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**SALIANN SCARPULLA**

Present: Hon. \_\_\_\_\_

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF NEW YORK

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In the Matter of an Inquiry by LETITIA JAMES  
Attorney General of the State of New York,

Petitioner,

Pursuant to Article 23-A of the New York General  
Business Law in regard to the acts and practices of

RONALD J. EDELSTEIN, MICHAEL EDELSTEIN,  
FLORENCE EDELSTEIN, 225 REALTY LLC, EDEL  
FAMILY MANAGEMENT CORP., KING SOLOMON  
E LLC, KING DAVID E LLC, RIVA E LLC,  
LEINAD, LLC, SAMCO REALTY HOLDING LLC,  
SUCCESSFUL MANAGEMENT CORP.,  
TRUSTEE OF THE SAMANTHA EDELSTEIN 2005  
TRUST, TRUSTEE OF THE JOSHUA EDELSTEIN  
2005 TRUST, TRUSTEE OF THE ELEAZER  
EDELSTEIN 2005 TRUST, TRUSTEE OF THE  
MARGAUX EDELSTEIN 2005 TRUST,  
and TRUSTEE OF THE JOELLE EDELSTEIN  
2005 TRUST,

Respondents,

in promoting the issuance, distribution, exchange,  
advertisement, negotiation, purchase, investment advice  
or sale of securities in or from New York State.

: At the *Ex Parte* Motion Part  
: Of the Supreme Court of the  
: State of New York, 60 Centre  
: Street, City and State of New  
: York on the 9<sup>th</sup> day of  
: April 2019.

: **EX PARTE ORDER**  
: **PURSUANT TO GENERAL**  
: **BUSINESS LAW § 354**

: **Index No.:** 450416/2019

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Upon the application in writing of Letitia James, Attorney General of the State of New York, for an order pursuant to General Business Law (“GBL”) § 354, and upon reading and filing the Affirmation of Nicholas J. Minella, Assistant Attorney General, dated April 9, 2019, with exhibits, and the accompanying memorandum of law, dated April 9, 2019; it being shown that:

**WHEREAS** the Attorney General has determined to commence an action under Article

23-A of the GBL against the above-captioned Respondents Ronald J. Edelstein, Michael Edelstein, Florence Edelstein, 225 Realty LLC, Edel Family Management Corp., King Solomon E, LLC, King David E, LLC, Riva E, LLC, Leinad, LLC, Samco Realty Holding, LLC, Successful Management Corp., Trustee of the Samantha Edelstein 2005 Trust, Trustee of the Joshua Edelstein 2005 Trust, Trustee of the Eleazer Edelstein 2005 Trust, Trustee of the Margaux Edelstein 2005 Trust, and Trustee of the Joelle Edelstein 2005 Trust, and that the testimony of certain Respondents and the production of certain documents, books and records is material and necessary to the action that the Attorney General is determined to bring; and

**WHEREAS** pursuant to GBL § 354, it is this Court's duty to grant the Attorney General's application for an order directing the persons mentioned in the application to appear before the Justice of the Supreme Court or referee designated in such order and answer such questions as may be put to them or to any of them under oath, or to produce such papers, documents and books and records; and

**WHEREAS** pursuant to GBL § 354, it appears that it is expedient and proper to grant certain preliminary injunctive relief against Respondents because alleged fraudulent practices of Respondents threaten continued and immediate injury to the purchasing public and current shareholders will continue to be harmed by Respondents' conduct without immediate interim relief; it is hereby

**ORDERED** that Respondents Ronald J. Edelstein, Michael Edelstein, Florence Edelstein, 225 Realty LLC, Edel Family Management Corp., King Solomon E, LLC, King David E, LLC, Riva E, LLC, Leinad, LLC, Samco Realty Holding, LLC, Successful Management Corp., Trustee of the Samantha Edelstein 2005 Trust, Trustee of the Joshua Edelstein 2005 Trust, Trustee of the Eleazer Edelstein 2005 Trust, Trustee of the Margaux Edelstein 2005 Trust, and

Trustee of the Joelle Edelstein 2005 Trust, by their respective Custodians of Records, each appear before the Honorable STEVEN E. LIEBMAN, Justice of the Supreme Court, or any other Justice or Referee of this Court as may be directed at Part 86, in Room 641, at the courthouse located at 60 Centre Street, New York, New York, or at any other place as this Court may direct, as follows: on the 24<sup>th</sup> of ~~May~~ APRIL, 2019, at 9.30 (a.m./p.m.), and on any adjourned date and time thereafter, but not later than 60 days after the date of this order, to testify under oath, and answer such questions as may be put to them by the New York Attorney General or a designated Assistant Attorney General, concerning the authenticity or location of certain documents, books and records; and to turn over originals, wherever located, whether in their possession or control, or if the originals are unavailable, copies of the following dated (unless otherwise specified) from January 1, 2010 to the present:

- i. All documents that demonstrate how Respondents King Solomon E LLC, King David E LLC, Riva E LLC, Leinad, LLC, Samco Realty Holding, LLC, Successful Management Corp., Trustee of the Samantha Edelstein 2005 Trust, Trustee of the Joshua Edelstein 2005 Trust, Trustee of the Eleazer Edelstein 2005 Trust, Trustee of the Margaux Edelstein 2005 Trust, and Trustee of the Joelle Edelstein 2005 Trust acquired title to shares in the Rockview Apartment Corporation, including dates of acquisition and consideration paid or promised to be paid regardless of date.
- ii. All communications by, between or among any Respondent or group of Respondents, concerning voting shares in Rockview for (i) any officer or (ii) decisions requiring a vote of all shareholders from 1995 to the present.
- iii. All communications by, between or among any Respondent or group of Respondents to any trust beneficiary, concerning voting shares in Rockview for (i) any officer or (ii) decisions requiring a vote of all shareholders from 2006 to the present.
- iv. All communications by, between or among Respondents Ron Edelstein, Florence Edelstein, and Michael Edelstein or a group of them, concerning any and all votes on Rockview's Board of Directors from 2015 to the present.
- v. All minutes of all meetings or notes of such meetings by, between or among each Respondent, its members, principals or trustees from 2015 to the present.

- vi. All agreements, including voting agreements and proxy agreements, pertaining to the Rockview Apartment Corporation.
- vii. Respondents federal and state tax filings for the year 2017 to the extent such filings reflect gains, losses, purchases, transfers, or sales relating to shares in Rockview or any other cooperative or condominium.
- viii. All invoices, work orders, requisitions, repair orders, maintenance requests, and payments or reimbursements thereto pertaining to any of Respondents' apartments paid or reimbursed by the Rockview Apartment Corporation.
- ix. All other documents that may be requested by the Attorney General or a designated Assistant Attorney General during the course of this investigation; and it is further

**ORDERED** that the Respondents, their directors, officers, employees, principals, agents and assignees and all other persons acting, or having acted, in aid or furtherance of the same, be enjoined and restrained from directly or indirectly tampering with, mutilating, altering, erasing, removing, destroying or otherwise altering or disposing of any and all books, records, documents, files, correspondence, assets, accounts, personnel files, cassette tapes or other recordings of any type, computers, computer or other disks and hard drives, other types of tapes and document recordings, computer records or videotapes of any type, however created, evidences of electronic transmissions or documents, produced or stored, or other tangible items, wherever located, including but not limited to places of business and home addresses, residences and places of storage, relating to or involving the offer, purchase, sale, issuance, transfer, advertisement, marketing, promotion, distribution, negotiation, investment advice, exchange and transfer of securities in and from the State of New York, either directly or indirectly; and it is further

**ORDERED** that Respondents Ronald J. Edelstein, Michael Edelstein, Florence Edelstein, 225 Realty LLC, Edel Family Management Corp., King Solomon E, LLC, King David

E, LLC, Riva E, LLC, Leinad, LLC, Samco Realty Holding, LLC, Successful Management Corp., Trustee of the Samantha Edelstein 2005 Trust, Trustee of the Joshua Edelstein 2005 Trust, Trustee of the Eleazer Edelstein 2005 Trust, Trustee of the Margaux Edelstein 2005 Trust, and Trustee of the Joelle Edelstein 2005 Trust each appear before the Honorable

STEVEN E. LIBMAN, Justice of the Supreme Court, or any other Justice or Referee of this Court as may be directed, at Part 86 in Room 641, at the courthouse located at 60 Centre Street, New York, New York, or at any other place as this Court may direct, as follows: on the 24<sup>th</sup> of APRIL ~~May~~, 2019 at 9:30 (a.m./p.m.), and on any adjourned date and time thereafter, but not later than 90 days after the date of this order, to testify under oath, and answer such questions as may be put to them by the Attorney General or a designated Assistant Attorney General; and it is further

**ORDERED** that Respondents, their principals, agents, and employees are hereby to refrain from interfering with the newly elected Board of Directors of the Rockview Apartment Corporation and shall cooperate fully in the orderly and timely transfer of all books, records, data, funds, accounts, and other property of the Rockview Apartment Corporation as directed by it; and it is further

**ORDERED** that Respondents shall not interfere with or disturb the comfort, repose, peace or quiet of any tenant or shareholder living in Rockview Apartment Corporation; and it is further

**ORDERED** that Respondent Ronald J. Edelstein, his agents and employees, are hereby preliminarily restrained from:

- a. Engaging in any acts that are in contravention of the Bylaws of the Rockview Apartment Corporation;

- b. Procuring any financing on behalf of Rockview Apartment Corporation or encumbering the building at 225 Bennett Avenue, New York, NY in any manner;
- c. Accessing and managing the books and records of Rockview Apartment Corporation either directly or indirectly;
- d. Writing any checks, or authorizing any payments or disbursements on behalf of Rockview Apartment Corporation;
- e. Having any involvement in the management of Rockview Apartment Corporation either directly or indirectly, including participating in the management through EFM other than to comply with this Order;
- f. Approving, directing, or declining repairs or routine maintenance to the apartment units and common areas of the Rockview Apartment Corporation building;
- g. Interfering, obstructing, or failing to reasonably cooperate with the Rockview Apartment Corporation's obligations to remedy and clear all pending administrative violations or notices to correct imposed by municipal or State agencies; and
- h. Interfering with the quiet enjoyment of the premises occupied by any rental tenant or shareholder of Rockview Apartment Corporation; and it is further

**ORDERED** that all Respondents, their principals, agents, and employees are hereby preliminarily restrained from (i) violating Article 23-A of the GBL; (ii) violating or aiding and abetting a violation of the Assurance of Discontinuance #10-015, dated February 1, 2010; and (iii) engaging in fraudulent, deceptive and illegal acts, and are further restrained and enjoined from employing any device, scheme or artifice to defraud or to obtain money or property by means of false pretense, representation or promise; and it is further

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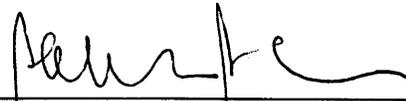
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**ORDERED** that service of a copy of this order, and the papers upon which it was granted, on each Respondent, on or before the 18<sup>th</sup> of APRIL, 2019, be deemed sufficient service thereof.

ENTER:

  
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J.S.C.