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From: CCK@Corcoran.com
To: elenaruth@aol.com
Subject: FW: Questions?
Date: Fri, 27 Apr 2007 11:55 AM

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

From: ReflexJohn@aol.com [mailto:ReflexJohn@aol.com]
Sent: Tue 12/28/2004 10:09 AM
To: Karmel, Carey Adina
Subject: Questions?

Ms. Karmel,

I received your voice message but I would prefer, as I indicated before, that all communication occur by email so there are no misunderstandings and we have record of what is being said. I will answer any questions that you have but not by phone where I might say one thing and you might hear or interpret another.

The rent occupancy charge for the apartment starting Jan 1 is \$1600.00 per month.

FYR I will be writing checks totaling \$3407.43 for January to cover the increased maintenance, sublet fee, parking, and mortgage and I just received a notice that the maintenance will be going up again.

John McFadden

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Exhibit E-1

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From: CCK@Corcoran.com
To: elenaruth@aol.com
Subject: FW: Pls. clarify
Date: Fri, 27 Apr 2007 11:55 AM

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

From: ReflexJohn@aol.com [mailto:ReflexJohn@aol.com]
Sent: Tue 12/28/2004 4:31 PM
To: Karmel, Carey Adina
Subject: Re: Pls. clarify

Ms. Karmel,

I sent a certified letter to Doris, that she received on 7/23, notifying her of the status of the security deposit and of the occupancy charge increase that would take effect on January 1, 2005. I included the May 10, 2004 letter from the board notifying the unit owners of the proposed increases. The maintenance was raised July 1, 2004 and I have been paying the increase since then. The letter from the board also details the 100% increase in the annual sublet fee and 60% increase in the flip tax. The sublet fee of \$2192. 00 is due January 1, 2005 and was reflected in the total I gave you. Let me know where you want me to fax a copy of this letter if you would like to see it for your reference.

I do not plan to order an appraisal until the board sends me a letter, signed by the entire admissions committee and the board president, stating that Elena will be approved to purchase the apartment unless her financial condition would preclude her doing so. I also requested a letter from Elena stating that if we go through this process, and she is rejected for any reason or no reason, she will accept the board's decision and will not instigate any legal action against either myself or the board. I will not proceed any further with this unless I receive both of these letters.

If you feel confident that both of these letters will be forthcoming I would suggest that Elena has her appraisal redone before it expires because it was not applicable to today's prices and I maintain that you cannot ignore an entire room in the appraisal.

I will send you copies of the annual statements as requested.

John McFadden

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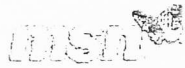
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Exhibit E-2

MSN Home | My MSN | Hotmail | Shopping | Money | People & Chat

Sign Out

Web Search: Go



Hotmail



Today

Mail

Calendar

Contacts

careykarmel@hotmail.com Messenger: Online

Send | Save Draft | Attach | ? | Tools | Cancel

To:

Cc:

Bcc:

Subject: FW: Re: Elena letter

Favorite Con

- aem
- afroman
- agetzel
- alanfields
- alzag1203
- AllieMBaldass
- alyza
- amnestyis
- andres
- andres2
- annalisafroma
- Annalmarsh
- AnsoniaRealty
- arnoldspiering
- auxclercs
- ba1109

Show All

Attachments: Sassovernosueletter,myversion.doc(0.02 MB)

Virus Scan Result: The attachment(s) being forwarded with this message were scanned for viruses using Trend Micro. No virus(es) were found

>

> Ms. Karmel,

>

>> The board already has resale approval letters and this would be acceptable to me, if signed by all members of the Admissions Committee and the Board President, with a provision that the approval to purchase has been given pending a favorable financial review of the proposed transaction.

>

> I will make you a deal, if you stop telling me about the old cabinets I will not start telling you that Elena has been paying a below market occupancy charge for the apartment since 1987 and for a good portion of that time period that has been at 30-50% lower than comparable rates for the same location and square footage.

>

> I have attached a revised letter for Elena. If acceptable please have Elena

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Exhibit E-3

Season's Greetings

December 31, 2004

I am hopeful that 2005 will be the year we can finally conclude the transaction of the apartment, begun 18 years ago – and am grateful to my sister Carey for prodding me along and for your willingness as well. I shall approach the Board about securing the resale approval letter you request so that we can proceed to the next step. Meantime, enclosed is the signed and notarized letter you asked for, both the faxed original and a copy.

*Wishing you every happiness
this holiday season
and throughout the New Year*

Elena

Exhibit E-4

Elena Ruth Sassower
16 Lake Street Apt. 2C
White Plains, New York 10603

December 30, 2004

Re: 16 Lake Street Apt. 2C

Dear Mr. McFadden,

Pursuant to your request, I am making the following statement so that we can proceed to discuss my purchase of the above apartment.

I hereby state that should I not receive board approval for the purchase of Apartment 2C for any reason, I shall take no legal action personally nor be a named party in any legal action against the 16 Lake Street Corporation, the 16 lake Street Board of Directors, or John McFadden.

Thank you very much for your consideration of this matter.

Sincerely,



Elena Ruth Sassower

ALDITH C. WATSON
Notary Public, State of New York
No. 60-4803451
Qualified in Westchester County
Commission Expires Jan. 31, 2007



12/31/04

Reminder: AOL will never ask you to send us your password or credit card number in an email. This message has been scanned for known viruses.

From: CCK@Corcoran.com
To: elenaruth@aol.com
Subject: FW: On the way
Date: Fri, 27 Apr 2007 11:54 AM

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

From: ReflexJohn@aol.com [mailto:ReflexJohn@aol.com]
Sent: Mon 1/3/2005 6:44 PM
To: Karmel, Carey Adina
Subject: Re: On the way

Ms. Karmel,

It is your call how to get the approval letter from the Board. As per previous communication, their standard approval letter would be acceptable with the provision that approval is given pending favorable financial's. Has the Board been informed of Elena's conviction and subsequent incarceration. I do not want the approval given with them not knowing about this matter and the Board later claiming that this information was withheld, and if they knew would not have approved the proposed sale.

John McFadden

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Exhibit E-5

Reminder: AOL will never ask you to send us your password or credit card number in an email. This message has been scanned for known viruses.

From: CCK@Corcoran.com
To: elenaruth@aol.com
Subject: FW: absolutely
Date: Fri, 27 Apr 2007 11:54 AM

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

From: ReflexJohn@aol.com [mailto:ReflexJohn@aol.com]
Sent: Mon 1/3/2005 6:59 PM
To: Karmel, Carey Adina
Subject: Re: absolutely

Ms. Karmel,

I do not know who the current Board members are but I do know that speaking to and getting assurances from Daisy Hobby, who is absolutely unreliable on all counts based on previous history, and Zeff, the building custodian with absolutely no input concerning anything regarding admissions, is a waste of everybody's time. Please conduct your communications with the people who will actually approve or deny this process.

John McFadden

*****:
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*****:

Exhibit E-6

Elena Ruth Sassower

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

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

January 30, 2005

Ms. Daisy Hobby
Mr. Bill Iolonardi
16 Lake Street
White Plains, New York

RE: My Purchase of Apartment 2C

Dear Daisy & Bill,

As it is still January, I take this opportunity to wish you a happy New Year.

I appreciate the Board's encouragement to me – back in May 2003 – when I inquired as to whether, subject to my meeting the financial requirements for purchase, it would favorably consider my application to purchase the apartment I have loved and lived in since 1988 -- Apartment 2C.

John McFadden has asked that before he commits the time, effort, and expense to finalizing a contract of sale, I obtain from the Board a “resale approval letter” stating that I have been approved for purchase pending favorable financial review of the proposed sale. As you are the most senior Board members and knowledgeable of the background circumstances, it is in deference to you that I approach the Board through you – and ask whether you might assist me in obtaining such “resale approval letter”. I am happy to comply with all necessary requirements – including an interview. I await your instructions.

I so hope this will be the year we can celebrate together!

Thank you sincerely.

Your neighbor,



cc: John McFadden

Exhibit E-7

BRUCE B. MACDONALD
ATTORNEY AT LAW
COMMERCE BUILDING
1940 COMMERCE STREET
YORKTOWN HEIGHTS, NEW YORK 10598

CAROL E. THORNE
ALBERT E. ROBERTO
ANTHONY J. TRIPODI
OF COUNSEL

PHONE (914) 245-2277
FAX (914) 245-0282

January 31, 2005

Elena Ruth Sassower
16 Lake Street, Apt. 2C
White Plains, NY 10603

Re: Purchase of Apartment 2C
16 Lake Street, White Plains, NY

Dear Ms. Sassower:

As you may know, I am counsel to 16 Lake Street Owners, Inc. (the "Corporation"). Thank you for the inquiry that you submitted to Daisy Hobby and Bill Iolonardi regarding your purchase of the apartment. Your letter dated January 30, 2005 has been forwarded to me for reply.

The Corporation has established standard procedures for applicants who wish to purchase an apartment in the building at 16 Lake Street. A completed application package must be submitted with all required supporting information and documents. The package contains an application form and instructions as to what documents must be submitted with it. You can obtain an application package from the managing agent: A.T. White Management, 45 Fairview Avenue, Tuckahoe, NY 10704; Phone: 914-793-3446.

Upon submission of a completed application package, it will be reviewed and given consideration by the Board of Directors in the same manner as all applications to purchase. You will be notified of the Board's decision.

Thank you for your interest in 16 Lake Street. John McFadden is being advised simultaneously by copy of this letter.

Very truly yours,



Bruce B. MacDonald
BBM/b

cc: John McFadden, 472 Clear Meadow Drive, East Meadow, NY 11554
Lilly D. Hobby, 16 Lake Street, White Plains, NY 10603
William Iolonardi, 16 Lake Street, White Plains, NY 10603

Exhibit E-8

Reminder: AOL will never ask you to send us your password or credit card number in an email. This message has been scanned for known viruses.

From: CCK@Corcoran.com
To: elenaruth@aol.com
Subject: FW: Did you receive?
Date: Fri, 27 Apr 2007 11:54 AM

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

From: ReflexJohn@aol.com [mailto:ReflexJohn@aol.com]
Sent: Wed 2/9/2005 11:43 PM
To: Karmel, Carey Adina
Subject: Re: Did you receive?

Ms. Karmel,

I think Elena did a good job in explaining to the board why I will not go through all the time and expense of preparing a sales proposal for the board without the assurance that Elena is approved to buy except for financial reasons. It seems clear that the Board is not going to do this and as far as I am concerned the Board's decision to disallow the sale to Elena still stands and I will not pursue the matter any further. As per my initial and every subsequent communication with both Elena and you the only reason, and condition, that I ever considered selling the apartment to Elena was if I had in hand such an approval from the Board.

John McFadden

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Reminder: AOL will never ask you to send us your password or credit card number in an email. This message has been scanned for known viruses.

From: CCK@Corcoran.com
To: elenaruth@aol.com
Subject: FW: A miscommunication
Date: Fri, 27 Apr 2007 11:54 AM

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

From: ReflexJohn@aol.com [mailto:ReflexJohn@aol.com]
Sent: Thu 2/10/2005 11:36 PM
To: Karmel, Carey Adina
Subject: Re: A miscommunication

Ms. Karmel,

This matter is closed. I will not pursue the sale of the apartment any further.

John McFadden

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Exhibit E-10

Reminder: AOL will never ask you to send us your password or credit card number in an email. This message has been scanned for known viruses.

From: CCK@Corcoran.com
To: elenaruth@aol.com
Subject: FW: Kindly review
Date: Fri, 27 Apr 2007 11:53 AM

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

From: ReflexJohn@aol.com [mailto:ReflexJohn@aol.com]
Sent: Mon 3/7/2005 2:44 PM
To: Karmel, Carey Adina
Subject: Re: Kindly review

Ms. Karmel.

As I have told you in the past, in order to get to the point where an application would be able to be presented I would have to have the apartment appraised, negotiate a price with Elena, and have my attorney draw up a contract of sale. And again, as I have told you in the past, without an approval from the board pending financial approval, this process will be a waste of time. As you can see from the board's response they are going to go through the motions but in the light of Elena's recent conviction and incarceration, inevitably disapprove the sale. Personally, I do not have any problem with selling the apartment to Elena but I believe that ship has sailed.
John

*****:
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Exhibit E-11