

4/4/03

Dear John —

After a 15-year probation
period, I think the

16 Lake Street Board

will approve me for

purchase of the apartment

I'm going to make

confirmatory inquiries.

okay?

Regards

~~Steve~~

tel: 914-949-2169
fax: 914-428-4994

EXHIBIT D-1

Elena Ruth Sassower

*16 Lake Street, Apartment 2C
White Plains, New York 10603*

*Tel. (914) 949-2169
Fax (914) 428-4994*

June 6, 2003

Dear John,

Halleluyah! As you can see from the enclosed, I have received an encouraging response to my inquiry as to whether the Board would favorably consider my purchase of the apartment. I am so happy.

Please call, at your convenience, so that we can make the necessary arrangements.

Regards.

Elena

FYI: Enclosed is a copy of the current purchase application package, which I requested from the management company (p.s. "The Guidelines" are gone).

Exhibit D-2

May 8, 2003
My 47th birthday

Dear 16 Lake Street
Board of Directors —

I take this opportunity of your
convocation at this year's Annual
Meeting to ask whether you would
favorably consider my application
for purchase of the opposite share
I have (bought & lived in these past
fifteen years so (my own / satisfy
the financial requirements
I would be most appreciative
Thank you
Steve Elgert
Apr 20

5/03

Clona,

Sorry To just
be getting Back to
you.

I did Review your
Note — Personally,
I find you, as always
To Be a Lonely Woman.
As far as you
Buying 2C We all feel
it is up To the owner
& you to go thru standard
Procedures as all our

2

Perspective Buyers. First
owner consents to sell,
Then Granator is contacted
to obtain proper application
forms to be filled out
By both you & owner.

After proper info.
is obtained, the last thing
would be a Board Inter-
view / Meeting.

You have been a
Wonderful Neighbor for many
years. I am sure as a
Purchaser the same will
Remain true.

Sincerely
Daisy Hobby

May 17th
a.m.

Dear Daisy -

It was late last
night when I noticed
the corner of an
envelope protruding
under my door and -
with fear + trepidation -
opened the door,
opened the note,
+ read its contents.

Only because of
that late hour
did I not rush up

to thank you
personally +
embrace you for
your kind words
+ encouragement.

I would be most
grateful if you
would pass on
my sincerest
thanks to the
Board members
as well.

Warmly -
your neighbor in
2c.

JOHN J. MCFADDEN

472 Clarendon Drive
East Meadow, NY 11554
516-796-0997 - Phone
516-579-6721 - Fax
Re: Re:John@aol.com

June 15, 2003

Dear Elena,

I am in receipt of your information regarding purchasing the apartment but I am not planning to sell the apartment at this time. As an aside, I noticed that nowhere in your communications do you ask what I would ask for the apartment if I were to sell. I hope you understand that I am in no way bound by any price or conditions that were part of our original application which was denied.

I am glad to see that you are getting along well with your neighbors. Stay well.

Regards,


John McFadden

CC: Lenny Sclafani

Exhibit D-3

Elena Ruth Sassower

16 Lake Street, Apartment 2C
White Plains, New York 10603

Tel. (914) 949-2169
Fax (914) 428-4994

July 5, 2003

Dear John,

I cannot tell you how very upset I was by your June 15th fax -- not the least reason because you did not object to my April 4th note to you stating that I was going to make inquires about Board approval of the purchase. Enclosed is another copy -- the original of which I sent you with my check for April.

Through no fault of my own, I have suffered enormously on account of this apartment. Apart from the hundreds of thousands of dollars in financial loss, I lost years of my life in litigation over distributed "Guidelines" -- knowledge of which, and approval of, the Board disavowed.

I have to tell you honestly that it was a trauma for me to even inquire of the Board -- something which, despite my good relations with everyone here throughout the years, I put off until now. I cried when I wrote the May 8th note to the Board, anguished and despaired all the following week as I awaited a response, and cried, albeit for joy, when I finally got it.

I also cried -- many times -- when I got your June 15th fax and have been very depressed about it. Perhaps there are circumstances in your life that make this not a convenient time to finalize the sale of the apartment. However, I was very much looking forward to finally being able to do the interior decorating and making the major renovations that the apartment has long needed. The apartment (excepting the bedrooms) is sweltering in the summer because the living room air conditioning never worked and the kitchen cabinets, which were of cheap construction to begin with, have been sagging for many years to such a degree that the doors cannot be closed and my dishes had to be removed for fear they would fall and break.

I am a fair and reasonable person. "[P]rice or conditions" are matters for face-to-face discussion. When I wrote in my June 6th note, "Please call, at your convenience, so that we can make the necessary arrangements", it was my expectation that you would call to set up a meeting for such constructive purpose.

Okay?

Regards.

Elena

Exhibit D-4



(516) 565-2323-24
Fax: (516) 565-2127

From the desk of . . .

JOHN McFADDEN

Elena -

Away on Business
trip. I will respond
to your letter when

I return.

John

230 Hilton Avenue
Suite 11
Hempstead, N.Y. 11550

Page 1 of 1
From 5165652323-24
To 1-28-03
Sent by JOHN McFADDEN

Exhibit D-5

July 22, 2003

Dear Elena,

I am in receipt of your letter of July 5, 2003 regarding the sale of the apartment. As I have said before, I had not considered selling the apartment at this time but you again stated that you would like to discuss the matter. I have never been an unreasonable person and would agree to discuss a possible sale under the following conditions:

- 1) That you receive a letter from the Board of Directors stating that they would not oppose the sale unless your financial information showed an inability on your part to carry the apartment. I understand that you have received some type of assurance from Daisy that the sale would be unopposed but if you recall, Daisy was the person that originally approved you for the occupancy and then denied ever even receiving the application. I am not going to waste my time, nor my attorney's time, going through the motions with the same Board that refused the sale in the first place. Daisy's letter requiring an "interview" with a person that they have been living with for 15 years indicates to me that they are still going to withhold their approval and would use the "standard procedures" to deny the sale.
- 2) However, should you receive such a letter, I would require that both of us get the apartment appraised in order to establish the current market value. This would require you to allow my appraiser entry into the apartment. At this point I would discuss the sale of the apartment with you, not with your mother, not with your attorney, but with you.

Regards,


John

Exhibit D-6

Elena Ruth Sassower

*16 Lake Street, Apartment 2C
White Plains, New York 10603*

*Tel. (914) 949-2169
Fax (914) 428-4994*

August 5, 2003

Dear John,

Thank you for your July 22nd fax.

I agree to your terms, trusting that you will bear in mind that my 15-plus years paying occupancy charges (about \$190,000 to date) have not only covered the maintenance costs on the apartment which you would have borne had you lived here, but have already provided you with a profit.

I will let you know when I have accomplished step #1, so that we can move forward to step #2.

Regards.

Enclosure

Exhibit D-7

Elena Ruth Sassower

*16 Lake Street, Apartment 2C
White Plains, New York 10603*

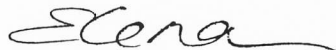
*Tel. (914) 949-2169
Fax (914) 428-4994*

September 5, 2003

Dear John,

Had a nice conversation with Bill Iolonardi last month about your legitimate concerns. He was going away on vacation for two weeks. The Board's next meeting is sometime this month – and I'll be making follow-up inquiries as to how it would like me to proceed (i.e. "paperwork", interview) so that we can resolve the issue of Board approval.

Regards.



Enclosure

Exhibit D-8

Elena Ruth Sassower

*16 Lake Street, Apartment 2C
White Plains, New York 10603*

*Tel. (914) 949-2169
Fax (914) 428-4994*

October 5, 2003

Dear John,

Just to keep you posted.

With the press of other matters consuming my time and taxing my emotional endurance, I have not followed up on my constructive and friendly conversation with Bill Iolonardi in August. I hope to do so by the end of the year.

Regards.

A handwritten signature in cursive script that reads "Elena". The signature is written in black ink and has a long, sweeping horizontal line extending to the right.

Enclosure

EXHIBIT D-9