktails and their double-smoked, slow-cooked bourbon and maple syrup pork belly BLT. Plus, lively bands are here four nights a week, almost every week.

Croxley Ale House, 28 Avenue B (between 2nd and 3rd Streets)
The craft beer selection is above par, but it's the super-cheap wing nights and the crazy number of screens for sports watching that are worth coming for.

Drop Off Service, 211 Avenue A (between 13th and 14th Streets)
Drop Off Service is known for their happy hour. They have nightly $3-5 craft beer happy hour until 8pm.

Ace Bar, 531 East 5th Street (between Avenue A and Avenue B)
This is a great game bar with two pool tables, two dart boards, pinball, and skee ball.

The Library, 7 Avenue A (off of 5th Street)
This is a good place for cheap drinks. They have a two-for-one happy hour that goes until 7pm.

Pouring Ribbons, 225 Avenue B (between 13th and 14th Streets)
This is the place to go if you want a good cocktail. The door to the second-level bar is kind of hidden, so keep an eye out for the yellow liquor store awning.

Il Posto Accanto, 190 East 2nd Street (between Avenue A and Avenue B)
This wine bar is a tiny place with a very global wine list and the occasional live jazz band.

Vazacs Horsebar/7B, 108 Avenue B (off of 7th Street)
Vazacs Horsebar is a popular dive bar in the neighborhood. The bar scene in *Crocodile Dundee* was filmed here.

Boxcar Lounge, 168 Avenue B (between 10th and 11th Streets)
Boxcar has happy hour deals every night of the week until 10pm. They also have an awesome backyard patio that can be enjoyed in the summer or winter via their retractable awning.

Niagara, 112 Avenue A (off of 7th Street)
Happy hour is every day until 8pm and features $4 draft beer and wine and $5 well liquor and frozen drinks.

The Summit Bar, 133 Avenue C (between 8th and 9th Streets)
A cocktail bar that usually has a crowd. They also have a daily 5:30-7:30 oyster happy hour.

Sing Sing Avenue A, 81 Avenue A (between 5th and 6th Streets)
If you'd like to do karaoke in the area, this is the place to go. They have private rooms that you can reserve as well.

McSourley's Old Ale House, 15 East 7th Street (between 2nd and 3rd Avenues)
This is the oldest bar in NYC with only 2 kinds of homemade beer—light and dark.

NYC Attractions

NYC Shopping

When it comes to shopping in NYC, your options are all but limitless. See some of the top destinations for shopping below:

5th Avenue:
One of the most popular tourist destinations in New York City, Fifth Avenue is widely regarded as the most expensive street in the world, surpassing even the Avenue des Champs-Elysees in Paris and Bond Street in London. While Fifth Avenue north of 60th Street is largely occupied by famous NYC museums, Fifth Avenue between 49th and 60th Streets is lined almost solidly with the best shops in NYC including Berkdorf Goodman, Hendri Bendel, Saks Fifth Avenue and many more.

Soho:
By far one of the best shopping neighborhoods in New York City (and just about a 10-15 minute walk from the apartment), SoHo has a unique vibe that no other part of Manhattan can compare to. The neighborhood specializes in big name stores like J. Crew, Bloomingdale's Pottery Barn, H&M, Prada (etc). You can find all these stores and more from Broadway to Sixth Avenue.

Union Square/Flatiron District
This is one of the hottest hangout in Manhattan that combines shopping with some of the best restaurants and cafes. You'll find everything here from Barnes & Noble to the farmers market. Union Square is the perfect place to spend the afternoon. Grab lunch, shop around, people watch and end the night at a nice bar or fancy club.

Greenwich Village
When you aren't setting out for clothes, head to Greenwich to spend the day shopping for all the other fine things this city has to offer. Throughout the specialty stores in this neighborhood, you'll find crafts, bookstores, record stores and gourmet markets. Check out all the boutique food shops on Bleecker Street, or continue past Christopher Street (the gay hub of Greenwich) where you'll find all the other boutique fashion stores.

Chinatown:
If you are looking for knockoff handbags or and souvenirs, Chinatown is the place to go (beware that it's super crowded). Also, about a 15 minute walk from the apartment. You can start at Canal and Broadway.

Statue of Liberty and Ellis Island
Perhaps no other New York attraction is as iconic as Lady Liberty. If you'd like to skip the line for the ferry you can prebook a combo cruise-and-tour ticket (visit statuecruises.com for more info). A climb to the crown affords a panoramic view of New York Harbor and the chance to see the literal nuts and bolts of Frédéric Auguste Bartholdi's creation. We also recommend stopping in the museum on Liberty Island.

Empire State Building and the Rockefeller Center
There are two main ways to see the Empire State Building – from the street and from the observation deck. If you are going to go to the top of the observation deck, you can plan to wait in line for two hours and sometimes more during summer months. If you want an express pass to the top, you will pay a little more but you can bring your wait to ½ hour. There are also tours available that allow you to go to the top of the Empire State Building with a guide and a group of other tourists – both a walking tour and a pub crawl in the evening - these tours give you a history of the building a detailed history of the New York City skyline, as well as a chance to meet other travelers. If you want to see the Manhattan Skyline and are not particularly interested in the Empire State Building, you might consider the Rockefeller Center observation deck, which has stunning views of the skyline, including the Empire State Building, as well as a good view of Central Park and upper Manhattan. There are usually shorter lines for Top of the Rock.

Times Square
Times Square is a major commercial intersection and neighborhood in Midtown Manhattan, at the junction of Broadway and Seventh Avenue, and stretching from West 42nd to West 47th Streets. Brightly adorned with billboards and advertisements, Times Square is sometimes referred to as The Crossroads of the World, The Center of the Universe, the heart of The Great White Way, and the "heart of the world". One of the world's busiest pedestrian intersections, it is also the hub of the Broadway Theater District and a major center of the world's entertainment industry. Times Square is one of the world's most visited tourist attractions, drawing an estimated 50 million visitors annually. Approximately 330,000 people pass through Times Square daily, many of them tourists, while over 460,000 pedestrians walk through Times Square on its busiest days.

Union Square
This gathering place was named for the union of two of Manhattan's busiest thoroughfares: Broadway and Fourth Avenue (formerly Bowery Road). Political activism has played a large role in the site's history; the square has hosted rallies, protests and assemblies from the Civil War through Occupy Wall Street. Nowadays, its biggest draw might be the year-round Greenmarket—the city's first, started by a handful of farmers in 1976—which brings locally grown goods to thousands of New Yorkers every week.

Central Park
Gotham's love affair with its most famous green space is well documented in song, literature and film, but there's still plenty to adore about the country's first landscaped public park. Urban visionaries Frederick Law Olmsted and Calvert Vaux sought a harmonious balance of scenic elements: pastoral (the open lawn of the Sheep Meadow), formal (the linear, tree-lined Mall) and picturesque (the densely wooded paths of the Ramble). Today, the 843-acre plot draws millions of visitors to its skyscraper-bordered vistas in all seasons: sunbathers and picnickers in summer, ice-skaters in winter, and bird-watchers in spring and fall. It's also an idyllic venue for beloved cultural events like Shakespeare in the Park and the New York Philharmonic's annual open-air performance.

Brooklyn Bridge

No mere river crossing, this span is an elegant reminder of New York's history of architectural innovation. When it opened in 1883, the Brooklyn Bridge was a feat of engineering: It was the first structure to cross the East River and, at the time, the longest suspension bridge in the world. (It also made use of steel-wire cables, invented by the bridge's original designer, John A. Roebling.) Now it attracts thousands of tourists and locals, who enjoy spectacular views of lower Manhattan and other city landmarks (such as the Statue of Liberty and Governors Island) as they stroll its more-than-mile-long expanse. When you get to the other side be sure to check out Grimaldi's pizza for lunch!

The High Line

There's something uniquely New York about this aerie. Built on an abandoned railway track, the space is ingenious in its use of reclaimed industrial detritus, a necessity in footage-starved Manhattan. But what we like best is how the pathway takes you above the city while keeping you rooted in urban life: Where else can you walk through a field of wildflowers or sprawl on a lush lawn as cabs zoom along the street beneath you? The third and final section, the High Line at the Rail Yards, debuted in 2014, completing one of the city's most popular sites (with over four million visitors annually).

Little Italy

The 2010 census didn't find a single Italian-born resident on or around Mulberry Street, but pasta-and-Parmesan purveyors still line the narrow lanes of Little Italy, and the recently restored Most Precious Blood Church holds fast. Old-world flavors abound at joints like the 120-year-old Ferrara Bakery and Cafe, and every September, the deep-fried-zeppole carts mark the start of the Feast of San Gennaro. But modern joints are moving in too: Hidden under a souvenir shop, the speakeasy Mulberry Project mixes bespoke cocktails in a den dark enough for a mafia don.

Washington Square Park

The beatniks, folkies and hippies who famously flocked to this public space are still there, though sporting slightly different facial hair than their boundary-breaking predecessors. During warmer months, the park is one of the best people-watching spots in the city, as musicians and street artists perform in the shadow of the towering 1895 Washington Arch, a modest replica of Paris's Arc de Triomphe designed by Stanford White (whose fingerprints are found on more than a few landmark NYC structures). From 2007–2014, the park underwent a controversial, multimillion-dollar renovation, which has yielded more benches, paths, lawn space and vegetation.

South Street Seaport

Hurricane Sandy may have temporarily wounded the famed Lower Manhattan sightseeing draw in 2012, but with recent developments by the Howard Hughes Corporation—including a pop-up-friendly Culture District and fashion hub Seaport Studios— prove that the iconic port is back and better than ever. Look out for brand new branches of Mcnally Jackson Books, Smorgasburg and iPic dine-in movie theaters to make the spot even more irresistible.

Museums

The Metropolitan Museum of Art
Sprawling doesn't even begin to describe this Manhattan institution: It's one of the few spots in the city where you could spend literally an entire day and see only a fraction of the holdings. Behind the doors of its iconic neoclassical facade lie 17 curatorial collections spanning countless eras and cultural perspectives, from prehistoric Egyptian artifacts to contemporary photography. Those seeking to satisfy their anthropological curiosity can explore the extensive assemblage of musical instruments, weapons and armor or the Costume Institute's centuries of wearable art. And for committed museumgoers who have made their way through the permanent collections—an admirable feat—special exhibitions merit return visits year after year. Recent blockbusters have examined the career of the late designer Alexander McQueen and featured the works of Pablo Picasso.

Museum of Modern Art (MoMa)
Sure, you could spend a day getting lost in the permanent exhibits, which showcase all manner of priceless pieces from renowned artists. But just as essential are this museum's other elements, including an attached cinema that combines art-house fare and more accessible offerings, a sculpture garden with works by Picasso and Rodin, and the Modern, a high-end restaurant and bar run by Danny Meyer. Free Fridays, an alluring prospect considering the sizable entry fee ($25 for adults), are best left to the tourists and penny-scraping students; visit the museum when you can hunker down for a while.

The Guggenheim
Frank Lloyd Wright's concrete edifice became the home of the eponymous philanthropist's collection in 1959; today, the iconic spiral is considered as much a work of art as the paintings it houses. In addition to pieces by masters such as Manet, Picasso and Chagall, the institution holds the most Kandinskys in the U.S., as well as one of the largest collections of Mapplethorpes in the world. And yes, there is a right way to see the exhibits: as Wright intended, beginning at the bottom and moseying around to the top

American Museum of Natural History
No matter which wing you wander through or where your curiosities lie (dinosaurs, gems or something else entirely), it's hard to explore this Upper West Side fixture without being awestruck. You'll immediately spot the rotunda's hulking Barosaurus skeleton replica, but delving further into the museum's collection, you'll find actual specimens, such as Deinonychus, in the fourth-floor fossil halls. When you tire of dinos, head to the human origins and culture halls to learn more about our evolutionary history, or gawk at the famed 94-foot-long blue whale model in the Milstein Hall of Ocean Life.

Whitney Museum of American Art
When Gertrude Vanderbilt Whitney, a sculptor and art patron, opened the museum in 1931, she dedicated it to living American artists. Today, the Whitney holds about 19,000 pieces by nearly 2,900 artists, including Alexander Calder, Edward Hopper, Jasper Johns, Georgia O'Keeffe and Claes Oldenburg. Still, the museum's reputation rests mainly on its temporary shows, particularly the Whitney Biennial. Held in even-numbered years, the Biennial is among the most prestigious (and controversial) assessments of contemporary art in America. The 2015 opening of the Renzo Piano-designed edifice near the High Line drew acclaim for its sleek and simplistic layout.

9/11 Memorial & Museum
The Memorial honors the lives of those who were lost is at the heart of our mission. Occupying eight of the 16 acres at the World Trade Center, the Memorial is a tribute to the past and a place of hope for the future. The 9/11 Memorial Museum serves as the country's principal institution concerned with exploring the implications of the events of 9/11, documenting the impact of those events and exploring 9/11's continuing significance.

The Cloisters
This Middle Ages museum may have been constructed in the '30s, but it feels much older than that. Set in a bucolic park overlooking the Hudson River, the structure re-creates architectural details from five 15th-century monasteries and houses items from the Met's medieval art and architecture collections. John D. Rockefeller, who donated the land for the museum, even purchased a tract across the river to preserve the pristine view. Make sure to inspect the tapestries, including the famous 16th-century Hunt of the Unicorn

Broadway shows

NYC is famous for their award-winning Broadway shows! TKTS Discount Booths are the perfect way for everyone to experience the arts in New York City at affordable prices. Choose from a wide array of Broadway and Off Broadway musicals, plays, and dance productions on sale every day (for same day tickets or next day matinee tickets) at 20% to 50% off regular prices. We suggest going to a TKTS Discount Booth early in the day prior to the opening time (Tip: the South Street seaport location is the least known of the locations and much shorter lines so highly recommend that location). To help plan ahead, you can browse real-time listings on their website (https://www.tdf.org/nyc/81/TKTS-Live) or on your mobile device with the official TKTS app. See Manhattan TKTS locations below:

TKTS Times Square: Located "under the red steps" in Father Duffy Square at Broadway and 47th Street.

Hours:
For Evening Performances:

Monday*:	3:00pm - 8:00pm
Tuesday:	2:00pm - 8:00pm
Wednesday:	3:00pm - 8:00pm
Thursday:	3:00pm - 8:00pm
Friday:	3:00pm - 8:00pm
Saturday:	3:00pm - 8:00pm
Sunday:	3:00pm - 7:00pm

For Matinee Performances:

Wednesday:	10:00am - 2:00pm
Thursday:	10:00am - 2:00pm
Saturday:	10:00am - 2:00pm
Sunday:	11:00am - 3:00pm

If there is a matinee performance for sale on Tuesday, Thursday, or Friday, the booth will open at 10am. Check the electronic boards or the TKTS app for show schedules.

Public transportation: Via Subway: 1, 2, 3, 7, N, Q, R, S to Times Square

TKTS South Street Seaport: Located at the corner of Front and John Streets, near the rear of the Resnick/Prudential Building at 199 Water Street.

Hours:

For Same-Day Evening and Next-Day Matinee Performances:

Monday*:	11:00am - 6:00pm
Tuesday:	11:00am - 6:00pm
Wednesday:	11:00am - 6:00pm
Thursday:	11:00am - 6:00pm
Friday:	11:00am - 6:00pm
Saturday:	11:00am - 6:00pm
Sunday**:	11:00am - 6:00pm

NOTE: Matinee tickets are only sold on the day before the performance at TKTS South Street Seaport.

Public Transportation via subway: J, Z, 2, 3, 4, 5, A, C to Fulton Street, Via Bus: M15 downtown on 2nd Avenue to South Street Seaport

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Perfect for families and groups of friends.

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Elan Parra <eparra@lemirellc.com>

Illegal Hotel Complaint/Investigative Report and Supporting Documents (455 West 34th Street)

1 message

Elan Parra <eparra@lemirellc.com> Fri, Jul 21, 2017 at 4:40 PM
To: OSE <ose@cityhall.nyc.gov>

Attached is an investigative report related to an illegal hotel operating at 455 West 34th Street.

The report will provide details and supporting evidence demonstrating that apartments in the building are all being operated as short-term rentals.

In addition to the written report, we have audio/video footage supporting the investigation and documenting the booking.

The audio/files are too large to send via email. We will separately have a USB delivered to OSE with the files, a copy of this email, and the attached investigative report.

If you have any questions about the location, the host, our investigation, or the material provided please contact me at 646-490-6262.

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Gmail by Google

Elan Parra <eparra@lemirellc.com>

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Investigative Report

for

Share Better

Investigative Booking

Confidential and Proprietary

LEMIRE LLC

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I. Introduction

Lemire LLC ("Lemire") provides investigative and monitoring services related to short-term rentals in New York City. These services include: monitoring and responding to a complaint hotline; conducting covert investigations; and booking a fixed number of illegal hotel reservations per month.

This investigative report summarizes Investigative Booking #2 (Alex; Host ID# 40169737), located at 455 West 34th Street, New York, New York, beginning on May 29, 2017 and completed on May 30, 2017.

II. Pre-Booking and Reservation

On May 23, 2017, a Lemire investigator ("Investigator")[1] attempted to book[2] a stay at location described as a "Spacious and Private 2 Bedroom Apt," Room ID# 7997058, for one night on May 29, 2017. ***Exhibit A.*** The host for this listing is Alex, Host ID# 40169737. ***Exhibit B.*** As of Lemire LLC's last viewing of the Airbnb website on June 8, 2017, Alex's Airbnb profile contained 277 reviews. Many of these reviews referenced groups of four or more people staying at the apartment and some reviews referenced guests occupying both bedrooms.

During the booking process, the Investigator advised the host, Alex, that this would be a one night stopover in New York City before heading to Europe.[3] ***Exhibit C.*** On May 25, 2017, the Investigator completed and confirmed an online booking beginning May 29, 2017 and ending May 30, 2017. ***Exhibit D.*** The Investigator attempted to arrange to meet with Alex at 8:30 p.m. the night of the booking, but Alex was unable to meet at this time because, he stated, he was scheduled to pick up his mother in Brooklyn. Alex called the Investigator and explained that he would leave the key under the doormat to Apartment 14A, the WiFi password would be on the table, and he would be able to meet the Investigator later that night or the next morning.

III. Premises Description and Due Diligence

455 West 34th Street is a pre-war high-rise building located in the Midtown West neighborhood of Manhattan. The building is on the northern side of 34th Street between 10th Avenue and Dyer Avenue. ***Exhibit E.*** The ground floor of the building houses a coffee shop and a Subway fast-food restaurant. There is presently scaffolding outside the building, and the abutting plot of land (corner of 10th Avenue) appears to be under construction. ***Exhibit F.***

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[1] For the purposes of this report, "Investigator" includes the Investigator and any associates who assist in the investigation.

[2] References to "booking" a stay or "booking" a room refer to reservations made with Airbnb at www.airbnb.com.

[3] All communications with hosts occurs through an online platform on Airbnb.com using a registered account profile. Correspondence is simultaneously transmitted via text message to a verified telephone number associated with the online profile.

A New York City Department of Buildings "Building Information Search" revealed 92 complaints regarding this property dating back to 1990. There were six Category 4A complaints and all have been adjudicated as "Resolved." According to the New York City Department of Buildings, a "Category 4A" complaint refers to "Illegal hotel rooms in residential buildings." Five of these complaints contain the following disposition: "Please see complaint number 1242273." Complaint number 1242273 states: "No violation warranted for complaint at time of inspection…unable to determine transient use." The sole Category 45 complaint is categorized as "Closed" and references an inability to gain access. According to the New York City Department of Buildings, a "Category 45" complaint refers to an "Illegal conversion." ***Exhibit G.***

IV. Arrival and Check-In

The Investigator arrived at the property at 8:30 p.m. by taxi. The Investigator stated to the doorman a destination of the 14th floor and mentioned Alex's name. The doorman initially asked the Investigator to "give him a minute" and reached into his pocket, appearing to reach for his phone. The Investigator then mentioned that Alex said the key was under the doormat. The doorman subsequently allowed the Investigator to proceed through the lobby and provided directions to apartment #14A. The Investigator took the elevator to the 14th floor, retrieved the key to #14A from under the doormat, and entered the apartment.

The apartment included a living room, two bedrooms, and a kitchen. ***Exhibit H.*** The WiFi password was on the table. There were several packages of toilet paper, paper towels, and cleaning supplies under the kitchen sink. The refrigerator contained beverages and condiments, but no food. There were no photos or memorabilia in the apartment. The closets contained an ironing board and set of sheets, but no clothing. A poster printed by the toilet asked that guests not throw any feminine products down the toilet.

The Investigator notified Alex that they arrived and made plans to meet with Alex the following day (May 30, 2017) at 1 p.m. The subsequent morning, however, the water in the apartment was not functioning, and the Investigator contacted Alex, who indicated that he would inform his superintendent. Water service was not restored that morning and Alex did not arrive for the 1 p.m. meeting, and the Investigator confirmed with him that it was acceptable to leave the keys on the counter and depart. At no point during the booking did the Investigator meet Alex, nor was he present in apartment #14A at any time. There were no further interactions between Alex and the Investigator after the Investigator exited the building.

The digital copy of this report will include complete audio and video files regarding Investigative Booking #2 (Alex; Host ID# 40169737).

List of Exhibits

A – Listing and Listing Header

B – Host Profile and Reviews

C – Correspondence with Alex

D - Booking Confirmation and Receipt

E – Aerial Map of Location

F – Street View of Location

G – New York City Department of Buildings Profile

H – Photos of Apartment #14A

I – Audio and Video (Electronic Only)

Search

View Photos

Overview Reviews The Host Location

Spacious and Private 2 Bedroom Apt

New York, NY, United States ★★★★★ 108 reviews

Entire home/apt | 9 Guests | 2 Bedrooms | 4 Beds

$250 per night

Check In

mm/dd/yyyy

Check Out

mm/dd/yyyy

Guests

1 guest

Book

You won't be charged yet

This home is on people's minds.

It's been viewed 192 times in the past week.

Report this listing

Book

You won't be charged yet

Alex pre-approved you for May 29 to May 30!

Complete Booking (https://www.airbnb.com/payments/book?date=05%2F29%2F2017&hosting_id=7997058&nights=1&special_offer_id=83522323)

View message (/z/q/345309950)

About this listing

Newly renovated and decorated well-lit midtown apartment. You will be right on the 34th street within walking distance to Times Square and Empire kmvh Building. Penn Station, Madison Square Garden, Javits Center and High line are just 2 blocks away.nyyimguf oivm Hongvnuniy

Contact host

Business travel

This listing has essential business travel amenities. **Learn more**

$250

The space
Accommodates: **9** (/s/new-york--ny)
Bathrooms: **1**
Bedrooms: **2**
Beds: **4**
Check In: **Anytime after 3PM**
Check Out: **11AM**
Property type: **Apartment** (/s/New-York--NY)
Room type: **Entire home/apt**
House Rules

Amenities

Elevator in building
Family/kid friendly (/s/new-york--ny?amenity=family-friendly)
Doorman
Internet

+ More

~~Free parking on premises~~
~~Pets allowed~~
Elevator in building
Family/kid friendly (/s/new-york--ny?amenity=family-friendly)
~~Pool~~
~~Smoking allowed~~
Doorman
Internet
~~Suitable for events~~
~~Indoor fireplace~~
~~Gym~~
~~Hot tub~~
Wheelchair accessible
Kitchen
Wireless Internet
~~Breakfast~~
Cable TV
Washer
Dryer
Buzzer/wireless intercom
Iron
Laptop friendly workspace
TV
Hangers
Hair dryer
Shampoo
Essentials
Heating
Air conditioning
~~Private entrance~~

Family amenities

~~Baby bath~~
~~Baby monitor~~
~~Babysitter recommendations~~
~~Bathtub~~
~~Changing table~~
~~Children's books and toys~~
~~Children's dinnerware~~
~~Crib~~
~~Fireplace guards~~
~~Game console~~
~~High chair~~
~~Outlet covers~~
~~Pack 'n Play/travel crib~~
~~Room-darkening shades~~
~~Stair gates~~
~~Table corner guards~~
~~Window guards~~

Prices
Extra people: **$50 / night after 4 guests**
Cleaning Fee: **$35**
Security Deposit: **$200**
Weekend Price: **$280 / night**

Always communicate through Airbnb
To protect your payment, never transfer money or communicate outside of the Airbnb website or app. **Learn more** (/help/article/199)

Description
The space

IApartment is newly renovated and decorated. It is located on 14th floor of elevator building and in has a stunning view of Empire State and Hudson river.
- The whole apartment is well-lit
- Large built-in closets
- Hardwood floorsuu.
- Bathroom with ok
- Air Conditioning Bu
- Cable TV
- All necessary kitchen appliances
To
- Quiet and clean apartment. Complete cleaning is made right before the guest arrives.
- Well decorated and renovated apartment
- Fresh towels and linens
- Ironing, hairdryer etching

Guest access

- Access to entire apartment and amenities.

Interaction with guests

I will not be present during guests' stay. I am a friendly person who love NY and if you are unfamiliar with NY, I can tell you great tips.

The neighborhood

Apartment is located between Chelsea and Hell's Kitchen area providing easy access to both location. Walking distance to Javits Center, Empire State Building, Macy's, Times Square, Meatpacking, Chelsea Market and Meatpacking area.

+ More

House Rules
No smoking

Not suitable for pets

No parties or events

May not be safe or suitable for infants (Under 2 years)

Check in is anytime after 3PM

- No noise especially at night time
- Being clean and tidy
- No pets
- No smoking
- No children under 6 years old

+ More

Cancellations
Strict

Cancel up to 7 days before your trip and get a 50% refund plus service fees back.

View details (/home/cancellation_policies#strict)

Safety features
Smoke detector

Carbon monoxide detector

First aid kit

Fire extinguisher

Availability
1 night minimum stay
View calendar

108 Reviews ★★★★★

Search reviews

Accuracy	★★★★★
Communication	★★★★★
Cleanliness	★★★★★
Location	★★★★★
Check In	★★★★★
Value	★★★★★

(/users/show/16060927) Tiffany (/users/show/16060927)
April 2017

I really enjoyed staying at Alex's apartment. It was close to restaurants, public transit, shopping and all our needs. His apartment was very clean and well-supplied. What I appreciated most was that Alex was extremely attentive to all of our needs. He responded to all my questions quickly and thoroughly. I highly recommend this place to anyone and I would definitely stay at Alex's place again in the future!
+ More

Report Helpful

(/users/show/4642272) Kevin (/users/show/4642272)
April 2017

Location Location Location! It's centrally located in midtown, close to shops, restaurants and subway. Alex is a great host. We had a great time!
+ More

Report Helpful

(/users/show/42018686) Rafael (/users/show/42018686)
April 2017

Alex, was a great host and his place is nicer than presented in the pictures. It's also in a great location and very easily walkable. I would definitely stay again when visiting NY.
+ More

Report Helpful 1

(/users/show/13889293) Juan (/users/show/13889293)
April 2017

Great place for our needs.
+ More

Report Helpful

(/users/show/70330297) William (/users/show/70330297)
March 2017

Alex is great and extremely helpful. I would recommend staying with him if you are in need of a place in this area of the city.
+ More

Report Helpful

(/users/show/1971634) Sandy (/users/show/1971634)
March 2017

Alex's apartment is conveniently close to everything with restaurants, shopping, and entertainments. You don't need a car since it's close to Penn Station and Mass Transit. The place was clean. Alex was responsive to all inquiry which made check in and check out very easy. We would definitely return in the future. Thanks Alex!

+ More

Report Helpful

(/users/show/53731042) Phyllis (/users/show/53731042)
March 2017

Perfect place to attend the trade show in NY convention center.

+ More

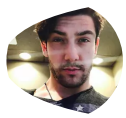
Report Helpful

This host has 160 reviews for other properties.

View other reviews (/users/show/40169737)

Hosted by Alex (/users/show/40169737)

New York, New York, United States · Joined in August 2015

 (/users/show/40

268 Reviews
(/users/show/40169737#reviews)

Verified

I am a professional international import/export trader. Love to travel, create business portfolios with different cultures. Responsible , honest guy with an easy going attitude. Enjoy cooking, music, reading books and live city life in fullest. My cousin Danny and I have 2 apartments located in Hell's Kitchen Area.

+ More

Contact host

Response rate: 100%
Response time: within an hour

The neighborhood

Alex's home is located in Hell's Kitchen, New York, (/s/New-York--NY) United States (/s/United-States)

Things to do in New York (/things-to-do/new-york)

Features: convenient location · affordable · young · great food · real new york · great takeout

Open map

Exact location information is provided after a booking is confirmed.

Similar listings

Overview Reviews The Host Location

Spacious and Private 2 Bedroom Apt

Alex

New York, NY, United States ★★★★½ 108 reviews

Entire home/apt | 9 Guests | 2 Bedrooms | 4 Beds

Alex pre-approved you for May 29 to May 30!

Complete Booking | View message

About this listing

Newly renovated and decorated well-lit midtown apartment. You will be right on the 34th street within walking distance to Times Square and Empire kmvh Building. Penn Station, Madison Square Garden, Javits Center and High line are just 2 blocks away.nyyimguf oivm Hongvnuniy

Contact host

□□□□□□□□□

$250 per night

Check In mm/dd/yyyy

Check Out mm/dd/yyyy

Guests 1 guest

Book

You won't be charged yet

Save to Wish List

988 travelers saved this place

Report this listing

Search

Hey, I’m Alex!

New York, New York, United States (/s/New-York--NY) · Joined in August 2015

Report this user

I am a professional international import/export trader. Love to travel, create business portfolios with different cultures. Responsible , honest guy with an easy going attitude. Enjoy cooking, music, reading books and live city life in fullest. My cousin Danny and I have 2 apartments located in Hell's Kitchen Area.

274 Reviews
(/users/show/40169737#reviews) Verified

Reviews (274)

Reviews From Guests

Corey
(/users/show/27487738)
June 2017 ·
Our stay was great -- very convenient to Javits center, with comfortable beds and a good amount of space overall. Alex was flexible with check-in and check-out and made sure we had everything we needed.

+ More

Spacious and Private 2 Bedroom Apt (https://www.airbnb.com/rooms/7997058)

Alex was a great communicator and very friendly. His space was super stylish and very clean. However, in the morning, there was no water, so we were unable to shower or flush the toilet. It does not seem like that is a normal thing because it was a very nice building, but it was unfortunate.

+ More

Spacious and Private 2 Bedroom Apt (https://www.airbnb.com/rooms/7997058)

Christina
(/users/show/95877600)
May 2017 ·
Alex was a great host. He made sure we knew all of the details and followed up with us during our stay to make sure we had everything we needed. The place was just what we were looking for - clean, well kept and in a good location.

+ More

Spacious and Private 2 Bedroom Apt (https://www.airbnb.com/rooms/7997058)

Betsy
(/users/show/101268185)
May 2017 ·
We rented Alex's place for 4 days while attending a trade fair nearby the Javits Center. There were 4 of us total and we were all happy to have our own beds! The kitchen and living room were a nice bonus. The location is fantastic! We were able to walk to so many places. The high line actually ends on this street a few blocks away. All in all, a great value! Not a luxury rental, but tidy, clean and safe. We hope to come back next year!

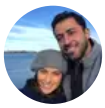
+ More

Spacious and Private 2 Bedroom Apt (https://www.airbnb.com/rooms/7997058)

Eleanor
(/users/show/84799826)
May 2017 ·
A really spacious apartment in an excellent location: perfect to chill out with friends in the city. Alex was very welcoming.

+ More

Spacious and Private 2 Bedroom Apt (https://www.airbnb.com/rooms/7997058)



Andrea
(/users/show/45375386)
May 2017 ·
We went for a family trip with my family. The place was very nice, comfy and Alex was great host. He helped me with bunch of information during my trip. I will stay at his house next time I go back to NYC. Thank you Alex!!

+ More

Spacious and Private 2 Bedroom Apt (https://www.airbnb.com/rooms/7997058)

Varshini
(/users/show/75310895)
May 2017 ·
Alex's place is in the middle of Hell's Kitchen, and you can easily walk to most places in Midtown Manhattan from there. Alex was a lovely, lovely person who made sure that we found the place and that he was there to show us around the apartment and ask us if we needed anything. We had to leave town around 2, and Alex was nice enough to let us leave our baggage at his apartment even after checking out so we could pick it up right before we had to leave. We had a slight miscommunication mishap with respect to some formality for the apartment, but Alex was pretty flexible in coordinating a suitable alternative to the earlier issue, so it was all good. One of the bedrooms faces the street and is pretty noisy, so sleep was kinda hard. But, Alex had a sofa-bed in the living room which he had shown us earlier, and it was big enough for two of us to sleep in. All in all, a great place, great host, great location.

+ More

⌂ 2 Bed&2 Bath Apt in Hell's Kitchen (https://www.airbnb.com/rooms/9737840)

Trish
(/users/show/11395288)
Accommodation was smaller than expected. But I think maybe Anyone who knows NY would expect it. The location was good and a great breakfast place a few steps away.

+ More

⌂ 2 Bed&2 Bath Apt in Hell's Kitchen (https://www.airbnb.com/rooms/9737840)

Alexander
(/users/show/49341923)
Clean apartment in a great location. Alex was very easy to communicate with and everything was described perfectly. I would highly recommend and a place that I would definitely stay again when visiting the city!!

+ More

⌂ 2 Bed&2 Bath Apt in Hell's Kitchen (https://www.airbnb.com/rooms/9737840)

Tiffany
(/users/show/16060927)
I really enjoyed staying at Alex's apartment. It was close to restaurants, public transit, shopping and all our needs. His apartment was very clean and well-supplied. What I appreciated most was that Alex was extremely attentive to all of our needs. He responded to all my questions quickly and thoroughly. I highly recommend this place to anyone and I would definitely stay at Alex's place again in the future!

+ More

⌂ Spacious and Private 2 Bedroom Apt (https://www.airbnb.com/rooms/7997058)

Kevin
(/users/show/4642272)
Location Location Location! It's centrally located in midtown, close to shops, restaurants and subway. Alex is a great host. We had a great time!

+ More

Spacious and Private 2 Bedroom Apt (https://www.airbnb.com/rooms/7997058)

Chuck
(/users/show/38179167)
Very nice apartment in a great location. Alex was a great host. Location is really excellent - very close to Times Square, near great restaurants in Hell's Kitchen and accessible to many subway lines. Definitely recommend this apartment.

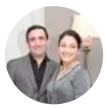
+ More

2 Bed&2 Bath Apt in Hell's Kitchen (https://www.airbnb.com/rooms/9737840)

Rafael
(/users/show/42018686)
Alex, was a great host and his place is nicer than presented in the pictures. It's also in a great location and very easily walkable. I would definitely stay again when visiting NY.

+ More

Spacious and Private 2 Bedroom Apt (https://www.airbnb.com/rooms/7997058)



Juan
(/users/show/13889293)
Great place for our needs.

+ More

Spacious and Private 2 Bedroom Apt (https://www.airbnb.com/rooms/7997058)

Jay
(/users/show/40988954)
Alex is a great host and the place is very convenient.

+ More

2 Bed&2 Bath Apt in Hell's Kitchen (https://www.airbnb.com/rooms/9737840)

Teresa
(/users/show/42058073)
There might be better Air BNB hosts in NYC than Alex, but I doubt it! He was the best: personable, friendly, responsible, caring. He has thought of a lot of extras like having paper towels there so you don't have to buy them, lots of types of shampoo, etc. He is always available by cell and text. The location is perfect for anything midtown like theaters, Times Square, Rockefeller Center, etc. There is a grocery store/bodego one shop away so you can get your food for your stay. Perfect Air BNB experience! Thanks Alex, and we hope to see you again!

+ More

2 Bed&2 Bath Apt in Hell's Kitchen (https://www.airbnb.com/rooms/9737840)

Jeanne
(/users/show/119159483)
Great location and great host - responsive and accommodating!

+ More

2 Bed&2 Bath Apt in Hell's Kitchen (https://www.airbnb.com/rooms/9737840)

Suzanne
(/users/show/22977875)
A good place to stay in Manhattan for a short visit. I was there with my husband and two teenage kids. Plenty of space for our whole family. Easy walk of Rockefeller Center, theaters, restaurants, etc. A very good value. I would definitely recommend it.

+ More

2 Bed&2 Bath Apt in Hell's Kitchen (https://www.airbnb.com/rooms/9737840)

William
(/users/show/70330297)
Alex is great and extremely helpful. I would recommend staying with him if you are in need of a place in this area of the city.

+ More

Spacious and Private 2 Bedroom Apt (https://www.airbnb.com/rooms/7997058)

Search

Your reservation has ended

If you need to offer or request money for an issue from the trip, you can use our Resolution Center.

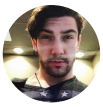
Send or Request Money (/resolutions/create/reservation/HMRWCQNZZ9)

Send Message

REMINDER - LEAVE A REVIEW

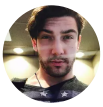
SAFETY TIP

For your safety and protection, only communicate and pay directly through Airbnb. Visit our Help Center (/help/article/209) to learn more about the benefits of booking through Airbnb.



Tell the doorman that you are going to see Alex apt 14 A

May 29, 2017 via Airbnb SMS



Let me know when you re here

May 29, 2017 via Airbnb SMS

H [redacted] 'm also on my way I guess will get there in 20 min or so (PHONE NUMBER HIDDEN)

May 29, 2017

Alex, we are almost there. Is there a number I should call upon arrival? Thanks!

May 29, 2017

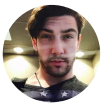
[redacted]

Thank you for your understanding [redacted] See you guys soon ..

May 29, 2017 via Airbnb SMS

Ok I will do my best. May be more like 7:30. See you soon!

May 29, 2017



Hi [redacted] Yes wouldn't be a problem [redacted] ictually If you can make it around 7 pm that would be perfect Sincerely Alex

May 29, 2017 via Airbnb SMS

Hi Alex, Is it ok if my boyfriend and I come at 8? Kindly [redacted]

May 29, 2017

Hi [redacted], I I'll be working untill 1or 2 pm tomorrow and I was wondering what time are you planning to be in the city ? Best Alex

May 28, 2017

BOOKING CONFIRMED 05/25/2017

PRE-APPROVAL EXPIRED 05/24/2017

ALEX PRE-APPROVED YOU 05/23/2017

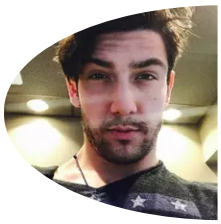
Hell[redacted] You and your boy friend are welcome to stay at my apartment. Please feel fee to contact me for further asistant. Warm regards Alex

May 23, 2017

INQUIRY SENT 05/23/2017

Hi Alex, I am stopping in NYC to see my boyfriend [redacted] before I leave for my 3-month Europe trip, and I am looking to treat him to something nicer than a hotel. So far, I have been running out of luck because the hosts that mark "1 night minimum" have been asking me to reserve more nights. May I reserve this room for 1 night on the 29th? It will just be me an [redacted] for the evening, and your house rules seem straightforward and easy to abide by. Please let me know :) Kindly, [redacted]

May 23, 2017



(/users/show/40169737)

Verified

Alex (/users/show/40169737)

New York, NY

4 verifications • 274 reviews

Trip details

Spacious and Private 2 Bedroom Apt (/rooms/7997058)

Check in	Check out
Mon, May 29	Tue, May 30

Guests

2 adults

Confirmation code Address

HMRWCQNZZ9 455 West 34th Street, New York, NY 10001, USA

View Itinerary (/reservation/itinerary?code=HMRWCQNZZ9)

Payment

$249 x 1 night	$249
Cleaning fee	$35
Service fee	$35
Total	**$319**

Always communicate through Airbnb

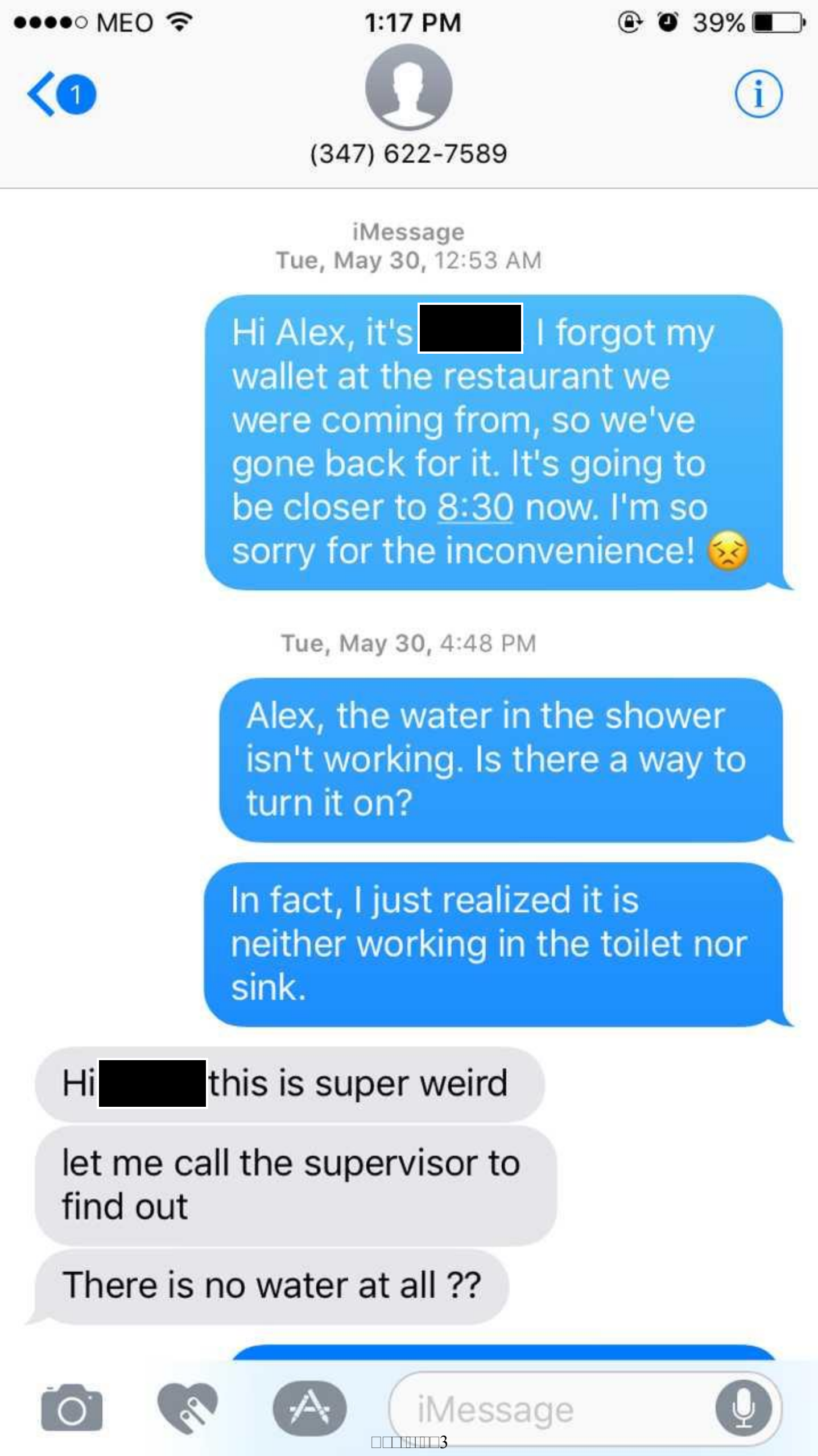
To protect your payment, never transfer money or communicate outside of the Airbnb website or app.

Learn more (/help/article/199)

English USD

Airbnb

About us (/about/about-us)
Careers (/careers)
Press (/press/news)
Policies (/policies)


MEO
1:17 PM
39%
1
(347) 622-7589
iMessage
Tue, May 30, 12:53 AM
Hi Alex, it's [redacted] I forgot my wallet at the restaurant we were coming from, so we've gone back for it. It's going to be closer to 8:30 now. I'm so sorry for the inconvenience!
Tue, May 30, 4:48 PM
Alex, the water in the shower isn't working. Is there a way to turn it on?
In fact, I just realized it is neither working in the toilet nor sink.
Hi [redacted] this is super weird
let me call the supervisor to find out
There is no water at all ??
iMessage

No. Just tried the kitchen sink too.

I'm calling they might be working on the boiler or the main pipes I guess if there is no water at home overall

Gotcha. Let me know if I should expect someone at the door.

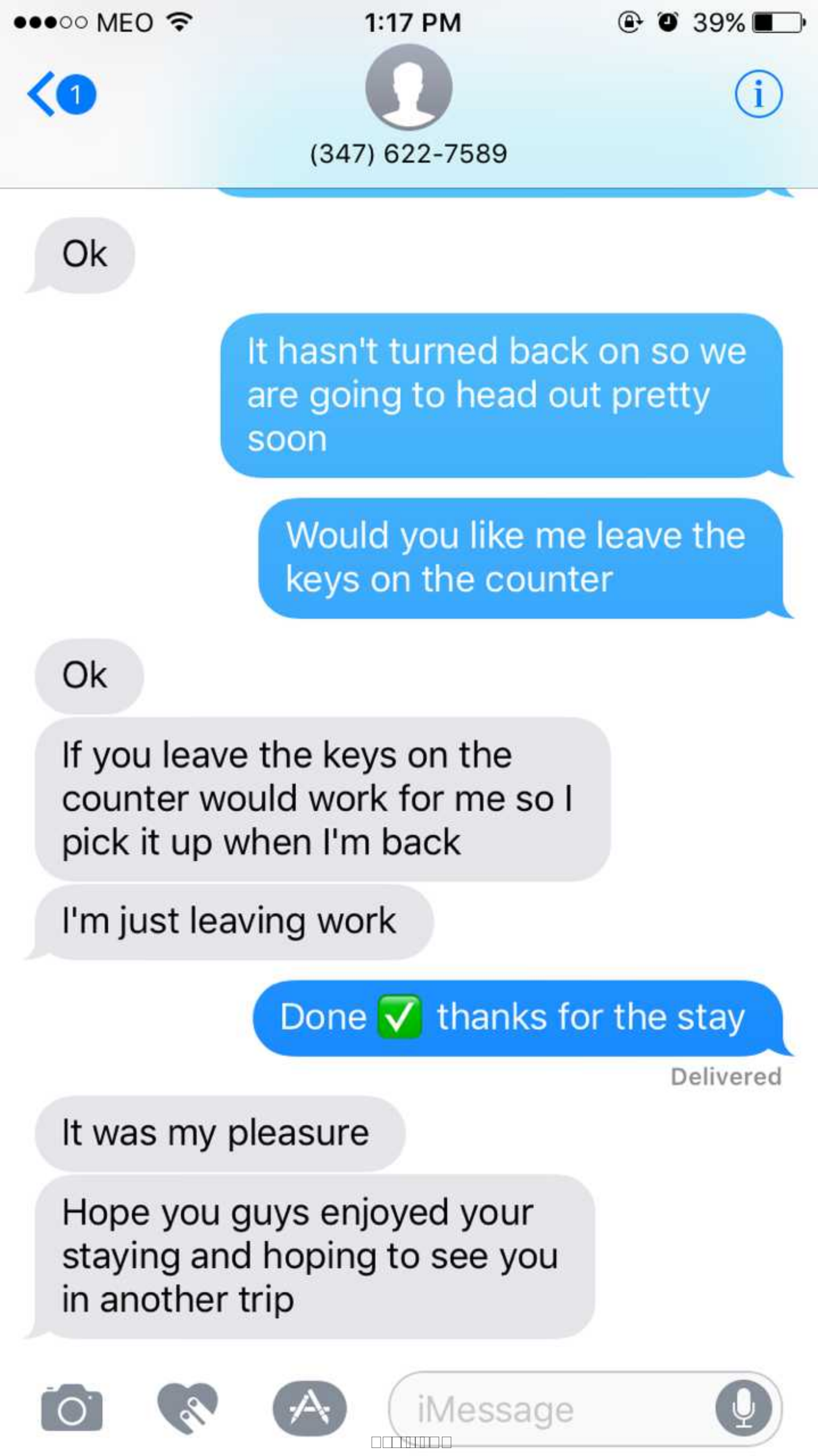
Ok

It hasn't turned back on so we are going to head out pretty soon

Would you like me leave the keys on the counter

Ok

If you leave the keys on the counter would work for me so I pick it up when I'm back


MEO
1:17 PM
39%
1
(347) 622-7589
Ok
It hasn't turned back on so we are going to head out pretty soon
Would you like me leave the keys on the counter
Ok
If you leave the keys on the counter would work for me so I pick it up when I'm back
I'm just leaving work
Done ✅ thanks for the stay
Delivered
It was my pleasure
Hope you guys enjoyed your staying and hoping to see you in another trip
iMessage

Gmail [redacted]

Your trip to New York is confirmed for dates May 29-30
1 message

Airbnb <express@airbnb.com> Thu, May 25, 2017 at 10:33 AM
Reply-To: "Alex (Airbnb)" <2jn2uju4aonlcajfrh6d01yj4sjh@reply.airbnb.com>
[redacted]

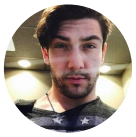
airbnb

Your reservation is confirmed

You're going to New York.

Spacious and Private 2 Bedroom Apt

Entire home/apt hosted by Alex



Monday,
May 29, 2017

Tuesday,
May 30, 2017
Check out 11AM

Check in Anytime after
3PM

View Full Itinerary

Address

455 West 34th Street, New York, NY
10001, United States

Get Directions

Guests

2

Amount

$319

View Receipt

Reservation Code

HMRWCQNZZ9

Change Your Reservation

Alex is your host

Contact Alex to coordinate arrival time and key exchange.

★★★★½

Message Host · +1 (347) 622-7589

Know what to expect

Make sure to review the house rules and amenities.

View House Rules & Manual

Customer support

Visit Help Center · Contact Airbnb

Earn up to $95

Share your personal invite link to give friends $40 off their first trip! You'll get $20 when they travel and $75 when they host.

Invite Friends

Find unique things to do in New York

Experiences are activities led by local experts. Book everything from short lessons to week-long excursions. You'll get to meet other travelers and do things you can't find on your own.

Bikes and Bites

Bike and snack through historic streets of Harlem

Lifestyle experience
Hosted by Maxine

3-hour experience
Water and assorted drinks included
See details ›

Sent with ♥ from Airbnb

Airbnb, Inc., 888 Brannan St, San Francisco, CA 94103

Earn travel credit

Gmail [redacted]

Billing receipt for reservation HMRWCQNZZ9

1 message

Airbnb <express@airbnb.com> Thu, May 25, 2017 at 10:32 AM
To: [redacted]

airbnb

Email Receipt	Print Receipt	View Itinerary

Customer Receipt

Confirmation Code: HMRWCQNZZ9

Thu, May 25, 2017

Receipt # 2355767290

Guests	[redacted]
Travel Destination	New York, NY
Accommodation Address	455 West 34th Street, New York, NY 10001, United States
Travel Property	Spacious and Private 2 Bedroom Apt
Accommodation Type	Entire home/apt
Night	1

Check-in	Checkout
	Tue, May 30, 2017

Mon, May 29, 2017
3:00 PM

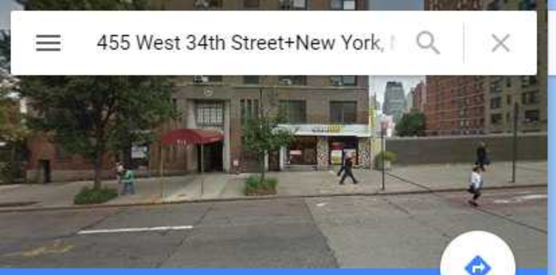
Payment Details

Payment received: Thu, May 25, 2017

$249 x 1 Night		$249
Cleaning Fees		$35
Airbnb Service Fee		$35
	Total	$319

[redacted]		$319
	Balance	$0

Sent with ♥ from Airbnb
Email preferences



455 West 34th Street+New York,

455 W 34th St

New York, NY 10001

Directions

SAVE | NEARBY | SEND TO YOUR PHONE | SHARE

Add a missing place

Add a label

At this location

Babad Management
Business Management Consultant · 455 W 34th St

Chaim Babad
455 W 34th St

MUSE Architecture
Architect · 455 W 34th St

455

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings

Complaints By Address

Click here for information on how to remove a Stop Work Order from your property

Premises: 453 WEST 34 STREET MANHATTAN **BIN: 1012857 Block: 732 Lot: 7**

92 Total Complaint(s) View Vacate Order Complaints View SWO Complaints

Looking for a list of complaint category codes or disposition codes?
(Adobe Acrobat Reader required)

Complaint Number	Address	Date Entered	Category	Inspection Date	Disposition	Status
1443496	455 WEST 34 STREET	02/15/2017	37	02/17/2017	A8	RES
	THERE ARE BIKES IN THE HALLWAY CHAINED TO THE RAILING. THERE'S 1 BIKE ON 10FL BUT 4 ON 11 FL					
1429035	455 WEST 34 STREET	07/22/2016	37	07/24/2016	I2	RES
	BICYCLES ARE CHAINED TO THE STAIR CASE ON DIFFERENT					
1409409	455 WEST 34 STREET	11/04/2015	23	11/12/2015	I2	RES
	THE PIPE SCAFFOLD BLOCKING MY WINDOW AND BEEN AND IF THERE IS AN EMGENCY I CANNOT USE THE WINDOW TO GET OUT AND I DON'T BELIEVE THERE IS A PERMIT FOR THE SCAFFOLD. MY WINDOWS PUSH OUT TO OPEN.					
1406106	455 WEST 34 STREET	09/22/2015	37	09/22/2015	I2	RES
	THE EXIT IS BEING BLOCKED BY FURNITURE AND BOXES.					
1405062	455 WEST 34 STREET	09/09/2015	4C	09/04/2015	I2	RES
	TRACKING COMPLAINT					
1393134	455 WEST 34 STREET	04/09/2015	30	04/09/2015	I2	RES
	A COMPLAINT WAS FILED YESTERDAY (1-1-1088097121) THE INSPECTOR (2344) DID NOT VISIT MY APT TO SEE THE ACTUAL DAMAGE.					
1393075	455 WEST 34 STREET	04/08/2015	30	04/09/2015	I2	RES
	MY BUILDING IS SHAKING AND IS CRACKED IN MY APARTMENT AND TWO SMALL ONTHE EXTERIOR WALLS. THERE IS A CONSTRCTION RIGHT NEXT DOOR DIGGING FOUNDATIONS AND THIS IS A CAUSING A MAJOR EFFECT IN OUR BUILDIN					
1393037	455 WEST 34 STREET	04/08/2015	30	04/16/2015	I2	RES
	I WOULD LIKE TO REPORT MY BUILDING WAS SHAKING,VIBRATING LAST WEEK,NOW THERE ARE BRICKS ARE FALLING FROM THE OUTSIDE OF THE BUILDING					
1388113	455 WEST 34 STREET	01/22/2015	45	03/28/2015	C2	CLS
1386988	455 WEST 34 STREET	01/05/2015	14	01/07/2015	I2	RES
	THERE IS UNDERMINING GOING ON AT THIS LOCATION WHERE THEY ARE DOING THE EXCAVATION. THE BUILDING IS SHAKING, AND THEY ARE DRILLING LESS 3 INCHES AWAY FROM THE BUILDINGS FOUNDATION WHICH IS DANGEROUS.					
1386986	455 WEST 34 STREET	01/05/2015	14	01/06/2015	I2	RES
	DUE TO EXCAVATION IS CAUSING HAZARDOUS DUST					
1307972	455 WEST 34 STREET	08/18/2011	73	09/02/2011	A8	RES
	THERE ARE MISSING BRICKS FROM THE EXTERIOR OF THE WINDOW SILL, THE WINDOW LEDGE IS NOT EVEN. THERE ARE CRATERS IN FRONT OF THE WINDOW SILL					
1307701	455 WEST 34 STREET	08/14/2011	30	08/15/2011	I2	RES
	BRICK MISSING FROM FRONT OF BUILDING AT 11TH FLOOR					
1242273	455 WEST 34 STREET	11/16/2008	4A	11/07/2013	I2	RES
	ROOOMS THROUGHOUT THIS BUILDING ARE BEING RENTED OUT AS HOTEL ROOMS & SUITES					
1226887	455 WEST 34 STREET	06/05/2008	05	07/26/2008	I2	RES
	CLRS STATES AT ABOVE LOCATION THEY ARE DOING CONSTRUCTION WITHOUT PERMIT POSTED ON THE 2FL					
1219051	455 WEST 34 STREET	03/19/2008	73	03/18/2008	A9	RES
	FAILURE TO MAINTAIN					

1203748	455 WEST 34 STREET	09/12/2007	59	09/16/2007	C2	CLS
	CALLER STATES THE WIRING IN HER APT IS DEFECTIVE. THE LIGHTBULBS ALWAYS BLOW. CALLER PURCHASED NEW LAMPS AND WHEN CALLER TURNED THEM ON THEY STARTED SMOKING. THE STEREO DOES NOT GO ON					
1200176	455 WEST 34 STREET	07/31/2007	86	07/31/2007	I2	RES
	CLR STS THAT RENOVATION WORK IS OCCURING AND THERE ARE NO WORK PERMITS DISPLAYED. STOP WORK ORDER WAS ISSUED TODAY 07/31. WORK ISSTILL OCCURING. PLS INVESTIGATE					
1200159	455 WEST 34 STREET	07/31/2007	65	07/31/2007	A9	RES
	CALLER SAYS GAS LINES AND PLUMBING REMOVED DURING RENOVATIONS. NO VISIBLE PERMIT					
1190753	455 WEST 34 STREET	04/10/2007	4A	11/01/2013	H1	RES
	CLR STS THAT 75 PERCENT ABOUT 70 APARTMENTS IN THE BUILDINGHAVE BEEN CONVERTED TO HOTEL ROOMS					

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Complaint Number	Address	Date Entered	Category	Inspection Date	Disposition	Status
1190752	455 WEST 34 STREET	04/10/2007	05	04/27/2007	I2	RES
	CLR STS THAT APT 15D IS UNDER GOING CONSTRUCTION AS WELL ASSEVERAL OTHER APTS. WALLS ARE BEING TAKEN DOWN AND THERE ARE NO PERMITS POSTED					
1188352	455 WEST 34 STREET	03/10/2007	4A	11/07/2013	H1	RES
	CALLER STS SOME OF THE APTS ARE OCCUPIED BY TOURIST FOR2-5 SOMETIMES FOR MONTHS 4G-3D THERES OTHERS,BEST TIME FOR INSPECTIONWILLBE AFTER 5PM BEFORE 9PM SOME OF APTS ARE ALSO RENTED 1DAY STAY					
1184289	455 WEST 34 STREET	01/22/2007	4A	11/07/2013	H1	RES
	CALLER REPORTING THAT ABOVE ADDRESS IS BEING USED AS HOTELS					
1183749	455 WEST 34 STREET	01/14/2007	4A	11/07/2013	H1	RES
	CLR STS THAT THE ROOMS CAN RENT FOR AS LONG AS A MONTH. CLRSTS THAT THE ARRANGEMENTS ARE MADE VIA INTERNET					
1181330	455 WEST 34 STREET	12/04/2006	4A	11/07/2013	H1	RES
	CALLER STS THIS IS A RESIDENTIAL BLDG THAT IS BEING USED ASAN ILLEGAL HOTEL. CALLER STS ONE OF THE ROOMS IS #12H. TO RENT AN APTGO TO WEB SITE FOR NATIONAL RENTAL					
1173510	455 WEST 34 STREET	08/25/2006	63	09/18/2006	A1	RES
	CALLER STATES, THE ELEVATOR IS NOT WORKING					
1168817	455 WEST 34 STREET	06/21/2006	49	11/07/2013	H1	RES
	APARTMENTS BEING USED AS HOTELS					
1166198	455 WEST 34 STREET	05/18/2006	04	02/13/2007	XX	RES
	CALLER STATES CONSTRUCTION WORK IS BEING DONE AFTER HOURSCALLER STATES IT STARTED AT 530AM THIS MORNING AND IS ALWAYS STARTINGBEFORE 7 AM					
1163360	457 WEST 34 STREET	04/09/2006	04	03/05/2007	I2	RES
	CALLER STATES THAT THERE IS CONSTRUCTION BEING DONE DIRECTLY NEXT DOOR TO THE ABOVE ADDRESS. THE WORK IS CONDUCTED TO DEMOLISH A GAS STATION DAILY, INCLUDING WEEKENDS, AT 7AM					
1153154	455 WEST 34 STREET	10/22/2005	31	11/16/2005	I2	RES
	CALLER STATES WHOLE 12TH FLOOR APTS ARE BEING USED AS HOTELROOMS INSTEAD OF REGULAR TENANT OCCUPANCIES BY THE OWNERS OF THE BLDGW/O APPROVAL OR REVEIW FROM DOB..LOCATED IN A C6-2M ZONING DISTRICT					
1144687	455 WEST 34 STREET	06/20/2005	37	06/21/2005	I2	RES
	APPROX 50 OUT OF 127 APARTMENT UNITS THAT HAVE HAD FIRE EXITS SEALED					
1144686	455 WEST 34 STREET	06/20/2005	31	08/16/2005	I2	RES
	ILLEGAL USE OF RESIDENTIAL APARTMENT BUILDING AS A HOTEL					
1140405	455 WEST 34 STREET	04/17/2005	04	12/23/2005	I2	RES
	CONSTRUCTION WORK BEING DONE OUTSIDE OF ABOVE ADDRESS WITHOUT PERMITS / VARIANCE					
1134267	455 WEST 34 STREET	12/23/2004	71	12/30/2004	I2	RES
	ILLEGAL CONSTRUCTION IN PROGRESS AT THE ABOVE LOCATIONAPT-6BC WITHOUT PERMIT TO CHANGE OCCUPANCY USE					
1133676	455 WEST 34 STREET	12/13/2004	10	12/13/2004	I2	RES
	THERE IS AN UNSAFE BUILDING STRUCTURE WHERE THE SOUTH SIDE OF THE WATER TOWER AND ALSO THE					

	SOUTH EAST CORNER OF THE TOWER HAS A HUGE ATTENNA BLOWING IN THE WIND LOOSING BRICKS AND IN DANGER OF FALLING					
1133641	455 WEST 34 STREET	12/12/2004	04	12/27/2004	I2	RES
	CONSTRUCTION BEING DONE INSIDE BUILDING AT ABOVE LOCATION/NO VARIANCE / NO PERMIT					
1133351	455 WEST 34 STREET	12/07/2004	71	12/21/2004	C2	CLS
	CALLER STS ILLEGAL CONSTRUCTION GOING ON AT LOCATION IN APT6BC----CALLER STS TURNING APT INTO A HOTEL ROOM					
1126272	455 WEST 34 STREET	07/22/2004	86	07/22/2004	I2	RES
	CONSTRUCTION WORK BEING DONE AT APT. 8A STILL WORKING AFTER STOP ORDER WAS ISSUED					
1126135	455 WEST 34 STREET	07/19/2004	66	07/20/2004	A9	RES
	PLUMBING WORK DONE W/O ANY LICENSE.IN BTHRM APT 8-A					
1122080	455 WEST 34 STREET	04/30/2004	05	05/06/2004	I2	RES
	CONSTRUCTION WORK INPROGRESS WORKING ON THE EXTERIOR OF BLDGWITHOUT A PERMIT					

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Complaint Number	Address	Date Entered	Category	Inspection Date	Disposition	Status
1121637	455 WEST 34 STREET	04/21/2004	66	05/11/2004	A9	RES
	WORKING ON THE STANDPIPE WITOUT A PERMIT					
1110118	455 WEST 34 STREET	07/24/2003	23	08/12/2003	I2	RES
	WORK BEING DONE,NO SIDEWALK SHED					
1100161	455 WEST 34 STREET	08/29/2002	63	10/11/2002	A1	RES
	BOTH ELEVATORS ARE PRESENTLY OUT OF SERVICE					
1099432	453-459 WEST 34 STREE	08/06/2002	49	08/06/2002	A1	RES
	ERECTED A SIGN WITHOUT A PERMIT					
1088735	455 WEST 34 STREET	06/28/2001	73	07/10/2001	I2	RES
	SMOKE DOORS DO NOT CLOSE TIGHTLY ON ALL FLOORS. BASEMENTDOOR OUT TO COURTYARD BY LAUNDRY ROOM NOT OF APPROVED TYPE					
1088341	455 WEST 34 STREET	06/18/2001	31	06/28/2001	I2	RES
	PREMISES BEING USED CONTRARY TO CERTIFICATE OF OCCUPANCY					
1088264	455 WEST 34 STREET	06/15/2001	67	06/22/2001	A9	RES
	PLATFORM 17 STORIES HIGH POINTING IS BEING DONE WITH NO SCAFFOLDING UNDERNEATH TO PROTECT PUBLIC (ON WEST SIDE OF BUILDING)					
1088140	455 WEST 34 STREET	06/12/2001	73	06/14/2001	I2	RES
	RENTING APTS IN THE ABOVE BLDG AS ROOMING HOUSE\OR NIGHTLY AT DAILY RENTAL RATES					
1081276	455 WEST 34 STREET	10/26/2000	67	10/30/2000	I2	RES
	HANGING SCAFFOLD ERECTED ON EAST END SOUTHERN WALL. APERMIT IS STATING THAT WORK IS FOR WATER TOWER ON ROOF BUT ONSCAFFOLDING PERMIT # 101618910 IT IS NOT STATED					
1081129	455 WEST 34 STREET	10/23/2000	63	10/24/2000	I2	RES
	THERE ELEVATOR IS OUT OF SERVICE AND THERE ARE NO PERMITSACQUIRED FOR THE TRANSITION OF MANUAL ELEVATOR TO AUTOMATIC ELEVATOR					
1080722	455 WEST 34 STREET	10/12/2000	63	10/17/2000	I2	RES
	COMPLAINANT STATES THAT BUILDING IS CHANGING ELEVATOR FROMMANUAL OPERATION TO AUTOMATIC WITHOUT ACQUIRING PERMITS					
1080611	455 WEST 34 STREET	10/10/2000	45	10/12/2000	I2	RES
	APT ABOVE ARE BEING RENTED TO CORPORATION WITH SERVANTSRENT STABILIZED BLDG....APT WERE RENOVATED NEW BATHROOM KITCHENAPT ARE BEING USED AS A HOTEL					
1079193	455 WEST 34 STREET	08/30/2000	49	08/25/2000	A1	RES
	SIGN VIOLATION					
1079192	455 WEST 34 STREET	08/30/2000	49	08/25/2000	A1	RES
	SIGN VIOLATION					
1078286	455 WEST 34 STREET	08/02/2000	05	08/14/2000	I2	RES
	DOING CONSTRUCTION ON THE BUILDING WITHOUT OVER HEAD PROTECTION, NO RIGGERS LICENSE,PARTICLES ARE FLYING					
1078037	455 WEST 34 STREET	07/26/2000	23	07/31/2000	I2	RES
	DOING FACADE WORK ON THE VERY TOP OF THE BUILDING USING A AUTOMATIC SCAFFOLD WITHOUT ANY OVER					

	HAED PROTECTION					
1073306	455 WEST 34 STREET	02/03/2000	73	02/10/2000	I2	RES
	WATER TANK AND A FAULTY REGULATING SWITCH, THAT IS CAUSING WATER TO SPILL\FLOW WITH WATER DAMAGE TO APARTMENMTS ON THE 17TH FL					
1073307	455 WEST 34 STREET	02/03/2000	63	02/04/2000	I2	RES
	ALLEGED FREIGHT ELEVATOR TAKEN OUT WITHOUT A PERMITON JANUARY 11, 2000, THE PASSENGER ELEVATOR DROPPED 4 STORIES					
1072937	455 WEST 34 STREET	01/18/2000	73	01/24/2000	I2	RES
	DAMAGE TO E-LINE ,THE WATER TANK ON ROOF BROKE AND SEEPEDINTO THE HALLWAY AND A FEW APT ,CHECK E-LINE FOR A WALL OF ICE THAT ISHANGING					
1072791	455 WEST 34 STREET	01/11/2000	63	01/11/2000	A1	RES
	THE PASSENGER ELEVATOR IS NOT WORKING AND THE FREIGHTELEVATOR IS DISMANTLED					

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Complaint Number	Address	Date Entered	Category	Inspection Date	Disposition	Status
1070578	455 WEST 34 STREET	10/06/1999	49	10/05/1999	A1	RES
	ILLEGAL SIGNAGE					
1070436	455 WEST 34 STREET	10/01/1999	63	10/14/1999	I2	RES
	TWO ELEVATORS IN BUILDING.ONE HAS BEEN OUT FOR 3 WEEKS.THEOTHER OUT OF SERVICE FOR ONE DAY.ELEDERLY IN BUILDING					
1070261	455 WEST 34 STREET	09/24/1999	05	10/06/1999	H1	RES
	SIGN PUT UP WITHOUT A PERMIT					
1070232	455 WEST 34 STREET	09/24/1999	25	12/20/1999	I1	RES
	A 7 FOOT CRANE WAS PUT UP AT ABOVE BUILDING TO INSTALL AHUGE NEON SIGN. NO PERMIT DISPLAYED FOR THIS SIGN					
1055389	455 WEST 34 STREET	02/17/1998	62	02/18/1998	I2	RES
	TWO ELEVATOR LOCATED IN CENTER OF BLDG. PASSENGER IN ELEVSAT FELL FOUR FLOORS. 2/17/98 TODAY SPRUNG UP FROM THE 8TH TO THE16TH FLOOR					
1052757	455 WEST 34 STREET	10/21/1997	05	10/22/1997	A1	RES
	CONSTRUCTION W/O PERMIT SINCE JULY					
1052537	455 WEST 34 STREET	10/09/1997	73	10/14/1997	I1	RES
	THEY ARE GOING TOBE DOING WORK ON THE WATER TOWER, 10/09/97STARTING, AND EVERY DAY AFTER EXCEPT SATURDAY, 8AM. TO 6PM, IS THISLEGAL AND DO THEY HAVE A PERMIT					
1051577	455 WEST 34 STREET	09/05/1997	73	09/11/1997	C2	CLS
	ON SUNDAY MORNING, NOISY CONSTRUCTION, DISTURBING THETENANT, NO PERMIT					
1051358	455 WEST 34 STREET	08/26/1997	63	03/17/1998	J2	RES
	BOTH ELEVATORS ARE OUT OF SERVICE					
1051361	455 WEST 34 STREET	08/26/1997	63	03/17/1998	J2	RES
	ELEV DROPS WHEN PEOPLE GET ON IT. PASSENGERS WERE USING THEFREIGHT ELEVATOR, HOWEVER THE FREIGHT ELEVATOR AND THE PASSENGER ELEVATOR ARE NOW OUT OF SERVICE					
1050986	455 WEST 34 STREET	08/08/1997	05	09/03/1997	C2	CLS
	CONSTRUCTION INCLUDING SCAFFOLDING, JACK HAMMERING,HAZARDOUS WORK AND PHYSICAL THREATS MADE TO TENANTS WHEN THEY ASK TOSEE BUILDING PERMIT. NO BUILDING PERMIT AT ALL					
1050661	455 WEST 34 STREET	07/28/1997	05	08/06/1997	B1	RES
	ONGOING CONTRUCTION WITH OUT PERMIT					
1049818	455 WEST 34 STREET	06/30/1997	47	07/02/2014	L2	RES
	ILLEGAL OCCUPANCY AND NO BLDG DEPT FOR ALTERATIONS					
1048818	455 WEST 34 STREET	05/08/1997	63	05/19/1997	B1	RES
	ELEVATOR WAS WORKED ON WITHOUT A PERMIT 2 YEARS AGO TO ALLOW THE ELEVATOR TO SERVICE THE BASEMENT. ALSO THE ELEVATOR IS MAKING LOUD NOISES					
1048124	455 WEST 34 STREET	04/01/1997	63	03/17/1998	J2	RES
	MAIN ELEVATOR EXTREMELY OLD. ELEVATOR DOWN FOR THREE MONTHSOCASSIONALLY BOTH ARE DOWN. ALOT OF ELDERLY PEOPLE IN THE BLDG					
1047340	455 WEST 34 STREET	02/21/1997	63	03/04/1997	A1	RES

	ELEVATOR OUT OF ORDER FOR TWO MONTHS					
1047110	455 WEST 34 STREET	02/10/1997	63	03/04/1997	I2	RES
	PASSENGER ELEVATOR HAS BEEN OUT FOR A MONTH. FREIGHT ELEVATOR MAKES VERY LOUD BANGING NOISE; WHICH IS BEING USED AS A PASSENGER ELEVATOR					
1047021	455 WEST 34 STREET	02/04/1997	63	03/17/1998	J2	RES
	PASSENGER ELEVATOR OUT FOR A MONTH.WE WERE USING THE FREIGHTELEVATOR FOR A MONTH.NOW IT IS OUT OF ORDER					
1047016	455 WEST 34 STREET	02/04/1997	62	02/26/1997	A1	RES
	ELEVATOR OUT OF SERVICE, WORKS SPORADICALLY. ELEVATOR DROPPED TWO WEEKS AGO, SERVICE HAS BEEN SHUT OFF SINCE					
1047014	455 WEST 34 STREET	02/04/1997	63	03/17/1998	J2	RES
	PASSENGER ELEVATOR OUT OF SERVCIE FOR OVER A MONTH. FREIGHT ELEVATOR WORKS SPORADICALLY, FREIGHT ELEVATOR IS BEING USED AS A PASSENGER ELEVATOR					

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Complaint Number	Address	Date Entered	Category	Inspection Date	Disposition	Status
1047010	455 WEST 34 STREET	02/04/1997	63	03/17/1998	J2	RES
	ELEVATOR NOT RUNNING. ITS AN ON GOING THING.IT ALSO SKIPS FLOORS					
1046406	455 WEST 34 STREET	01/03/1997	64	01/03/1997	A1	RES
	ELEVATOR FELL A WHOLE FLOOR.ELEVATOR MAN OPENED THE DOOR AND WAS HALF WAY UP. WOMEN COULD HAVE FALLEN INTO THE SHAFT.NOT THE FIRST TIME TO HAVE HAPPENED IN THIS BUILDING ITS BEEN THREE TO FOUR YEARS					
1040969	455 WEST 34 STREET	04/25/1996	63	01/05/1997	J2	RES
	ELEV DROPS SEVERAL FLRS BEFORE STOPPING.PASSENGER GOT STUCKAND HAD TO CRAWL THROUGH A SMALL SPACE BETWEEN FLRS TO BE RESCUED					
1039023	455 WEST 34 STREET	01/24/1996	63	01/05/1997	J2	RES
	ELEV IS BANGING AND GETTING STUCK					
1037528	455 WEST 34 STREET	10/24/1995	73	10/24/1995	A1	RES
	CRACKS IN FACDE					
1036889	455 WEST 34 STREET	09/18/1995	62	09/20/1995	A1	RES
	ELEVATOR DROPPED FROM THE FIFTH FLOOR TO THE BASEMENT. CALLCAME IN TODAY DROPPED FROM THE TENTH TO THE BASEMENT ON 9/18/95					
1035864	455 WEST 34 STREET	07/10/1995	63	01/05/1997	J2	RES
	2 ELEV'S 1 HAS BEEN BROKE FOR 3 WKS.GETTING STUCK IN BETWEENFLRS.LANDLORD TELLS TENANTS TO JUMP OUT OF THE ELEV.ELEV IS BANGINGAGAINST THE WALL					
1035067	455 WEST 34 STREET	05/22/1995	05	06/21/1995	I2	RES
	CONSTRUCTION WITHOUT PERMITS					
1021810	455 WEST 34 STREET	11/12/1992	05	06/14/1993	I2	RES
	CONSTRUCTION IN PROGRESS WITHOUT PERMITS					
1013089	455 WEST 34 STREET	04/30/1991	63	01/05/1997	J2	RES
	ONE ELEVATOR OUT FOR A WEEK, THE OTHER ELEVATOR OUT SINCELAST NIGHT					
1013032	455 WEST 34 STREET	04/29/1991	63	01/05/1997	J2	RES
	ELEVATOR OUT OF ORDER SINCE YESTERDAY					
1005349	455 WEST 34 STREET	02/02/1990	05	02/08/1990	I2	RES
	CONSTRUCTION WITHOUT PERMITS - CONVERTING FLOOR INTOCOMMERICAL SPACE CONTRARY TO ZONING					

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Overview for Complaint #:1388113 = CLOSED

Complaint at: 455 WEST 34 STREET **BIN: 1012857** **Borough: MANHATTAN** **ZIP: 10001**

Category Code: 45 ILLEGAL CONVERSION
ILLEGAL CONVERSION : RESIDENTIAL SPACE

Assigned To: MANHATTAN BOROUGH OFFICE **Priority:** B
311 Reference Number: 1-1-1058910301

Received: 01/22/2015 **Block:** 732 **Lot:** 7 **Community Board:** 104
Owner: WEST 34TH APTS CORP

Last Inspection: 03/28/2015 - - BY BADGE # 2151
Disposition: 03/30/2015 - C2 - INSPECTOR UNABLE TO GAIN ACCESS - 2ND ATTEMPT
Comments: RING BELL, KNOCK DOOR TO APT #17 G, NO RESPONSE, NO ACCESS, LS-4 POSTED.

Complaint Disposition History

#	Disposition Date	Disposition Code	Disposition	Inspection By	Date
2	03/30/2015	C2	INSPECTOR UNABLE TO GAIN ACCESS - 2ND ATTEMPT RING BELL, KNOCK DOOR TO APT #17 G, NO RESPONSE, NO ACCESS, LS-4 POSTED.	2151	03/28/2015
1	02/12/2015	C1	INSPECTOR UNABLE TO GAIN ACCESS - 1ST ATTEMPT RING BELL, KNOCK DOOR, NO RESPONSE, NO ACCESS TO APT 17 G. LS-4 POSTED.	2151	02/11/2015

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Overview for Complaint #:1242273 = RESOLVED

Complaint at: 455 WEST 34 STREET **BIN: 1012857** **Borough: MANHATTAN** **ZIP: 10001**
Re: ROOOMS THROUGHOUT THIS BUILDING ARE BEING RENTED OUT AS HOTEL ROOMS & SUITES

Category Code: 4A ILLEGAL HOTEL ROOMS IN RESIDENTIAL BUILDINGS

Special District: HY - HUDSON YARDS

Assigned To: SPECIAL OPERATIONS **Priority:** B

Received: 11/16/2008 15:03 **Block:** 732 **Lot:** 7 **Community Board:** 104
Owner: WEST 34TH APTS CORP

Last Inspection: 11/07/2013 - - BY BADGE # 2218
Disposition: 11/11/2013 - I2 - NO VIOLATION WARRANTED FOR COMPLAINT AT TIME OF INSPECTION
Comments: UNABLE TO DETERMINE TRANSIENT USE

Complaint Disposition History

#	Disposition Date	Disposition Code	Disposition	Inspection By	Date

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Overview for Complaint #:1190753 = RESOLVED

Complaint at: 455 WEST 34 STREET **BIN: 1012857** **Borough: MANHATTAN** **ZIP: 10001**

Re: CLR STS THAT 75 PERCENT ABOUT 70 APARTMENTS IN THE BUILDINGHAVE BEEN CONVERTED TO HOTEL ROOMS

Category Code: 4A ILLEGAL HOTEL ROOMS IN RESIDENTIAL BUILDINGS

Special District: HY - HUDSON YARDS

Assigned To: SPECIAL OPERATIONS **Priority:** B

Received: 04/10/2007 07:59 **Block:** 732 **Lot:** 7 **Community Board:** 104

Owner: WEST 34TH APTS CORP

Last Inspection: 11/01/2013 - - BY BADGE # 2218
Disposition: 11/11/2013 - H1 - PLEASE SEE COMPLAINT NUMBER 1242273
Comments: REFER TO COMPLAINT #1242273

Complaint Disposition History

#	Disposition Date	Disposition Code	Disposition	Inspection By	Date

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings

Overview for Complaint #:1188352 = RESOLVED

Complaint at: 455 WEST 34 STREET **BIN: 1012857** **Borough: MANHATTAN** **ZIP: 10001**

Re: CALLER STS SOME OF THE APTS ARE OCCUPIED BY TOURIST FOR2-5 SOMETIMES FOR MONTHS 4G-3D THERES OTHERS,BEST TIME FOR INSPECTIONWILLBE AFTER 5PM BEFORE 9PM SOME OF APTS ARE ALSO RENTED 1DAY STAY

Category Code: 4A ILLEGAL HOTEL ROOMS IN RESIDENTIAL BUILDINGS

Special District: HY - HUDSON YARDS

Assigned To: SPECIAL OPERATIONS **Priority:** B

Received: 03/10/2007 17:16 **Block:** 732 **Lot:** 7 **Community Board:** 104

Owner: WEST 34TH APTS CORP

Last Inspection: 11/07/2013 - - BY BADGE # 2218
Disposition: 11/11/2013 - H1 - PLEASE SEE COMPLAINT NUMBER 1242273
Comments: REFER TO COMPLAINT #1242273

Complaint Disposition History

#	Disposition Date	Disposition Code	Disposition	Inspection By	Date

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings

Overview for Complaint #:1184289 = RESOLVED

Complaint at: 455 WEST 34 STREET **BIN:** 1012857 **Borough: MANHATTAN** **ZIP:** 10001
Re: CALLER REPORTING THAT ABOVE ADDRESS IS BEING USED AS HOTELS

Category Code: 4A ILLEGAL HOTEL ROOMS IN RESIDENTIAL BUILDINGS

Special District: HY - HUDSON YARDS

Assigned To: SPECIAL OPERATIONS **Priority:** B

Received: 01/22/2007 13:02 **Block:** 732 **Lot:** 7 **Community Board:** 104
Owner: WEST 34TH APTS CORP

Last Inspection: 11/07/2013 - - BY BADGE # 2218
Disposition: 11/11/2013 - H1 - PLEASE SEE COMPLAINT NUMBER 1242273
Comments: REFER TO COMPLAINT #1242273

Complaint Disposition History

#	Disposition Date	Disposition Code	Disposition	Inspection By	Date

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings

Overview for Complaint #:1183749 = RESOLVED

Complaint at: 455 WEST 34 STREET **BIN: 1012857** **Borough: MANHATTAN** **ZIP: 10001**

Re: CLR STS THAT THE ROOMS CAN RENT FOR AS LONG AS A MONTH. CLRSTS THAT THE ARRANGEMENTS ARE MADE VIA INTERNET

Category Code: 4A ILLEGAL HOTEL ROOMS IN RESIDENTIAL BUILDINGS

Special District: HY - HUDSON YARDS

Assigned To: SPECIAL OPERATIONS **Priority:** B

Received: 01/14/2007 22:07 **Block:** 732 **Lot:** 7 **Community Board:** 104

Owner: WEST 34TH APTS CORP

Last Inspection: 11/07/2013 - - BY BADGE # 2218
Disposition: 11/11/2013 - H1 - PLEASE SEE COMPLAINT NUMBER 1242273
Comments: REFER TO COMPLAINT #1242273

Complaint Disposition History

#	Disposition Date	Disposition Code	Disposition	Inspection By	Date

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings

Overview for Complaint #:1181330 = RESOLVED

Complaint at: 455 WEST 34 STREET **BIN: 1012857** **Borough: MANHATTAN** **ZIP: 10001**

Re: CALLER STS THIS IS A RESIDENTIAL BLDG THAT IS BEING USED ASAN ILLEGAL HOTEL. CALLER STS ONE OF THE ROOMS IS #12H. TO RENT AN APTGO TO WEB SITE FOR NATIONAL RENTAL

Category Code: 4A ILLEGAL HOTEL ROOMS IN RESIDENTIAL BUILDINGS

Special District: HY - HUDSON YARDS

Assigned To: SPECIAL OPERATIONS **Priority:** B

Received: 12/04/2006 23:53 **Block:** 732 **Lot:** 7 **Community Board:** 104

Owner: WEST 34TH APTS CORP

Last Inspection: 11/07/2013 - - BY BADGE # 2218
Disposition: 11/11/2013 - H1 - PLEASE SEE COMPLAINT NUMBER 1242273
Comments: REFER TO COMPLAINT #1242273

Complaint Disposition History

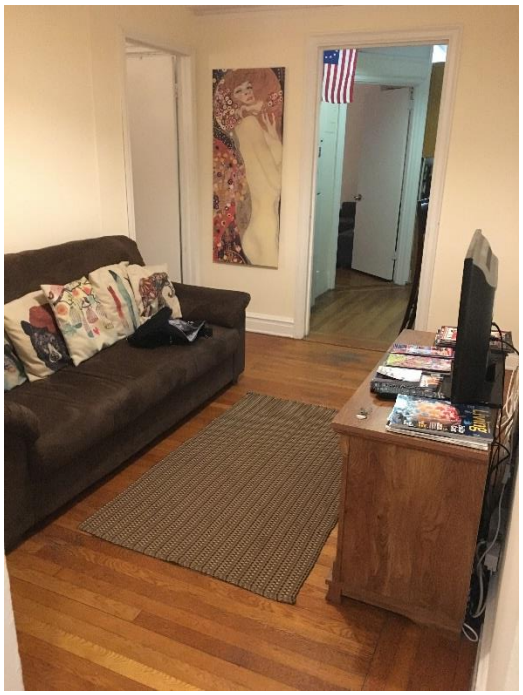
#	Disposition Date	Disposition Code	Disposition	Inspection By	Date

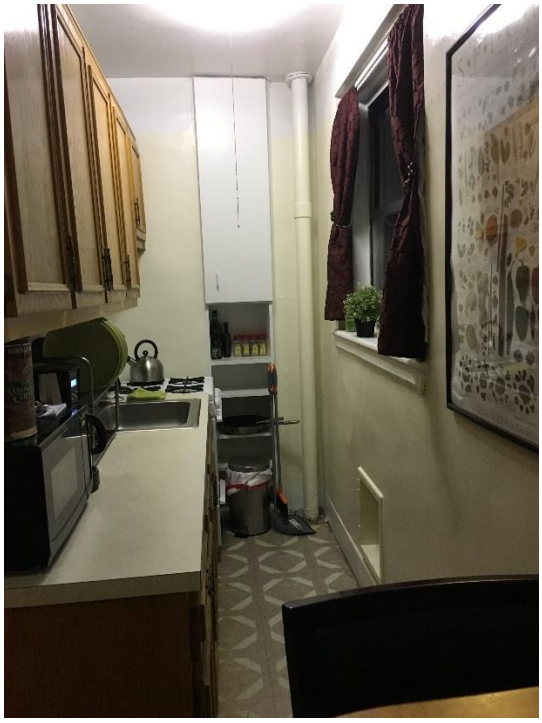
If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

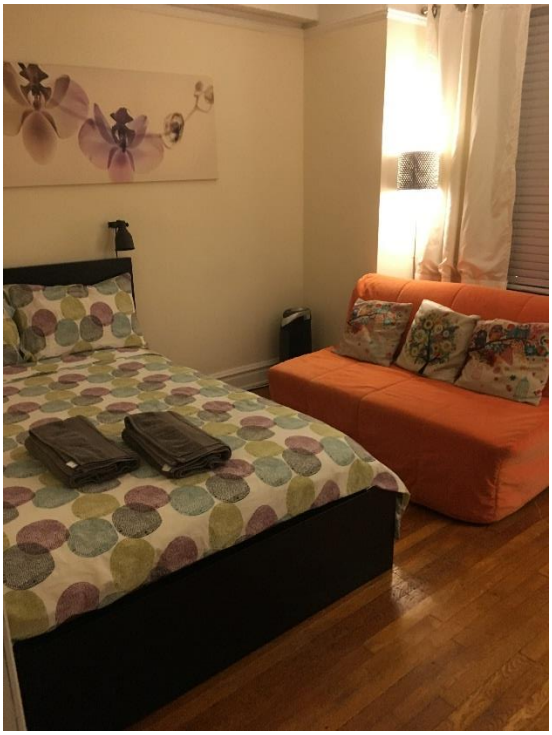
14A

EXIT
B

A
14







KIRKLAND
Bath Tissue
KIRKLAND
Bath Tissue

From: Nagel, Martin
To: "Elan Parra"
Subject: RE: checking in -
Date: Tuesday, June 09, 2015 11:48:37 AM

Sure thing, Elan. Good to hear from you. I can call within the next ten minutes or so, unless you'd like me to call later. If I don't hear back now, I'll call you in about ten.

From: Elan Parra [mailto:[redacted]
Sent: Tuesday, June 09, 2015 11:39 AM
To: Nagel, Martin
Subject: checking in -

give me a ring when you have a chance

718-490-6262

From: Elan Parra
To: Lepard, David; Nagel, Martin
Subject: FYI: Transition Memo to Alex C. and Liz G.
Date: Wednesday, June 10, 2015 5:14:10 PM
Attachments: EP-OSE Transition 5-22-15.pdf

Any questions let me know.

[redacted]

[redacted]

MEMORANDUM

TO: ALEX CROHN
FROM: ELAN PARRA
SUBJECT: MAYOR'S OFFICE OF SPECIAL ENFORCMENT - TRANSITION MEMO
DATE: MAY 22, 2015
CC: LIZ GLAZER

[redacted]

[redacted]

- [redacted]
- [redacted]
- [redacted]
- [redacted]
- [redacted]
- [redacted]
- [redacted]

- [redacted]

[redacted]

From: Elan Parra
To: Nagel, Martin; Giglio, Joseph
Subject: Airbnb a political hot potato, says city enforcer | Real Estate Weekly
Date: Thursday, June 18, 2015 11:18:19 PM

FYI:

http://rew-online.com/2015/06/17/airbnb-a-political-hot-potato-says-city-enforcer/

Sent from my iPhone

From:	Elan Parra
To:	Nagel, Martin; Lepard, David
Subject:	FYI: Assuming you already know about this decision:
Date:	Wednesday, June 24, 2015 10:30:44 PM
Attachments:	23rd Street-Jaffe Builiding.pdf

Thought you would like to have a copy.

I'm going to work on a date I can come by for lunch.

Talk soon

EP

THE CITY OF NEW YORK
ENVIRONMENTAL CONTROL BOARD

1303909514E07E5DACD

HEARING LOCATION:
Environmental Control Board
66 John Street
10th Floor
New York, NY 10038
(844) 628-4692

Method of Appearance
Live Hearing

DECISION AND ORDER
Violation #: 035151800Y et al. (4 NOVs)
Hearing Date: June 18, 2015

To: Belkin Burden Wenig & Goldman
270 Madison Avenue
New York, NY 10016

City of New York v. AIMCO MILAN LLC

Total Civil Penalty: $0.00

4 Notice(s) of Violation (NOV(s)) was/were issued to the Respondent. On the record before me, and upon the Further Findings of Fact/Conclusions of Law stated below, I find as follows and, where applicable, order payment and compliance.

NOV: 035151800Y
PLACE OF OCCURRENCE: 120 WEST 23 STREET MANHATTAN
DATE OF OCCURRENCE: 04/06/2015
ISSUING OFFICER/AGENCY: 2224 DOB
ECB CODE: B2F3
CHARGE: BC 28-210.3
DISPOSITION: DISMISSED CIVIL PENALTY IMPOSED: $0.00

NOV: 035151801X
PLACE OF OCCURRENCE: 120 WEST 23 STREET MANHATTAN
DATE OF OCCURRENCE: 04/06/2015
ISSUING OFFICER/AGENCY: 2224 DOB
ECB CODE: B155
CHARGE: AC 28-301.1
DISPOSITION: DISMISSED CIVIL PENALTY IMPOSED: $0.00

NOV: 035151802H
PLACE OF OCCURRENCE: 120 WEST 23 STREET MANHATTAN
DATE OF OCCURRENCE: 04/06/2015
ISSUING OFFICER/AGENCY: 2224 DOB
ECB CODE: B106
CHARGE: AC 27MISCAC28MISCBCMI
DISPOSITION: DISMISSED CIVIL PENALTY IMPOSED: $0.00

NOV: 035151803J
PLACE OF OCCURRENCE: 120 WEST 23 STREET MANHATTAN
DATE OF OCCURRENCE: 04/06/2015
ISSUING OFFICER/AGENCY: 2224 DOB
ECB CODE: B102
CHARGE: AC 28-301.1
DISPOSITION: DISMISSED CIVIL PENALTY IMPOSED: $0.00

FURTHER FINDINGS OF FACT/CONCLUSIONS OF LAW:

NOV: 035151800Y BC 28-210.3 NOV: 035151801X AC 28-301.1 NOV: 035151802H AC 27MISCAC28MISCBCMI NOV: 035151803J AC 28-301.1

Petitioner NYC Department of Buildings (DOB) appeared by its attorney Vivian Currie. Also appearing for petitioner was Inspector Kryzstzof Parczewski, the issuing officer. Respondent Aimco Milan LLC appeared by its attorney Orie Shapiro.

As to NOV 35151800Y: Inspector Parczewski testified in detail regarding his findings of transient occupancy of apartment 3D, and Mr. Currie submitted into evidence 19 photographs in support as well as respondent's certificate of occupancy. Mr. Shapiro did not dispute petitioner's case as to transient occupancy of apartment 3D, and acknowledged that building owners are generally liable for transient use of any part of its premises. However, Mr. Shapiro moved to dismiss in the interests of justice on the ground that the DOB investigation of apartment 3D was undertaken based on a complaint generated by respondent. He submitted into evidence a series of emails involving respondent's representatives, Mr. Shapiro's firm, and DOB enforcement officials, all dated prior to the issuance of the NOV, and a supporting affirmation filed in Supreme Court, New York County, by an attorney with the New York City Mayor's Office of Special Enforcement, in a proceeding to obtain access to apartment 3D which cited an affidavit by Inspector Parczewski in which the inspector stated that the investigation was the result of a complaint being made by respondent's building manager. Mr. Shapiro argued that respondent made the complaint, and requested that DOB issue a vacate order, in order to quickly remove the lessee of the apartment who was using the apartment illegally for transient occupancy.

Mr. Currie opposed the motion, arguing that this tribunal lacked the authority to sit as a court of equity, and that a defense of legal

impossibility may have been available to respondent had it chosen instead to file a proceeding in housing court. Mr. Currie argued that Board appeals have determined clearly that respondent building owners are responsible for unlawful transient occupancy in their buildings and that the current situation was no exception. Mr. Currie declined to amend to Class 2 any of the accompanying NOV's that had a Class 2 option.

Mr. Shapiro pointed out that the Board has exercised "interests of justice" jurisdiction, pointing to NYC v. Harvest Revival Baptist Church, Appeal No. 1100667, 12/15/2011.

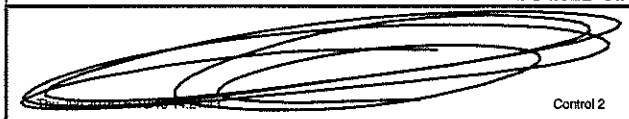
While I agree with Mr. Currie that this tribunal is not a court of equity, I find that it does not require a court of equity to determine that respondent has established a defense to this NOV. Mr. Currie acknowledged that there does exist a defense of legal impossibility in this tribunal, which is, by its nature, an equitable defense. I find that the defense established by respondent in this case, which is that it took the most prudent and efficient steps available to alleviate the hazardous 10-bed transient occupancy of this single apartment, is akin to the defense of legal impossibility, and was actually faster and more effective than going through a housing court proceeding that could take many months. Mr. Currie's illogical position would discourage such cooperation by landlords, and I reject it.

I find that it is clear from the evidence, including the myriad of emails to and from DOB officials, and the supporting affirmation by the city attorney in a proceeding requesting access to the apartment, which is based in part on a supporting affidavit by Inspector Parczewski, that respondent, through Mr. Shapiro's firm, began the process of pushing DOB to take action with regard to this apartment well before the NOV was issued. Mr. Shapiro readily admits that respondent took this tact because it was a faster and more efficient way to get rid of the problem lessee, which Mr. Currie quickly dismisses as self-serving by respondent. However, it is inconceivable to me, considering the time, effort and resources that the city is putting into ridding Class A multiple dwellings of unlawful transient occupancy, that DOB wants to tell building owners NOT to report such illegal use to DOB but to instead go through months-long court processes that will enable the violations to linger unencumbered.

Consequently I find that respondent has established a defense to petitioner's case by establishing that it took, prior to the issuance of the NOV, the most prudent and effective actions available to end the unlawful and hazardous transient occupancy that it discovered going on in its building. Mr. Shapiro's motion is granted and I find therefore that respondent was not in violation of AC 28-210.3.

Accordingly, NOV 35151800Y is dismissed.

As to NOV's 35151802H, 35151801X and 35151803J: For the reasons stated above, these NOV's, which are related to the transient use that respondent was instrumental in ending prior to their issuance, are likewise dismissed.

TOTAL CIVIL PENALTY: $0.00		
 Control 2	JUN 22 2015	06/18/2015
Mitchell Regenbogen, Hearing Officer		Date

PAYMENT DUE WITHIN TEN (10) DAYS
READ BACK OF THIS ORDER – PROTECT YOUR RIGHTS

From:	Nagel, Martin
To:	[redacted]
Bcc:	mnagel@cityhallnyc.gov; [redacted]
Subject:	Re: FYI: Assuming you already know about this decision:
Date:	Wednesday, June 24, 2015 10:51:50 PM

Hey! Thanks for your note and for thinking of us. Truth be told, prior to receiving your e-mail, i did not know about this decision yet. Or maybe I did, but then it slipped out from my mind, which is happening a bit too much these days for my comfort.

I actually think Kris came back from the ecb hearing and told me that it went very well. I guess he was right, just not about who it went very well for. I suppose there was some justice in the ruling and maybe it will encourage prop owners to be more pro-active in alerting the city about these problems in their buildings. Maybe we'll now also have some work for the new platoon of add'l inspectors about to join our office.

I've been thinking of you this week because i thought you were starting your new gig. I so wish you the best of luck with that, as well as with everything else.

Yes, let's try to meet up for lunch one of these days. I'd be interested in hearing of your new adventures post-OSE and i can maybe fill you in on a few recent developments. Maybe next week, if possible.
Thanks again for your note.

Take care.

marty

Sent from Samsung tablet

Elan Parra <[redacted] wrote:
Thought you would like to have a copy.

I'm going to work on a date I can come by for lunch.

Talk soon

EP

From:	Elan Parra
To:	Giglio, Joseph; Leonard, Diane; Santiago, Ervin; Davis, Thomas; Pugach, Vladimir; Nagel, Martin; Caesar, Kenneth; Bigolski, John; Lepard, David; Tsatsaronis, George; Parczewski, Krzysztof
Subject:	New Contact Information -
Date:	Friday, June 26, 2015 4:04:20 PM

Hope things are good over at OSE - I hear that they have a potential new Director who you've met.

Here is my new contact information --- stay in touch.

EP

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

From:	Elan Parra
To:	Leonard, Diane
Cc:	Lepard, David
Subject:	Possible Lunch Date?
Date:	Friday, June 26, 2015 4:07:10 PM

I spoke DL about this briefly today. I was thinking that maybe I could come by and we could have lunch the week after the holiday. Possibly the 6th or the 7th.

I didn't want to email the whole group, I figure it would be easier to reach out both of you to nail down a good date.

Let me know if you think either of those are good.

Have a good weekend - talk soon, Elan

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

From:	Elan Parra
To:	Lepard, David
Subject:	Re: New Contact Information -
Date:	Monday, June 29, 2015 11:14:16 AM

Just let me know what date will work best next week for lunch.

Hope you had a good weekend.

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Fri, Jun 26, 2015 at 4:05 PM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:

> Awesome. Thanks.
>
> David J Lepard
>
> Special Assistant Corporation Counsel
>
> Mayor's Office of Special Enforcement
>
> One Centre Street, Room 1012N
>
> New York, NY 10007
>
> (646) 576-3514
>
> **From:** Elan Parra [mailto:eparra@lemirellc.com]
> **Sent:** Friday, June 26, 2015 4:04 PM
> **To:** Giglio, Joseph; Leonard, Diane; Santiago, Ervin; Davis, Thomas; Pugach, Vladimir; Nagel, Martin; Caesar, Kenneth; Bigolski, John; Lepard, David; Tsatsaronis, George; Parczewski, Krzysztof
> **Subject:** New Contact Information -
>
> Hope things are good over at OSE - I hear that they have a potential new Director who you've met.
>
> Here is my new contact information --- stay in touch.

EP

Elan D. Parra, Managing Director

Lemire LLC

80 Broad Street, Suite 1201

New York, NY 10004

eparra@lemirellc.com

(646)979-4105

www.lemirellc.com

From: Lepard, David
To: "Elan Parra"
Subject: RE: New Contact Information -
Date: Monday, June 29, 2015 11:28:23 AM

Fantastic.

David J Lepard
Special Assistant Corporation Counsel
Mayor's Office of Special Enforcement
One Centre Street, Room 1012N
New York, NY 10007
(646) 576-3514

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Monday, June 29, 2015 11:24 AM
To: Lepard, David
Subject: Re: New Contact Information -

Pretty good - hit some golf balls, took it easy.

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Mon, Jun 29, 2015 at 11:18 AM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:
Hoping to hear from a quorum today. Everyone's a little scattered this week.

It was great. Yours?

David J Lepard
Special Assistant Corporation Counsel
Mayor's Office of Special Enforcement
One Centre Street, Room 1012N
New York, NY 10007
(646) 576-3514

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Monday, June 29, 2015 11:14 AM
To: Lepard, David
Subject: Re: New Contact Information -

Just let me know what date will work best next week for lunch.

Hope you had a good weekend.

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Fri, Jun 26, 2015 at 4:05 PM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:

Awesome. Thanks.

David J Lepard
Special Assistant Corporation Counsel
Mayor's Office of Special Enforcement
One Centre Street, Room 1012N
New York, NY 10007
(646) 576-3514

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Friday, June 26, 2015 4:04 PM
To: Giglio, Joseph; Leonard, Diane; Santiago, Ervin; Davis, Thomas; Pugach, Vladimir; Nagel, Martin; Caesar, Kenneth; Bigolski, John; Lepard, David; Tsatsaronis, George; Parczewski, Krzysztof
Subject: New Contact Information -

Hope things are good over at OSE - I hear that they have a potential new Director who you've met.

Here is my new contact information --- stay in touch.

EP

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

From:	Nagel, Martin
To:	"Elan Parra"
Subject:	RE: When are you available for lunch this week?
Date:	Monday, June 29, 2015 11:29:21 AM

Great, thanks. I'll think it over and get back to you later today, either by e-mail or phone, as I see how tomorrow's schedule shapes up. Have a good day, Elan.

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Monday, June 29, 2015 11:27 AM
To: Nagel, Martin
Subject: Re: When are you available for lunch this week?

Tomorrow is perfect.

You tell me where and at what time. If you want to make is late, that's fine with me.

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Mon, Jun 29, 2015 at 11:23 AM, Nagel, Martin <MNagel@cityhall.nyc.gov> wrote:

Good Morning Mr. Director:

Hey, Elan. I'm sorry for not getting back to you re your earlier message from Friday. Hope your week went well last week and I do look forward to hearing more details about your transition from public to private life.

Anyway, today can't work for me but almost anytime would work for me tomorrow, if you're still available. You can either send me a reply e-mail with a set time or give me a call.

Take care,
Marty

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Monday, June 29, 2015 10:45 AM
To: Nagel, Martin
Subject: When are you available for lunch this week?

Today/tomorrow work well for me.

Let me know.

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

From:	Nagel, Martin
To:	"Elan Parra"
Subject:	RE: Nassau & Ann St.
Date:	Tuesday, June 30, 2015 12:57:58 PM

Got it. Thanks. See you in about an hour.

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Tuesday, June 30, 2015 12:57 PM
To: Nagel, Martin
Subject: Nassau & Ann St.

http://www.daclaudionyc.com/

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

From:	Lepard, David
To:	"Elan Parra"
Subject:	RE: Lunch
Date:	Tuesday, June 30, 2015 4:27:43 PM

We'll discuss next week. Maybe we'll actually see the budget by then.

David J Lepard
Special Assistant Corporation Counsel
Mayor's Office of Special Enforcement
One Centre Street, Room 1012N
New York, NY 10007
(646) 576-3514

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Tuesday, June 30, 2015 4:25 PM
To: Lepard, David
Subject: Re: Lunch

I think that you are going to have to position yourself with Sheryl to make that happen. You might also need to get things moving on your side with Jean Claude.

If you want to discuss next week then more than happy to. Otherwise, more offline - a phone call perhaps.

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Tue, Jun 30, 2015 at 3:59 PM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:
Also: odds on the chances I hear from Sheryl regarding a permanent position once the budget is out tomorrow?

Can she do that sua sponte or is it a process?

David J Lepard
Special Assistant Corporation Counsel
Mayor's Office of Special Enforcement
One Centre Street, Room 1012N
New York, NY 10007
(646) 576-3514

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Tuesday, June 30, 2015 3:57 PM
To: Lepard, David

Subject: Re: Lunch

Yes, Monday 6th @ 1230.

See you at the office, I have to figure out what I'm going to pick up on the way.

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Tue, Jun 30, 2015 at 3:51 PM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:

Lets do 12:30. But I think Monday is the 6th.

David J Lepard
Special Assistant Corporation Counsel
Mayor's Office of Special Enforcement
One Centre Street, Room 1012N
New York, NY 10007
(646) 576-3514

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Tuesday, June 30, 2015 3:50 PM
To: Lepard, David
Subject: Re: Lunch

Monday 7/7 it is!

Let me know what time ... I can be there anytime between 1230 and 200.

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Tue, Jun 30, 2015 at 3:40 PM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:

Hey Elan,

Looks like everyone's around both days. If you have a preference, let me know. Otherwise I think more people said Monday.

Best,

David J Lepard
Special Assistant Corporation Counsel
Mayor's Office of Special Enforcement
One Centre Street, Room 1012N
New York, NY 10007
(646) 576-3514

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Monday, June 29, 2015 11:14 AM
To: Lepard, David
Subject: Re: New Contact Information -

Just let me know what date will work best next week for lunch.

Hope you had a good weekend.

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Fri, Jun 26, 2015 at 4:05 PM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:
Awesome. Thanks.

David J Lepard
Special Assistant Corporation Counsel
Mayor's Office of Special Enforcement
One Centre Street, Room 1012N
New York, NY 10007
(646) 576-3514

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Friday, June 26, 2015 4:04 PM
To: Giglio, Joseph; Leonard, Diane; Santiago, Ervin; Davis, Thomas; Pugach, Vladimir; Nagel, Martin; Caesar, Kenneth; Bigolski, John; Lepard, David; Tsatsaronis, George; Parczewski, Krzysztof
Subject: New Contact Information -

Hope things are good over at OSE - I hear that they have a potential new Director who you've met.

Here is my new contact information --- stay in touch.

EP

Elan D. Parra, Managing Director

Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

From: Lepard, David
To: Elan Parra (eparra@lemirellc.com)
Subject: meet downstairs?
Date: Monday, July 06, 2015 11:53:49 AM

I'm going to get a sandwich around 12:15. We can meet downstairs at ~12:25 if that's easiest.

David J Lepard
Special Assistant Corporation Counsel
Mayor's Office of Special Enforcement
One Centre Street, Room 1012N
New York, NY 10007
(646) 576-3514

From: Lepard, David
To: eparra@lemirellc.com
Subject: Re: meet downstairs?
Date: Monday, July 06, 2015 12:18:44 PM

Yeah sure. See you downstairs.

Sent from my iPhone

On Jul 6, 2015, at 12:15 PM, "eparra@lemirellc.com" <eparra@lemirellc.com> wrote:

> Running few minutes behind. Actually ended up putting in calendar for tomorrow.
>
> Going to get there about 1245. Will that work?
>
> Sent from my iPhone
>
> On Jul 6, 2015, at 11:53 AM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:
>
> > I'm going to get a sandwich around 12:15. We can meet downstairs at ~12:25 if that's easiest.
> >
> > David J Lepard
> > Special Assistant Corporation Counsel
> > Mayor's Office of Special Enforcement
> > One Centre Street, Room 1012N
> > New York, NY 10007
> > (646) 576-3514

From: Lepard, David
To: "Elan Parra"
Subject: RE: meet downstairs?
Date: Tuesday, July 07, 2015 4:08:10 PM

Will do. Thanks.

David J Lepard
Special Assistant Corporation Counsel
Mayor's Office of Special Enforcement
One Centre Street, Room 1012N
New York, NY 10007
(646) 576-3514

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Tuesday, July 07, 2015 3:24 PM
To: Lepard, David
Subject: Re: meet downstairs?

Let me know how it goes.

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Tue, Jul 7, 2015 at 3:07 PM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:
This is all really helpful. Thanks a ton.

Will do. Thanks again for all you've done already.

David J Lepard
Special Assistant Corporation Counsel
Mayor's Office of Special Enforcement
One Centre Street, Room 1012N
New York, NY 10007
(646) 576-3514

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Tuesday, July 07, 2015 3:05 PM
To: Lepard, David
Subject: Re: meet downstairs?

No hypos or case law, except on what you are already working on.

- Know the issues and law in current cases you have
- Come up with at least one good example of a success during a pending case (one for in court / one for on papers *out of court)
- Stress your experience litigating and the level autonomy, but dont go overboard because they will also want to know that you are not set in your ways and can respond well to supervision
- Let them know you are willing to go to any borough --- the second that you make your geographic location an issue then they'll cut you (if you get the job and they put you somewhere bad, then you can always say no, but have leverage to negotiate a permanent line with OSE)

Hope this helps. If you need me for a reference feel free.

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Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
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www.lemirellc.com

On Tue, Jul 7, 2015 at 2:40 PM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:

Thanks. Yes, would love some. Should I expect hypos? Or be asked to cite case law?

David J Lepard
Special Assistant Corporation Counsel
Mayor's Office of Special Enforcement
One Centre Street, Room 1012N
New York, NY 10007
(646) 576-3514

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Tuesday, July 07, 2015 2:37 PM
To: Lepard, David
Subject: Re: meet downstairs?

Good news. If you want some pointers let me know.

Elan D. Parra, Managing Director
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80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Tue, Jul 7, 2015 at 2:07 PM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:

Finally heard from Law: Going in Friday to interview.

From: eparra@lemirellc.com [mailto:eparra@lemirellc.com]
Sent: Monday, July 06, 2015 12:15 PM
To: Lepard, David
Subject: Re: meet downstairs?

Running few minutes behind. Actually ended up putting in calendar for tomorrow.

Going to get there about 1245. Will that work?

Sent from my iPhone

On Jul 6, 2015, at 11:53 AM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:

> I'm going to get a sandwich around 12:15. We can meet downstairs at ~12:25 if that's easiest.
>
> David J Lepard
> Special Assistant Corporation Counsel
> Mayor's Office of Special Enforcement
> One Centre Street, Room 1012N
> New York, NY 10007
> (646) 576-3514

From:	Nagel, Martin
To:	"Elan Parra"
Subject:	RE: One of the largest cities in the U.S. just legalized Airbnb
Date:	Wednesday, July 08, 2015 10:31:04 AM

Hey. I haven't been able to see the details, but it looks like they may have tightened the zoning regs to restrict the Airbnb rentals to less residential areas, and they also say that a license will be required for rentals lasting longer than thirty days [I guess they mean 'consecutively']. There also may be a restriction for total days that can be rented per apartment.

If I see anything with more details, I'll send it along as well.

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Wednesday, July 08, 2015 10:27 AM
To: Nagel, Martin
Subject: Re: One of the largest cities in the U.S. just legalized Airbnb

Thanks - I didn't see this.

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eparra@lemirellc.com
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On Wed, Jul 8, 2015 at 10:22 AM, Nagel, Martin <MNagel@cityhall.nyc.gov> wrote:

Good morning Elan:

I just saw this so I figured I'd send it out to the team, and then I thought, "Well, might as well include Elan", so here you go, if you haven't seen it already. I haven't even read it yet.

It was great to see you and have lunch last week. Thanks for your company. I look forward to seeing you again and continuing our dialogue.

Take care.

Marty

Thought you might be interested in this: It’s the largest city in the United States to allow Airbnb to operate.
http://for.tn/1KIc5D6

From: Lepard, David
To: "eparra@lemirellc.com"
Subject: RE: address
Date: Friday, July 10, 2015 10:03:38 AM

Will do. Thanks. Found out that its with Jenny Montana O'Connor, Dpt'y Chief.

David J Lepard
Special Assistant Corporation Counsel
Mayor's Office of Special Enforcement
One Centre Street, Room 1012N
New York, NY 10007
(646) 576-3514

From: eparra@lemirellc.com [mailto:eparra@lemirellc.com]
Sent: Friday, July 10, 2015 10:03 AM
To: Lepard, David
Subject: Re: address

[redacted]

Not particulate about addressing.

Let me now how the interview goes today.

Sent from my iPhone

On Jul 10, 2015, at 9:38 AM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:

> We're doing save the dates for the wedding.
>
> Need your address and how you'd like it addressed. (some people have strong feelings about this).
>
> Thanks,
>
> David J Lepard
> Special Assistant Corporation Counsel
> Mayor's Office of Special Enforcement
> One Centre Street, Room 1012N
> New York, NY 10007
> (646) 576-3514

From:	Lepard, David
To:	"Elan Parra"
Subject:	RE: address
Date:	Friday, July 10, 2015 4:50:08 PM

Ok great. thanks.

Have a great weekend!

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Friday, July 10, 2015 4:49 PM
To: Lepard, David
Subject: Re: address

Sure, put me on.
I already sent them something - if you put me on I'm sure they wont even contact me.

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On Fri, Jul 10, 2015 at 4:13 PM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:
Yeah I think so. There's some drawbacks—as you mentioned it would be a long time before I'd see any trial work, etc. But overall I think it would be a good move.

I know you already wrote something recommending me, but they asked for a list of references. Mind if I list you again?

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Friday, July 10, 2015 4:02 PM
To: Lepard, David
Subject: Re: address

I know Johanna, worked with her at Law Dept. She runs the division.

Do you think you would be interested in doing it?

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On Fri, Jul 10, 2015 at 3:58 PM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:
I think it went well.

They noted I had no depo experience, but seemed positive overall. They specifically asked how much notice I would have to give here. I stressed the any-borough thing.

It turned out to be Nina Jody and Johana Castro who ran it.

From: eparra@lemirellc.com [mailto:eparra@lemirellc.com]
Sent: Friday, July 10, 2015 10:03 AM
To: Lepard, David
Subject: Re: address

[redacted]

Not particulate about addressing.

Let me now how the interview goes today.

Sent from my iPhone

On Jul 10, 2015, at 9:38 AM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:

> We're doing save the dates for the wedding.
>
> Need your address and how you'd like it addressed. (some people have strong feelings about this).
>
> Thanks,
>
> David J Lepard
> Special Assistant Corporation Counsel
> Mayor's Office of Special Enforcement
> One Centre Street, Room 1012N
> New York, NY 10007
> (646) 576-3514

From:	Elan Parra
To:	Bigolski, John; Nagel, Martin
Subject:	Re: NightSwapping - Travel and swap nights to stay for free at a local"s place
Date:	Monday, July 13, 2015 11:26:01 AM

Interesting. So unsure what the story would be on enforcement.

Since there is theoretically no money exchanged and assuming this is pure barter, then is it even enforceable under the Admin Code and State Laws?

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On Wed, Jul 8, 2015 at 4:26 PM, Bigolski, John <jbigolski@cityhall.nyc.gov> wrote:

> http://app.nightswapping.com/en/

From:	Elan Parra
To:	Lepard, David
Subject:	Re: ... check this out!
Date:	Monday, July 20, 2015 11:17:27 AM

---

call me.
646-979-4105

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Lemire LLC
80 Broad Street, Suite 1201
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(646)979-4105
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On Mon, Jul 20, 2015 at 10:55 AM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:

> I think it works to promote the business and you. Win-win.
>
> The latest news is that there is no news—I cornered Alex ~2 weeks ago about coming on permanently, and he said it would have to be the new boss's call. He said they were discussing numbers, but unclear whether it was a salary issue of general funding for the office. She seemed concerned (rightly) about OTPS.
>
> I'm going to push him again on it soon—I just found out I have a second round at law next week and it would be nice to know where I stand here to aid in that decision.
>
> **From:** Elan Parra [mailto:eparra@lemirellc.com]
> **Sent:** Monday, July 20, 2015 10:52 AM
> **To:** Lepard, David
> **Subject:** Re: ... check this out!
>
> Yeah, but more for the business.... not like anyone really cares!
>
> Any news on the new boss front?
>
> **Elan D. Parra, Managing Director**
>
> **Lemire LLC**

80 Broad Street, Suite 1201

New York, NY 10004

eparra@lemirellc.com

(646)979-4105

www.lemirellc.com

On Mon, Jul 20, 2015 at 10:50 AM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:

Very cool. A press release when you get hired—That's when you know you've made it.

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Monday, July 20, 2015 10:49 AM
To: Lepard, David; Nagel, Martin
Subject: ... check this out!

http://www.businesswire.com/news/home/20150720005060/en/Elan-Parra-Joins-Lemire-LLC#.Va0KEvlVhBc

Elan D. Parra, Managing Director

Lemire LLC

80 Broad Street, Suite 1201

New York, NY 10004

eparra@lemirellc.com

(646)979-4105

www.lemirellc.com

From: eparra@lemirellc.com
To: Nagel, Martin
Subject: Re: ... check this out!
Date: Monday, July 20, 2015 1:22:29 PM

Would love to catch up again.

No one picked up on press release - was more for the company and not really for me.

Hope you are getting out to the beach!!

Sent from my iPhone

On Jul 20, 2015, at 12:33 PM, Nagel, Martin <MNagel@cityhall.nyc.gov> wrote:

> Congratulations, Mr. Important Managing Director. Nice to see you finally getting the attention that you well deserve.
>
> I hope your first few weeks on the new job are going strongly and smoothly for you. You are still missed here at OSE, at least here in the 'back room'. We're getting by but your leadership and companionship are missed, for sure.
>
> Maybe we can find time again soon to revisit that delightful little Ristorante e Salumeria that you shared with me a few weeks ago. I'd like to hear about your adventures as you continue transitioning into the private sector of 'law enforcement'. I'll call you soon and see what your availability looks like.
>
> Take care, Elan. All the best.
>
> Marty
>
> **MARTIN I. NAGEL**
> Special Assistant Corporation Counsel
> NYC Mayor's Office of Special Enforcement
> One Centre Street – Room 1012N
> New York, NY 10007
> Direct Line: (646) 576 – 3485
>
> **From:** Elan Parra [mailto:eparra@lemirellc.com]
> **Sent:** Monday, July 20, 2015 10:49 AM
> **To:** Lepard, David; Nagel, Martin
> **Subject:** ... check this out!
>
> http://www.businesswire.com/news/home/20150720005060/en/Elan-Parra-Joins-Lemire-LLC#.Va0KEvlVhBc

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New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

From:	Elan Parra
To:	Nagel, Martin; Lepard, David
Subject:	New Disclosure Rules for Shell Companies in New York Luxury Real Estate Sales - NYTimes.com
Date:	Tuesday, July 21, 2015 7:51:28 AM

Suki et al. won't like this one:

http://mobile.nytimes.com/2015/07/21/nyregion/new-disclosure-rules-for-shell-companies-in-new-york-luxury-real-estate-sales.html?referrer=

Sent from my iPhone

From: Elan Parra
To: Giglio, Joseph
Subject: Re: City Hall, in a Counterattack, Casts Uber as a Corporate Behemoth - NYTimes.com
Date: Tuesday, July 21, 2015 5:25:02 PM

Very true.

On Tue, Jul 21, 2015 at 8:32 AM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:

> Assuming they take a stance.
>
> Joseph Giglio
> Police Officer
> Mayor's Office of Special Enforcement
> 6465763474
> 1 Centre Street, 1012N
> New York, NY 10007
>
> -----Original Message-----
> From: Elan Parra [mailto:[redacted]
> Sent: Tuesday, July 21, 2015 7:40 AM
> To: Giglio, Joseph; Nagel, Martin
> Subject: City Hall, in a Counterattack, Casts Uber as a Corporate Behemoth - NYTimes.com
>
> Possible preview of anti-Airbnb stance by CH:
>
> http://mobile.nytimes.com/2015/07/21/nyregion/city-hall-in-a-counterattack-casts-uber-as-a-corporate-behemoth.html?referrer=
>
> Sent from my iPhone

From:	Elan Parra
To:	Nagel, Martin
Subject:	Re: FW: From Real Estate Weekly - http://rew-online.com/2015/07/21/mayor-doubles-ose-budget-for-airbnb-fight/#
Date:	Wednesday, July 22, 2015 10:01:13 AM

Looks like our efforts have paid off. The last year with you guys was great --- we worked hard and OSE earned itself a ton of new money.
Unheard of!!!

Lunch sounds good. How about one day towards the end of the week? Thursday or Friday -- Let me know what works

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Wed, Jul 22, 2015 at 9:56 AM, Nagel, Martin <MNagel@cityhall.nyc.gov> wrote:

> Hey, Good Morning
>
> It seems like the press can't let go of 'Elan Parra – OSE'. You even earned yourself a 'tag'. Congratulations, once again.
>
> If you are available next week [and if I don't decide to blow off the entire week because there are five perfect 'beach days' in a row], let's meet for lunch, if you can.
>
> Take care, Elan.
>
> marty
>
> ---
>
> **From:** Nagel, Martin
> **Sent:** Wednesday, July 22, 2015 9:52 AM
> **To:** @OME
> **Subject:** From Real Estate Weekly - http://rew-online.com/2015/07/21/mayor-doubles-ose-budget-for-airbnb-fight/#
>
>

DEALS & DEALMAKERS

Mayor doubles OSE budget for Airbnb fight

- BY HOLLY DUTTON

- JULY 21, 2015

HOLLY DUTTON

TAGS

AIRBNB | ELAN PARRA | HELEN ROSENTHAL

The Mayor's Office of Special Enforcement (OSE) was allocated $1 2 million in additional funds to fight illegal conversions of residential units to hotel rooms

Illegal hotels, which have been making news with the battle between short-term rental site Airbnb and the City, have been increasing rapidly in recent years

Last year, there were 16,483 individual illegal hotel units in New York City, and 72 percent of Airbnb listings in the City are illegal, according to a 2014 report by Attorney General Eric Schneiderman's office "New York City has a shortage of available housing, and every apartment used as a hotel room cannot be a home to a New Yorker," said New York City Council Member Helen Rosenthal in a press release announcing the additional allocation to the OSE's budget

The OSE, the agency that responds to 311 complaints of illegal hotel activity with inspectors from the DOB, the FDNY, and the Finance Department, now has a total budget of $2 8 million and 28 staff members for the 2016 fiscal year

In addition to increasing the number of inspectors, the new funds will support a database administrator, four staff attorneys and a paralegal, according to a press release from the City Council

Last month, Rosenthal and fellow Council Member Ydanis Rodriguez proposed raising the fine for first-time offenders operating illegal hotels from $1,000 to $10,000, with a maximum penalty of $50,000

Elan Parra, former director of the Mayor's Office of Special Enforcement, speaking at a June luncheon, said there are around 20,000 Airbnb listings in NYC, and he estimated that 99 percent of people using Airbnb don't know that it is illegal

In 2014, the city responded to 1,157 complaints, and 1,200 violations were issued as a result on-site inspections by the OSE From January to April of this year, there was a 39 percent increase year-over-year in violations, and so far this year, a 77 percent increase, said Parra

Ultimately, the city is focusing on the biggest offenders of illegal hotel use, like David Jaffee, a socialite who turned several apartments into illegal hotels, in some cases packing 20 bunk beds into two-bedroom apartments and charging $35 a night

In January, representatives of Airbnb spoke before the City Council and said that a crackdown would hurt New Yorkers who were full-time occupants of their apartments who rented extra rooms to make more income

MARTIN I. NAGEL

Special Assistant Corporation Counsel

NYC Mayor's Office of Special Enforcement

One Centre Street – Room 1012N

New York, NY 10007

Direct Line: (646) 576 – 3485

From: Lepard, David
To: "eparra@lemirellc.com"
Subject: RE: call?
Date: Wednesday, July 22, 2015 1:04:09 PM

Great. thanks.

David J Lepard
Special Assistant Corporation Counsel
Mayor's Office of Special Enforcement
One Centre Street, Room 1012N
New York, NY 10007
(646) 576-3514

From: eparra@lemirellc.com [mailto:eparra@lemirellc.com]
Sent: Wednesday, July 22, 2015 1:04 PM
To: Lepard, David
Subject: Re: call?

Give me a ring at the office.

Sent from my iPhone

On Jul 22, 2015, at 1:02 PM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:

> Sure thing. Thanks.
>
> David J Lepard
> Special Assistant Corporation Counsel
> Mayor's Office of Special Enforcement
> One Centre Street, Room 1012N
> New York, NY 10007
> (646) 576-3514
>
> ---
>
> **From:** eparra@lemirellc.com [mailto:eparra@lemirellc.com]
> **Sent:** Wednesday, July 22, 2015 12:56 PM
> **To:** Lepard, David
> **Subject:** Re: call?
>
> Later this afternoon, have a lunch mtg. How is 330?
>
> Sent from my iPhone
>
> On Jul 22, 2015, at 12:53 PM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:
>
> > If you have a second I need to pick your brain on something from your tenure here.

David J Lepard
Special Assistant Corporation Counsel
Mayor's Office of Special Enforcement
One Centre Street, Room 1012N
New York, NY 10007
(646) 576-3514

From: Elan Parra
To: Giglio, Joseph
Subject: Re: question
Date: Wednesday, July 29, 2015 1:20:05 PM

6469794105

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Wed, Jul 29, 2015 at 1:12 PM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:

> What's best number to call you on
>
> Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone
>
> -------- Original message --------
> From: eparra@lemirellc.com
> Date:07/29/2015 8:54 AM (GMT-05:00)
> To: "Giglio, Joseph"
> Subject: Re: question
>
> Thanks
>
> Sent from my iPhone
>
> On Jul 29, 2015, at 8:33 AM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:
>
> > Ok. Call you later
> >
> > Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone
> >
> > -------- Original message --------
> > From: eparra@lemirellc.com
> > Date:07/29/2015 8:17 AM (GMT-05:00)
> > To: "Giglio, Joseph"
> > Subject: Re: question
> >
> > You have a couple of minutes to talk today - I have something I wanted to run by you?
> >
> > Sent from my iPhone
> >
> > On Jul 29, 2015, at 7:54 AM, eparra@lemirellc.com wrote:

Same person. She was at MSA for a short stint.

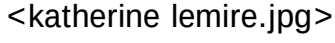
Some internal issues at MSA resulted in her beginning an internal investigation at the firm - then they asked her to leave.

Check out the times piece:

http://mobile.nytimes.com/2013/11/27/nyregion/suit-claims-racial-harassment-at-security-firm-with-new-york-city-contracts.html?referrer=&_r=0

Sent from my iPhone

On Jul 29, 2015, at 7:44 AM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:

> Hey elan, hope all is well. Is your bosses name Katherine lemire? I have a business card from a Katherine lemire when she was with msa investigations. Wondering if its same person.
>
> Joseph Giglio
>
> Police Officer
>
> Mayor's Office of Special Enforcement
>
> 6465763474
>
> 1 Centre Street, 1012N
>
> New York, NY 10007
>
> 
>

From: Giglio, Joseph
To: eparra@lemirellc.com
Subject: FW: POTENTIAL STATE RECORD 56.5-POUND MAHI BOATED OFF OF MONTAUK
Date: Friday, July 31, 2015 9:15:00 AM

Thought you might want to read the November rain report.

Joseph Giglio
Police Officer
Mayor's Office of Special Enforcement
6465763474
1 Centre Street, 1012N
New York, NY 10007

From: The Fisherman Magazine [mailto:info@thefisherman.ccsend.com] **On Behalf Of** The Fisherman Magazine
Sent: Thursday, July 30, 2015 3:34 PM
To: Giglio, Joseph
Subject: POTENTIAL STATE RECORD 56.5-POUND MAHI BOATED OFF OF MONTAUK

Having trouble viewing this email? Click here

FRED GOLOFARO'S WEEKLY VIDEO FORECAST

Montauk experienced another good week with mixed bag catches of quality sea bass, fluke, scup and striped bass. The North Fork also saw good catches of sea bass and porgies, and fluke catches improved this past week. Along the South Shore, hit the reefs for solid action with sea bass and porgies, and some quality fluke to 10 pounds are falling to anglers working 50 to 70 foot depths in the ocean. Tide is critical in the bays, with the last couple of hours of the in and first of the out best. The western Sound has plenty of porgies and some huge blues to almost 20 pounds. The mid-island stretch of the Sound is also seeing solid action with mixed size blues, as well as scup. A possible new state record mahi weighing 56.5 pounds was caught on the weekend out of Montauk, and lots of sharks continue to please offshore anglers. Montauk remains the best bet for surfcasters with bluefish providing fairly reliable action, along with an occasional shot of stripers.

View Video

WEEKLY FISHING REPORTS FROM THE AREA'S TOP AUTHORITIES

BABYLON FISHING STATION	GONE FISHING MARINA	PECONIC STAR FLEET
BAY PARK FISHING STATION	ISLAND BAIT & TACKLE	REEL CHALLENGE
BERNIE'S BAIT & TACKLE	ISLAND PRINCESS	RIVERBAY OUTFITTERS
BIG CITY BAIT & TACKLE	J&H TACKLE	ROCKY POINT FISHING STOP
CAPT. AL	J&J SPORTS INC	SALTWATERS TACKLE
CAPT. BOB FLEET	JAMES JOSEPH	SHINNECOCK STAR
CAPT. GILLEN	JIB VI	SILLY LILY
CAPT. LOU FLEET	JONES BEACH FISHING STATION	SMITH POINT BAIT AND TACKLE
CAPT. ROD	LAURA LEE	SOUND BOUND CHARTERS
CAPT. RON	LAZY BONES	SOUTH SHORE MARINE SUPPLY
CAPTREE BAIT AND FUEL	LINDENHURST BAIT AND TACKLE	STAR ISLAND YACHT CLUB

CAPTREE PRIDE
CAPTREE PRINCESS
CELTIC QUEST
CHASING TAILS BAIT & TACKLE
CODFATHER
COW HARBOR BAIT AND TACKLE
EAST END BAIT & TACKLE
EBB TIDE
FIN CHASER II
FISH ON II
FLAMINGO III
LONG ISLAND OUTDOORSMAN
MILLER PLACE BAIT & TACKLE
MISS BERYL CHARTERS
MISS MONTAUK
MONTAUK STAR
MOONDANCE CHARTERS
MY JOYCE CHARTERS
NEVER ENUFF FISHING
NO TIME CHARTERS
NOVEMBER RAIN
OSPREY V
SUFFOLK MARINE BAIT AND TACKLE
SUPER HAWK
TERMINAL TACKLE CO.
THE SUSAN IV
TOP GUN SPORT FISH CHARTERS
TROPHY TACKLE
VIKING FISHING FLEET
WEGO FISHING BAIT & TACKLE
WESTLAKE MARINA
WHITE WATER OUTFITTERS

TRAVELING ANGLER:
FISHLURE CHARTERS
NIAGARA USA

HOT SPOTS

Let **The Fisherman** help narrow your honey hole search with our Hot Spot reviews to pin-point the best of the action.

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CONTACTS

Fred Golofaro, Senior Editor

Phone: 631-345-5200 x209

Bob Blessee, Advertising Sales Manager

Phone: 631-605-0187

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From: Elan Parra
To: Giglio, Joseph
Subject: Re: FW: POTENTIAL STATE RECORD 56.5-POUND MAHI BOATED OFF OF MONTAUK
Date: Friday, July 31, 2015 9:58:06 AM

Great report -- wouldn't mind a 70 pound mako.

They were just 15 miles out -- I'm going to pass this along to my buddy.

Thanks.

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

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> **Sent:** Thursday, July 30, 2015 3:34 PM
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> **Subject:** POTENTIAL STATE RECORD 56.5-POUND MAHI BOATED OFF OF MONTAUK
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From: Elan Parra
To: Nagel, Martin
Subject: Rabbi Pinto
Date: Tuesday, August 04, 2015 5:23:42 PM

---

http://forward.com/news/318275/once-untouchable-rabbi-pinto-faces-prison-as-empire-teeters/

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

From:	Giglio, Joseph
To:	Elan Parra
Cc:	Pugach, Vladimir
Subject:	RE: Great U/C Opportunity -- get on the inside (includes drinks and appetizers!)
Date:	Monday, August 10, 2015 11:04:28 AM
Attachments:	image.png

Makes it very suspicious.

Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone

-------- Original message --------
From: Elan Parra
Date:08/10/2015 11:03 AM (GMT-05:00)
To: "Giglio, Joseph"
Cc: "Pugach, Vladimir"
Subject: Re: Great U/C Opportunity -- get on the inside (includes drinks and appetizers!)

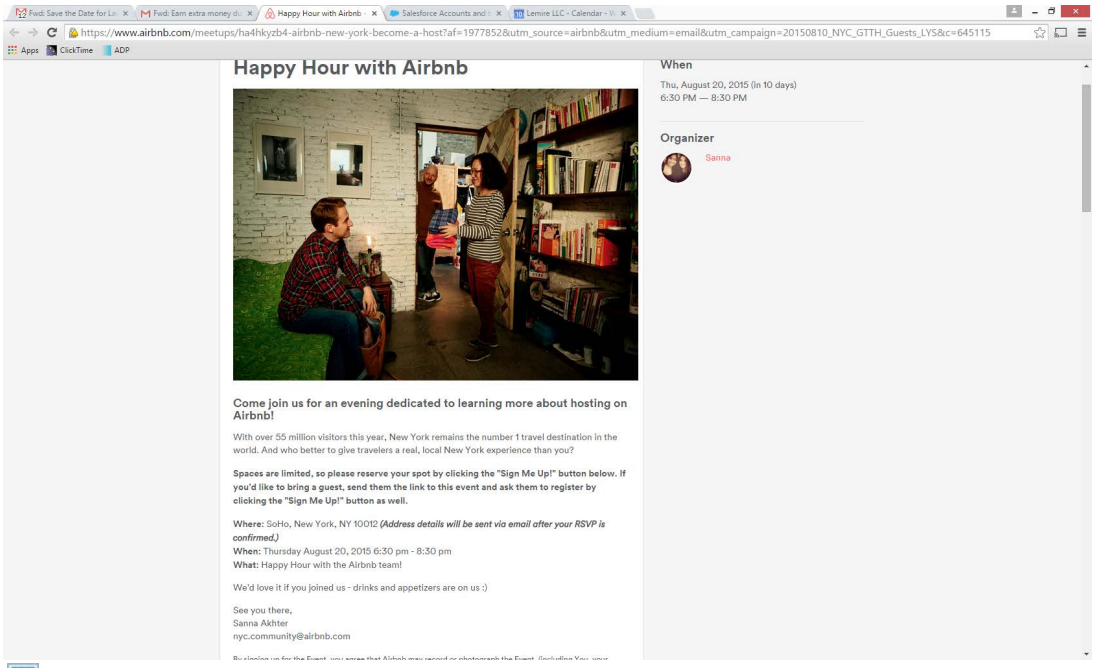
Who knows - they might be hosting this thing in someones apartment, since their invite matches their requirements for posting rooms - not even Airbnb will tell you where it is until you book!:

Where: SoHo, New York, NY 10012 ***(Address details will be sent via email after your RSVP is confirmed.)***

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Mon, Aug 10, 2015 at 11:00 AM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:

> Maybe we could infiltrate, get some insight and then vacate the party.
>
> Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone
>
> -------- Original message --------
> From: Elan Parra
> Date:08/10/2015 10:55 AM (GMT-05:00)
> To: "Pugach, Vladimir" ,"Giglio, Joseph"
> Subject: Great U/C Opportunity -- get on the inside (includes drinks and appetizers!)



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Fwd: Save the Date for La | Fwd: Earn extra money du | Happy Hour with Airbnb | Salesforce Accounts and | Lemire LLC - Calendar - W
https://www.airbnb.com/meetups/ha4hkyzb4-airbnb-new-york-become-a-host?af=1977852&utm_source=airbnb&utm_medium=email&utm_campaign=20150810_NYC_GTTH_Guests_LYS&c=645115
Apps ClickTime ADP

Happy Hour with Airbnb

Come join us for an evening dedicated to learning more about hosting on Airbnb!

With over 55 million visitors this year, New York remains the number 1 travel destination in the world. And who better to give travelers a real, local New York experience than you?

Spaces are limited, so please reserve your spot by clicking the "Sign Me Up!" button below. If you'd like to bring a guest, send them the link to this event and ask them to register by clicking the "Sign Me Up!" button as well.

Where: SoHo, New York, NY 10012 ***(Address details will be sent via email after your RSVP is confirmed.)***
When: Thursday August 20, 2015 6:30 pm - 8:30 pm
What: Happy Hour with the Airbnb team!

We'd love it if you joined us - drinks and appetizers are on us :)

See you there,
Sanna Akhter
nyc.community@airbnb.com

By signing up for the Event, you agree that Airbnb may record or photograph the Event, (including You, your

When

Thu, August 20, 2015 (in 10 days)
6:30 PM — 8:30 PM

Organizer

Sanna

From:	Giglio, Joseph
To:	Elan Parra
Subject:	RE: You know the name Norman Dion?
Date:	Wednesday, August 19, 2015 9:02:09 PM

He used to be you before I got to ome. He's a nut job

Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone

-------- Original message --------
From: Elan Parra
Date:08/19/2015 5:39 PM (GMT-05:00)
To: "Giglio, Joseph"
Subject: You know the name Norman Dion?

By the way - fishing trip is this Sunday. I'll let you know how it goes.

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

From: Elan Parra
To: Giglio, Joseph
Subject: Re: You know the name Norman Dion?
Date: Wednesday, August 19, 2015 9:16:54 PM

Thanks - good to know

On Aug 19, 2015, at 9:02 PM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:

> He used to be you before I got to ome. He's a nut job
>
> Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone
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From: Elan Parra
To: Giglio, Joseph
Subject: Re: You know the name Norman Dion?
Date: Monday, August 24, 2015 10:51:31 AM

Yehh.

Whether was great, overcast for most of the day - not too much sun. Spent the first hour catching some live bait out near the lighthouse - snagged a Stripe Bass, about 25 lbs and bunch of blue fish.

Went out about 20 miles only (thought we were going out further) -- we rigged up the live bait and were set for the day. Caught three blue shark, no mako, no thresher.

At one point saw a couple of mako circling around our live bait, but not interested -- was disappointing.

Fight for the blue shark was fun, but would have liked to come back with more to eat. I think next time we need to keep in in shore - or the Canyons.

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On Mon, Aug 24, 2015 at 10:40 AM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:

> How did your fishing trip turn out?
>
> Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone
>
> -------- Original message --------
> From: Elan Parra
> Date:08/19/2015 9:16 PM (GMT-05:00)
> To: "Giglio, Joseph"
> Subject: Re: You know the name Norman Dion?
>
> Thanks - good to know
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> > Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone

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From: Elan Parra
To: Giglio, Joseph
Subject: Re: You know the name Norman Dion?
Date: Monday, August 24, 2015 12:52:01 PM

It just wasn't in the cards. We also had a real good drift - went for about 5.5 miles.

Maybe next time it'll be better. Hope you are enjoying the summer.

On Aug 24, 2015, at 11:18 AM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:

> That's a typical inshore type shark trip for montauk. Shame the makos didn't bite but you had live bait and that can't be beat. Disappointing but hopefully next time will be more productive.
>
> Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone
>
> -------- Original message --------
> From: Elan Parra
> Date:08/24/2015 10:51 AM (GMT-05:00)
> To: "Giglio, Joseph"
> Subject: Re: You know the name Norman Dion?
>
> Yehh.
>
> Whether was great, overcast for most of the day - not too much sun. Spent the first hour catching some live bait out near the lighthouse - snagged a Stripe Bass, about 25 lbs and bunch of blue fish.
>
> Went out about 20 miles only (thought we were going out further) -- we rigged up the live bait and were set for the day. Caught three blue shark, no mako, no thresher.
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> At one point saw a couple of mako circling around our live bait, but not interested -- was disappointing.
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Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone

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From: Elan Parra
To: Giglio, Joseph
Subject: Re: Palantir
Date: Wednesday, August 26, 2015 12:11:44 PM

I would have started that conversation with Katie Laidlaw -- but she went out on maternity leave and I'm not sure that she is back yet. I can find out if you need a name, but they will probably not take the conversation too seriously, we can talk more offline if you want more details.

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eparra@lemirellc.com
(646)979-4105
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On Wed, Aug 26, 2015 at 12:08 PM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:

> Do you know the person to talk to at palantir regarding a contract renewal?
>
> Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone

From: Giglio, Joseph
To: Elan Parra
Subject: Bottom fishing Sunday results
Date: Wednesday, September 02, 2015 6:55:06 PM

Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone

From: Elan Parra
To: Giglio, Joseph
Subject: Re: How Airbnb actually makes NYC affordable | New York Post
Date: Wednesday, September 02, 2015 6:57:33 PM

Wouldn't be surprised.

On Sep 2, 2015, at 6:51 PM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:

> This is his first job since his occupy wall street settlement.
>
> Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone
>
> -------- Original message --------
> From: Elan Parra
> Date:09/02/2015 8:45 AM (GMT-05:00)
> To: "Lepard, David" ,"Nagel, Martin" ,"Giglio, Joseph" ,"Pugach, Vladimir"
> Subject: How Airbnb actually makes NYC affordable | New York Post
>
> How does this guy completely sidestep that it is illegal and unsafe?
>
> The worst part is that many in NYC might actually look at the opinion section in the Post as news.
>
> http://nypost.com/2015/09/01/how-airbnb-actually-makes-nyc-affordable/

From: Elan Parra
To: Giglio, Joseph
Subject: Re: Bottom fishing Sunday results
Date: Wednesday, September 02, 2015 6:59:04 PM

Looks like a great Sunday!

On Sep 2, 2015, at 6:55 PM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:

> Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone
>
> <20150830_190832.jpg>

From:	Elan Parra
To:	Giglio, Joseph
Subject:	Opportunities out there...
Date:	Wednesday, September 09, 2015 5:19:29 PM
Attachments:	2015 SoHo Broadway Director of Operations Position Description FINAL.pdf

---

Maybe it's too early for you, but thought you might possibly have someone in mind for this.

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

SOHO BROADWAY INITIATIVE

594 BROADWAY, SUITE 311
NEW YORK, NY 10012

T 212 390 1131
SOHOBROADWAY ORG

Position Description
Director of Operations

Overview:

The SoHo Broadway Initiative is a small not-for-profit, tax-exempt organization that represents the business improvement district for SoHo's Broadway from Houston to Canal (the "District"). The Initiative is a public private partnership whose purpose is to foster a unique, vibrant, mixed-use district with enhanced maintenance and public safety, effective advocacy and administration, technical and professional services for its members, and strategic capital improvements. The SoHo Broadway District Initiative serves those who live, work and visit the District.

The Initiative is seeking to hire a Director of Operations who will be responsible for developing and implementing strategies to address quality of life issues in the District and work with area partners, including City and State agencies, to address problems as they arise.

Responsibilities:

The Director of Operations will report directly to the Executive Director and responsibilities include but are not limited to:

- Develop strategies and take actions to address quality of life and public safety issues in the District with a focus on improving the flow of pedestrians and reducing unsafe sidewalk congestion caused by illegal sidewalk usage.
- Monitor and address sidewalk conditions including but not limited to illegal sidewalk usage, unsafe sidewalk/street conditions, business and residential compliance with city regulations and other general quality of life conditions.
- Establish and maintain close coordination with City agencies and departments, including NYPD, Sanitation, Parks, Transportation, DEP and others.
- Work closely with neighborhood stakeholders (property owners, businesses and their building staff), community groups, elected officials, community boards and other neighborhood institutions. Act as main contact for District constituents on all quality of life issues.
- Prepare monthly written reports for presentation to the Executive Director and Board of Directors

Qualifications:

- Knowledge of New York City government and the role of a business improvement district in addressing quality of life conditions.
- Prior law enforcement experience, ideally with NYPD, is preferred.
- Exhibit a high degree of professionalism, be detail-oriented, organized and efficient.
- Possess the ability to prioritize and manage multiple tasks effectively.

SOHO BROADWAY INITIATIVE

594 BROADWAY, SUITE 311
NEW YORK, NY 10012

T 212 390 1131
SOHOBROADWAY ORG

- Strong leadership skills with a commitment to community and a team oriented personality.
- Ability to communicate effectively with a diverse array of stakeholders.
- Strong organizational, written and oral skills.
- Working knowledge of Microsoft Office suite, including Word, Excel, Outlook and comfortable learning new computer software packages.
- Enthusiastic about working outdoors.
- Ability to work flexible hours, including regular weekend hours and occasional evening hours.
- Bachelor's degree required.

Compensation:

Salary commensurate with experience and includes an excellent employee benefits package.

The SoHo Broadway Initiative is an equal opportunity employer. Interested candidates should email resumes and cover letters, including current salary information to Mark Dicus, Executive Director, SoHo Broadway Initiative, at mdicus@sohobroadwaybid.org. No calls please.

From: Elan Parra
To: Giglio, Joseph
Subject: Re: Opportunities out there...
Date: Thursday, September 10, 2015 11:41:11 AM

That's great - thanks.

Definitely let me know when your buddy starts up his charter.

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Thu, Sep 10, 2015 at 8:30 AM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:

> My buddy just retired from pd and he's upgrading his boat and is going to start taking charters. He is the guy I fish with all the time. Very good fisherman. I'll let you know when he starts. Let me know boat name in si and I'll check it out for you. I have friends in si who know everyone who fishes. Thanks for job info again.
>
> Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone
>
> -------- Original message --------
> From: Elan Parra
> Date:09/10/2015 7:23 AM (GMT-05:00)
> To: "Giglio, Joseph"
> Subject: Re: Opportunities out there...
>
> Well, if you have anyone in mind let me know.
>
> That's a big fish. Seems like it's completely hit or miss. I came across a guy who does charter out of Staten Island - what do you think?
>
> My buddy insists I'll catch an old mobsters boot and nothing else, but it's the same ocean as out east. In the end I think it all depends on the captain.
>
> On Sep 10, 2015, at 7:07 AM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:
>
> > As of today I don't anticipate leaving but tomorrow is another story. Thanks for this info. By the way, the November rain had a 190lb thresher last week.
> >
> > Joseph Giglio

Police Officer

Mayor's Office of Special Enforcement

6465763474

1 Centre Street, 1012N

New York, NY 10007

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Wednesday, September 09, 2015 5:19 PM
To: Giglio, Joseph
Subject: Opportunities out there...

Maybe it's too early for you, but thought you might possibly have someone in mind for this.

<~WRD000.jpg>

Elan D. Parra, Managing Director

Lemire LLC

80 Broad Street, Suite 1201

New York, NY 10004

eparra@lemirellc.com

(646)979-4105

www.lemirellc.com

From: Lepard, David
To: Elan Parra (eparra@lemirellc.com)
Subject: FW: Farewell for Vinny this Friday
Date: Monday, September 14, 2015 4:51:54 PM

FYI

David J Lepard
Special Assistant Corporation Counsel
Mayor's Office of Special Enforcement
One Centre Street, Room 1012N
New York, NY 10007
(646) 576-3514

From: Kaplan, Dana
Sent: Monday, September 14, 2015 4:50 PM
To: @CriminalJustice; Caplan, Ariana; [redacted] Bermudez, Ana (Probation); 'bermang@courtinnovation.org' (bermang@courtinnovation.org); Brodsky Falco, Katherine (Consultant); Bassin, Ian; [redacted] Davidson, Linara; diane@towfoundation.org; Margaret Egan ([redacted] Felipe A Franco (Felipe.Franco@acs.nyc.gov) (Felipe.Franco@acs.nyc.gov); Rahaman, Farah; Goodwin, Sharun (DOP); Gladys Carrion (ACS); Ginsburg, Nancy; Glenn E. Martin (glenn@justleadershipusa.org) (glenn@justleadershipusa.org); Gyvel, Sandra (DOP); Judy Greene [redacted]; Julie Peterson; Jeffrey Butts; mjacobson@gc.cuny.edu; Marinacci Nick; 'Tim Lisante'; 'Saunders, Winette' (Winette.Saunders@doc.nyc.gov); Martinez, Yumari (ACS); Tarlow, Mindy; nturner@vera.org; Roche, Tim (ACS); Rev. [redacted] Austria ([redacted] Shapiro, Lily; Theresa Sgobba; Giovanni, Thomas (LAW); chloe [redacted] Adam Mansky; [redacted] Christine Pahigian; [redacted] Davidson, Linara; Kimbro, Lawanna
Subject: Farewell for Vinny this Friday

Greetings all –

As everyone knows, our beloved Vinny Schiraldi is leaving NYC to take a position at Harvard running the Kennedy School's Criminal Justice Program. His last day at the City of New York was last Thursday. I think we all can agree that while we are happy for what Vinny will bring to Harvard and to the field, we are sad to see him depart NYC, at least on the day to day. In order to give him a proper farewell, we are hosting a **farewell send off** for him in the City Hall neighborhood this upcoming **Friday, September 18th at 5 pm,** to give thanks for all that he has done during his time in NYC government to date. I realize that it's last minute, but given his travel plans and impending relocation to Boston, this was the best opportunity to find a time to wish him well.

This email is being sent to his most recent colleagues and to many of the individuals that I know he has worked closely with and developed relationships with over the years, but surely is by no means a complete representation of who would like to come spend some time with him before he departs, or who should be invited. Please feel free to invite others, as I am sure that there are many who have been missed. As details on the exact location are settled I will send a follow up invite around (likely tomorrow) which can also be shared.

In the meanwhile, if you would like to help at all with planning, please let me know.

Hope to see you Friday –

Take care,
Dana (with event planning collaboration from Constance and Jordan at MOCJ)

Dana Kaplan
Program Director
Mayor's Office of Criminal Justice
1 Centre Street, 10th floor
New York, NY 10007
(646)576-3518
dkaplan@justice.nyc.gov

From: Lepard, David
To: "Elan Parra"
Subject: RE: FW: Farewell for Vinny this Friday
Date: Monday, September 14, 2015 5:03:06 PM

Nope. Anything works. Looking forward to it.

David J Lepard
Special Assistant Corporation Counsel
Mayor's Office of Special Enforcement
One Centre Street, Room 1012N
New York, NY 10007
(646) 576-3514

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Monday, September 14, 2015 5:02 PM
To: Lepard, David
Subject: Re: FW: Farewell for Vinny this Friday

Thanks - let me know if you have any particular place in mind for lunch tomorrow.

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Mon, Sep 14, 2015 at 4:51 PM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:
FYI

David J Lepard
Special Assistant Corporation Counsel
Mayor's Office of Special Enforcement
One Centre Street, Room 1012N
New York, NY 10007
(646) 576-3514

From: Kaplan, Dana
Sent: Monday, September 14, 2015 4:50 PM
To: @CriminalJustice; Caplan, Ariana; [redacted]); Bermudez, Ana (Probation); 'bermang@courtinnovation.org' (bermang@courtinnovation.org); Brodsky Falco, Katherine (Consultant); Bassin, Ian; [redacted] Davidson, Linara; diane@towfoundation.org; Margaret Egan ([redacted] Felipe A Franco (Felipe.Franco@acs.nyc.gov) (Felipe.Franco@acs.nyc.gov); Rahaman, Farah; Goodwin, Sharun (DOP); Gladys Carrion (ACS); Ginsburg, Nancy; Glenn E. Martin (glenn@justleadershipusa.org) (glenn@justleadershipusa.org); Gyvel, Sandra (DOP); Judy Greene [redacted] Julie Peterson; Jeffrey Butts; mjacobson@gc.cuny.edu; Marinacci Nick; 'Tim Lisante'; 'Saunders, Winette' (Winette.Saunders@doc.nyc.gov); Martinez, Yumari (ACS); Tarlow, Mindy; nturner@vera.org; Roche,

Tim (ACS); Rev. Rubén Austria ([redacted] Shapiro, Lily; Theresa Sgobba; Giovanni, Thomas (LAW); [redacted] Adam Mansky; [redacted] Christine Pahigian; [redacted] Davidson, Linara; Kimbro, Lawanna
Subject: Farewell for Vinny this Friday

Greetings all –

As everyone knows, our beloved Vinny Schiraldi is leaving NYC to take a position at Harvard running the Kennedy School's Criminal Justice Program. His last day at the City of New York was last Thursday. I think we all can agree that while we are happy for what Vinny will bring to Harvard and to the field, we are sad to see him depart NYC, at least on the day to day. In order to give him a proper farewell, we are hosting a **farewell send off** for him in the City Hall neighborhood this upcoming **Friday, September 18th at 5 pm,** to give thanks for all that he has done during his time in NYC government to date. I realize that it's last minute, but given his travel plans and impending relocation to Boston, this was the best opportunity to find a time to wish him well.

This email is being sent to his most recent colleagues and to many of the individuals that I know he has worked closely with and developed relationships with over the years, but surely is by no means a complete representation of who would like to come spend some time with him before he departs, or who should be invited. Please feel free to invite others, as I am sure that there are many who have been missed. As details on the exact location are settled I will send a follow up invite around (likely tomorrow) which can also be shared.

In the meanwhile, if you would like to help at all with planning, please let me know.

Hope to see you Friday –

Take care,
Dana (with event planning collaboration from Constance and Jordan at MOCJ)

Dana Kaplan
Program Director
Mayor's Office of Criminal Justice
1 Centre Street, 10th floor
New York, NY 10007
(646)576-3518
dkaplan@justice.nyc.gov

From: Lepard, David
To: "Elan Parra"
Subject: RE: Lunch -
Date: Tuesday, September 15, 2015 11:53:10 AM

Thai sounds great. See you at Aroy Dee at 2.

David J Lepard
Special Assistant Corporation Counsel
Mayor's Office of Special Enforcement
One Centre Street, Room 1012N
New York, NY 10007
(646) 576-3514

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Tuesday, September 15, 2015 11:51 AM
To: Lepard, David
Subject: Re: Lunch -

Okay - 2:00pm

Aroy Dee (thai)
or
Ku Ramen

both on John Street, let me know which you prefer.

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Tue, Sep 15, 2015 at 10:01 AM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:
Sorry for the delay. I don't mind meeting late.

David J Lepard
Special Assistant Corporation Counsel
Mayor's Office of Special Enforcement
One Centre Street, Room 1012N
New York, NY 10007
(646) 576-3514

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Tuesday, September 15, 2015 9:11 AM

To: Lepard, David
Subject: Lunch -

Sorry to do this, but something came up. Wont be able to to do lunch unless late ... 2:00pm.

If that works then we are all good, otherwise need to reschedule for another day.

Let me know.

EP

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

From: Elan Parra
To: Giglio, Joseph
Subject: Re: NPR
Date: Tuesday, September 15, 2015 10:18:51 PM

When you get your charter boat all set up you have to let me know...

On Sep 15, 2015, at 10:05 PM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:

> This administration is just so non committal to anything that's doesn't fit their progressive agenda. We just have to survive until elections. Fortunately, I'll have moved on by then.
>
> Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone
>
> -------- Original message --------
> From: Elan Parra
> Date:09/15/2015 9:55 PM (GMT-05:00)
> To: "Giglio, Joseph"
> Subject: Re: NPR
>
> Of course - I know that. It's the politics at play, the fact that the city has been silent after all of that's gone on for the last two years -- starting with AG subpoena.
>
> He interviewed me for that piece - I made sure to let him know clearly that OSE can do whatever it is that is asked... or better ... permitted.
>
> He got it, and kind of said it - without really saying it.
>
> On Sep 15, 2015, at 9:44 PM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:
>
> > It's unrealistic to think the city is going to mass book these listings.
> >
> > Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone
> >
> > -------- Original message --------
> > From: Elan Parra
> > Date:09/15/2015 9:31 PM (GMT-05:00)
> > To: "Giglio, Joseph" ,"Pugach, Vladimir" ,"Nagel, Martin" ,"Lepard, David"
> > Subject: NPR
> >
> > The article is lousy, not much - the radio broadcast is pretty good. Says OSE is doing a good job, but missing internet postings. That's a policy issue for the administration --- but inspections are good according to complaints.
> >
> > http://www.wnyc.org/story/when-inspectors-look-illegal-hotels/?utm_source=local&utm_medium=treatment&utm_campaign=daMost&utm_content=damostviewed

From:	Elan Parra
To:	Nagel, Martin; Giglio, Joseph
Subject:	Construction in Buildings Declared Vacant Surprises Some: The Tenants - NYTimes.com
Date:	Friday, September 18, 2015 9:40:56 PM

Check out this article and reference to Salim Assa....

http://mobile.nytimes.com/2015/09/19/nyregion/construction-in-buildings-declared-vacant-surprises-some-the-tenants.html?referrer=

Sent from my iPhone

From: Leonard, Diane
To: "Elan Parra"
Subject: RE: FW: lunch with Elan
Date: Tuesday, September 29, 2015 2:41:05 PM

Ok – I'll check with the guys

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Tuesday, September 29, 2015 2:21 PM
To: Leonard, Diane
Subject: Re: FW: lunch with Elan

Can we try to do it the week of the 19th?
Iam in Albany through the weekend and might have to travel to Switzerland next week.

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Tue, Sep 29, 2015 at 2:16 PM, Leonard, Diane <dleonard@cityhall.nyc.gov> wrote:
Sure – any days next week work for you?

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Tuesday, September 29, 2015 2:16 PM
To: Leonard, Diane
Subject: Re: FW: lunch with Elan

Hi Diane, so I unfortunately have to bail out tomorrow. I was pulled into something at the last minute and I have to leave for Albany tomorrow at about noon. I was trying to negotiate a later departure time, but at this point I think that I won't be successful.
Is there any way that we can reschedule?

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com

(646)979-4105
www.lemirellc.com

On Tue, Sep 29, 2015 at 2:05 PM, Leonard, Diane <dleonard@cityhall.nyc.gov> wrote:

CONFIRMING LUNCH FOR TOMORROW @ PINGS

-Di

-----Original Appointment-----
From: Leonard, Diane
Sent: Thursday, September 17, 2015 5:32 PM
To: Leonard, Diane; @OME; 'eparra@lemirellc.com'
Cc: Davis, Thomas; Riley, Constance; Lepard, David; Tsatsaronis, George
Subject: lunch with Elan
When: Wednesday, September 30, 2015 1:30 PM-3:00 PM (UTC-05:00) Eastern Time (US & Canada).
Where: Pings?

From:	Nagel, Martin
To:	@OME
Cc:	Crohn, Alexander
Bcc:	Nagel, Martin; Elan Parra (eparra@lemirellc.com); [redacted]
Subject:	Court"s Decision on the pending motions involving NYC v. CITY OASES, LLC, et al [Illegal hotel action]
Date:	Monday, October 05, 2015 2:44:51 PM
Attachments:	Decision on Operator Defendants" Motion to Dismiss and Plaintiff NYC"s X-Motion for Default against CITY OASES.pdf

As you may know, the Operator Defendants in the above-referenced action [Szilvia Patkos, Mina Guirguis, and City Oases, LLC] filed a second motion seeking to dismiss the City's nuisance abatement [illegal hotel] action, in its entirety, as against them. We had previously succeeded in having the Court dismiss their first motion [filed by their previous counsel, Kent Gubrud] on the basis that it was 'legally deficient'. Such denial of the motion was 'procedural', however, and since it was not on the merits, the defendants were given leave to file a second motion.

We opposed the second motion on the basis that our pleadings [i.e., Complaint] sufficiently alleged causes of action for which those three co-defendants could possibly be held liable. We also cross-moved seeking a default judgment as against the corporate defendant CITY OASES, LLC, on the procedural grounds that they failed to timely serve an answer to our Complaint and they also failed to timely file a motion to dismiss. Although they did attempt to file a motion, we argued in our cross-motion papers that their attempt to file a motion to dismiss was defective, once again, since that corporate entity had to be represented by legal counsel admitted to practice in NYS. Since their attempted motion was only filed by Ms. Patkos and Mr. Guirguis, as *pro se* litigants, we argued that their attempt had failed, as a matter of law.

The Court has just provided us with a copy of its decision on the defendants' motion to dismiss and our cross-motion for a default judgment. [Copy attached hereto] First of all, the Court has *denied the co-defendants' motion to dismiss*, explaining that "Not only has the City adequately stated a cause of action, but the Court has examined the various arguments raised by the defendants and find them to be without merit. . . In the end, it is not for individuals or companies that wish to provide lodging on a commercial basis to ignore local safety laws and regulations because they deem them to be a burden, but instead to follow them." The Court then referred to an "analogous nuisance abatement proceeding before this Court" [i.e,, OSE's previous NYC v. Smart Apartments, LLC action] and stated that the decision in that action by Justice Engoron denying that defendant's motion to dismiss was "highly persuasive." Therefore, Justice Engoron's analysis was being adopted by this Court in the City Oases matter, in which Ms. Patkos and Mr. Guirguis raised defenses similar to the Smart Apartments defendants.

Finally, with regard to our motion for a default judgment against CITY OASES, LLC, the Court agreed with our argument that the individuals, Ms. Patkos and Mr. Guirguis, were not authorized to represent a corporate entity such as CITY OASES, LLC. Consequently, since they failed to timely answer or move to dismiss, the Court *granted our cross-motion and directed the Clerk of Court to enter a default judgment against CITY OASES, LLC*.

Thank you all for your contributions in making this outcome possible. Now, we can continue to proceed with our action as against the Owner Defendants [i.e, the Kermanshahs] and the individual

Operator Defendants.

Marty

MARTIN I. NAGEL
Special Assistant Corporation Counsel
NYC Mayor's Office of Special Enforcement
One Centre Street – Room 1012N
New York, NY 10007
Direct Line: (646) 576 – 3485

SUPREME COURT OF THE STATE OF NEW YORK
NEW YORK COUNTY

PRESENT: HON. JAMES E. d'AUGUSTE Justice

PART 62

INDEX NO. 451997/14

MOTION DATE

MOTION SEQ. NO. 4+5

CITY of NEW YORK

-v-

CITY OASES, LLC, et al

The following papers, numbered 1 to ____, were read on this motion to/for ____

Notice of Motion/Order to Show Cause — Affidavits — Exhibits ____ | No(s). ____

Answering Affidavits — Exhibits ____ | No(s). ____

Replying Affidavits ____ | No(s). ____

Upon the foregoing papers, it is ordered that this motion is decided in accordance with the attached decision and order.

MOTION/CASE IS RESPECTFULLY REFERRED TO JUSTICE FOR THE FOLLOWING REASON(S):

Dated: 10-2-2015

HON. JAMES E. d'AUGUSTE, J.S.C.

1. CHECK ONE: ..... ☐ CASE DISPOSED ☒ NON-FINAL DISPOSITION

2. CHECK AS APPROPRIATE: .....MOTION IS: ☐ GRANTED ☐ DENIED ☒ GRANTED IN PART (Denied in part Cmotion Cross-motion) ☐ OTHER

3. CHECK IF APPROPRIATE: ..... ☐ SETTLE ORDER ☐ SUBMIT ORDER

☐ DO NOT POST ☐ FIDUCIARY APPOINTMENT ☐ REFERENCE

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NEW YORK

----------X

The City of New York,

Plaintiff,

-against-

City Oases, LLC, et al.,

Defendants.

----------X

Decision and Order

Index No. 451997/2014

Hon. James E. d'Auguste

Defendants Mina Guirguis and Szilvia Patkos have each filed a motion seeking dismissal of the instant action, and plaintiff The City of New York (the "City") has filed a cross-motion seeking a default judgment against defendant City Oases, LLC ("City Oases"). The motions to dismiss are denied and the City's cross-motion for a default judgment is granted.

In the motions to dismiss, the moving defendants challenge the legal sufficiency of the City's complaint, which factually sets forth in detail the illegal conversion of two separate building locations into illegal short-term hotels, along with advertisement of their availability as short-term rentals on over a dozen websites.[1] Not only has the City adequately stated a cause of action, but the Court has examined the various arguments raised by defendants and find them to be without merit. For instance, defendants take issue that the City imposes more stringent fire safety standards for transient dwellings than it requires for permanent residential dwellings. Such a requirement, however, is based upon a common sense approach that regular transients residing in dwellings will be less familiar with a particular building and the means to safely exit in the

[1] While irrelevant in deciding a motion to dismiss, the Court notes that the defendants admit, while attempting to minimize the number of instances, to having rented out rooms "for short term stays as well." Guirguis Aff., ¶ 4.

event of an emergency when compared with long term residents. In the end, it is not for individuals or companies that wish to provide lodging on a commercial basis to ignore local safety laws and regulations because they deem them to be a burden, but instead to follow them.

Indeed, this is the result previously reached in an analogous nuisance abatement proceeding before this Court. In that litigation, the Hon. Arthur F. Engoron stated the following in response to similar arguments as to those raised by the defendants in the within action:

> According to an old legal adage, with many variations, "If the law is against you, pound the facts; if the facts are against you, pound the law; if they both are against you, pound the table." Here, plaintiff has defendants "dead to rights." In response to plaintiff's overwhelming avalanche of evidence that defendants' acts violate the Consumer Protection Law and constitute a public nuisance, defendants have opted to pound the table (they do not claim that they are not doing what plaintiff alleges, and they do no more than quibble with plaintiff's interpretation of the law). Their main contentions (this Court has considered all the others and found them unavailing) are (1) that some of their operations are actually legal; (2) that they are changing their ways, "laying the groundwork to be the future leader of the 30-day and over New York City apartment rental business"; (3) that plaintiff is using strong-arm, "Police-State," "stop-at-nothing" tactics . . . to "rid" New York City of Smart Apartments; (4) that they are not committing a "public" nuisance; (5) that defendant['s] acts are shielded by the corporate veil; (6) that only the Commissioner of Consumer Affairs can bring an action for a violation of the Consumer Protection Law; and (7) that plaintiff is engaged in "selective enforcement," inasmuch as an enterprise called "Airbnb" (probably denoting "air [travel] bed and breakfast") operates on a much larger scale and heretofore has not been targeted because New York City Mayor Michael Bloomberg owns 88% of Bloomberg LP, which "is a major financial investor in the venture capital fund Andreessen Horowitz, which, in turn, has an investment of approximately one hundred million dollars in Airbnb," and that "while Airbnb markets its vast inventory of illegal short term rentals, the Mayor's Office is using all of its power to try and bully Smart Apartments' occupants and completely eliminate it as a possible competitor."

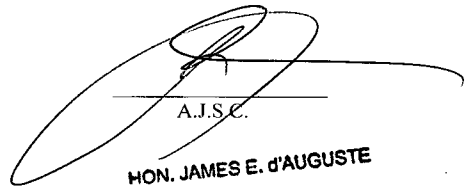
City of New York v. Smart Apts. LLC, 39 Misc. 3d 221, 227-28 (Sup. Ct., N.Y. County 2013) (Engoron, J.). The Court finds Justice Engoron's analysis to be highly persuasive and adopts it as such. Accordingly, the motions to dismiss are denied.

In regard to the City's motion for a default judgment against City Oases, its application is

granted. As a limited liability company, City Oases is required to be represented by counsel. It was originally represented by an attorney, but this attorney has previously been permitted to withdraw as counsel. At this juncture, as City Oases has neither served an answer nor has it served a valid motion to dismiss, as it is currently unrepresented by counsel. Since City Oases is in default and, upon a review of its submissions, the City has demonstrated an entitlement to a default judgment against this defendant, the cross-motion seeking a default judgment is granted. Accordingly, the Clerk is directed to enter a default judgment against City Oases, without costs.

This constitutes the decision and order of this Court.

Dated: October 2, 2015



From: Elan Parra
To: Leonard, Diane
Subject: Re: FW: lunch with Elan
Date: Tuesday, October 06, 2015 12:09:32 PM

Perfect. I put it in the calendar.

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Tue, Oct 6, 2015 at 12:03 PM, Leonard, Diane <dleonard@cityhall.nyc.gov> wrote:

> How's 10/14 @ 1:30
>
> **From:** Elan Parra [mailto:eparra@lemirellc.com]
> **Sent:** Tuesday, October 06, 2015 12:01 PM
> **To:** Leonard, Diane
> **Subject:** Re: FW: lunch with Elan
>
> Hi Diane, following up -
>
> Good days:
>
> Tomorrow, Friday (this week)
>
> Any day next week except for Tuesday
>
> **Elan D. Parra, Managing Director**
>
> **Lemire LLC**
>
> 80 Broad Street, Suite 1201
>
> New York, NY 10004
>
> eparra@lemirellc.com

(646)979-4105

www.lemirellc.com

On Tue, Sep 29, 2015 at 2:16 PM, Leonard, Diane <dleonard@cityhall.nyc.gov> wrote:

Sure – any days next week work for you?

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Tuesday, September 29, 2015 2:16 PM
To: Leonard, Diane
Subject: Re: FW: lunch with Elan

Hi Diane, so I unfortunately have to bail out tomorrow. I was pulled into something at the last minute and I have to leave for Albany tomorrow at about noon. I was trying to negotiate a later departure time, but at this point I think that I won't be successful.

Is there any way that we can reschedule?

Elan D. Parra, Managing Director

Lemire LLC

80 Broad Street, Suite 1201

New York, NY 10004

eparra@lemirellc.com

(646)979-4105

www.lemirellc.com

On Tue, Sep 29, 2015 at 2:05 PM, Leonard, Diane <dleonard@cityhall.nyc.gov> wrote:

CONFIRMING LUNCH FOR TOMORROW @ PINGS

-Di

-----Original Appointment-----
From: Leonard, Diane
Sent: Thursday, September 17, 2015 5:32 PM
To: Leonard, Diane; @OME; 'eparra@lemirellc.com'
Cc: Davis, Thomas; Riley, Constance; Lepard, David; Tsatsaronis, George
Subject: lunch with Elan
When: Wednesday, September 30, 2015 1:30 PM-3:00 PM (UTC-05:00) Eastern Time (US & Canada).
Where: Pings?

From: Giglio, Joseph
To: Elan Parra
Subject: RE: lunch
Date: Wednesday, October 14, 2015 7:58:00 AM

See you at 1. thanks

Joseph Giglio
Police Officer
Mayor's Office of Special Enforcement
6465763474
1 Centre Street, 1012N
New York, NY 10007

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Wednesday, October 14, 2015 7:58 AM
To: Giglio, Joseph
Subject: Re: lunch

That works fine for me. It's actually better. See you there at 100

On Oct 14, 2015, at 7:51 AM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:

> Morning Elan, can we move lunch up to 1pm. We need to be out in Brooklyn at 3pm to interview someone related to the yanko management case. This just came up last night and it might be our only chance to get the information we are looking for. Let me know if its ok.
>
> Joseph Giglio
> Police Officer
> Mayor's Office of Special Enforcement
> 6465763474
> 1 Centre Street, 1012N
> New York, NY 10007

From:	Elan Parra
To:	Leonard, Diane
Subject:	Re: CONFIRMING LUNCH FOR TODAY @ 1:30
Date:	Wednesday, October 14, 2015 11:47:50 AM

Confirmed, but for 1:00pm.

Joe had sent me an email this morning --- did he not speak with you and everyone else??

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
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eparra@lemirellc.com
(646)979-4105
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On Wed, Oct 14, 2015 at 11:43 AM, Leonard, Diane <dleonard@cityhall.nyc.gov> wrote:

> *Diane Leonard, Office Manager*
>
> *Mayor's Office of Criminal Justice and*
>
> *Office of Special Enforcement*
>
> *1 Centre Street, 1012N*
>
> *New York, NY 10007*
>
> ☎:*Please note new telephone # 646-576-3465*
>
> *Personal Fax: 212-312-0757*
>
> *Office Fax: 212-788-6834*
>
> ✉:*dleonard@cityhall.nyc.gov*

From:	Elan Parra
To:	Leonard, Diane
Subject:	Re: LUNCH WITH ELAN
Date:	Wednesday, October 14, 2015 12:00:52 PM

Meet you there!!

Elan D. Parra, Managing Director
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New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Wed, Oct 14, 2015 at 11:58 AM, Leonard, Diane <dleonard@cityhall.nyc.gov> wrote:

From: Elan Parra
To: Leonard, Diane
Subject: Re: CONFIRMING LUNCH FOR TODAY @ 1:30
Date: Wednesday, October 14, 2015 1:02:18 PM

Yes. Sorry 110

On Oct 14, 2015, at 1:00 PM, Leonard, Diane <dleonard@cityhall.nyc.gov> wrote:

> You mean 1:10
>
> ---
>
> **From:** Elan Parra [mailto:eparra@lemirellc.com]
> **Sent:** Wednesday, October 14, 2015 1:00 PM
> **To:** Leonard, Diane
> **Subject:** Re: CONFIRMING LUNCH FOR TODAY @ 1:30
>
> En route - few minutes behind. Figure 2:10.
>
> On Oct 14, 2015, at 11:43 AM, Leonard, Diane <dleonard@cityhall.nyc.gov> wrote:
>
> > *Diane Leonard, Office Manager*
> > *Mayor's Office of Criminal Justice and*
> > *Office of Special Enforcement*
> > *1 Centre Street, 1012N*
> > *New York, NY 10007*
> > ☎:***Please note new telephone # 646-576-3465***
> > *Personal Fax: 212-312-0757*
> > *Office Fax: 212-788-6834*
> > ✉:*dleonard@cityhall.nyc.gov*

From: Elan Parra
To: Giglio, Joseph
Subject: Re: Retired Cops/multi-lingual
Date: Tuesday, October 27, 2015 8:06:10 AM

Thanks.

On Oct 27, 2015, at 6:07 AM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:

> I will.
>
> Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone
>
> -------- Original message --------
> From: Elan Parra
> Date:10/26/2015 3:36 PM (GMT-05:00)
> To: "Giglio, Joseph"
> Subject: Retired Cops/multi-lingual
>
> Joe, not sure if you know of anyone that fits the script, but I'm looking for retired cops, former investigators that are multi-lingual. Any language: Chinese, Spanish, Russian, Creole, Arabic ... whatever.
>
> If you know of anyone who you think might work let me know. Also pass along to Tom and Kenny.
>
> Thanks
>
> **Elan D. Parra, Managing Director**
> **Lemire LLC**
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> New York, NY 10004
> eparra@lemirellc.com
> (646)979-4105
> www.lemirellc.com

From: Elan Parra
To: Klossner, Christian
Subject: Re: introduction
Date: Tuesday, November 10, 2015 10:54:59 PM

3rd is good. Church Publik for drinks. Say around 600.

Want to shoot over an invite -

On Nov 10, 2015, at 9:07 PM, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:

> The 3rd is good. Lunch or drinks, whichever is better for you.
>
> Sent from my BlackBerry 10 smartphone.
>
> **From:** Elan Parra
> **Sent:** Tuesday, November 10, 2015 6:07 PM
> **To:** Klossner, Christian
> **Subject:** Re: introduction
>
> On a plane tomorrow and traveling - tied up through the end of the month.
> Will likely be in Zurich the second week of December.
>
> Drinks also work, but its going to have to be the first week of December - how is the 2nd or the 3rd?
>
> **Elan D. Parra, Managing Director**
> **Lemire LLC**
> 80 Broad Street, Suite 1201
> New York, NY 10004
> eparra@lemirellc.com
> (646)979-4105
> www.lemirellc.com
>
> On Tue, Nov 10, 2015 at 5:54 PM, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:
>
> > Well I blew that, but I'm sure you understand better than most!
> >
> > Since you put Church Publik on the list, Is happy hour also an option? My lunches are booked for this week and next except next Tuesday, but I could do 6:30 this Thursday or 5:00ish next Wednesday or Thursday.
> >
> > -Christian

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Monday, November 02, 2015 1:01 PM
To: Klossner, Christian
Subject: Re: introduction

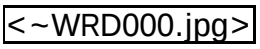
11/9 works:

Sun Cafe (sushi)

Pongsri (thai)

Church Publik (bar/pub)

Let me know which works



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New York, NY 10004

eparra@lemirellc.com

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www.lemirellc.com

On Mon, Nov 2, 2015 at 12:51 PM, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:

I'm already into next week. Lunch Monday or Tuesday?

From: Elan Parra [mailto:eparra@lemirellc.com]

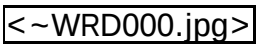
Sent: Friday, October 30, 2015 3:55 PM
To: Klossner, Christian
Subject: Re: introduction

Good to meet via email.

Happy to meet. Want to grab lunch?

Tuesday (1230) or Wed (100) work well for me next week.

Elan



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On Fri, Oct 30, 2015 at 2:18 PM, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:

Elan,

I am the new Director of OSE, and I am reaching out to introduce myself. I have attached an Outlook contact as well.

I would love to meet and hear any insights you might have.

Christian J. Klossner

Executive Director, Office of Special Enforcement

Mayor's Office of Criminal Justice

1 Centre St, 10th Floor

New York, NY 10007

(o) 646-576-3477

(c) 917-593-6674

(f) 212-788-6834

From: Klossner, Christian
To: Elan Parra
Subject: RE: Accepted: meeting @ Thu Dec 3, 2015 6pm - 6:30pm (eparra@lemirellc.com)
Date: Tuesday, December 01, 2015 3:12:00 PM

Sounds good. 5:00 pm at Church Publick? The going away is at 5:30. WE can meet for a bit and then make our way.

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Tuesday, December 01, 2015 2:05 PM
To: Klossner, Christian
Subject: Re: Accepted: meeting @ Thu Dec 3, 2015 6pm - 6:30pm (eparra@lemirellc.com)

Deal, two birds, one stone.

Why don't we do this:
I'd prefer not to be off to the side chatting during Mike's going away -- why don't we meet at 5:00/5:30 before Mike's party so we can catch up first? What time is the going away supposed to start?

Let me know.

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Tue, Dec 1, 2015 at 1:26 PM, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:
Elan,

I confess that the conflict is Mike Clarke's going away party. We were colleagues at Special Narcotics and he has been a friend here, so I could not not go. When I mentioned that I had to cancel with you to come to his party, he mentioned that you might attend his going away party.

Is that the case? Perhaps we could kill two birds with one stone?

-Christian

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Monday, November 30, 2015 3:04 PM
To: Klossner, Christian
Subject: Re: Accepted: meeting @ Thu Dec 3, 2015 6pm - 6:30pm (eparra@lemirellc.com)

Good dates:

12/7, 12/14, 12/15, 12/17

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On Mon, Nov 30, 2015 at 2:57 PM, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:
Elan,

I really hate to do this, but I need to reschedule. Does this put us into the new year?

-Christian

Organizer: Klossner, Christian
When: 6:00 PM - 6:30 PM December 3, 2015
Subject: Accepted: meeting @ Thu Dec 3, 2015 6pm - 6:30pm (eparra@lemirellc.com)
Location:

From: Klossner, Christian
To: Elan Parra
Subject: Re:
Date: Thursday, December 03, 2015 5:12:15 PM

About to walk in. Grey suit red shirt.

Sent from my BlackBerry 10 smartphone.

From: Elan Parra
Sent: Thursday, December 3, 2015 5:10 PM
To: Klossner, Christian
Subject: Re:

I'm here.

On Dec 3, 2015, at 5:01 PM, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:

> On my way
> Sent from my BlackBerry 10 smartphone.

From: Giglio, Joseph
To: Elan Parra
Subject: phone call
Date: Monday, December 07, 2015 1:27:00 PM

Just now getting back to you. Sorry for delay. Hope all is well. Call me back when you get a chance.

Joseph Giglio
Police Officer
Mayor's Office of Special Enforcement
6465763474
1 Centre Street, 1012N
New York, NY 10007

From: Giglio, Joseph
To: Elan Parra
Subject: FW: Congratulations for Sergeant George Tsatsaronis
Date: Wednesday, December 30, 2015 8:15:00 AM

For your entertainment. Happy and healthy NEW YEAR.

Joseph Giglio
Police Officer
Mayor's Office of Special Enforcement
6465763474
1 Centre Street, 1012N
New York, NY 10007

From: Glazer, Elizabeth
Sent: Tuesday, December 29, 2015 6:36 PM
To: Klossner, Christian
Cc: @CriminalJustice
Subject: Re: Congratulations for Sergeant George Tsatsaronis

That is fantastic, George! And well deserved! Congratulations!

On Dec 29, 2015, at 5:07 PM, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:

> Colleagues,
>
> Please join me in offering congratulations to OSE staff member George Tsastsaronis, who was recently promoted to the rank of Sergeant in the NYC Sheriff's Department. George has been with OSE since December 2006, and was promoted to Sergeant from his prior rank of supervising sheriff investigator.
>
> Christian J. Klossner
> Executive Director, Office of Special Enforcement
> Mayor's Office of Criminal Justice
> 1 Centre St, 10th Floor
> New York, NY 10007
> (o) 646-576-3477
> (c) 917-593-6674
> (f) 212-788-6834

From:	Elan Parra
To:	Giglio, Joseph; Pugach, Vladimir; Lepard, David; Nagel, Martin
Subject:	Messner"s Mess
Date:	Tuesday, February 09, 2016 9:01:33 AM

---

http://m.nydailynews.com/news/politics/mayor-de-blasio-punts-nypd-eviction-abuse-article-1.2524943

Calling for a federal investigation??

From: Elan Parra
To: Giglio, Joseph
Subject: Re: Messner"s Mess
Date: Tuesday, February 09, 2016 9:23:42 AM

Okay, let me know.

Give me a ring when you are good.
Cell 7184906262

On Feb 9, 2016, at 9:20 AM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:

> Can't grab lunch today but next week good
>
> Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone
>
> -------- Original message --------
> From: Elan Parra
> Date:02/09/2016 9:18 AM (GMT-05:00)
> To: "Giglio, Joseph"
> Subject: Re: Messner's Mess
>
> Sure today is good. Can call on cell whenever.
>
> If you can we can grab lunch? Ive got time today.
>
> On Feb 9, 2016, at 9:12 AM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:
>
> > I owe you a phone call. Today?
> >
> > Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone
> >
> > -------- Original message --------
> > From: Elan Parra
> > Date:02/09/2016 9:06 AM (GMT-05:00)
> > To: "Giglio, Joseph" ,"Pugach, Vladimir" ,"Lepard, David" ,"Nagel, Martin"
> > Subject: Messner's Mess
> >
> > http://m.nydailynews.com/news/politics/mayor-de-blasio-punts-nypd-eviction-abuse-article-1.2524943
> >
> > Calling for a federal investigation??

From: Giglio, Joseph
To: Elan Parra
Subject: RE: Messner"s Mess
Date: Tuesday, February 09, 2016 10:30:06 AM

I will

Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone

-------- Original message --------
From: Elan Parra
Date:02/09/2016 9:23 AM (GMT-05:00)
To: "Giglio, Joseph"
Subject: Re: Messner's Mess

Okay, let me know.

Give me a ring when you are good.
Cell 7184906262

On Feb 9, 2016, at 9:20 AM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:

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> From: Elan Parra
> Date:02/09/2016 9:18 AM (GMT-05:00)
> To: "Giglio, Joseph"
> Subject: Re: Messner's Mess
>
> Sure today is good. Can call on cell whenever.
>
> If you can we can grab lunch? Ive got time today.
>
> On Feb 9, 2016, at 9:12 AM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:
>
> > I owe you a phone call. Today?
> >
> > Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone
> >
> > -------- Original message --------
> > From: Elan Parra
> > Date:02/09/2016 9:06 AM (GMT-05:00)

To: "Giglio, Joseph" ,"Pugach, Vladimir" ,"Lepard, David" ,"Nagel, Martin"
Subject: Messner's Mess

http://m.nydailynews.com/news/politics/mayor-de-blasio-punts-nypd-eviction-abuse-article-1.2524943

Calling for a federal investigation??

From: Giglio, Joseph
To: Elan Parra
Subject: RE: Good dates lunch -
Date: Wednesday, February 10, 2016 6:46:49 PM

Ok

Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone

-------- Original message --------
From: Elan Parra
Date:02/10/2016 5:55 PM (GMT-05:00)
To: "Giglio, Joseph"
Subject: Good dates lunch -

2/22-2/24

Elan D. Parra, Managing Director
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(646)979-4105
www.lemirellc.com

From: Giglio, Joseph
To: Elan Parra
Subject: RE: Messner"s Mess
Date: Friday, February 12, 2016 11:00:07 AM

Same to you

Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone

-------- Original message --------
From: Elan Parra
Date:02/12/2016 10:58 AM (GMT-05:00)
To: "Giglio, Joseph"
Subject: Re: Messner's Mess

sounds good.
have a good weekend.

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80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Fri, Feb 12, 2016 at 10:57 AM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:

> We will figure it out next week
>
> Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone
>
> -------- Original message --------
> From: Elan Parra
> Date:02/12/2016 10:56 AM (GMT-05:00)
> To: "Giglio, Joseph"
> Subject: Re: Messner's Mess
>
> Okay -
> Sorry last email unclear. You have a place in mind you want to meet up at?
>
> If you have to head uptown to sign out then I can always meet at a place uptown.
>
> **Elan D. Parra, Managing Director**
> **Lemire LLC**
> 80 Broad Street, Suite 1201
> New York, NY 10004
> eparra@lemirellc.com
> (646)979-4105
> www.lemirellc.com

On Fri, Feb 12, 2016 at 10:53 AM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:

> 12 is good
>
> Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone
>
> -------- Original message --------
> From: Elan Parra
> Date:02/12/2016 10:42 AM (GMT-05:00)
> To: "Giglio, Joseph"
> Subject: Re: Messner's Mess
>
> Still good.
> Either 12 or 100, whichever you prefer.
>
> Have a place in mind, preferably something a bit off the beaten path from CH --- don't love running into people.
>
> **Elan D. Parra, Managing Director**
> **Lemire LLC**
> 80 Broad Street, Suite 1201
> New York, NY 10004
> eparra@lemirellc.com
> (646)979-4105
> www.lemirellc.com
>
> On Fri, Feb 12, 2016 at 8:47 AM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:
>
> > The 23 looks good around noon or 1pm. Let me know if it still works for you.
> >
> > Joseph Giglio
> >
> > Police Officer
> >
> > Mayor's Office of Special Enforcement
> >
> > 6465763474
> >
> > 1 Centre Street, 1012N
> >
> > New York, NY 10007
> >
> > ---
> >
> > **From:** Elan Parra [mailto:eparra@lemirellc.com]
> > **Sent:** Tuesday, February 09, 2016 9:23 AM
> > **To:** Giglio, Joseph

Subject: Re: Messner's Mess

Okay, let me know.

Give me a ring when you are good.

Cell 7184906262

On Feb 9, 2016, at 9:20 AM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:

> Can't grab lunch today but next week good
>
> Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone
>
> -------- Original message --------
>
> From: Elan Parra
>
> Date:02/09/2016 9:18 AM (GMT-05:00)
>
> To: "Giglio, Joseph"
>
> Subject: Re: Messner's Mess
>
> Sure today is good. Can call on cell whenever.
>
> If you can we can grab lunch? Ive got time today.
>
> On Feb 9, 2016, at 9:12 AM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:
>
> > I owe you a phone call. Today?
> >
> > Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone

-------- Original message --------

From: Elan Parra

Date:02/09/2016 9:06 AM (GMT-05:00)

To: "Giglio, Joseph" ,"Pugach, Vladimir" ,"Lepard, David" ,"Nagel, Martin"

Subject: Messner's Mess

http://m.nydailynews.com/news/politics/mayor-de-blasio-punts-nypd-eviction-abuse-article-1.2524943

Calling for a federal investigation??

From:	Elan Parra
To:	Pugach, Vladimir; Parczewski, Krzysztof
Subject:	To my DOB pals - quoted in Construction Dive ...
Date:	Wednesday, February 17, 2016 10:31:00 AM

To my DOB friends ... was quoted in article re: crane collapse. Thought you would get a kick out of this:

http://www.constructiondive.com/news/learning-from-tragedy-nyc-crane-collapse-triggers-heightened-scrutiny-of-c/413886/

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Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

From: Lepard, David
To: "Elan Parra"
Subject: RE: Messner"s Mess
Date: Wednesday, February 17, 2016 11:26:33 AM

Some fodder for lunchtime conversation: http://www.brooklyndaily.com/stories/2016/8/br-deblasio-prince-hotel-apology-2016-02-19-bk.html

David J Lepard
Assistant Corporation Counsel
Mayor's Office of Special Enforcement
One Centre Street, Room 1012N
New York, NY 10007
(646) 576-3514

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Wednesday, February 17, 2016 10:44 AM
To: Lepard, David
Subject: Re: Messner's Mess

Oka Sushi, on Maiden Lane.

I updated the invite, see you at 100

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Wed, Feb 17, 2016 at 10:26 AM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:
Great idea. Where do you recommend?

Sent from my iPhone

On Feb 17, 2016, at 10:24 AM, Elan Parra <eparra@lemirellc.com> wrote:

> Yes good.
> Sushi>?

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com

(646)979-4105
www.lemirellc.com

On Wed, Feb 17, 2016 at 9:44 AM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:
Still good for today? Maybe around 1pm?

David J Lepard
Assistant Corporation Counsel
Mayor's Office of Special Enforcement
One Centre Street, Room 1012N
New York, NY 10007
(646) 576-3514

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Friday, February 12, 2016 5:30 PM
To: Lepard, David
Subject: Re: Messner's Mess

Lunch Wednesday.
Meet half-way.

Figure somewhere near Fulton station?

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Thu, Feb 11, 2016 at 10:06 AM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:
Hey! Sorry for the delay. Could do breakfast T-F of next week, or lunch W-F.

Things over here are very interesting: A lot going on but not in the manner or pace you'd expect.

David J Lepard
Assistant Corporation Counsel
Mayor's Office of Special Enforcement
One Centre Street, Room 1012N
New York, NY 10007
(646) 576-3514

-----Original Message-----
From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Tuesday, February 09, 2016 9:13 AM
To: Lepard, David

Subject: Re: Messner's Mess

All good.
Let me know when is good to catch up.

How are things over there?

> On Feb 9, 2016, at 9:07 AM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:
>
> Yeah can't believe this. How are things? Lets catch up soon!
>
>
> Sent from my iPhone

From:	Elan Parra
To:	Nagel, Martin
Subject:	Construction Article
Date:	Friday, February 19, 2016 11:56:20 AM

Feel free to circulate ...

http://www.constructiondive.com/news/learning-from-tragedy-nyc-crane-collapse-triggers-heightened-scrutiny-of-c/413886/

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

From: Giglio, Joseph
To: Elan Parra
Subject: RE: Love this ...
Date: Tuesday, February 23, 2016 11:47:24 AM

Sounds good.

Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone

-------- Original message --------
From: Elan Parra
Date:02/23/2016 11:44 AM (GMT-05:00)
To: "Giglio, Joseph"
Subject: Re: Love this ...

Okay, we can reschedule for a time that is more convenient.

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Tue, Feb 23, 2016 at 11:42 AM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:

> Still here in bklyn with no end in site. Let's reschedule
>
> Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone
>
> -------- Original message --------
> From: Elan Parra
> Date:02/23/2016 8:07 AM (GMT-05:00)
> To: "Giglio, Joseph"
> Subject: Re: Love this ...
>
> Sounds good to me.
>
> **Elan D. Parra, Managing Director**
> **Lemire LLC**
> 80 Broad Street, Suite 1201
> New York, NY 10004
> eparra@lemirellc.com
> (646)979-4105
> www.lemirellc.com
>
> On Tue, Feb 23, 2016 at 8:03 AM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:
>
> > No manhattans fine. I will let you know where and if we are running on time.

Joseph Giglio

Police Officer

Mayor's Office of Special Enforcement

6465763474

1 Centre Street, 1012N

New York, NY 10007

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Tuesday, February 23, 2016 7:59 AM
To: Giglio, Joseph
Subject: Re: Love this ...

Your call - just let me know where.

I can can also met you in Brooklyn if that works for you guys.

Elan D. Parra, Managing Director

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On Tue, Feb 23, 2016 at 7:30 AM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:

Lunch @12. We will be out in brooklyn this morning. Where do you want to meet. The crew will be tagging along.

Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone

-------- Original message --------

From: Elan Parra

Date:02/17/2016 10:07 PM (GMT-05:00)

To: "Giglio, Joseph"

Subject: Re: Love this ...

Fun.

On Feb 17, 2016, at 9:02 PM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:

> Both
>
> Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone
>
> -------- Original message --------
>
> From: Elan Parra
>
> Date:02/17/2016 8:29 PM (GMT-05:00)
>
> To: "Giglio, Joseph"
>
> Subject: Re: Love this ...
>
> OSE generally or me?

On Feb 17, 2016, at 6:40 PM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:

> Guess who they are blaming for this.
>
> Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone
>
> -------- Original message --------
>
> From: Elan Parra
>
> Date:02/17/2016 5:43 PM (GMT-05:00)
>
> To: "Giglio, Joseph"
>
> Subject: Love this ...
>
> http://www.brooklyndaily.com/stories/2016/8/br-deblasio-prince-hotel-apology-2016-02-19-bk.html

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From: Giglio, Joseph
To: Elan Parra
Subject: RE: Lunch
Date: Tuesday, March 15, 2016 12:21:26 PM

---

136 William street

Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone

-------- Original message --------
From: Elan Parra <eparra@lemirellc.com>
Date: 03/15/2016 10:30 AM (GMT-05:00)
To: "Giglio, Joseph" <jgiglio@cityhall.nyc.gov>
Subject: Re: Lunch

okay, meet there @ 1230

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On Tue, Mar 15, 2016 at 9:48 AM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:

> Yes and yes
>
> Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone
>
> -------- Original message --------
> From: Elan Parra <eparra@lemirellc.com>
> Date: 03/15/2016 9:27 AM (GMT-05:00)
> To: "Giglio, Joseph" <jgiglio@cityhall.nyc.gov>
> Subject: Re: Lunch
>
> Sounds good. Gonna get to see you eat a burger with a fork?
>
> Is there a place to sit over there?
>
> On Mar 15, 2016, at 8:49 AM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:
>
> > Want to meet at smash burger on fulton street
> >
> > Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone

-------- Original message --------
From: Elan Parra <eparra@lemirellc.com>
Date: 03/10/2016 11:21 AM (GMT-05:00)
To: "Giglio, Joseph" <jgiglio@cityhall.nyc.gov>
Subject: Re: Lunch

Yes.

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On Thu, Mar 10, 2016 at 10:36 AM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:

> Yes. Sounds good. 1230?
>
> Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone
>
> -------- Original message --------
> From: Elan Parra <eparra@lemirellc.com>
> Date: 03/10/2016 10:17 AM (GMT-05:00)
> To: "Giglio, Joseph" <jgiglio@cityhall.nyc.gov>
> Subject: Re: Lunch
>
> 15th?
>
> On Mar 10, 2016, at 10:15 AM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:
>
> > Yes. Anytime next week is good.
> >
> > Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone
> >
> > -------- Original message --------
> > From: Elan Parra <eparra@lemirellc.com>
> > Date: 03/10/2016 10:12 AM (GMT-05:00)
> > To: "Giglio, Joseph" <jgiglio@cityhall.nyc.gov>
> > Subject: Lunch

Want to try to reschedule?

From:	Elan Parra
To:	Nagel, Martin
Cc:	Giglio, Joseph
Subject:	Grand Imperial Reversed -
Date:	Thursday, March 17, 2016 5:05:58 PM
Attachments:	Grand Imperial - Decision - (# Legal 6493950).pdf

---

I'm sure you saw this already.
Good language re: legislative intent.

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Friedman, J.P., Andrias, Saxe, Kapnick, JJ.

545 In re Grand Imperial, LLC, Index 100704/14
Petitioner-Respondent,

-against-

The New York City Board of Standards
and Appeals, et al.,
Respondents-Appellants.
- - - - -
Congressmember Jerrold Nadler, New
York State Senator Liz Krueger, New
York State Assembly Member Richard N.
Gottfried, New York State Assembly
Member Daniel O'Donnell, New York State
Assembly Member Linda Rosenthal,
Manhattan Borough President Gale A. Brewer,
New York City Public Advocate Letitia James,
New York City Council Member Helen
Rosenthal, Goddard Riverside Law Project,
Housing Conservation Coordinators, Inc.,
and MFY Legal Services, Inc.,
Amici Curiae.

Zachary W. Carter, Corporation Counsel, New York (Richard Dearing of counsel), for appellants.

Chehebar Deveney & Phillips, New York (Cornelius P. McCarthy of counsel), for respondent.

Jeanette Zelhof, MFY Legal Services, New York (Martha Weithman of counsel), for amici curiae.

Judgment, Supreme Court, New York County (Alexander W. Hunter, J.), entered April 22, 2015, granting the petition to annul a resolution of respondent Board of Standards and Appeals, adopted June 10, 2014, as amended July 2, 2014, which affirmed the Department of Buildings' denial of petitioner's request for a Letter of No Objection regarding petitioner's rental of units in its class A residential building for a minimum of seven days, unanimously reversed, on the law, the petition denied, and the proceeding brought pursuant to CPLR article 78, dismissed, without costs.

As Supreme Court found, based on the former Multiple Dwelling Law § 248(16), which permitted single room occupancy owners to rent their rooms for periods as short as seven days, petitioner had an accrued right, within the meaning of the Multiple Dwelling Law

saving clauses (see Multiple Dwelling Law § 366[1]), at the time the legislature amended provisions related to occupancy in class A multiple dwellings in 2010. However, in enacting the amendments, the legislature's intent that a 30-day minimum occupancy requirement would apply to all, with only narrow, specified exceptions, was sufficiently clear that petitioner's saving clause right to continue renting for the shorter period was extinguished (see L 2010, ch 225, § 8, as amended by L 2010, ch 566, § 3 [providing in pertinent part that the relevant act amending the Multiple Dwelling Law and the Administrative Code of the City of New York "shall take effect May 1, 2011 and shall apply to all buildings in existence on such effective date and to buildings constructed after such effective date" (emphasis added)]; Kellogg v Travis, 100 NY2d 407 [2003]).

THIS CONSTITUTES THE DECISION AND ORDER
OF THE SUPREME COURT, APPELLATE DIVISION, FIRST DEPARTMENT.

ENTERED: MARCH 17, 2016

_____
CLERK

From: Giglio, Joseph
To: Elan Parra
Subject: RE: Grand Imperial Reversed -
Date: Thursday, March 17, 2016 5:58:03 PM

Keeps us in business for at least another 6 weeks.

Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone

-------- Original message --------
From: Elan Parra <eparra@lemirellc.com>
Date: 03/17/2016 5:05 PM (GMT-05:00)
To: "Nagel, Martin" <MNagel@cityhall.nyc.gov>
Cc: "Giglio, Joseph" <jgiglio@cityhall.nyc.gov>
Subject: Grand Imperial Reversed -

I'm sure you saw this already.
Good language re: legislative intent.

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From: Nagel, Martin
To: "Elan Parra"
Subject: RE: Grand Imperial Reversed -
Date: Friday, March 18, 2016 2:28:18 PM

Thanks, Elan. Appreciate your good wishes. I'm doing much better now but I am kind of grateful that the weather won't be too warm this weekend. It'll help keep me from rushing back into action on the boardwalk prematurely.

Enjoy your weekend and I look forward to seeing you for lunch and conversation in the near future.

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Friday, March 18, 2016 9:56 AM
To: Nagel, Martin
Subject: Re: Grand Imperial Reversed -

All sounds good except you being sick. I hope you get better.

Let me know when you are back in the swing of things.

On Mar 17, 2016, at 5:28 PM, Nagel, Martin <MNagel@cityhall.nyc.gov> wrote:

> Yes, I did, but it's just fine to see it again, Elan. You were quick to pick up on this decision, as we just got word within the past hour or two. Looks like the Law Dept. did a very nice job on Grand Imperial, and got some justified assistance from the First Dept.
>
> Things are definitely moving on a quicker than normal pace around the Office now. As I briefly discussed with you last week (?), I had a ridiculously scheduled 'evidentiary hearing' ordered by Justice James D'Auguste on the NYC Midtown case [the 55th and 46th St. Assa Buildings] this past Friday on my Motion for a Preliminary Injunction [filed about thirteen months before the hearing date]. To make a long story a bit shorter [for now], the hearing started out disastrously, with the judge tipping his hand [that he was, basically, not going to grant our motion, no way, no how, and if we didn't like it, as he knew we wouldn't, he was daring us to go to the First Dept.].
>
> Somehow, I'm not sure how I got it done, I was able to pause the hearing and then convince Assa's counsel that they were better off stipulating to injunctive relief rather than go through with the entire hearing. All I had to do was withdraw the City's demand for injunctive relief against Assa, individually [which really wasn't necessary for us anyway if we got the injunction against the buildings and his companies] and withdraw the City's demand for a Temporary Receiver [which we weren't going to get, no way, no how, anyway]. Suky's counsel refused to go along with the deal as against the Operator Defendants so the hearing was rescheduled by the Court for 4/14, in case Suky's counsel continues to refuse to stipulate, but we've already got ourselves a prelim injunction against the Buildings and against Assa's companies. So, now I'm

thinking that I'm not even going to try to get a stip from Suky and, instead, just go into a hearing with nothing to lose and an opportunity to demonstrate to the Judge how horribly Suky [and Assa, as well] have been operating the buildings with regard to the public safety from fire-related hazards.

Anyway, preparing for the Hearing did take a toll on me. Two days later, I came down with a horrible [at least, for me] chest infection that laid me out for a few days and made me take a few consecutive sick days, which I haven't done much in the past seven years or so. Starting to feel better but I still feel like I got hit by a truck. I'm lucky I don't get sick often but, when I do, I am admittedly quite the baby about it. I hope you and Amanda are doing well. I will give you a call in the next few days as soon as I start working full days again, to catch up more fully.

Take care, Elan

Marty

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Thursday, March 17, 2016 5:05 PM
To: Nagel, Martin
Cc: Giglio, Joseph
Subject: Grand Imperial Reversed -

I'm sure you saw this already.
Good language re: legislative intent.

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www.lemirellc.com

From: Leonard Diane
To: "Elan Parra (eparra@lemirellc.com)"
Subject: FW: RETIREMENT LUNCHEONF OR JOHN BIGOLSKI
Date: Tuesday, March 29, 2016 4:40:13 PM
Attachments: BEEKMAN PUB MENU.pdf
image001.emz
image002.png
image003.emz
image007.png

"Look here Watson, everybody has to retire sometime!"

The

Beekman

15-17 Beekman Street (between Nassau & William Streets)

(212) 732-7333 or (800) 289-2128

For Reservations call Jim or Ed Robinson

Luncheon Menu

Includes choice of:

Any Cocktail ❦ Appetizer ❦ Entree ❦ Dessert ❦ Beverage

Appetizer:

Tossed house salad

Entrees:

Sliced Steak with Mushroom Gravy

Broiled Chopsteak with Onions

Fish & Chips

Broiled Filet of Sole

Half Roast Chicken

Chicken Parmigiana

Served with Vegetables, Potatoes, Rolls & Butter

Complimentary Glass of Wine

Desserts:

Ice cream or a Decorated Cake for the occasion

(15 Guests or more)

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Yes, it's true, John is retiring. I'm trying to schedule a luncheon for him for the week of his retirement.

Date:	April 20, 2016
Time:	2 – 4 pm
Location:	The Beekman Pub, 15 Beekman Street
Cost:	$40 per person (includes gift)

Please let me know as soon as possible if you will be able to attend. Attached is the menu – you must select your entrée a few days before the luncheon.

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"Look here John, everybody has to retire sometime!"

From:	Elan Parra
To:	Leonard, Diane
Subject:	Re: FW: RETIREMENT LUNCHEONF OR JOHN BIGOLSKI
Date:	Thursday, March 31, 2016 2:12:09 PM
Attachments:	image001.png image002.png

Roasted Chicken -

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Thu, Mar 31, 2016 at 2:08 PM, Leonard, Diane <dleonard@cityhall.nyc.gov> wrote:

> Great - you can pay me when you get there – I just need to know your entree selection.
>
> **From:** Elan Parra [mailto:eparra@lemirellc.com]
> **Sent:** Thursday, March 31, 2016 2:04 PM
> **To:** Leonard, Diane
> **Subject:** Re: FW: RETIREMENT LUNCHEONF OR JOHN BIGOLSKI
>
> Hi Diane,
>
> I can make it ... put me on the list. I would have been suspicious that this was a joke and JB isn't really retiring had you sent it out on April Fool's.... I can't believe it's finally happening.
>
> Do you want me to send you a check?
>
> **Elan D. Parra, Managing Director**
>
> **Lemire LLC**
>
> 80 Broad Street, Suite 1201
>
> New York, NY 10004
>
> eparra@lemirellc.com
>
> (646)979-4105
>
> www.lemirellc.com

On Tue, Mar 29, 2016 at 4:40 PM, Leonard, Diane <dleonard@cityhall.nyc.gov> wrote:

Yes, it's true, John is retiring. I'm trying to schedule a luncheon for him for the week of his retirement.

Date:	April 20, 2016
Time:	2 – 4 pm
Location:	The Beekman Pub, 15 Beekman Street
Cost:	$40 per person (includes gift)

Please let me know as soon as possible if you will be able to attend. Attached is the menu – you must select your entrée a few days before the luncheon.

"Look here John, everybody has to retire sometime!"

"Look here Watson, everybody has to retire sometime!"

Yes, it's true, John is retiring. I'm trying to schedule a luncheon for him for the week of his retirement.

Date:	April 20, 2016
Time:	2 – 4 pm
Location:	The Beekman Pub, 15 Beekman Street
Cost:	$40 per person (includes gift)

Please let me know as soon as possible if you will be able to attend. Attached is the menu – you must select your entrée a few days before the luncheon.

"Look here John, everybody has to retire sometime!"

From:	Elan Parra
To:	Nagel, Martin
Subject:	Re: F.B.I. Questions Police Leaders Amid Inquiry Into Businessmen Linked to de Blasio - NYTimes.com
Date:	Wednesday, April 06, 2016 11:50:29 AM

Nothing was missing. We got push back from Liz.

> On Apr 6, 2016, at 9:59 AM, Nagel, Martin <MNagel@cityhall.nyc.gov> wrote:
>
> Jona Rechnitz/JSR Capital. I remember him/it well. What I was trying to remember was what we were missing to pursue an action against JSR. But it certainly is interesting to see his name surface once again.
>
> And speaking of a name surfacing again: Have you seen this yet? https://www.dnainfo.com/new-york/20160404/gramercy/nypd-refers-more-charges-against-gramercy-bar-visana-state-says
>
> I hope you are well. Take care, Elan. Hope to catch up with you soon.
>
> Marty
>
> -----Original Message-----
> From: Elan Parra [mailto:eparra@lemirellc.com]
> Sent: Wednesday, April 06, 2016 8:21 AM
> To: Nagel, Martin
> Subject: F.B.I. Questions Police Leaders Amid Inquiry Into Businessmen Linked to de Blasio - NYTimes.com
>
> ... Remember what we found re: JSR Capital?
>
>
> http://mobile.nytimes.com/2016/04/06/nyregion/fbi-questions-police-leaders-amid-inquiry-into-businessmen-linked-to-de-blasio.html?rref=collection%2Fsectioncollection%2Fnyregion&action=click&contentCollection=nyregion®ion=rank&module=package&version=highlights&contentPlacement=1&pgtype=sectionfront&referer=
>
>
> Sent from my iPhone

From: Klossner, Christian
To: "Elan Parra"
Subject: RE: 248 McKibben Street, Brooklyn
Date: Monday, April 18, 2016 12:48:03 PM

Thanks.

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Monday, April 18, 2016 12:47 PM
To: Klossner, Christian
Subject: Re: 248 McKibben Street, Brooklyn

Not asking for any info. not public or in BIS.

Owner of the building is looking to engage my firm to assess, investigate and come up with a compliance plan that satisfies OSE.

I wanted to pass along the contact information of my colleague who will be stepping in to communicate with you regarding this issue.

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Mon, Apr 18, 2016 at 12:21 PM, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:
Sent this before I listened to your voicemail. Glad you spotted it!

From: Klossner, Christian
Sent: Monday, April 18, 2016 12:20 PM
To: Elan Parra
Subject: Re: 248 McKibben Street, Brooklyn

Thought about this some more. I'm not comfortable answering these question, or disclosing anything not already in the press or on BIS.

Also, not sure what kind of conflicts check you need to go through but you are still within a year, no?

Sent from my BlackBerry 10 smartphone.

From: Elan Parra
Sent: Monday, April 18, 2016 10:27 AM
To: Klossner, Christian
Subject: Re: 248 McKibben Street, Brooklyn

Just leaving you a message this morning -

give a call back when you have a moment.

cell: 718-490-6262
phone: 646-979-4105

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Fri, Apr 15, 2016 at 10:04 AM, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:

A little later today, yes.

Sent from my BlackBerry 10 smartphone.

From: Elan Parra
Sent: Thursday, April 14, 2016 7:46 PM
To: Klossner, Christian
Subject: 248 McKibben Street, Brooklyn

Building owner contacted me and wants to engage my firm to remedy problems in his building: full assessment, recommendations by us for future compliance, and action on all apartments at issue.

I have nothing on background for this, and not in the business of working for the wrong clients. He gave me some details - do you have a couple of minutes to discuss?

Elan D. Parra, Managing Director
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eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

From:	Elan Parra
To:	Klossner, Christian
Cc:	Katherine A. Lemire
Subject:	248 McKibben Street
Date:	Monday, April 18, 2016 1:22:32 PM

Christian,

As I mentioned in earlier emails, in light of COIB and my full year not having run, Katie Lemire (cc'd) will be reaching out to you regarding 248 McKibben Street.

Regards,
Elan

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

From: Elan Parra
To: Leonard, Diane
Subject: Re: JOHN"S RETIREMENT LUNCHEON
Date: Wednesday, April 20, 2016 11:04:47 AM

See you there!!!

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Wed, Apr 20, 2016 at 10:47 AM, Leonard, Diane <dleonard@cityhall.nyc.gov> wrote:

> REMINDER: Today @ 2 pm
>
> The Beekman
>
> 15-17 Beekman Street
>
> Between Nassau & William Streets
>
> 212-732-7333

From: Leonard, Diane
To: "Elan Parra"
Subject: RE: Support for Isabel Perez
Date: Monday, May 09, 2016 5:34:10 PM

It doesn't appear to be working now.
I'll try it from home.
Thanks.

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Monday, May 09, 2016 5:29 PM
To: Leonard, Diane
Subject: Re: Support for Isabel Perez

I heard. That's terrible news, so surprising and so sudden.

I tried to access the website/donation page, but I am getting an error message. Am I doing something wrong?

Elan D. Parra, Managing Director
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80 Broad Street, Suite 1201
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eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Mon, May 9, 2016 at 3:56 PM, Leonard, Diane <dleonard@cityhall.nyc.gov> wrote:
Isabel is in the hospital - I thought you might want to know. See link below:

https://www.youcaring.com/isabel-perez-567716

From: Elan Parra
To: Leonard, Diane
Subject: Re: ISABEL
Date: Wednesday, May 18, 2016 7:20:22 PM

Thank you for passing along.

On May 18, 2016, at 4:52 PM, Leonard, Diane <dleonard@cityhall.nyc.gov> wrote:

> FYI
>
> I'm not sure if you heard, but Isabel passed away.
> Funeral arrangements are as follows:
> DATES
> WAKE – May 26th from 2 -7 PM
> FUNERAL – May 27th from 10 – 11 AM
>
> <image003.jpg>

From:	Lepard, David
To:	"eparra@lemirellc.com"
Subject:	RE: Invitation: Lunch @ Thu May 26, 2016 1pm - 2pm (eparra@lemirellc.com)
Date:	Wednesday, May 25, 2016 12:42:44 PM

Didn't we say Friday? Unfortunately can't do tomorrow.

David J Lepard

Special Assistant Corporation Counsel

Mayor's Office of Special Enforcement

One Centre Street, Room 1012N

New York, NY 10007

(646) 576-3514

-----Original Appointment-----
From: eparra@lemirellc.com [mailto:eparra@lemirellc.com]
Sent: Wednesday, May 25, 2016 12:41 PM
To: Lepard, David
Subject: Invitation: Lunch @ Thu May 26, 2016 1pm - 2pm (eparra@lemirellc.com)
When: Thursday, May 26, 2016 1:00 PM-2:00 PM (UTC-05:00) Eastern Time (US & Canada).
Where:

more details »

Lunch

When

Thu May 26, 2016 1pm – 2pm Eastern Time

Video call

https://plus.google.com/hangouts/_/lemirellc.com/dlepard-eparra

Calendar

eparra@lemirellc.com

Who

•

eparra@lemirellc.com - organizer

- David Lepard

Going? **Yes** - **Maybe** - **No** more options »

Invitation from Google Calendar

You are receiving this courtesy email at the account dlepard@cityhall.nyc.gov 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 modify your RSVP response. Learn More.

<< File: invite.ics >>

From: Lepard, David
To: Elan Parra
Subject: Re: Updated Invitation: Lunch @ Fri May 27, 2016 1pm - 2pm (eparra@lemirellc com)
Date: Wednesday, May 25, 2016 1:02:06 PM

Great!

Sent from my iPhone

On May 25, 2016, at 1:01 PM, Elan Parra <eparra@lemirellc.com> wrote:

> Let me think on it - I'll update invite and let you know.
>
> **Elan D. Parra, Managing Director**
> **Lemire LLC**
> 80 Broad Street, Suite 1201
> New York, NY 10004
> eparra@lemirellc.com
> (646)979-4105
> www.lemirellc.com
>
> On Wed, May 25, 2016 at 1:00 PM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:
>> Very open to it.
>>
>> Sent from my iPhone
>>
>> On May 25, 2016, at 1:00 PM, Elan Parra <eparra@lemirellc.com> wrote:
>>
>>> I was, but apparently not anymore.
>>> What do you think about making your way down towards Fidi?
>>>
>>> **Elan D. Parra, Managing Director**
>>> **Lemire LLC**
>>> 80 Broad Street, Suite 1201
>>> New York, NY 10004
>>> eparra@lemirellc.com
>>> (646)979-4105
>>> www.lemirellc.com
>>>
>>> On Wed, May 25, 2016 at 12:50 PM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:
>>>> After some quick googling it appears Saleya Tribeca is closed. Is that the one you were thinking of?
>>>>
>>>> -----Original Appointment-----
>>>> **From:** eparra@lemirellc.com [mailto:eparra@lemirellc.com]
>>>> **Sent:** Wednesday, May 25, 2016 12:47 PM
>>>> **To:** eparra@lemirellc.com; Lepard, David
>>>> **Subject:** Updated Invitation: Lunch @ Fri May 27, 2016 1pm - 2pm (eparra@lemirellc.com)
>>>> **When:** Friday, May 27, 2016 1:00 PM-2:00 PM (UTC-05:00) Eastern Time (US & Canada).
>>>> **Where:**
>>>>
>>>> **This event has been changed.**
>>>> **more details »**
>>>> **Lunch**
>>>> When **Changed** Fri May 27, 2016 1pm – 2pm Eastern Time
>>>> Video call https://plus google.com/hangouts/ /lemirellc.com/dlepard-eparra

Calendar	eparra@lemirellc com
Who	• eparra@lemirellc.com - organizer • David Lepard

Going? **Yes** - **Maybe** - **No** more options »

Invitation from Google Calendar

You are receiving this courtesy email at the account dlepard@cityhall nyc gov 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 modify your RSVP response. Learn More.

<< File: invite.ics >>

From: Lepard, David
To: e_arra@lemi e k com
Subject: Re: Updated Invi at on: Lunch (EP/DL) @ Fri May 27 2016 1pm - 2pm epa ra@lemire lc.com)
Date: Fr day May 27 2016 11 15:40 AM

I'm there.

Sent from my iPhone

> On May 27 2016 at 11:14 AM eparra@lemirel c.com <eparra@lem rellc.com> wrote:
>
> This event has been changed.
> more deta ls »<https://www.google.com/ca endar/event
action=VIEW&eid=XzZrcTRhZHBqNnNzajRlOWo4bDIzYWI5azZrcGs0YjlwOG9vNDJiOWw4b3JqY2dhMjg1MGp aDFnNnMgZGxlcGFyZEBjaXR5aGFsbC5ueWMuZ292&tok=MjAjZXBhcnJhQGxlbWlyZWxsYy5jb21hMWE0MDM5OTExYjc3MTAwZmI4N2U4MTkyNWI0ZjJlZTNiYTI5NDE4&ctz=America/New_York&hl=en>
>
> Changed: Lunch (EP/DL)
> When Fri May 27 2016 1pm – 2pm Eastern T me
> Where Changed: Wogies Bar & Gr ll - Financial District 44 Trinity Pl New York NY 10006 USA (map<https://maps.google.com/maps q=Wog es Bar %26 Gri l - Financial D strict 44 Trin ty Pl New York NY 10006 USA&hl=en>)
> V deo call htt s: l s goog e com hango ts lem rellc com dle ard-e arra<htt s: l s google com hango ts emire lc com dle ard-e arra hce d= XBhcnJhQG l WlyZW sYySi 20 6 q4ad i6ssj4 9j8l23a 9 6 4 9 8oo42 9 8oricga2850jeh1g6a>
> Calendar eparra@lemirel c.com
> Who • eparra@ emirellc.com - organizer
> • David Lepard
>
> Go ng Yes<https://www.google.com/calendar/event
action=RESPOND&eid=XzZrcTRhZHBqNnNzajRlOWo4bDIzYWI5azZrcGs0YjlwOG9vNDJ OWw4b3JqY2dhMjg1MGplaDFnNnMgZGxlcGFyZEBjaXR5aGFsbC5ueWMuZ292&rst=1&tok=MjAjZXBhcnJhQGxlbWlyZWxsYy5jb21hMWE0MDM5OTExYjc3MTAwZmI4N2U4MTkyNWI0ZjJlZTNiYTI5NDE4&ctz=America/New_York&hl=en>
- Maybe<https://www.google.com/calendar/event
action=RESPOND&eid=XzZrcTRhZHBqNnNzajRlOWo4bDIzYWI5azZrcGs0YjlwOG9vNDJ OWw4b3JqY2dhMjg1MGplaDFnNnMgZGxlcGFyZEBjaXR5aGFsbC5ueWMuZ292&rst=3&tok=MjAjZXBhcnJhQGxlbWlyZWxsYy5jb21hMWE0MDM5OTExYjc3MTAwZmI4N2U4MTkyNWI0ZjJlZTNiYTI5NDE4&ctz=America/New_York&hl=en>
- No<https://www.google.com/calendar/event
action=RESPOND&eid=XzZrcTRhZHBqNnNzajRlOWo4bDIzYWI5azZrcGs0YjlwOG9vNDJ OWw4b3JqY2dhMjg1MGplaDFnNnMgZGxlcGFyZEBjaXR5aGFsbC5ueWMuZ292&rst=2&tok=MjAjZXBhcnJhQGxlbWlyZWxsYy5jb21hMWE0MDM5OTExYjc3MTAwZmI4N2U4MTkyNWI0ZjJlZTNiYTI5NDE4&ctz=America/New_York&hl=en>
more options »<https://www.google.com/calendar/event
action=VIEW&eid=XzZrcTRhZHBqNnNzajRlOWo4bDIzYWI5azZrcGs0YjlwOG9vNDJiOWw4b3JqY2dhMjg1MGp aDFnNnMgZGxlcGFyZEBjaXR5aGFsbC5ueWMuZ292&tok=MjAjZXBhcnJhQGxlbWlyZWxsYy5jb21hMWE0MDM5OTExYjc3MTAwZmI4N2U4MTkyNWI0ZjJlZTNiYTI5NDE4&ctz=America/New_York&hl=en>
> Invitation from Google Calendar<https://www.google.com/calendar/>
>
> You are receiv ng this courtesy email at the account dlepard@c tyha l.nyc.gov because you are an attendee of this event.
>
> To stop receiving future updates for th s event decline this event. Alternatively you can sign up for a Google account at https://www.goog e.com/ca endar/ and control your notification settings for your ent re ca endar.
>
> Forwarding this inv tation could allow any recip ent to modify your RSVP response. Learn More<https://support.goog e.com/ca endar/answer/37135#forwarding>.
> <invite.ics>
> <meeting. cs>

From: Elan Parra
To: Wan, Hsiao-Hsiang
Cc: Klossner, Christian
Subject: Re: McKibbin Street
Date: Friday, May 27, 2016 12:05:49 PM

Sounds good.

Enjoy the weekend!

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Fri, May 27, 2016 at 11:55 AM, Wan, Hsiao-Hsiang <HHWan@cityhall.nyc.gov> wrote:

> We can call you at your office next Tuesday at 10. Have a good weekend everyone!
>
> **From:** Elan Parra [mailto:eparra@lemirellc.com]
> **Sent:** Friday, May 27, 2016 11:53 AM
> **To:** Wan, Hsiao-Hsiang
> **Cc:** Klossner, Christian
> **Subject:** Re: McKibbin Street
>
> Perfect. I can set up a conference line, or if you prefer to call me (at the office) that also works.
>
> **Elan D. Parra, Managing Director**
>
> **Lemire LLC**
>
> 80 Broad Street, Suite 1201
>
> New York, NY 10004
>
> eparra@lemirellc.com
>
> (646)979-4105
>
> www.lemirellc.com

On Fri, May 27, 2016 at 11:45 AM, Wan, Hsiao-Hsiang <HHWan@cityhall.nyc.gov> wrote:

Elan, does next Tuesday at 10 a.m. work for you?

From: Klossner, Christian
Sent: Friday, May 27, 2016 11:24 AM
To: Elan Parra
Cc: Wan, Hsiao-Hsiang
Subject: Re: McKibbin Street

Okay. Catherine will you schedule? I don't have your calendar availble.

Sent from my BlackBerry 10 smartphone.

From: Elan Parra

Sent: Friday, May 27, 2016 11:16 AM

To: Klossner, Christian

Cc: Wan, Hsiao-Hsiang

Subject: Re: McKibbin Street

Okay, how about a call on Tuesday?

Elan D. Parra, Managing Director

Lemire LLC

80 Broad Street, Suite 1201

New York, NY 10004

eparra@lemirellc.com

(646)979-4105

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On Fri, May 27, 2016 at 11:12 AM, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:

Out today. We will wait to serve until Wednesday.

Sent from my BlackBerry 10 smartphone.

From: Elan Parra

Sent: Friday, May 27, 2016 10:53 AM

To: Wan, Hsiao-Hsiang; Klossner, Christian

Subject: McKibbin Street

I've spoken with the owners regarding your request.

Can we set up a call for 10 minutes to discuss. Let me know when you are available, I'll should be able to accommodate your schedules for any time today.

Thanks

Elan

Elan D. Parra, Managing Director

Lemire LLC

80 Broad Street, Suite 1201

New York, NY 10004

eparra@lemirellc.com

(646)979-4105

www.lemirellc.com

From:	Elan Parra
To:	Klossner, Christian; Wan, Hsiao-Hsiang
Subject:	248 McKibbin Street (update 4O)
Date:	Tuesday, May 31, 2016 5:36:22 PM
Attachments:	Surrender Agreement - 40.pdf

As a follow up from our call earlier, I found the 4O surrender. It was printed on double-sided paper and attached to the surrender agreement for another apartment in the documents I provided you last week.

Sorry about the confusion - I should have realized it.

I will provide you with an update regarding 2P and 3K as soon as I receive the documentation from management.

Elan

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BG
1/4

SURRENDER AGREEMENT

WHEREAS this agreement is dated April 14, 2016; and

WHEREAS Brecht Gander ("Gander") is tenant of a certain premises located at 248 McKibbin Street, Brooklyn, New York 11206 ("Apartment"); and

WHEREAS Gander's landlord for Apartment is Carnegie Management Inc. ("Landlord"), with an address at 545 Broadway, 4th Floor, Brooklyn, New York 11206; and

WHEREAS Landlord and Gander have an effective lease agreement and

WHEREAS Gander wishes to enter into an agreement to surrender possession of all tenancy and possessory rights to Apartment and be released from all obligations and duties of Lease;

NOW, in exchange of valuable consideration given by each of the parties to the others, receipt of which is hereby acknowledged;

1. No later than April 14, 2016, at 5:00pm, Gander shall vacate Apartment, leave Apartment in broom clean condition, free of all persons and property, and surrender all keys to Landlord. Time is of the essence.
2. Provided Gander complies fully and timely with paragraph one (1) above, the parties shall be released from all future obligations, duties and rights under Lease for Apartment; both parties agreed that tenant will receive $700 from his $1700 security deposit ("Security") and Landlord will keep $1000 to satisfy any fees by lawyers or city agencies in order to cure the violations or other arrears it claims is due or will be due and owing Landlord related to Apartment.

BL
2/4

3. Upon any default in paragraph 1 above, the Lease shall remain in full force and effect and landlord-tenant relationship between Canfield and Landlord shall remain in effect; Security shall be held on account by Landlord until expiration of tenancy/Lease; any fees or other arrears due or will be due and owing Landlord shall not be waived by Landlord; and Landlord shall maintain any rights against Gander to seek relief for any lease default or breach, including but not limited, an action or proceeding for monetary damages and eviction.
4. Upon execution of this Agreement, Gander hereby releases and discharges Landlord and all its heirs, executors, administrators, successors and assigns, from all actions, causes of action, suits, debts, dues, sums of money, accounts, reckonings, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, trespasses, damages, judgments, extents, executions, claims, and demands whatsoever, in law, admiralty or equity, as related to Apartment and Lease.
5. This Agreement shall be governed by and construed in accordance with the laws of the State of New York.
6. This Agreement contains all understandings between the parties relating to Apartment, and may not be modified orally and is only subject to modification in writing signed by all parties hereto.
7. All parties agree they have had the opportunity to have legal counsel available regarding the agreements contained herein and are signing without legal counsel, and of their own volition and consent.

BG
3/4

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year hereinafter stated.

Carnegie Management, Inc.

By: _____

Brecht Gander

_____

STATE OF NEW YORK) ss.:

COUNTY OF)

On the day of in the year 2016 before me the undersigned, a Notary Public in and for said State, personally appeared Brecht Gander BG and ~~Michael A. Canfield~~, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose name are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

See attached

Notary Public

4 #8
/4

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Sonoma)

On April 19, 2016 before me, Isis Flores,
Date *Here Insert Name and Title of the Officer*

personally appeared Brecht Gander
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

ISIS LIZETH FLORES
Commission # 2122381
Notary Public - California
Marin County
My Comm. Expires Aug 7, 2019

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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From:	Klossner, Christian
To:	"Elan Parra"
Cc:	Wan, Hsiao-Hsiang
Subject:	RE: 248 McKibbin Street (update 4O)
Date:	Thursday, June 16, 2016 6:32:34 PM

Elan,

I apologize, we have been crazed. I will give you a full response early next week.

-Christian

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Tuesday, June 14, 2016 7:36 AM
To: Klossner, Christian
Cc: Wan, Hsiao-Hsiang
Subject: Re: 248 McKibbin Street (update 4O)

Waiting on a response here.

Any decision regarding 4Q? Also, where are you regarding the remediation letter, can we get something on the calendar to discuss?

Thanks.
Elan

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On Tue, Jun 7, 2016 at 3:59 PM, Elan Parra <eparra@lemirellc.com> wrote:
You might just want to serve it if that is what you are planning on doing, I'm sure that their attorney will get back to you.

In the mean time, where are we on 4Q?

Also, should I assume that you no longer want to discuss remediation efforts and just expect a summary letter?

Thanks.

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On Tue, Jun 7, 2016 at 3:34 PM, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:
Thanks for following up. Should we discuss the subpoena issues with the attorney?

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Monday, June 06, 2016 5:23 PM
To: Klossner, Christian
Cc: Wan, Hsiao-Hsiang
Subject: Re: 248 McKibbin Street (update 4O)

Sorry for the delayed response. Regarding the three pending issues:

1) The client has consulted his attorney and indicated that they will provide information related to ongoing investigations demonstrated by enforcement actions that OSE have conducted at the building. We can discuss exactly what that looks like in more detail, and the scope of information that your require;
2) Regarding 4Q, I am waiting for a response from you with respect to how to proceed; again, the tenant has refused to comply, continues to illegal sub-let and legal action has been taken and is pending procedural processes; and
3) The client will be drafting a written letter to outline the efforts that they have undertaken thus far at the location to curb illegal hotel use, it will also include a summary of future action that the owner plans to continue monitoring and enforcing against illegal sub-lets in the building.

I urge a collaborative effort with respect to expectations that your office has regarding plans moving forward. Instead of guessing what you are looking for in terms of future efforts to curb illegal hotel use, if you have something in mind, we should discuss in detail so that I can speak with the owners to see that all necessary changes are fully considered and where possibly implemented.

Thanks
Elan

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On Mon, Jun 6, 2016 at 1:03 PM, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:
Where does your client stand? I thought we were going to hear more last Friday?

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Tuesday, May 31, 2016 6:04 PM
To: Wan, Hsiao-Hsiang
Cc: Klossner, Christian
Subject: Re: 248 McKibbin Street (update 4O)

You too.

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On Tue, May 31, 2016 at 5:56 PM, Wan, Hsiao-Hsiang <HHWan@cityhall.nyc.gov> wrote:
Thank you Elan. Have a good evening.

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Tuesday, May 31, 2016 5:36 PM
To: Klossner, Christian; Wan, Hsiao-Hsiang
Subject: 248 McKibbin Street (update 4O)

As a follow up from our call earlier, I found the 4O surrender. It was printed on double-sided paper and attached to the surrender agreement for another apartment in the documents I provided you last week.

Sorry about the confusion - I should have realized it.

I will provide you with an update regarding 2P and 3K as soon as I receive the documentation from management.

Elan

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From:	Elan Parra
To:	Wan, Hsiao-Hsiang
Cc:	Klossner, Christian
Subject:	Re: 255 McKibbin Street
Date:	Wednesday, June 22, 2016 3:42:10 PM
Attachments:	Executed Surrender Apt.511..pdf

See attached surrender agreement for Apartment #511.

The apartment will be vacated this evening.

Elan

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On Wed, Jun 22, 2016 at 2:46 PM, Elan Parra <eparra@lemirellc.com> wrote:

> Hi there,
>
> I wanted to reach out to you as a follow up to a voicemail that I left you earlier today. My firm has been retained by the owners of 255 McKibbin Street to provide consulting services to help them come into compliance with applicable state and local laws related to illegal short-term rentals.
>
> Since our engagement the owner has made several efforts to address issues that have been subject of OSE enforcement actions. Specifically, apartments on the first, second and fifth floors.
>
> The scope for which we have been engaged by the owners includes a full assessment and recommendations to building owner regarding gaps in their existing operations to fend of tenants who, without the owners permission, are either offering or illegally renting apartments on a short term basis.
>
> I am aware that the enforcement team has been out to conduct inspections over the last several days. In order to preserve City resources I am writing to advise you that the owners are willing to cooperate to make necessary adjustments at the building to address the City's concerns. Please contact me to discuss in more detail what the owner has done to remediate conditions and for a plan moving forward.
>
> To start the conversation, the owners have secured a surrender agreement for one of the fifth floor apartments, wherein the tenants agree to vacate the apartment this evening.
>
> Please let me know when you are available to discuss in further detail.
>
> Regards,
> Elan

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SURRENDER DECLARATION

SURRENDER DECLARATION dated this 22nd day of June 2016 By Karim Saydashev – Arsenii S. Goman - John Doe - Jane Doe – (hereinafter "Tenants") **Unit #511** – 255 McKibbin Street – Brooklyn, NY 11206

WITNESETH:

WHEREAS, BAMBOO HILLS CORPORATION (hereinafter "Landlord') and Karim Saydashev, Arsenii S. Goman, entered into a certain written lease dated 2/16/16, wherein Landlord leased to Tenants certain premises located at 255 McKibbin St., Brooklyn, NY 11206 as more fully described in the Lease and **WHEREAS,** Karim Saydashev, Arsenii S. Goman, John Doe, Jane Doe desire to surrender the Premises located at 255 McKibbin Street – Brooklyn, NY 11206 **Unit #511** by 8 P.M. tonight.

NOW, THEREFORE, in consideration of the premises, Karim Saydashev – Arsenii S. Goman, John Doe, Jane Doe hereby declares, covenants and agrees as follows:

1. Effective tonight at 8 P.M. Karim Saydashev – Arsenii S. Goman - John Doe - Jane Doe hereby surrenders to Landlord all of Tenant's rights, title and interest in and to the Premises together with all alterations, installations, additions and improvements in and to said Premises, to the intent and purpose that the estate of Karim Saydashev – Arsenii S. Goman, John Doe, Jane Doe in and to the Premises shall be wholly extinguished as of the Surrender Date.

2. Effective tonight at 8 P.M., Karim Saydashev – Arsenii S. Goman, John Doe, Jane Doe will return the keys of the premises and Landlord will change locks.

3 Effective today June 22nd, 2016, BAMBOO HILLS WILL GIVE [redacted] to Karim Saydashev – Arsenii S. Goman, John Doe, Jane Doe for the surrender of the premises.

4 Furthermore, "Tenants" acknowledges that any property remaining in subject premises after 8 pm. tonight, June 22, 2016 shall be deemed abandoned.

5. Upon signing this declaration, Landlord, Tenants and its successors hereby agree that they are both satisfied with all the terms and hereby release each other from all claims.

Bamboo Hills Corp., Landlord

Karim Saydashev

Arsenii S. Goman

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 22nd day OF JUNE 2016.

[illegible]
Notary Public, State of New York
No. 4746251
Qualified in Nassau County
Commission Expires July 31 2017

From:	Elan Parra
To:	Wan, Hsiao-Hsiang
Cc:	Klossner, Christian
Subject:	Re: 255 McKibbin Street
Date:	Friday, June 24, 2016 12:24:07 PM

He is not available Tuesday. How is Thursday or Friday (am) ?

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On Jun 24, 2016, at 11:30 AM, Wan, Hsiao-Hsiang <HHWan@cityhall.nyc.gov> wrote:

> The property owner's cooperation is appreciated. Next Wednesday at 11 won't work. We can do Tuesday at 9 a.m.
>
> ---
>
> **From:** Elan Parra [mailto:eparra@lemirellc.com]
> **Sent:** Friday, June 24, 2016 11:20 AM
> **To:** Wan, Hsiao-Hsiang
> **Cc:** Klossner, Christian
> **Subject:** Re: 255 McKibbin Street
>
> Wednesday at 1100am?
>
> The owner can't do it on Monday.
>
> Does that work. They want to cooperate.
>
> <image001.jpg>
>
> **Elan D. Parra, Managing Director**
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> eparra@lemirellc.com
>
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>
> On Jun 23, 2016, at 5:15 PM, Wan, Hsiao-Hsiang <HHWan@cityhall.nyc.gov> wrote:

Elan,

I understand your perspective, but we are not at liberty to discuss our enforcement objective concerning 255 McKibbin Street at this time. As I previously explained, it is necessary for OSE to complete our administrative inspection of apartment 511 in response to the complaint. Please feel free contact the property owner and/or its attorney and let me know **before 11 a.m. tomorrow** whether the owner is willing to provide us access to Apartment 511 for an inspection next Monday at 9 a.m.

Catherine

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Thursday, June 23, 2016 4:58 PM
To: Wan, Hsiao-Hsiang
Cc: Klossner, Christian
Subject: Re: 255 McKibbin Street

Catherine,

Id like to discuss. I want to be helpful here but I need to understand the basis so that I can articulate it to the owner.

It seems like a waste of city resources to inspect an empty apartment that is the subject of an illegal hotel complaint. I'd like to work more cooperatively, but I'm not sure I understand OSE objective here.

If there is no one in the apartment anymore there is no eminent safety risk. If you are going to make a good faith application for a warrant then you will have to disclose that a lease surrender has been provided and the tenants have relinquished possession, dissipating the risk.

I will pass this information along to the owner, he recently told me he is engaging a law firm, if he has done so, I am sure that they will want to weigh in.

Elan

<image001.jpg>

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On Jun 23, 2016, at 4:42 PM, Wan, Hsiao-Hsiang <HHWan@cityhall.nyc.gov> wrote:

> Hate to interrupt your vacation, Elan. We are happy to extend the response time till **tomorrow at 11 a.m.**, so you can have time to contact the property owner and let us know whether it can provide us access to Apartment 511 for an inspection next Monday at 9 a.m. Thank you.
>
> Catherine
>
> ---
>
> **From:** Elan Parra [mailto:eparra@lemirellc.com]
> **Sent:** Thursday, June 23, 2016 4:35 PM
> **To:** Wan, Hsiao-Hsiang
> **Cc:** Klossner, Christian
> **Subject:** Re: 255 McKibbin Street
>
> On vacation, very little notice and won't be able to contact the owner today.
>
> Can we set up a call for tomorrow, I'll make myself available.
>
> Elan
>
> <image001.jpg>
>
> **Elan D. Parra, Managing Director**
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On Jun 23, 2016, at 1:48 PM, Wan, Hsiao-Hsiang <HHWan@cityhall.nyc.gov> wrote:

> Elan,
>
> We received complaints this month that apartments 502 and 511 in 255 McKibbin Street, Brooklyn, NY were illegally converted to transient occupancy (less than 30 days), and that there was construction work without the required DOB permits conducted to create multiple rooms accommodating as many as 20 people in each apartment. When we attempted to conduct administrative inspections on both apartments last Friday (June 17, 2016) and yesterday (June 22, 2016), we were denied access on both occasions by the occupants of the two apartments.
>
> We are encouraged to learn that the property owner of 255 McKibbin Street has taken steps to obtain a surrender of lease agreement on apartment 511. Nonetheless, it is necessary for OSE to complete our administrative inspection of apartment 511 in response to the complaint. **If the property owner is willing to owner provide us access to apartment 511 next Monday at 9:00 a.m. (June 27, 2016), please let us know before 4 p.m. today and we appreciate any assistance.** Thank you.
>
> Catherine
>
> **From:** Elan Parra [mailto:eparra@lemirellc.com]
> **Sent:** Wednesday, June 22, 2016 3:42 PM
> **To:** Wan, Hsiao-Hsiang
> **Cc:** Klossner, Christian
> **Subject:** Re: 255 McKibbin Street
>
> See attached surrender agreement for Apartment #511.
>
> The apartment will be vacated this evening.
>
> Elan
>
> <image001.jpg>
> **Elan D. Parra, Managing Director**

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Since our engagement the owner has made several efforts to address issues that have been subject of OSE enforcement actions. Specifically, apartments on the first, second and fifth floors.

The scope for which we have been engaged by the owners includes a full assessment and recommendations to building owner regarding gaps in their existing operations to fend of tenants who, without the owners permission, are either offering or illegally renting apartments on a short term basis.

I am aware that the enforcement team has been out to conduct inspections over the last several days. In order to preserve City resources I am writing to advise you that the owners are willing to cooperate to make necessary adjustments at the building to address the City's concerns. Please contact me to discuss in more detail what the owner has done to remediate conditions and for a plan moving forward.

To start the conversation, the owners have secured a surrender agreement for one of the fifth floor apartments, wherein the tenants agree to vacate the apartment this evening.

Please let me know when you are available

to discuss in further detail.

Regards,
Elan

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From: Elan Parra
To: Klossner, Christian
Subject: Re: 255 McKibbin Street
Date: Monday, June 27, 2016 8:43:19 AM

Looks bad from both sides. Like I was stalling and like OSE was baiting the guy (and kind of using me to do it)

I can assure you I had no idea that they were doing work, in fact I told them that will need to pull permits for work to remedy apts.

Problem here is communication. I don't expect anyone to tell me when the team is coming to inspect for illegal work, that's what they do, I get it.

To the extent that I can help to facilitate cooperation (which they have been providing), and action, which is happening fairly quickly since we were engaged, I'd ask for discretion from your side - and when I say that, I don't by any stretch mean a pass for illegal conduct.

I'd like to discuss further, as you suggested we do in your last email. We can do a meeting or a call, let me know what works.

Also, I will forward a signed surrender for the other apartment on the 5th floor at some point today. I'll wait for more from Catherine.

Regards
Elan

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On Jun 24, 2016, at 5:53 PM, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:

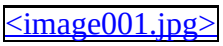
> We should talk. We went to see if there was illegal construction being done pre inspection, as is our right. Not sure I appreciate being called disingenuous and unprofessional when from where we sit it would appear you were trying to buy time to allow them to get the illegal and unpermitted construction done. I am willing to continue to give you the benefit of the doubt, but very troubled.
>
> Very sorry about the timing with your vacation.
>
> Catherine will follow up on next steps.

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Friday, June 24, 2016 5:22 PM
To: Wan, Hsiao-Hsiang
Cc: Klossner, Christian
Subject: Re: 255 McKibbin Street

I think it was very disingenuous that we were working on a date for next week while your team showed up today. It was unprofessional and really not necessary.

I'd like to schedule a meeting regarding this location and clarification whether you intend to return next week so I can advise the owner.

Thanks
Elan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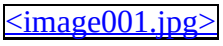

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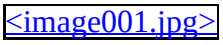
> **To:** Wan, Hsiao-Hsiang
> **Cc:** Klossner, Christian

Subject: Re: 255 McKibbin Street

Wednesday at 1100am?

The owner can't do it on Monday.

Does that work. They want to cooperate.



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www.lemirellc.com

On Jun 23, 2016, at 5:15 PM, Wan, Hsiao-Hsiang <HHWan@cityhall.nyc.gov> wrote:

> Elan,
>
> I understand your perspective, but we are not at liberty to discuss our enforcement objective concerning 255 McKibbin Street at this time. As I previously explained, it is necessary for OSE to complete our administrative inspection of apartment 511 in response to the complaint. Please feel free contact the property owner and/or its attorney and let me know **before 11 a.m. tomorrow** whether the owner is willing to provide us access to Apartment 511 for an inspection next Monday at 9 a.m.
>
> Catherine
>
> ---
>
> **From:** Elan Parra [mailto:eparra@lemirellc.com]
> **Sent:** Thursday, June 23, 2016 4:58 PM
> **To:** Wan, Hsiao-Hsiang
> **Cc:** Klossner, Christian
> **Subject:** Re: 255 McKibbin Street
>
> Catherine,
>
> Id like to discuss. I want to be helpful here but I need to understand the basis so that I can articulate it to the

owner.

It seems like a waste of city resources to inspect an empty apartment that is the subject of an illegal hotel complaint. I'd like to work more cooperatively, but I'm not sure I understand OSE objective here.

If there is no one in the apartment anymore there is no eminent safety risk. If you are going to make a good faith application for a warrant then you will have to disclose that a lease surrender has been provided and the tenants have relinquished possession, dissipating the risk.

I will pass this information along to the owner, he recently told me he is engaging a law firm, if he has done so, I am sure that they will want to weigh in.

Elan

<image001.jpg>

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004

eparra@lemirellc.com

(646)979-4105
www.lemirellc.com

On Jun 23, 2016, at 4:42 PM, Wan, Hsiao-Hsiang <HHWan@cityhall.nyc.gov> wrote:

> Hate to interrupt your vacation, Elan. We are happy to extend the response time till **tomorrow at 11 a.m.**, so you can have time to contact the property owner and let us know whether it can provide us access to Apartment 511 for an inspection next Monday at 9 a.m. Thank you.

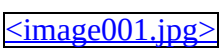
Catherine

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Thursday, June 23, 2016 4:35 PM
To: Wan, Hsiao-Hsiang
Cc: Klossner, Christian
Subject: Re: 255 McKibbin Street

On vacation, very little notice and won't be able to contact the owner today.

Can we set up a call for tomorrow, I'll make myself available.

Elan



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On Jun 23, 2016, at 1:48 PM, Wan, Hsiao-Hsiang <HHWan@cityhall.nyc.gov> wrote:

> Elan,
>
> We received complaints this month that apartments 502 and 511 in 255 McKibbin Street, Brooklyn, NY were illegally converted to transient occupancy (less than 30 days), and that there was construction work without the required DOB permits

conducted to create multiple rooms accommodating as many as 20 people in each apartment. When we attempted to conduct administrative inspections on both apartments last Friday (June 17, 2016) and yesterday (June 22, 2016), we were denied access on both occasions by the occupants of the two apartments.

We are encouraged to learn that the property owner of 255 McKibbin Street has taken steps to obtain a surrender of lease agreement on apartment 511. Nonetheless, it is necessary for OSE to complete our administrative inspection of apartment 511 in response to the complaint. **If the property owner is willing to owner provide us access to apartment 511 next Monday at 9:00 a.m. (June 27, 2016), please let us know before 4 p.m. today and we appreciate any assistance.** Thank you.

Catherine

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Wednesday, June 22, 2016 3:42 PM
To: Wan, Hsiao-Hsiang
Cc: Klossner, Christian
Subject: Re: 255 McKibbin Street

See attached surrender agreement for Apartment #511.

The apartment will be vacated this evening.

Elan

<image001.jpg>
Elan D. Parra, Managing Director

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eparra@lemirellc.com
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On Wed, Jun 22, 2016 at 2:46 PM, Elan Parra <eparra@lemirellc.com> wrote:
Hi there,

I wanted to reach out to you as a follow up to a voicemail that I left you earlier today. My firm has been retained by the owners of 255 McKibbin Street to provide consulting services to help them come into compliance with applicable state and local laws related to illegal short-term rentals.

Since our engagement the owner has made several efforts to address issues that have been subject of OSE enforcement actions. Specifically, apartments on the first, second and fifth floors.

The scope for which we have been engaged by the owners includes a full assessment and recommendations to building owner regarding gaps in their existing operations to fend of tenants who, without the owners permission, are either offering or illegally renting apartments on a short term basis.

I am aware that the enforcement team has been out to conduct inspections over the last several days. In order to preserve City resources I am writing to advise you that the owners are willing to cooperate

to make necessary adjustments at the building to address the City's concerns. Please contact me to discuss in more detail what the owner has done to remediate conditions and for a plan moving forward.

To start the conversation, the owners have secured a surrender agreement for one of the fifth floor apartments, wherein the tenants agree to vacate the apartment this evening.

Please let me know when you are available to discuss in further detail.

Regards,
Elan

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From: Klossner, Christian
To: "Elan Parra"
Cc: Wan, Hsiao-Hsiang
Subject: RE: 248 McKibbin Street (update 4O)
Date: Thursday, June 30, 2016 11:24:44 AM
Attachments: ECB decision NYC v NUPTSE.pdf

Elan,

The Office of Special Enforcement (OSE) is encouraged by the steps taken by the property owner of 248 McKibbin Street, Brooklyn, NY to address the number of illegal transient occupancy violations issued since February 2016. These steps include the property owner retaining consultants to develop a plan for compliance, and attempting to remediate tenancies that created or permitted the illegal transient occupancy and other violations. OSE is looking forward to receiving a letter from the property owner outlining these efforts and commitments to specific changes.

During our meeting on 5/23/2016, I shared with you the subpoena duces tecum addressed to the property owner for OSE's continued investigation. The subpoena contains specific information that we are seeking. In your 6/6/2016 email, you have confirmed that property owner, after consulting an attorney, will provide information related to OSE's "ongoing investigation." We have not yet served the subpoena based on your expression of voluntarily providing some of the requested information, and in recognition of the efforts your client appears to be making, We remain open to receiving that information by **July 15, 2016**, along with an explanation with specific reasons regarding the information that the property owner does not want to provide. We agree that an amicable arrangement that avoids the need for the formality of subpoena is desirable, so long as our investigative needs are met. If the voluntary production is not satisfactory to our needs, we will notify you prior to formalizing the subpoena demand with the revised return date.

During our meeting on 5/23/2016, you provided a copy of "Notice of Termination of Tenancy" addressed to Mandy McCandless, tenant of Apartment 4Q in 248 McKibbin Street, where we previously issued violations for illegal transient occupancy. You asked us for guidance regarding Ms. McCandless's "illegal sublet," and acknowledged that there are new complaints against that unit. We will not get involved in the contractual responsibilities between your client and Ms. McCandless, but note that the attached decision from ECB may be instructive.

Please keep us abreast of any developments in your efforts to control the illegal activities in the building. We will let you know if your client's assistance is needed as we investigate the new complaints at the location.

I understand you are on vacation. We will be available to discuss further the week of your return. Thank you.

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Tuesday, June 14, 2016 7:36 AM
To: Klossner, Christian
Cc: Wan, Hsiao-Hsiang

Subject: Re: 248 McKibbin Street (update 4O)

Waiting on a response here.

Any decision regarding 4Q? Also, where are you regarding the remediation letter, can we get something on the calendar to discuss?

Thanks.
Elan

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On Tue, Jun 7, 2016 at 3:59 PM, Elan Parra <eparra@lemirellc.com> wrote:
You might just want to serve it if that is what you are planning on doing, I'm sure that their attorney will get back to you.

In the mean time, where are we on 4Q?

Also, should I assume that you no longer want to discuss remediation efforts and just expect a summary letter?

Thanks.

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On Tue, Jun 7, 2016 at 3:34 PM, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:
Thanks for following up. Should we discuss the subpoena issues with the attorney?

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Monday, June 06, 2016 5:23 PM
To: Klossner, Christian
Cc: Wan, Hsiao-Hsiang
Subject: Re: 248 McKibbin Street (update 4O)

Sorry for the delayed response. Regarding the three pending issues:

1) The client has consulted his attorney and indicated that they will provide information related to ongoing investigations demonstrated by enforcement actions that OSE have conducted at the building. We can discuss exactly what that looks like in more detail, and the scope of information that your require;
2) Regarding 4Q, I am waiting for a response from you with respect to how to proceed; again, the tenant has refused to comply, continues to illegal sub-let and legal action has been taken and is pending procedural processes; and
3) The client will be drafting a written letter to outline the efforts that they have undertaken thus far at the location to curb illegal hotel use, it will also include a summary of future action that the owner plans to continue monitoring and enforcing against illegal sub-lets in the building.

I urge a collaborative effort with respect to expectations that your office has regarding plans moving forward. Instead of guessing what you are looking for in terms of future efforts to curb illegal hotel use, if you have something in mind, we should discuss in detail so that I can speak with the owners to see that all necessary changes are fully considered and where possibly implemented.

Thanks
Elan

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On Mon, Jun 6, 2016 at 1:03 PM, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:
Where does your client stand? I thought we were going to hear more last Friday?

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Tuesday, May 31, 2016 6:04 PM
To: Wan, Hsiao-Hsiang
Cc: Klossner, Christian
Subject: Re: 248 McKibbin Street (update 4O)

You too.

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www.lemirellc.com

On Tue, May 31, 2016 at 5:56 PM, Wan, Hsiao-Hsiang <HHWan@cityhall.nyc.gov> wrote:
Thank you Elan. Have a good evening.

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Tuesday, May 31, 2016 5:36 PM
To: Klossner, Christian; Wan, Hsiao-Hsiang
Subject: 248 McKibbin Street (update 4O)

As a follow up from our call earlier, I found the 4O surrender. It was printed on double-sided paper and attached to the surrender agreement for another apartment in the documents I provided you last week.

Sorry about the confusion - I should have realized it.

I will provide you with an update regarding 2P and 3K as soon as I receive the documentation from management.

Elan

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NYC Buildings

March 2016

AEU MULTIPLE DECISIONS SHEET

THE ATACHED DECISION AND ORDER PERTAINS TO
THE FOLLOWING NOTICES OF VIOLATION

NOV #s:

35137934Z

35137935K

Note: The Decision and Order must be scanned for each NOV number listed above.

THE CITY OF NEW YORK
ENVIRONMENTAL CONTROL BOARD

HEARING LOCATION:
Environmental Control Board
144-06 94th Avenue
Main Floor
Jamaica, NY 11435
(844) 628-4692

13368412151D54A62CF

Method of Appearance
Live Hearing

DECISION AND ORDER
Violation #: 0351379347 et al. (2 NOVs)
Hearing Date: December 15, 2015

To: NUPTSE LLC.
504 DUCK POND RD
LOCUST VALLEY, NY 11560

City of New York v. NUPTSE LLC

Total Civil Penalty: $0.00

2 Notice(s) of Violation (NOV(s)) was/were issued to the Respondent. On the record before me, and upon the Further Findings of Fact/Conclusions of Law stated below, I find as follows and, where applicable, order payment and compliance.

NOV: 0351379347
PLACE OF OCCURRENCE: 48-29 45 STREET QUEENS
DATE OF OCCURRENCE: 10/30/2015
ISSUING OFFICER/AGENCY: 2218 DOB
ECB CODE: B155
CHARGE: AC 28-301.1
DISPOSITION: DISMISSED — CIVIL PENALTY IMPOSED: $0.00

NOV: 035137935K
PLACE OF OCCURRENCE: 48-29 45 STREET QUEENS
DATE OF OCCURRENCE: 10/30/2015
ISSUING OFFICER/AGENCY: 2218 DOB
ECB CODE: B101
CHARGE: 28-105.1
DISPOSITION: DISMISSED — CIVIL PENALTY IMPOSED: $0.00

FURTHER FINDINGS OF FACT/CONCLUSIONS OF LAW:

NOV: 0351379347 AC 28-301.1 NOV: 035137935K 28-105.1

NOV# 35137934Z charged the respondent with a violation of Section 28-301.1 of the Building Code for a failure to maintain the building in a code compliant manner, lack of a system of automatic sprinklers where required for SRO in apartment 1R.

NOV# 35137935K charges the respondent with a violation of Section 28-105.1 of the Building Code for performing work without a permit for erecting full height partitions to create six rooms, electrical wiring work.

Petitioner's attorney, Mr. Casciano appeared and relied upon the NOV in lieu of having the issuing officer appear and provide testimony. Mr. Casciano provided documentary evidence, P-1,2,3,4,5,6,7 as photos taken by the issuing officer of the subject premises at the time of the NOV. He also provided DOB records, by way of an I-Card, regarding the subject premises from 1928, P-8. It described the premises as a legal five family residence.

Respondent's representatives' Christina Birrer and Richard Birrer waived interpretation services and the right to an attorney. They appeared and credibly testified as follows: They are officers of the named respondent LLC., which is the legal owner of the subject premises, a legal five family residential property. They reviewed the evidence provided by petitioner's attorney and do not dispute that the proffered photos depicted the subject premises at the time of the NOV. Christina Birrer testified that the premises were purchased by respondent in April 2015 and after performing certain renovations, the first floor of the property was leased to Burak Firik in June 2015, R-3 is a copy of that lease agreement.

Shortly after entering into the lease, in the summer of 2015, Mrs. Birrer was at the premises and observed various individuals occupying the first floor. When she attempted to gain entrance, she noticed that the original lock on the front door was changed. An Asian man, through a window on the first floor, told her that he was renting the first floor apartment through Air B&B. Mrs. Birrer never saw that individual before and was shocked. She attempted, unsuccessfully to gain entrance to the premises, which was locked. She then attempted unsuccessfully to contact Burak Firik, the legal tenant. She immediately contacted an attorney, who started eviction proceeding against the tenant, Burak Firik in August 2015. The Marshall's Legal Possession Notification execution date on the premises was entered on November 19th, 2015, R-1, following the Order of Judge Ronni D. Birnbaum of the the Queens Civil Court, Landlord-Tenant Part, dated September 21st, 2015, R-2, after an Inquest in the eviction proceedings against Burak Firik. Both Mr. and Mrs. Birrer raised impossibility as a defense to all of the NOV's issued on October 30th, 2015 received by the respondent. Upon realizing that they were the subject of a scam, they immediately hired an attorney for said eviction. They also went to the Queens District Attorney's office in September 2015 to report the criminal actions of Mr. Burak Firik in fraudulently reconstructing and subleasing the first floor of the subject premises through Air B&B.

YOU MUST PAY THE PENALTY

if you are found in violation

You must pay the penalty within 10 days of when the Decision and Order (decision) was hand delivered or mailed to you, whichever is earlier (unless you decide to appeal the decision and are requesting a pre-payment financial hardship waiver as described in Step ① below).

You may **send a check or money order** to the Environmental Control Board, P.O. Box 2307, Peck Slip Station, New York, NY 10272. The check or money order should be made out to "Finance Commissioner, City of New York." **Please write the violation number on the check or money order. OR** you may **bring your payment** and this notice to any ECB office between 8:30 a.m. - 4:30 p.m. At the ECB office, you may pay by check, money order or credit card. **OR** you may **pay online** by going to http://nycserv.nyc.gov and clicking the "GO" button next to "ECB Violations." You may pay online with a credit or a debit card.

If you do not pay the penalty, the City may: (1) file papers with the Civil Court ("docketing a judgment"), (2) charge you a late fee, and (3) ask a collections lawyer to help get the penalty. In some cases, if you do not correct the problems stated in the violation, the City may order the agency that wrote the violation to seal the equipment that caused the violation. In addition, in those cases you may also have to pay an additional penalty of 10% over the amount you now owe for each month that you do not pay.

IF YOU DISAGREE WITH THE DECISION, YOU MAY APPEAL IT

Your appeal MUST be received by ECB **within 30 days** of when the decision was hand delivered or mailed to you, whichever is earlier.

For more information, see ECB's website www.nyc.gov/oath or call ECB's Appeals Unit at (212) 436-0624.

The **NAMED RESPONDENT** may appeal by following the steps below:

① PAY

To appeal you MUST first pay the full penalty stated in this decision.

You are also allowed to post a bond acceptable to the Board.

If you cannot pay because of financial hardship, you may ask to not pre-pay by submitting with your appeal a financial hardship application, available on ECB's website. You MUST include proof of hardship, such as tax returns. If ECB grants your request, you will not have to pay the penalty while your appeal is being decided. If you lose the appeal you must pay the penalties.

② WRITE

An appeal is a letter addressed to the Board.

You may use ECB's online or mail-in appeal forms available on ECB's website to submit your appeal.

Your appeal MUST contain:

- The violation number(s) of your case(s).
- A statement explaining the mistakes you think are in the decision.
- A clear statement of why you think the case should be dismissed. Include references to the law and facts on which you rely.
- A statement of the specific changes you want made in the decision.
- A copy of the decision attached to your appeal.

③ SERVE

Before or at the same time that you file your appeal with ECB, you MUST also send a copy to the Petitioner, the City agency responsible for the violation. This is called serving your appeal.

Appeals submitted using ECB's online appeal form can be served on the Petitioner via e-mail at the same time they are filed with ECB.

If you do not submit your appeal using ECB's online form, you will need to tell ECB at the time you submit your appeal how you gave a copy of your appeal to the Petitioner. This is called "Proof of Service." It is a statement made under penalty of perjury that says you sent or delivered a copy of your appeal to the Petitioner. It MUST include the Petitioner's address and the date you mailed or delivered your appeal.

Petitioner addresses are listed below.

④ FILE

Either submit your appeal using ECB's online form **OR** serve a copy of your appeal on the Petitioner and then mail or hand deliver your appeal AND proof of service to: Environmental Control Board, Appeals Unit, 66 John Street, 10th Floor, New York, NY 10038.

EXTENSION OF TIME TO APPEAL

If you need more time or the hearing recording in order to write your appeal, you may make a request to the ECB Appeals Unit. You may use the extensions & hearing recordings form available on ECB's website.

To request more time and/or the hearing recording, you MUST:

- Pay the penalty BEFORE making the request, as described in Step ① above.
- Serve a copy of the request on the Petitioner, as described in Step ③ above.
- Make sure ECB receives your request within 30 days of when the decision was hand delivered or mailed, whichever is earlier, as described in Step ④ above.

ANSWER

The Petitioner is allowed to answer an appeal by writing back to ECB why the decision should not be changed. If the Petitioner files an answer to your appeal, you will be sent a copy.

DECISION

An appeal decision will be mailed to you by ECB within 180 days of when you file your appeal.

APPEAL BY PETITIONER

If any part of your case was dismissed in the decision, the Petitioner *may* appeal. If the Petitioner appeals, it will also mail a copy of the appeal to you or your representative.

If you wish to answer the appeal, you must do so **within 20 days** of the mailing of the Petitioner's appeal. You MUST serve the Petitioner and file your answer with ECB, as you would an appeal as described in Steps ③ and ④ above.

If the Petitioner wins, you may have to pay a penalty even if your case was originally dismissed after the hearing.

Petitioner addresses

Building Cases:
Dept. of Buildings
Administrative Enforcement Unit
280 Broadway, 5th Floor
New York, NY 10007

Air, Noise, Water, RTK, HazMat & Sewer Cases:
DEP General Counsel
59-17 Junction Blvd, 19th Floor
Flushing, NY 11373-5108

Landmarks Cases:
Landmarks Preservation Commission
Municipal Building, 1 Centre Street, 9th Floor, North
New York, NY 10007

Sanitation, Recycling, Posting & Abandoned Vehicle Cases:
Department of Sanitation
Bureau of Legal Affairs
125 Worth Street, 7th Floor
New York, NY 10013

Transportation Code & Newsrack Cases:
Dept. of Transportation
c/o Asst. Commissioner, HIQA
55 Water Street, 7th Floor
New York, NY 10041

Fire Code Cases (including fireworks):
FDNY Legal Enforcement Unit
Bureau of Legal Affairs
9 Metrotech Center, 4th Floor
Brooklyn, NY 11201

Parks Department, Hudson River Park & Battery Park City Cases:
Parks Dept. Counsel's Office
The Arsenal, 830 5th Avenue
New York, NY 10065

General Vendor Cases:
Dept. of Consumer Affairs, General Counsel
42 Broadway, 8th Floor
New York, NY 10004

Food Vendor, SRO & Health Code Cases
DOHMH
General Counsel
42-09 28th Street, 14th Floor CN-30
Long Island City, NY 11101-4132

Public Pay Telephone Cases:
DOITT Customer Service Coordinator
Public Pay Telephones
75 Park Place, 9th Floor
New York, NY 10007

Markets Cases:
Business Integrity Comm., General Counsel
100 Church Street, 20th Floor
New York, NY 10007

8/9/2015

Upon eventually gaining access to their premises, at the end of November 2015, Mr. and Mrs. Birrer noticed that Burak Firik and/or others on his behalf created all the conditions noted in the NOV as observed by the issuing officer. Mr. and Mrs. Birrer took immediate action to correct the cited conditions within days and submitted a Certificate of Correction to the City on December 1st, 2015. They were patiently waiting for the City Marshal to act on the Court Ordered eviction, when the NOV was issued to the respondent on October 30th, 2015.

The NOV is dismissed. I find both parties credible. However, I find that the respondent's representatives' raised a meritorious defense of impossibility to the NOV based on both their testimonial and documentary evidence provided during the course of the hearing. The defense of impossibility is valid when the landlord demonstrates that they were both legally and physically barred from making the necessary repairs and have made every possible effort to maintain the premises. See NYC V. EAST 10th LLC. (ECB Appeal No. 1101336, March 29th, 2012.) and NYC V. KAZIMIERZ SZYMCZUK (ECB Appeal No. 120686, November 29th, 2012.) Based on the probative evidence, I find that the respondent's representatives' were both legally and physically barred from entering their premises and making the necessary repairs caused entirely by another's criminal actions at the subject premises. Upon learning of the scam and being locked out of their premises, respondent's representatives' immediately contacted an attorney to start eviction proceedings and contacted the Queens' District Attorney's office and filed a complaint in an effort to thwart the unforeseen consequences of Mr. Firik's illegal actions.

TOTAL CIVIL PENALTY: $0.00		
Thu Dec 2015 12/24/15 13:40:22	DEC 28 2015 Control 2	12/24/2015
John Moehring, Hearing Officer		Date

PAYMENT DUE WITHIN TEN (10) DAYS
READ BACK OF THIS ORDER – PROTECT YOUR RIGHTS

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if you are found in violation

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Either submit your appeal using ECB's online form **OR** serve a copy of your appeal on the Petitioner and then mail or hand deliver your appeal AND proof of service to: Environmental Control Board, Appeals Unit, 66 John Street, 10th Floor, New York, NY 10038.

EXTENSION OF TIME TO APPEAL

If you need more time or the hearing recording in order to write your appeal, you may make a request to the ECB Appeals Unit. You may use the extensions & hearing recordings form available on ECB's website.

To request more time and/or the hearing recording, you MUST:

- Pay the penalty BEFORE making the request, as described in Step ① above.
- Serve a copy of the request on the Petitioner, as described in Step ③ above.
- Make sure ECB receives your request within 30 days of when the decision was hand delivered or mailed, whichever is earlier, as described in Step ④ above.

ANSWER

The Petitioner is allowed to answer an appeal by writing back to ECB why the decision should not be changed. If the Petitioner files an answer to your appeal, you will be sent a copy.

DECISION

An appeal decision will be mailed to you by ECB within 180 days of when you file your appeal.

APPEAL BY PETITIONER

If any part of your case was dismissed in the decision, the Petitioner *may* appeal. If the Petitioner appeals, it will also mail a copy of the appeal to you or your representative.

If you wish to answer the appeal, you must do so **within 20 days** of the mailing of the Petitioner's appeal. You MUST serve the Petitioner and file your answer with ECB, as you would an appeal as described in Steps ③ and ④ above.

If the Petitioner wins, you may have to pay a penalty even if your case was originally dismissed after the hearing.

Petitioner addresses

Building Cases:
Dept. of Buildings
Administrative Enforcement Unit
280 Broadway, 5th Floor
New York, NY 10007

Air, Noise, Water, RTK, HazMat & Sewer Cases:
DEP General Counsel
59-17 Junction Blvd, 19th Floor
Flushing, NY 11373-5108

Landmarks Cases:
Landmarks Preservation Commission
Municipal Building, 1 Centre Street, 9th Floor, North
New York, NY 10007

Sanitation, Recycling, Posting & Abandoned Vehicle Cases:
Department of Sanitation
Bureau of Legal Affairs
125 Worth Street, 7th Floor
New York, NY 10013

Transportation Code & Newsrack Cases:
Dept. of Transportation
c/o Asst. Commissioner, HIQA
55 Water Street, 7th Floor
New York, NY 10041

General Vendor Cases:
Dept. of Consumer Affairs, General Counsel
42 Broadway, 8th Floor
New York, NY 10004

Fire Code Cases (including fireworks):
FDNY Legal Enforcement Unit
Bureau of Legal Affairs
9 Metrotech Center, 4th Floor
Brooklyn, NY 11201

Parks Department, Hudson River Park & Battery Park City Cases:
Parks Dept. Counsel's Office
The Arsenal, 830 5th Avenue
New York, NY 10065

Food Vendor, SRO & Health Code Cases
DOHMH
General Counsel
42-09 28th Street, 14th Floor CN-30
Long Island City, NY 11101-4132

Public Pay Telephone Cases:
DOITT Customer Service Coordinator
Public Pay Telephones
75 Park Place, 9th Floor
New York, NY 10007

Markets Cases:
Business Integrity Comm., General Counsel
100 Church Street, 20th Floor
New York, NY 10007

8/9/2015

From:	Elan Parra
To:	Klossner, Christian
Cc:	Wan, Hsiao-Hsiang
Subject:	Re: 248 McKibbin Street (update 4O)
Date:	Thursday, June 30, 2016 1:11:15 PM

Thank you for your response.

We will work out putting the letter and getting it over to you in the upcoming week.

Regards
Elan

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

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I understand you are on vacation. We will be available to discuss further the week of your return. Thank you.

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Tuesday, June 14, 2016 7:36 AM
To: Klossner, Christian
Cc: Wan, Hsiao-Hsiang
Subject: Re: 248 McKibbin Street (update 4O)

Waiting on a response here.

Any decision regarding 4Q? Also, where are you regarding the remediation letter, can we get something on the calendar to discuss?

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Elan

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Also, should I assume that you no longer want to discuss remediation efforts and just expect a summary letter?

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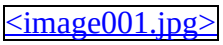

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To: Klossner, Christian
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Subject: Re: 248 McKibbin Street (update 4O)

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To: Wan, Hsiao-Hsiang
Cc: Klossner, Christian
Subject: Re: 248 McKibbin Street (update 4O)

You too.

<image002.jpg>

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On Tue, May 31, 2016 at 5:56 PM, Wan, Hsiao-Hsiang <HHWan@cityhall.nyc.gov> wrote:

Thank you Elan. Have a good evening.

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Sorry about the confusion - I should have realized it.

I will provide you with an update regarding 2P and 3K as soon as I receive the documentation from management.

Elan

<image002.jpg>

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<ECB decision NYC v NUPTSE.pdf>

From:	Elan Parra
To:	Klossner, Christian
Cc:	Wan, Hsiao-Hsiang
Subject:	Re: 248 McKibbin Street (update 4O)
Date:	Thursday, July 07, 2016 4:48:30 PM

Thank you for this. I am just getting back up to speed on emails since I just returned this week.

I will put together a letter on summarizing the client's efforts and an update regarding changes made since our meeting in May. Please expect a letter by mid-week next week.

Regards,
Elan

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Any decision regarding 4Q? Also, where are you regarding the remediation letter, can we get something on the calendar to discuss?

Thanks.

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In the mean time, where are we on 4Q?

Also, should I assume that you no longer want to discuss remediation efforts and just expect a summary letter?

Thanks.

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To: Wan, Hsiao-Hsiang
Cc: Klossner, Christian
Subject: Re: 248 McKibbin Street (update 4O)

You too.

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I will provide you with an update regarding 2P and 3K as soon as I receive the documentation from management.

Elan

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www.lemirellc.com

From:	Klossner, Christian
To:	"Elan Parra"
Subject:	RE: predecessor question
Date:	Tuesday, July 12, 2016 2:30:11 PM

thanks

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Tuesday, July 12, 2016 2:17 PM
To: Klossner, Christian
Subject: Re: predecessor question

Re: consumer protection causes of action

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004

eparra@lemirellc.com

(646)979-4105
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On Jul 12, 2016, at 1:14 PM, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:

> Why DCA?
>
> **From:** Elan Parra [mailto:eparra@lemirellc.com]
> **Sent:** Tuesday, July 12, 2016 2:05 PM
> **To:** Klossner, Christian
> **Subject:** Re: predecessor question
>
> To DCA, DOB, HPD and LAW for comment.
>
> <image001.jpg>
>
> **Elan D. Parra, Managing Director**
> **Lemire LLC**
> 80 Broad Street, Suite 1201
> New York, NY 10004
>
> eparra@lemirellc.com

(646)979-4105
www.lemirellc.com

On Jul 12, 2016, at 11:47 AM, Klossner, Christian <CKlossner@cityhall.nyc.gov> wrote:

> Elan,
>
> When you initiated the hotel lawsuits, did you send our papers to DOB and HPD, either for comment or as a courtesy?
>
> Christian J. Klossner
> Executive Director, Office of Special Enforcement
> Mayor's Office of Criminal Justice
> 1 Centre St, 10th Floor
> New York, NY 10007
> (o) 646-576-3477
> (c) 917-593-6674
> (f) 212-788-6834

From: Wan, Hsiao-Hsiang
To: "Elan Parra"; Klossner, Christian
Subject: RE: 248 McKibbin Street (update 4O)
Date: Monday, July 18, 2016 1:31:13 PM

Elan,

Christian is away until August 1. Since it has been almost two months since our meeting on 5/23/2016, and we received no response by 7/15/2016 - the originally proposed timeline, we are glad that we will soon receive a letter outlining the changes in the building, along with responses to the information we plan to request in a subpoena that was shared with you. As we previously stated in the 6/30/2016 email, we will not get involved in the contractual responsibilities between your client and the tenants. Thank you.

Catherine

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Monday, July 18, 2016 12:14 PM
To: Klossner, Christian
Cc: Wan, Hsiao-Hsiang
Subject: Re: 248 McKibbin Street (update 4O)

Christian,

I've put together a response to your email memorializing our meeting and outlining changes in the building operation. I am waiting for the building owner to provide documents to supplement the letter and in response to your email (including information about tenants you were interested in investigating).

As soon as I can pull it all together I will get it over to you.

Additionally, after reading the ECB decision that you sent me I reached out to the Real Estate Fraud Unit at the Kings County DA's Office. After having explained in detail the background and issues related to apartments at 248 McKibbin Street, the DA's office seemed somewhat reluctant to move forward with a complaint. To that end I suggested they reach out to you at OSE for more background and to verify the details.

I am traveling for the rest of the day today, if you have any questions please let me know.

Regards,
Elan

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From:	Elan Parra
To:	Wan, Hsiao-Hsiang
Cc:	Klossner, Christian
Subject:	248 McKibbin Street Inspections
Date:	Thursday, July 21, 2016 6:49:48 PM

Catherine,
I am reaching out in advance of OSE inspections tomorrow at 248 McKibbin St. I've spoken with the building manager and owner and wanted to let you know that we are well aware of open 4A complaints of illegal hotel use called in to 311 towards the end of June.

We are confident that the complaints were made in relation to ongoing illegal rentals in Apts 1E and 4Q. As you know from prior emails, occupants in both of those apartments have changed the locks, blocking my client from entering the premises, and continued illegal rentals. There are pending cases in housing court against both so that my client, among other things, can evict these tenants and remedy any violations.

There is concern on the part of the owners that there might well be a health/safety issue in those apartments based on the ongoing rentals and the number of people who are staying in the apartments at a given time. I have tried to initiate a complaint with the Real Estate Fraud Division at the Kings County District Attorney's Office. After having spoken with Richard Farrell and explaining the issues, it seemed as if he wanted to know more information and I suggested that he speak with you and/or Christian. I will connect you all via email.

If there is anything I or the building owners can do to assist MOSE with conducting inspections to address those open complaints at 1E and 4Q, please let me know. We have information that might be able to assist you in securing an access warrant if the occupants do not provide access. In the meantime, proceedings in housing court will continue forward as my client seeks to gain access to these units.

Regards,
Elan

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

From:	Elan Parra
To:	FarrellR@brooklynda.org
Cc:	Klossner, Christian; Wan, Hsiao-Hsiang
Subject:	Introductions - KCDA/Office of Special Enforcement
Date:	Friday, July 22, 2016 3:23:09 PM

Good afternoon all,

I am writing to connect Richard Farrell, the head of the Real Estate Fraud Unit at the KCDA office with Christian, the Executive Dir., and Catherine the Deputy Dir. of the Mayor's Office of Special Enforcement. I spent some time providing Mr. Farrell with background - but wanted to make sure that OSE was able to fill in any blanks.

As you all know, I have expressed interest on behalf of our client, the owners at 248 McKibbin Street, to initiate a criminal complaint against the occupants at two apartments at the building (Apt. 1E & 4Q) Both apartment occupants have locked the owner out and refused to provide access while continuing to illegally rent the space. It seems that they may have bunk beds in at lease one of the two locations, possibly four to a room.

To the extent that the owners can provide assistance in the form of affidavits and/or evidence (video) etc.. please let me know so that we may assist. Please let me know how the City/DA's office would like the owners to proceed.

Thank you for taking the time to look into this.

Regards,
Elan

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

From:	Elan Parra
To:	Klossner, Christian
Subject:	248 McKibbin Street - Ltr.
Date:	Thursday, July 28, 2016 4:44:15 PM
Attachments:	scan.pdf 248 McKibben - 1E ct. docs.pdf 248 McKibben - 4Q ct docs.pdf

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Hello Christian,

Please see attached letter re: 248 McKibbin. I've also sent this out via snail mail.

I would like to schedule a call re: Apt. 1E & 4Q for when you return from vacation. I can make myself available any day next week. Please let me know what date/time works best.

Thanks

Elan

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

LEMIRE LLC

July 28, 2016

Christian Klossner
Executive Director
Mayor's Office of Special Enforcement
1 Centre Street, Rm. 10th Floor
New York, NY 10004

RE: 248 McKibbin Street Update and Open Matters

Dear Mr. Klossner:

I am writing on behalf of the owner of 248 McKibbin Street (the "Building") (1) in response to your June 30, 2016 email, (2) to memorialize our meeting held on May 2, 2016, and (3) to update you regarding Carnegie Management's (the "Owner") plan to address illegal short-term rentals at the Building.

Lemire LLC was engaged by the Owner in April 2016 to advise and consult on compliance issues including Building operations, recent complaints of illegal short-term rentals, and issued violations.[1] Our role has included an evaluation of conditions, recommendations to resolve current violations, and recommendations for the future prevention of illegal short-term rentals in the Building.

After compiling information regarding pending violations against several apartments and conducting an onsite visit we requested a meeting with your office. During our meeting on May 23, 2016, I provided details outlining efforts made by the Owner to address open complaints and enforcement action in the Building. As I then reported to MOSE, the Owner has made diligent efforts to cooperate with MOSE and address concerns of illegal short-term rentals by:

- providing access to Apartment 2P when requested by MOSE on May 6, 2016;
- obtaining surrender agreements from tenants subject to inspections and under investigation by MOSE;[2]
- providing copies of violations to MOSE so that corrections could be made on previously issued violations; and

[1] At the time, MOSE had issued over 20 violations on three separate occasions in March 2016.
[2] At the May 23, 2016 meeting, surrender agreements, which document the removal of tenants acting unlawfully, were provided to MOSE. Additional surrender agreements were provided to MOSE in follow-up emails in May and June 2016. Surrender agreements were provided for Apartments 1I, 1M, 1E, 2P, 4O, and 4L. Although a surrender agreement was provided for Apartment 1E, and the tenant has vacated the apartment, Airbnb rentals have resulted in squatters taking possession of the apartment.

- providing all known information on Frank "Sunshine" Pennington, including details related to his eviction from Apartment 2K.

In addition to the efforts described above, the Owner took immediate steps to prevent ongoing, illegal short-term rentals, and to notify tenants that short-term rentals will not be tolerated. These efforts included:

- posting notices in all public areas, as well as distributing notices to all tenants which indicated that short-term rentals are illegal, will not be tolerated by management, and would result in legal action;
- engaging in face-to-face conversations with the tenants in each apartment subject to either complaints or other enforcement actions by MOSE;
- issuing notices to cure at each apartment as necessary;[3]
- issuing notices of termination at each apartment as necessary;[4]
- initiating court proceedings against uncooperative tenants;[5]
- engaging a web-based provider which provides the results of monthly data scraping of targeted illegal sublets advertised on the internet;
- requesting estimates and completing wiring for the installation of a new key fob system that will allow management to monitor door access to every door in the building;
- hiring an architect to both demolish illegally-constructed spaces and to bring subject apartments into regulatory compliance; and
- continuing to engage with tenants, making buy-out offers as necessary, to proactively vacate tenants suspected of engaging in illegal short-term rentals.[6]

As of the writing of this letter, the Department of Buildings has issued permits to restore Apartments 1E, 1H, 1I, 1J, 1M, 2P, 4O, and 4Q to their prior legal condition. The Owners have undertaken substantial efforts to monitor compliance, and legal action has been initiated against non-compliant tenants.

Notwithstanding the Owner's efforts, there are challenges that have yet to be overcome. As you are aware through our prior email correspondence, there are two apartments where occupants have refused to vacate, changed the locks to the apartments, refused access to the

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[3] Notice to Cure was sent to Apartment 1E.
[4] Notice of Termination was sent to Apartment 4Q.
[5] Cases are pending in Housing Court against occupants in Apartments 1E and 4Q, seeking eviction of current occupants.
[6] The tenants in Apartment 1H have indicated that they will sign a surrender agreement by the end of July. Although Apartment 1J was partially vacated, the tenant has indicated an interest in remaining in the building, and likely will relocate to a smaller apartment. The tenants in Apartment 3K moved out of the Building. Apartment 4Q, which continues to offer illegal rentals is scheduled to appear in Housing Court on July 27, 2016.

Owner, and continued to illegally rent/sub-let the apartments.[7] In one apartment, known in advertisements as "Mandyland," the tenant remains in the apartment and continues to advertise online. The second apartment is occupied by squatters who never signed a lease with the Owner. To address these cases, I have been in communication with, and attempted to file complaints with, the Real Estate Fraud Unit at the Kings County District Attorney's Office. Additionally, there are pending actions in Housing Court against both parties seeking eviction.

Moving forward, the Owner will continue to implement operational changes as described above, as well as take steps to address illegal short-term rentals by:

- reassessing the quantity and positions of cameras with the goal of improving camera coverage to improve review of building operations;[8]
- considering hiring a part-time doorman to monitor guests during non-business hours;
- taking a more aggressive stance with tenants who do not abide by the law, including initiating legal action and engaging investigative services as warranted; and
- committing to continued cooperation with MOSE in the future if issues arise.

Finally, as we are aware that MOSE is seeking investigative leads with respect to serial short-term rental hosts, attached is information your office has requested related to tenants who were the subject of complaints and/or tenants-of-record when MOSE conducted inspections that resulted in vacate orders at several apartments in the Building. This information may prove helpful in future investigations of illegal short-term rentals.

If you require additional information with regard to pending litigation, identities of prior occupants of vacated apartments, or conditions at specific units at the Building including Apartments 1E and 4Q, please contact me at the telephone number provided below.

Sincerely,

Elan Parra
Managing Director
Lemire LLC
(646)979-4105

Cc: Carnegie Management
File

[7] Apartments 1E and 4Q are the subject of additional 4A – Illegal Hotel complaints made at the end of June 2016. The complaints remain open notwithstanding OSE efforts to access the apartments on July 22, 2016, and multiple efforts by the Owner.

[8] The Owner recently received a proposal to add six additional cameras to increase coverage areas.

248 Email Address and Phone numbers

Apartment:	Name:	Email Address:	Phone number:
1H	David Slifkin	[redacted]	
1I	Kathleen M. Menegozzi		
1E	Eva Mueller		
1M	Michael Angell Canfield		
2P	Ksenia M. Moller, , Sean M. Moller		
4O	Brecht Gander		
4Q	Mandy C. McCandless,		

CIVIL COURT OF THE CITY OF NEW YORK
COUNTY OF KINGS: HOUSING PART

----------X

INDEX L & T 74139/2016

CARNEGIE MANAGEMENT INC.,
Petitioner-Landlord,

-against-

EVA MUELLER
248 McKibben Street, Apt. 1E
Brooklyn, New York 11206
Respondents-Tenant,
ANDREW VICTORIAN BUTTERSWORTH, "JOHN DOE 1-3"
"JANE DOE" 1-3
UnderOccupants

----------X

NOTICE OF PETITION
(Non-Payment Residential)

To the Respondents above named and described, in possession of the Premises hereinafter described or claiming possession thereof:

PLEASE TAKE NOTICE that the annexed petition of CARNEGIE MANAGEMENT INC. verified July 8, 2016 prays for a final judgment of eviction, awarding the petitioner possession of the premises described as follows: All rooms, Apt. 1E located at 248 McKibben Street, County of Kings, in the State of New York as demanded in the petition.

TAKE NOTICE also that demand is made in the petition herein for judgment against you for the sum of $23,058.00 plus the costs and disbursements of this proceeding, and legal fees in an amount to be determined by the court.

TAKE NOTICE also that within 5 days after service of this Notice of Petition upon you, you must answer, either orally before the clerk of this court at 141 Livingston Street, City of New York, County of Kings, or in writing by service of a copy thereof upon the attorney for petitioner, and by filing the original of such answer with proof of service thereof, in the office of the clerk. Your answer may set forth any defense or counterclaim you may have against the petitioner unless such defense is precluded by law or prior agreement of the parties. On receipt of your answer, the clerk will fix and give notice of the date for trial or hearing which will be held not less than 3 nor more than 8 days thereafter, at which you must appear. If, after the trial or hearing, judgment is rendered against you, the issuance of a warrant dispossessing you may, in the discretion of the court, be stayed for five days from the date of such judgment.

TAKE NOTICE also that if you fail to interpose and establish any defense that you may have to the allegations of the petition, you may be precluded from asserting such defense or the claim on which it is based in any other proceeding or action.

In the event that you fail to answer and appear, final judgment by default will be entered against you but a warrant dispossessing you will not be issued until the fifth day following the date of the service of this Notice of Petition upon you.

TAKE NOTICE that under Section 745 of the Real Property Actions and Proceedings Law, you may be required by the court to make a deposit of use and occupancy, or a payment of use and occupancy to the Petitioner upon your second request for an adjournment or if the proceeding is not settled or a final determination has not been made by the court within 30 days of the first Court appearance. Failure to comply with an initial deposit or payment Order may result in the entry of a final judgment against you without a trial. Failure to make subsequent required deposits or payments may result in an immediate trial on the issues raised in your answer.

Dated: July 8, 2016

/s/ Carol Alt
Clerk of the Civil Court of
the City of New York

WENIG SALTIEL LLP
Attorneys for Petitioner(s)
26 Court Street, Suite 1200
Brooklyn, New York 11242
(718) 797-5700

CIVIL COURT OF THE CITY OF NEW YORK
COUNTY OF KINGS: HOUSING PART

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INDEX L & T

CARNEGIE MANAGEMENT INC.,
Petitioner-Landlord,

PETITION
(Non-Payment Residential)

-against-

EVA MUELLER
248 McKibben Street, Apt. 1E
Brooklyn, New York 11206
Respondents-Tenant,
ANDREW VICTORIAN BUTTERSWORTH, "JOHN DOE 1-3"
"JANE DOE" 1-3
UnderOccupants

----------X

THE PETITION OF Carnegie Management Inc., alleges upon information and belief:

1. Petitioner is landlord of the premises.

2. The Respondent(s) EVA MUELLER is (are) the tenant(s) in possession of said premises pursuant to a written rental agreement heretofore made between herself and the Landlord wherein respondent(s)-tenant(s) Eva Mueller promised to pay to landlord as rent $5,675.00 on the first (1st) day of each month.

3. Respondent Eve Mueller is now in possession of said premises. Said premises are the residence of the tenant Eva Mueller.

4. ANDREW VICTORIAN BUTTERSWORTH, "JOHN DOE" 1-3, "JANE DOE 1-3" are the under-occupants of Respondent Eve Mueller.

5. The premises from which removal is sought were to be used for Residential purposes and are described as follows: All rooms, Apartment 1E in the building known as 248 McKibben Street, situated in the territorial jurisdiction of the Civil Court of the City of New York, County of Kings.

6. Pursuant to said agreement there was due from respondent(s)-tenant(s), the sum of $23,058.00 in rent and additional rent as follows:

   April 2016 through July 2016 at $5,675.00 per month, $358.00 balance of March 2016.

7. The apartment is not subject to rent regulation as it was luxury decontrolled

8. The premises are a multiple dwelling and pursuant to the Housing Maintenance Code Article 41 there is a currently effective registration statement on file with the Office of Code Enforcement which designates the managing agent named below, a natural person over 21 years of age, to be in control of and responsible for the maintenance and operation of the dwelling. Managing Agent: Isaac Jacobs; Multiple Dwelling No. 377872; address: 545 Broadway, Brooklyn, NY.

9. Petitioner lacks written information or notice of any other address where the respondent(s)-tenant(s) resides is employed, or has a place of business other than the address of the property sought to be recovered.

10. There was heretofore served upon respondent(s)-tenant(s) a written notice, a copy of which is annexed hereto and made a part hereto, requiring in the alternative of payment of said rent or the possession of the aforesaid premises.

11. Respondent(s)-tenant(s) have defaulted in the payment thereof and respondents continue in possession of the premises without permission after said default.

WHEREFORE, Petitioner requests that a final judgment be entered against respondent(s) for the rent demanded herein, further awarding possession of the Premises to the Petitioner-landlord, and directing the issuance of a warrant of eviction to remove the respondent(s) from the possession of the premises together with costs and disbursements of this proceeding.

Dated: July 8, 2016
Brooklyn, New York

CARNEGIE MANAGEMENT INC.
Petitioner-Landlord

WENIG SALTIEL LLP
Attorneys for Petitioner(s)
26 Court Street, Suite 1200
Brooklyn, New York 11242
(718) 797-5700

VERIFICATION

STATE OF NEW YORK)
SS.:
COUNTY OF KINGS)

The undersigned, an attorney duly admitted to practice in the Courts of the State of New York, affirms that the foregoing statements are true under penalties of perjury.

That affirmant is the attorney for Petitioner-Landlord in the foregoing Petition, and that he/she has read the foregoing Petition and knows the contents thereof, that the same are true to his/her own knowledge except as to those matters therein stated to be alleged on information and belief and as to those matters he/she believes them to be true. The grounds of affirmant's belief are statements and/or records provided by the Petitioner, its agents, and/or employees and contained in the file in the attorney's office. This verification is made pursuant to section 741 of the Real Property Actions and Proceedings Law.

Meryl L. Wenig

Dated: July 8, 2016
Brooklyn, New York

(5)

THREE (3) DAY NOTICE

TO: EVA MUELLER
248 MCKIBBIN STREET, APT. 1E
BROOKLYN, NY 11206

PLEASE TAKE NOTICE that you are hereby required to pay to CARNEGIE MANAGEMENT, INC., landlord of the above described Premises, the sum of $11,700.00 for rent of the premises as follows:

TOTAL RENT $11,700.00
** *SEE RIDER ATTACHED* **

You are required to pay within THREE (3) days from the day of service of this notice, on or before **05/23/2016** or give up possession of the premises to the landlord. If you fail to pay or give up the premises, the landlord will commence summary proceedings against you to recover possession of the premises.

NOTA DE TRES DIAS

POR FAVOR SIRVASE TOMAR NOTA de que usted es requerido, por este medio, de pagar a CARNEGIE MANAGEMENT, INC., dueño de la propriedad arriba descrita por la suma de $11,700.00 por la renta de dicha propriedad.

TOTAL RENT $11,700.00
** *SEE RIDER ATTACHED* **

Usted es requerido de pagar dentro de los TRES (3) dias a continuacion de recibir esta noticia o antes de **05/23/2016** o entregar al dueño la posesion de dicha propiedad. Si usted falla en pagar o entregar la propriedad, el dueño de la propriedad se vera obligado a proceder legalmente para recuperar la posesion de la propriedad.

Dated/Fechado: May 12, 2016

CARNEGIE MANAGEMENT, INC. , Landlord

CARNEGIE MANAGEMENT, Agent

Tenant Ledger

Eva Mueller
248 McKibbin Street #1E
Brooklyn, NY 11206

Date: 05/05/16
Tenant Code: 248-1e
Property: 248
Unit: 1E
Status: Current
Rent: [redacted]
Deposit: [redacted]
Move In Date: 08/01/15
Move Out Date:
Due Day: 1
Tel# (O)
Tel# (H)

Date	Description	Charges	Payments	Balance
	Balance Forward			
07/20/15	chk# 101355			
07/30/15	chk# 101370			
07/31/15	Credit Card Fee			
07/31/15	chk# 3152			
07/31/15	chk# 779393 cc			
08/01/15	Rent for 31 Days			
08/01/15	Utitlities			
08/01/15	Security Deposit			
08/01/15	Utitlies Security			
08/01/15	Credit Check Charge			
08/03/15	Credit for moving in late, per Charles			
08/19/15	Key Charge			
09/01/15	Rent			
09/01/15	Utilities			
09/09/15	chk# ACH online payment			
10/01/15	Rent			
10/01/15	Utilities			
10/08/15	chk# ACH online payment			
11/01/15	Rent			
11/01/15	Utilities			
11/06/15	chk# ACH online payment			
12/01/15	Rent			
12/01/15	Utilities			
12/07/15	chk# ACH online payment			
01/01/16	Rent			
01/01/16	Utilities			
01/13/16	chk# ACH online payment			
02/01/16	Rent			
02/01/16	Utilities			
02/10/16	chk# ACH online payment			
03/01/16	Rent			
03/01/16	Utilities			
03/11/16	chk# ACH online payment			
04/01/16	Rent			
04/01/16	Utilities			

[redacted]

Tenant Ledger

Eva Mueller
248 McKibbin Street #1E
Brooklyn, NY 11206

Date: 05/05/16
Tenant Code: 248-1e
Property: 248
Unit: 1E
Status: Current
Rent: [redacted]
Deposit: [redacted]
Move In Date: 08/01/15
Move Out Date:
Due Day: 1
Tel# (O)
Tel# (H)

Date	Description	Charges	Payments	Balance
	Balance Forward	[redacted]		
04/10/16	Late Fee			
05/01/16	Rent			
05/01/16	Utilities			

Current	30 Days	60 Days	90 Days	Amount Due
[redacted]	[redacted]	50.00	100.00	[redacted]

AFFIDAVIT OF CONSPICUOUS SERVICE

STATE OF NEW YORK }
COUNTY OF QUEENS }

CASE # 1109489 N
L&T #

LUIS ROSARIO, BEING DULY SWORN, DEPOSES AND SAYS: THAT DEPONENT IS NOT A PARTY TO THIS PROCEEDING, IS A LICENSED PROCESS SERVER OVER 18 YEARS OF AGE AND RESIDES AT QUEENS, NEW YORK.

DEPONENT WAS UNABLE TO SERVE: EVA MUELLER, RESPONDENT(S) BY PERSONAL DELIVERY.

AT 248 MCKIBBIN STREET,APT. 1E, BROOKLYN, NY 11206

THIS IS THE ONLY APARTMENT IN THE BUILDING WITH THE ABOVE APARTMENT #

AT THE PROPERTY SOUGHT TO BE RECOVERED.

ON 5/17/2016 AT 12:10 PM DEPONENT SERVED THE ATTACHED
RENT DEMAND

[X] BY AFFIXING A TRUE COPY FOR EACH RESPONDENT UPON A CONSPICUOUS PART, TO WIT-THE ENTRANCE DOOR OF THE APARTMENT, OR
[ ] BY PLACING A COPY FOR EACH RESPONDENT UNDER THE ENTRANCE DOOR OF SAID PROPERTY.

DEPONENT WAS UNABLE TO FIND A PERSON OF SUITABLE AGE AND DISCRETION WILLING TO RECEIVE THE SAME AT THIS TIME OR DURING A PRIOR ATTEMPT MADE ON 5/16/2016 AT 7:40 PM.

AND ON 5/17/2016 DEPONENT SERVED COPIES OF THE RENT DEMAND BY MAILING A COPY TO EACH RESPONDENT BY DEPOSITING TRUE COPIES OF THE SAME ENCLOSED IN A POST PAID PROPERLY ADDRESSED WRAPPER TO EACH RESPONDENT AT 248 MCKIBBIN STREET,APT. 1E, BROOKLYN, NY 11206, IN THE POST OFFICE BY CERTIFIED MAIL AND BY REGULAR FIRST CLASS MAIL MAILED WITHIN THE STATE OF NEW YORK.

SWORN TO BEFORE ME ON 5/18/2016

Thomas A. Dundas

THOMAS A. DUNDAS
NOTARY PUBLIC, State of New York
NO. 01DU6016919
Qualified in Queens County
Commision Expires 11/30/2018

LUIS ROSARIO
LIC.# 1373359

Caseld 424640
KR

CIVIL COURT OF THE CITY OF NEW YORK
COUNTY OF KINGS

X

248 McKIBBEN REALTY LLC
Petitioner-Landlord,

-against-

MANDY McCANDLESS
248 McKibben Street, #4Q
Brooklyn, NY 11206
Respondent-Tenant,

"JOHN DOE", & "JANE DOE"
Respondent-UnderTenant,

X

INDEX# L&T 44103/2016

NOTICE OF PETITION
(Holdover Dwelling)

To the respondent(s) above named and described in possession of the premises hereinafter described or claiming possession thereof:

PLEASE TAKE NOTICE that a hearing at which you must appear will be held at the Civil Court of the City of New York, County of Kings, at 141 Livingston Street, Room 904A Brooklyn, New York, on **July 28, 2016** at 2 o'clock in the forenoon of that day, on the annexed petition of 248 McKIBBEN REALTY LLC verified July 5, 2016, which prays for a final judgment of eviction, awarding petitioner possession of premises described as follows: All rooms, 248 McKibben Street, #4Q, Brooklyn, City of New York as demanded in the petition which you must answer. Your answer may set forth any defense or counterclaim if such counterclaim is properly cognizable herein against the petitioner.

TAKE NOTICE also that demand is made in the petition herein for judgment against you for rent from May through June 2016 and fair market value until possession is regained.

TAKE NOTICE also that if you fail to interpose and establish any defense that you may have to the allegations of the petition, you may be precluded from asserting such defense or the claim on which it is based in any other proceeding or action. In the event that you fail to answer or appear, final judgment by default may be entered against you for the relief demanded in the petition.

TAKE NOTICE that under Section 745 of the Real Property Actions and proceedings Law, you may be required by the Court to make a deposit of use and occupancy, or a payment of use and occupancy to petitioner, upon your second

occupancy, or a payment of use and occupancy to petitioner, upon your second request for an adjournment or if the proceeding is not settled or a final determination has not been made by the Court within 30 days of the first court appearance. Failure to comply with an initial deposit or payment order may result in the entry of a final judgment against you without a trial. Failure to make subsequent required deposits or payments may result in an immediate trial on the issues raised in your answer.

TAKE FURTHER NOTICE that pursuant to Section 743 of the Real Property Actions and Proceedings Law the petitioner hereby demands that your answer, if any, shall be served at least three (3) days before the return date hereof.

Dated: July 5, 2016

CAROL ALT
Clerk of the Civil Court
of the City of New York

WENIG SALTIEL LLP

Attorney for Petitioner

26 Court Street, Suite 1200

Brooklyn, NY 11242

(718) 797-5700

VERIFICATION

STATE OF NEW YORK)
ss.:
COUNTY OF KINGS)

The undersigned, an attorney duly admitted to practice law in the Courts of the State of New York, affirms that the foregoing statements are true under penalties of perjury and pursuant to C.P.L.R.§2106:

That affirmant is the attorney for Petitioner in the foregoing Petition, and that she has read the foregoing Petition and knows the contents thereof, that the same are true to her own knowledge except as to those matters therein stated to be alleged on information and belief and as to those matters she believes them to be true. The grounds of affirmant's belief are statements and/or records provided by the Petitioner, its agents, and/or employees and contained in the file in the attorney's office. This verification is made pursuant to Section 741 of the Real Property and Proceedings Law.

Meryl L. Wenig

Dated: Brooklyn, NY
July 5, 2016

NOTICE OF TERMINATION OF TENANCY

TO: MANDY C. MCCANDLESS
"JOHN DOE" & "JANE DOE"
248 McKibben Street #4Q
Brooklyn, NY 11206
First name of Tenant and/or Undertenant being fictitious and unknown to petitioner, person intended being in possession of the premises herein described.

PLEASE TAKE NOTICE, that the undersigned owner of the premises known as 248 McKibben Street, #4Q, Brooklyn, NY, hereinafter "Subject Premises", hereby elects to terminate your tenancy of the above-described premises now held by you under monthly hiring, effective **June 30, 2016.**

PLEASE TAKE FURTHER NOTICE that you and all other persons occupying said premises are required to quit, vacate, and surrender possession of the subject premises to the landlord on or before the aforesaid termination date of **June 30, 2016.**

PLEASE TAKE FURTHER NOTICE that in the event of your failure to so quit, vacate and surrender possession as aforesaid, the undersigned will commence summary proceedings against you under Article 7 of the Real Property and Proceedings Law to remove you therefrom for the holding over after the expiration of your term and will demand the value of your use and occupancy of the premises during such holding over.

Dated: Brooklyn, NY
May 11, 2016

Owner: 248 McKibben Realty LLC
by: Charles Schwartz, member

WENIG SALTIEL LLP

Attorney for Owner

26 Court Street, Suite 1200

Brooklyn, NY 11242

(718) 797-5700

Civil Court
County of Kings

248 MCKIBBEN REALTY LLC — Petitioner (Landlord)

against

MANDY C MCCANDLESS — Respondent (Tenant)

Index No

Affidavit of Service For

Termination notice

Kings County, New York State Joseph L. Matos being sworn

Says: Deponent is not a party herein, is over 18 years of age and resides at 225 Etna Street, Brooklyn, NY 11208

On 5-17-16 at 1149A .M, at 248 MCKIBBEN ST APT 4Q BROOKLYN NY 11206
Deponent served the within Termination notice

1 Individual ☐ By delivering a true copy of same to said tenant personally; deponent knew the person to be the person described as said tenant therein.

2 Corporation ☐ A corporation, by delivering thereat a true copy of same personally, deponent knew said corporation so served to be the corporation described in said summons as said tenant and knew said individual to be there of

3 Suitable age Person ☐ By delivering thereat a true copy of same to Front Door for MANDY C MCCANDLESS a person of suitable age and discretion. Said premises is tenant's-actual place of business-dwelling place-usual place of abode-within the state.

4 Affixing to door ☐ By affixing a true copy same to the door of said premises, which defendant's-actual place of business-dwelling place-usual place of abode-within the state. Deponent was unable, with due diligence to find defendant or a person of suitable age and discretion, thereat, having called there

On .M. on .M.
On .M. on .M.
Within one (1) day thereafter, on MAY 18 2016.

5 Mailing to Residence ☑ Use with 3 or 4 Deponent enclosed a copy of same in a postpaid envelope properly addressed to tenant at tenant's last known residence or business.
At 248 MCKIBBEN ST APT 4Q BROOKLYN NY 11206 and deposited said envelope

in an depository under the exclusive care and custody of the U.S. Postal Service within New York State by certified and regular mail.

Description Use with 1,2,3 ☑

☐ Male	☑ White	☐ Black Hair	☐ White Hair	☐ 14-20 Yrs	☐ Under 5'	☐ Under 100 Lbs
☑ Female	☐ Black Skin	☑ Brown Hair	☐ Balding	☑ 21-35 Yrs.	☐ 5'0" - 5'3"	☐ 100 -130 Lbs.
	☐ Yellow Skin	☐ Blonde Hair	☐ Glases	☐ 36-50 Yrs.	☑ 5'4" - 5'8"	☑ 131 -160 Lbs.
	☐ Brown Skin	☐ Grey Hair	☐ Mustache	☐ 51-65 Yrs.	☐ 5'9" - 6'0"	☐ 161 - 200 Lbs
	☐ Red Skin	☐ Red Hair	☐ Beard	☐ Over 65 Yrs.	☐ Over 6'	☐ Over 200 Lbs.

Other identifying features:

Use in NYC Civil CT ☐ The Language required by NYCRR2900.2(e),(f) & (h) was set forth on the face of said summons(es)

Military Service ☐ I asked the person spoken to whether defendant was in active military service of the United States or the State of New York in any capacity whatever and received a negative reply. Defendant wore ordinary civilian clothes and no military uniform. The source of my information and the grounds of my belief are the conversations and observations above narrated.
Upon information and belief that the recipient not in military service of New York State or of the United States as the term is defined in either the State or in the federal statutes.

Sworn to before me on
MAY 19 2016

Joseph L. Matos

License No 2005681

NOELIA CRUZ
Notary Public, State of New York
No. 01CR6304856
Qualified in Nassau County
Commission Expires June 2, 2018

Civil Court
County of Kings

248 MCKIBBEN REALTY LLC — Petitioner (Landlord)

against

JOHN DOE — Respondent (Tenant)

Index No

Affidavit of Service For

Termination notice

Kings County, New York State Joseph L. Matos being sworn

Says: Deponent is not a party herein, is over 18 years of age and resides at 225 Etna Street, Brooklyn, NY 11208

On 5-17-16 at 1149P .M, at 248 MCKIBBEN ST APT 4Q BROOKLYN NY 11206
Deponent served the within Termination notice

1. Individual ☐ By delivering a true copy of same to said tenant personally; deponent knew the person to be the person described as said tenant therein.

2. Corporation ☐ A corporation, by delivering thereat a true copy of same personally, deponent knew said corporation so served to be the corporation described in said summons as said tenant and knew said individual to be there of

3. Suitable age Person ☒ By delivering thereat a true copy of same to Jane Doe for John Doe a person of suitable age and discretion. Said premises is tenant's-actual place of business-dwelling place-usual place of abode-within the state.

4. Affixing to door ☐ By affixing a true copy same to the door of said premises, which defendant's-actual place of business-dwelling place-usual place of abode-within the state. Deponent was unable, with due diligence to find defendant or a person of suitable age and discretion, thereat, having called there

On .M. on .M.
On .M. on .M.
Within one (1) day thereafter, on MAY 18 2016

5. Mailing to Residence Use with 3 or 4 ☒ Deponent enclosed a copy of same in a postpaid envelope properly addressed to tenant at tenant's last known residence or business.
At 248 MCKIBBEN ST APT 4Q BROOKLYN NY 11206 and deposited said envelope

in an depository under the exclusive care and custody of the U.S. Postal Service within New York State by certified and regular mail.

Description Use with 1,2,3 ☒

Male	White	Black Hair	White Hair	14-20 Yrs.	Under 5'	Under 100 Lbs.
Female	Black Skin	Brown Hair	Balding	21-35 Yrs.	5'0" - 5'3"	100 - 130 Lbs.
	Yellow Skin	Blonde Hair	Glases	36-50 Yrs.	5'4" - 5'8"	131 - 160 Lbs.
	Brown Skin	Grey Hair	Mustache	51-65 Yrs.	5'9" - 6'0"	161 - 200 Lbs
	Red Skin	Red Hair	Beard	Over 65 Yrs.	Over 6'	Over 200 Lbs.

Other identifying features:

Use in NYC Civil CT ☐ The Language required by NYCRR2900.2(e),(f) & (h) was set forth on the face of said summons(es)

Military Service ☐ I asked the person spoken to whether defendant was in active military service of the United States or the State of New York in any capacity whatever and received a negative reply. Defendant wore ordinary civilian clothes and no military uniform. The source of my information and the grounds of my belief are the conversations and observations above narrated.
Upon information and belief that the recipient not in military service of New York State or of the United States as the term is defined in either the State or in the federal statutes.

Sworn to before me on

MAY 19 2016

Joseph L Matos

License No. 2005681

NOELIA CRUZ
Notary Public, State of New York
No. 01CR6304856
Qualified in Nassau County
Commission Expires June 2, 2018

Civil Court
County of Kings

248 MCKIBBEN REALTY LLC — Petitioner (Landlord)

against

JANE DOE — Respondent (Tenant)

Index No.

Affidavit of Service For

Termination notice

Kings County, New York State: Joseph L. Matos being sworn

Says: Deponent is not a party herein, is over 18 years of age and resides at 225 Etna Street, Brooklyn, NY 11208

On 5-17-16 at 1149 P .M., at 248 MCKIBBEN ST APT 4Q BROOKLYN NY 11206
Deponent served the within Termination notice

1 Individual ☐ By delivering a true copy of same to said tenant personally; deponent knew the person to be the person described as said tenant therein.

2 Corporation ☐ A corporation, by delivering thereat a true copy of same personally, deponent knew said corporation so served to be the corporation described in said summons as said tenant and knew said individual to be there of

3 Suitable age Person ☒ By delivering thereat a true copy of same to Jane Doe by Jane Doe a person of suitable age and discretion. Said premises is tenant's-actual place of business-dwelling place-usual place of abode-within the state.

4 Affixing to door ☐ By affixing a true copy same to the door of said premises, which defendant's-actual place of business-dwelling place-usual place of abode-within the state. Deponent was unable, with due diligence to find defendant or a person of suitable age and discretion, thereat, having called there

On .M. on .M.
On .M. on .M.
Within one (1) day thereafter, on MAY 18 2016

5 Mailing to Residence Use with 3 or 4 ☒ Deponent enclosed a copy of same in a postpaid envelope properly addressed to tenant at tenant's last known residence or business.
At 248 MCKIBBEN ST APT 4Q BROOKLYN NY 11206 and deposited said envelope

in an depository under the exclusive care and custody of the U.S. Postal Service within New York State by certified and regular mail.

Description Use with 1,2,3 ☐

~~Male~~ Female	~~White~~ Black Skin Yellow Skin Brown Skin Red Skin	~~Black Hair~~ ~~Brown Hair~~ Blonde Hair Grey Hair Red Hair	White Hair Balding Glases Mustache Beard	14-20 Yrs. ~~21-35 Yrs.~~ 36-50 Yrs 51-65 Yrs. Over 65 Yrs.	Under 5' 5'0" - 5'3" ~~5'4" - 5'8"~~ 5'9" - 6'0" Over 6'	Under 100 Lbs 100 -130 Lbs. ~~131 -160 Lbs.~~ 161 - 200 Lbs Over 200 Lbs.

Other identifying features:

Use in NYC Civil CT ☐ The Language required by NYCRR2900.2(e),(f) & (h) was set forth on the face of said summons(es)

Military Service ☐ I asked the person spoken to whether defendant was in active military service of the United States or the State of New York in any capacity whatever and received a negative reply. Defendant wore ordinary civilian clothes and no military uniform. The source of my information and the grounds of my belief are the conversations and observations above narrated.
Upon information and belief that the recipient not in military service of New York State or of the United States as the term is defined in either the State or in the federal statutes.

Sworn to before me on
MAY 19 2016

Joseph L. Matos

License No. 2005681

NOELIA CRUZ
Notary Public, State of New York
No. 01CR6304856
Qualified in Nassau County
Commission Expires June 2, 2018

From: Giglio, Joseph
To: Elan Parra
Subject: RE: SLA Contact -
Date: Tuesday, August 09, 2016 9:00:00 AM

I know a couple of people. I will reach out to them and see if they are the person or can put me in touch with the right person. Ill let you know as soon as I find out. Summer good. Hope you are enjoying also.

Joseph Giglio
Police Officer
Mayor's Office of Special Enforcement
6465763474
1 Centre Street, 1012N
New York, NY 10007

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Monday, August 08, 2016 5:17 PM
To: Giglio, Joseph
Subject: SLA Contact -

Hi Joe,

Not sure if I ever introduced you to my buddy over at Chief of Dept. He reached out to me asking whether I might be able to help facilitate putting him in touch with someone over at SLA that can speak to the administrative process that occurs when MARCH makes referrals for noise complaints over to the the liquor auth.

I was thinking you might know someone --- if yes, let me know and I can connect you with my buddy via email. Would be great help!

Hope summer is going well.

Talk soon (we should get a burger)
Elan

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

From: Giglio, Joseph
To: Elan Parra
Subject: RE: sla request from chief of dept office
Date: Tuesday, August 09, 2016 11:54:42 AM

Ok

Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone

-------- Original message --------
From: Elan Parra <eparra@lemirellc.com>
Date: 08/09/2016 11:49 AM (GMT-05:00)
To: "Giglio, Joseph" <jgiglio@cityhall.nyc.gov>
Subject: Re: sla request from chief of dept office

Tuesday is good.
Let me know when - assuming depends on what you guys have going on.

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Aug 9, 2016, at 10:31 AM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:

> Sure. Next week Monday or tues?
>
> Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone
>
> -------- Original message --------
> From: Elan Parra <eparra@lemirellc.com>
> Date: 08/09/2016 10:20 AM (GMT-05:00)
> To: "Giglio, Joseph" <jgiglio@cityhall.nyc.gov>
> Subject: Re: sla request from chief of dept office
>
> Thanks for this.
>
> Grab lunch on a slow day - Bareburger?

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Aug 9, 2016, at 9:16 AM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:

> He is a retired nypd captain. He will be able to help them out.
>
> Joseph Giglio
> Police Officer
> Mayor's Office of Special Enforcement
> 6465763474
> 1 Centre Street, 1012N
> New York, NY 10007
>
> ---
>
> **From:** Stravalle, Charles (SLA) [mailto:Charles.Stravalle@sla.ny.gov]
> **Sent:** Tuesday, August 09, 2016 9:09 AM
> **To:** Giglio, Joseph
> **Subject:** Re: sla request from chief of dept office
>
> You can give my cell. 9175893128 and I can figure out.
>
> Sincerely,
>
> Charles R. Stravalle
> Beverage Control Investigator, NYS Peace Officer
>
> New York State Liquor Authority
> Enforcement Bureau, Zone 1
> 317 Lenox Avenue, 5th floor
> New York, New York 10027
> (347) 291-2047|charles.stravalle@sla.ny.gov
> www.sla.ny.gov
> Follow us Facebook
> Cell (917) 589-3128
> Fax (212) 961-8381
>
> Sent from Outlook
>
> On Tue, Aug 9, 2016 at 9:05 AM -0400, "Giglio, Joseph" <jgiglio@cityhall.nyc.gov> wrote:

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Hi Charles, I just got an inquiry from above regarding who they can contact regarding someone in sla that can speak to the administrative process that occurs when MARCH makes referrals for noise complaints over to the the liquor auth. Do you know who that might be. I usually contact franklin but know he is busy and didn't want to contact him if he is not the proper person. Can you help? thanks

Joseph Giglio
Police Officer
Mayor's Office of Special Enforcement
6465763474
1 Centre Street, 1012N
New York, NY 10007

From: Klossner, Christian
To: "Elan Parra"
Cc: Wan, Hsiao-Hsiang
Subject: RE: 248 McKibbin Street - Ltr.
Date: Thursday, August 18, 2016 6:40:38 PM
Attachments: OSE response to 248 McKibbin owner letter.pdf

Elan,

Attached is our response to the letter and addressing our outstanding subpoena issues. I am away next week, but please feel free to follow-up with Catherine.

-Christian

Christian J. Klossner
Executive Director, Office of Special Enforcement
Mayor's Office of Criminal Justice
1 Centre St, 10th Floor
New York, NY 10007
(o) 646-576-3477
(c) 917-593-6674
(f) 212-788-6834

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Wednesday, August 10, 2016 6:37 PM
To: Klossner, Christian
Subject: Re: 248 McKibbin Street - Ltr.

Circling back on this.

Can we schedule a call for next week?

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004

eparra@lemirellc.com

(646)979-4105
www.lemirellc.com

On Jul 28, 2016, at 4:43 PM, Elan Parra <eparra@lemirellc.com> wrote:

Hello Christian,

Please see attached letter re: 248 McKibbin. I've also sent this out via snail mail.

I would like to schedule a call re: Apt. 1E & 4Q for when you return from vacation. I can make myself available any day next week. Please let me know what date/time works best.

Thanks

Elan

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

<scan.pdf>

<248 McKibben - 1E ct. docs.pdf>

<248 McKibben - 4Q ct docs.pdf>

Office of the Mayor

Bill de Blasio
Mayor

Christian Klossner
Executive Director,
Office of Special Enforcement

One Centre Street, Rm 1012N
Net York NY 10007

646 576 3477 tel
212 788 6834 fax

August 17, 2016

VIA e-mail:
Elan Parra
Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004

Re: Illegal Transient Occupancy in 248 McKibbin Street, Brooklyn

Dear Mr. Parra,

My office is in receipt of your July 28, 2016, letter regarding the above-referenced premises. Thank you for your explanation of Carnegie Management's ("the Owner") efforts to address the ongoing problems of illegal transient use at 248 McKibbin Street ("the Building").

OSE is encouraged by the Owner's progress to address the pervasive illegal use at the Building, and pleased that several of our inspections for dismissal have found corrected conditions. Nonetheless, it is clear from your letter that there remains additional remedial work to be done.

During our meeting on May 23, 2016, I shared with you a subpoena duces tecum addressed to the Owner in furtherance of OSE's continued investigation. Based on your suggestion that the Owner may voluntarily produce certain documents and information—as opposed to OSE resorting to litigation to enforce the subpoena—we have reviewed what we originally intended to require, and are willing to consider foregoing a subpoena if the Owner supplies the following by the close of business on August 31:

- The last executed leases for Apartments 1H, 1I, 1E, 1M, 2P, 3K 4O, 4L, and 4Q ("the Transient Apartments;")
- Records of rental amount paid for each unit in the building with the start date of the respective leases;
- Copies of the legal notices and documents served or filed against the occupants of apartments 1E and 4Q;
- All other documents and correspondence pertaining to the removal of the tenants of the Transient Apartments, including any indication of their subsequent or current address;

- Copies of the notices posted and provided to tenants regarding short term notices.

In addition, OSE would like to remain apprised of the Owner's efforts regarding several key steps listed in your letter. Specifically, please provide:

- Monthly updates on the project to install the key fobs at the doors;
- The name of the company described as a "web-based provider that provides monthly data scraping of targeted illegal sublets advertised on the internet," and a detailed explanation of the steps that will be taken by the Owner when such illegal sublet is identified;
- Monthly updates on progress of the work to "both demolish illegally-constructed spaces and to bring the subject apartments into regulatory compliance;"
- Monthly updates pertaining to the case "pending in Housing Court" regarding apartment 4Q;
- An update on the Owner's decisions regarding camera coverage and the retention of additional security staffing;
- An update on the status of the decision regarding hiring a door attendant.

Finally, OSE is interested to know if the Owner considered a full-time door attendant or establishing a guest register as a means for the Building to control illegal transient occupancies.

I hope through cooperation and understanding, the Owner and the City can see the Building brought into code compliance without resorting to time and resource consuming litigation. We welcome continued dialogue about best practices and additional items that the Owner feels important to share, and OSE may request additional measures as needed.

Please be advised that the City retains all of its rights in taking additional enforcement and investigative actions in this matter, including responding to future complaints at the Building.

Sincerely,

Christian Klossner
Executive Director
Mayor's Office of Special Enforcement
1 Centre Street - Rm 1012 N
New York, New York 10007
(646) 576-3477

From: Elan Parra
To: Lepard, David
Subject: Re: Hey!
Date: Thursday, September 08, 2016 5:47:07 PM

Lets figure out location as we get closer.

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Thu, Sep 8, 2016 at 5:45 PM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:

> Great!
>
> David J Lepard
>
> Special Assistant Corporation Counsel
>
> Mayor's Office of Special Enforcement
>
> One Centre Street, Room 1012N
>
> New York, NY 10007
>
> (646) 576-3514
>
> **From:** Elan Parra [mailto:eparra@lemirellc.com]
> **Sent:** Thursday, September 08, 2016 5:44 PM
> **To:** Lepard, David
> **Subject:** Re: Hey!
>
> Lunch 9/26
>
> **Elan D. Parra, Managing Director**

Lemire LLC

80 Broad Street, Suite 1201

New York, NY 10004

eparra@lemirellc.com

(646)979-4105

www.lemirellc.com

On Thu, Sep 8, 2016 at 5:37 PM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:

Sounds good! Any day for lunch; any day but Friday for after work.

David J Lepard

Special Assistant Corporation Counsel

Mayor's Office of Special Enforcement

One Centre Street, Room 1012N

New York, NY 10007

(646) 576-3514

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Thursday, September 08, 2016 4:59 PM
To: Lepard, David
Subject: Re: Hey!

All good here.

Last week of September?

Elan D. Parra, Managing Director

Lemire LLC

80 Broad Street, Suite 1201

New York, NY 10004

eparra@lemirellc.com

(646)979-4105

www.lemirellc.com

On Thu, Sep 8, 2016 at 3:07 PM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:

Hey!

It's been too long! How are things? We should catch up soon.

David J Lepard

Special Assistant Corporation Counsel

Mayor's Office of Special Enforcement

One Centre Street, Room 1012N

New York, NY 10007

(646) 576-3514

From: Klossner, Christian
To: "Elan Parra"
Subject: queston about ose history
Date: Wednesday, November 16, 2016 2:21:05 PM

Can you call when you have a miunte?

Christian J. Klossner
Executive Director, Office of Special Enforcement
Mayor's Office of Criminal Justice
1 Centre St, 10th Floor
New York, NY 10007
(o) 646-576-3477
(c) 917-593-6674
(f) 212-788-6834

From: Elan Parra
To: Jennifer Jackson
Cc: Lepard, David; Gutierrez, Diana; Waterman, Shawn
Subject: Re: Lawyerly Assistance
Date: Thursday, December 01, 2016 4:04:41 PM

Yes.

Elan D. Parra, Managing Director
Lemire LLC
80 Broad Street, Suite 1201
New York, NY 10004
eparra@lemirellc.com
(646)979-4105
www.lemirellc.com

On Thu, Dec 1, 2016 at 3:49 PM, Jennifer Jackson <jjackson@worldsciencefestival.com> wrote:

> Are we doing this without Diana? I just can't make that decision.
>
> On Wed, Nov 30, 2016 at 3:54 PM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:
>
> > ☹
> >
> > ---
> >
> > **From:** Gutierrez, Diana
> > **Sent:** Wednesday, November 30, 2016 3:52 PM
> > **To:** Lepard, David; 'Jennifer Jackson'
> > **Cc:** 'Elan Parra'; Waterman, Shawn
> > **Subject:** RE: Lawyerly Assistance
> >
> > Sorry! I'll be free the last week in February. Haha. Have fun and drink LOTS for me.
> >
> > ---
> >
> > **From:** Lepard, David
> > **Sent:** Wednesday, November 30, 2016 3:48 PM
> > **To:** 'Jennifer Jackson'
> > **Cc:** 'Elan Parra'; Waterman, Shawn; Gutierrez, Diana
> > **Subject:** RE: Lawyerly Assistance
> >
> > Shawn's in. Diana?

From: Lepard, David
Sent: Wednesday, November 30, 2016 3:42 PM
To: 'Jennifer Jackson'
Cc: Elan Parra; Waterman, Shawn; Gutierrez, Diana
Subject: RE: Lawyerly Assistance

Noted.

I think we're getting iced out by Shawn and Diana.

From: Jennifer Jackson [mailto:jjackson@worldsciencefestival.com]
Sent: Wednesday, November 30, 2016 1:13 PM
To: Lepard, David
Cc: Elan Parra; Waterman, Shawn; Gutierrez, Diana
Subject: Re: Lawyerly Assistance

I second the Motion but ask that my concerns about Ms. Gutierrez's lack of response not it be noted in the record.

On Wed, Nov 30, 2016 at 1:01 PM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:

No objection, but given this, I make a Motion for including dinner into our plans….

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Wednesday, November 30, 2016 1:00 PM

To: Jennifer Jackson
Cc: Lepard, David; Waterman, Shawn; Gutierrez, Diana
Subject: Re: Lawyerly Assistance

Fine here, but will be my second soiree that night, so preferably from 700pm on.

Elan D. Parra, Managing Director

Lemire LLC

80 Broad Street, Suite 1201

New York, NY 10004

eparra@lemirellc.com

(646)979-4105

www.lemirellc.com

On Wed, Nov 30, 2016 at 12:46 PM, Jennifer Jackson <jjackson@worldsciencefestival.com> wrote:

December 7 gets my vote. Christmas, Pearl Harbor. . .just feels right.

David's in, Elan's in, Jennifer's in. Shawn? Diana?

On Wed, Nov 30, 2016 at 12:20 PM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:

As of now I can do:

Dec 5-9

12-15

Dec 20-21

David J Lepard

Special Assistant Corporation Counsel

Mayor's Office of Special Enforcement

One Centre Street, Room 1012N

New York, NY 10007

(646) 576-3514

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Wednesday, November 30, 2016 12:03 PM
To: Jennifer Jackson
Cc: Lepard, David; Waterman, Shawn; Gutierrez, Diana
Subject: Re: Lawyerly Assistance

In for drinks.

Tell me when/where.

Elan D. Parra, Managing Director

Lemire LLC

80 Broad Street, Suite 1201

New York, NY 10004

eparra@lemirellc.com

(646)979-4105

www.lemirellc.com

On Wed, Nov 30, 2016 at 11:42 AM, Jennifer Jackson <jjackson@worldsciencefestival.com> wrote:

Business first.

Hahaha just kidding!

Wednesday 12/7 or Wednesday 12/14?

On Wed, Nov 30, 2016 at 11:21 AM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:

Way to bury the lede!

Let's put something on the calendar before we all get booked up!

Also, unfortunately, the only people I could recommend would be in law firms who would probably charge that much…

David J Lepard

Special Assistant Corporation Counsel

Mayor's Office of Special Enforcement

One Centre Street, Room 1012N

New York, NY 10007

(646) 576-3514

From: Jennifer Jackson [mailto:jjackson@worldsciencefestival.com]
Sent: Wednesday, November 30, 2016 11:18 AM
To: Waterman, Shawn; Gutierrez, Diana; Lepard, David; Elan Parra
Subject: Lawyerly Assistance

Good morning lawyer/construction friends,

I need some assistance: we have a smallish construction project going on and need an attorney to review the standard AIA based construction contract. A large law firm will charge us ~4K and that seems like a bit much for such a small contract and for our nonprofit budget. Can anybody recommend an attorney who would review a standard contract for a reasonable price for a terrific nonprofit?

Also, when are we raising a cup of holiday cheer together?

Cheers,

Jennifer

--

Jennifer Jackson | Director of Finance and Administration

tel 646.200.8812 | jjackson@worldsciencefestival.com | fax 212.280.1601

World Science Festival | 475 Riverside Drive, Suite 950 | New York, NY 10115

worldsciencefestival.com | Facebook | Twitter

--

Jennifer Jackson | Director of Finance and Administration

tel 646.200.8812 | jjackson@worldsciencefestival.com | fax 212.280.1601

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Jennifer Jackson | Director of Finance and Administration

tel 646.200.8812 | jjackson@worldsciencefestival.com | fax 212.280.1601

World Science Festival | 475 Riverside Drive, Suite 950 | New York, NY 10115

worldsciencefestival.com | Facebook | Twitter

From: Elan Parra
To: Lepard, David
Subject: Re: Lawyerly Assistance
Date: Monday, December 05, 2016 5:39:40 PM

---

en route shortly.

Elan D. Parra, Managing Director
Lemire LLC
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On Mon, Dec 5, 2016 at 5:11 PM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:

> The reservation is at 6:30 and I'm sure we can nudge it back if needed. Just letting you all know my plan… to start drinking early.
>
> **From:** Jennifer Jackson [mailto:jjackson@worldsciencefestival.com]
> **Sent:** Monday, December 05, 2016 5:10 PM
> **To:** Lepard, David
> **Cc:** Waterman, Shawn; Elan Parra
> **Subject:** Re: Lawyerly Assistance
>
> I can't get there until 6:30-ish. I'm way uptown now. In so many ways.
>
> On Mon, Dec 5, 2016 at 4:55 PM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:
>
> Everyone excited?
>
> Aiming to get there between 5:45 and 6…
>
> **From:** Jennifer Jackson [mailto:jjackson@worldsciencefestival.com]
> **Sent:** Friday, December 02, 2016 12:29 PM
>
> **To:** Lepard, David
> **Cc:** Waterman, Shawn; Elan Parra

Subject: Re: Lawyerly Assistance

Yes. Book it.

On Fri, Dec 2, 2016 at 12:15 PM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:

http://www.distilledny.com/menu/

???

David J Lepard

Special Assistant Corporation Counsel

Mayor's Office of Special Enforcement

One Centre Street, Room 1012N

New York, NY 10007

(646) 576-3514

From: Jennifer Jackson [mailto:jjackson@worldsciencefestival.com]
Sent: Thursday, December 01, 2016 5:10 PM
To: Lepard, David
Cc: Waterman, Shawn; Elan Parra
Subject: Re: Lawyerly Assistance

Luckily, we have a few days to send a thousand emails back and forth to each other about this.

On Thu, Dec 1, 2016 at 5:09 PM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:

Awesome. Now for the hard part: What do we want?

From: Jennifer Jackson [mailto:jjackson@worldsciencefestival.com]
Sent: Thursday, December 01, 2016 5:08 PM
To: Lepard, David; Waterman, Shawn

Cc: Elan Parra
Subject: Re: Lawyerly Assistance

Everybody settled for Monday December 5?

On Thu, Dec 1, 2016 at 5:06 PM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:

Shawn said 'open for anything' I think he's in.

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Thursday, December 01, 2016 5:04 PM
To: Lepard, David
Cc: Jennifer Jackson
Subject: Re: Lawyerly Assistance

5th good.

6th no.

Dropped off Diana and Shawn.

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On Thu, Dec 1, 2016 at 4:52 PM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:

Same.

From: Jennifer Jackson [mailto:jjackson@worldsciencefestival.com]
Sent: Thursday, December 01, 2016 4:48 PM
To: Lepard, David
Cc: Elan Parra; Waterman, Shawn; Gutierrez, Diana
Subject: Re: Lawyerly Assistance

December 5th or 6th works for me.

On Thu, Dec 1, 2016 at 4:35 PM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:

So if Elan's only around after 7 and Jen's only good until 8, is there a better night than the 7th?

(Recognizing that Diana's likely to be busy on any night)

From: Jennifer Jackson [mailto:jjackson@worldsciencefestival.com]
Sent: Thursday, December 01, 2016 4:31 PM
To: Elan Parra

Cc: Lepard, David; Waterman, Shawn; Gutierrez, Diana
Subject: Re: Lawyerly Assistance

This will also be one of two soirees for me that evening, but y'all will be my first so I have to head out around 8-ish.

On Wed, Nov 30, 2016 at 12:59 PM, Elan Parra <eparra@lemirellc.com> wrote:

Fine here, but will be my second soiree that night, so preferably from 700pm on.

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On Wed, Nov 30, 2016 at 12:46 PM, Jennifer Jackson <jjackson@worldsciencefestival.com> wrote:

December 7 gets my vote. Christmas, Pearl Harbor. . .just feels right.

David's in, Elan's in, Jennifer's in. Shawn? Diana?

On Wed, Nov 30, 2016 at 12:20 PM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:

As of now I can do:

Dec 5-9

12-15

Dec 20-21

David J Lepard

Special Assistant Corporation Counsel

Mayor's Office of Special Enforcement

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New York, NY 10007

(646) 576-3514

From: Elan Parra [mailto:eparra@lemirellc.com]
Sent: Wednesday, November 30, 2016 12:03 PM
To: Jennifer Jackson
Cc: Lepard, David; Waterman, Shawn; Gutierrez, Diana
Subject: Re: Lawyerly Assistance

In for drinks.

Tell me when/where.

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On Wed, Nov 30, 2016 at 11:42 AM, Jennifer Jackson <jjackson@worldsciencefestival.com> wrote:

Business first.

Hahaha just kidding!

Wednesday 12/7 or Wednesday 12/14?

On Wed, Nov 30, 2016 at 11:21 AM, Lepard, David <DLepard@cityhall.nyc.gov> wrote:

Way to bury the lede!

Let's put something on the calendar before we all get booked up!

Also, unfortunately, the only people I could recommend would be in law firms who would probably charge that much…

David J Lepard

Special Assistant Corporation Counsel

Mayor's Office of Special Enforcement

One Centre Street, Room 1012N

New York, NY 10007

(646) 576-3514

From: Jennifer Jackson [mailto:jjackson@worldsciencefestival.com]
Sent: Wednesday, November 30, 2016 11:18 AM
To: Waterman, Shawn; Gutierrez, Diana; Lepard, David; Elan Parra
Subject: Lawyerly Assistance

Good morning lawyer/construction friends,

I need some assistance: we have a smallish construction project going on and need an attorney to review the standard AIA based construction contract. A large law firm will charge us ~4K and that seems like a bit much for such a small contract and for our nonprofit budget. Can anybody recommend an attorney who would review a standard contract for a reasonable price for a terrific nonprofit?

Also, when are we raising a cup of holiday cheer together?

Cheers,

Jennifer

--

Jennifer Jackson | Director of Finance and Administration

tel 646.200.8812 | jjackson@worldsciencefestival.com | fax 212.280.1601

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From: Giglio, Joseph
To: Elan Parra
Subject: RE: lunch
Date: Monday, December 05, 2016 6:17:46 PM

Ok

Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone

-------- Original message --------
From: Elan Parra <eparra@lemirellc.com>
Date: 12/05/2016 5:39 PM (GMT-05:00)
To: "Giglio, Joseph" <jgiglio@cityhall.nyc.gov>
Subject: Re: lunch

Done. Meet you at 1 Centre

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On Mon, Dec 5, 2016 at 5:30 PM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:

> Noon better if you can
>
> Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone
>
> -------- Original message --------
> From: Elan Parra <eparra@lemirellc.com>
> Date: 12/05/2016 3:18 PM (GMT-05:00)
> To: "Giglio, Joseph" <jgiglio@cityhall.nyc.gov>
> Subject: Re: lunch
>
> Three ideas - you tell me which you prefer.
>
> -Chinese food (near you) - you select ... we could go to that dim sum spot.
> -High-end burger (Delmonico's Grill) ... abt. $17, but supposed to be damn good (near me)
> -Bare Burger - (half way) the last spot we went to was good....

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On Mon, Dec 5, 2016 at 1:20 PM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:

> Yep. Sounds good. Do you have a place you normally go to.
>
> Joseph Giglio
>
> Police Officer
>
> Mayor's Office of Special Enforcement
>
> 6465763474
>
> 1 Centre Street, 1012N
>
> New York, NY 10007
>
> **From:** Elan Parra [mailto:eparra@lemirellc.com]
> **Sent:** Monday, December 05, 2016 1:03 PM
> **To:** Giglio, Joseph
> **Subject:** Re: lunch
>
> Wednesday?
>
> **Elan D. Parra, Managing Director**
>
> **Lemire LLC**
>
> 80 Broad Street, Suite 1201
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> New York, NY 10004
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On Mon, Dec 5, 2016 at 1:02 PM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:

Hey Elan, I'm available any day except this Friday. Let me know what day works for you and we can get together for lunch.

Joseph Giglio

Police Officer

Mayor's Office of Special Enforcement

6465763474

1 Centre Street, 1012N

New York, NY 10007

From: Giglio, Joseph
To: Elan Parra
Subject: RE: Lunch.
Date: Wednesday, December 07, 2016 12:20:45 PM

Yes. sounds good. sorry for late notice. unavoidable

Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone

-------- Original message --------
From: Elan Parra <eparra@lemirellc.com>
Date: 12/07/2016 12:09 PM (GMT-05:00)
To: "Giglio, Joseph" <jgiglio@cityhall.nyc.gov>
Subject: Re: Lunch.

tomorrow at 1230??

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On Wed, Dec 7, 2016 at 11:41 AM, Giglio, Joseph <jgiglio@cityhall.nyc.gov> wrote:

> We are running late. in brooklyn doing an emergency inspection. can we make it tommorrow at noon.
>
> Sent via the Samsung Galaxy Note® 3, an AT&T 4G LTE smartphone