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December 11, 2015

**BY EMAIL**

Mr. Armand Musey  
425 East 86<sup>th</sup> Street  
New York, New York 10028

Re: 425 East 86 Apartments Corp. ("Cooperative")

Dear Mr. Musey:

As you may recall, we serve as legal counsel to the Cooperative and I have been asked to address two recent requests that you have made. First, I understand that you have corresponded with Jeffrey Shavelson, CPA and you have posed questions to him regarding the Cooperative's financial statements. Mr. Shavelson's firm is retained solely to audit the Cooperative's financial statements, and Mr. Shavelson is instructed not to engage in discussions with shareholders. Were he to do so, the expense for the Cooperative would become prohibitively high. Therefore, inquiries regarding the Cooperative's financials should be directed to the Managing Agent.

I also understand that your inquiries to Mr. Shavelson are similar to the information requested in a subpoena in the pending litigation, which subpoena is the subject of a motion to quash. Since your attorneys have stipulated not to pursue the information requested in the subpoena until that motion is decided, any answers to your questions regarding the Cooperative's financial statements will have to remain unanswered until the motion is decided.

I also understand that you have requested to review the Cooperative's "books of account", as mentioned in your Proprietary Lease. The New York Business Corporation Law and the Cooperative's By-Laws limit the financial information to be provided to shareholders to a certified, annual balance sheet, a certified statement of operations and a statement of per share tax deductions. As you might be aware, in situations where the wording of a document such as the proprietary lease appears to conflict with the Business Corporation Law, then the latter prevails. Therefore, no further information will be forthcoming.

I hope that you understand the reasoning behind the foregoing.

Best personal wishes for the holiday season.

Very truly yours,

  
Herbert L. Cohen