

EXHIBIT 1

A	B	C	D	E	F	G	H	I
Property No.	MDU Property Address	Municipality	No. of Living Units	MDU Owner (Landlord)	MDU Managing Agent Co.	MDU Managing Agent Name	Mailing Notes	Refusal Code*
1	604 2 AV	MANHATTAN	355	Hkal 34th Street Limited Partnership	Kibel Companies LLC	Karol Krychowski	Letter 1 mailed 07/05/2012; Letter 2 mailed 11/21/2012; LTR2 Return receipt w/ signature	A
2	860 2 AV	MANHATTAN	180	Envoy Towers Associates	Schneider & Schneider Inc.	Angelo Grima	Letter 1 mailed 08/14/2012; Letter 2 mailed 11/21/2012; LTR2 Return receipt w/ signature	A
3	165 E 35 ST	MANHATTAN	130	165 East 35th Street LLC	165 East 35th Street LLC	James Georgiano	Letter 1 mailed 07/05/2012; Letter 2 mailed 04/09/2013; LTR2 Return receipt w/ signature	P
4	2355 E 12 ST	BROOKLYN	121	The Berkshire Realty Assoc LLC	R & C Management	Lea Maswary	Letter 1 mailed 07/08/2010; Letter 2 mailed 05/19/2011; LTR2 Return receipt w/ signature	A
5	425 3 AV	MANHATTAN	102	Benchmark Re Group LLC	Benchmark Re Group LLC	Ari Moskowitz	Letter 1 mailed 07/05/2012; Letter 2 mailed 09/25/2012; LTR2 Return receipt w/ signature	A
6	441 E 155 ST	BRONX	99	South Bronx Community Corp. HDFC Inc.	Innovative Property Management & Development	Miriam Rodriguez	Letter 1 mailed 04/26/2011; Letter 2 mailed 05/17/2012; LTR2 Return receipt w/ signature	A
7	1735 E 13 ST	BROOKLYN	94	Shorefront Apartments LLC	Shorefront Apartments LLC	Alan Polen	Letter 1 mailed 08/27/2010; Letter 2 mailed 05/19/2011; LTR2 Return receipt w/ signature	A
8	1865 OCEAN AV	BROOKLYN	92	R & R Building Company	R & R Building Company	Aaron Diamond	Letter 1 mailed 04/07/2010; Letter 2 mailed 07/21/2010; LTR2 delivery confirmed	P
9	237-245 E 20 ST	MANHATTAN	80	237 East 20 LLC	Parkoff Organization Management	Robert Wisgo	Letter 1 mailed 08/27/2010; Letter 2 mailed 05/17/2012; LTR2 Return receipt w/ signature	P
10	36 UNION SQ	MANHATTAN	72	101 E 16th St Realty LLC	Rotner Management Corp	Kenneth Rotner	Letter 1 mailed 04/07/2010; Letter 2 mailed 05/19/2011; LTR2 Return receipt w/ signature	A
11	1114 WARD AV	BRONX	72	Ashland Enterprises, Inc.	Ashland Enterprises, Inc.	Velappan Veeraswamy	Letter 1 mailed 06/08/2011; Letter 2 mailed 07/10/2012; LTR2 Return receipt w/ signature	A
12	235 E 46 ST	MANHATTAN	63	Berdar Equities LLC	Manocheian Brothers	Jeffrey Manocheian	Letter 1 mailed 07/08/2010; Letter 2 mailed 05/17/2012; LTR2 Return receipt w/ signature	P
13	720 E 31 ST	BROOKLYN	62	720 Owners Corp	First Service Residential	Bogdan May	Letter 1 mailed 04/07/2010; Letter 2 mailed 07/21/2010; LTR2 delivery confirmed	P
14	2160 BRONX PARK E	BRONX	61	2160 Bronx Park East Owners Corp.	JLP Metro Management, Inc.	Louis Popovic	Letter 1 mailed 04/07/2010; Letter 2 mailed 07/21/2010; LTR2 delivery confirmed	P
15	3312 HULL AV	BRONX	60	3312 Hull Avenue Assocs, LLC	Benenson Funding Corp.	Christopher Perez	Letter 1 mailed 07/08/2010; Letter 2 mailed 09/17/2010; LTR2 Return receipt w/ signature	A
16	149 BRIGHTON 11 ST	BROOKLYN	58	Mayer Brandwein	L&C Brand LLC	Mayer Brandwein	Letter 1 mailed 04/07/2010; Letter 2 mailed 07/21/2010; LTR2 delivery confirmed	P
17	794 MADISON AV	MANHATTAN	53	Williamsburg Assets, LLC	Parkoff Organization Management	Robert Wisgo	Letter 1 mailed 07/08/2010; Letter 2 mailed 05/17/2012; LTR2 Return receipt w/ signature	P
18	233 E 32 ST	MANHATTAN	53	32 Realty LLC	32 Realty LLC	Richard Albert	Letter 1 mailed 08/14/2012; Letter 2 mailed 10/24/2012; LTR2 Return receipt w/ signature	A
19	1826 WHITE PLAINS RD	BRONX	52	Kardia 192 Realty Corp.	Kardia 192 Realty Corp.	Isidoros Sfikas	Letter 1 mailed 02/29/2012; Letter 2 mailed 11/21/2012; LTR2 Return receipt w/ signature	P
20	168 W 86 ST	MANHATTAN	50	Bedford Apartments Co, LLC	RCR Management, LLC	Richard Eisenberg	Letter 1 mailed 08/14/2012; Letter 2 mailed 10/24/2012; LTR2 Return receipt w/ signature	A
21	340 E 151 ST	BRONX	49	Lord & Rocce Enterprises, LLC	Professional Services	Rocio Cepeda	Letter 1 mailed 02/29/2012; Letter 2 mailed 07/10/2012; LTR2 Return receipt w/ signature	A
22	910 5 AV	MANHATTAN	48	910 Fifth Avenue Corp	Charles H. Greenthal Management	Timothy J. Fine	Letter 1 mailed 11/29/2010; Letter 2 mailed 05/17/2012; LTR2 Return receipt w/ signature	P
23	1429 5 AV	MANHATTAN	43	La Casa Quinta, L.P.	El Barrio's Operation Fightback	Gustavo Rosado	Letter 1 mailed 07/05/2012; Letter 2 mailed 10/24/2012; LTR2 Return receipt w/ signature	P
24	507 E 81 ST	MANHATTAN	43	Vulcan 81 Co. LLC	Vanderleigh Properties LLC	Henry Moses, Jr.	Letter 1 mailed 01/12/2011; Letter 2 mailed 05/17/2012; LTR2 Return receipt w/ signature	P
25	151 E 81 ST	MANHATTAN	43	151 East 81st Street, LLC	HRM Management Corp.	Ronald Cherney	Letter 1 mailed 10/28/2010; Letter 2 mailed 06/28/2011; LTR2 Return receipt w/ signature	P
26	1003 E 174 ST	BRONX	42	1003-05 East 174 Street HDFC	1003-05 East 174 Street HDFC	Gwendolyn Downs	Letter 1 mailed 02/29/2012; Letter 2 mailed 07/10/2012; LTR2 Return receipt w/ signature	A
27	382 3 AV	MANHATTAN	42	Kalabi Realty Co.	Kalabi Realty Co.	Abi Kalimian	Letter 1 mailed 07/05/2012; Letter 2 mailed 11/21/2012; LTR2 Return receipt w/ signature	P
28	37 7 AV	MANHATTAN	36	Harran Holding Corp.	A.J. Clarke Realty Corp.	Josh Hoffman	Letter 1 mailed 08/14/2012; Letter 2 mailed 11/21/2012; LTR2 Return receipt w/ signature	P
29	65 PARK AV S	MANHATTAN	35	Hyde Away, LLC	Pan Am Equities, Inc.	Andy Reynoso	Letter 1 mailed 01/12/2011; Letter 2 mailed 05/17/2012; LTR2 delivery confirmed	A
30	44 9 AV	MANHATTAN	33	Chelsea Village Associates, LLC	Cooper Square Realty	Ari Moskowitz	Letter 1 mailed 02/23/2011; Letter 2 mailed 05/17/2012; LTR2 Return receipt w/ signature	P

* A = ACTIVE REFUSAL
P = PASSIVE REFUSAL

A	B	C	D	E	F	G	H	I
Property No.	MDU Property Address	Municipality	No. of Living Units	MDU Owner (Landlord)	MDU Managing Agent Co.	MDU Managing Agent Name	Mailing Notes	Refusal Code*
31	401 E 154 ST	BRONX	28	Eras Properties, Inc.	Professional Services	Rocio Cepeda	Letter 1 mailed 02/29/2012; Letter 2 mailed 07/10/2012; LTR2 Return receipt w/ signature	A
32	1510 YORK AV	MANHATTAN	26	York 80 LLC	New Park Management	Robert Wisgo	Letter 1 mailed 02/23/2011; Letter 2 mailed 05/17/2012; LTR2 Return receipt w/ signature	P
33	126 E 12 ST	MANHATTAN	24	126 East 12th Street Owners Corp.	New Bedford Management	Gary Lelli	Letter 1 mailed 01/12/2011; Letter 2 mailed 05/17/2012; LTR2 Return receipt w/ signature	P
34	50 HORATIO ST	MANHATTAN	22	Gidina Partners LLC	Gidina Partners LLC	Karen Spitalnick	Letter 1 mailed 08/14/2012; Letter 2 mailed 11/21/2012; LTR2 Return receipt w/ signature	A
35	673 9 AV	MANHATTAN	22	Leonard Franzblau	N/A	N/A	Letter 1 mailed 11/29/2010; Letter 2 mailed 09/29/2011; LTR2 Return receipt w/ signature	A
36	101 DELANCEY ST	MANHATTAN	20	Silvershore Properties 26 LLC	Silvershore Properties 26 LLC	Jonathan Cohen	Letter 1 mailed 01/12/2011; Letter 2 mailed 07/10/2012; LTR2 Return receipt w/ signature	P
37	742 E 6 ST	MANHATTAN	19	Mascot Flats, HDFC	Mascot Flats, HDFC	Ann Rupel	Letter 1 mailed 07/05/2012; Letter 2 mailed 10/24/2012; LTR2 Return receipt w/ signature	P
38	2336 1 AV	MANHATTAN	16	Falcon Restoration Ltd. Partnership	El Barrio's Operation Fightback	Mariluz Hernandez	Letter 1 mailed 01/12/2011; Letter 2 mailed 09/29/2011; LTR2 Return receipt w/ signature	A
39	401 W 48 ST	MANHATTAN	13	Woodland Realty Associates LLC	Fairline Management	Neil Polon	Letter 1 mailed 07/05/2012; Letter 2 mailed 11/21/2012; LTR2 Return receipt w/ signature	P
40	189 ORCHARD ST	MANHATTAN	12	Lucky of 195 Madison Etc.	Lucky of 195 Madison Etc	Lucky Conti	Letter 1 mailed 02/23/2011; Letter 2 mailed 07/10/2012; LTR2 Return receipt w/ signature	P
41	300 E 86 ST	MANHATTAN	12	German News Co. Inc.	German News Co. Inc.	Billur Akipek	Letter 1 mailed 08/26/2011; Letter 2 mailed 10/24/2012; LTR2 Return receipt w/ signature	A
42	227 W 17 ST	MANHATTAN	10	227 West 17th Street Corp.	Andrews Building Corp.	Eugene Andrews	Letter 1 mailed 07/05/2012; Letter 2 mailed 10/24/2012; LTR2 Return receipt w/ signature	P
43	695 WASHINGTON ST	MANHATTAN	9	Perry Washington Tenants Corp.	Plymouth Management	Phillip Sansone	Letter 1 mailed 08/14/2012; Letter 2 mailed 11/21/2012; LTR2 Return receipt w/ signature	P

* A = ACTIVE REFUSAL
P = PASSIVE REFUSAL