

**425 EAST 86 APARTMENTS CORP.
c/o Douglas Elliman Property Management
675 Third Avenue
New York, New York 10017**

September 13, 2016

Via Email and First Class Mail

Mr. J. Armand Musey
425 East 86th Street, PHA
New York, New York 10028
amusey@summitridgegroup.com

Re: Request to Inspect Co-op Books and Records

Dear Mr. Musey:

I am in receipt of your August 23, 2016 letter, in which, among other things, you request access to numerous categories of additional Co-op books and records. On behalf of the Co-op, below is the Board's response to the various issues and requests raised in your letter.

Completion of May 2016 Document Review

You may complete your May 24, 2016 review of Co-op documents at the Douglas Elliman office. Kaswaree Narine will revert to you with options with regard to dates and times. So that there is no confusion, please be reminded that you may – if you so choose – have Margaret accompany you to the Douglas Elliman office for this purpose, but you may not bring a “team” with you. In this same vein, please be advised that you will not be permitted to copy (or photograph or scan or in any way, duplicate or replicate) any of the materials being reviewed.

New Requests – Generally

Contrary to your statement that your further request for inspection is made “in good faith and [for a] proper purpose,” the Board respectfully disagrees. In fact, your making the requests in the context of a letter that starts out by asking for comments to the draft settlement agreement and concluding by advising that the incredibly short deadline you unilaterally set for the Board to respond to your 7-page demand would be extended if you received an updated draft of the settlement agreement within 6 days, reveals that the intent behind this latest inspection request is to exert pressure on the Co-op to meet your various (and ever-changing) settlement demands or risk ceaseless requests for inspection of Co-op documents and threats of additional and further litigation. Based upon the lack of good faith and proper purpose, the Board declines to afford you the opportunity to inspect the vast majority of documents requested.

However, with regard to your request for additional information concerning what you label as "Concerns about the Condition of [Your] Apartment," we require that you or your engineer put in writing the specific concerns you wish to have addressed. With that information, either the Board and/or the proper professional can directly address such concerns.

Similarly, please confirm that with regard to the asbestos issue, all of your concerns have been spelled out in your letter. Upon such confirmation, the Board can have its professional(s) address such concerns either in writing or in a face-to-face meeting with your engineer. In that vein, in order for a meeting to be as efficient and effective as possible, it may be helpful for your engineer to put into a letter what precisely he would like the Co-op's professional(s) to be able to address at such a meeting.

Sincerely,



425 EAST 86 APARTMENTS CORP.
By: David Munves, President

cc: Herb Cohen, Esq.
Tracy Peterson, Esq.
(via email)