

ATTORNEY GENERAL OF THE STATE OF NEW YORK
HOUSING PROTECTION UNIT

In the Matter of

Assurance No. 25-031

Investigation by LETITIA JAMES,

**Attorney General of the State of New York, the New York State Homes and Community
Renewal Tenant Protection Unit, the New York City Department of Housing Preservation
and Development, and the New York City Department of Buildings and the New York City
Law Department, of**

BlueSky Management NY, LLC, BlueSky SPEs, and Steven Kashanian aka Steven Kachanian

Respondents.

ASSURANCE OF DISCONTINUANCE

The Office of the Attorney General of the State of New York ("OAG"), pursuant to New York Executive Law § 63(12) and New York General Business Law § 349, with the New York State Homes and Community Renewal ("HCR") Tenant Protection Unit ("TPU"), the New York City Department of Housing Preservation and Development ("HPD"), the New York City Department of Buildings ("DOB"), and the New York City Law Department ("NYCLD") (together the "Tenant Harassment Prevention Task Force" or "Task Force"), commenced an investigation into whether, BlueSky Management NY, LLC, BlueSky SPEs, Steven Kashanian (together "Respondents") engaged in repeated or persistent fraudulent, illegal or deceptive

conduct in the ownership, operation, or management of the residential multifamily properties owned, operated, and/or managed by Respondents.

This Assurance of Discontinuance ("Assurance") contains the findings of the Task Force's investigation and the relief agreed to by each member of the Task Force and Respondents (the Task Force entities and Respondents are collectively referred to hereinafter as the "Parties").

I. DEFINITIONS

The below terms, whenever they appear herein, shall have the following meanings:

1. "BlueSky" means, collectively, LLC, BlueSky Management NY, LLC, BlueSky SPEs and all entities in which Steven Kashanian is a partner, member, and/or officer, which manage, own, and/or operate residential multifamily buildings in New York City, including but not limited to the BlueSky SPEs.

2. "BlueSky SPEs" means all entities, primarily single purpose entities, who own individually and/or collectively the Subject Properties. BlueSky has provided a list of current SPEs which is attached as Schedule A.

3. "Construction Codes" means those statutes as defined by the New York City Administrative Code, §28 101.1 and set forth in Title 28 of the New York City Administrative Code, including the Plumbing Code (Chapter 6), Building Code (Chapter 7), Mechanical Code (Chapter 8), Fuel Gas Code (Chapter 9) and Energy Conservation Code (Chapter 10), as well as the 1968 Building Code (NYC Admin. Code Title 27, Chapter 1) and the Electrical Code (NYC Admin. Code Title 27, Chapter 3).

4. "Construction work" means any type of work, performed for any purpose, which requires a permit in accordance with the laws, rules and regulations of New York City and State. Normal repairs which the Administrative Code states can be performed without a permit shall not be included in the definition of Construction work.

5. "DOB" means the New York City Department of Buildings.
6. "Employee" means any owner, member, officer, partner, employee, agent, contractor, subcontractor or any other person engaged in construction or maintenance work within the Subject Properties at the direction of BlueSky, and/or representative of BlueSky.
7. "Essential Service" means heat, hot water, cold water, electricity, cooking gas, maintenance, janitorial services, and elevator service that is to be provided to Tenants by law.
8. "HCR" means the New York State Homes and Community Renewal.
9. "HPD" means the New York City Department of Housing Preservation and Development.
10. "Housing Maintenance Code" or "HMC" means Chapter 2 of Title 27 of the New York City Administrative Code.
11. "NYCLD" or "Law Department" means the New York City Law Department.
12. "Nuisance Abatement Law" or "NAL" means Chapter 7 of Title 7 of the New York City Administrative Code.
13. "OAG" means the Office of the New York State Attorney General.
14. "R.C.N.Y." means the Rules of the City of New York.
15. "Rent-Regulated" means all units and/or buildings subject to rent control or rent stabilization by virtue of New York State's rent-regulation laws, including, but not limited to the New York City Rent Stabilization Code, the New York City Rent Stabilization Law, the Local Emergency Rent Control Act, and the New York City Rent and Rehabilitation Law, as provided under each.

16. "Subject Properties" means any and all residential, multi-family buildings in New York City that are owned, managed, or operated, in part or in full, by BlueSky. BlueSky provided a list of such buildings currently owned by them attached as Schedule B.

17. "Surrender Agreement" means a written agreement, including a Court-ordered stipulation, whereby a Tenant or Occupant agrees, for consideration, to permanently vacate an apartment and to terminate any rights such person may have to reside in the apartment.

18. "Task Force" means collectively, the NYAG, HCR, TPU, DOB, HPD and NYCLD.

19. "Tenant" means any person in a Subject Property who has a right of possession of a dwelling unit or a portion thereof, whether by lease, operation of law or otherwise, and all their lawful occupants, including family members, roommates, assigns, sublessors and licensees.

20. "Tenant Protection Plan" or "TPP" has the meaning as defined in Title 28, Article 120 of the NYC Admin. Code and means a site-specific and detailed plan prepared by a registered design professional and included with any submission to DOB that includes the actual means and methods to be undertaken to protect the safety and health of the Tenants and to minimize any disruption of essential services.

21. "TPU" means the Tenant Protection Unit within HCR.

II. TASK FORCE FINDINGS

22. BlueSky are commercial real estate companies who specialize in the acquisition of distressed commercial properties in New York and BlueSky Management manages said properties.

23. Steven Kashanian aka Steven Kachanian was, at all relevant times and continues to be, the Managing Principal of Bluesky Management NY LLC

24. BlueSky Management NY, LLC is owned and/or controlled by Steven Kashanian, and is involved in the management of properties owned by the BlueSky SPEs.

25. Through the BlueSky SPEs, BlueSky owns, manages and operates, 71 residential multiple dwelling buildings in the City and State of New York, comprising over 1,150 residential dwelling units, including over 800 rent stabilized units. The full list of these buildings and their respective ownership, dwelling unit count and purchase date by BlueSky is attached as Schedule A and B.

26. Many buildings owned and managed by BlueSky are subject to Rent Regulation and/or contain units subject to Rent Regulation.

27. BlueSky, through the BlueSky SPEs, purchased the majority of the Subject Properties between 2018 and 2024. See Schedule A. BlueSky represents that most of the Subject Properties were distressed properties in which Blue Sky sought to repair said Buildings and was successful in removing thousands of building code violation.

28. As BlueSky continued to acquire the Subject Properties, and during the course of their management and operation of those buildings, Task Force members represent that they received numerous complaints from Tenants about conditions in or management of some of the Subject Properties, including complaints of unsafe conditions, unpermitted and unsafe construction activities, lack of proper maintenance and repairs, failures to comply with the requirements of Rent Regulation, and harassment in these buildings. The Task Force conducted its own investigation into these complaints, including, but not limited to, site inspections, Tenant interviews, and review of documents and agency records.

29. The Task Force investigation found, among other things, that BlueSky filed documents with DOB that contained inaccurate information, and that it had engaged in

prohibited practices, including that it: engaged in unpermitted, illegal and unsafe construction that failed to comply with relevant laws and regulations; failed in some instances to timely respond to Tenants' requests for repairs and failed to timely correct violations of the HMC and the Construction Codes. The Task Force further found BlueSky failed to provide required Essential Services to Tenants, and harmed Tenants through frequent and long-lasting interruptions to essential services. BlueSky represents that when alerted to essential services being out, they responded immediately.

30. The Task Force further found that BlueSky had failed to file annual apartment registrations for rent stabilized apartments with HCR as required by the Rent Stabilization Law and Code, for a majority of its portfolio, particularly in buildings that it purchased since 2016 and failed to provide renewal leases to Rent-Regulated Tenants in a timely manner.

A. BLUESKY'S VIOLATION OF THE CONSTRUCTION CODES

31. BlueSky has undertaken a significant amount of construction and renovation activities in the Subject Properties after purchase.

32. DOB received a significant number of Tenant complaints which resulted in the Task Force inspecting BlueSky owned buildings.

33. Across 71 buildings, DOB has issued hundreds of construction-related summonses for violations at the Subject Properties since BlueSky took ownership. Violations of the Construction Codes that result in summonses are adjudicated before the Environmental Control Board (ECB) of the New York City Office of Administrative Trials and Hearings (OATH). In the majority of cases, the violations were sustained and required correction. A table detailing ECB-adjudicated Construction Codes violations sustained against BlueSky and BlueSky SPEs at the Subject Properties and unresolved as of August 27, 2025, is incorporated hereto as Schedule C. DOB issued ECB violations are unresolved until the condition is

corrected, compliance is certified where required, and the applicable civil penalty is paid. The violations in Schedule C are unresolved because they are uncorrected and uncertified, the civil penalty is unpaid, or both.

34. BlueSky represents that since it purchased the Subject Properties, it has removed approximately forty percent (40) of the DOB violations that existed in relation to the Subject Properties at the time of purchase.

35. The Task Force found that, since taking ownership of the Subject Properties, BlueSky has violated the NYC Construction Codes. BlueSky's violations include:

- a. work without a permit for plumbing and general construction (Admin. Code §28-105.1);
- b. electrical work without a permit (Admin. Code §27-3018(B));
- c. failure to maintain buildings (Admin. Code §28-301.1);
- d. unsafe or unsuitable wiring and equipment (EC §110.2);
- e. failure to maintain adequate housekeeping (BC §3303.4)
- f. failure to post and distribute Tenant Protection Plan Notice to Occupants and post or distribute Safe Construction Bill of Rights to Tenants (BC §3303.10); and
- g. work not conforming to approved construction plans and documents (Admin. Code §105.12.2).

36. BlueSky has engaged in gas work without a permit and/or provided gas service without authorization at the following buildings: 220 Franklin Street, BK: gas supplied without inspection/certification in apt. 2L and 2 to new hot water heaters; 144 West 46 Street, MN: installed gas lines for stoves without a permit; 312 Manhattan Avenue, MN: gas supplied without

certification; and 2507 Hughes Avenue, BX: utility company found provision of services without certification and shut off services.

37. BlueSky has also engaged in electrical work without a permit at the following addresses: 363 Onderdonk Avenue, QN: new branch wiring through entire building with no electrical permits; 144 West 46 Street, MN: electrical work without a permit for entire ground, 1st and 2nd floors; 217 Thomas S Boyland Street: installation of commercial dryers, no sprinkler; 211 Nassau Avenue, BK: electrical and plumbing work without a permit; 417 West 144 Street: electrical work without a permit for newly installed boiler and branch wiring and panel in 4B. BlueSky represents that all of the said violations were corrected by Bluesky at the time of this investigation.

38. The Task Force also found that BlueSky engaged in construction work without a permit in the following buildings: 763 Seneca Avenue QN: full gut rehabilitation at 3rd level rear right, plumbing and construction without a permit, and failure to file a TPP; 417 West 144 Street, MN: demolition of apt. 3A without a permit; 2503 Hughes Avenue, BX: installation of new parapet; 152 Patchen Avenue, BK: demolition without a permit in 2L, 4L and 4R; 173 Classon Avenue, BK: extended fire escape; 211 Nassau Avenue, BK: angle iron to 1st floor façade installed without a permit; 272 Himrod Street, BK: illegal construction in backyard. In addition, the Task Force found that BlueSky failed to maintain firestopping at 1362 Decatur Street as well as failing to have construction safeguards at 507 Myrtle Avenue and 219 Kingsland Avenue.

39. Building owners seeking construction permits from DOB are required to file a Plan/Work Application (commonly known as a "PW1" form) that describes the existing building conditions, the planned construction work, the occupancy status, and the rent regulation status of the units in the building.

40. The Task Force found that BlueSky filed certain PW1 forms with DOB that contained incorrect information. Specifically, BlueSky filed PW1 forms at 417 West 144 Street and 230 West 101 Street that incorrectly stated no tenants occupied the building when, in fact the buildings were occupied.

41. Owners must create a TPP if a building remains occupied during specific types of construction. The TPP must be site-specific and detail the actual means and methods to be undertaken to protect the safety and health of the Tenants and to minimize any disruption of essential services.

42. During its review of BlueSky's filings with DOB, the Task Force found that BlueSky created certain TPPs that failed to provide sufficient detail and were not sufficiently tailored to the work proposed under the application. At 763 Seneca Avenue, BlueSky also failed to file a TPP.

43. DOB also issued violations for failures to comply with the TPP or to maintain adequate housekeeping and egress, which represent fire hazards to the Tenants and the public.

44. The Task Force found that BlueSky in some instances utilized contractors, sub-contractors, plumbers, electricians, construction workers, Employees and/or agents to do repairs, construction, or service work in its buildings that failed to perform work to a standard required by law, including, but not limited to, performing unsafe gas line work at the Subject Properties.

45. The Task Force found a large number of vacant units throughout the Subject Properties. Blue Sky represents that many of the units in said Properties were vacant at the time of purchase.

B. BLUESKY'S VIOLATION OF THE HMC

46. The Task Force has found, based on inspections responsive to tenant complaints and full building-wide inspections at the Subject Properties, that BlueSky failed in certain instances to fulfill obligations as owners of multiple dwellings, including failures to:

- a. resolve violations of the HMC within the times required by law for correction;
- b. complete necessary repairs in existing tenants' apartments;
- c. respond to tenants' requests for repairs; and
- d. provide essential services to tenants.

47. BlueSky represents that when alerted to requests for repairs or essential services being out, they responded immediately.

48. As of May 20, 2025, there were 798 HMC violations open on HPD's records for the Subject Properties. See Schedule D. When the TaskForce opened its investigation, there were almost double the number of open violations. BlueSky represent that there were 3,615 HMC violations open on HPD's records for the Subject Properties at the time of purchase of each individual building by BlueSky and BlueSky represents it has removed 2,638 of said violations. Of the remaining violations presently of record in the approximately 1,550 unit portfolio, BlueSky represent that over 200 of said violations are a result of the tenant(s) failure to provide access to allow BlueSky to complete the necessary repairs causing BlueSky, in many instances, to have commenced proceedings against the tenants seeking to gain access to said units.

49. Of the Subject Properties, HPD, through inspections, has identified 7 buildings comprising 159 units that require additional enforcement due to BlueSky's failure to correct, timely certify or otherwise remove violations open on record with HPD. See Schedule E. As of May 20, 2025, there were 291 HMC violations open on record with HPD for these properties that

have remained open for extended periods of time since BlueSky's purchase. BlueSky represents this is down from almost 800 violations from July 7, 2024.

50. HPD has identified eighteen buildings in which HPD has issued 71 heat and hot water violations during 2022-2023 heat season. See Schedule I. HPD issued 74 heat and hot water violations to 22 buildings during the 2023-2024 heat season. *Id.* During the past heat season of 2024-2024, HPD issued 29 heat and hot water violations in 13 buildings. *Id.*

51. The open violations of record include, but are not limited to, illegal and unsafe apartment conditions and deprivations of essential services for which violations were issued such as:

- a. lead-based hazards;
- b. unsafe/exposed electrical wiring;
- c. leaky roofs;
- d. concealed water leaks;
- e. inadequate hot water;
- f. no cooking gas;
- g. mold;
- h. accumulations of rubbish;
- i. pest nuisances including rodents, mice, and roaches;
- j. missing and defective smoke and carbon dioxide detectors;
- k. missing and defective window guards; and
- l. doors not self-closing

52. The Task Force found that BlueSky failed to make repairs in certain Rent-Regulated units, subjecting these Tenants to unsafe living conditions, even while it renovated

vacant apartments and the common areas of its buildings. BlueSky represents that it generally made repairs in such units when granted access.

53. The Task Force found that conditions have remained uncorrected for extended periods of time, sometimes for more than a year. See Schedule D. BlueSky represents that in certain cases, tenants have not provided access.

54. HPD has identified seven buildings with 20 open lead-based paint hazard violations in the subject buildings that have mostly remained open for extended periods of time since BlueSky's purchase. See Schedule F. Since BlueSky's purchase, the Commissioner of the New York City Department of Health and Mental Hygiene has issued at least two Commissioner's Order to Abate Lead Nuisance that is indication that children under 6 years old have been poisoned by lead paint in the apartment.

C. BLUESKY'S VIOLATION OF THE RENT REGULATIONS

55. HCR has reviewed BlueSky's annual rent registrations throughout the Subject Properties which are required to contain the rent charged and the tenant of record on April 1st of the registration year and found that roughly 90% of the portfolio had not been registered for multiple years, especially for the years 2020-2022. Some buildings and units had missing registrations prior to being purchased by BlueSky. Rent registrations are how HCR monitors rent stabilized buildings and apartments. The Taskforce found that by failing to register, BlueSky (as well as its predecessors) obstructed HCR's oversight and the ability to determine the rent stabilized status of apartments and buildings and to otherwise enforce the rent stabilization laws generally. Pervasive failure to register can be a sign of a willful scheme to deregulate and willful failure to register is often found to be a means for owners to deny rent stabilization rights, overcharge tenants, or to fraudulently deregulate rent stabilized housing accommodations.

BlueSky represents that it never engaged in a willful scheme to deregulate units, overcharge tenants or deny rent stabilization rights to tenants.

56. Some of the registrations for the Subject Properties that were registered with HCR between 2020 to present were registered with a designation of High Rent Vacancy (HRV), a designation that became unavailable as of June 14, 2019, as part of the Housing Stability and Tenant Protection Act (HSTPA). Some Rent-Regulated Tenants residing in the Subject Properties filed various complaints with ORA alleging that BlueSky violated the Rent Regulation laws, including complaints for failure to offer renewal leases without justification, decreased services, failure to repair, overcharges, and tenant harassment.

D. TENANT HARASSMENT

57. As described above, the Task Force found that essential services were interrupted within buildings and dwelling units for extended durations, or of such significance as to substantially impair the habitability of Tenants' dwelling units and is considered harassment under the HMC. BlueSky represents that essential services were unwittingly interrupted for extended duration generally only in the case where BlueSky was undertaking building wide improvements.

58. The Task Force found that BlueSky repeatedly failed to correct hazardous or immediately hazardous violations of the HMC or major or immediately hazardous violations of the Construction Codes within the time required for such corrections at the subject Properties.

59. The Task Force found that BlueSky repeatedly engaged in work without a permit in violation of Admin. Code § 28-105.1. See Paragraphs 36-38.

60. BlueSky's actions and omissions of having essential services interrupted, failing to correct hazardous or immediately hazardous violations of the HMC or major or immediately hazardous violations of the Construction Codes within the time required for such corrections at

the subject Properties, and engaging in work without a permit are presumptively considered tenant harassment under the HMC.

E. BLUESKY’S VIOLATION OF THE NEW YORK CITY NUISANCE ABATEMENT LAW

61. Conditions that endanger the safety and well-being of the public are proscribed as public nuisances under the New York City Nuisance Abatement Law (“NAL”), NYC Admin. Code § 7-701 et seq. The NAL encompasses certain public nuisances under the NYC Health (Chapter 1 of Title 17 of the NYC Admin. Code) and Sanitation (Chapter 1 of Title 16 of the NYC Admin. Code) Codes and implementing rules, including Article 151 of Title 24 of the R.C.N.Y. 151.01 et seq. There are conditions at the Subject Properties which are statutory public nuisances, and which remain unresolved as of August 2025.

62. The Law Department has identified violations of NYC Construction Codes that constitute statutory public nuisances. These violations include engaging in work without permits, failing to maintain buildings in a code compliant manner and occupancy contrary to law. See Schedule G-a. The Department of Health and Mental Hygiene placed violations which remain open for conditions conducive to rodent infestations at the Subject Properties, in violation of NYC Admin. Code § 7-703(e). See Schedule G-b. The Department of Sanitation placed violations which remain open for litter and maintenance conditions at the Subject Properties, as detailed in Schedule G-c, which are statutory public nuisances.

F. VIOLATION OF THE CERTIFICATE OF NO HARASSMENT LAW

63. On December 23, 2021, BlueSky, through a single purpose entity, purchased the building located at 191 Bedford Avenue, Brooklyn, NY (“Bedford”). Bedford is a five-story building that contains 17 apartments and one commercial space. The commercial space is on the bottom floor with one apartment.

64. BlueSky decided to renovate Bedford and hired the Basic Group to assist in filing plans with DOB for the renovations.

65. Basic Group hired architect Kevin McCray to submit filings with DOB without proper professional review. Basic Group intended to draft all plans and only use McCray to put his stamp on filing so that they could benefit from his professional certification privileges with DOB. This is improper and in violation of NYC Administrative Code §28-104.2.1.4 and as will be shown below, was used to attempt to defraud DOB. BlueSky represent that they never met McCray and did not know that Basic Group was using McCray or that Basic Group used his professional certification privileges to defraud DOB.

66. In February 2022, Basic Group drafted architectural plans that they had McCray submit to DOB through his professional certification privileges (“First Plan”).

67. Bedford is located in the Greenpoint-Williamsburg anti-harassment area that requires a landlord to obtain a Certificate of No Harassment (“CONH”) from HPD in order to have architectural plans approved that, amongst a list of activities, make any alteration to bedroom count, change apartment size, move walls or alter the location of the bathrooms.

68. The First Plan altered the bedroom count, changed apartment size, moved walls and altered the location of the bathrooms and therefore required a CONH. Based on the professional certification, a permit was issued despite no CONH, but DOB was able to catch the lack of CONH and issued a Stop Work Order (“SWO”).

69. To lift the SWO, Basic Group drafted new plans (“Second Plan”) that did not alter the bedroom count, change apartment size, move walls or alter the location of the bathrooms. In or about early 2023, Basic Group had McCray submit the Second Plan using his professional

certification privilege. McCray also filed a certification that the Second Plan was modified such that a CONH was not required allowing for the removal of the SWO.

70. BlueSky represent that they were not made aware that Basic Group had modified the plans to not alter the bedroom count, not change apartment size, not move walls or not alter the location of the bathrooms. Instead, once the SWO was lifted, BlueSky continued renovations on Bedford that conformed with the First Plan.

71. BlueSky completed the renovations, but the work did not conform to the Second Plan which was the plan currently approved by DOB. Accordingly, in or about October 2023, Basic Group drafted new plans (“Third Plan”) that were almost identical to the First Plan that required a CONH and had McCray file the Third Plan using his professional certification privileges. Basic Group had McCray file the Third Plan using professional certification hoping that DOB would not catch that a CONH was required and would get final approval by DOB for the renovations that would conform to the Third Plan. BlueSky represent that they were not aware that Basic Group had filed the Third Plan with the intent of circumventing the CONH requirement.

72. On or about October 2024, DOB caught the lack of CONH and the renovations at Bedford, conducted an audit of both the plumbing and general construction filings, and issued an Intent to Revoke all Approvals and Permits for each filing because no CONH has been obtained.

73. In addition to Bedford, the TaskForce has indication that Basic Group circumvented the CONH requirement in the following buildings owned by Bluesky: 452 West 36th Street, Manhattan; 576 9th Avenue, Manhattan; 666 9th Avenue, Manhattan; 285 Quincy Street, Brooklyn; and 272 Himrod Street, Brooklyn (“CONH Properties”). Like Bedford, all renovation work that required a CONH has been completed at these properties.

G. BLUESKY’S OUTSTANDING PENALTIES OWED TO NEW YORK CITY

74. The Task Force has periodically identified unpaid judgments at the Subject Buildings for ECB-adjudicated violations of the Administrative Code.

75. Unpaid ECB judgments accrue interest from the date docketed until the date paid. A table of unpaid, non-DOB ECB violations which may result in docketed judgments against BlueSky is attached hereto as Schedule H. Schedule C lists judgments for DOB-issued ECB-adjudicated violations.

76. In addition, as of May 2025, the Task Force has identified \$394,035 in civil penalties payable to DOB as a result of BlueSky’s violations related to boiler, elevator and façade safety and inspection laws, as well as other violations related to the failure to file required documents. BlueSky represents that many of these penalties existed at the time of purchase by them. Payment of these amounts as updated to time of payment shall be made in accordance with paragraphs 88 and 181. These penalties are shown in the table below:

Blue Sky Portfolio	
Blue Sky Boiler Penalties	\$74,000
Blue Sky Elevator Penalties	\$33,000
Blue Sky Facade Penalties	\$170,250
Blue Sky Retaining Wall Penalties	\$1,000
Work Without a Permit	\$82,285*
AEUHAZ Class 1 Penalties for failure to file COC	\$33,500
Total	\$394,035

77. The Task Force finds that BlueSky's construction and management practices at the Subject Properties are in violation of the New York Rent Regulations, HMC, New York State Multiple Dwelling Law, Construction Codes, NAL, and Real Property Law § 235-g.

78. Respondent neither admits nor denies the OAG's and Task Force's Findings, paragraphs 22-77 above.

79. The OAG and Task Force finds the relief and agreements contained in this Assurance appropriate and in the public interest and acknowledges BlueSky's cooperation in this Investigation.

THEREFORE, the OAG and Task Force are willing to accept this Assurance pursuant to Executive Law § 63(15), in lieu of commencing a statutory proceeding for violations of the New York Rent Regulations, HMC, New York State Multiple Dwelling Law, Construction Codes, and NAL, based on the conduct described above during January 1, 2019 – November 4, 2025.

III. RELIEF

80. BlueSky, its principals, employees, agents, officers, directors, partners, members, and successors, shall fully comply with all applicable laws governing the Subject Properties and the legal rights of Tenants at the Subject Properties and any properties subsequently acquired or managed by BlueSky, including, but not limited to, the following:

Construction and Maintenance

- a. The NYC Construction Codes, as defined in this Assurance, Title 28 of the NYC Admin. Code and Chapters 1 and 3 of Title 27 of the NYC Admin. Code;
- b. The NYC Housing Maintenance Code, Chapter 2 of Title 27 of the NYC Admin. Code);
- c. The Fire Code of the City of New York, Title 29 of the NYC Admin. Code; and

- d. New York State Multiple Dwelling Law, Title 3 (including, but not limited to, §63);
- e. New York State Property Maintenance Code, 19 NYCRR Part 1226; and
- f. The Nuisance Abatement Law, Chapter 7 of Title 7 of the NYC Admin. Code, including all statutory public nuisances defined therein;
- g. The New York City Health Code, Article 151 of Title 24 of the R.C.N.Y;

Lead Paint

- h. Federal Renovation, Repair, and Painting Rule, 40 C.F.R. §§ 745.80 to 745.92;
- i. New York City Childhood Lead Poisoning Prevention Act (Local Law I of 2004), NYC Admin. Code § 27•2056.1, et seq.;
- j. NYC Admin. Code § 27•2053;
- k. Chapter 11 of Title 28 of the R.C.N.Y.;

Rent Regulation

- l. Emergency Tenant Protection Act of 1974 § 8621 et seq.;
- m. Emergency Tenant Protection Regulations § 2500 et seq.;
- n. New York City Rent Stabilization Law, NYC Admin. Code § 26-501, et seq.;
- o. New York City Rent Stabilization Code, 9 NYCRR § 2520.1, et seq.,

Tenant Harassment

- p. NYC Admin. Code §§ 27-2005(d), 27-2004(48);

IV. CORRECTION OF VIOLATIONS

HMC and MDL

81. BlueSky shall correct all outstanding overdue violations of the HMC and Multiple Dwelling Law (“MDL”), in each of the attached 7 properties as set forth in Schedule E, within the timeframes provided for by HMC §27-2115 (c) based upon class of violation from the date of Execution, and submit the appropriate documents and fees for a “Dismissal Request” Inspection

within 60 days of the Effective Date of this Agreement. The 60-day deadline shall not apply to violations issued for vacant units. In addition, in the event a court order or stipulation of settlement, whether issued or entered into before or after the Effective Date of this Assurance, requires correction of a violation at an earlier date, BlueSky is required to comply with the court order or stipulation date. In the event BlueSky cannot timely correct the violation as per defenses in the HMC, it shall document why it cannot correct the violation within such period. The time to correct such violation shall be extended for the period of time caused by the delay.

Documentation shall also include how BlueSky promptly and diligently sought to resolve the delay.

82. Notwithstanding any other remedies in this Assurance, HPD may commence an enforcement action in NYC Housing Court in the event BlueSky fails to correct the violations by the deadline contained in paragraph 81 above. In the enforcement action, HPD shall be immediately entitled to seek civil penalties as allowed under law on the violations attached to this Assurance in paragraph 81 at the rate set forth in HMC 27-2115. BlueSky reserves all defenses.

83. *In addition to the properties in schedule E detailed above, BlueSky shall maintain the Subject Properties, and any properties subsequently acquired or managed by BlueSky, in compliance with the requirements of the HMC and the MDL. To the extent that violations of the HMC and MDL are or have been issued against the Subject Properties, or any properties subsequently acquired or managed by BlueSky in the future, BlueSky agrees to comply with and certify correction of such violations and any Notices of Violation or Orders issued by HPD within the time set forth in such Notices or Orders. Notwithstanding any other remedy contained in this Assurance, HPD reserves the right to commence litigation in NYC Housing Court for an*

order to correct the violations and any civil penalties allowed under law. In the event BlueSky cannot timely correct the violation as per defenses in the HMC, it shall document why it cannot correct the violation within such period and the time to correct such violation shall be extended for the period of time caused by the delay. Documentation shall also include how BlueSky promptly and diligently sought to resolve the delay.

Lead Paint Remediation

84. BlueSky represent that they have complied with the lead paint laws under the HMC and the Task Force is accordingly not seeking any penalties or other damages based on this representation.

85. Within 30 days of the TaskForce identifying 20 sample buildings, BlueSky shall provide the Task Force with all documentation, for calendar year 2022, 2023, and 2024 required to be maintained pursuant to 27-2056.17 for unit notification and investigation (27-2056.4) and for unit turnover (27-2506.8) for the 20 sample buildings chosen by the TaskForce.

86. In the event that BlueSky's representation as to lead paint compliance under the HMC is inaccurate or false, the TaskForce may seek penalties and other damages in an action to enforce this agreement, in addition to any other relief it may seek.

Construction Codes

87. BlueSky shall correct all open or unresolved violations of the New York City Construction Codes issued at the Subject Properties prior to the Effective Date of this Assurance. Whenever a summons contains an order to file a certificate of correction, or where provided by rule or regulation, correcting a violation includes the obligation to file an acceptable certificate of correction. For violations where a deadline for correction is stated in the notice of violation (NOV), BlueSky shall correct the violation within the time specified therein. Where the specified

time for correction has already expired, or is not specified, BlueSky shall correct the violation within 60 days of the Effective Date of this Assurance See Schedule C. In the event BlueSky cannot timely correct the violation, it shall document why it cannot correct the violation within such period, including reasonable efforts to correct, and the time to correct such violation shall be extended for the period of time caused by the delay. Examples of reasons for delay include the need to have parts fabricated, or denial of access by a Tenant. Documentation shall also include how BlueSky promptly and diligently sought to resolve the delay. Nothing in this Assurance relieves BlueSky of the obligation to timely correct all violations of the Construction Codes at the Subject Properties.

88. Notwithstanding the above, BlueSky shall correct all work without a permit violations within 60 days of the Effective Date of this Assurance. BlueSky shall pay all civil penalties associated with violations for work without a permit that are necessary to obtain the permit for corrective work.

89. *BlueSky shall maintain all Subject Properties in compliance with the requirements of the Construction Codes for all current and future construction, alteration, maintenance work, and under any circumstances where the Construction Codes are applicable. To the extent that violations are issued against the Subject Properties in the future, BlueSky shall timely cure and certify correction of such violations and any Notices of Violation or Orders issued by the Department of Buildings as required by law.*

Pest Management

90. For all Subject Properties that have received a violation for rats, mice or other pests issued by HPD or the New York City Department of Health within six months prior to the Effective Date, BlueSky shall undertake all measures required by NYC Admin. Code §§ 27-

2017.1 through -2019, and New York City Health Code § 151.02, including inspection, elimination of harborages and standing water, and provision of adequate stoppage and containerization, as part of implementation of an integrated pest-management plan. BlueSky shall maintain records of these measures. Blue Sky shall not be in violation of this paragraph provided they have implemented an integrated pest-management plan using the DOHMH template provided to BlueSky and have undertaken all actions required by the plan within 30 days of the Effective Date of this Assurance. BlueSky represents that it has extermination contracts on all the Subject Properties. BlueSky will direct all exterminators they have hired or will hire to implement integrated pest management practices. BlueSky acknowledges that the application of pesticides cannot substitute for the integrated pest management practices described above. BlueSky shall comply with the rodent extermination and abatement requirements of NYC Admin. Code 28-105.2.3 and the NYC Building Code 3306.9.13 in any new permit application.

V. CONSTRUCTION AND REPAIRS PRACTICES

91. BlueSky shall not engage in any repair, renovation or construction work in any building without first obtaining all required DOB permits, or engage in any repair, renovation or construction that requires a permit, which is outside the scope of the DOB permits actually obtained.

92. Within thirty (30) days of the Engagement Date of the Monitor (see Section XI below), BlueSky shall update its TPPs for all DOB-permitted jobs at the Subject Properties to ensure that they conform with the requirements of NYC Admin. Code § 28-120.1 and any additional requirements detailed in this Assurance. This provision shall not apply to any TPPs that are under audit by DOB.

93. BlueSky shall ensure that a TPP Notice to Occupants and a Safe Construction Bill of Rights has been posted/served on each occupied unit as required by law for all current construction.

94. BlueSky shall ensure that a site-specific TPP is filed for each construction, alteration or demolition filing as required by NYC Admin. Code § 28-120.1 and that the TPP is followed by all workers in the Subject Buildings. In addition to addressing all the requirements of that code provision, these TPPs must:

- a. Be detailed and specific to the site and the scope of work.
- b. Identify safety measures to maintain fire safety and specify the location of any fire suppression systems, fire extinguishers, etc.
- c. State that if any fire stopping material will be disturbed, if it will be replaced by the end of the workday and if not, that a fire watch will be engaged.
- d. Identify each occurrence of an essential service disruption(s), the duration of the disruption(s), steps taken to avoid (and/or minimize) the disruption, provision of sufficient alternatives and notification to be provided to occupants.
- e. Specify methods to be used for dust containment that may include but are not be limited to: zippered doors, sticky mats, and HEPA vacuum(s) in each work area.
- f. State the frequency with which debris will be removed from the site and common hallways cleaned.

- g. State whether the work involves the disturbance of lead-based paint or paint of unknown lead content.
- h. Ensure compliance with local, state and federal laws governing lead and asbestos: including but not limited to compliance with lead mitigation plans, and any other federal, state and local requirements, including the EPA's lead-safe work practices and HPD's lead-safe work practices and NYC DEP asbestos abatement.
- i. State hours of the day and days of the week that work will be undertaken and what steps have been taken to control noise.
- j. Refer to the NYC DEP noise mitigation plan that must be filed with NYC DEP in advance of starting work or include a copy with the TPP.

95. Where such construction, demolition or alteration work is performed, BlueSky shall ensure the contractor, and any other Employee or worker in the building supervising, overseeing, or participating in such work ensures that work is undertaken pursuant to DOB work permits, the TPP, and all applicable laws. BlueSky shall ensure that said Employees receive a copy of any TPP filed with DOB, which may include posting on a site so long as BlueSky has reviewed the TPP with their employees.

96. Where DOB has initiated an audit of a TPP, BlueSky shall expeditiously, and within no more than 21 days, address any objections issued by the examiner to the satisfaction of DOB.

97. Where multiple jobs requiring a TPP are underway simultaneously at any given building, BlueSky shall ensure, pursuant to its obligation to detail steps taken to minimize disruptions of essential services, that the TPPs reflect coordination between all contractors,

workers and Employees for minimization of service disruptions and expeditious conclusion of all work within the building.

98. Prior to commencement of all new permitted jobs requiring a TPP, BlueSky shall post/serve a Notice to Occupants and a Safe Construction Bill of Rights as required by law.

99. *BlueSky shall ensure all repairs, construction, renovation, demolition, and alteration work in the Subject Properties and all buildings owned or managed by BlueSky in the future, is fully within the applicable scope of DOB work permits and fully compliant with all applicable tenant protection plans, lead mitigation plans, and any other federal, state and local requirements, including the EPA's lead-safe work practices and HPD's lead-safe work practices.*

100. *BlueSky shall not file any materially incorrect or erroneous statements on any application, form or other document submitted to DOB, HCR, or HPD, including, but not limited to, incorrectly stating the occupancy status or Rent-Regulated status of any apartment or building.*

101. *BlueSky shall make best efforts to ensure that all repairs, renovations, and construction are performed in an efficient and professional manner. BlueSky shall make best efforts to ensure that all repairs and construction work is performed in such a manner as to minimize the inconvenience and risks to the health and safety of occupying tenants.*

102. *BlueSky shall make best efforts to ensure all repair and construction workers use protective measures to prevent damage and the spread of dust and/or debris into occupied apartments and common areas that may result from repair or construction work. BlueSky shall cover the apartment doors of the units undergoing renovation using zippered plastic covers to protect against dust when necessary. BlueSky shall be responsible for providing all required plastic covers and any and all other material necessary for the containment and cleaning of dust*

and debris and the prevention of damage. Nothing contained herein shall relieve BlueSky of their obligations under the Construction Codes.

103. BlueSky shall ensure that hallways and common areas are left clean and free of construction materials or debris at the end of each work day. BlueSky shall ensure floors in common-areas or occupied apartments undergoing construction are wet mopped at the end of each day and shall use HEPA air-filtration where required. Nothing contained herein shall relieve BlueSky of their obligations under the lead paint laws.

104. BlueSky shall file, as necessary, for sign-off and all letters of completion for all jobs as may be required within sixty (60) days of completion of the work.

105. BlueSky shall not interrupt a tenant's essential services, such as heat, electricity, water, hot water, gas and/or elevator service without first giving ten (10) days advance written notice to the tenant(s), by posting the notice in prominent places in the building and delivering the notice to each apartment unit at the building. BlueSky may be exempted from providing such written notice where exigent or emergency circumstances exist that require immediate repair or interruption of essential services and that prevent BlueSky from giving such notice. In such exigent or emergency cases, BlueSky agrees to give tenants as much advance notice as is reasonably practicable and in any event shall notify by posting a written notice in prominent places and delivering written notice to each affected tenant(s) within twenty-four (24) hours of the beginning of the repairs or interruption. This notification shall include: the reason for the repairs or interruption of essential service, the estimated time frame for the repairs or interruption, and the steps that BlueSky is taking to resolve the repairs or the interruption in a timely and reasonable fashion.

106. *BlueSky shall not engage in repairs, renovations or construction work, or interruption of Essential Services in a manner that is intended, in whole or in part (including through the timing of or the extent of the repairs or interruption), to harass, frustrate, or pressure tenants to leave their apartments.*

107. *BlueSky shall provide Superintendent/Janitorial Services on a twenty-four (24) hour basis and shall designate an individual to be on call to handle tenant emergency repair requests on a twenty-four (24) hour basis as well as other non-emergency repair requests within a reasonable time. There shall be a sign posted in a prominent area of the hallway or lobby of each of the Subject Properties setting forth the individual's name and phone number. BlueSky represents that it was providing Superintendent/Janitorial Services on a twenty-four (24) hour basis and had designated an individual to be on call to handle tenant emergency repair requests on a twenty-four (24) hour basis.*

108. *BlueSky shall not engage any contractors, sub-contractors, plumbers, electricians, construction workers, or employees for any repair, renovation, construction, or service who are not properly licensed and/or certified, if required by law.*

VI. RENT REGULATION ISSUES

109. **Establishing Legal Regulated Rent and Status:** BlueSky shall commence an internal audit of the Subject Properties for the purpose of calculating the proper legal regulated rent and rent regulation status of each residential apartment so that all buildings and apartments within its portfolio may be properly registered with the correct legal regulated rent in accordance with New York State's rent regulation laws. Any unit that had a registration for 2023 and each of the six years prior April 1, 2023¹ shall be exempted from the audit contained in this paragraph,

¹ Registration years 2017 through 2022.

except for HRV deregulations reflected on the registrations for the aforementioned six year period and anomalous registration events such as invalid or facially erroneous registrations;² multiple Owner Occupied/Temporarily Exempt (“OOTE”) units in a building. All registrations, including those that are exempt from said audit must conform with paragraph 114 [Audit Calculations] of this section.

110. **Internal Audit:** BlueSky shall conduct its audits and file and/or amend all registrations in monthly batches with all batches to be completed within one hundred eighty (180) days after the Effective Date of this agreement. Each monthly batch shall include no fewer than 1/6 of the total apartments in the portfolio of Subject Properties (subject to downward adjustment if prior batches include more than 1/6th of the total apartment in the portfolio). If BlueSky cannot complete the internal audit within the 180-day period, BlueSky may request additional time. Any request for additional time must be made in writing and be supported by sufficient justification. Sufficient justification means “circumstances outside of BlueSky’s control” and shall be determined by TPU. Additional requests for time shall not be unreasonably denied. The parties agree that missing registrations that are subject to this agreement shall not be subject to any further fines for failure to register if filed within the 180-day period (and any approved extensions) provided for in this paragraph.

111. **Compliance Reporting:** BlueSky shall submit a Compliance Report to TPU detailing its audit and registration progress each month until all audits and registrations are complete. Said compliance reports shall include a spreadsheet containing a tab for each building which includes the following columns: 1) the unit/apartment number and tenant name; 2) the rent charged to the tenant before the audit including any preferential rent; 3) the rent established by

² Invalid or facially erroneous registrations includes, but is not limited to, registrations where the rent increased with no indication that a lease was renewed or that a vacancy was filled.

the audit; 4) the difference between the rent charged before the audit and the rent established by the audit, and, where applicable, the amount of any overcharge to be credited to the tenant; and 5) the purported regulatory status of the unit before and after the audit.

112. **Credits to Tenants:** Where an overcharge exists for a current tenant and those tenants in occupancy at any time after February 1, 2023 (even if no longer residing there), such tenant will receive a rent credit or cash refund for the overcharge³ and a notice of the rent correction no later than 30 days after an apartment registration has been filed and a copy of the notice shall also be sent to TPU.

113. **Filing Missing Registrations:** When registering and/or amending registrations pursuant to this Assurance, BlueSky shall file all annual building and apartment registrations for all units and or buildings where there are missing or no registrations have been filed for 2023 or within the six years prior to April 1, 2023. BlueSky shall continue to timely register all buildings and units in their portfolio (however, buildings and units that have uncertainty or delays to registration due to the internal audit shall be registered after and in accordance with the outcome of the audit and review process of this Assurance). BlueSky shall amend building and apartment registrations in accordance with any necessary adjustments pursuant to its audit results. Where the legal regulated rent is in doubt, not known, must be fixed, the rent charged on the base date cannot be determined, or full rent histories from the base date could not be provided, the legal regulated rents must be calculated by BlueSky according to the default formula of sections 2522.6(b)(2) and (3) of the Rent Stabilization Code (“RSC”). In the absence of a lease or ledger existing on the base date (excluding any base date during BlueSky’s ownership), but where there is a registration on file for a year preceding BlueSky’s acquisition of a subject building, BlueSky

³ Actual overcharge only; treble damages are not required in any refund or credit,

must consult with TPU to ascertain the appropriate rent and receive approval to register accordingly. TPU will provide all necessary documentation allowing BlueSky to file late and/or amend registrations after TPU receives the compliance reports submitted to it by BlueSky. TPU will review the compliance reports and may question certain BlueSky calculations or conclusions; BlueSky must cooperate with TPU's review process and to explain or revise their work. TPU will issue limited and specific letters advising DHCR's Rent Registration Unit to accept late and/or amended registrations as to whatever has been reviewed. TPU will issue either its questions concerning BlueSky calculations/conclusions, or issue a letter permitting the late and/or amended registrations to be filed, within 90 business days after the receipt of each progress report, unless additional time is needed. BlueSky will respond via email with answers to any TPU questions within 14 business days. Any deadline for submission of registrations for the building containing the apartments that have been questioned by TPU under this paragraph will be automatically extended by the number of days equal to the discussion/response period for that building. Any units under review will be exempt from late registration penalties. This paragraph shall not limit DHCR's authority to demand registrations not covered in this Assurance.

114. **Audit Calculations:** Every apartment registration must contain the proper legal regulated rent based on BlueSky's internal audit, or where appropriate, the default formula. In calculating the legal regulated rent, BlueSky will comply with all applicable laws including the following:

- a. Any units registered as vacant where the rents increased without any indication in the registrations that the vacancy was filled by a new tenant (an "inflated registered vacancy rent") must have their rents reduced back to the rent charged to the last tenant in occupancy; however, where BlueSky can show that there was a tenant in occupancy between registration periods, the legal regulated rent may be increased during the period where it appeared as if the rent was increased during a vacancy.

- b. If the last regulated rent before the vacancy is known, regular increases may be taken from the date of the last rent. Where the last legal regulated rent is in doubt, not known, must be fixed, the rent charged on the base date could not be determined, or full rent histories from the base date could not be provided, the legal regulated rent must be calculated by BlueSky according to the default formula of Sections 2522.6(b)(2) and (3) of the RSC. In the absence of a lease or ledger existing on the base date (excluding any base date during BlueSky's ownership), but where there is a registration on file for a year preceding BlueSky's acquisition of a subject building, BlueSky must consult with TPU to ascertain the appropriate rent and receive approval to register accordingly.
- c. Any units that were designated as exempt for a High Rent Vacancy (HRV) within the six (6) year review period and the 2023 registration year but did not legally meet the threshold rent and vacancy requirements or did not have a new tenant move in, or was improperly claimed HRV after 6/14/2019, must be appropriately reregulated, including, but not limited to, units that met the HRV threshold by erroneously registering increases during vacancies ("inflated registered vacancy rent"), subject to the increases permitted by subparagraph "b" of this paragraph.
- d. Any rent increases must comply with New York State's rent-regulation laws, including, but not limited to the New York City Rent Stabilization Code, the New York City Rent Stabilization Law, the Local Emergency Rent Control Act, and the New York City Rent and Rehabilitation law. Further, after June 14, 2019, rent increases should reflect HSTPA (e.g., vacancy increases formerly permitted under the Rent Regulation Reform Act of 1997, longevity bonuses, and HRV deregulation are no longer permitted, preferential rents are for the life of the tenant's tenancy, limited IAI increases, etc.); any unit having a rent exceeding what is permitted under the law and HSTPA must be recalculated to comply with the law.
- e. "Owner/Employee Occupied Temporarily Exempt (OOTE)": any unit claimed OOTE must be owner or employee occupied; any improper OOTE unit must be properly designated. Registrations must be amended to reflect the proper designation with a rent based on the last regulated rent prior to exemption plus all lawful increases.

115. As BlueSky completes its audits, BlueSky shall, within 45 days of each monthly report provided to TPU, provide and/or amend rent stabilized lease agreements with rent stabilized riders to reflect the correct legal regulated rent as determined by the audit for tenants who are now identified as rent stabilized. BlueSky shall otherwise provide all rent stabilized renewal leases within the times required by the RSC. In the event that a tenant is paying a preferential rent that is lower than the rent established by the audit, the tenant shall continue to

pay a preferential rent and the preferential rent must be registered. BlueSky will identify all remaining Rent Controlled Tenants.

116. BlueSky must provide rent stabilized tenants with rent stabilized leases and required rent stabilized riders. Vacancy leases must include completed vacancy lease riders (RA-LR1) with vacancy lease rent calculations. BlueSky must provide rent stabilized leases and riders to any tenants residing in units found to have been improperly deregulated by the audit provisions of this Assurance. BlueSky must file with DHCR form RR-1 Initial Apartment Registration for any apartment vacated by a rent controlled tenant and provide a copy to the new rent stabilized tenant via certified mail.

117. **Continuing Right to Audit or Contest Rents.** TPU retains the right to audit any units in BlueSky's portfolio, including any units that appeared in BlueSky's compliance reports and after execution of this Assurance and BlueSky's registration of subject units, and similarly, all tenants retain the right, without being prejudiced by this Assurance, to file ORA overcharge complaints, including tenants of units that appeared in BlueSky's compliance reports.

118. BlueSky shall file all annual building and apartment registrations for all units covered by the Rent Stabilization Laws from 2024 forward.

119. In relation to 2651 Broadway, New York, New York, BlueSky represents there are currently two (2) SRO tenants in the building and said tenants are located in units 513 and 331 respectively. In regard to the tenant occupying unit 513, BlueSky represents said tenant has rejected relocation offers and thus is not presently being relocated. In regard to the tenant occupying unit 331, BlueSky represents and agrees said tenant has been relocated to unit 1 on the first floor during the period of construction and further represents that the tenant does not wish to return to their original apartment.

120. In relation to 402 Onderdonk Ave., Glendale, Queens, New York, BlueSky agrees to provide the tenant occupying unit 3L a reasonable accommodation for a medical condition by providing tenant a ground floor apartment, or a unit in an elevator serviced building, of similar size, condition, and rent as tenant's current unit, in tenant's community, or other location convenient to tenant, and subject to tenant's acceptance as suitable, within 60 days. If no such units are currently available, BlueSky agrees to prioritize tenant by placing tenant on a waitlist for the next available appropriate unit that meets the above criteria. Bluesky shall provide TPU with a monthly status of this accommodation until a suitable accommodation has been agreed upon by the tenant and Bluesky.

121. BlueSky may not change any service, including heat (e.g., change steam heat to electric), without first applying for and receiving permission from DHCR as required by Section 2522.4 of the rent stabilization code. BlueSky shall not shift the cost of any service such as heat or hot water onto tenants without first receiving approval from DHCR. BlueSky must ensure that after any alteration, the heat or heating system of a building or individual apartment has the capacity to provide and does provide adequate heat throughout the entire building and each apartment.

VII. TENANT INTERACTIONS AND ESSENTIAL SERVICES

122. BlueSky shall not engage in any act or omission that causes or is intended to cause any person lawfully entitled to occupancy of a dwelling unit to vacate such dwelling unit or to surrender or waive any rights in relation to such occupancy, including, but not limited to, harassment as defined by state and local laws, including NYC Admin. Code § 27-2004(48).

123. *BlueSky shall respond to all Tenants' requests for repairs as required by law. BlueSky shall keep written documentation of Tenant repair requests and BlueSky's responses,*

which shall include the following information: (a) the name and address of each tenant requesting a repair; (b) the date of such repair request; (c) the name of the Employee who received and handled the request; and (d) the result of the repair request including: a description of the repair that was made, the date the repair was made, and/or a description about why a repair was not necessary, if applicable.

- a. On a quarterly basis starting three (3) months after the Effective Date and for a period of three (3) years after the Effective Date, BlueSky shall provide a report to the Task Force that contains the information above about Tenant repair requests and BlueSky's responses detailed above as well as a list of any new buildings BlueSky has purchased since the Effective Date or the last report, whichever is later, including Building Identification Number.*

124. BlueSky shall comply with all requirements of the Administrative Code of the City of New York, and Title 28 Section 25-101 of the Rules of the City of New York, when requesting access from lawful occupants for the removal of violations at the subject premises.

125. BlueSky shall at all times, provide heat as required during the period from October 1 through May 31 so as to maintain in every portion of the premises used or occupied for living purposes: (i) a temperature of at least 68 degrees Fahrenheit whenever the outside temperature falls below 55 degrees between the hours of 6 A.M and 10 P.M.; and (ii) a temperature of at least 62 degrees Fahrenheit between the hours of 10 P.M. and 6 A.M. BlueSky will not be in violation of this paragraph if the violation is corrected within the statutorily time of 24 hours from the posting of the NOV.

126. BlueSky shall at all times supply every bath, shower, washbasin and sink in/for every dwelling unit with hot water at a constant minimum temperature of 120 degrees

Fahrenheit. BlueSky will not be in violation of this paragraph if the violation is corrected within the statutorily time of 24 hours from the posting of the NOV.

127. For any period after the Execution Date of this Assurance, BlueSky will abate the rent of its Tenants when there is a disruption in an essential service, pursuant to the following schedule:

- a. by 15% for that period of time per diem whenever there is a deprivation of an essential service for more than forty-eight (48) hours subject to force majeure;

128. *BlueSky shall provide access to the boiler area and meter room for HPD and DOB inspectors and post proper notices relating to access to the boiler area pursuant to the MDL, HMC and Construction Codes.*

129. Subject to a Tenant providing access, within twenty-four (24) hours from the date of this Assurance, BlueSky shall install an approved smoke detecting device, or replace any known defective smoke detecting device in each dwelling unit of the Subject Properties, if such unit does not already contain approved, operational smoke detecting device(s) pursuant to the Housing Maintenance Code Article 11, and within thirty (30) days thereafter, submit to the HPD, c/o Marti Weithman, Assistant Commissioner, Housing Litigation Division, 100 Gold Street, 6th Floor, New York, NY 10038 attesting that said installation/replacement of smoke detectors for each dwelling unit of the Subject Properties has been completed.

130. BlueSky shall immediately post an approved notice in a common area of the Subject Properties informing all occupants that the owner is required by law to install one (1) or more approved, operational smoke detecting device(s) in each dwelling unit, but that each occupant is responsible for the maintenance and repair of such devices and for replacing any of

such devices which are stolen, removed, missing or rendered inoperable during the occupancy of such dwelling unit.

131. Within sixty (60) days of the Effective Date, BlueSky shall, to the extent the information is within their knowledge, possession or control, provide the Task Force a spreadsheet that lists all persons within the past three (3) years who were lawfully entitled to occupancy of a unit in a Subject Property who BlueSky approached and offered money or other valuable consideration that induced such person to vacate such unit or to surrender or waive any rights in relation to such occupancy (“Buyout”). The spreadsheet need not include those persons who approached BlueSky seeking a Buyout. The spreadsheet should include the person’s name, their address (including apartment number), and the date the person surrendered possession of the property. In addition, for each person, BlueSky shall provide all documentation in their possession that they complied with NYC Admin Code 27-2004(f-2) on any Buyout or in the event that such documentation has been destroyed, an affidavit by a person with personal knowledge attesting that BlueSky complied with NYC Admin Code 27-2004(f-2) on the Buyout.

132. If BlueSky failed to comply with NYC Admin Code 27-2004(f-2) on any Buyout contained in the spreadsheet, they shall pay \$1000.00 for each violation by official bank check, payable to the New York City Department of Finance (the “City”), or such other entity as may be designated in writing by the City, acting through HPD within twenty (20) days of the Effective Date. The City, acting by and through HPD, shall use the funds that will be deposited in the “Affordable Housing – AG Settlement Fund” to finance projects for “persons of low income” and “families of low income,” as defined in N.Y. Private Housing Finance Law §2(19).

133. BlueSky shall not violate the Housing Maintenance Code, NYC Admin. Code 27-2004(48)(f-1 through f-4) that relate to offering money or other valuable consideration to induce

such person to vacate any dwelling unit or waive any rights in relation to such occupancy (“Buyout Law”).

134. In the event BlueSky violates the Buyout Law in relation to any person, BlueSky shall pay each person a sum of \$1000.00 for each violation of the Buyout Law.

VIII. RELOCATION OF TENANTS

135. BlueSky shall not relocate or offer relocation of a tenant, whether on a temporary or permanent basis, without complying with this section on relocation.

136. All requests or offers of relocation to tenants shall be made in writing and retained for review by the Task Force. No communication shall be made with a tenant about relocation other than in writing (i.e. no oral communications). All such written notice shall inform the tenant prominently that have a right to refuse the offer or request for relocation without any threat of retaliation and that they shall have a right to return to their current apartment with an estimate of the time when they will be able to return.

137. Any tenant that accepts an Owner’s request to permanently relocate from a rent stabilized unit to an unregulated unit shall retain the rent stabilized status of their apartment and be charged the same rent in the relocation apartment as they are charged in their former apartment. Any tenant that accepts an Owner’s request to permanently relocate from a rent stabilized unit to another rent stabilized unit shall be charged the lower rent of the two rent stabilized units, and at the tenant’s option, be offered a vacancy lease for the new unit. Any tenant that voluntarily and without coercion, and after full disclosure of any rights they may be forfeiting, requests a relocation from a rent stabilized unit to an unregulated unit, which is accepted by the Owner, shall not be entitled to retain the rent stabilized status of their apartment if relocated to an unregulated unit, and shall become an unregulated.

138. BlueSky shall not give any tenant a false impression that they have to surrender their unit or give up their rent stabilized status or rights due to construction. BlueSky may not threaten a tenant with termination or eviction due to construction. Such conduct shall be considered tenant harassment under the RSC. BlueSky represents that it has never given any such false impression or issued any such threat.

139. Nothing in this paragraph relieves BlueSky from complying with the Buyout Law.

140. The tenants living in 2505 Hoffman Avenue, BX who were relocated to 2509 Hoffman shall have the right to return to 2505 Hoffman upon the correction of the violations and rescission of the vacate order and such right shall remain for 1 year.

IX. VACANT APARTMENTS

141. BlueSky shall ensure that windows and doors of all unoccupied units remain locked and that these units are secured from intrusion at all times.

142. BlueSky shall ensure that all unoccupied dwelling units are structurally sound, have all firestopping in place and are free of conditions in violation of the Construction Codes.

143. BlueSky shall ensure that there is no accumulation of debris, trash, litter or construction materials in unoccupied units.

144. BlueSky shall provide access for inspection to any of the unoccupied units to any City or State agency wishing to inspect said units at all times on forty-eight (48) hours-notice.

X. TPP MONITOR

145. At its own cost, BlueSky shall engage an individual (“TPP Monitor”) to review and sign off on TPPs prior to submission to DOB. The TPP Monitor shall not prepare or submit any TPPs or other documents to DOB on behalf of BlueSky. All TPP submissions by BlueSky shall be in conformance with the law after TPP Monitor review and sign off.

146. BlueSky shall not be required to have the TPP Monitor review and sign off on TPPs prior to submission to DOB for any TPP that is being audited by DOB.

147. BlueSky shall engage the TPP Monitor for three (3) years from the TPP Engagement Date.

148. BlueSky shall submit to the Task Force the name(s) of individual(s) it proposes to be the TPP Monitor. At a minimum, the TPP Monitor must:

- a. Be a Registered Design Professional;
- b. Have had no prior relationship with BlueSky or any of its principals;
- c. Demonstrate high levels of understanding of the requirements for a TPP;
and
- d. Expertise with the Construction Code.

149. The TPP Monitor must be reviewed and approved by the Task Force prior to their engagement and said approval shall not be unreasonably denied. The engagement of the TPP Monitor will begin on the date BlueSky executes a signed agreement with the TPP Monitor (“TPP Engagement Date”).

150. The TPP Monitor’s duties as described herein shall apply to all properties owned and/or controlled by BlueSky, including the Subject Properties as well as those buildings which BlueSky acquires ownership or management interest in after the Effective Date. Within 30 days of purchase of any new building or property, BlueSky will provide notice to the TaskForce that will include ownership entity name, names of principals, address and Building Identification Number (“BIN”).

151. The TPP Monitor may designate employees and/or agents of the TPP Monitor to carry out the duties provided for herein and shall notify the Task Force of the names and duties of such designees.

152. The Task Force, at its sole discretion, shall have a right to independently confer with the TPP Monitor and require that BlueSky replace the TPP Monitor, or any of their designees or agents, upon the Task Force's reasonable determination that the TPP Monitor has not effectively monitored BlueSky's TPP submissions. If, after discussion with the monitor, the Task Force finds there is a violation of the Assurance, the Task Force will provide written notice to BlueSky identifying the grounds and findings but said requirement shall not limit the Task Force's ability to seek injunctive or other relief when health or safety is at risk.

153. Should the Task Force make a reasonable determination that the TPP Monitor be removed, BlueSky has thirty (30) days to propose the name of a new TPP Monitor for approval by the Task Force.

154. The TPP Monitor may be replaced at the request of BlueSky, upon a showing of good cause and subject to the Task Force's approval.

155. BlueSky shall not submit any TPPs unless a TPP Monitor is engaged and reviewing TPPs submitted to DOB.

156. The TPP Monitor shall not sign off on a TPP until, after their review, the TPP Monitor is satisfied that the TPP is site-specific, addresses all the requirements of the Construction Code and complies with the requirements of this Assurance.

157. The TPP Monitor shall have access to all information within BlueSky's possession, custody or control that the TPP Monitor finds necessary to fulfill their responsibilities as set forth in this Assurance. As part of this review, the TPP Monitor shall visit

the site to ensure that the TPP is reflective of the on-site conditions and shall have documentation evidencing the visit.

XI. THIRD PARTY COMPLIANCE OVER CONSTRUCTION

158. At its own cost, BlueSky shall engage an individual or company (“Compliance Officer”) to inspect and monitor all construction engaged in by BlueSky.

159. BlueSky shall engage the Compliance Officer for three (3) years from the Compliance Engagement Date.

160. BlueSky shall submit to the Task Force the name(s) of individual(s) or companies it proposes to be the Compliance Officer. At a minimum, the Compliance Officer must:

- a. Be a Registered Design Professional;
- b. Have had no prior relationship with BlueSky or any of its principals;
- c. Have at least 10 years of construction compliance experience;
- d. Not have been the subject of disciplinary action or surrendered their licenses, registration or filing privileges at DOB; and
- e. Have expertise with the Construction Code.

161. The Compliance Officer must be reviewed and approved by the Task Force prior to their engagement and said approval shall not be unreasonably denied. The engagement of the Compliance Officer will begin on the date BlueSky executes a signed agreement with the Compliance Officer (“Compliance Engagement Date”).

162. The Compliance Officer’s duties as described herein shall apply to all properties owned and/or controlled by BlueSky, including the Subject Properties as well as those buildings which BlueSky acquires ownership or management interest in after the Effective Date. Within 30 days of purchase of any new building or property, BlueSky will provide notice to the TaskForce

that will include ownership entity name, names of principals, address and Building Identification Number (“BIN”).

163. The Compliance Officer may designate employees and/or agents of the Compliance Officer to carry out the duties provided for herein and shall notify the Task Force of the names and duties of such designees.

164. The Task Force, at its sole discretion, shall have a right to independently confer with the Compliance Officer and require that BlueSky replace the Compliance Officer, or any of their designees or agents, upon the Task Force's reasonable determination that the Compliance Officer has not effectively monitored BlueSky's construction. If, after discussion with the monitor, the Task Force find there is a violation of the Assurance, the Task Force will provide written notice to BlueSky identifying the grounds and findings but said requirement shall not limit the Task Force's ability to seek injunctive or other relief when health or safety is at risk.

165. Should the Task Force make a reasonable determination that the Compliance Officer be removed, BlueSky has thirty (30) days to propose the name of a new Compliance Officer for approval by the Task Force.

166. The Compliance Officer may be replaced at the request of BlueSky, upon a showing of good cause and subject to the Task Force's approval.

167. The Compliance Officer shall have access to all information within BlueSky's possession, custody or control that the Compliance Officer finds necessary to fulfill their responsibilities as set forth in this Assurance.

168. The Compliance Officer will provide the Task Force with a proposed plan on how it intends to monitor BlueSky's construction, including:

- a. Site inspections at least once a week at unannounced days and times;

- b. Monitoring to ensure that all work is consistent with the TPP;
- c. Monitoring to ensure that all work is consistent with the permit;
- d. Monitoring to ensure that work is done only when proper permits are obtained;
- e. Evaluating deficiencies in TPPs and requiring updates to the TPPs to provide additional layers of protection;
- f. The format of any report sent to DOB including BIN and other information;
- g. Provide a summary table in Excel of every building inspected during the quarter (in addition the weekly inspection reports). The summary table should include:
 - i. Address, Borough, BIN
 - ii. # of dwelling units
 - iii. if building is occupied/vacant at time of monitoring
 - iv. weeks that monitoring was conducted
 - v. Status of the work at the end of the quarter
- h. Notifying DOB in real time when they find a violation on site; and
- i. Coordinating with the owner to provide a list of BINs under Respondent's ownership each quarter

169. Upon approval of the proposed plan by the Task Force, the Compliance Officer will immediately begin monitoring BlueSky's construction activities and BlueSky will comply with all direction from the Compliance Officer, including correcting deficiencies immediately.

170. BlueSky shall cease all construction at the Subject Properties and any future properties it owns or manages unless a Compliance Monitor is hired and performing the activities identified in paragraph 168. In the event that the Task Force seeks to remove the

Compliance Monitor, BlueSky shall be allowed to continue construction at the Subject Premises and any future properties it owns or manages unless it fails to propose the name of a new Compliance Officer for approval by the Task Force as required by the Assurance within 10 days of notice by the Task Force.

171. The Compliance Monitor shall immediately report to the Task Force, with a simultaneous copy to BlueSky, of any deficiencies by BlueSky.

XII. CERTIFICATE OF NO HARASSMENT

172. BlueSky shall take all steps necessary to obtain a CONH for Bedford and the CONH Properties.⁴ This shall include filing a completed CONH application within 60 days of the Effective Date of this Assurance and responding to any requests or demands by HPD in the application process within 30 days of notice.

173. If the CONH is denied for Bedford or any of the individual CONH Properties, BlueSky must abide by the respective remedies in place for that building, including compliance with the respective cure provision to enter into a restrictive declaration with HPD to provide a certain percentage of low-income housing to address the harassment finding within 60 days of the denial. For the avoidance of doubt, where BlueSky have obtained a permit and completed work without obtaining a CONH, the only remedy available shall be entering into a restrictive declaration with HPD to provide a certain percentage of low-income housing within 60 days of the denial of the CONH application.

⁴ 452 West 36th Street, MN, is subject to the Special Hudson Yards District, ZR §93-90, NYCRR 28-505.3; 580 9th Avenue, MN, is subject to the Special Clinton District, ZR §96-110, NYCRR 28-505.3; 666 9th Avenue, MN, is subject to the Special Clinton District, ZR §96-110, NYCRR 28-505.3; 285 Quincy Street, BK, is subject to the Pilot Program, NYC Admin Code 27-2093.1, NYCRR Chapter 10; 191 Bedford Avenue, BK, is subject to the Greenpoint Williamsburg Special District, ZR §23-013, NYCRR 28-505.3; 272 Himrod Street, BK, is subject to the Pilot Program, NYC Admin Code 27-2093.1, NYCRR Chapter 10.

174. In lieu of submitting a CONH application, BlueSky may agree to enter into a restrictive declaration with HPD to provide a certain percentage of low-income housing to address the harassment finding. The percentage shall be set at the percentage required in the district or program for cure. Rent stabilized units with existing tenants may be counted towards the affordable unit requirement if the tenant's income-qualify. Existing tenants shall not be required to submit documentation to determine income eligibility if they choose not to submit.

175. If BlueSky believe that one or more of the CONH Properties is not subject to the CONH requirement or that the renovation that occurred at the property would not require a CONH, they may submit a letter and supporting documentation to DOB within 30 days of the Effective Date of this Assurance explaining why the CONH requirement is not applicable. BlueSky shall provide any additional documentation DOB requests within 30 days of notice and shall allow DOB full access to the property to inspect the renovations at the property.

176. The parties recognize that BlueSky may not be able to immediately provide the low-income housing due to no vacant apartments being available in a building. BlueSky will still be required to enter into a restrictive declaration but will only be required to provide the housing to a low-income individual upon vacancy of a unit in the building.

177. The Parties agree that it would be difficult to value the damages caused by a willful default in the performance of BlueSky's obligation to provide housing for a low-income individual upon vacancy as per paragraph 176, and therefore agree that BlueSky shall pay to the City of New York a stipulated penalty of \$300 for each day BlueSky willfully fail to provide low-income housing to an individual when there has been a vacancy in the building.

178. BlueSky shall not seek a permit or otherwise engage in renovation work unless they obtain a CONH for any property they own that is subject to the CONH requirements.

179. The TaskForce explicitly relied upon BlueSky's representations that they were not aware of and did not participate in Basic Group's fraudulent submissions and scheme to defraud DOB. In the event BlueSky were aware of or participated in the submissions or scheme, the TaskForce shall open a new investigation and may seek appropriate remedies, including fines and prohibition of BlueSky from engaging in real estate activity such as purchasing, owning or renovating properties in New York State.

XIII. MONETARY PROVISIONS

180. Within 18 months of the Effective Date, BlueSky shall satisfy all judgments against BlueSky for ECB-adjudicated violations of the Administrative Code at the Subject Properties that were issued before the Effective Date, as well as the accrued interest thereon. These judgments include any ECB-adjudicated Construction Codes violations in Schedule C, and any non-DOB ECB-adjudicated violations in Schedule H. This term shall apply to all violations where a judgment is rendered before the Effective Date of this Assurance, as shown in the CityPay entry for each Subject Building. Payment shall be made using the CityPay online system, which will provide an updated calculation of the total amount due on the date of payment. Upon payment, BlueSky shall forward the receipt as proof of payment to the City by email to LaPepe@law.nyc.gov. Nothing herein relieves BlueSky from the obligation to timely pay judgments for ECB-adjudicated violations.

181. Within 18 months of the Effective Date, BlueSky shall pay all civil penalties for DOB issued violations of the Construction Codes which are not returnable to the ECB, except for violations for work without a permit, which are treated under paragraph 88, supra. DOB penalties are detailed in paragraph 76 supra, and result from violations related to AEU Immediately Hazardous status, boilers, elevators, benchmarking, sustainability, façades and

failing to file required documents. The amount due and payable shall be the amount owed on the date of payment, inclusive of any interest. To the extent it is available, BlueSky shall use the electronic payment system in DOB Now to tender payment, which will provide a calculation of the amount due at the time of payment. Where DOB Now is unavailable, BlueSky must contact the unit that issued the violation to obtain the payment amount. Upon payment, BlueSky shall forward the receipt as proof of payment to DOB by email to JMorro@buildings.nyc.gov. Nothing herein relieves BlueSky from the obligation to timely pay civil penalties for DOB violations.

182. Simultaneous with the execution of this agreement, BlueSky agrees to pay by certified check or money order, payable directly to the New York State Division of Housing and Community Renewal's Tenant Protection Unit, P.O. Box 1399, Albany, NY 12201, \$100,000.00 in settlement of claims for civil penalties for violations associated with the failure to register with HCR rent regulated buildings and the units in its portfolio since each building was acquired by BlueSky. BlueSky shall send a copy of the check or money order, and proof of mailing or delivery with tracking information by email to Jonathan Hurt, Esq., Tenant Protection Unit at Jonathan.hurt@hcr.ny.gov, within 5 days after such delivery or mailing.

183. BlueSky agrees to pay by certified check or money order, payable directly to the NYC Department of Housing Preservation and Development sent to Housing Litigation Division, 100 Gold Street, 6th Floor, New York, NY 10038, Attention: Tasonia Ragin, \$300,000.00 (the "HPD Monetary Relief Amount") in settlement of claims for civil penalties for HPD violations associated with the Subject Properties in Schedule D. The first payment of \$150,000.00 shall be paid within 4 months of the Effective Date of the Assurance with the remaining \$150,000.00 to be paid within one year of the Effective Date of the Assurance.

184. To secure the payment described by paragraph 183, BlueSky and Steven Kashanian will execute and deliver, at the time of the execution and delivery of this Assurance, the accompanying Affidavit for Judgment by Confession (attached hereto as Schedule J and K), confessing judgment for the HPD Monetary Relief Amount of \$300,000.00, plus collection fees of nine percent (9%) of any unpaid HPD Monetary Relief Amount at the time of any subsequent default, plus statutory costs of \$15.00. HPD will reduce the HPD Monetary Relief Amount by the principal amount of payments made by BlueSky and Steven Kashanian to HPD to calculate the unpaid HPD Monetary Relief Amount at the time of any subsequent default.

185. The BlueSky represent and warrant that the signatory below has been duly authorized to and has the authority to sign an Affidavit for Judgment by Confession on behalf of BlueSky, as per membership agreement provided to the TaskForce.

186. In the event that BlueSky and Steven Kashanian fail to timely and properly make payment as required by paragraph 183, HPD shall provide BlueSky and Steven Kashanian with written notice, by first class mail, of such failure. If BlueSky and Steven Kashanian does not cure such failure within 30 days of HPD's written notice, HPD may file and enter the applicable Affidavit for Judgment by Confession as a judgment against BlueSky and Steven Kashanian, at any time, and without further notice, for the amount owed pursuant to this Assurance at the time of default (the HPD Monetary Relief Amount, less any payments made prior to default, plus the collection fees and statutory costs described above).

187. BlueSky shall provide the taxpayer identification numbers for each entity paying civil penalties to the City by email to LaPepe@law.nyc.gov within 30 days of the Effective Date.

188. In addition to the civil penalties, BlueSky shall apply, within ten (10) days of the Effective Date, a rent credit of \$250.00 for each date there was a heat or hot water violation

issued to the building by HPD during the 2022-2023, 2023-2024, and 2024-2025 heat seasons to each Tenant's account for each Tenant in physical or legal possession of a unit in the attached properties listed in Schedule I. The rent credit shall be listed on each Tenant's ledger as "NYS and NYC Task Force Settlement Credit." BlueSky may offset the rent credit herein with any tenant credit for heat and hot water for the 2022-2023, 2023-2024, and 2024-2025 heat seasons.

- a. Within thirty (30) days of the Effective Date, BlueSky shall provide the Task Force with a certification that the credits have been issued, including a list of tenants and addresses to whom the credit has been provided.

189. Any payments and all correspondence related to this Assurance must reference the Assurance number.

XIV. ENFORCEMENT

190. Notwithstanding any other rights or remedies found in this Assurance, after providing Blue Sky with a ten (10) day notice to cure within which time BlueSky shall be afforded the right to cure any such default, the OAG, the Task Force, or any of its members individually or collectively, may declare or do any or all of the following, or may exercise, without limitation, any remedies available under law, including commencing an action or proceeding in Supreme Court seeking injunctive relief, restitution, disgorgement, abatement, damages, or civil penalties upon a violation of paragraphs not italicized, or where there is a pattern of violations of those paragraphs in this Assurance which are italicized. A pattern shall mean willful violation or where an obligation has been violated at least three times within a one (1) year period within a building.

Subsequent Proceedings

191. BlueSky expressly agrees and acknowledges that the OAG, on behalf of the Task Force, may initiate a subsequent investigation, civil action, or proceeding to enforce this Assurance, for violations of the Assurance, (after receipt of a ten (10) day notice to cure in which said violation was not cured), or if the Assurance is voided pursuant to paragraph 209, and agrees and acknowledges that in such event:

- a. any statute of limitations or other time-related defenses are tolled from and after the Effective Date of this Assurance;
- b. the OAG may use statements, documents or other materials produced or provided by the BlueSky prior to or after the Effective Date of this Assurance;
- c. any civil action or proceeding must be adjudicated by the courts of the State of New York, and that BlueSky irrevocably and unconditionally waives any objection based upon personal jurisdiction, inconvenient forum, or venue.
- d. evidence of a violation of this Assurance shall constitute prima facie proof of a violation of the applicable law pursuant to Executive Law § 63(15). BlueSky, however, shall not be precluded from taking factual or legal positions contesting any action brought under this subsection, except as otherwise admitted, agreed to, or waived elsewhere in this Assurance.

192. In the event BlueSky defaults on any of its obligations under this Assurance, BlueSky agrees that the conditions provided in paragraph 191 (a) through (d) shall also apply to any enforcement action or proceeding brought by the Task Force, or any of its members

individually or collectively, in any action or proceeding, including an action or proceeding under the Nuisance Abatement Law, seeking any remedy available at law or equity, including orders to correct or comply with orders, civil penalties and any other appropriate relief

193. If a court of competent jurisdiction determines that BlueSky has violated the Assurance as identified in paragraph 191 BlueSky shall pay to the Task Force the reasonable cost, if any, of obtaining such determination and of enforcing this Assurance, including legal fees, expenses, and court costs.

194. If BlueSky fails to comply with any of the terms set forth in this Assurance, in addition to any other remedies contained in this Assurance, any member of the Taskforce may commence a proceeding or action in any court of competent jurisdiction or administrative tribunal seeking orders to correct or comply with such violations and orders, civil penalties and any other appropriate relief.

195. Nothing contained herein shall be construed to limit the remedies available to the Taskforce and its member agencies in the event that BlueSky violates this Assurance or the law after the Effective Date and BlueSky's defenses thereto

196. This Assurance is not intended, and should not be construed, as an admission of liability by BlueSky as to any third party and statements made herein may not be used in any subsequent or current litigation by the third party.

197. Subsequent to the Effective Date of this Assurance, if BlueSky engages in any action that is a violation of any of the laws and regulations under the jurisdiction of any of the members of the Task Force, that member may commence or initiate any action or proceeding to address such violation.

198. Nothing contained herein shall prevent, limit, prohibit or in any way restrict the regulatory agencies named herein collectively as the Task Force from issuing violations for new or continuing violating conditions at any of the Subject Properties at any time, and such issuance is not subject to the effective term of the Assurance as provided herein.

199. Nothing in this Assurance shall be construed to prevent, limit, prohibit, preclude, or in any way restrict claims by members of the Task Force to enforce BlueSky's obligations arising from or relating to the provisions contained in this Assurance or others required by law.

200. Nothing in this Assurance shall be construed to prevent, limit, prohibit, preclude, or in any way restrict the powers and rights of members of the Task Force to administratively enforce the provisions of the Administrative code, including but not limited to inspection of any of the Subject Premises, issuance of violations as appropriate, as well as any emergency repair or issue of or execution of emergency declarations as needed.

201. This Assurance does not in any way limit or restrict HCR's and/or TPU's authority to investigate any complaint involving BlueSky and enforce the laws within HCR's jurisdiction.

202. Any property that is sold or transferred by BlueSky to an unrelated entity shall no longer be subject to this Assurance other than the establishment of regulatory status and legal regulated rents under the Rent Stabilization Law and Code, provided that the obligations imposed under this Assurance to BlueSky, including payment obligations, shall remain in effect. BlueSky shall provide notice to the Task Force of any such sale/transference within thirty days of such sale/transference.

203. In addition, this Assurance shall not apply to any property that is not a Subject Property purchased by Steven Kashanian aka Steven Kachanian after the Effective Date of this

Assurance where Steven Kashanian aka Steven Kachanian is a passive investor with no control over the operation or management of the property or the entity that owns the property.

Effects of Assurance

204. All terms and conditions of this Assurance shall continue in full force and effect on any affiliated successor, assignee, or transferee of BlueSky. BlueSky shall include in any such affiliated successor, assignment, or transfer agreement a provision that binds the affiliated successor, assignee, or transferee to the terms of the Assurance. No party may assign, delegate, or otherwise transfer any of its rights or obligations under this Assurance without the prior written consent of the OAG. Notwithstanding anything to the contrary herein, this paragraph shall not apply to an unaffiliated purchaser for value. However, any entity associated with BlueSky and/or its principals, shall not, for these purposes, be considered an unaffiliated purchaser.

205. Nothing contained herein shall be construed as to deprive any person of any private right under the law.

206. Notwithstanding the matters set forth above, any Tenant or Tenants may commence and prosecute any matter in the Housing Part of the New York City Civil Court or any court of competent jurisdiction seeking repair of violations of the Construction Codes, HMC, and MDL violations, an order directing compliance with the Construction Codes, HMC MDL, and civil penalties. Nor does this Assurance bar HPD or DOB from appearing in such Tenant-initiated proceeding and seeking any appropriate relief, including but not limited to, an order to correct, civil penalties and, where appropriate, a finding of contempt.

207. Any failure by the Task Force to insist upon the strict performance by BlueSky of any of the provisions of this Assurance shall not be deemed a waiver of any of the provisions

hereof, and the Task Force, notwithstanding that failure, shall have the right thereafter to insist upon the strict performance of any and all of the provisions of this Assurance to be performed by BlueSky.

Communications

208. All notices, reports, requests, and other communications pursuant to this Assurance must reference Assurance No. 25-031, and shall be in writing and shall, unless expressly provided otherwise herein, be given by hand delivery; express courier; or electronic mail at an address designated in writing by the recipient, followed by postage prepaid mail, and shall be addressed as follows:

If to the Respondent, to: Steven Kashanian, Managing Principal, Bluesky Management, 9 Park Place, Third Floor, Great Neck, New York 11021, sk@klosedllc.com and Kucker Marino Winiarsky & Bittens, LLP c/o James Marino, Esq and Nativ Winiarsky, Esq., 747 Third Avenue, New York, New York 10017, jmarino@kuckermarino.com and nwiniarsky@kuckermarino.com

If to the Task Force, to: Brent Meltzer, Chief, Housing Protection Unit, Office of the New York State Attorney General. 28 Liberty Street, 16th Floor, New York, NY 10005, brent.meltzer@ag.ny.gov, or in his absence, to the person holding the title of Chief, Housing Protection Unit.

Representations and Warranties

209. The Task Force has agreed to the terms of this Assurance based on, among other things, the representations made to the Task Force by BlueSky and their counsel and the Task Force's own factual investigation as set forth in Findings, paragraphs 22-77 above. BlueSky represents and warrants that neither it nor its counsel has made any material representations to

the Task Force that are inaccurate or misleading. If any material representations by BlueSky or its counsel are later found to be inaccurate or misleading, this Assurance is voidable by the Task Force in its sole discretion.

210. No representation, inducement, promise, understanding, condition, or warranty not set forth in this Assurance has been made to or relied upon by BlueSky in agreeing to this Assurance. BlueSky represents and warrants, through the signatures below, that the terms and conditions of this Assurance are duly approved. BlueSky further represents and warrants that BlueSky Management NY LLC, BlueSky, SPE's and Steven Kashanian, by Steve Kashanian, as the signatory to this Assurance, is a duly authorized officer acting at the direction BlueSky Management NY LLC, BlueSky.

General Principles

211. Unless a term limit for compliance is otherwise specified within this Assurance, BlueSky's obligations under this Assurance terminates three (3) years from the TPP Engagement Date or Compliance Engagement Date, whichever is later; however, if there has been a violation of the Assurance as described in paragraph 190, the Task Force may apply to a court to have the terms of the Assurance extended. Nothing in this Agreement shall relieve BlueSky of other obligations imposed by any applicable state or federal law or regulation or other applicable law.

212. BlueSky agrees not to take any action or to make or permit to be made any public statement denying, directly or indirectly, any finding in the Assurance or creating the impression that the Assurance is without legal or factual basis

213. This Assurance may not be amended except by an instrument in writing signed on behalf of the Parties to this Assurance.

214. In the event that any one or more of the provisions contained in this Assurance shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of this Assurance.

215. BlueSky acknowledges that they have entered this Assurance freely and voluntarily and upon due deliberation with the advice of counsel.

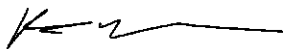
216. This Assurance shall be governed by the laws of the State of New York without regard to any conflict of laws principles.

217. The Assurance and all its terms shall be construed as if mutually drafted with no presumption of any type against any party that may be found to have been the drafter.

218. This Assurance may be executed in multiple counterparts by the parties hereto. All counterparts so executed shall constitute one agreement binding upon all parties, notwithstanding that all parties are not signatories to the original or the same counterpart. Each counterpart shall be deemed an original to this Assurance, all of which shall constitute one agreement to be valid as of the Effective Date of this Assurance. For purposes of this Assurance, copies of signatures shall be treated the same as originals. Documents executed, scanned and transmitted electronically and electronic signatures shall be deemed original signatures for purposes of this Assurance and all matters related thereto, with such scanned and electronic signatures having the same legal effect as original signatures.

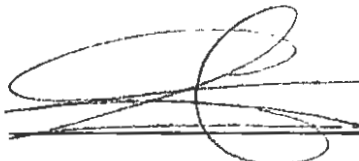
219. The effective date of this Assurance shall be November 10, 2025.

LETITIA JAMES
Attorney General of the State of New York
28 Liberty Street
New York, NY 10005

By: 

Brent Meltzer, Esq.
Chief, Housing Protection Unit

STEVEN KASHANIAN AKA STEVEN
KACHANIAN



Steven Kashanian aka Steven Kachanian

STATE OF New York)

) ss.:

COUNTY OF Nassau)

On this 3rd day of December, 2025, Steven Kashanian aka Steven Kachanian, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument, appeared before the undersigned and acknowledged to me that he/she executed the within instrument by his/her signature on the instrument.

Sworn to before me this

3rd day of December, 2025

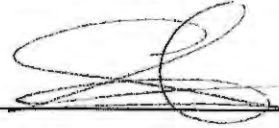


NOTARY PUBLIC



BLUESKY MANAGEMENT NY, LLC

By:



Steven Kashanian aka Steven Kachanian, Member

STATE OF New York)

) ss.:

COUNTY OF Nassau)

On the 3rd day of December in the year 2025 before me personally came Steven Kashanian aka Steven Kachanian to me known, who, being by me duly sworn, did depose and say that he/she/they reside(s) in Great Neck; that he/she/they is (are) a member of Bluesky Management NY, LLC, the corporation described in and which executed the above instrument; that he/she/they know(s) the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by authority of the board of directors of said corporation, and that he/she/they signed his/her/their names(s) thereto by like authority.

Sworn to before me this

3rd day of December, 2025



NOTARY PUBLIC



BLUE SKY SPEs

By:



Steven Kashanian aka Steven Kachanian

Authorized Signatory

STATE OF New York)

) ss.:

COUNTY OF Nassau)

On the 3rd day of December in the year 2025 before me personally came Steven Kashanian aka Steven Kachanian to me known, who, being by me duly sworn, did depose and say that he/she/they reside(s) in Great Neck; that he/she/they is (are) an authorized signatory for the Blue Sky SPE's as same is defined in this Agreement, and which executed the above instrument; that he/she/they know(s) the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by authority of the board of directors of said corporation, and that he/she/they signed his/her/their names(s) thereto by like authority.

Sworn to before me this

3rd day of December, 2025



NOTARY PUBLIC



SCHEDULE A

Property Address	Deed owners	Date	Units
1002 Fulton Street Brooklyn, NY 11238	Fulton Brook Realty LLC & 1002 Fulton BH LLC as Tenants in Common	10/4/2018	8
117 West 57 Street New York, NY 10019	117 W57 BH LLC, Pigeon Forge 57th Realty LLC & AE 57th Ave LLC as Tenants in Common	11/4/2021	9
126 Wyckoff Avenue Brooklyn, NY 11237	Namdar 126 Wyckoff LLC & 126 Wyckoff BH LLC as Tenants in Common	5/10/2022	7
128 East 86th Street New York, NY 10028	Namdar Webster 86th ST LLC, Namdar Marion 86th ST LLC, 126 E86 BH LLC, Pigeon Forge 86th Realty LLC & AE 86th ST LLC as Tenants in Common	11/4/2021	15
130 9th Street Brooklyn, NY 11215	130 9th BH LLC	11/25/2024	8
1362 Decatur St Brooklyn, NY 11237	Decatur Brooklyn Realty LLC & 1362 Decatur BH LLC as Tenants in Common	10/17/2019	6
1424 Greene Avenue Brooklyn, NY 11237	1424 Greene BH LLC	10/12/2022	6
152 Patchen Avenue Brooklyn, NY 11221	Namdar Patchen LLC & 152 Patchen BH LLC as Tenants in Common	3/25/2021	9
1576 Greene Avenue Brooklyn, NY 11237	Namdar 1576 Greene LLC, 1576 Greene BH LLC & 1576 Greene Holdings LLC as Tenants in Common	11/9/2022	10
1641 Broadway Brooklyn, NY 11207	1641 Broadway BH LLC	5/7/2018	8
173 Classon Avenue Brooklyn, NY 11205	173 Classon LLC	2/1/2017	6
176 Rivington Street New York, NY 10002	176 Rivington BH LLC & Namdar 176 Rivington LLC	8/6/2024	24
191 Bedford Avenue Brooklyn, NY 11211	Namdar Bedford LLC & 191 Bedford BH LLC as Tenants in Common	12/23/2021	19
202 Hull Street Brooklyn, NY 11233	202 Hull BH LLC & Namdar Hull Street LLC as Tenants in Common	11/17/2021	7
2034 Palmetto Street Ridgewood, NY 11385	Namdar Palmetto LLC & 2034 Palmetto BH LLC as Tenants in Common	8/31/2020	6
2038 Fifth Avenue New York, NY 10035	2038 5th BH LLC	1/16/2018	8
217 Thomas S. Boyland Steet Brooklyn, NY 11233	217 Thomas BH LLC	3/27/2018	9
219 Kingsland Avenue Brooklyn, NY 11222	219 Kingsland BH LLC & Namdar 219 Kingsland Ave LLC as Tenants in Common	8/1/2022	14
220 Franklin Street Brooklyn, NY 11222	220 Franklin LLC	5/18/2016	8
2235 Bassford Avenue Bronx, NY 10457	2235 Bassford BH LLC & Namdar 2235 Bassford LLC	12/18/2024	32
2250 Grand Concourse Bronx, NY 10457	2250 Grand Concourse BH LLC & Namdar 2250 Grand Concourse LLC	7/22/2024	22
230 East 196th Street Bronx, NY 10458	Namdar E196 LLC & 230 E 196 BH LLC as Tenants in Common	4/11/2019	13
2320 Hughes Avenue Bronx, NY 10458	Nasser Zar Inc & 2320 Hughes BH LLC as Tenants in Common	1/23/2019	9
2333 Beaumont Ave Bronx, NY 10458	2333 Beaumont BH LLC	3/11/2019	13
2377 Belmont Ave Bronx, NY 10458	2377 Belmont BH LLC & Daniel Lev 2 LLC as Tenants in Common	3/14/2019	10
2427 Hoffman Street Bronx, NY 10458	2427 Hoffman, LLC	3/28/2016	10
2458 Lorillard Pl Bronx, NY 10458	2458 Lorillard BH LLC & EYK Lorillard LLC as Tenants in Common	6/16/2022	3
2486 Hughes Avenue Bronx, NY 10458	2486 Hughes BH LLC & SJRH 2486 Hughes Avenue LLC	5/6/2025	10
2503 Hughes Avenue Bronx, NY 10458	Namdar Hughes LLC & 2503 Hughes BH LLC as Tenants in Common	6/6/2019	22
2505 Hoffman Street Bronx, NY 10458	2505-2509 Hoffman BH LLC & Namdar 2505 Hoffman LLC	2/14/2023	25
2509 Hoffman Street Bronx, NY 10458	2505-2509 Hoffman BH LLC & Namdar 2505 Hoffman LLC	2/14/2023	25
2651 Broadway (230 W 101st Street) New York, NY 10025	Namdar 2651 Broadway LLC, 2651 Broadway BH LLC, Pigeon Forge Broadway Realty LLC & AE 2651 Broadway LLC as Tenants in Common	11/17/2021	60
272 Himrod Street Brooklyn, NY 11237	272 Himrod Street BH LLC & Daniel Lev LLC as Tenants in Common	4/11/2018	7
285 Quincy Street Brooklyn, NY 11216	Namdar Quincy LLC & 285 Quincy BH LLC as Tenants in Common	1/7/2021	21
309 Menahan Street Brooklyn, NY 11237	309 Menahan BH LLC & Namdar 309 Menahan LLC as Tenants in Common	6/22/2022	6
312 Manhattan Avenue New York, NY 10026	Namdar 310-312 Manhattan Ave LLC, 310 Manhattan Ave BH, LLC & 310 Manhattan Ave Holdings LLC as Tenants in Common	6/13/2022	56
315 East 58th Street New York, NY 10022	315 E58 BH LLC & Namdar 315 East 58 LLC	3/1/2023	11
336 East 166 Street Bronx, NY 10456	Namdar East 166 ST LLC & 336 E 166 BH LLC as Tenants in Common	12/17/2021	15
337 18 Street Brooklyn, NY 11215	337 18 Lender LLC	6/3/2024	8
363 Onderdonk Avenue Ridgewood, NY 11385	Namdar Onderdonk LLC, 363 Onderdonk BH LLC & A&R Onderdonk LLC as Tenants in Common	9/9/2020	6
367 Palmetto Street Brooklyn, NY 11237	367-371 Palmetto BH LLC & 367-371 Palmetto LLC as Tenants in Common	9/6/2022	6
371 Palmetto Street Brooklyn, NY 11237	367-371 Palmetto BH LLC & 367-371 Palmetto LLC as Tenants in Common	9/6/2022	6
404 Onderdonk Avenue Ridgewood, NY 11385	402-404 Onderdonk BH LLC & Namdar 402-404 Onderdonk LLC	6/9/2022	6
402 Onderdonk Avenue Ridgewood, NY 11385	402-404 Onderdonk BH LLC & Namdar 402-404 Onderdonk LLC	6/9/2022	6
417 West 144th Street New York, NY 10031	417 W 144 BH LLC & Yaffa W144 BH LLC as tenants in common	5/27/2019	9
445 Bleecker Street aka 236 Cypress St Brooklyn, NY 11237	Namdar 445 Bleecker LLC, 445 Bleecker BH LLC & 445 Bleecker Holdings LLC as tenants in common	11/9/2022	12
452 West 36 Street New York, NY 10018	452 W36 BH LLC	11/9/2023	22
502 West 135 St New York, NY 10031	502 w 135 BH LLC & Namdar 135th Realty LLC as tenants in common	3/7/2019	26
514 East 188 Street Bronx, NY 10458	514 E188 BH LLC	2/29/2024	3
548 East 183 Street AKA 4521 3rd Ave Bronx, NY 10458	548 E 183 BH LLC & 548 E 183 Holdings LLC as tenants in common	6/24/2021	36
558 E 191st Street Bronx, NY 10458	558 East 191 Street Inc. & Namdar East 191 LLC as tenants in comon	8/27/2020	22
584 Myrtle Avenue Brooklyn, NY 11205	584 Myrtle Residences LLC, 584 Myrtle BH LLC & NAMDAR 584 Myrtle LLC as tenants in common	12/6/2022	9
594 Rogers Avenue Brooklyn, NY 11225	Namdar Rogers LLC, 594 Rogers BH LLC, 594 Rogers Owner LLC & EYK Rogers LLC as tenants in common	8/23/2022	9
657-659 East 187th Street Bronx, NY 10458	657 E187 BH LLC & Namdar East 187 Street LLC as tenants in common	5/25/2021	9
663 Flatbush Avenue Brooklyn, NY 11225	663 Flatbush LLC	2/22/2016	7
666 9th Avenue New York, NY 10036	Namdar 666 9th Ave LLC, 666 9th BH LLC & 666 9th Holdings LLC as tenants in common		10
763 Seneca Avenue Ridgewood, NY 11385	Namdar 763 Seneca LLC & 763 Seneca BH LLC as tenants in common	8/20/2020	7
91 East 21st Street Brooklyn, NY 11226	Namdar 91 E 21st Street LLC & 91 E21 BH LLC a NY LLC as tenants in common	7/15/2020	16
95 West 95 Street New York, NY 10025	Namdar 95 West 95 Street LLC & 95 W95 BH LLC	12/9/2022	279
992 Willoughby Avenue Brooklyn, NY 11221	992 Willoughby BH LLC	5/17/2018	8
568 9th Avenue New York, NY 10036	9th Ave BH LLC, Namdar Ninth Ave Realty LLC, Pigeon Forge 9th Ave LLC & AE 9th Ave LLC as tenants in common	12/27/2021	7
570 9th Avenue New York, NY 10036	9th Ave BH LLC, Namdar Ninth Ave Realty LLC, Pigeon Forge 9th Ave LLC & AE 9th Ave LLC as tenants in common	12/27/2021	7
574 9th Avenue New York, NY 10036	9th Ave BH LLC, Namdar Ninth Ave Realty LLC, Pigeon Forge 9th Ave LLC & AE 9th Ave LLC as tenants in common	12/27/2021	7
576 9th Avenue New York, NY 10036	9th Ave BH LLC, Namdar Ninth Ave Realty LLC, Pigeon Forge 9th Ave LLC & AE 9th Ave LLC as tenants in common	12/27/2021	3
578-580 9th Avenue (AKA 362 W 42nd Street) New York, NY 10036	9th Ave BH LLC, Namdar Ninth Ave Realty LLC, Pigeon Forge 9th Ave LLC & AE 9th Ave LLC as tenants in common	12/27/2021	8
777 Elton Avenue Bronx, NY 10451	Namdar Elton LLC & Elton BH LLC as tenants in common	2/8/2021	5
779 Elton Avenue Bronx, NY 10451	Namdar Elton LLC & Elton BH LLC as tenants in common	2/8/2021	8
2501 Hughes Avenue Bronx, NY 10458	Namdar Hughes Dev LLC & Hughes BH LLC	6/6/2019	7
2507 Hughes Avenue Bronx, NY 10458	Namdar Hughes Dev LLC & Hughes BH LLC	6/6/2019	3
1485 Fulton St Brooklyn, NY 11216	Oliam Suncoast LLC	12/19/2016	3
20 St Marks Place New York, NY 10003	St Marks Bros Inc		6
144 West 46th Street New York, NY 10036	West 46th Street Realty LLC	6/18/2014	7

SCHEDULE B

Property Address	Deed owners	Entities	EIN
1002 Fulton Street Brooklyn, NY 11238	Fulton Brook Realty LLC & 1002 Fulton BH LLC as Tenants in Common	1002 Fulton BH LLC Fulton Brook Realty LLC	
117 West 57 Street New York, NY 10019	117 W57 BH LLC, Pigeon Forge 57th Realty LLC & AE 57th Ave LLC as Tenants in Common	117 W57 BH LLC NAMDAR 117 WEST 57 STREET LLC Pigeon Forge 57th Realty LLC AE 57th Ave LLC	
126 Wyckoff Avenue Brooklyn, NY 11237	Namdar 126 Wyckoff LLC & 126 Wyckoff BH LLC as Tenants in Common	126 Wyckoff BH LLC Namdar 126 Wyckoff LLC	
128 East 86th Street New York, NY 10028	Namdar Webster 86th ST LLC, Namdar Marion 86th ST LLC, 128 E86 BH LLC, Pigeon Forge 86th Realty LLC & AE 86th ST LLC as Tenants in Common	128 E86 BH LLC Namdar Webster 86th ST LLC Namdar Marion 86th ST LLC Pigeon Forge 86th Realty LLC AE 86th ST LLC	
130 9th Street Brooklyn, NY 11215	130 9th BH LLC	130 9th BH LLC	
1362 Decatur St Brooklyn, NY 11237	Decatur Brooklyn Realty LLC & 1362 Decatur BH LLC as Tenants in Common	1362 Decatur BH LLC Decatur Brooklyn Realty LLC	
1424 Greene Avenue Brooklyn, NY 11237	1424 Greene BH LLC	1424 Greene BH LLC	
152 Patchen Avenue Brooklyn, NY 11221	Namdar Patchen LLC & 152 Patchen BH LLC as Tenants in Common	152 Patchen BH LLC Namdar Patchen LLC	
1576 Greene Avenue Brooklyn, NY 11237	Namdar 1576 Greene LLC, 1576 Greene BH LLC & 1576 Greene Holdings LLC as Tenants in Common	1576 Greene BH LLC Namdar 1576 Greene LLC 1576 Greene Holdings LLC	
1641 Broadway Brooklyn, NY 11207	1641 Broadway BH LLC	1641 Broadway BH LLC	
173 Classon Avenue Brooklyn, NY 11205	173 Classon LLC	173 Classon LLC	
176 Rivington Street New York, NY 10002	176 Rivington BH LLC & Namdar 176 Rivington LLC	176 Rivington BH LLC Namdar 176 Rivington LLC	
191 Bedford Avenue Brooklyn, NY 11211	Namdar Bedford LLC & 191 Bedford BH LLC as Tenants in Common	191 Bedford BH LLC Namdar Bedford LLC	
202 Hull Street Brooklyn, NY 11233	202 Hull BH LLC & Namdar Hull Street LLC as Tenants in Common	Namdar Hull Street LLC 202 Hull BH LLC	
2034 Palmetto Street Ridgewood, NY 11385	Namdar Palmetto LLC & 2034 Palmetto BH LLC as Tenants in Common	Namdar Palmetto LLC 2034 Palmetto BH LLC	
2038 Fifth Avenue New York, NY 10035	2038 5th BH LLC	2038 5th BH LLC	
217 Thomas S. Boyland Steet Brooklyn, NY	217 Thomas BH LLC	217 Thomas BH LLC	
219 Kingsland Avenue Brooklyn, NY 11222	219 Kingsland BH LLC & Namdar 219 Kingsland Ave LLC as Tenants in Common	Namdar 219 Kingsland Ave LLC 219 Kingsland BH LLC	
220 Franklin Street Brooklyn, NY 11222	220 Franklin LLC	220 Franklin LLC	
2235 Bassford Avenue Bronx, NY 10457	2235 Bassford BH LLC & Namdar 2235 Bassford LLC	Namdar 2235 Bassford LLC 2235 Bassford BH LLC	
2250 Grand Concourse Bronx, NY 10457	2250 Grand Concourse BH LLC & Namdar 2250 Grand Concourse LLC	2250 Grand Concourse BH LLC Namdar 2250 Grand Concourse LLC	
230 East 196th Street Bronx, NY 10458	Namdar E196 LLC & 230 E 196 BH LLC as Tenants in Common	Namdar E196 LLC 230 E 196 BH LLC	
2320 Hughes Avenue Bronx, NY 10458	Nasser Zar Inc & 2320 Hughes BH LLC as Tenants in Common	Nasser Zar Inc 2320 Hughes BH LLC	
2333 Beaumont Ave Bronx, NY 10458	2333 Beaumont BH LLC	2333 Beaumont BH LLC	
2377 Belmont Ave Bronx, NY 10458	2377 Belmont BH LLC & Daniel Lev 2 LLC as Tenants in Common	2377 Belmont BH LLC Daniel Lev 2 LLC	
2427 Hoffman Street Bronx, NY 10458	2427 Hoffman, LLC	2427 Hoffman, LLC	
2458 Lorillard PI Bronx, NY 10458	2458 Lorillard BH LLC & EYK Lorillard LLC as Tenants in Common	2458 Lorillard BH LLC EYK Lorillard LLC	
2486 Hughes Avenue Bronx, NY 10458	2486 Hughes BH LLC & SJRH 2486 Hughes Avenue LLC	2486 Hughes BH LLC SJRH 2486 Hughes Avenue LLC	
2503 Hughes Avenue Bronx, NY 10458	Namdar Hughes LLC & 2503 Hughes BH LLC as Tenants in Common	Namdar Hughes LLC 2503 Hughes BH LLC	
2505 Hoffman Street Bronx, NY 10458	2505-2509 Hoffman BH LLC & Namdar 2505 Hoffman LLC	Namdar 2505 Hoffman LLC 2505-2509 Hoffman BH LLC	
2509 Hoffman Street Bronx, NY 10458	2505-2509 Hoffman BH LLC & Namdar 2505 Hoffman LLC	Namdar 2505 Hoffman LLC 2505-2509 Hoffman BH LLC	
2651 Broadway (230 W 101st Street) New Yc	Namdar 2651 Broadway LLC, 2651 Broadway BH LLC, Pigeon Forge Broadway Realty LLC & AE 2651 Broadway LLC as Tenants in Common	2651 Broadway BH LLC Namdar 2651 Broadway LLC Pigeon Forge Broadway Realty LLC AE 2651 Broadway LLC	
272 Himrod Street Brooklyn, NY 11237	272 Himrod Street BH LLC & Daniel Lev LLC as Tenants in Common	272 Himrod Street BH LLC	

285 Quincy Street Brooklyn, NY 11216	285 Quincy BH LLC & Daniel Lev LLC as Tenants in Common Namdar Quincy LLC & 285 Quincy BH LLC as Tenants in Common	Daniel Lev LLC Namdar Quincy LLC 285 Quincy BH LLC	
309 Menahan Street Brooklyn, NY 11237	309 Menahan BH LLC & Namdar 309 Menahan LLC as Tenants in Common	Namdar 309 Menahan LLC 309 Menahan BH LLC	
312 Manhattan Avenue New York, NY 10026	Namdar 310-312 Manhattan Ave LLC, 310 Manhattan Ave BH, LLC & 310 Manhattan Ave Holdings LLC as Tenants in Common	310 Manhattan Ave BH, LLC Namdar 310-312 Manhattan Ave LLC 310 Manhattan Ave Holdings LLC	
315 East 58th Street New York, NY 10022	315 E58 BH LLC & Namdar 315 East 58 LLC	Namdar 315 East 58 LLC 315 E58 BH LLC	
336 East 166 Street Bronx, NY 10456	Namdar East 166 ST LLC & 336 E 166 BH LLC as Tenants in Common	Namdar East 166 ST LLC 336 E 166 BH LLC	
337 18 Street Brooklyn, NY 11215	337 18 Lender LLC	337 18 Lender LLC	
363 Onderdonk Avenue Ridgewood, NY 11368	Namdar Onderdonk LLC, 363 Onderdonk BH LLC & A&R Onderdonk LLC as Tenants in Common	363 Onderdonk BH LLC Namdar Onderdonk LLC A&R Onderdonk LLC	
367 Palmetto Street Brooklyn, NY 11237	367-371 Palmetto BH LLC & 367-371 Palmetto LLC as Tenants in Common	367-371 Palmetto LLC 367-371 Palmetto BH LLC	
371 Palmetto Street Brooklyn, NY 11237	367-371 Palmetto BH LLC & 367-371 Palmetto LLC as Tenants in Common	367-371 Palmetto LLC 367-371 Palmetto BH LLC	
404 Onderdonk Avenue Ridgewood, NY 11368	402-404 Onderdonk BH LLC & Namdar 402-404 Onderdonk LLC	Namdar 402-404 Onderdonk LLC 402-404 Onderdonk BH LLC	
402 Onderdonk Avenue Ridgewood, NY 11368	402-404 Onderdonk BH LLC & Namdar 402-404 Onderdonk LLC	Namdar 402-404 Onderdonk LLC 402-404 Onderdonk BH LLC	
417 West 144th Street New York, NY 10031	417 W 144 BH LLC & Yaffa W144 BH LLC as tenants in common	Yaffa W144 BH LLC 417 W 144 BH LLC	
445 Bleecker Street aka 236 Cypress St Bronx, NY 10018	Namdar 445 Bleecker LLC, 445 Bleecker BH LLC & 445 Bleecker Holdings LLC as tenants in common	Namdar 445 Bleecker LLC 445 Bleecker BH LLC 445 Bleecker Holdings LLC	
452 West 36 Street New York, NY 10018	452 W36 BH LLC	452 W36 BH LLC	
502 West 135 St New York, NY 10031	502 w 135 BH LLC & Namdar 135th Realty LLC as tenants in common	Namdar 135th Realty LLC 502 w 135 BH LLC	
514 East 188 Street Bronx, NY 10458	514 E188 BH LLC	514 E188 BH LLC	
548 East 183 Street AKA 4521 3rd Ave Bronx, NY 10458	548 E 183 BH LLC & 548 E 183 Holdings LLC as tenants in common	548 E 183 Holdings LLC 548 E 183 BH LLC	
558 E 191st Street Bronx, NY 10458	558 East 191 Street Inc. & Namdar East 191 LLC as tenants in common	558 East 191 Street Inc. Namdar East 191 LLC	
584 Myrtle Avenue Brooklyn, NY 11205	584 Myrtle Residences LLC, 584 Myrtle BH LLC & NAMDAR 584 Myrtle LLC as tenants in common	584 Myrtle BH LLC NAMDAR 584 Myrtle LLC 584 Myrtle Residences LLC	
594 Rogers Avenue Brooklyn, NY 11225	Namdar Rogers LLC, 594 Rogers BH LLC, 594 Rogers Owner LLC & EYK Rogers LLC as tenants in common	Namdar Rogers LLC 594 Rogers BH LLC 594 Rogers Owner LLC EYK Rogers LLC	
657-659 East 187th Street Bronx, NY 10458	657 E187 BH LLC & Namdar East 187 Street LLC as tenants in common	Namdar East 187 Street LLC 657 E187 BH LLC	
663 Flatbush Avenue Brooklyn, NY 11225	663 Flatbush LLC	663 Flatbush LLC	
666 9th Avenue New York, NY 10036	Namdar 666 9th Ave LLC, 666 9th BH LLC & 666 9th Holdings LLC as tenants in common	666 9th BH LLC Namdar 666 9th Ave LLC 666 9th Holdings LLC	
763 Seneca Avenue Ridgewood, NY 11385	Namdar 763 Seneca LLC & 763 Seneca BH LLC as tenants in common	763 Seneca BH LLC Namdar 763 Seneca LLC	
91 East 21st Street Brooklyn, NY 11226	Namdar 91 E 21st Street LLC & 91 E21 BH LLC as tenants in common	Namdar 91 E 21st Street LLC 91 E21 BH LLC	
95 West 95 Street New York, NY 10025	Namdar 95 West 95 Street LLC & 95 W95 BH LLC	Namdar 95 West 95 Street LLC 95 W95 BH LLC	
992 Willoughby Avenue Brooklyn, NY 11221	992 Willoughby BH LLC	992 Willoughby BH LLC	
568 9th Avenue New York, NY 10036		9th Ave BH LLC	
570 9th Avenue New York, NY 10036	9th Ave BH LLC, Namdar Ninth Ave Realty LLC, Pigeon Forge 9th Ave LLC & AE 9th Ave LLC as tenants in common	Namdar Ninth Ave Realty LLC	
574 9th Avenue New York, NY 10036		Pigeon Forge 9th Ave LLC	
576 9th Avenue New York, NY 10036		AE 9th Ave LLC	
777 Elton Avenue Bronx, NY 10451	Namdar Elton LLC & Elton BH LLC as tenants in common	Elton BH LLC	

779 Elton Avenue Bronx, NY 10451	Namdar Elton LLC & Elton BH LLC as tenants in common	Namdar Elton LLC	
2501 Hughes Avenue Bronx, NY 10458		Hughes BH LLC	
2507 Hughes Avenue Bronx, NY 10458	Namdar Hughes Dev LLC & Hughes BH LLC	Namdar Hughes Dev LLC	
20 St Marks Place New York, NY 10003	St Marks Bros Inc	St Marks Bros Inc	
144 West 46th Street New York, NY 10036	West 46th Street Realty LLC	West 46th Street Realty LLC	

Schedule C

Summons #	Violation Date	Issuing Agency	Respondent	Judgment Amount	Date Docketed	Today	Days Since Docketed	Interest	Total Owed	Compliance Status	Violation Location House #	Violation Location	Hearing Status	Code Section Charged	Charge Description	Hearing Result
035657468J	3/8/2023	DOB	BLUESKY DEVELOPMENT	2,500.00	8/31/2023	8/27/2025	691	425.96	\$2,925.96	Penalty Due	117	WEST 57 STREET	DOCKETED	MISC	MISCELLANEOUS VIOLATIONS OF ADMIN CODE TITLES 27 AND 28	IN VIOLATION
035466170P	1/29/2020	DOB	DECATUR BROOKLYN REALTY LLC	2,500.00	1/31/2021	8/27/2025	1633	1,006.64	\$3,506.64	Penalty Due	1362	DECATUR STREET	DOCKETED	28-301	FAIL MAINTAIN BLDG COMPLIANT MANNER: NO FIRE STOPPING	IN VIOLATION
039050929H	11/10/2021	DOB	NAMDAR PATCHEN LLC	1,250.00	6/30/2022	8/27/2025	1118	344.59	\$1,594.59	Penalty Due	152	PATCHEN AVENUE	DOCKETED	28-301.1	FAIL MAINTAIN BLDG IN COMPLIANT MANNER: SERVICE EQUIPMENT - BOILER	IN VIOLATION
035362631M	12/4/2018	DOB	1641 BROADWAY BH LLC	312.00	6/30/2019	8/27/2025	2214	170.33	\$482.33	Penalty Due	1641	BROADWAY	DOCKETED	28-301.1	FAILURE TO MAINTAIN BUILDING IN CODE-COMPLIANT MANNER	IN VIOLATION
035362629N	12/4/2018	DOB	1641 BROADWAY BH LLC	625.00	6/30/2019	8/27/2025	2214	341.20	\$966.20	Penalty Due	1641	BROADWAY	DOCKETED	28-105.12.2	WORK DOES NOT CONFORM TO APPROVED CONSTRUCTION DOCUMENTS AMENDMENTS	IN VIOLATION
035391054Y	1/16/2019	DOB	1641 BROADWAY BH LLC	625.00	7/31/2019	8/27/2025	2183	336.42	\$961.42	Penalty Due	1641	BROADWAY	DOCKETED	28-204.4	FAIL TO COMPLY W COMMISSIONER ORDER TO FILE CERT OF CORRECTION W DOB	IN VIOLATION
035391055X	1/16/2019	DOB	1641 BROADWAY BH LLC	1,250.00	7/31/2019	8/27/2025	2183	672.84	\$1,922.84	Penalty Due	1641	BROADWAY	DOCKETED	28-204.4	FAIL TO COMPLY W COMMISSIONER ORDER TO FILE CERT OF CORRECTION W DOB	IN VIOLATION
035362633X	12/7/2018	DOB	1641 BROADWAY BH LLC	2,500.00	6/30/2019	8/27/2025	2214	1,364.79	\$3,864.79	Penalty Due	1641	BROADWAY	DOCKETED	28-207.2.5	TAMPHERED WITH,REMOVED OR DEFACED A WRITTEN POSTED STOP WORK ORDER	IN VIOLATION
035394984Y	2/28/2019	DOB	173 CLASSON LLC	625.00	1/31/2020	8/27/2025	1999	308.07	\$933.07	Penalty Due	173	CLASSON AVENUE	DOCKETED	28-201.1	UNLAWFUL ACTS.FAILURE TO COMPLY WITH AN ORDER OF THE COMMISSIONER	IN VIOLATION
035396190L	1/9/2019	DOB	173 CLASSON LLC	625.00	7/31/2019	8/27/2025	2183	336.42	\$961.42	Penalty Due	173	CLASSON AVENUE	DOCKETED	28-204.4	FAIL TO COMPLY W COMMISSIONER ORDER TO FILE CERT OF CORRECTION W DOB	IN VIOLATION
035393561H	1/3/2019	DOB	173 CLASSON LLC	1,250.00	7/31/2019	8/27/2025	2183	672.84	\$1,922.84	Penalty Due	173	CLASSON AVENUE	DOCKETED	28-201.1	UNLAWFUL ACTS.FAILURE TO COMPLY WITH AN ORDER OF THE COMMISSIONER	IN VIOLATION
035395862K	11/10/2018	DOB	173 CLASSON LLC	1,250.00	5/31/2019	8/27/2025	2244	691.64	\$1,941.64	Penalty Due	173	CLASSON AVENUE	DOCKETED	28-204.4	FAIL TO COMPLY W COMMISSIONER ORDER TO FILE CERT OF CORRECTION W DOB	IN VIOLATION
035389303N	9/17/2018	DOB	173 CLASSON LLC	3,125.00	6/30/2019	8/27/2025	2214	1,705.99	\$4,830.99	Penalty Due	173	CLASSON AVENUE	DOCKETED	28-204.4	FAIL TO COMPLY W COMMISSIONER ORDER TO FILE CERT OF CORRECTION W DOB	IN VIOLATION
035389302L	9/17/2018	DOB	173 CLASSON LLC	3,125.00	6/30/2019	8/27/2025	2214	1,705.99	\$4,830.99	Penalty Due	173	CLASSON AVENUE	DOCKETED	28-201.1	UNLAWFUL ACTS.FAILURE TO COMPLY WITH AN ORDER OF THE COMMISSIONER	IN VIOLATION
035387385R	8/7/2018	DOB	173 CLASSON LLC	1,250.00	4/30/2019	8/27/2025	2275	701.20	\$1,951.20	Penalty Due	173	CLASSON AVENUE	DOCKETED	28-204.4	FAIL TO COMPLY W COMMISSIONER ORDER TO FILE CERT OF CORRECTION W DOB	IN VIOLATION
035340947L	8/7/2018	DOB	173 CLASSON LLC	1,250.00	4/30/2019	8/27/2025	2275	701.20	\$1,951.20	Penalty Due	173	CLASSON AVENUE	DOCKETED	28-201.1	UNLAWFUL ACTS.FAILURE TO COMPLY WITH AN ORDER OF THE COMMISSIONER	IN VIOLATION
035339264Y	6/25/2018	DOB	173 CLASSON LLC	1,250.00	4/30/2019	8/27/2025	2275	701.20	\$1,951.20	Penalty Due	173	CLASSON AVENUE	DOCKETED	28-204.4	FAIL TO COMPLY W COMMISSIONER ORDER TO FILE CERT OF CORRECTION W DOB	IN VIOLATION
035339263M	6/25/2018	DOB	173 CLASSON LLC	1,250.00	4/30/2019	8/27/2025	2275	701.20	\$1,951.20	Penalty Due	173	CLASSON AVENUE	DOCKETED	28-204.4	FAIL TO COMPLY W COMMISSIONER ORDER TO FILE CERT OF CORRECTION W DOB	IN VIOLATION
035338460R	5/15/2018	DOB	173 CLASSON LLC	2,500.00	3/31/2019	8/27/2025	2305	1,420.89	\$3,920.89	Penalty Due	173	CLASSON AVENUE	DOCKETED	28-201.1	UNLAWFUL ACTS.FAILURE TO COMPLY WITH AN ORDER OF THE COMMISSIONER	IN VIOLATION
035338461Z	5/15/2018	DOB	173 CLASSON LLC	1,250.00	3/31/2019	8/27/2025	2305	710.45	\$1,960.45	Penalty Due	173	CLASSON AVENUE	DOCKETED	28-204.4	FAIL TO COMPLY W COMMISSIONER ORDER TO FILE CERT OF CORRECTION W DOB	IN VIOLATION
035326335J	3/31/2018	DOB	173 CLASSON LLC	1,250.00	4/30/2019	8/27/2025	2275	701.20	\$1,951.20	Penalty Due	173	CLASSON AVENUE	DOCKETED	28-204.4	FAIL TO COMPLY W COMMISSIONER ORDER TO FILE CERT OF CORRECTION W DOB	IN VIOLATION
039002527Z	5/1/2019	DOB	217 THOMAS BH LLC	2,500.00	9/30/2019	8/27/2025	2122	1,308.08	\$3,808.08	Penalty Due	217	THOMAS S BOYLAND ST	DOCKETED	28-301.1	FAIL MAINTAIN BLDG IN COMPLIANT MANNER:LACK OF AUTOMATIC SPRINKLERS	IN VIOLATION
039109313N	3/20/2024	DOB	BLUESKY DEVELOPMENT	2,500.00	9/30/2024	8/27/2025	295	181.85	\$2,681.85	Penalty Due	219	KINGSLAND AVENUE	DOCKETED	28-201	UNLAWFUL ACTS.FAILURE TO COMPLY WITH AN ORDER OF THE COMMISSIONER	IN VIOLATION
039109314P	3/20/2024	DOB	BLUESKY DEVELOPMENT	2,500.00	9/30/2024	8/27/2025	295	181.85	\$2,681.85	Penalty Due	219	KINGSLAND AVENUE	DOCKETED	28-201	UNLAWFUL ACTS.FAILURE TO COMPLY WITH AN ORDER OF THE COMMISSIONER	IN VIOLATION
035671500L	10/19/2023	DOB	DANCIEL LIVI BLUESKY DEVELOP	2,500.00	1/31/2025	8/27/2025	172	106.03	\$2,606.03	Penalty Due	219	KINGSLAND AVENUE	DOCKETED	MISC	MISCELLANEOUS VIOLATIONS	IN VIOLATION
039083137K	4/6/2023	DOB	BLUESKY DEVELOPMENT	10,000.00	7/31/2024	8/27/2025	356	877.81	\$10,877.81	Penalty Due	219	KINGSLAND AVENUE	DOCKETED	BC 3301.2	FAILURE TO SAFEGUARD ALL PERSONS AND PROP AFFECTED BY CONST OPERATIONS	IN VIOLATION
035657472M	3/15/2023	DOB	BLUESKY DEVELOPMENT	2,500.00	2/29/2024	8/27/2025	509	313.77	\$2,813.77	Penalty Due	219	KINGSLAND AVENUE	DOCKETED	MISC	MISCELLANEOUS VIOLATIONS	IN VIOLATION
035657473Y	3/15/2023	DOB	BLUESKY DEVELOPMENT	2,500.00	2/29/2024	8/27/2025	509	313.77	\$2,813.77	Penalty Due	219	KINGSLAND AVENUE	DOCKETED	MISC	MISCELLANEOUS VIOLATIONS	IN VIOLATION
039078751Y	1/31/2023	DOB	220 FRANKLIN LLC C O KLOSED L	1,250.00	1/31/2024	8/27/2025	538	165.82	\$1,415.82	Penalty Due	220	FRANKLIN STREET	DOCKETED	28-301	FAILURE TO MAINTAIN BUILDING IN CODE-COMPLIANT MANNER	IN VIOLATION
039078752X	1/31/2023	DOB	220 FRANKLIN LLC C O KLOSED L	1,250.00	1/31/2024	8/27/2025	538	165.82	\$1,415.82	Penalty Due	220	FRANKLIN STREET	DOCKETED	28-105	WORK WITHOUT A PERMIT	IN VIOLATION
035581967X	9/9/2022	DOB	220 FRANKLIN LLC	625.00	6/30/2023	8/27/2025	753	116.04	\$741.04	Penalty Due	220	FRANKLIN STREET	DOCKETED	28-301.1	FAILURE TO MAINTAIN BUILDING IN CODE-COMPLIANT MANNER	IN VIOLATION
039048175H	9/27/2021	DOB	220 FRANKLIN LLC C O KLOSED L	2,500.00	1/31/2023	8/27/2025	903	556.64	\$3,056.64	Penalty Due	220	FRANKLIN STREET	DOCKETED	28-201	UNLAWFUL ACTS.FAILURE TO COMPLY WITH AN ORDER OF THE COMMISSIONER	IN VIOLATION
035554397J	6/24/2021	DOB	220 FRANKLIN LLC	1,250.00	12/31/2022	8/27/2025	934	287.88	\$1,537.88	Penalty Due	220	FRANKLIN STREET	DOCKETED	28-204.4	FAIL TO COMPLY W COMMISSIONER ORDER TO FILE CERT OF CORRECTION W DOB	IN VIOLATION
035554399N	6/24/2021	DOB	220 FRANKLIN LLC	1,250.00	12/31/2022	8/27/2025	934	287.88	\$1,537.88	Penalty Due	220	FRANKLIN STREET	DOCKETED	28-204.4	FAIL TO COMPLY W COMMISSIONER ORDER TO FILE CERT OF CORRECTION W DOB	IN VIOLATION
035580625L	6/24/2021	DOB	220 FRANKLIN LLC	1,250.00	12/31/2022	8/27/2025	934	287.88	\$1,537.88	Penalty Due	220	FRANKLIN STREET	DOCKETED	28-204.4	FAIL TO COMPLY W COMMISSIONER ORDER TO FILE CERT OF CORRECTION W DOB	IN VIOLATION
035580626N	6/24/2021	DOB	220 FRANKLIN LLC	1,250.00	12/31/2022	8/27/2025	934	287.88	\$1,537.88	Penalty Due	220	FRANKLIN STREET	DOCKETED	28-204.4	FAIL TO COMPLY W COMMISSIONER ORDER TO FILE CERT OF CORRECTION W DOB	IN VIOLATION
035580627P	6/24/2021	DOB	220 FRANKLIN LLC	3,125.00	12/31/2022	8/27/2025	934	719.69	\$3,844.69	Penalty Due	220	FRANKLIN STREET	DOCKETED	28-204.4	FAIL TO COMPLY W COMMISSIONER ORDER TO FILE CERT OF CORRECTION W DOB	IN VIOLATION
035580628R	6/24/2021	DOB	220 FRANKLIN LLC	1,250.00	12/31/2022	8/27/2025	934	287.88	\$1,537.88	Penalty Due	220	FRANKLIN STREET	DOCKETED	28-204.4	FAIL TO COMPLY W COMMISSIONER ORDER TO FILE CERT OF CORRECTION W DOB	IN VIOLATION
035554396H	6/24/2021	DOB	220 FRANKLIN LLC	3,125.00	12/31/2022	8/27/2025	934	719.69	\$3,844.69	Penalty Due	220	FRANKLIN STREET	DOCKETED	28-204.4	FAIL TO COMPLY W COMMISSIONER ORDER TO FILE CERT OF CORRECTION W DOB	IN VIOLATION
035554398L	6/24/2021	DOB	220 FRANKLIN LLC	3,125.00	12/31/2022	8/27/2025	934	719.69	\$3,844.69	Penalty Due	220	FRANKLIN STREET	DOCKETED	28-204.4	FAIL TO COMPLY W COMMISSIONER ORDER TO FILE CERT OF CORRECTION W DOB	IN VIOLATION
035511045X	5/18/2021	DOB	220 FRANKLIN LLC	312.00	2/28/2022	8/27/2025	1240	95.40	\$407.40	Penalty Due	220	FRANKLIN STREET	DOCKETED	27-369	FAILURE TO PROVIDE UNOBSTRUCTED EXIT PASSAGEWAY	IN VIOLATION
035536923L	2/27/2021	DOB	220 FRANKLIN LLC C O KLOSED L	6,250.00	10/31/2021	8/27/2025	1360	2,095.89	\$8,345.89	Both Due	220	FRANKLIN STREET	DOCKETED	28-204.4	FAIL TO COMPLY W COMMISSIONER ORDER TO FILE CERT OF CORRECTION W DOB	DEFAULTED
035465684H	1/15/2020	DOB	220 FRANKLIN ,LLC	3,125.00	12/31/2022	8/27/2025	934	719.69	\$3,844.69	Penalty Due	220	FRANKLIN STREET	DOCKETED	28-204.4	FAIL TO COMPLY W COMMISSIONER ORDER TO FILE CERT OF CORRECTION W DOB	IN VIOLATION
035465682Y	1/15/2020	DOB	220 FRANKLIN ,LLC	1,250.00	12/31/2022	8/27/2025	934	287.88	\$1,537.88	Penalty Due	220	FRANKLIN STREET	DOCKETED	28-204.4	FAIL TO COMPLY W COMMISSIONER ORDER TO FILE CERT OF CORRECTION W DOB	IN VIOLATION
035465683X	1/15/2020	DOB	220 FRANKLIN ,LLC	10,000.00	4/30/2021	8/27/2025	1544	3,807.12	\$13,807.12	Both Due	220	FRANKLIN STREET	DOCKETED	28-204.4	FAIL TO COMPLY W COMMISSIONER ORDER TO FILE CERT OF CORRECTION W DOB	DEFAULTED
035465681M	1/15/2020	DOB	220 FRANKLIN ,LLC	1,250.00	12/31/2022	8/27/2025	934	287.88	\$1,537.88	Penalty Due	220	FRANKLIN STREET	DOCKETED	28-204.4	FAIL TO COMPLY W COMMISSIONER ORDER TO FILE CERT OF CORRECTION W DOB	IN VIOLATION
039012690H	11/12/2019	DOB	220 FRANKLIN LLC C O KLOSED L	5,000.00	1/31/2023	8/27/2025	903	1,113.29	\$6,113.29	Penalty Due	220	FRANKLIN STREET	DOCKETED	FGC406.6.2	GAS BEING SUPPLIED TO BLDG W O INSPECTION CERTIFICATION BY DOB	IN VIOLATION
035405693P	3/22/2019	DOB	220 FRANKLIN LLC	1,250.00	10/31/2019	8/27/2025	2091	644.49	\$1,894.49	Penalty Due	220	FRANKLIN STREET	DOCKETED	28-204	FAIL TO COMPLY W COMMISSIONER ORDER TO FILE CERT OF CORRECTION W DOB	IN VIOLATION
035405692N	3/22/2019	DOB	220 FRANKLIN LLC	3,125.00	10/31/2019	8/27/2025	2091	1,611.22	\$4,736.22	Penalty Due	220	FRANKLIN STREET	DOCKETED	28-204	FAIL TO COMPLY W COMMISSIONER ORDER TO FILE CERT OF CORRECTION W DOB	IN VIOLATION

037013920X	12/17/2018	DOB	220 FRANKLIN LLC C O CLOS	1,250.00	12/31/2019	8/27/2025	2030	625.68	\$1,875.68	Both Due	220	FRANKLIN STREET	DOCKETED	28-204.4	FAIL TO COMPLY W COMMISSIONER ORDER TO FILE CERT OF CORRECTION W DOB	IN VIOLATION	
037012459M	11/20/2018	DOB	220 FRANKLIN LLC C O KLOS	1,250.00	6/30/2019	8/27/2025	2214	682.40	\$1,932.40	Both Due	220	FRANKLIN STREET	DOCKETED	28-204.4	FAIL TO COMPLY W COMMISSIONER ORDER TO FILE CERT OF CORRECTION W DOB	IN VIOLATION	
035330115J	6/12/2018	DOB	220 FRANKLIN LLC	1,250.00	2/28/2019	8/27/2025	2336	720.00	\$1,970.00	Penalty Due	220	FRANKLIN STREET	DOCKETED	28-204.4	FAIL TO COMPLY W COMMISSIONER ORDER TO FILE CERT OF CORRECTION W DOB	IN VIOLATION	
035330116L	6/12/2018	DOB	220 FRANKLIN LLC	1,250.00	11/30/2018	8/27/2025	2426	747.74	\$1,997.74	Both Due	220	FRANKLIN STREET	DOCKETED	28-204.4	FAIL TO COMPLY W COMMISSIONER ORDER TO FILE CERT OF CORRECTION W DOB	IN VIOLATION	
035321088Z	3/24/2018	DOB	220 FRANKLIN LLC	1,250.00	2/28/2019	8/27/2025	2336	720.00	\$1,970.00	Penalty Due	220	FRANKLIN STREET	DOCKETED	28-301.1	FAILURE TO MAINTAIN BUILDING IN CODE-COMPLIANT MANNER	IN VIOLATION	
035320989L	3/24/2018	DOB	220 FRANKLIN LLC	1,250.00	2/28/2019	8/27/2025	2336	720.00	\$1,970.00	Penalty Due	220	FRANKLIN STREET	DOCKETED	BC 28-210.3	PERM.DWELLING OFFERED USED CONV TO OTHER THAN PERM.RESIDENTIAL PURPOSE	IN VIOLATION	
035321087R	3/24/2018	DOB	220 FRANKLIN LLC	800.00	8/31/2018	8/27/2025	2517	496.50	\$1,296.50	Both Due	220	FRANKLIN STREET	DOCKETED	28-105.1	WORK WITHOUT A PERMIT	IN VIOLATION	
035320991K	3/24/2018	DOB	220 FRANKLIN LLC	312.00	2/28/2019	8/27/2025	2336	179.71	\$491.71	Penalty Due	220	FRANKLIN STREET	DOCKETED	28-301.1	FAIL TO MAINTAIN REQUIRED NUMBER OF MEANS OF EGRESS FOR EVERY FLOOR	IN VIOLATION	
035312896M	2/26/2018	DOB	220 FRANKLIN LLC C O CLOSED L	400.00	11/30/2018	8/27/2025	2426	239.28	\$639.28	Penalty Due	220	FRANKLIN STREET	DOCKETED	EC	UNAPPROVED UNSAFE UNSUITABLE ELECTRICAL EQUIPMENT OR WIRING IN USE	STIPULATED	
035274571J	1/17/2018	DOB	220 FRANKLIN LLC C O KLOSED	800.00	9/30/2018	8/27/2025	2487	490.59	\$1,290.59	Both Due	220	FRANKLIN STREET	DOCKETED	EC 110.2.A	UNAPPROVED UNSAFE UNSUITABLE ELECTRICAL EQUIPMENT OR WIRING IN USE	STIPULATED	
035673207L	7/12/2023	DOB	230 E 196 BH, LLC	2,500.00	1/31/2025	8/27/2025	172	106.03	\$2,606.03	Penalty Due	230	EAST 196 STREET	DOCKETED	28-118	OCCUPANCY CONTRARY TO THAT ALLOWED BY C OF O OR BUILDING DEPT RECORDS	IN VIOLATION	
039014649P	12/20/2019	DOB	230 E 196 BH LLC C O LAW FIRM	6,250.00	5/31/2020	8/27/2025	1878	2,894.18	\$9,144.18	Both Due	230	EAST 196 STREET	DOCKETED	28-301.1	FAIL MAINTAIN BLDG IN COMPLIANT MANNER: SERVICE EQUIPMENT - BOILER	DEFAULTED	
035530300H	5/1/2021	DOB	NAMDAR HUGHES LLC	3,125.00	2/28/2022	8/27/2025	1240	955.48	\$4,080.48	Penalty Due	2503	HUGHES AVENUE	DOCKETED	28- 201.1	UNLAWFUL ACTS.FAILURE TO COMPLY WITH AN ORDER OF THE COMMISSIONER	IN VIOLATION	
035526620P	3/11/2021	DOB	NAMDAR HUGHES LLC	625.00	2/28/2022	8/27/2025	1240	191.10	\$816.10	Penalty Due	2503	HUGHES AVENUE	DOCKETED	28- 201.1	UNLAWFUL ACTS.FAILURE TO COMPLY WITH AN ORDER OF THE COMMISSIONER	IN VIOLATION	
039132014Z	12/4/2024	DOB	NAMDAR 2651 BROADWAY LLC	1,250.00	6/30/2025	8/27/2025	22	6.78	\$1,256.78	Penalty Due	2651	BROADWAY	DOCKETED	28-301	FAILURE TO MAINTAIN BUILDING IN CODE-COMPLIANT MANNER	IN VIOLATION	
039132007K	12/4/2024	DOB	NAMDAR 2651 BROADWAY LLC	2,500.00	6/30/2025	8/27/2025	22	13.56	\$2,513.56	Penalty Due	2651	BROADWAY	DOCKETED	28-105	WORK WITHOUT A PERMIT	IN VIOLATION	
035528304M	3/17/2021	DOB	272 HIMROD ST. BH LLC	6,250.00	11/30/2021	8/27/2025	1330	2,049.66	\$8,299.66	Penalty Due	272	HIMROD STREET	DOCKETED	28- 201.1	UNLAWFUL ACTS.FAILURE TO COMPLY WITH AN ORDER OF THE COMMISSIONER	DEFAULTED	
035522039N	10/16/2020	DOB	272 HIMROD STREET BH LLC	6,250.00	7/31/2021	8/27/2025	1452	2,237.67	\$8,487.67	Both Due	272	HIMROD STREET	DOCKETED	28- 201.1	UNLAWFUL ACTS.FAILURE TO COMPLY WITH AN ORDER OF THE COMMISSIONER	IN VIOLATION	
035466505H	6/9/2020	DOB	272 HIMROD ST BH LLC	0.00	5/31/2021	8/27/2025	1513	0.00	\$0.00	Compliance D	272	HIMROD STREET	PAID IN FULL	28-105.1	WORK WITHOUT A PERMIT	IN VIOLATION	
035518020L	3/27/2020	DOB	272 HIMROD STREET BH LLC	6,250.00	12/31/2020	8/27/2025	1664	2,564.38	\$8,814.38	Penalty Due	272	HIMROD STREET	DOCKETED	28-201	UNLAWFUL ACTS.FAILURE TO COMPLY WITH AN ORDER OF THE COMMISSIONER	DEFAULTED	
035513932L	12/10/2019	DOB	272 HIMROD STREET BH LLC	2,500.00	2/28/2021	8/27/2025	1605	989.38	\$3,489.38	Both Due	272	HIMROD STREET	DOCKETED	28- 201.1	UNLAWFUL ACTS.FAILURE TO COMPLY WITH AN ORDER OF THE COMMISSIONER	IN VIOLATION	
035416014H	7/25/2019	DOB	272 HIMROD ST BH LLC	0.00	2/29/2020	8/27/2025	1970	0.00	\$0.00	Compliance D	272	HIMROD STREET	PAID IN FULL	28-105.1	WORK WITHOUT A PERMIT	IN VIOLATION	
035579032H	5/11/2022	DOB	309 MENAHAN FEE OWNER LLC	2,500.00	4/30/2023	8/27/2025	814	501.78	\$3,001.78	Penalty Due	309	MENAHAN STREET	DOCKETED	28-105.1	WORK WITHOUT A PERMIT	IN VIOLATION	
039116011N	6/5/2024	DOB	BLUESKY DEVELOPMENT	2,500.00	12/31/2024	8/27/2025	203	125.14	\$2,625.14	Penalty Due	336	EAST 166 STREET	DOCKETED	28-201	UNLAWFUL ACTS.FAILURE TO COMPLY WITH AN ORDER OF THE COMMISSIONER	IN VIOLATION	
039102368Z	12/28/2023	DOB	BLUESKY DEVELOPMENT	2,500.00	7/31/2024	8/27/2025	356	219.45	\$2,719.45	Penalty Due	336	EAST 166 STREET	DOCKETED	28- 201.1	UNLAWFUL ACTS.FAILURE TO COMPLY WITH AN ORDER OF THE COMMISSIONER	IN VIOLATION	
035353007Y	12/21/2022	DOB	367-371 PALMETTO BH LLC	625.00	10/31/2023	8/27/2025	630	97.09	\$722.09	Penalty Due	367	PALMETTO STREET	DOCKETED	18-301	FAILURE TO MAINTAIN BUILDING IN CODE-COMPLIANT MANNER	STIPULATED	
037016941Z	12/9/2019	DOB	417 WEST 144 BH LLC	6,250.00	6/30/2020	8/27/2025	1848	2,847.95	\$9,097.95	Both Due	417	WEST 144 STREET	DOCKETED	28-204.4	FAIL TO COMPLY W COMMISSIONER ORDER TO FILE CERT OF CORRECTION W DOB	DEFAULTED	
039073990Z	11/16/2022	DOB	584 MYRTLE RESIDENCES LLC	1,250.00	6/30/2023	8/27/2025	753	232.09	\$1,482.09	Penalty Due	584	MYRTLE AVENUE	DOCKETED	28-301.1	FAIL MAINTAIN BLDG IN COMPLIANT MANNER: SERVICE EQUIPMENT - BOILER	IN VIOLATION	
039128379J	10/23/2024	DOB	663 FLATBUSH LLC	4,000.00	4/30/2025	8/27/2025	83	81.86	\$4,081.86	Penalty Due	663	FLATBUSH AVENUE	DOCKETED	27-	ELECTRICAL WORK WITHOUT A PERMIT	DEFAULTED	
039128378H	10/23/2024	DOB	663 FLATBUSH LLC	12,500.00	4/30/2025	8/27/2025	83	255.82	\$12,755.82	Both Due	663	FLATBUSH AVENUE	DOCKETED	28-105	WORK WITHOUT A PERMIT	DEFAULTED	
039085221M	5/2/2023	DOB	NAMDAR ELTON LLC	315.00	1/31/2024	8/27/2025	538	41.79	\$356.79	Both Due	779	ELTON AVENUE	DOCKETED	28-301.1	FAIL MAINTAIN BLDG IN COMPLIANT MANNER: SERVICE EQUIPMENT - BOILER	STIPULATED	
035465627L	12/27/2019	DOB	WEST 46TH STREET REALTY LLC	625.00	6/30/2020	8/27/2025	1848	284.79	\$909.79	Penalty Due	144	WEST 46 STREET	DOCKETED	ZR -MISC	MISCELLANEOUS VIOLATIONS OF THE ZONING RESOLUTION	IN VIOLATION	
035465626J	12/27/2019	DOB	WEST 46TH STREET REALTY LLC	625.00	6/30/2020	8/27/2025	1848	284.79	\$909.79	Penalty Due	144	WEST 46 STREET	DOCKETED	28-118.3.2	OCCUPANCY CONTRARY TO THAT ALLOWED BY CERT OF OCCUP OR BUILDING DEPT	IN VIOLATION	
035465628N	12/27/2019	DOB	WEST 46TH STREET REALTY LLC	250.00	6/30/2020	8/27/2025	1848	113.92	\$363.92	Penalty Due	144	WEST 46 STREET	DOCKETED	28-105	WORK WITHOUT A PERMIT	IN VIOLATION	
037019970L	8/3/2020	DOB	217 THOMAS BH LLC	3,125.00	4/30/2021	8/27/2025	1544	1,189.73	\$4,314.73	Penalty Due	217	THOMAS S BOYLAND ST	DOCKETED	28-204.4	FAIL TO COMPLY W COMMISSIONER ORDER TO FILE CERT OF CORRECTION W DOB	DEFAULTED	
035494130Z	10/14/2020	DOB	992 WILLOUGHBY BH LLC C O ST	1,600.00	6/30/2021	8/27/2025	1483	585.07	\$2,185.07	Both Due	992	WILLOUGHBY AVENUE	DOCKETED	EC 110.2.A	UNAPPROVED UNSAFE UNSUITABLE ELECTRICAL EQUIPMENT OR WIRING IN USE	IN VIOLATION	
035494135H	10/14/2020	DOB	992 WILLOUGHBY BH LLC C O ST	1,200.00	6/30/2021	8/27/2025	1483	438.81	\$1,638.81	Both Due	992	WILLOUGHBY AVENUE	DOCKETED	EC 110.14.A	FAILURE TO PROPERLY CONNECT CONDUCTORS TO TERMINALS	IN VIOLATION	
035494132M	10/14/2020	DOB	992 WILLOUGHBY BH LLC C O ST	250.00	6/30/2021	8/27/2025	1483	91.42	\$341.42	Both Due	992	WILLOUGHBY AVENUE	DOCKETED	EC 314.25	NO COVER FACEPLATE LAMPHOLDER LUMINAIRE CANOPY FOR ELEC OUTLET	IN VIOLATION	
035494131K	10/14/2020	DOB	992 WILLOUGHBY BH LLC C O ST	1,600.00	11/30/2021	8/27/2025	1330	524.71	\$2,124.71	Penalty Due	992	WILLOUGHBY AVENUE	DOCKETED	27- 3018.B	ELECTRICAL WORK WITHOUT A PERMIT	IN VIOLATION	
035494134X	10/14/2020	DOB	992 WILLOUGHBY BH LLC C O ST	500.00	6/30/2021	8/27/2025	1483	182.84	\$682.84	Penalty Due	992	WILLOUGHBY AVENUE	DOCKETED	EC 358.12	PROHIBITED USE OF ELECTRICAL METALLIC TUBING EMT	IN VIOLATION	
035494133Y	10/14/2020	DOB	992 WILLOUGHBY BH LLC C O ST	2,400.00	6/30/2021	8/27/2025	1483	877.61	\$3,277.61	Penalty Due	992	WILLOUGHBY AVENUE	DOCKETED	EC 210.8	FAIL TO INSTALL GROUND-FAULT CIRCUIT INTERRUPTER GFCI PROTECTION	IN VIOLATION	
037032929X	1/29/2025	DOB	NAMDAR ELTON LLC	1,250.00	6/17/2025	8/27/2025	35	10.79	\$1,260.79	Penalty Due	779	ELTON AVENUE	DOCKETED	28-204.4	FAIL TO COMPLY W COMMISSIONER ORDER TO FILE CERT OF CORRECTION W DOB	IN VIOLATION	
035578763R	3/11/2022	DOB	657 EAST 187 BH LLC	625.00	11/30/2022	8/27/2025	1000	154.11	\$779.11	Penalty Due	657	EAST 187 STREET	DOCKETED	28-105.1	WORK WITHOUT A PERMIT	IN VIOLATION	
035359357L	5/1/2019	DOB	217 THOMAS BH LLC	400.00	2/29/2020	8/27/2025	2005	197.75	\$597.75	Penalty Due	217	THOMAS S BOYLAND ST	DOCKETED	EC 110.2.A	UNAPPROVED UNSAFE UNSUITABLE ELECTRICAL EQUIPMENT OR WIRING IN USE	STIPULATED	
039136932X	1/30/2025	DOB	402-404 ONDERDONK BH LLC	500.00	8/31/2025	8/27/2025	0	0.00	\$500.00	Penalty Due	402	ONDERDONK AVENUE	DOCKETED	28-301	FAIL MAINTAIN BLDG IN COMPLIANT MANNER: SERVICE EQUIPMENT - BOILER	IN VIOLATION	
035689471R	1/30/2025	DOB	PIGEON FORGE 57TH REALTY LLC	1,250.00	8/31/2025	8/27/2025	0	0.00	\$1,250.00	Penalty Due	117	WEST 57 STREET	DOCKETED	1 RCNY 103-04	REMOVAL OF SHED OR PROTECTION W/O DOB APPROVAL	IN VIOLATION	

\$266,565.27

Key:

All references in "Code Section Charged" are to the New York City Administrative Code, unless otherwise specified.

RCNY: Rules of the City of New York

NYCHC: New York City Health Code

BC: Building Code

FGC: Fuel Gas Code

Interest is calculated at the statutory rate of 9% per year.

Schedule D

Schedule D
List of All Open HPD Violations
Data as of May 20, 2025

BLDG_ID	BORO	VIOL_SEQ_NO	VIOL_APPR_DT	ORDER BOOK #	HZRD_CLAS	PHN	STR_NM
1835	1	16204953	09/06/23	571	B	1577	3 AVENUE
2625	1	17545396	12/11/24	666	C	2038	5 AVENUE
2625	1	17552528	12/13/24	790	C	2038	5 AVENUE
2625	1	17561973	12/13/24	666	C	2038	5 AVENUE
4758	1	13891839	12/08/20	571	B	574	9 AVENUE
7876	1	2818644	04/20/94	555	C	2651	BROADWAY
7876	1	5765404	10/18/05	530	B	2651	BROADWAY
7876	1	5873519	12/03/05	617	C	2651	BROADWAY
7876	1	5918518	12/30/05	491	A	2651	BROADWAY
7876	1	6003412	03/01/06	526	B	2651	BROADWAY
7876	1	7237801	04/16/08	501	B	2651	BROADWAY
7876	1	12496645	07/28/18	504	B	2651	BROADWAY
7876	1	15611243	12/14/22	670	C	2651	BROADWAY
7876	1	15611244	12/14/22	664	C	2651	BROADWAY
7876	1	15611245	12/14/22	530	C	2651	BROADWAY
7876	1	15611246	12/14/22	568	C	2651	BROADWAY
7876	1	15626972	12/24/22	568	C	2651	BROADWAY
7876	1	15626973	12/24/22	702	B	2651	BROADWAY
7876	1	15626974	12/24/22	502	C	2651	BROADWAY
7876	1	15626975	12/24/22	702	B	2651	BROADWAY
7876	1	15644226	12/29/22	530	C	2651	BROADWAY
7876	1	15675027	01/19/23	530	C	2651	BROADWAY
7876	1	15675056	01/19/23	536	C	2651	BROADWAY
7876	1	15675058	01/19/23	689	B	2651	BROADWAY
7876	1	15675061	01/19/23	1503	B	2651	BROADWAY
7876	1	15675063	01/19/23	702	B	2651	BROADWAY
7876	1	15693392	02/01/23	530	C	2651	BROADWAY
7876	1	15693393	02/01/23	501	B	2651	BROADWAY
7876	1	15693394	02/01/23	508	B	2651	BROADWAY
7876	1	15693395	02/01/23	568	C	2651	BROADWAY
7876	1	15693396	02/01/23	577	B	2651	BROADWAY
7876	1	15693397	02/01/23	576	B	2651	BROADWAY
7876	1	16015611	06/11/23	576	C	2651	BROADWAY
7876	1	16015612	06/09/23	568	C	2651	BROADWAY
7876	1	16015614	06/09/23	530	C	2651	BROADWAY
7876	1	16922556	04/21/24	577	B	2651	BROADWAY
7876	1	17364979	10/23/24	568	C	2651	BROADWAY
7876	1	17364983	10/23/24	508	B	2651	BROADWAY
7876	1	17554443	12/11/24	508	B	2651	BROADWAY
7876	1	17554445	12/11/24	568	C	2651	BROADWAY
7876	1	17554448	12/11/24	577	B	2651	BROADWAY
7876	1	17554451	12/11/24	576	B	2651	BROADWAY
7876	1	17554514	12/11/24	513	B	2651	BROADWAY
7876	1	17554541	12/11/24	552	B	2651	BROADWAY
7876	1	17554586	12/11/24	552	B	2651	BROADWAY
7876	1	17554614	12/11/24	538	B	2651	BROADWAY
7876	1	17554629	12/11/24	504	B	2651	BROADWAY
7876	1	17554631	12/11/24	683	B	2651	BROADWAY
7876	1	17694646	02/14/25	717	C	2651	BROADWAY
7876	1	17694647	02/18/25	714	B	2651	BROADWAY
7876	1	17694648	02/18/25	713	B	2651	BROADWAY
7876	1	17700891	02/18/25	715	B	2651	BROADWAY
14545	1	17700545	02/18/25	501	B	315	EAST 58 STREET
17640	1	13124332	06/19/19	539	B	128	EAST 86 STREET
17640	1	13124361	06/19/19	512	C	128	EAST 86 STREET
17640	1	13124409	06/19/19	539	B	128	EAST 86 STREET
17640	1	15771697	03/10/23	568	C	128	EAST 86 STREET
17640	1	15771698	03/10/23	569	C	128	EAST 86 STREET
17640	1	15771719	07/27/23	502	C	128	EAST 86 STREET
17640	1	16018393	05/30/23	530	C	128	EAST 86 STREET
17640	1	17154695	08/21/24	106	A	128	EAST 86 STREET
25224	1	2683010	08/24/81	521	B	312	MANHATTAN AVENUE
25224	1	2683066	12/26/89	702	B	312	MANHATTAN AVENUE
25224	1	2683097	03/30/95	521	B	312	MANHATTAN AVENUE
25224	1	7163061	02/25/08	530	B	312	MANHATTAN AVENUE
25224	1	16177466	08/21/23	502	C	312	MANHATTAN AVENUE
25224	1	16177470	08/21/23	583	C	312	MANHATTAN AVENUE
25224	1	16509611	12/07/23	508	A	312	MANHATTAN AVENUE
25224	1	16509613	12/07/23	508	B	312	MANHATTAN AVENUE
25224	1	16509683	12/07/23	508	A	312	MANHATTAN AVENUE
25224	1	16540903	12/26/23	508	B	312	MANHATTAN AVENUE
25224	1	16540904	12/26/23	502	B	312	MANHATTAN AVENUE
25224	1	16552649	12/26/23	501	B	312	MANHATTAN AVENUE
25224	1	16724781	03/06/24	670	C	312	MANHATTAN AVENUE
25224	1	17203119	08/15/24	790	C	312	MANHATTAN AVENUE
25224	1	17382094	10/30/24	556	A	312	MANHATTAN AVENUE
25224	1	17382097	10/30/24	556	A	312	MANHATTAN AVENUE
25224	1	17382098	10/30/24	556	A	312	MANHATTAN AVENUE

Schedule D
List of All Open HPD Violations
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BLDG_ID	BORO	VIOL_SEQ_NO	VIOL_APPR_DT	ORDER BOOK #	HZRD_CLAS	PHN	STR_NM
25224	1	17382099	10/30/24	556	A	312	MANHATTAN AVENUE
25224	1	17382100	10/30/24	556	A	312	MANHATTAN AVENUE
25224	1	17430241	11/18/24	672	C	312	MANHATTAN AVENUE
25224	1	17528345	12/04/24	670	C	312	MANHATTAN AVENUE
25224	1	17533719	12/04/24	502	B	312	MANHATTAN AVENUE
25224	1	17644506	01/24/25	568	C	312	MANHATTAN AVENUE
25224	1	17689197	02/12/25	568	C	312	MANHATTAN AVENUE
25224	1	17796511	04/01/25	568	C	312	MANHATTAN AVENUE
25224	1	17796512	04/01/25	569	C	312	MANHATTAN AVENUE
25224	1	17893863	05/15/25	550	A	312	MANHATTAN AVENUE
25224	1	17893864	05/15/25	583	B	312	MANHATTAN AVENUE
40758	1	13051510	05/06/19	510	B	502	WEST 135 STREET
40758	1	13530428	01/25/20	502	B	502	WEST 135 STREET
40758	1	13995517	03/08/21	501	B	502	WEST 135 STREET
40758	1	14330637	05/10/21	502	B	502	WEST 135 STREET
40758	1	14442407	07/25/21	550	B	502	WEST 135 STREET
40758	1	14491020	08/18/21	501	B	502	WEST 135 STREET
40758	1	14491021	08/18/21	556	A	502	WEST 135 STREET
40758	1	14696113	11/22/21	502	B	502	WEST 135 STREET
40758	1	14718389	12/07/21	790	C	502	WEST 135 STREET
40758	1	14718390	12/07/21	568	C	502	WEST 135 STREET
40758	1	15328648	08/22/22	568	C	502	WEST 135 STREET
40758	1	15328649	08/19/22	568	C	502	WEST 135 STREET
40758	1	15328650	08/19/22	569	C	502	WEST 135 STREET
40758	1	15328675	08/19/22	568	C	502	WEST 135 STREET
40758	1	15328676	08/19/22	569	C	502	WEST 135 STREET
40758	1	15663963	01/15/23	491	A	502	WEST 135 STREET
40758	1	15663965	01/15/23	491	A	502	WEST 135 STREET
40758	1	15663966	01/15/23	491	A	502	WEST 135 STREET
40758	1	15663967	01/15/23	491	A	502	WEST 135 STREET
40758	1	15708925	02/08/23	510	C	502	WEST 135 STREET
40758	1	17608783	01/09/25	568	C	502	WEST 135 STREET
40758	1	17682265	02/10/25	670	C	502	WEST 135 STREET
40758	1	17682266	02/10/25	672	C	502	WEST 135 STREET
40758	1	17760322	03/12/25	550	B	502	WEST 135 STREET
40758	1	17858932	04/25/25	579	B	502	WEST 135 STREET
41817	1	12909594	02/14/19	742	C	417	WEST 144 STREET
41817	1	12909605	02/14/19	505	B	417	WEST 144 STREET
41817	1	16049997	06/22/23	568	C	417	WEST 144 STREET
41817	1	17372205	10/24/24	568	C	417	WEST 144 STREET
41817	1	17372206	10/24/24	569	C	417	WEST 144 STREET
41817	1	17378405	10/25/24	502	B	417	WEST 144 STREET
41817	1	17890178	05/09/25	702	B	417	WEST 144 STREET
41817	1	17890179	05/09/25	1503	B	417	WEST 144 STREET
41817	1	17890181	05/09/25	508	B	417	WEST 144 STREET
41817	1	17890188	05/12/25	501	B	417	WEST 144 STREET
41817	1	17905946	05/16/25	616	C	417	WEST 144 STREET
41817	1	17905947	05/16/25	616	C	417	WEST 144 STREET
32493	1	5924178	01/04/06	506	B	452	WEST 36 STREET
32493	1	6203586	06/11/06	530	B	452	WEST 36 STREET
32493	1	6337902	08/29/06	566	B	452	WEST 36 STREET
32493	1	6396802	10/16/06	566	B	452	WEST 36 STREET
32493	1	6533970	01/03/07	566	B	452	WEST 36 STREET
32493	1	6718483	04/30/07	567	C	452	WEST 36 STREET
32493	1	6718484	04/30/07	566	B	452	WEST 36 STREET
32493	1	6992979	10/29/07	566	B	452	WEST 36 STREET
32493	1	6993009	10/29/07	510	B	452	WEST 36 STREET
32493	1	6993012	10/29/07	510	B	452	WEST 36 STREET
32493	1	7089820	01/11/08	501	B	452	WEST 36 STREET
32493	1	7117921	01/25/08	508	A	452	WEST 36 STREET
32493	1	7117927	01/25/08	566	B	452	WEST 36 STREET
32493	1	7662817	01/11/09	566	B	452	WEST 36 STREET
32493	1	7776415	03/17/09	176	B	452	WEST 36 STREET
32493	1	7776418	03/17/09	510	C	452	WEST 36 STREET
32493	1	7781157	03/19/09	566	B	452	WEST 36 STREET
32493	1	7781158	03/19/09	501	A	452	WEST 36 STREET
32493	1	7781163	03/20/09	598	B	452	WEST 36 STREET
32493	1	7781164	03/20/09	501	B	452	WEST 36 STREET
32493	1	7784439	03/23/09	502	B	452	WEST 36 STREET
32493	1	7784516	03/23/09	501	B	452	WEST 36 STREET
32493	1	7784519	03/23/09	507	B	452	WEST 36 STREET
32493	1	7784544	03/23/09	566	B	452	WEST 36 STREET
32493	1	7784576	03/23/09	508	B	452	WEST 36 STREET
32493	1	7784687	03/23/09	509	B	452	WEST 36 STREET
32493	1	7784695	03/24/09	508	B	452	WEST 36 STREET
32493	1	7784697	03/24/09	508	B	452	WEST 36 STREET
32493	1	7786946	03/23/09	501	B	452	WEST 36 STREET
32493	1	7786955	03/23/09	505	B	452	WEST 36 STREET

Schedule D
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BLDG_ID	BORO	VIOL_SEQ_NO	VIOL_APPR_DT	ORDER BOOK #	HZRD_CLAS	PHN	STR_NM
32493	1	7786983	03/23/09	508	B	452	WEST 36 STREET
32493	1	7787000	03/23/09	566	B	452	WEST 36 STREET
32493	1	7787003	03/23/09	508	B	452	WEST 36 STREET
32493	1	7787012	03/23/09	697	A	452	WEST 36 STREET
32493	1	7942576	07/01/09	510	C	452	WEST 36 STREET
32493	1	8113908	10/21/09	502	A	452	WEST 36 STREET
32493	1	8113931	10/21/09	508	A	452	WEST 36 STREET
32493	1	8113953	10/21/09	508	A	452	WEST 36 STREET
32493	1	8117574	10/23/09	702	B	452	WEST 36 STREET
32493	1	8117575	10/23/09	1502	B	452	WEST 36 STREET
32493	1	8332209	03/18/10	501	B	452	WEST 36 STREET
32493	1	8489839	07/01/10	501	B	452	WEST 36 STREET
32493	1	8489843	06/30/10	1503	B	452	WEST 36 STREET
32493	1	8489858	06/30/10	702	B	452	WEST 36 STREET
32493	1	8489897	06/30/10	569	B	452	WEST 36 STREET
32493	1	8489903	06/30/10	530	B	452	WEST 36 STREET
32493	1	9366897	03/16/12	501	B	452	WEST 36 STREET
32493	1	9366899	03/16/12	556	A	452	WEST 36 STREET
32493	1	9366900	03/16/12	508	A	452	WEST 36 STREET
32493	1	14159792	04/28/21	670	C	452	WEST 36 STREET
32493	1	14159793	04/28/21	501	A	452	WEST 36 STREET
32493	1	14159794	05/03/21	501	B	452	WEST 36 STREET
32493	1	14159796	04/28/21	593	B	452	WEST 36 STREET
32493	1	14159797	04/28/21	672	C	452	WEST 36 STREET
32493	1	14159972	04/30/21	530	C	452	WEST 36 STREET
32493	1	14159973	04/30/21	508	B	452	WEST 36 STREET
32493	1	14160263	05/03/21	672	C	452	WEST 36 STREET
32493	1	14160264	05/03/21	530	C	452	WEST 36 STREET
32493	1	14383600	07/01/21	501	B	452	WEST 36 STREET
32493	1	14383601	07/01/21	702	B	452	WEST 36 STREET
32493	1	14412622	07/21/21	510	C	452	WEST 36 STREET
32493	1	14412623	07/21/21	702	B	452	WEST 36 STREET
32493	1	14412624	07/21/21	1503	B	452	WEST 36 STREET
32493	1	14412625	07/21/21	502	B	452	WEST 36 STREET
32493	1	14415869	06/30/21	501	B	452	WEST 36 STREET
32493	1	14415871	06/30/21	702	B	452	WEST 36 STREET
32493	1	14415872	06/30/21	1503	B	452	WEST 36 STREET
32493	1	14415882	06/30/21	502	B	452	WEST 36 STREET
32493	1	14415897	06/30/21	530	C	452	WEST 36 STREET
32493	1	14415900	06/30/21	530	C	452	WEST 36 STREET
32493	1	14415906	06/30/21	508	B	452	WEST 36 STREET
32493	1	14415907	06/30/21	508	B	452	WEST 36 STREET
32493	1	14415909	06/30/21	501	B	452	WEST 36 STREET
32493	1	14415910	06/30/21	569	C	452	WEST 36 STREET
32493	1	14415911	06/30/21	702	B	452	WEST 36 STREET
32493	1	14415913	06/30/21	1503	B	452	WEST 36 STREET
32493	1	14415914	06/30/21	508	B	452	WEST 36 STREET
32493	1	14415915	06/30/21	502	B	452	WEST 36 STREET
32493	1	14415916	06/30/21	506	B	452	WEST 36 STREET
32493	1	14415917	06/30/21	508	B	452	WEST 36 STREET
32493	1	14415918	06/30/21	502	B	452	WEST 36 STREET
32493	1	14415919	06/30/21	502	B	452	WEST 36 STREET
32493	1	14415920	06/30/21	556	A	452	WEST 36 STREET
32493	1	14415925	06/30/21	721	B	452	WEST 36 STREET
32493	1	14415930	06/30/21	553	A	452	WEST 36 STREET
32493	1	14446785	08/04/21	501	B	452	WEST 36 STREET
32493	1	14446786	08/04/21	510	C	452	WEST 36 STREET
32493	1	14446787	08/05/21	510	C	452	WEST 36 STREET
32493	1	14646358	10/26/21	530	C	452	WEST 36 STREET
32493	1	14646361	10/26/21	508	C	452	WEST 36 STREET
32493	1	14646364	10/26/21	508	B	452	WEST 36 STREET
32493	1	14646375	10/26/21	510	C	452	WEST 36 STREET
32493	1	14646384	10/26/21	508	C	452	WEST 36 STREET
32493	1	14646387	10/26/21	508	B	452	WEST 36 STREET
32493	1	14646389	10/26/21	688	B	452	WEST 36 STREET
32493	1	14646394	10/26/21	508	B	452	WEST 36 STREET
32493	1	14646395	10/26/21	556	A	452	WEST 36 STREET
32493	1	14646397	10/26/21	554	A	452	WEST 36 STREET
32493	1	14654966	10/28/21	550	B	452	WEST 36 STREET
32493	1	14697999	11/24/21	568	C	452	WEST 36 STREET
32493	1	14698001	11/24/21	569	C	452	WEST 36 STREET
32493	1	14698005	11/24/21	508	B	452	WEST 36 STREET
32493	1	14698455	11/24/21	502	C	452	WEST 36 STREET
32493	1	14698458	11/24/21	552	B	452	WEST 36 STREET
32493	1	14698491	11/24/21	501	B	452	WEST 36 STREET
32493	1	16725295	03/06/24	501	B	452	WEST 36 STREET
32493	1	16725336	03/06/24	502	B	452	WEST 36 STREET
32493	1	16725338	03/06/24	502	B	452	WEST 36 STREET

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BLDG_ID	BORO	VIOL_SEQ_NO	VIOL_APPR_DT	ORDER BOOK #	HZRD_CLAS	PHN	STR_NM
32493	1	16725340	03/06/24	556	A	452	WEST 36 STREET
32493	1	16725354	03/06/24	530	C	452	WEST 36 STREET
34299	1	15662619	01/13/23	569	C	117	WEST 57 STREET
34299	1	15790388	03/20/23	569	C	117	WEST 57 STREET
34299	1	15912051	04/06/23	569	C	117	WEST 57 STREET
9808	1	8401296	05/01/10	502	B	95	WEST 95 STREET
9808	1	8401297	05/01/10	702	B	95	WEST 95 STREET
9808	1	13893145	12/18/20	568	C	95	WEST 95 STREET
9808	1	15249369	07/13/22	733	A	95	WEST 95 STREET
9808	1	15667988	01/17/23	530	C	95	WEST 95 STREET
9808	1	16881587	04/16/24	502	B	95	WEST 95 STREET
9808	1	17166604	08/02/24	529	A	95	WEST 95 STREET
9808	1	17166607	08/02/24	502	B	95	WEST 95 STREET
9808	1	17166641	08/02/24	529	B	95	WEST 95 STREET
9808	1	17166653	08/02/24	530	C	95	WEST 95 STREET
9808	1	17166658	08/02/24	530	C	95	WEST 95 STREET
9808	1	17311850	10/02/24	508	A	95	WEST 95 STREET
9808	1	17311851	10/02/24	502	A	95	WEST 95 STREET
9808	1	17311852	10/02/24	502	A	95	WEST 95 STREET
9808	1	17311853	10/02/24	502	A	95	WEST 95 STREET
9808	1	17311854	10/02/24	502	A	95	WEST 95 STREET
9808	1	17560640	12/17/24	670	C	95	WEST 95 STREET
9808	1	17560641	12/17/24	672	C	95	WEST 95 STREET
9808	1	17705147	02/25/25	556	A	95	WEST 95 STREET
9808	1	17705148	02/25/25	508	B	95	WEST 95 STREET
9808	1	17705149	02/25/25	508	B	95	WEST 95 STREET
9808	1	17705150	02/25/25	508	B	95	WEST 95 STREET
9808	1	17705151	02/25/25	568	C	95	WEST 95 STREET
9808	1	17726932	02/28/25	502	C	95	WEST 95 STREET
113921	2	17859925	04/29/25	568	C	4521	3 AVENUE
113921	2	17901973	05/18/25	568	C	4521	3 AVENUE
49154	2	9291757	01/19/12	765	I	2333	BEAUMONT AVENUE
49489	2	13722334	07/17/20	550	C	2377	BELMONT AVENUE
49489	2	17760835	03/12/25	741	B	2377	BELMONT AVENUE
49489	2	17760852	03/12/25	761	B	2377	BELMONT AVENUE
49489	2	17760855	03/12/25	491	A	2377	BELMONT AVENUE
49489	2	17760865	03/12/25	495	B	2377	BELMONT AVENUE
64875	2	13559728	01/22/20	556	A	336	EAST 166 STREET
64875	2	15752683	02/28/23	561	A	336	EAST 166 STREET
64875	2	15752684	02/28/23	491	A	336	EAST 166 STREET
64875	2	15752688	02/28/23	561	A	336	EAST 166 STREET
64875	2	16004228	05/24/23	702	B	336	EAST 166 STREET
64875	2	16004231	05/24/23	1503	B	336	EAST 166 STREET
64875	2	16152977	08/06/23	501	C	336	EAST 166 STREET
64875	2	16185013	08/21/23	569	C	336	EAST 166 STREET
64875	2	16338238	10/26/23	508	B	336	EAST 166 STREET
64875	2	16583115	01/11/24	790	C	336	EAST 166 STREET
64875	2	17405677	11/08/24	501	B	336	EAST 166 STREET
64875	2	17405678	11/08/24	502	B	336	EAST 166 STREET
64875	2	17405679	11/08/24	501	B	336	EAST 166 STREET
64875	2	17405680	11/08/24	568	C	336	EAST 166 STREET
64875	2	17405681	11/08/24	569	C	336	EAST 166 STREET
64875	2	17405682	11/08/24	550	B	336	EAST 166 STREET
64875	2	17405683	11/08/24	502	B	336	EAST 166 STREET
64875	2	17405684	11/16/24	508	B	336	EAST 166 STREET
64875	2	17405685	11/16/24	583	B	336	EAST 166 STREET
64875	2	17405687	11/08/24	501	B	336	EAST 166 STREET
64875	2	17405688	11/08/24	508	B	336	EAST 166 STREET
64875	2	17405689	11/08/24	583	B	336	EAST 166 STREET
64875	2	17405690	11/08/24	501	B	336	EAST 166 STREET
64875	2	17421025	11/16/24	506	B	336	EAST 166 STREET
64875	2	17565447	12/19/24	530	C	336	EAST 166 STREET
64875	2	17565450	12/19/24	568	C	336	EAST 166 STREET
64875	2	17565451	12/19/24	501	B	336	EAST 166 STREET
64875	2	17749584	03/10/25	508	C	336	EAST 166 STREET
64875	2	17749585	03/10/25	583	B	336	EAST 166 STREET
64875	2	17749586	03/10/25	502	B	336	EAST 166 STREET
64875	2	17843677	04/19/25	550	B	336	EAST 166 STREET
64875	2	17843678	04/19/25	550	B	336	EAST 166 STREET
64875	2	17855251	04/28/25	670	C	336	EAST 166 STREET
64875	2	17855252	04/28/25	568	C	336	EAST 166 STREET
64875	2	17855253	04/28/25	790	C	336	EAST 166 STREET
64875	2	17855254	04/28/25	672	C	336	EAST 166 STREET
64875	2	17904283	05/15/25	568	C	336	EAST 166 STREET
64875	2	17904284	05/15/25	569	C	336	EAST 166 STREET
64875	2	17904300	05/15/25	530	C	336	EAST 166 STREET
66801	2	17637892	01/22/25	567	C	514	EAST 188 STREET
66801	2	17637894	01/22/25	700	A	514	EAST 188 STREET

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BLDG_ID	BORO	VIOL_SEQ_NO	VIOL_APPR_DT	ORDER BOOK #	HZRD_CLAS	PHN	STR_NM
66801	2	17637895	01/22/25	722	A	514	EAST 188 STREET
66801	2	17637896	01/22/25	778	A	514	EAST 188 STREET
66801	2	17637897	01/22/25	1506	A	514	EAST 188 STREET
66867	2	16546547	12/23/23	550	B	558	EAST 191 STREET
67001	2	13715116	07/06/20	568	C	230	EAST 196 STREET
67001	2	14653819	11/04/21	790	C	230	EAST 196 STREET
67001	2	16001946	05/22/23	550	C	230	EAST 196 STREET
67001	2	16438998	11/26/23	672	C	230	EAST 196 STREET
67001	2	17023085	06/06/24	567	C	230	EAST 196 STREET
67001	2	17023086	06/06/24	568	C	230	EAST 196 STREET
67001	2	17023088	06/06/24	550	B	230	EAST 196 STREET
67001	2	17130824	07/21/24	508	C	230	EAST 196 STREET
67001	2	17130825	07/21/24	689	C	230	EAST 196 STREET
67001	2	17130830	07/21/24	530	C	230	EAST 196 STREET
67001	2	17415810	11/13/24	568	C	230	EAST 196 STREET
67001	2	17415811	11/13/24	569	C	230	EAST 196 STREET
67001	2	17415812	11/13/24	508	B	230	EAST 196 STREET
67001	2	17415813	11/13/24	530	C	230	EAST 196 STREET
76665	2	16329615	10/23/23	550	C	777	ELTON AVENUE
76665	2	16350162	10/31/23	550	C	777	ELTON AVENUE
806661	2	17375920	10/26/24	510	C	779	ELTON AVENUE
806661	2	17375921	10/26/24	504	C	779	ELTON AVENUE
806661	2	17719752	02/25/25	526	C	779	ELTON AVENUE
806661	2	17719753	02/25/25	504	C	779	ELTON AVENUE
806661	2	17725938	02/27/25	508	B	779	ELTON AVENUE
806661	2	17725939	02/27/25	501	B	779	ELTON AVENUE
806661	2	17740821	03/06/25	504	C	779	ELTON AVENUE
85613	2	17162127	08/02/24	501	B	2427	HOFFMAN STREET
85642	2	16763244	03/20/24	550	C	2505	HOFFMAN STREET
85642	2	16763292	03/20/24	550	C	2505	HOFFMAN STREET
85642	2	17818163	04/12/25	751	B	2505	HOFFMAN STREET
85642	2	17818167	04/12/25	751	B	2505	HOFFMAN STREET
85642	2	17818170	04/12/25	751	B	2505	HOFFMAN STREET
85642	2	17870357	05/04/25	507	B	2505	HOFFMAN STREET
85642	2	17870358	05/04/25	583	B	2505	HOFFMAN STREET
85642	2	17870359	05/04/25	508	B	2505	HOFFMAN STREET
85642	2	17870360	05/04/25	569	C	2505	HOFFMAN STREET
85642	2	17870361	05/07/25	506	B	2505	HOFFMAN STREET
85642	2	17870362	05/07/25	689	B	2505	HOFFMAN STREET
85643	2	5922610	12/31/05	618	C	2509	HOFFMAN STREET
85643	2	14188315	04/08/21	550	C	2509	HOFFMAN STREET
85643	2	15211853	06/11/22	617	C	2509	HOFFMAN STREET
85643	2	15211857	06/11/22	617	C	2509	HOFFMAN STREET
85643	2	15211858	06/11/22	617	C	2509	HOFFMAN STREET
85643	2	16361773	11/01/23	616	C	2509	HOFFMAN STREET
85643	2	16361988	11/02/23	621	C	2509	HOFFMAN STREET
85643	2	16708442	02/27/24	616	C	2509	HOFFMAN STREET
85643	2	16708443	02/27/24	616	C	2509	HOFFMAN STREET
85643	2	16708444	02/27/24	616	C	2509	HOFFMAN STREET
85643	2	16708445	02/27/24	616	C	2509	HOFFMAN STREET
85643	2	16763517	03/20/24	502	B	2509	HOFFMAN STREET
85643	2	17075652	06/26/24	501	A	2509	HOFFMAN STREET
85643	2	17542889	12/09/24	501	B	2509	HOFFMAN STREET
85643	2	17545982	12/11/24	593	C	2509	HOFFMAN STREET
85643	2	17584060	12/24/24	556	A	2509	HOFFMAN STREET
85643	2	17584061	12/24/24	556	A	2509	HOFFMAN STREET
85643	2	17709852	02/20/25	688	B	2509	HOFFMAN STREET
85643	2	17709853	02/20/25	688	B	2509	HOFFMAN STREET
85643	2	17719328	02/25/25	508	B	2509	HOFFMAN STREET
85643	2	17719329	02/25/25	688	B	2509	HOFFMAN STREET
85643	2	17719330	02/25/25	501	B	2509	HOFFMAN STREET
85643	2	17719331	02/25/25	688	B	2509	HOFFMAN STREET
85643	2	17725798	02/27/25	513	C	2509	HOFFMAN STREET
85643	2	17732365	03/03/25	566	B	2509	HOFFMAN STREET
85643	2	17732366	03/03/25	501	B	2509	HOFFMAN STREET
85643	2	17732367	03/03/25	501	B	2509	HOFFMAN STREET
85643	2	17732368	03/03/25	501	B	2509	HOFFMAN STREET
85643	2	17732369	03/03/25	502	B	2509	HOFFMAN STREET
85643	2	17732370	03/03/25	501	B	2509	HOFFMAN STREET
85643	2	17732371	03/03/25	501	B	2509	HOFFMAN STREET
85643	2	17732372	03/03/25	501	B	2509	HOFFMAN STREET
85643	2	17732373	03/03/25	501	B	2509	HOFFMAN STREET
85643	2	17732374	03/03/25	502	B	2509	HOFFMAN STREET
85643	2	17783859	03/26/25	512	C	2509	HOFFMAN STREET
85643	2	17799760	03/28/25	616	C	2509	HOFFMAN STREET
85643	2	17815505	04/07/25	568	C	2509	HOFFMAN STREET
85643	2	17815506	04/07/25	569	C	2509	HOFFMAN STREET
85643	2	17815510	04/07/25	790	C	2509	HOFFMAN STREET

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BLDG_ID	BORO	VIOL_SEQ_NO	VIOL_APPR_DT	ORDER BOOK #	HZRD_CLAS	PHN	STR_NM
85643	2	17815520	04/07/25	1503	B	2509	HOFFMAN STREET
85643	2	17815522	04/07/25	702	B	2509	HOFFMAN STREET
85643	2	17815591	04/07/25	510	C	2509	HOFFMAN STREET
85643	2	17815594	04/07/25	510	C	2509	HOFFMAN STREET
85643	2	17815613	04/07/25	742	C	2509	HOFFMAN STREET
85643	2	17815614	04/07/25	491	A	2509	HOFFMAN STREET
85643	2	17832119	04/12/25	621	C	2509	HOFFMAN STREET
85643	2	17889363	05/08/25	556	A	2509	HOFFMAN STREET
85643	2	17889366	05/08/25	554	A	2509	HOFFMAN STREET
85643	2	17889367	05/08/25	556	A	2509	HOFFMAN STREET
85643	2	17889368	05/08/25	556	A	2509	HOFFMAN STREET
85643	2	17889369	05/08/25	556	A	2509	HOFFMAN STREET
85643	2	17889370	05/08/25	554	A	2509	HOFFMAN STREET
87363	2	7195478	03/16/08	618	C	2503	HUGHES AVENUE
87363	2	13485104	12/06/19	550	B	2503	HUGHES AVENUE
87363	2	13485117	12/06/19	550	B	2503	HUGHES AVENUE
87363	2	17403199	11/06/24	501	B	2503	HUGHES AVENUE
143623	3	17901366	05/18/25	571	B	337	18 STREET
135157	3	980859	09/10/75	501	B	130	9 STREET
135157	3	12897475	02/07/19	568	C	130	9 STREET
135157	3	13521957	01/02/20	501	B	130	9 STREET
135157	3	13871436	10/31/20	502	B	130	9 STREET
135157	3	14069343	03/11/21	728	A	130	9 STREET
205812	3	15081991	03/30/22	554	A	191	BEDFORD AVENUE
205812	3	15103847	04/08/22	491	A	191	BEDFORD AVENUE
205812	3	15103878	04/08/22	491	A	191	BEDFORD AVENUE
205812	3	15601040	12/06/22	621	C	191	BEDFORD AVENUE
205812	3	15930281	05/03/23	568	C	191	BEDFORD AVENUE
205812	3	16236304	09/19/23	501	B	191	BEDFORD AVENUE
205812	3	16236307	09/19/23	501	B	191	BEDFORD AVENUE
205812	3	16236308	09/19/23	501	B	191	BEDFORD AVENUE
205812	3	16236310	09/19/23	707	A	191	BEDFORD AVENUE
205812	3	16525560	12/15/23	536	C	191	BEDFORD AVENUE
205812	3	16605552	01/19/24	670	C	191	BEDFORD AVENUE
205812	3	16692483	02/21/24	670	C	191	BEDFORD AVENUE
205812	3	16721881	03/10/24	550	B	191	BEDFORD AVENUE
205812	3	16903488	04/27/24	510	C	191	BEDFORD AVENUE
205812	3	17410501	11/10/24	106	A	191	BEDFORD AVENUE
210811	3	1169288	11/21/83	672	C	445	BLEECKER STREET
210811	3	13468921	11/25/19	618	C	445	BLEECKER STREET
210811	3	16510366	02/20/24	504	B	445	BLEECKER STREET
210811	3	16510402	02/20/24	510	C	445	BLEECKER STREET
210811	3	17187246	08/17/24	502	B	445	BLEECKER STREET
210811	3	17187247	08/17/24	502	B	445	BLEECKER STREET
213938	3	1183287	06/30/69	766	I	1641	BROADWAY
213938	3	16458198	11/28/23	507	B	1641	BROADWAY
213938	3	16458201	11/28/23	508	B	1641	BROADWAY
213938	3	16458206	11/28/23	556	A	1641	BROADWAY
213938	3	16782787	03/28/24	550	B	1641	BROADWAY
231781	3	14133970	04/06/21	689	B	1362	DECATUR STREET
231781	3	14213950	04/12/21	530	C	1362	DECATUR STREET
231781	3	14213953	04/12/21	501	B	1362	DECATUR STREET
231781	3	15300543	08/04/22	618	C	1362	DECATUR STREET
231781	3	15300544	08/04/22	619	C	1362	DECATUR STREET
231781	3	15328952	08/19/22	556	A	1362	DECATUR STREET
249672	3	11119092	02/18/16	554	A	91	EAST 21 STREET
249672	3	15441337	10/25/22	568	C	91	EAST 21 STREET
249672	3	16137488	08/02/23	501	B	91	EAST 21 STREET
249672	3	16357966	11/03/23	502	B	91	EAST 21 STREET
249672	3	16574859	01/08/24	554	A	91	EAST 21 STREET
249672	3	16574863	01/08/24	596	B	91	EAST 21 STREET
249672	3	16745977	03/15/24	530	C	91	EAST 21 STREET
249672	3	17203139	08/17/24	502	B	91	EAST 21 STREET
249672	3	17332917	10/07/24	790	C	91	EAST 21 STREET
249672	3	17707763	02/20/25	569	C	91	EAST 21 STREET
249672	3	17894103	05/14/25	569	C	91	EAST 21 STREET
249672	3	17894104	05/14/25	529	B	91	EAST 21 STREET
249672	3	17903869	05/14/25	556	A	91	EAST 21 STREET
249672	3	17903870	05/14/25	617	C	91	EAST 21 STREET
249672	3	17906442	05/19/25	567	C	91	EAST 21 STREET
249672	3	17906443	05/19/25	530	C	91	EAST 21 STREET
249672	3	17907118	05/20/25	556	A	91	EAST 21 STREET
249672	3	17907119	05/20/25	670	C	91	EAST 21 STREET
249672	3	17907120	05/20/25	672	C	91	EAST 21 STREET
249672	3	17907121	05/20/25	568	C	91	EAST 21 STREET
249672	3	17907122	05/20/25	569	C	91	EAST 21 STREET
292867	3	14488237	08/12/21	569	C	663	FLATBUSH AVENUE
292867	3	14727293	12/10/21	550	B	663	FLATBUSH AVENUE

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BLDG_ID	BORO	VIOL_SEQ_NO	VIOL_APPR_DT	ORDER BOOK #	HZRD_CLAS	PHN	STR_NM
296158	3	13224498	08/15/19	569	C	220	FRANKLIN STREET
296158	3	13224499	08/15/19	568	C	220	FRANKLIN STREET
296158	3	14616119	10/07/21	502	B	220	FRANKLIN STREET
296158	3	15285861	07/26/22	502	B	220	FRANKLIN STREET
296158	3	15857350	03/24/23	4	A	220	FRANKLIN STREET
296158	3	15857415	04/03/23	491	A	220	FRANKLIN STREET
296158	3	16962186	05/08/24	501	C	220	FRANKLIN STREET
296158	3	17124391	07/16/24	501	B	220	FRANKLIN STREET
296158	3	17143654	07/25/24	501	B	220	FRANKLIN STREET
296158	3	17143656	07/25/24	502	B	220	FRANKLIN STREET
296158	3	17143657	07/25/24	501	B	220	FRANKLIN STREET
296158	3	17259316	09/10/24	501	B	220	FRANKLIN STREET
296158	3	17280284	09/19/24	568	C	220	FRANKLIN STREET
296158	3	17286303	09/18/24	553	A	220	FRANKLIN STREET
296158	3	17286311	09/18/24	509	A	220	FRANKLIN STREET
296158	3	17313857	10/01/24	501	B	220	FRANKLIN STREET
296158	3	17349753	10/19/24	501	B	220	FRANKLIN STREET
296158	3	17385127	10/29/24	501	B	220	FRANKLIN STREET
296158	3	17472686	11/26/24	556	A	220	FRANKLIN STREET
296158	3	17472694	11/26/24	556	A	220	FRANKLIN STREET
296158	3	17483322	11/29/24	502	B	220	FRANKLIN STREET
296158	3	17483323	11/29/24	501	B	220	FRANKLIN STREET
296158	3	17483324	11/29/24	501	B	220	FRANKLIN STREET
296158	3	17483325	11/29/24	502	B	220	FRANKLIN STREET
296158	3	17483327	11/29/24	790	C	220	FRANKLIN STREET
296158	3	17730234	02/27/25	550	B	220	FRANKLIN STREET
296158	3	17767476	03/14/25	508	B	220	FRANKLIN STREET
296158	3	17801624	04/01/25	550	B	220	FRANKLIN STREET
296158	3	17802630	04/05/25	568	C	220	FRANKLIN STREET
296158	3	17856008	04/29/25	508	A	220	FRANKLIN STREET
296158	3	17856009	04/29/25	507	B	220	FRANKLIN STREET
296158	3	17856010	04/29/25	508	A	220	FRANKLIN STREET
296158	3	17856011	04/29/25	507	B	220	FRANKLIN STREET
296158	3	17856012	04/29/25	568	C	220	FRANKLIN STREET
297179	3	1481111	03/11/83	589	B	1002	FULTON STREET
297179	3	1481113	03/13/84	502	A	1002	FULTON STREET
297179	3	1481129	06/26/90	525	B	1002	FULTON STREET
297179	3	1481136	07/23/90	525	B	1002	FULTON STREET
303915	3	16113914	07/27/23	508	B	1424	GREENE AVENUE
303915	3	16233982	09/15/23	507	B	1424	GREENE AVENUE
303915	3	16233984	09/15/23	502	B	1424	GREENE AVENUE
303915	3	16322509	10/22/23	502	A	1424	GREENE AVENUE
303915	3	16593911	01/15/24	502	B	1424	GREENE AVENUE
303915	3	16593912	01/15/24	501	B	1424	GREENE AVENUE
303915	3	17731210	03/02/25	568	C	1424	GREENE AVENUE
303915	3	17731211	03/02/25	529	B	1424	GREENE AVENUE
303915	3	17731212	03/02/25	530	C	1424	GREENE AVENUE
303915	3	17791956	03/25/25	556	A	1424	GREENE AVENUE
303915	3	17791958	03/25/25	556	A	1424	GREENE AVENUE
303915	3	17791960	03/25/25	556	A	1424	GREENE AVENUE
303997	3	1516300	05/16/98	495	B	1576	GREENE AVENUE
303997	3	17565866	12/20/24	501	C	1576	GREENE AVENUE
303997	3	17565873	12/20/24	491	A	1576	GREENE AVENUE
303997	3	17565874	12/20/24	670	C	1576	GREENE AVENUE
303997	3	17666821	02/02/25	530	C	1576	GREENE AVENUE
315782	3	12038907	10/30/17	790	C	211	IRVING AVENUE
315782	3	12266213	03/05/18	501	B	211	IRVING AVENUE
315782	3	13128716	06/18/19	733	A	211	IRVING AVENUE
315782	3	15713076	02/07/23	1506	A	211	IRVING AVENUE
315782	3	16643828	02/03/24	569	C	211	IRVING AVENUE
315782	3	16767626	03/25/24	508	B	211	IRVING AVENUE
315782	3	16767627	03/25/24	508	B	211	IRVING AVENUE
315782	3	16767631	03/25/24	1503	B	211	IRVING AVENUE
315782	3	16767632	03/25/24	702	B	211	IRVING AVENUE
315782	3	17363542	10/22/24	693	C	211	IRVING AVENUE
315782	3	17363543	10/22/24	693	C	211	IRVING AVENUE
315782	3	17363544	10/22/24	693	C	211	IRVING AVENUE
317584	3	17886192	05/11/25	569	C	884	JEFFERSON AVENUE
317584	3	17886193	05/11/25	568	C	884	JEFFERSON AVENUE
317584	3	17886194	05/11/25	1503	B	884	JEFFERSON AVENUE
317584	3	17886195	05/11/25	702	B	884	JEFFERSON AVENUE
317584	3	17886196	05/11/25	550	A	884	JEFFERSON AVENUE
320734	3	6908728	09/06/07	529	A	219	KINGSLAND AVENUE
320734	3	6908730	09/06/07	530	B	219	KINGSLAND AVENUE
320734	3	10859195	09/13/15	569	B	219	KINGSLAND AVENUE
320734	3	15410833	10/07/22	569	C	219	KINGSLAND AVENUE
320734	3	15573992	11/21/22	550	B	219	KINGSLAND AVENUE
320734	3	15574003	11/21/22	502	B	219	KINGSLAND AVENUE

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BLDG_ID	BORO	VIOL_SEQ_NO	VIOL_APPR_DT	ORDER BOOK #	HZRD_CLAS	PHN	STR_NM
320734	3	15667142	01/17/23	688	B	219	KINGSLAND AVENUE
320734	3	15680745	01/26/23	491	A	219	KINGSLAND AVENUE
320734	3	15680746	01/26/23	491	A	219	KINGSLAND AVENUE
320734	3	15820329	03/27/23	688	B	219	KINGSLAND AVENUE
320734	3	15820330	03/27/23	501	B	219	KINGSLAND AVENUE
320734	3	15820331	03/27/23	501	B	219	KINGSLAND AVENUE
320734	3	15903347	04/17/23	491	A	219	KINGSLAND AVENUE
320734	3	15903349	04/17/23	491	A	219	KINGSLAND AVENUE
320734	3	15903361	04/17/23	491	A	219	KINGSLAND AVENUE
320734	3	15903363	04/17/23	491	A	219	KINGSLAND AVENUE
320734	3	15903366	04/17/23	501	B	219	KINGSLAND AVENUE
320734	3	15903368	04/17/23	491	A	219	KINGSLAND AVENUE
320734	3	15903369	04/17/23	491	A	219	KINGSLAND AVENUE
320734	3	15906871	04/06/23	508	B	219	KINGSLAND AVENUE
320734	3	15906872	04/06/23	501	B	219	KINGSLAND AVENUE
320734	3	15906873	04/06/23	501	B	219	KINGSLAND AVENUE
320734	3	15906874	04/06/23	501	B	219	KINGSLAND AVENUE
320734	3	15907452	04/06/23	568	C	219	KINGSLAND AVENUE
320734	3	15907453	04/06/23	569	C	219	KINGSLAND AVENUE
320734	3	15915334	04/11/23	501	B	219	KINGSLAND AVENUE
320734	3	15915335	04/11/23	509	B	219	KINGSLAND AVENUE
320734	3	15915336	04/11/23	508	B	219	KINGSLAND AVENUE
320734	3	15915337	04/11/23	568	C	219	KINGSLAND AVENUE
320734	3	15915338	04/11/23	501	B	219	KINGSLAND AVENUE
320734	3	15915339	04/11/23	501	B	219	KINGSLAND AVENUE
320734	3	15948138	04/29/23	501	B	219	KINGSLAND AVENUE
320734	3	15948139	04/29/23	502	B	219	KINGSLAND AVENUE
320734	3	15948140	04/29/23	501	B	219	KINGSLAND AVENUE
320734	3	15948141	04/29/23	569	C	219	KINGSLAND AVENUE
320734	3	15948142	04/29/23	568	C	219	KINGSLAND AVENUE
320734	3	15948143	04/29/23	491	A	219	KINGSLAND AVENUE
320734	3	15948144	04/29/23	509	B	219	KINGSLAND AVENUE
320734	3	15948145	04/29/23	501	B	219	KINGSLAND AVENUE
320734	3	15948146	04/29/23	502	B	219	KINGSLAND AVENUE
320734	3	15989962	05/19/23	502	A	219	KINGSLAND AVENUE
320734	3	15989963	05/19/23	501	B	219	KINGSLAND AVENUE
320734	3	15989964	05/19/23	568	C	219	KINGSLAND AVENUE
320734	3	15989965	05/19/23	501	B	219	KINGSLAND AVENUE
320734	3	15989966	05/19/23	491	A	219	KINGSLAND AVENUE
320734	3	15989967	05/19/23	491	A	219	KINGSLAND AVENUE
320734	3	15989968	05/19/23	491	A	219	KINGSLAND AVENUE
320734	3	15989969	05/19/23	598	B	219	KINGSLAND AVENUE
320734	3	16021982	06/05/23	569	C	219	KINGSLAND AVENUE
320734	3	16021983	06/05/23	568	C	219	KINGSLAND AVENUE
320734	3	16047836	06/18/23	568	C	219	KINGSLAND AVENUE
320734	3	16047837	06/21/23	491	A	219	KINGSLAND AVENUE
320734	3	16047838	06/18/23	598	B	219	KINGSLAND AVENUE
320734	3	16047839	06/18/23	508	B	219	KINGSLAND AVENUE
320734	3	16047840	06/18/23	583	B	219	KINGSLAND AVENUE
320734	3	16047841	06/18/23	688	B	219	KINGSLAND AVENUE
320734	3	16073668	06/30/23	501	A	219	KINGSLAND AVENUE
320734	3	16073669	06/30/23	598	B	219	KINGSLAND AVENUE
320734	3	16155900	08/11/23	509	B	219	KINGSLAND AVENUE
320734	3	16155901	08/11/23	491	A	219	KINGSLAND AVENUE
320734	3	16155902	08/11/23	501	B	219	KINGSLAND AVENUE
320734	3	16155903	08/11/23	491	A	219	KINGSLAND AVENUE
320734	3	16155904	08/11/23	598	B	219	KINGSLAND AVENUE
320734	3	16155905	08/11/23	501	B	219	KINGSLAND AVENUE
320734	3	16300108	10/10/23	501	B	219	KINGSLAND AVENUE
320734	3	16300109	10/10/23	491	A	219	KINGSLAND AVENUE
320734	3	16300110	10/10/23	583	B	219	KINGSLAND AVENUE
320734	3	16300111	10/10/23	501	B	219	KINGSLAND AVENUE
320734	3	16300112	10/10/23	508	B	219	KINGSLAND AVENUE
320734	3	16300113	10/10/23	509	B	219	KINGSLAND AVENUE
320734	3	16300114	10/10/23	598	B	219	KINGSLAND AVENUE
320734	3	16300115	10/10/23	491	A	219	KINGSLAND AVENUE
320734	3	16300116	10/10/23	501	B	219	KINGSLAND AVENUE
320734	3	16300117	10/10/23	491	A	219	KINGSLAND AVENUE
320734	3	16346340	10/31/23	508	B	219	KINGSLAND AVENUE
320734	3	16346341	10/31/23	501	B	219	KINGSLAND AVENUE
320734	3	16346342	10/31/23	501	B	219	KINGSLAND AVENUE
320734	3	16346343	10/31/23	501	B	219	KINGSLAND AVENUE
320734	3	16346344	10/31/23	583	B	219	KINGSLAND AVENUE
320734	3	16346345	10/31/23	583	B	219	KINGSLAND AVENUE
320734	3	16346346	10/31/23	508	B	219	KINGSLAND AVENUE
320734	3	16346347	10/31/23	508	B	219	KINGSLAND AVENUE
320734	3	16346348	10/31/23	502	B	219	KINGSLAND AVENUE
320734	3	16346349	10/31/23	502	A	219	KINGSLAND AVENUE

Schedule D
List of All Open HPD Violations
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BLDG_ID	BORO	VIOL_SEQ_NO	VIOL_APPR_DT	ORDER BOOK #	HZRD_CLAS	PHN	STR_NM
320734	3	16346350	10/31/23	501	B	219	KINGSLAND AVENUE
320734	3	16346351	10/31/23	491	A	219	KINGSLAND AVENUE
320734	3	16354074	11/16/23	530	C	219	KINGSLAND AVENUE
320734	3	16512148	12/10/23	666	C	219	KINGSLAND AVENUE
320734	3	16535490	12/23/23	502	B	219	KINGSLAND AVENUE
320734	3	16535491	12/23/23	508	B	219	KINGSLAND AVENUE
320734	3	16535493	12/23/23	501	B	219	KINGSLAND AVENUE
320734	3	16535494	12/23/23	579	B	219	KINGSLAND AVENUE
320734	3	16535495	12/23/23	501	B	219	KINGSLAND AVENUE
320734	3	16569224	01/05/24	689	B	219	KINGSLAND AVENUE
320734	3	16569225	01/05/24	583	B	219	KINGSLAND AVENUE
320734	3	16569226	01/05/24	508	C	219	KINGSLAND AVENUE
320734	3	16569227	01/05/24	508	C	219	KINGSLAND AVENUE
320734	3	16569228	01/05/24	508	C	219	KINGSLAND AVENUE
320734	3	16569229	01/05/24	508	C	219	KINGSLAND AVENUE
320734	3	16569230	01/05/24	508	C	219	KINGSLAND AVENUE
320734	3	16569234	01/05/24	501	A	219	KINGSLAND AVENUE
320734	3	16569235	01/05/24	506	B	219	KINGSLAND AVENUE
320734	3	16569236	01/05/24	689	B	219	KINGSLAND AVENUE
320734	3	16572986	01/04/24	666	C	219	KINGSLAND AVENUE
320734	3	16574798	01/05/24	501	B	219	KINGSLAND AVENUE
320734	3	16574806	01/08/24	583	B	219	KINGSLAND AVENUE
320734	3	16574807	01/08/24	491	A	219	KINGSLAND AVENUE
320734	3	16574809	01/08/24	501	B	219	KINGSLAND AVENUE
320734	3	16574811	01/08/24	506	C	219	KINGSLAND AVENUE
320734	3	16574812	01/08/24	508	C	219	KINGSLAND AVENUE
320734	3	16574814	01/08/24	689	C	219	KINGSLAND AVENUE
320734	3	16574819	01/08/24	502	C	219	KINGSLAND AVENUE
320734	3	16575711	01/07/24	666	C	219	KINGSLAND AVENUE
320734	3	16671138	02/13/24	530	C	219	KINGSLAND AVENUE
320734	3	16687804	02/20/24	666	C	219	KINGSLAND AVENUE
320734	3	16742017	03/12/24	508	B	219	KINGSLAND AVENUE
320734	3	16742020	03/12/24	491	A	219	KINGSLAND AVENUE
320734	3	16742033	03/12/24	491	A	219	KINGSLAND AVENUE
320734	3	16742046	03/12/24	510	B	219	KINGSLAND AVENUE
320734	3	16742050	03/12/24	508	B	219	KINGSLAND AVENUE
320734	3	16742062	03/12/24	689	C	219	KINGSLAND AVENUE
320734	3	16742090	03/12/24	596	C	219	KINGSLAND AVENUE
320734	3	16742091	03/12/24	506	B	219	KINGSLAND AVENUE
320734	3	16742092	03/12/24	508	B	219	KINGSLAND AVENUE
320734	3	16742094	03/12/24	501	B	219	KINGSLAND AVENUE
320734	3	16742097	03/12/24	506	B	219	KINGSLAND AVENUE
320734	3	16785756	04/01/24	508	B	219	KINGSLAND AVENUE
320734	3	16785757	04/03/24	501	B	219	KINGSLAND AVENUE
320734	3	16785758	04/01/24	689	B	219	KINGSLAND AVENUE
320734	3	16785760	04/03/24	501	B	219	KINGSLAND AVENUE
320734	3	16785761	04/01/24	510	B	219	KINGSLAND AVENUE
320734	3	16785762	04/01/24	510	B	219	KINGSLAND AVENUE
320734	3	17066875	06/23/24	508	B	219	KINGSLAND AVENUE
320734	3	17066876	06/23/24	689	B	219	KINGSLAND AVENUE
320734	3	17066877	06/23/24	509	B	219	KINGSLAND AVENUE
320734	3	17101227	07/07/24	501	B	219	KINGSLAND AVENUE
320734	3	17101228	07/07/24	508	B	219	KINGSLAND AVENUE
320734	3	17101229	07/07/24	502	B	219	KINGSLAND AVENUE
320734	3	17135097	07/23/24	530	C	219	KINGSLAND AVENUE
320734	3	17220522	08/29/24	502	B	219	KINGSLAND AVENUE
320734	3	17220525	08/29/24	504	B	219	KINGSLAND AVENUE
320734	3	17220526	08/29/24	502	B	219	KINGSLAND AVENUE
320734	3	17220527	08/29/24	502	B	219	KINGSLAND AVENUE
320734	3	17220528	08/29/24	501	B	219	KINGSLAND AVENUE
335805	3	6502771	12/10/06	618	C	309	MENAHAN STREET
335805	3	16283472	10/03/23	620	C	309	MENAHAN STREET
335805	3	16283473	10/03/23	619	C	309	MENAHAN STREET
335805	3	16354882	10/31/23	623	B	309	MENAHAN STREET
335805	3	16354883	10/31/23	623	B	309	MENAHAN STREET
340860	3	15684734	01/27/23	505	C	584	MYRTLE AVENUE
351108	3	1850400	03/28/89	555	C	367	PALMETTO STREET
351108	3	1850401	03/28/89	555	C	367	PALMETTO STREET
351108	3	1850402	03/28/89	555	C	367	PALMETTO STREET
351108	3	15630930	12/23/22	689	C	367	PALMETTO STREET
351108	3	15630940	12/23/22	689	C	367	PALMETTO STREET
351111	3	1850482	06/19/99	502	C	371	PALMETTO STREET
352600	3	10681854	04/21/15	510	B	152	PATCHEN AVENUE
352600	3	12483864	07/18/18	530	B	152	PATCHEN AVENUE
352600	3	14778724	01/13/22	664	C	152	PATCHEN AVENUE
352600	3	14778726	01/13/22	583	B	152	PATCHEN AVENUE
352600	3	15150620	05/09/22	554	A	152	PATCHEN AVENUE
352600	3	15408043	10/02/22	501	B	152	PATCHEN AVENUE

Schedule D
List of All Open HPD Violations
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BLDG_ID	BORO	VIOL_SEQ_NO	VIOL_APPR_DT	ORDER BOOK #	HZRD_CLAS	PHN	STR_NM
352600	3	15408044	10/02/22	702	B	152	PATCHEN AVENUE
352600	3	15408045	10/02/22	1503	B	152	PATCHEN AVENUE
352600	3	15408046	10/02/22	568	C	152	PATCHEN AVENUE
352600	3	15408047	10/02/22	509	B	152	PATCHEN AVENUE
352600	3	15408048	10/02/22	508	B	152	PATCHEN AVENUE
352600	3	15408049	10/02/22	583	B	152	PATCHEN AVENUE
352600	3	15408557	10/02/22	556	A	152	PATCHEN AVENUE
352600	3	16036837	06/09/23	617	C	152	PATCHEN AVENUE
352600	3	16036839	06/09/23	617	C	152	PATCHEN AVENUE
352600	3	16036840	06/09/23	617	C	152	PATCHEN AVENUE
352600	3	16036841	06/09/23	617	C	152	PATCHEN AVENUE
359188	3	13198457	07/30/19	491	A	285	QUINCY STREET
359188	3	14441287	07/18/21	502	B	285	QUINCY STREET
359188	3	15378880	09/16/22	535	B	285	QUINCY STREET
359188	3	15662722	01/15/23	506	B	285	QUINCY STREET
359188	3	15752812	02/27/23	502	B	285	QUINCY STREET
359188	3	15910986	04/05/23	502	B	285	QUINCY STREET
359188	3	15911877	04/05/23	502	C	285	QUINCY STREET
359188	3	15984200	05/18/23	502	B	285	QUINCY STREET
359188	3	16143917	08/02/23	502	B	285	QUINCY STREET
359188	3	16498238	12/06/23	550	B	285	QUINCY STREET
359188	3	16498239	12/06/23	508	A	285	QUINCY STREET
359188	3	16618522	01/24/24	508	A	285	QUINCY STREET
359188	3	16618523	01/24/24	508	A	285	QUINCY STREET
359188	3	16618524	01/24/24	508	A	285	QUINCY STREET
359188	3	16628564	01/28/24	672	C	285	QUINCY STREET
359188	3	16754770	03/28/24	502	A	285	QUINCY STREET
359188	3	16754771	03/28/24	688	B	285	QUINCY STREET
359188	3	16754773	03/20/24	508	A	285	QUINCY STREET
359188	3	16754774	03/28/24	502	B	285	QUINCY STREET
359188	3	17244922	09/07/24	502	B	285	QUINCY STREET
359188	3	17244925	09/11/24	502	B	285	QUINCY STREET
359188	3	17244926	09/11/24	535	B	285	QUINCY STREET
359188	3	17895928	05/19/25	538	B	285	QUINCY STREET
363909	3	14808727	01/29/22	622	C	596	ROGERS AVENUE
363909	3	16832305	04/13/24	508	B	596	ROGERS AVENUE
363909	3	16973413	05/18/24	596	B	596	ROGERS AVENUE
363909	3	17762817	03/15/25	501	B	596	ROGERS AVENUE
363909	3	17762818	03/15/25	538	B	596	ROGERS AVENUE
363909	3	17878772	05/07/25	702	B	596	ROGERS AVENUE
363909	3	17878773	05/07/25	1503	B	596	ROGERS AVENUE
313702	3	10705054	05/08/15	4	A	217	THOMAS S BOYLAND STREET
313702	3	10705063	05/08/15	4	A	217	THOMAS S BOYLAND STREET
313702	3	15174650	05/28/22	502	B	217	THOMAS S BOYLAND STREET
313702	3	15174652	05/28/22	502	A	217	THOMAS S BOYLAND STREET
313702	3	15181975	05/28/22	508	A	217	THOMAS S BOYLAND STREET
313702	3	16241514	09/23/23	502	B	217	THOMAS S BOYLAND STREET
313702	3	16241516	09/23/23	502	B	217	THOMAS S BOYLAND STREET
313702	3	16680336	02/17/24	502	B	217	THOMAS S BOYLAND STREET
313702	3	16680337	02/17/24	502	B	217	THOMAS S BOYLAND STREET
383042	3	8577305	08/29/10	569	B	1085	UNION STREET
396594	3	12314880	04/01/18	569	B	992	WILLOUGHBY AVENUE
396594	3	13859324	10/19/20	568	C	992	WILLOUGHBY AVENUE
396594	3	13859326	10/19/20	569	C	992	WILLOUGHBY AVENUE
396594	3	13859329	10/19/20	556	A	992	WILLOUGHBY AVENUE
396594	3	14002277	01/24/21	554	A	992	WILLOUGHBY AVENUE
396594	3	14002278	01/24/21	501	A	992	WILLOUGHBY AVENUE
396594	3	14002284	01/24/21	554	A	992	WILLOUGHBY AVENUE
396594	3	14002286	01/24/21	508	A	992	WILLOUGHBY AVENUE
396594	3	14002290	01/24/21	529	A	992	WILLOUGHBY AVENUE
396594	3	14024718	02/16/21	501	B	992	WILLOUGHBY AVENUE
396594	3	14024721	02/16/21	508	B	992	WILLOUGHBY AVENUE
396594	3	14024725	02/16/21	502	A	992	WILLOUGHBY AVENUE
396594	3	14415331	06/29/21	550	B	992	WILLOUGHBY AVENUE
396594	3	15000417	03/11/22	556	A	992	WILLOUGHBY AVENUE
396594	3	16247941	09/21/23	568	C	992	WILLOUGHBY AVENUE
396594	3	17109061	07/10/24	569	C	992	WILLOUGHBY AVENUE
396594	3	17109062	07/10/24	568	C	992	WILLOUGHBY AVENUE
396594	3	17149709	07/27/24	508	B	992	WILLOUGHBY AVENUE
396594	3	17402827	11/06/24	790	C	992	WILLOUGHBY AVENUE
396594	3	17420036	11/11/24	616	C	992	WILLOUGHBY AVENUE
396594	3	17420037	11/11/24	616	C	992	WILLOUGHBY AVENUE
396594	3	17420038	11/11/24	616	C	992	WILLOUGHBY AVENUE
396594	3	17885483	05/11/25	530	C	992	WILLOUGHBY AVENUE
396594	3	17885484	05/11/25	530	C	992	WILLOUGHBY AVENUE
398187	3	2270593	04/07/89	555	C	126	WYCKOFF AVENUE
398187	3	2270594	04/07/89	555	C	126	WYCKOFF AVENUE
398187	3	12147171	12/16/17	568	B	126	WYCKOFF AVENUE

Schedule D
List of All Open HPD Violations
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BLDG_ID	BORO	VIOL_SEQ_NO	VIOL_APPR_DT	ORDER BOOK #	HZRD_CLAS	PHN	STR_NM
398187	3	12147174	12/16/17	569	B	126	WYCKOFF AVENUE
686017	4	15948827	04/30/23	502	B	402	ONDERDONK AVENUE
686017	4	16631127	01/26/24	502	B	402	ONDERDONK AVENUE
686017	4	16631138	01/26/24	502	A	402	ONDERDONK AVENUE
686017	4	16631139	01/26/24	501	B	402	ONDERDONK AVENUE
686017	4	16768616	03/24/24	502	B	402	ONDERDONK AVENUE
686017	4	17706053	02/19/25	550	A	402	ONDERDONK AVENUE
686017	4	17741760	03/06/25	501	C	402	ONDERDONK AVENUE
686017	4	17741761	03/06/25	501	C	402	ONDERDONK AVENUE
686019	4	16672135	02/14/24	530	C	404	ONDERDONK AVENUE
686019	4	17786727	03/26/25	508	A	404	ONDERDONK AVENUE
686019	4	17786728	03/26/25	530	C	404	ONDERDONK AVENUE
686535	4	16951520	05/07/24	508	B	2034	PALMETTO STREET
686535	4	16951521	05/07/24	508	B	2034	PALMETTO STREET
686535	4	16951522	05/07/24	508	B	2034	PALMETTO STREET
694611	4	14677188	11/11/21	622	C	763	SENECA AVENUE
694611	4	17731544	03/02/25	508	B	763	SENECA AVENUE
694611	4	17731545	03/02/25	502	B	763	SENECA AVENUE

Count: 798

Schedule E

Schedule E**7 Buildings Identified for Additional Enforcement***Data as of May 20, 2025*

BLDG_ID	BORO	PHN	STR_NM	BLK	LOT	UNITS	BIN
14545	1	315	EAST 58 STREET	1351	7	10	1040034
25224	1	312	MANHATTAN AVENUE	1847	42	59	1055806
85642	2	2505	HOFFMAN STREET	3067	23	25	2011940
85643	2	2509	HOFFMAN STREET	3067	22	25	2011939
249672	3	91	EAST 21 STREET	5082	91	16	3116599
296158	3	220	FRANKLIN STREET	2522	6	8	3064137
320734	3	219	KINGSLAND AVENUE	2688	32	16	3067138

Count: 7**159**

Schedule F

Schedule F
List of All Open HPD Lead Hazard Violations
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BLDG_ID	BORO	VIOL_SEQ_NO	VIOL_APPR_DT	ORDER BOOK #	HZRD_CLAS	PHN	STR_NM
41817	1	17905946	05/16/25	616	C	417	WEST 144 STREET
41817	1	17905947	05/16/25	616	C	417	WEST 144 STREET
85643	2	16361773	11/01/23	616	C	2509	HOFFMAN STREET
85643	2	16708442	02/27/24	616	C	2509	HOFFMAN STREET
85643	2	16708443	02/27/24	616	C	2509	HOFFMAN STREET
85643	2	16708444	02/27/24	616	C	2509	HOFFMAN STREET
85643	2	16708445	02/27/24	616	C	2509	HOFFMAN STREET
85643	2	17799760	03/28/25	616	C	2509	HOFFMAN STREET
396594	3	17420036	11/11/24	616	C	992	WILLOUGHBY AVENUE
396594	3	17420037	11/11/24	616	C	992	WILLOUGHBY AVENUE
396594	3	17420038	11/11/24	616	C	992	WILLOUGHBY AVENUE
7876	1	5873519	12/03/05	617	C	2651	BROADWAY
85643	2	15211853	06/11/22	617	C	2509	HOFFMAN STREET
85643	2	15211857	06/11/22	617	C	2509	HOFFMAN STREET
85643	2	15211858	06/11/22	617	C	2509	HOFFMAN STREET
249672	3	17903870	05/14/25	617	C	91	EAST 21 STREET
352600	3	16036837	06/09/23	617	C	152	PATCHEN AVENUE
352600	3	16036839	06/09/23	617	C	152	PATCHEN AVENUE
352600	3	16036840	06/09/23	617	C	152	PATCHEN AVENUE
352600	3	16036841	06/09/23	617	C	152	PATCHEN AVENUE

Count: 20

Schedule G

SCHEDULE G-a

Summons #	Violation Date	Issuing Agency	Respondent	Compliance Status	Violation Location House #	Violation Location	Hearing Status	Code Section Charged	Charge Description	Hearing Result
035466170P	1/29/2020	DOB	DECATUR BROOKLYN REALTY LLC	Penalty Due	1362	DECATUR STREET	DOCKETED	28-301	FAIL MAINTAIN BLDG COMPLIANT MANNER: NO FIRE STOPPING	IN VIOLATION
039050929H	11/10/2021	DOB	NAMDAR PATCHEN LLC	Penalty Due	152	PATCHEN AVENUE	DOCKETED	28-301.1	FAIL MAINTAIN BLDG IN COMPLIANT MANNER: SERVICE EQUIPMENT - BOILER	IN VIOLATION
035362631M	12/4/2018	DOB	1641 BROADWAY BH LLC	Penalty Due	1641	BROADWAY	DOCKETED	28-301.1	FAILURE TO MAINTAIN BUILDING IN CODE-COMPLIANT MANNER	IN VIOLATION
035362629N	12/4/2018	DOB	1641 BROADWAY BH LLC	Penalty Due	1641	BROADWAY	DOCKETED	28-105.12.2	WORK DOES NOT CONFORM TO APPROVED CONSTRUCTION DOCUMENTS AMENDMENTS	IN VIOLATION
039002527Z	5/1/2019	DOB	217 THOMAS BH LLC	Penalty Due	217	THOMAS S BOYLAND STREET	DOCKETED	28-301.1	FAIL MAINTAIN BLDG IN COMPLIANT MANNER:LACK OF AUTOMATIC SPRINKLERS	IN VIOLATION
039078751Y	1/31/2023	DOB	220 FRANKLIN LLC C O KLOSED LL	Penalty Due	220	FRANKLIN STREET	DOCKETED	28-301	FAILURE TO MAINTAIN BUILDING IN CODE-COMPLIANT MANNER	IN VIOLATION
039078752X	1/31/2023	DOB	220 FRANKLIN LLC C O KLOSED LL	Penalty Due	220	FRANKLIN STREET	DOCKETED	28-105	WORK WITHOUT A PERMIT	IN VIOLATION
035581967X	9/9/2022	DOB	220 FRANKLIN LLC	Penalty Due	220	FRANKLIN STREET	DOCKETED	28-301.1	FAILURE TO MAINTAIN BUILDING IN CODE-COMPLIANT MANNER	IN VIOLATION
035321088Z	3/24/2018	DOB	220 FRANKLIN LLC	Penalty Due	220	FRANKLIN STREET	DOCKETED	28-301.1	FAILURE TO MAINTAIN BUILDING IN CODE-COMPLIANT MANNER	IN VIOLATION
035321087R	3/24/2018	DOB	220 FRANKLIN LLC	Both Due	220	FRANKLIN STREET	DOCKETED	28-105.1	WORK WITHOUT A PERMIT	IN VIOLATION
035320991K	3/24/2018	DOB	220 FRANKLIN LLC	Penalty Due	220	FRANKLIN STREET	DOCKETED	28-301.1	FAIL TO MAINTAIN REQUIRED NUMBER OF MEANS OF EGRESS FOR EVERY FLOOR	IN VIOLATION
035673207L	7/12/2023	DOB	230 E 196 BH, LLC	Penalty Due	230	EAST 196 STREET	DOCKETED	28-118	OCCUPANCY CONTRARY TO THAT ALLOWED BY C OF O OR BUILDING DEPT RECORDS	IN VIOLATION
039014649P	12/20/2019	DOB	230 E 196 BH LLC C O LAW FIRM	Both Due	230	EAST 196 STREET	DOCKETED	28-301.1	FAIL MAINTAIN BLDG IN COMPLIANT MANNER: SERVICE EQUIPMENT - BOILER	DEFAULTED
039132014Z	12/4/2024	DOB	NAMDAR 2651 BROADWAY LLC	Penalty Due	2651	BROADWAY	DOCKETED	28-301	FAILURE TO MAINTAIN BUILDING IN CODE-COMPLIANT MANNER	IN VIOLATION
039132007K	12/4/2024	DOB	NAMDAR 2651 BROADWAY LLC	Penalty Due	2651	BROADWAY	DOCKETED	28-105	WORK WITHOUT A PERMIT	IN VIOLATION
035466505H	6/9/2020	DOB	272 HIMROD ST BH LLC	Compliance Due	272	HIMROD STREET	PAID IN FULL	28-105.1	WORK WITHOUT A PERMIT	IN VIOLATION
035416014H	7/25/2019	DOB	272 HIMROD ST BH LLC	Compliance Due	272	HIMROD STREET	PAID IN FULL	28-105.1	WORK WITHOUT A PERMIT	IN VIOLATION
035579032H	5/11/2022	DOB	309 MENAHAN FEE OWNER LLC	Penalty Due	309	MENAHAN STREET	DOCKETED	28-105.1	WORK WITHOUT A PERMIT	IN VIOLATION
039073990Z	11/16/2022	DOB	584 MYRTLE RESIDENCES LLC	Penalty Due	584	MYRTLE AVENUE	DOCKETED	28-301.1	FAIL MAINTAIN BLDG IN COMPLIANT MANNER: SERVICE EQUIPMENT - BOILER	IN VIOLATION
039128378H	10/23/2024	DOB	663 FLATBUSH LLC	Both Due	663	FLATBUSH AVENUE	DOCKETED	28-105	WORK WITHOUT A PERMIT	DEFAULTED
039085221M	5/2/2023	DOB	NAMDAR ELTON LLC	Both Due	779	ELTON AVENUE	DOCKETED	28-301.1	FAIL MAINTAIN BLDG IN COMPLIANT MANNER: SERVICE EQUIPMENT - BOILER	STIPULATED
035465626J	12/27/2019	DOB	WEST 46TH STREET REALTY LLC	Penalty Due	144	WEST 46 STREET	DOCKETED	28-118.3.2	OCCUPANCY CONTRARY TO THAT ALLOWED BY CERT OF OCCUP OR BUILDING DEPT	IN VIOLATION
035465628N	12/27/2019	DOB	WEST 46TH STREET REALTY LLC	Penalty Due	144	WEST 46 STREET	DOCKETED	28-105	WORK WITHOUT A PERMIT	IN VIOLATION
035578763R	3/11/2022	DOB	657 EAST 187 BH LLC	Penalty Due	657	EAST 187 STREET	DOCKETED	28-105.1	WORK WITHOUT A PERMIT	IN VIOLATION
039136932X	1/30/2025	DOB	402-404 ONDERDONK BH LLC	Penalty Due	402	ONDERDONK AVENUE	DOCKETED	28-301	FAIL MAINTAIN BLDG IN COMPLIANT MANNER: SERVICE EQUIPMENT - BOILER	IN VIOLATION
039145601X	4/22/2025	DOB	2377 BELMONT BH LLC		2377	BELMONT AVENUE	RESCHEDULED	28-105	WORK WITHOUT A PERMIT	ADJOURNED
039145600Y	4/22/2025	DOB	2377 BELMONT BH LLC		2377	BELMONT AVENUE	RESCHEDULED	28-118	OCCUPANCY CONTRARY TO THAT ALLOWED BY CERT OF OCCUP OR BUILDING DEPT	ADJOURNED
039145604L	4/22/2025	DOB	2377 BELMONT BH LLC		2377	BELMONT AVENUE	RESCHEDULED	28-105	WORK WITHOUT A PERMIT	ADJOURNED
039145603J	4/22/2025	DOB	2377 BELMONT BH LLC		2377	BELMONT AVENUE	RESCHEDULED	28-105	WORK WITHOUT A PERMIT	ADJOURNED
039145602H	4/22/2025	DOB	2377 BELMONT BH LLC		2377	BELMONT AVENUE	RESCHEDULED	28-302	FAILURE TO MAINTAIN BUILDING WALL S OR APPURTENANCES	ADJOURNED
039143586H	4/2/2025	DOB	BLUESKY DEVELOPMENT		219	KINGSLAND AVENUE	RESCHEDULED	28-204	FAIL TO COMPLY W COMMISSIONER ORDER TO FILE CERT OF CORRECTION W DOB	ADJOURNED
039139738X	2/26/2025	DOB	402-404 ONDERDONK BH LLC		402	ONDERDONK AVENUE	RESCHEDULED	28-105	WORK WITHOUT A PERMIT	ADJOURNED
035483835P	3/7/2025	DOB	DANIEL LEV 2 LLC		2377	BELMONT AVENUE	RESCHEDULED	28-118	OCCUPANCY CONTRARY TO THAT ALLOWED BY CERT OF OCCUP OR BUILDING DEPT	ADJOURNED

SCHEDULE G-b

Summons #	Violation Date	Issuing Agency	Respondent	Compliance Status	Violation Location House #	Violation Location	Hearing Status	Code Section Charged	Charge Description	Hearing Result
080136248	6/4/2018	PCS - DOHMH	230 E 196TH	Penalty Due	230	EAST 196 STREET	DEFAULTED	NYCHC 151.02 B	FAIL TO ELIMINATE CONDITIONS CONDUCIVE TO PESTS, GARBAGE CANS SPILLAGE	DEFAULTED
080136246	6/4/2018	PCS - DOHMH	230 E 196TH	Penalty Due	230	EAST 196 STREET	DEFAULTED	NYCHC 151.02 A	FAILURE TO ELIMINATE CONDITIONS CONDUCIVE TO RODENT-HOLES AND GAPS 1ST	DEFAULTED
080136247	6/4/2018	PCS - DOHMH	230 E 196TH	Penalty Due	230	EAST 196 STREET	DEFAULTED	NYCHC 151.02 A	FAIL TO ELIMINATE CONDITIONS CONDUCIVE TO RODENT-DEBRIS,VEGETATION 1ST	DEFAULTED
080283112	10/18/2023	PCS - DOHMH	JONATHAN ISMAILI	Penalty Due	2377	BELMONT AVENUE	DEFAULTED	NYCHC	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 1ST	DEFAULTED
080283111	10/18/2023	PCS - DOHMH	JONATHAN ISMAILI	Penalty Due	2377	BELMONT AVENUE	DEFAULTED	NYCHC	FAIL TO ELIMINATE CONDITIONS CONDUCIVE TO PESTS, GARBAGE CANS SPILLAGE	DEFAULTED
080224554	4/21/2022	PCS - DOHMH	FEE OWNER LLC	Penalty Due	309	MENAHAN STREET	DEFAULTED	NYCHC 151.02 A	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 1ST	DEFAULTED
080224555	4/21/2022	PCS - DOHMH	FEE OWNER LLC	Penalty Due	309	MENAHAN STREET	DEFAULTED	NYCHC 3.09	NUISANCE CREATED, COMMITTED, MAINTAINED OR ALLOWED TO EXIST	DEFAULTED
080193865	1/29/2021	PCS - DOHMH	C O STEVEN KACHANIAN	Penalty Due	992	WILLOUGHBY AVENUE	DEFAULTED	NYCHC 151.02 A	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 1ST	DEFAULTED
080193863	1/29/2021	PCS - DOHMH	C O STEVEN KACHANIAN	Penalty Due	992	WILLOUGHBY AVENUE	DEFAULTED	NYCHC 151.02 B	FAIL TO ELIMINATE CONDITIONS CONDUCIVE TO PESTS, GARBAGE CANS SPILLAGE	DEFAULTED
080193864	1/29/2021	PCS - DOHMH	C O STEVEN KACHANIAN	Penalty Due	992	WILLOUGHBY AVENUE	DEFAULTED	NYCHC 151.02 A	FAILURE TO ELIMINATE CONDITIONS CONDUCIVE TO RODENT-HOLES AND GAPS 1ST	DEFAULTED
080177036	12/12/2019	PCS - DOHMH	992 WILLOUGHBY BH LLC	Penalty Due	992	WILLOUGHBY AVENUE	DEFAULTED	NYCHC 151.02 A	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 1ST	DEFAULTED
080203101	8/3/2021	PCS - DOHMH	C O MGMT	Penalty Due	2507	HUGHES AVENUE	DEFAULTED	NYCHC 151.02 A	FAIL TO ELIMINATE CONDITIONS CONDUCIVE TO RODENT-DEBRIS,VEGETATION 1ST	DEFAULTED
080203102	8/3/2021	PCS - DOHMH	C O MGMT	Penalty Due	2507	HUGHES AVENUE	DEFAULTED	NYCHC 151.02 A	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 1ST	DEFAULTED
080340903	3/12/2025	PCS - DOHMH	584 MYRTLE BH LLC NAMDAR 584 MYRTLE LLC	Penalty Due	584	MYRTLE AVENUE	HEARING COMPLETED	NYCHC	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 1ST	IN VIOLATION
080129734	3/27/2018	PCS - DOHMH	220 FRANKLIN LLC	Penalty Due	220	FRANKLIN STREET	DEFAULTED	NYCHC 151.02 A	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 1ST	DEFAULTED
080348110	5/8/2025	PCS - DOHMH	309 MENAHAN BH LLC C/O JONATHAN ISMAILI	Penalty Due	309	MENAHAN STREET	DEFAULTED	NYCHC	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 1ST	DEFAULTED
080310540	6/28/2024	PCS - DOHMH	272 HIMROD STREET BH	Penalty Due	272	HIMROD STREET	DEFAULTED	NYCHC	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 1ST	DEFAULTED
080310578	6/27/2024	VECTOR - DOHMH	219 KINGSLAND BH LLC NAMDAR 219 KINGSLAND BH LLC	Penalty Due	219	KINGSLAND AVENUE	HEARING COMPLETED	NYCHC	FAIL TO ELIMINATE STANDING WATER MOSQUITO CONDITIONS;MODERATE	IN VIOLATION
080263685	4/21/2023	PCS - DOHMH	FEE OWNER LLC	Penalty Due	309	MENAHAN STREET	HEARING COMPLETED	NYCHC 151.02 A	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 1ST	IN VIOLATION
080229129	6/1/2022	PCS - DOHMH	FEE OWNER LLC	Penalty Due	309	MENAHAN STREET	DEFAULTED	NYCHC 151.02 A	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 2ND	DEFAULTED
080229130	6/1/2022	PCS - DOHMH	FEE OWNER LLC	Penalty Due	309	MENAHAN STREET	DEFAULTED	NYCHC 3.09	NUISANCE CREATED, COMMITTED, MAINTAINED OR ALLOWED TO EXIST	DEFAULTED
080229128	6/1/2022	PCS - DOHMH	FEE OWNER LLC	Penalty Due	309	MENAHAN STREET	DEFAULTED	NYCHC 151.02 A	FAIL TO ELIMINATE CONDITIONS CONDUCIVE TO RODENTS-DEBRIS,VEGETATION2ND	DEFAULTED
080265561	5/10/2023	PCS - DOHMH	E 21ST STREET LLC	Penalty Due	91	EAST 21 STREET	HEARING COMPLETED	NYCHC	FAIL TO ELIMINATE CONDITIONS CONDUCIVE TO RODENT-DEBRIS,VEGETATION 1ST	IN VIOLATION
080265562	5/10/2023	PCS - DOHMH	E 21ST STREET LLC	Penalty Due	91	EAST 21 STREET	HEARING COMPLETED	NYCHC	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 1ST	IN VIOLATION
080319825	9/16/2024	PCS - DOHMH	ST MARKS BROS INC	Penalty Due	20	ST MARKS PLACE	HEARING COMPLETED	NYCHC	FAIL TO ELIMINATE CONDITIONS CONDUCIVE TO RODENT-DEBRIS,VEGETATION 1ST	IN VIOLATION
080276631	8/23/2023	PCS - DOHMH	ST MARKS BROS INC	Penalty Due	20	ST MARKS PLACE	HEARING COMPLETED	NYCHC	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 1ST	IN VIOLATION
080337390	2/5/2025	PCS - DOHMH	336 E 116 BH LLC C/O JONATHAN ISMAILI	Penalty Due	336	EAST 166 STREET	HEARING COMPLETED	NYCHC	FAIL TO ELIMINATE CONDITIONS CONDUCIVE TO RODENT-DEBRIS,VEGETATION 1ST	IN VIOLATION
080172443	10/10/2019	PCS - DOHMH	502 W 135TH BH LLC	Penalty Due	502	WEST 135 STREET	DEFAULTED	NYCHC 151.02 A	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 1ST	DEFAULTED
080331845	12/17/2024	PCS - DOHMH	JONATHAN ISMAILI	Penalty Due	657	EAST 187 STREET	RESCHEDULED	NYCHC	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 2ND	DEFAULTED
080326672	11/15/2024	PCS - DOHMH	584 MYRTLE BH LLC NAMDAR 584 MYRTLE LLC	Penalty Due	584	MYRTLE AVENUE	RESCHEDULED	NYCHC	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 2ND	DEFAULTED
080347196	5/1/2025	PCS - DOHMH	272 HIMROD STREET BH	Penalty Due	272	HIMROD STREET	RESCHEDULED	NYCHC	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 2ND	DEFAULTED
080331051	12/18/2024	PCS - DOHMH	309 MENAHAN BH LLC	Penalty Due	309	MENAHAN STREET	RESCHEDULED	NYCHC	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 1ST	DEFAULTED
080328246	11/26/2024	PCS - DOHMH	272 HIMROD STREET BH	Penalty Due	272	HIMROD STREET	RESCHEDULED	NYCHC	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 1ST	DEFAULTED
080349927	5/23/2025	PCS - DOHMH	367-371 PALMETTO BH LLC	Penalty Due	367	PALMETTO STREET	HEARING COMPLETED	NYCHC	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 1ST	IN VIOLATION
080350118	5/23/2025	PCS - DOHMH	367-371 PALMETTO BH LLC	Penalty Due	371	PALMETTO STREET	ASSIGNED	NYCHC	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 1ST	
080321996	10/3/2024	PCS - DOHMH	C O MGMT	Penalty Due	336	EAST 166 STREET	RESCHEDULED	NYCHC	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 3RD	DEFAULTED

SCHEDULE G-c (1 of 2)

Summons #	Violation Date	Issuing Agency	Respondent	Compliance Status	Violation Location House #	Violation Location	Hearing Status	Code Section Charged	Charge Description	Hearing Result
048790929H	3/19/2025	SANITATION OTHERS	NAMDAR PATCHEN LLC	Penalty Due	152	PATCHEN AVENUE	DEFAULTED	16-118	DIRTY SIDEWALK	DEFAULTED
048878233X	2/18/2025	SANITATION OTHERS	NAMDAR PATCHEN LLC	Penalty Due	152	PATCHEN AVENUE	DEFAULTED	16-118	FAILURE TO CLEAN 18 INCHES INTO STREET	DEFAULTED
047573304K	1/13/2023	SANITATION OTHERS	NAMDAR PATCHEN LLC	Penalty Due	152	PATCHEN AVENUE	DOCKETED	16-118 2 A	FAILURE TO CLEAN 18 INCHES INTO STREET	DEFAULTED
048560413N	7/5/2024	SANITATION POLICE	1576 GREENE BH LLC	Penalty Due	1576	GREENE AVENUE	DOCKETED	16-118	FAILURE TO CLEAN 18 INCHES INTO STREET	IN VIOLATION
048876404M	1/18/2025	SANITATION OTHERS	NAMDAR BEDFORD LLC	Penalty Due	191	BEDFORD AVENUE	DEFAULTED	16-118	DIRTY SIDEWALK	DEFAULTED
048809712Y	1/16/2025	SANITATION OTHERS	NAMDAR BEDFORD LLC	Penalty Due	191	BEDFORD AVENUE	DEFAULTED	16-118	DIRTY SIDEWALK	DEFAULTED
048638483X	10/19/2024	SANITATION OTHERS	NAMDAR BEDFORD LLC	Penalty Due	191	BEDFORD AVENUE	DOCKETED	16-118	DIRTY SIDEWALK	IN VIOLATION
048638421K	9/26/2024	SANITATION OTHERS	NAMDAR BEDFORD LLC	Penalty Due	191	BEDFORD AVENUE	DOCKETED	16-118	DIRTY SIDEWALK	IN VIOLATION
048951190N	3/14/2025	SANITATION OTHERS	217 THOMAS BH LLC	Penalty Due	217	THOMAS S BOYLAND ST	DEFAULTED	16-118	DIRTY SIDEWALK	DEFAULTED
048171207N	11/20/2023	SANITATION OTHERS	219 KINGSLAND BH LLC	Penalty Due	219	KINGSLAND AVENUE	DOCKETED	16-118	FAILURE TO CLEAN 18 INCHES INTO STREET	IN VIOLATION
047127032X	3/25/2021	SANITATION OTHERS	230 E 196 BH LLC	Penalty Due	230	EAST 196 STREET	DOCKETED	16-118 4	SPILLAGE FROM A RECEPTACLE 1ST OFFENSE	DEFAULTED
047127031Y	3/25/2021	SANITATION OTHERS	230 E 196 BH LLC	Penalty Due	230	EAST 196 STREET	DOCKETED	16-118 2 A	DIRTY SIDEWALK DIRTY AREA	DEFAULTED
048722062J	10/29/2024	SANITATION OTHERS	2333 BEAUMONT BH LLC	Penalty Due	2333	BEAUMONT AVENUE	DOCKETED	16-118	FAILURE TO CLEAN 18 INCHES INTO STREET	IN VIOLATION
048683755N	10/16/2024	SANITATION OTHERS	2333 BEAUMONT BH LLC	Penalty Due	2333	BEAUMONT AVENUE	DOCKETED	16-118	FAILURE TO CLEAN 18 INCHES INTO STREET	DEFAULTED
048826251P	2/8/2025	SANITATION OTHERS	NAMDAR 2651 BROADWAY LLC	Penalty Due	2651	BROADWAY	DEFAULTED	16-118	FAILURE TO CLEAN 18 INCHES INTO STREET	DEFAULTED
0211239308	8/20/2020	SANITATION OTHERS	272 HIMROD STREET BH LLC	Penalty Due	272	HIMROD STREET	DOCKETED	16-118 2 A	FAILURE TO CLEAN 18 INCHES INTO STREET	DEFAULTED
0210979304	5/20/2020	SANITATION OTHERS	272 HIMROD STREET BH LLC	Penalty Due	272	HIMROD STREET	DOCKETED	16-118 2 A	FAILURE TO CLEAN 18 INCHES INTO STREET	DEFAULTED
048662014N	10/5/2024	SANITATION OTHERS	NAMDAR EAST 166 ST LLC	Penalty Due	336	EAST 166 STREET	DOCKETED	16-118	FAILURE TO CLEAN 18 INCHES INTO STREET	IN VIOLATION
048530451R	8/13/2024	SANITATION OTHERS	NAMDAR EAST 166 ST LLC	Penalty Due	336	EAST 166 STREET	DOCKETED	16-118	FAILURE TO CLEAN 18 INCHES INTO STREET	IN VIOLATION
048791192R	2/22/2025	SANITATION OTHERS	NAMDAR ROGERS LLC	Penalty Due	594	ROGERS AVENUE	DEFAULTED	16-118	DIRTY SIDEWALK	DEFAULTED
048910004J	1/11/2025	SANITATION OTHERS	NAMDAR ROGERS LLC	Penalty Due	594	ROGERS AVENUE	DEFAULTED	16-118	DIRTY SIDEWALK	DEFAULTED
047585280N	8/18/2022	SANITATION OTHERS	NAMDAR ELTON LLC	Penalty Due	777	ELTON AVENUE	DOCKETED	16-118 2 A	FAILURE TO CLEAN 18 INCHES INTO STREET	DEFAULTED
048785360X	1/25/2025	SANITATION OTHERS	NAMDAR ELTON LLC	Penalty Due	779	ELTON AVENUE	DEFAULTED	16-118	FAILURE TO CLEAN 18 INCHES INTO STREET	DEFAULTED
048016672Z	9/5/2023	SANITATION OTHERS	NAMDAR ELTON LLC	Penalty Due	779	ELTON AVENUE	DOCKETED	16-118	DIRTY SIDEWALK	DEFAULTED
047407547L	3/31/2022	SANITATION OTHERS	NAMDAR ELTON LLC	Penalty Due	779	ELTON AVENUE	DOCKETED	16-118 2 A	DIRTY SIDEWALK	DEFAULTED
047234375L	8/17/2021	SANITATION OTHERS	NAMDAR ELTON LLC	Penalty Due	779	ELTON AVENUE	DOCKETED	16-118 2 A	FAILURE TO CLEAN 18 INCHES INTO STREET	DEFAULTED
0203529765	2/7/2018	SANITATION OTHERS	272 HIMROD BH LLC	Penalty Due	272	HIMROD STREET	DOCKETED	16-118 2 A	DIRTY SIDEWALK DIRTY AREA	DEFAULTED
0207142183	5/31/2019	SANITATION OTHERS	230 EAST 196TH LLC	Penalty Due	230	EAST 196 STREET	DOCKETED	16-118 2 A	DIRTY SIDEWALK DIRTY AREA	DEFAULTED
0206758229	5/8/2019	SANITATION OTHERS	230 EAST 196TH LLC	Penalty Due	230	EAST 196 STREET	DOCKETED	16-118 2 A	FAILURE TO CLEAN 18 INCHES INTO STREET	DEFAULTED
0207195845	5/1/2019	SANITATION OTHERS	230 E 196TH	Penalty Due	230	EAST 196 STREET	DOCKETED	16-118 2 A	DIRTY SIDEWALK DIRTY AREA	DEFAULTED
048891461Y	2/18/2025	SANITATION OTHERS	285 QUINCY BH LLC	Penalty Due	285	QUINCY STREET	DEFAULTED	16-118	FAILURE TO CLEAN 18 INCHES INTO STREET	DEFAULTED
048917615K	2/4/2025	SANITATION OTHERS	402-404 ONDERDONK BH LLC	Penalty Due	1826	STANHOPE STREET	DEFAULTED	16-118	DIRTY SIDEWALK	DEFAULTED
047908183P	11/4/2023	SANITATION POLICE	NAMDAR ONDERDONK LLC	Penalty Due	363	ONDERDONK AVENUE	DOCKETED	16-118	DIRTY SIDEWALK	IN VIOLATION

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048954285J	3/6/2025	SANITATION OTHERS	2377 BELMONT BH LLC	Penalty Due	2377	BELMONT AVENUE	RESCHEDULED	16-118	FAILURE TO CLEAN 18 INCHES INTO STREET	DEFAULTED
048942822H	2/20/2025	SANITATION RECYCLING	2333 BEAUMONT BH LLC	Penalty Due	2333	BEAUMONT AVENUE	RESCHEDULED	16-118	FAILURE TO CLEAN 18 INCHES INTO STREET	DEFAULTED
048951719Y	2/15/2025	SANITATION OTHERS	2333 BEAUMONT BH LLC	Penalty Due	2333	BEAUMONT AVENUE	RESCHEDULED	16-118	FAILURE TO CLEAN 18 INCHES INTO STREET	DEFAULTED
048940652P	2/13/2025	SANITATION OTHERS	2333 BEAUMONT BH LLC	Penalty Due	2333	BEAUMONT AVENUE	RESCHEDULED	16-118	DIRTY SIDEWALK	DEFAULTED
048857727N	1/4/2025	SANITATION OTHERS	2333 BEAUMONT BH LLC	Penalty Due	2333	BEAUMONT AVENUE	RESCHEDULED	16-118	FAILURE TO CLEAN 18 INCHES INTO STREET	DEFAULTED
048889590H	1/31/2025	SANITATION OTHERS	1424 GREENE BH LLC	Penalty Due	1576	GREENE AVENUE	RESCHEDULED	16-118	DIRTY SIDEWALK	DEFAULTED
048550133J	10/4/2024	SANITATION OTHERS	2333 BEAUMONT BH LLC	Penalty Due	2333	BEAUMONT AVENUE	RESCHEDULED	16-118	DIRTY SIDEWALK	DEFAULTED
048411129R	7/11/2024	SANITATION OTHERS	2333 BEAUMONT BH LLC	Penalty Due	2333	BEAUMONT AVENUE	RESCHEDULED	16-118	FAILURE TO CLEAN 18 INCHES INTO STREET	DEFAULTED
048525438X	7/17/2024	SANITATION OTHERS	217 THOMAS BH LLC	Penalty Due	217	THOMAS S BOYLAND ST	RESCHEDULED	16-118	DIRTY SIDEWALK	DEFAULTED
049171378Y	6/14/2025	SANITATION OTHERS	NAMDAR BEDFORD LLC	Penalty Due	191	BEDFORD AVENUE	NEW ISSUANCE	16-118	DIRTY SIDEWALK	
049171223J	5/20/2025	SANITATION OTHERS	NAMDAR BEDFORD LLC	Penalty Due	191	BEDFORD AVENUE	NEW ISSUANCE	16-118	DIRTY SIDEWALK	
049020968X	5/3/2025	SANITATION RECYCLING	NAMDAR BEDFORD LLC	Penalty Due	191	BEDFORD AVENUE	NEW ISSUANCE	16-118	DIRTY SIDEWALK	
049041495H	4/29/2025	SANITATION OTHERS	NAMDAR BEDFORD LLC	Penalty Due	191	BEDFORD AVENUE	NEW ISSUANCE	16-118	DIRTY SIDEWALK	
048989165P	4/28/2025	SANITATION OTHERS	NAMDAR BEDFORD LLC	Penalty Due	191	BEDFORD AVENUE	NEW ISSUANCE	16-118	DIRTY SIDEWALK	
049020872L	4/24/2025	SANITATION OTHERS	NAMDAR BEDFORD LLC	Penalty Due	191	BEDFORD AVENUE	NEW ISSUANCE	16-118	DIRTY SIDEWALK	
049020839J	4/11/2025	SANITATION OTHERS	NAMDAR BEDFORD LLC	Penalty Due	191	BEDFORD AVENUE	NEW ISSUANCE	16-118	DIRTY SIDEWALK	
048876554H	3/20/2025	SANITATION OTHERS	NAMDAR BEDFORD LLC	Penalty Due	191	BEDFORD AVENUE	ASSIGNED	16-118	DIRTY SIDEWALK	
048640841J	9/24/2024	SANITATION OTHERS	173 CLASSON LLC	Penalty Due	173	CLASSON AVENUE	RESCHEDULED	16-118	FAILURE TO CLEAN 18 INCHES INTO STREET	DEFAULTED
049116551R	6/9/2025	SANITATION OTHERS	663 FLATBUSH LLC	Penalty Due	663	FLATBUSH AVENUE	NEW ISSUANCE	16-118	FAILURE TO CLEAN 18 INCHES INTO STREET	
049116479L	5/20/2025	SANITATION OTHERS	NAMDAR ROGERS LLC	Penalty Due	594	ROGERS AVENUE	NEW ISSUANCE	16-118	DIRTY SIDEWALK	
049061064Y	4/19/2025	SANITATION OTHERS	NAMDAR ROGERS LLC	Penalty Due	594	ROGERS AVENUE	NEW ISSUANCE	16-118	FAILURE TO CLEAN 18 INCHES INTO STREET	
048530445K	8/11/2024	SANITATION OTHERS	NAMDAR EAST 166 ST LLC	Penalty Due	336	EAST 166 STREET	RESCHEDULED	16-118	FAILURE TO CLEAN 18 INCHES INTO STREET	DEFAULTED

Schedule H

Complaint #	Violation Date	Issuing Agency	Respondent	Judgment Amount	Date Docketed	Date Paid	Amount Since Docketed	Interest	Amount Owed	Compliance Status	Violation Location House #	Violation Location	Hearing Status	Code Section Charged	Charge Description	Hearing Result
048612622L	9/16/2024	SANITATION RECYCLING	2427 HOFFMAN LLC	50	4/30/2025	8/27/2025	83	\$ 1.02	\$ 51.02	Penalty Due	2427	HOFFMAN STREET	DOCKETED	16-120	UNCOVERED RECEPTACLES 1ST OCCURRENCE	IN VIOLATION
048536053Z	7/30/2024	SANITATION OTHERS	2427 HOFFMAN LLC	50	2/28/2025	8/27/2025	144	\$ 1.78	\$ 51.78	Penalty Due	2427	HOFFMAN STREET	DOCKETED	16-120	STORAGE OF RECEPTACLES MBCP PLACED OUT PRIOR TO 4AM	IN VIOLATION
048523119J	7/22/2024	SANITATION OTHERS	2427 HOFFMAN LLC	50	4/30/2025	8/27/2025	83	\$ 1.02	\$ 51.02	Penalty Due	2427	HOFFMAN STREET	DOCKETED	16-120	STORAGE OF RECEPTACLES MBCP PLACED OUT PRIOR TO 4AM	IN VIOLATION
048445795Y	7/16/2024	SANITATION OTHERS	2427 HOFFMAN LLC	50	4/30/2025	8/27/2025	83	\$ 1.02	\$ 51.02	Penalty Due	2427	HOFFMAN STREET	DOCKETED	16-120	STORAGE OF RECEPTACLES MBCP PLACED OUT PRIOR TO 4AM	IN VIOLATION
048523097H	7/15/2024	SANITATION OTHERS	2427 HOFFMAN LLC	50	4/30/2025	8/27/2025	83	\$ 1.02	\$ 51.02	Penalty Due	2427	HOFFMAN STREET	DOCKETED	16-120	STORAGE OF RECEPTACLES MBCP PLACED OUT PRIOR TO 4AM	IN VIOLATION
048523060Y	7/8/2024	SANITATION OTHERS	2427 HOFFMAN LLC	50	4/30/2025	8/27/2025	83	\$ 1.02	\$ 51.02	Penalty Due	2427	HOFFMAN STREET	DOCKETED	16-120	STORAGE OF RECEPTACLES MBCP PLACED OUT PRIOR TO 4AM	IN VIOLATION
048445753X	7/2/2024	SANITATION OTHERS	2427 HOFFMAN LLC	300	1/31/2025	8/27/2025	172	\$ 12.72	\$ 312.72	Penalty Due	2427	HOFFMAN STREET	DOCKETED	16-120	STORAGE OF RECEPTACLES MBCP PLACED OUT PRIOR TO 4AM	DEFAULTED
048445675J	6/8/2024	SANITATION OTHERS	2427 HOFFMAN LLC	50	2/28/2025	8/27/2025	144	\$ 1.78	\$ 51.78	Penalty Due	2427	HOFFMAN STREET	DOCKETED	16-120	STORAGE OF RECEPTACLES MBCP PLACED OUT PRIOR TO 4AM	IN VIOLATION
048826251P	2/8/2025	SANITATION OTHERS	NAMDAR 2651 BROADWAY LLC	300		8/27/2025	0	\$ -	\$ 300.00	Penalty Due	2651	BROADWAY	RESCHEDULED	16-118	FAILURE TO CLEAN 18 INCHES INTO STREET	DEFAULTED
048207346P	12/22/2023	SANITATION OTHERS	272 HIMROD STREET BH LLC	50	6/30/2024	8/27/2025	387	\$ 4.77	\$ 54.77	Penalty Due	272	HIMROD STREET	DOCKETED	16-120	STORAGE OF RECEPTACLES PLACED OUT PRIOR TO 8PM WITHOUT A RECEPTAC	IN VIOLATION
021270391I	10/2/2020	SANITATION OTHERS	272 HIMROD STREET BH LLC	300	4/30/2021	8/27/2025	1544	\$ 114.21	\$ 414.21	Penalty Due	272	HIMROD STREET	DOCKETED	16-120 D	LOOSE RUBBISH	DEFAULTED
0211239308	8/20/2020	SANITATION OTHERS	272 HIMROD STREET BH LLC	300	4/30/2021	8/27/2025	1544	\$ 114.21	\$ 414.21	Penalty Due	272	HIMROD STREET	DOCKETED	16-118 2 A	FAILURE TO CLEAN 18 INCHES INTO STREET	DEFAULTED
0210979304	5/20/2020	SANITATION OTHERS	272 HIMROD STREET BH LLC	300	12/31/2020	8/27/2025	1664	\$ 123.09	\$ 423.09	Penalty Due	272	HIMROD STREET	DOCKETED	16-118 2 A	FAILURE TO CLEAN 18 INCHES INTO STREET	DEFAULTED
0204906763	6/30/2018	SANITATION OTHERS	272 HIMROD STREET BH LLC	25	11/30/2018	8/27/2025	2426	\$ 14.95	\$ 39.95	Penalty Due	272	HIMROD STREET	DOCKETED	16RCNY1-08 E 1, 2	IMPROPER MISUSED CURBSIDE RECYCLING CONTAINER 1 TO 8 DWELLING UNITS	DEFAULTED
0802245548	4/21/2022	PCS - DOHMH	FEE OWNER LLC	600		8/27/2025	0	\$ -	\$ 600.00	Penalty Due	309	MENAHAN STREET	DEFAULTED	NYCHC 151.02 A	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 1ST	DEFAULTED
0802245557	4/21/2022	PCS - DOHMH	FEE OWNER LLC	2000		8/27/2025	0	\$ -	\$ 2,000.00	Penalty Due	309	MENAHAN STREET	DEFAULTED	NYCHC 3.09	NUISANCE CREATED, COMMITTED, MAINTAINED OR ALLOWED TO EXIST	DEFAULTED
048662014N	10/5/2024	SANITATION OTHERS	NAMDAR EAST 166 ST LLC	50	5/31/2025	8/27/2025	52	\$ 0.64	\$ 50.64	Penalty Due	336	EAST 166 STREET	DOCKETED	16-118	FAILURE TO CLEAN 18 INCHES INTO STREET	IN VIOLATION
048614088J	9/14/2024	SANITATION OTHERS	NAMDAR EAST 166 ST LLC	50	5/31/2025	8/27/2025	52	\$ 0.64	\$ 50.64	Penalty Due	336	EAST 166 STREET	DOCKETED	16-120	IMPROPER RECEPTACLE LOCAL LAW 111 REQUIRED	IN VIOLATION
048530451R	8/13/2024	SANITATION OTHERS	NAMDAR EAST 166 ST LLC	50	4/30/2025	8/27/2025	83	\$ 1.02	\$ 51.02	Penalty Due	336	EAST 166 STREET	DOCKETED	16-118	FAILURE TO CLEAN 18 INCHES INTO STREET	IN VIOLATION
048539000Z	7/1/2024	DOS - ENFORCEMENT ACT	NAMDAR EAST 166 ST LLC	300	1/31/2025	8/27/2025	172	\$ 12.72	\$ 312.72	Penalty Due	336	EAST 166 STREET	DOCKETED	16-118	DIRTY SIDEWALK	DEFAULTED
048958048Y	2/10/2025	SANITATION OTHERS	367-371 PALMETTO BH LLC	350	8/31/2025	8/27/2025	0	\$ -	\$ 350.00	Penalty Due	367	PALMETTO STREET	DEFAULTED	16-123	SNOW,ICE DIRT ON SIDEWALKS	DEFAULTED
014045826L	12/21/2022	FIRE DEPARTMENT OF NY	367-371 PALMETTO BH LLC	1000	5/31/2023	8/27/2025	783	\$ 193.07	\$ 1,193.07	Both Due	367	PALMETTO ST	DOCKETED	VC9.	ROOFTOP ACCESS AND MEANS OF EGRESS	DEFAULTED
048159708J	2/18/2024	SANITATION RECYCLING	367-371 PALMETTO BH LLC	50	7/31/2024	8/27/2025	356	\$ 4.39	\$ 54.39	Penalty Due	371	PALMETTO STREET	DOCKETED	16-120 A	IMPROPER RECEPTACLES 1ST OCCURRENCE	IN VIOLATION
048917645L	2/12/2025	SANITATION OTHERS	402-404 ONDERDONK BH LLC	130	8/31/2025	8/27/2025	0	\$ -	\$ 130.00	Penalty Due	404	ONDERDONK AVENUE	DEFAULTED	16-123	SNOW,ICE DIRT ON SIDEWALKS	DEFAULTED
048538861X	2/11/2025	SANITATION RECYCLING	402-404 ONDERDONK BH LLC	350	8/31/2025	8/27/2025	0	\$ -	\$ 350.00	Penalty Due	404	ONDERDONK AVENUE	DEFAULTED	16-123	SNOW,ICE DIRT ON SIDEWALKS	DEFAULTED
048764537J	2/10/2025	SANITATION OTHERS	402-404 ONDERDONK BH LLC	350	8/31/2025	8/27/2025	0	\$ -	\$ 350.00	Penalty Due	404	ONDERDONK AVENUE	DEFAULTED	16-123	SNOW,ICE DIRT ON SIDEWALKS	DEFAULTED
048566228Z	9/14/2024	DOS - ENFORCEMENT ACT	402-404 ONDERDONK BH LLC	25	6/23/2025	8/27/2025	29	\$ 0.18	\$ 25.18	Penalty Due	402	ONDERDONK AVENUE	DEFAULTED	16RCNY	NON-RECYC LEFT IN RECYC CONTAINER FOR COLLECTION 1TO8 DWELLING UNI	DEFAULTED
014115363P	4/15/2024	FDNY	402-404 ONDERDONK BH LLC	925	5/31/2025	8/27/2025	52	\$ 11.86	\$ 936.86	Penalty Due	402	ONDERDONK AVE	DOCKETED	VC9	ROOFTOP ACCESS AND MEANS OF EGRESS	IN VIOLATION
048584973H	9/22/2024	SANITATION OTHERS	584 MYRTLE BH LLC	50	5/31/2025	8/27/2025	52	\$ 0.64	\$ 50.64	Penalty Due	584	MYRTLE AVENUE	DOCKETED	16-120	IMPROPER DISPOSAL--BEDDING 1ST OCCURRENCE	IN VIOLATION
048791192R	2/22/2025	SANITATION OTHERS	NAMDAR ROGERS LLC	80	8/31/2025	8/27/2025	0	\$ -	\$ 80.00	Penalty Due	594	ROGERS AVENUE	DEFAULTED	16-118	DIRTY SIDEWALK	DEFAULTED
048910004J	1/11/2025	SANITATION OTHERS	NAMDAR ROGERS LLC	300	6/17/2025	8/27/2025	35	\$ 2.59	\$ 302.59	Penalty Due	594	ROGERS AVENUE	DEFAULTED	16-118	DIRTY SIDEWALK	DEFAULTED
047042797P	9/18/2022	SANITATION OTHERS	NAMDAR ROGERS LLC	300	3/31/2023	8/27/2025	844	\$ 62.43	\$ 362.43	Penalty Due	594	ROGERS AVENUE	DOCKETED	16-120 C	STORAGE OF RECEPTACLES 1ST OCCURRENCE	DEFAULTED
048709087J	10/31/2024	DOS - ENFORCEMENT ACT	663 FLATBUSH LLC	50	6/30/2025	8/27/2025	22	\$ 0.27	\$ 50.27	Penalty Due	663	FLATBUSH AVENUE	DOCKETED	16-120	STORAGE OF RECEPTACLES PLACED OUT PRIOR TO 8PM WITHOUT A RECEPTAC	IN VIOLATION
014056013H	3/15/2023	FIRE DEPARTMENT OF NY	663 FLATBUSH LLC	2650	1/31/2024	8/27/2025	538	\$ 351.54	\$ 3,001.54	Penalty Due	663	FLATBUSH AVE	DOCKETED	VC9	ROOFTOP ACCESS AND MEANS OF EGRESS	IN VIOLATION
0801938657	1/29/2021	PCS - DOHMH	C O STEVEN KACHANIAN	600		8/27/2025	0	\$ -	\$ 600.00	Penalty Due	992	WILLOUGHBY AVENUE	DEFAULTED	NYCHC 151.02 A	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 1ST	DEFAULTED
0801938639	1/29/2021	PCS - DOHMH	C O STEVEN KACHANIAN	600		8/27/2025	0	\$ -	\$ 600.00	Penalty Due	992	WILLOUGHBY AVENUE	DEFAULTED	NYCHC 151.02 B	FAIL TO ELIMINATE CONDITIONS CONDUCIVE TO PESTS, GARBAGE CANS SPILLAGE	DEFAULTED
0801938648	1/29/2021	PCS - DOHMH	C O STEVEN KACHANIAN	600		8/27/2025	0	\$ -	\$ 600.00	Penalty Due	992	WILLOUGHBY AVENUE	DEFAULTED	NYCHC 151.02 A	FAILURE TO ELIMINATE CONDITIONS CONDUCIVE TO RODENT-HOLES AND GAPS	DEFAULTED
0801770366	12/12/2019	PCS - DOHMH	992 WILLOUGHBY BH LLC	600		8/27/2025	0	\$ -	\$ 600.00	Penalty Due	992	WILLOUGHBY AVENUE	DEFAULTED	NYCHC 151.02 A	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 1ST	DEFAULTED
048935201J	2/14/2025	DOS - ENFORCEMENT ACT	NAMDAR ELTON LLC	80		8/27/2025	0	\$ -	\$ 80.00	Penalty Due	777	ELTON AVENUE	DEFAULTED	16-120	STORAGE OF RECEPTACLES PLACED OUT PRIOR TO 8PM WITHOUT A RECEPTAC	DEFAULTED
048676595H	11/18/2024	DOS - ENFORCEMENT ACT	NAMDAR ELTON LLC	50	6/30/2025	8/27/2025	22	\$ 0.27	\$ 50.27	Penalty Due	777	ELTON AVENUE	DOCKETED	16-120	STORAGE OF RECEPTACLES PLACED OUT PRIOR TO 8PM WITHOUT A RECEPTAC	IN VIOLATION
048562396J	8/21/2024	DOS - ENFORCEMENT ACT	NAMDAR ELTON LLC	50	4/30/2025	8/27/2025	83	\$ 1.02	\$ 51.02	Penalty Due	777	ELTON AVENUE	DOCKETED	16-120	STORAGE OF RECEPTACLES PLACED OUT PRIOR TO 8PM WITHOUT A RECEPTAC	IN VIOLATION
047585280N	8/18/2022	SANITATION OTHERS	NAMDAR ELTON LLC	300	2/28/2023	8/27/2025	875	\$ 64.73	\$ 364.73	Penalty Due	777	ELTON AVENUE	DOCKETED	16-118 2 A	FAILURE TO CLEAN 18 INCHES INTO STREET	DEFAULTED
048938651K	2/9/2025	SANITATION OTHERS	NAMDAR ELTON LLC	350	8/31/2025	8/27/2025	0	\$ -	\$ 350.00	Penalty Due	779	ELTON AVENUE	DOCKETED	16-123	SNOW,ICE DIRT ON SIDEWALKS	DEFAULTED
048785360X	1/25/2025	SANITATION OTHERS	NAMDAR ELTON LLC	300	8/31/2025	8/27/2025	0	\$ -	\$ 300.00	Penalty Due	779	ELTON AVENUE	DOCKETED	16-118	FAILURE TO CLEAN 18 INCHES INTO STREET	DEFAULTED
048016672Z	9/5/2023	SANITATION OTHERS	NAMDAR ELTON LLC	300	3/31/2024	8/27/2025	478	\$ 35.36	\$ 335.36	Penalty Due	779	ELTON AVENUE	DOCKETED	16-118	DIRTY SIDEWALK	DEFAULTED
047407547L	3/31/2022	SANITATION OTHERS	NAMDAR ELTON LLC	300	10/31/2022	8/27/2025	995	\$ 73.60	\$ 373.60	Penalty Due	779	ELTON AVENUE	DOCKETED	16-118 2 A	DIRTY SIDEWALK	DEFAULTED
047234375L	8/17/2021	SANITATION OTHERS	NAMDAR ELTON LLC	300	2/28/2022	8/27/2025	1240	\$ 91.73	\$ 391.73	Penalty Due	779	ELTON AVENUE	DOCKETED	16-118 2 A	FAILURE TO CLEAN 18 INCHES INTO STREET	DEFAULTED
048933466X	3/18/2025	SANITATION RECYCLING	NAMDAR HUGHES DEV LLC	25		8/27/2025	0	\$ -	\$ 25.00	Penalty Due	2507	HUGHES AVENUE	DEFAULTED	16RCNY	NON-RECYC LEFT IN RECYC CONTAINER FOR COLLECTION 1TO8 DWELLING UNI	DEFAULTED
048550587Y	2/11/2025	SANITATION OTHERS	NAMDAR HUGHES DEV LLC	300		8/27/2025	0	\$ -	\$ 300.00	Penalty Due	2507	HUGHES AVENUE	DEFAULTED	16-120	IMPROPER DISPOSAL--BEDDING 1ST OCCURRENCE	DEFAULTED
048443726L	7/20/2024	SANITATION RECYCLING	NAMDAR HUGHES DEV LLC	25	2/28/2025	8/27/2025	144	\$ 0.89	\$ 25.89	Penalty Due	2507	HUGHES AVENUE	DOCKETED	16RCNY	NON-RECYC LEFT IN RECYC CONTAINER FOR COLLECTION 1TO8 DWELLING UNI	IN VIOLATION
0802031010	8/3/2021	PCS - DOHMH	C O MGMT	600		8/27/2025	0	\$ -	\$ 600.00	Penalty Due	2507	HUGHES AVENUE	DEFAULTED	NYCHC 151.02 A	FAIL TO ELIMINATE CONDITIONS CONDUCIVE TO RODENT-DEBRIS,VEGETATION	DEFAULTED
0802031020	8/3/2021	PCS - DOHMH	C O MGMT	600		8/27/2025	0	\$ -	\$ 600.00	Penalty Due	2507	HUGHES AVENUE	DEFAULTED	NYCHC 151.02 A	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 1ST	DEFAULTED
047167737M	7/30/2021	SANITATION OTHERS	WEST 46TH STREET REALTY LLC	25	3/31/2022	8/27/2025	1209	\$ 7.45	\$ 32.45	Penalty Due	144	WEST 46 STREET	DOCKETED	16RCNY1-08 H 5	RECYC PLACED FOR COLLECTION W NON-RECYC 1 TO 8 DWELLING UNITS	DEFAULTED

0203529765	2/7/2018	SANITATION OTHERS	272 HIMROD BH LLC	300	6/30/2018	8/27/2025	2579	\$ 190.78	\$ 490.78	Penalty Due	272	HIMROD STREET	DOCKETED	16-118 2 A	DIRTY SIDEWALK DIRTY AREA	DEFAULTED
0208925072	9/24/2019	SANITATION OTHERS	272 HIMROD STREET BH LLC	300	2/29/2020	8/27/2025	1970	\$ 145.73	\$ 445.73	Penalty Due	272	HIMROD STREET	DOCKETED	16-120 A	IMPROPER DISPOSAL BEDDING 1ST OFFENSE	DEFAULTED
0207142183	5/31/2019	SANITATION OTHERS	230 EAST 196TH LLC	300	10/31/2019	8/27/2025	2091	\$ 154.68	\$ 454.68	Penalty Due	230	EAST 196 STREET	DOCKETED	16-118 2 A	DIRTY SIDEWALK DIRTY AREA	DEFAULTED
0206758229	5/8/2019	SANITATION OTHERS	230 EAST 196TH LLC	300	9/30/2019	8/27/2025	2122	\$ 156.97	\$ 456.97	Penalty Due	230	EAST 196 STREET	DOCKETED	16-118 2 A	FAILURE TO CLEAN 18 INCHES INTO STREET	DEFAULTED
0207195845	5/1/2019	SANITATION OTHERS	230 E 196TH	300	9/30/2019	8/27/2025	2122	\$ 156.97	\$ 456.97	Penalty Due	230	EAST 196 STREET	DOCKETED	16-118 2 A	DIRTY SIDEWALK DIRTY AREA	DEFAULTED
048747696M	12/2/2024	DOS - ENFORCEMENT AC	2427 HOFFMAN LLC	50	7/31/2025	8/27/2025	43	\$ 0.53	\$ 50.53	Penalty Due	2427	HOFFMAN STREET	DOCKETED	16-120	UNCOVERED RECEPTACLES 1ST OCCURRENCE	IN VIOLATION
048747640N	11/23/2024	DOS - ENFORCEMENT AC	2427 HOFFMAN LLC	50	7/31/2025	8/27/2025	49	\$ 0.60	\$ 50.60	Penalty Due	2427	HOFFMAN STREET	DOCKETED	16-120	UNCOVERED RECEPTACLES 1ST OCCURRENCE	IN VIOLATION
048747675N	11/27/2024	DOS - ENFORCEMENT AC	NAMDAR ELTON LLC	50	7/31/2025	8/27/2025	49	\$ 0.60	\$ 50.60	Penalty Due	777	ELTON AVENUE	DOCKETED	16-120	STORAGE OF RECEPTACLES PLACED OUT PRIOR TO 8PM WITHOUT A RECEPTAC	IN VIOLATION
048732157L	11/29/2024	DOS - ENFORCEMENT AC	2038 5TH BH LLC	50	7/31/2025	8/27/2025	43	\$ 0.53	\$ 50.53	Penalty Due	2038	5 AVENUE	DOCKETED	16-120	STORAGE OF RECEPTACLES PLACED OUT PRIOR TO 8PM WITHOUT A RECEPTACL	IN VIOLATION
048778661Y	12/30/2024	DOS - ENFORCEMENT AC	NAMDAR ROGERS LLC	25	7/31/2025	8/27/2025	27	\$ 0.17	\$ 25.17	Penalty Due	594	ROGERS AVENUE	DOCKETED	16 RCNY 1-08	IMPROPER MISUSED CURBSIDE RECYCLING CONTAINER 1 TO 8 DWELLING UNITS	IN VIOLATION
048651630N	9/9/2024	DOS - ENFORCEMENT AC	NAMDAR HUGHES LLC	50	4/30/2025	8/27/2025	119	\$ 1.47	\$ 51.47	Penalty Due	2503	HUGHES AVENUE	DOCKETED	16-120	IMPROPER DISPOSAL--BEDDING 1ST OCCURRENCE	IN VIOLATION
048445676L	6/8/2024	SANITATION OTHERS	558 E191 BH LLC	50	2/28/2025	8/27/2025	180	\$ 2.22	\$ 52.22	Penalty Due	558	EAST 191 STREET	DOCKETED	16-120	STORAGE OF RECEPTACLES MBCP PLACED OUT PRIOR TO 4AM	IN VIOLATION
048445677N	6/8/2024	SANITATION OTHERS	NAMDAR HUGHES LLC	50	2/28/2025	8/27/2025	180	\$ 2.22	\$ 52.22	Penalty Due	2503	HUGHES AVENUE	DOCKETED	16-120	STORAGE OF RECEPTACLES MBCP PLACED OUT PRIOR TO 4AM	IN VIOLATION
048248341R	4/30/2024	SANITATION OTHERS	NAMDAR HUGHES LLC	300	11/30/2024	8/27/2025	270	\$ 19.97	\$ 319.97	Penalty Due	2503	HUGHES AVENUE	DOCKETED	16-120	STORAGE OF RECEPTACLES MBCP PLACED OUT PRIOR TO 4AM	DEFAULTED
048248342Z	4/30/2024	SANITATION OTHERS	558 E191 BH LLC	300	11/30/2024	8/27/2025	270	\$ 19.97	\$ 319.97	Penalty Due	558	EAST 191 STREET	DOCKETED	16-120	STORAGE OF RECEPTACLES MBCP PLACED OUT PRIOR TO 4AM	DEFAULTED
048423250R	4/29/2024	DOS - ENFORCEMENT AC	NAMDAR HUGHES LLC	300	11/30/2024	8/27/2025	270	\$ 19.97	\$ 319.97	Penalty Due	2503	HUGHES AVENUE	DOCKETED	16-120 A	BROKEN RECEPTACLES 1ST OCCURRENCE	DEFAULTED
048398847H	4/5/2024	DOS - ENFORCEMENT AC	558 E191 BH LLC	300	11/30/2024	8/27/2025	270	\$ 19.97	\$ 319.97	Penalty Due	558	EAST 191 STREET	DOCKETED	16-120	STORAGE OF RECEPTACLES NON-COLLECTION DAY	DEFAULTED
014086786F	10/10/2023	FIRE DEPARTMENT OF NY	2503 HUGHES BH LLC	1,350	6/30/2024	8/27/2025	423	\$ 140.81	\$ 1,490.81	Penalty Due	2503	HUGHES AVE	DOCKETED	VC14	FIRE-RATED DOORS AND WINDOWS	IN VIOLATION
048891461Y	2/18/2025	SANITATION OTHERS	285 QUINCY BH LLC	80		8/27/2025	0	\$ -	\$ 80.00	Penalty Due	285	QUINCY STREET	DEFAULTED	16-118	FAILURE TO CLEAN 18 INCHES INTO STREET	DEFAULTED
048641832M	9/18/2024	DOS - ENFORCEMENT AC	230 E 196 BH LLC	50	4/30/2025	8/27/2025	119	\$ 1.47	\$ 51.47	Penalty Due	230	EAST 196 STREET	DOCKETED	16-118	DIRTY SIDEWALK	IN VIOLATION
048597538X	9/4/2024	SANITATION OTHERS	285 QUINCY BH LLC	50	4/30/2025	8/27/2025	119	\$ 1.47	\$ 51.47	Penalty Due	285	QUINCY STREET	DOCKETED	16-120	STORAGE OF RECEPTACLES MBCP PLACED OUT PRIOR TO 4AM	IN VIOLATION
048549089N	7/31/2024	SANITATION OTHERS	230 E 196 BH LLC	50	2/28/2025	8/27/2025	180	\$ 2.22	\$ 52.22	Penalty Due	230	EAST 196 STREET	DOCKETED	16-120	STORAGE OF RECEPTACLES MBCP PLACED OUT PRIOR TO 4AM	IN VIOLATION
048495826N	7/15/2024	SANITATION OTHERS	285 QUINCY BH LLC	50	4/30/2025	8/27/2025	119	\$ 1.47	\$ 51.47	Penalty Due	285	QUINCY STREET	DOCKETED	16-120	STORAGE OF RECEPTACLES MBCP PLACED OUT PRIOR TO 4AM	IN VIOLATION
048445549Z	7/8/2024	SANITATION OTHERS	230 E 196 BH LLC	50	4/30/2025	8/27/2025	119	\$ 1.47	\$ 51.47	Penalty Due	230	EAST 196 STREET	DOCKETED	16-120	STORAGE OF RECEPTACLES MBCP PLACED OUT PRIOR TO 4AM	IN VIOLATION
0803409036	3/12/2025	PCS - DOHMH	584 MYRTLE BH LLC NAMDAR 584	300		8/27/2025	0	\$ -	\$ 300.00	Penalty Due	584	MYRTLE AVENUE	HEARING COMPLETED	NYCHC	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 1ST	IN VIOLATION
047723403R	12/23/2022	DOS - ENFORCEMENT AC	220 FRANKLIN LLC	300	6/30/2023	8/27/2025	789	\$ 58.36	\$ 358.36	Penalty Due	220	FRANKLIN STREET	DOCKETED	16-120 C	STORAGE OF RECEPTACLES 1ST OCCURRENCE	DEFAULTED
011747047J	5/18/2021	FIRE DEPARTMENT OF NY	220 FRANKLIN LLC	2,000	10/31/2021	8/27/2025	1396	\$ 688.44	\$ 2,688.44	Penalty Due	220	FRANKLIN ST	DOCKETED	VC5 .	RECORDKEEPING	DEFAULTED
045212297P	4/2/2019	DOS - ENFORCEMENT AC	220 FRANKLIN LLC	25	8/31/2019	8/27/2025	2188	\$ 13.49	\$ 38.49	Penalty Due	220	FRANKLIN STREET	DOCKETED	16RCNY1-08 H 4	NON-RECYC LEFT IN RECYC CONTAINER FOR COLLECTION 1TO8 DWELLING UNI	DEFAULTED
042069214M	8/7/2018	DOS - ENFORCEMENT AC	220 FRANKLIN LLC	25	12/31/2018	8/27/2025	2431	\$ 14.99	\$ 39.99	Penalty Due	220	FRANKLIN STREET	DOCKETED	16RCNY1-08 H 5	RECYC PLACED FOR COLLECTION W NON-RECYC 1 TO 8 DWELLING UNITS	DEFAULTED
0801297348	3/27/2018	PCS - DOHMH	220 FRANKLIN LLC	600		8/27/2025	0	\$ -	\$ 600.00	Penalty Due	220	FRANKLIN STREET	DEFAULTED	NYCHC 151.02 A	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 1ST	DEFAULTED
0803481104	5/8/2025	PCS - DOHMH	309 MENAHAN BH LLC C/O JONAT	330		8/27/2025	0	\$ -	\$ 330.00	Penalty Due	309	MENAHAN STREET	DEFAULTED	NYCHC	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 1ST	DEFAULTED
0803105409	6/28/2024	PCS - DOHMH	272 HIMROD STREET BH	600		8/27/2025	0	\$ -	\$ 600.00	Penalty Due	272	HIMROD STREET	DEFAULTED	NYCHC	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 1ST	DEFAULTED
080310578421	6/27/2024	VECTOR - DOHMH	219 KINGSLAND BH LLC NAMDAR	600		8/27/2025	0	\$ -	\$ 600.00	Penalty Due	219	KINGSLAND AVENUE	HEARING COMPLETED	NYCHC	FAIL TO ELIMINATE STANDING WATER MOSQUITO CONDITIONS;MODERATE	IN VIOLATION
0802636854	4/21/2023	PCS - DOHMH	FEE OWNER LLC	300		8/27/2025	0	\$ -	\$ 300.00	Penalty Due	309	MENAHAN STREET	HEARING COMPLETED	NYCHC 151.02 A	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 1ST	IN VIOLATION
0802291299	6/1/2022	PCS - DOHMH	FEE OWNER LLC	1,200		8/27/2025	0	\$ -	\$ 1,200.00	Penalty Due	309	MENAHAN STREET	DEFAULTED	NYCHC 151.02 A	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 2ND	DEFAULTED
0802291308	6/1/2022	PCS - DOHMH	FEE OWNER LLC	2,000		8/27/2025	0	\$ -	\$ 2,000.00	Penalty Due	309	MENAHAN STREET	DEFAULTED	NYCHC 3.09	NUISANCE CREATED, COMMITTED, MAINTAINED OR ALLOWED TO EXIST	DEFAULTED
0802291280	6/1/2022	PCS - DOHMH	FEE OWNER LLC	1,200		8/27/2025	0	\$ -	\$ 1,200.00	Penalty Due	309	MENAHAN STREET	DEFAULTED	NYCHC 151.02 A	FAIL TO ELIMINATE CONDITIONS CONDUCIVE TO RODENTS-DEBRIS,VEGETATION	DEFAULTED
045254450H	12/21/2019	DOS - ENFORCEMENT AC	272 HIMROD STREET BH LLC	25	4/30/2020	8/27/2025	1945	\$ 11.99	\$ 36.99	Penalty Due	272	HIMROD STREET	DOCKETED	16RCNY1-08 E 1 , 2	IMPROPER MISUSED CURBSIDE RECYCLING CONTAINER 1 TO 8 DWELLING UNITS	DEFAULTED
044763386L	8/28/2019	DOS - ENFORCEMENT AC	272 HIMROD STREET BH LLC	300	1/31/2020	8/27/2025	2035	\$ 150.53	\$ 450.53	Penalty Due	272	HIMROD STREET	DOCKETED	16-120 A	IMPROPER DISPOSAL BEDDING 1ST OFFENSE	DEFAULTED
044732009Y	4/7/2018	DOS - ENFORCEMENT AC	272 HIMROD BH LLC	25	8/31/2018	8/27/2025	2553	\$ 15.74	\$ 40.74	Penalty Due	272	HIMROD STREET	DOCKETED	16RCNY1-08 H 1 , 2	FAILURE TO PROPERLY PUT RECYCS OUT FOR COLLECTION 1TO8DWELLING UNI	DEFAULTED
048925310J	2/21/2025	SANITATION OTHERS	663 FLATBUSH LLC	80		8/27/2025	0	\$ -	\$ 80.00	Penalty Due	663	FLATBUSH AVENUE	DEFAULTED	16-120	IMPROPER RECEPTACLE FAILURE TO CONTAINERIZE - RESIDENTIAL 1ST	DEFAULTED
048917615K	2/4/2025	SANITATION OTHERS	402-404 ONDERDONK BH LLC	300		8/27/2025	0	\$ -	\$ 300.00	Penalty Due	1826	STANHOPE STREET	DEFAULTED	16-118	DIRTY AREA	DEFAULTED
048892565N	1/28/2025	SANITATION OTHERS	NAMDAR ONDERDONK LLC	300		8/27/2025	0	\$ -	\$ 300.00	Penalty Due	363	ONDERDONK AVENUE	DEFAULTED	16-120	IMPROPER RECEPTACLE FAILURE TO CONTAINERIZE - RESIDENTIAL 1ST	DEFAULTED
046970720M	1/25/2025	SANITATION OTHERS	NAMDAR ONDERDONK LLC	300	7/1/2025	8/27/2025	57	\$ 4.22	\$ 304.22	Penalty Due	363	ONDERDONK AVENUE	DEFAULTED	16-120	IMPROPER RECEPTACLE FAILURE TO CONTAINERIZE - RESIDENTIAL 1ST	DEFAULTED
047908183P	11/4/2023	SANITATION POLICE	NAMDAR ONDERDONK LLC	50	5/31/2025	8/27/2025	88	\$ 1.08	\$ 51.08	Penalty Due	363	ONDERDONK AVENUE	DOCKETED	16-118	DIRTY SIDEWALK	IN VIOLATION
0802655619	5/10/2023	PCS - DOHMH	E 21ST STREET LLC	300		8/27/2025	0	\$ -	\$ 300.00	Penalty Due	91	EAST 21 STREET	HEARING COMPLETED	NYCHC	FAIL TO ELIMINATE CONDITIONS CONDUCIVE TO RODENT-DEBRIS,VEGETATION	IN VIOLATION
0802655628	5/10/2023	PCS - DOHMH	E 21ST STREET LLC	300		8/27/2025	0	\$ -	\$ 300.00	Penalty Due	91	EAST 21 STREET	HEARING COMPLETED	NYCHC	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 1ST	IN VIOLATION
014047618X	1/11/2023	FDNY	NAMDAR ROGERS LLC	1,400	3/31/2024	8/27/2025	514	\$ 177.44	\$ 1,577.44	Penalty Due	596	ROGERS AVE	DOCKETED	VC5	RECORDKEEPING	IN VIOLATION
042287125X	7/3/2019	DOS - ENFORCEMENT AC	1641 BROADWAY BH LLC	25	11/30/2019	8/27/2025	2097	\$ 12.93	\$ 37.93	Penalty Due	1641	BROADWAY	DOCKETED	16RCNY1-08 H 5	RECYC PLACED FOR COLLECTION W NON-RECYC 1 TO 8 DWELLING UNITS	DEFAULTED
0803198258	9/16/2024	PCS - DOHMH	ST MARKS BROS INC	300		8/27/2025	0	\$ -	\$ 300.00	Penalty Due	20	ST MARKS PLACE	HEARING COMPLETED	NYCHC	FAIL TO ELIMINATE CONDITIONS CONDUCIVE TO RODENT-DEBRIS,VEGETATION	IN VIOLATION
0802766315	8/23/2023	PCS - DOHMH	ST MARKS BROS INC	300		8/27/2025	0	\$ -	\$ 300.00	Penalty Due	20	ST MARKS PLACE	HEARING COMPLETED	NYCHC	FAIL TO ELIMINATE RODENT INFESTATION SHOWN BY ACTIVE RODENT SIGNS 1ST	IN VIOLATION
0600162943	9/27/2019	DEP - BWSO	WEST 46TH STREET REALTY LLC	500		8/27/2025	0	\$ -	\$ 500.00	Penalty Due	144	WEST 46 STREET	HEARING COMPLETED	15 RCNY 20-04 E	FAILED TO SUBMIT AN ANNUAL TEST REPORT FOR A BACKFLOW PREVENTER	IN VIOLATION
0600162952	9/27/2019	DEP - BWSO	WEST 46TH STREET REALTY LLC	500		8/27/2025	0	\$ -	\$ 500.00	Penalty Due	144	WEST 46 STREET	HEARING COMPLETED	15 RCNY 20-04 E	FAILED TO SUBMIT AN ANNUAL TEST REPORT FOR A BACKFLOW PREVENTER	IN VIOLATION
0600162934	9/27/2019	DEP - BWSO	WEST 46TH STREET REALTY LLC	500		8/27/2025	0	\$ -	\$ 500.00	Penalty Due	144	WEST 46 STREET	HEARING COMPLETED	15 RCNY 20-04 E	FAILED TO SUBMIT AN ANNUAL TEST REPORT FOR A BACKFLOW PREVENTER	IN VIOLATION
0803373900	2/5/2025	PCS - DOHMH	336 E 116 BH LLC C/O JONATHAN	300		8/27/2025	0	\$ -	\$ 300.00	Penalty Due	336	EAST 166 STREET	HEARING COMPLETED	NYCHC	FAIL TO ELIMINATE CONDITIONS CONDUCIVE TO RODENT-DEBRIS,VEGETATION	IN VIOLATION
								\$ 41,131.13								

Key:

All references in "Code Section Charged" are to the New York City Administrative Code, unless otherwise specified.

RCNY: Rules of the City of New York

NYCHC: New York City Health Code

VC: Violation Code, used by the Fire Department of the City of New York

Interest is calculated at the statutory rate of 9% per year.

Schedule I

Schedule I

List of Buildings/Dates where a Heat and/or Hot Water Violation was Issued during the 2022-2023 Heat Season

Data as of May 20, 2025

BLDG_ID	BORO	PHN	STREET_NAME	VIOL_ISSUE_DATE
1835	1	1577	3 AVENUE	03/02/23
7876	1	2651	BROADWAY	12/14/22
7876	1	2651	BROADWAY	12/23/22
7876	1	2651	BROADWAY	12/28/22
7876	1	2651	BROADWAY	01/17/23
7876	1	2651	BROADWAY	01/31/23
9808	1	95	WEST 95 STREET	02/08/23
33255	1	144	WEST 46 STREET	12/05/22
33255	1	144	WEST 46 STREET	12/21/22
33255	1	144	WEST 46 STREET	02/01/23
34299	1	117	WEST 57 STREET	11/29/22
34299	1	117	WEST 57 STREET	12/05/22
34299	1	117	WEST 57 STREET	02/12/23
34299	1	117	WEST 57 STREET	02/13/23
34299	1	117	WEST 57 STREET	02/14/23
34299	1	117	WEST 57 STREET	03/17/23
34299	1	117	WEST 57 STREET	03/20/23
34299	1	117	WEST 57 STREET	04/10/23
40758	1	502	WEST 135 STREET	03/19/23
49505	2	2461	BELMONT AVENUE	04/15/23
64875	2	336	EAST 166 STREET	10/06/22
64875	2	336	EAST 166 STREET	10/08/22
64875	2	336	EAST 166 STREET	10/12/22
64875	2	336	EAST 166 STREET	10/13/22
64875	2	336	EAST 166 STREET	11/17/22
64875	2	336	EAST 166 STREET	02/27/23
205812	3	191	BEDFORD AVENUE	03/19/23
205812	3	191	BEDFORD AVENUE	04/05/23
205812	3	191	BEDFORD AVENUE	04/07/23
249672	3	91	EAST 21 STREET	10/25/22
296158	3	220	FRANKLIN STREET	10/05/22
296158	3	220	FRANKLIN STREET	01/08/23
296158	3	220	FRANKLIN STREET	03/19/23
296158	3	220	FRANKLIN STREET	03/30/23
296158	3	220	FRANKLIN STREET	05/03/23
296158	3	220	FRANKLIN STREET	05/05/23
314783	3	202	HULL STREET	01/18/23
315782	3	211	IRVING AVENUE	01/06/23
320734	3	219	KINGSLAND AVENUE	10/29/22
340860	3	584	MYRTLE AVENUE	01/26/23
359188	3	285	QUINCY STREET	12/27/22
359188	3	285	QUINCY STREET	01/20/23
359188	3	285	QUINCY STREET	01/26/23
359188	3	285	QUINCY STREET	02/21/23
359188	3	285	QUINCY STREET	02/27/23
359188	3	285	QUINCY STREET	04/04/23
396594	3	992	WILLOUGHBY AVENUE	11/17/22
396594	3	992	WILLOUGHBY AVENUE	02/06/23
396594	3	992	WILLOUGHBY AVENUE	02/11/23
396594	3	992	WILLOUGHBY AVENUE	02/21/23
396594	3	992	WILLOUGHBY AVENUE	02/24/23
396594	3	992	WILLOUGHBY AVENUE	02/26/23
686019	4	404	ONDERDONK AVENUE	01/21/23
			Count of Buildings	18
			Dates with H/HW Viol	53

Schedule I

List of Buildings/Dates where a Heat and/or Hot Water Violation was Issued during the 2023-2024 Heat Season

Data as of May 20, 2025

BLDG_ID	BORO	PHN	STREET_NAME	VIOL_ISSUE_DATE
7876	1	2651	BROADWAY	04/21/24
9808	1	95	WEST 95 STREET	11/29/23
14545	1	315	EAST 58 STREET	10/16/23
14545	1	315	EAST 58 STREET	11/01/23
14545	1	315	EAST 58 STREET	11/11/23
14545	1	315	EAST 58 STREET	11/14/23
14545	1	315	EAST 58 STREET	11/18/23
25224	1	312	MANHATTAN AVENUE	11/16/23
25224	1	312	MANHATTAN AVENUE	12/04/23
25224	1	312	MANHATTAN AVENUE	01/21/24
25224	1	312	MANHATTAN AVENUE	01/26/24
25224	1	312	MANHATTAN AVENUE	03/02/24
25224	1	312	MANHATTAN AVENUE	03/04/24
25224	1	312	MANHATTAN AVENUE	03/05/24
25224	1	312	MANHATTAN AVENUE	05/15/24
33255	1	144	WEST 46 STREET	11/28/23
34299	1	117	WEST 57 STREET	12/03/23
40758	1	502	WEST 135 STREET	11/18/23
41817	1	417	WEST 144 STREET	02/07/24
41817	1	417	WEST 144 STREET	03/26/24
67001	2	230	EAST 196 STREET	11/26/23
85613	2	2427	HOFFMAN STREET	12/14/23
85642	2	2505	HOFFMAN STREET	02/10/24
205812	3	191	BEDFORD AVENUE	11/01/23
205812	3	191	BEDFORD AVENUE	01/04/24
205812	3	191	BEDFORD AVENUE	01/19/24
205812	3	191	BEDFORD AVENUE	02/15/24
205812	3	191	BEDFORD AVENUE	03/12/24
205812	3	191	BEDFORD AVENUE	04/21/24
249672	3	91	EAST 21 STREET	10/20/23
249672	3	91	EAST 21 STREET	12/07/23
249672	3	91	EAST 21 STREET	12/14/23
249672	3	91	EAST 21 STREET	12/18/23
249672	3	91	EAST 21 STREET	01/02/24
249672	3	91	EAST 21 STREET	02/23/24
249672	3	91	EAST 21 STREET	03/15/24
297179	3	1002	FULTON STREET	02/08/24
303915	3	1424	GREENE AVENUE	10/20/23
315782	3	211	IRVING AVENUE	02/14/24
315782	3	211	IRVING AVENUE	03/24/24
317584	3	884	JEFFERSON AVENUE	12/06/23
320734	3	219	KINGSLAND AVENUE	10/30/23
320734	3	219	KINGSLAND AVENUE	11/02/23
320734	3	219	KINGSLAND AVENUE	12/04/23
320734	3	219	KINGSLAND AVENUE	12/10/23
320734	3	219	KINGSLAND AVENUE	12/13/23
320734	3	219	KINGSLAND AVENUE	12/13/23
320734	3	219	KINGSLAND AVENUE	12/16/23
320734	3	219	KINGSLAND AVENUE	12/20/23
320734	3	219	KINGSLAND AVENUE	01/03/24
320734	3	219	KINGSLAND AVENUE	01/05/24
320734	3	219	KINGSLAND AVENUE	01/07/24
320734	3	219	KINGSLAND AVENUE	01/10/24
320734	3	219	KINGSLAND AVENUE	01/15/24
320734	3	219	KINGSLAND AVENUE	01/30/24
320734	3	219	KINGSLAND AVENUE	02/20/24

340860	3	584	MYRTLE AVENUE	03/22/24
351108	3	367	PALMETTO STREET	03/19/24
359188	3	285	QUINCY STREET	01/28/24
363909	3	596	ROGERS AVENUE	12/27/23
			Count of Buildings	22
			Dates with H/HW Viol	60

Schedule I

List of Buildings/Dates where a Heat and/or Hot Water Violation was Issued during the 2024-2025 Heat Season

Data as of May 20, 2025

BLDG_ID	BORO	PHN	STREET_NAME	VIOL_ISSUE_DATE
2625	1	2038	5 AVENUE	12/10/24
2625	1	2038	5 AVENUE	12/13/24
7876	1	2651	BROADWAY	10/22/24
7876	1	2651	BROADWAY	12/04/24
9808	1	95	WEST 95 STREET	12/17/24
14545	1	315	EAST 58 STREET	12/21/24
25224	1	312	MANHATTAN AVENUE	11/18/24
25224	1	312	MANHATTAN AVENUE	12/03/24
25224	1	312	MANHATTAN AVENUE	01/21/25
25224	1	312	MANHATTAN AVENUE	01/24/25
25224	1	312	MANHATTAN AVENUE	02/12/25
40758	1	502	WEST 135 STREET	02/10/25
64875	2	336	EAST 166 STREET	04/28/25
85643	2	2509	HOFFMAN STREET	12/11/24
249672	3	91	EAST 21 STREET	01/27/25
249672	3	91	EAST 21 STREET	02/17/25
249672	3	91	EAST 21 STREET	02/21/25
249672	3	91	EAST 21 STREET	03/04/25
249672	3	91	EAST 21 STREET	05/20/25
296158	3	220	FRANKLIN STREET	11/24/24
303997	3	1576	GREENE AVENUE	12/19/24
315782	3	211	IRVING AVENUE	10/21/24
686017	4	402	ONDERDONK AVENUE	02/19/25
			Count of Buildings	13
			Dates with H/HW Viol	23

Schedule J

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NASSAU

CITY OF NEW YORK, through the New York City
Department of Housing Preservation and Development,

Plaintiff,

-against-

BlueSky Management NY, LLC, and Steven Kashanian
aka Steven Kachanian

Defendant.

AFFIDAVIT FOR JUDGMENT
BY CONFESSION

Index No. 25-031

STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU

Steven Kashanian aka Steven Kachanian, being duly sworn, deposes and says:

1. I am the Defendant in the above-entitled action.
2. I reside at 4 Poplar Court Great Neck NY 11021 such residence being in the County of Nassau. I hereby expressly authorize entry of judgment in New York County if said residence is not located in the State of New York.
3. I entered into Assurance of Discontinuance number 25-031 with the New York City Department of Housing Preservation and Development and the State of New York Office of the Attorney General, pursuant to New York Executive Law § 63(15). A copy of the Assurance of Discontinuance executed by me is attached hereto and the terms are incorporated by reference herein.
4. Pursuant to the Assurance of Discontinuance, I confess judgment in this Court in favor of the Plaintiff, the New York City Department of Housing Preservation and Development, for the Monetary Relief Amount of \$300,000.00, reduced by the principal amount of payments

made by me to Plaintiff pursuant to the Assurance of Discontinuance, plus collection fees of twenty-two percent of the unpaid Monetary Relief Amount, plus statutory costs of \$15.00, and hereby authorize the Plaintiff or its authorized agents and/or assigns to enter judgment against me for that sum.

5. Pursuant to the Assurance of Discontinuance, I confess judgment in this Court in favor of the Plaintiff, the New York City Department of Housing Preservation and Development, for the Monetary Relief Amount of \$300,000.00, to be reduced by the principal amount of payments made by me to Plaintiff pursuant to the Assurance of Discontinuance, plus a collection fee of twenty-two percent of the unpaid Monetary Relief Amount at the time of any subsequent default, plus statutory costs of \$15.00, and hereby authorize Plaintiff or its authorized agents and/or assigns to enter judgment against me for that sum, including, but not limited to, the collection fee and statutory costs described above.

6. This Confession of Judgment is for a debt justly due to the Plaintiff arising out of the Assurance of Discontinuance.


7. Pursuant to the Assurance of Discontinuance, I have agreed to pay the amounts described in paragraph 4 above.

8. I executed this Affidavit pursuant to the provisions of the Assurance of Discontinuance and expressly agreed that Plaintiff may enter judgment of confession against me for the amount stated in Paragraph 4 above if I fail to timely and properly make payment under the terms of the Assurance of Discontinuance and do not cure such failure within 30 days of Plaintiff's written notice thereof.

9. Changes to this Confession of Judgment must be in writing, signed by both me and the representative of the Plaintiff.

10. This Confession of Judgment is not for the purpose of securing the Plaintiff against a contingent liability.

11. This Confession of Judgment does not relate to a consumer debt.

 12/7/25
SIGNATURE/DATE

Sworn to before me this
2nd day of December 2025


Notary Public



Schedule K

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF NASSAU

CITY OF NEW YORK, through the New York City
Department of Housing Preservation and Development,

Plaintiff,

-against-

BlueSky Management NY, LLC, and Steven Kashanian
aka Steven Kachanian

Defendant.

AFFIDAVIT FOR JUDGMENT
BY CONFESSION

Index No. 25-031

STATE OF NEW YORK)
) ss.:

COUNTY OF NASSAU)

BlueSky Management NY, being duly sworn, deposes and says:

1. I am a principal of the Defendant, BlueSky Management NY, in the above-entitled action.
2. The principal place of business of BlueSky Management NY is 9 Park Place 3rd Floor Great Neck NY 11021. I hereby expressly authorize entry of judgment in New York County if said principal place of business is not located in the State of New York.
3. I am duly authorized to and have the authority to sign this Affidavit for Judgment by Confession on behalf of BlueSky Management NY pursuant to the membership agreement attached hereto as Exhibit A and incorporated by reference herein.
4. BlueSky Management NY entered into Assurance of Discontinuance number 25-031 with the New York City Department of Housing Preservation and Development and the State of New York Office of the Attorney General, pursuant to New York State Executive Law §

63(15). A copy of the Assurance of Discontinuance executed by BlueSky Management NY is attached as Exhibit B and the terms are incorporated by reference herein.

5. Pursuant to the Assurance of Discontinuance, I confess judgment in this Court on behalf of BlueSky Management NY in favor of the Plaintiff, City of New York, through the New York City Department of Housing Preservation and Development, for the Monetary Relief Amount of \$ 300,000.00, to be reduced by the principal amount of payments made by BlueSky Management NY to Plaintiff pursuant to the Assurance of Discontinuance, plus a collection fee of 22% of the unpaid Monetary Relief Amount at the time of any subsequent default, plus statutory costs of \$15.00, and hereby authorize the Plaintiff or its authorized agents and/or assigns to enter judgement against BlueSky Management NY for that sum, including, but not limited to, the collection fee and statutory costs described above.

6. This Confession of Judgment is for a debt justly due to the Plaintiff arising out of the Assurance of Discontinuance.

7. Pursuant to the Assurance of Discontinuance, BlueSky Management NY has agreed to pay the amounts described in paragraph 4 above

8. BlueSky Management NY executed this Affidavit pursuant to the provisions of the Assurance of Discontinuance and expressly agreed that Plaintiff may enter judgment of confession against BlueSky Management NY for the amount stated in Paragraph 4 above if BlueSky Management NY fails to timely and properly make payment under the terms of the Assurance of Discontinuance and does not cure such failure within 30 days of Plaintiff's written notice thereof to BlueSky Management NY.

9. Changes to this Confession of Judgment must be in writing, signed by both a corporate principal of BlueSky Management NY and the representative of the Plaintiff.

10. This Confession of Judgment is not for the purpose of securing the Plaintiff against a contingent liability.

11. This Confession of Judgment does not relate to a consumer debt.

BlueSky Management NY, LLC

By: _____

[name]

DATE

12/3/21

Steven Kashanian

Principal

Title

81-1706195

Federal Tax ID No.

STATE OF NEW YORK)

)ss.:

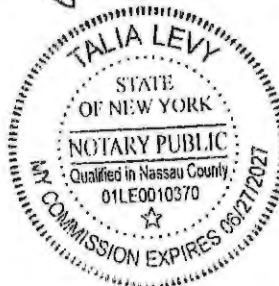
COUNTY OF NASSAU)

On the 3rd day of December in the year 2025 before me personally came Steven Kashanian aka Steven Kachanian to me known, who, being by me duly sworn, did depose and say that he/she/they reside(s) in Great Neck; that he/she/they is (are) a member of BlueSky Management NY, LLC the corporation described in and which executed the above instrument; that he/she/they know(s) the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by authority of the board of directors of said corporation, and that he/she/they signed his/her/their names(s) thereto by like authority.

Sworn to before me this

3rd day of December, 2025

Notary Public



Approved By:
The NYC Department of Housing Preservation
and Development

[NAME]

Assistant Commissioner