



**INVESTORS**

489 FIFTH AVENUE, 7TH FLOOR, NEW YORK, NY 10017 • TEL (212) 371-5050 • FAX (212) 753-1652

PUBLIC  
COMMISSION  
EX-100173 ALBANY

**VIA CERTIFIED MAIL - RETURN  
RECEIPT REQUESTED**

2016 JUN 20 PM 3:26

June 15, 2016

Honorable Kathleen H. Burgess  
Secretary  
New York State Public Service Commission  
Three Empire State Plaza  
Albany, NY 12233

**Re: Matter 16- \_\_\_\_\_ - Petition of Verizon New York Inc. for an Order of Entry  
For 123 Bank Street, New York, NY**

Dear Secretary Burgess:

This Answer is respectfully submitted to Verizon's Petition For Order of Entry dated June 6, 2016.

Please be advised that due to a major hallway renovation project in progress, the owner had previously informed Verizon New York Inc. that once this work is completed, we would allow for the installation of fiber-optic facilities to provide cable television service at 123 Bank Street, New York, NY. Provided that we timely receive approvals and permits from the Landmark Preservation Commission and DOB, the project is anticipated to be completed on or about November 15, 2016.

In addition, on or before January 25, 2016, we had submitted certain objections to Verizon's work proposal plan, specifically that Verizon provide new square molding in the hallways to conceal their wiring and if Verizon is granted entry prior to the hallway renovation being completed, that the language concerning the Easement Agreement in the FOURTH paragraph (b) ii be changed to state that in the event the Grantor (owner) requires equipment to be moved to a different location/path, that this shall be at Grantee's (Verizon) cost – see attached correspondence.

Based on the foregoing, we hereby request that Verizon be ordered to perform the installation work any time after November 15, 2016 and that they cover their wiring with new square molding in the hallways, as well as paying for any costs associated with moving equipment to a different location.

Sincerely,

**ELK 123 Bonck LLC**

Celeste Zervas  
Legal Administrator

enclosures

## Celeste Zervas

---

**From:** Celeste Zervas  
**Sent:** Wednesday, June 15, 2016 12:04 PM  
**To:** Celeste Zervas  
**Subject:** FW: Hallway Molding Request -123 Bank Street, NY, NY

**From:** Patricia Perugini  
**Sent:** Tuesday, June 14, 2016 11:27 AM  
**To:** Celeste Zervas <[CZERVAS@elkinvestors.com](mailto:CZERVAS@elkinvestors.com)>  
**Cc:** Morry Kalimian <[morry@elkinvestors.com](mailto:morry@elkinvestors.com)>  
**Subject:** FW: Hallway Molding Request -123 Bank Street, NY, NY

Celeste,  
See email correspondence regarding this matter below.

We are waiting for Landmarks to approve the project so we can get our permits to begin the work. We are told by Raymond Ho that they are backed up approximately 90 days so I would say that it's safe to project our start date to be no later than November 15, 2016.

Please let me know what else you need from me.

Tricia Perugini  
ELK Investors  
489 5th Avenue, 7th Fl.  
New York, N.Y. 10017  
Tel. 212-371-5050 x7863  
Fax: (212) 753-1652  
Mobile. 646-643-3424

**From:** Seigal, Alyson M [<mailto:alyson.m.seigal@verizon.com>]  
**Sent:** Friday, April 01, 2016 2:38 PM  
**To:** Amoafo-Danquah, Kwame (Kwame) <[kwame.1.amoafo@verizon.com](mailto:kwame.1.amoafo@verizon.com)>; Patricia Perugini <[triciap@elkinvestors.com](mailto:triciap@elkinvestors.com)>; Keith Holden <[keithh@elkinvestors.com](mailto:keithh@elkinvestors.com)>  
**Cc:** Baranowski, Grzegorz (Greg) <[grzegorz.x.baranowski@verizon.com](mailto:grzegorz.x.baranowski@verizon.com)>; Conniff, Michael V <[michael.v.conniff@verizon.com](mailto:michael.v.conniff@verizon.com)>; Morry Kalimian <[morry@elkinvestors.com](mailto:morry@elkinvestors.com)>  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Kwame – We will need to move this property off of the construction schedule and back to the right-of-way bucket, and then, the postponed bucket.

Tricia – Please note that we will have to move forward with the filing of a 228 petition with the NY Public Service Commission for an Order of Entry, in order to comply with our obligations to the city of NY under our cable franchise agreement. There are tenants in the building who have been requesting Fios for quite some time now, and we proposed to get to them via the existing molding. We understand you would like us to wait, and we will work with you and your hallway renovation schedule, but we must file this paperwork in the meanwhile.

Thank you.

**verizon<sup>®</sup>**

Alyson M. Seigal  
Sr Mgr – NYC Franchise Assurance

140 West Street, 5th Floor  
New York, NY 10007

O 212.519.4799  
[alyson.m.seigal@verizon.com](mailto:alyson.m.seigal@verizon.com)

**From:** Amoaf-Danquah, Kwame (Kwame)  
**Sent:** Friday, April 01, 2016 12:59 PM  
**To:** Patricia Perugini; Keith Holden  
**Cc:** Baranowski, Grzegorz (Greg); Conniff, Michael V; Seigal, Alyson M; Morry Kalimian  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Hi Tricia,

Below is just a recap of what we have just discussed on the phone.

1 Landmark is requesting sample material for approval before you can request a permit from the DOB. You are in the process of gathering samples to be presented to the Landmark Commission.

2 Property management will rather wait for the proposed hallway molding to be placed before Verizon places fiber in the hallways to avoid liability issues.

Thanks for your cooperation and interest in Verizon FiOS

Kwame Amoaf-Danquah  
Verizon New York, Inc.  
Enr III Spec-Ntwk Eng&Ops  
140 West Street, Fl 5  
New York, NY 10007  
Work Phone: 212-519-4824  
Mobile Phone: 646-599-3974  
Email: [Kwame.1.Amoaf@verizon.com](mailto:Kwame.1.Amoaf@verizon.com)

**From:** Amoaf-Danquah, Kwame (Kwame)  
**Sent:** Monday, March 28, 2016 2:23 PM  
**To:** 'Patricia Perugini'; Keith Holden  
**Cc:** Baranowski, Grzegorz (Greg); Conniff, Michael V; Seigal, Alyson M; Morry Kalimian  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Ni Tricia,

I just left you a voicemail. I am reaching out to you to find out if the DOB permit has been received. Verizon will like to move forward to install fiber drops in the existing molding if the DOB permit has not been Approved yet. The proposed molding can then be placed over the fiber drop when the DOB permit is approved.

Thanks for your cooperation and interest in Verizon FiOS.

Kwame Amoaf-Danquah  
Verizon New York, Inc.  
Enr III Spec-Ntwk Eng&Ops  
140 West Street, Fl 5  
New York, NY 10007  
Work Phone: 212-519-4824  
Mobile Phone: 646-599-3974  
Email: [Kwame.1.Amoaf@verizon.com](mailto:Kwame.1.Amoaf@verizon.com)

**From:** Patricia Perugini [<mailto:triciap@elkinvestors.com>]  
**Sent:** Thursday, March 17, 2016 1:08 PM  
**To:** Amoaf-Danquah, Kwame (Kwame); Keith Holden  
**Cc:** Baranowski, Grzegorz (Greg); Conniff, Michael V; Seigal, Alyson M; Morry Kalimian  
**Subject:** [E] RE: Hallway Molding Request -123 Bank Street, NY, NY

We have been further delayed unexpectedly. We are awaiting our permit approval from DOB.

I will reach out when we are ready.

Best,

Tricia Perugini  
ELK Investors  
489 5th Avenue, 7th Fl.  
New York, N.Y. 10017  
Tel. 212-371-5050 x7863  
Fax: (212) 753-1652  
Mobile. 646-643-3424

**From:** Amoaf-Danquah, Kwame (Kwame) [<mailto:kwame.1.amoaf@verizon.com>]  
**Sent:** Thursday, March 17, 2016 1:05 PM  
**To:** Patricia Perugini <[triciap@elkinvestors.com](mailto:triciap@elkinvestors.com)>; Keith Holden <[keithh@elkinvestors.com](mailto:keithh@elkinvestors.com)>  
**Cc:** Baranowski, Grzegorz (Greg) <[grzegorz.x.baranowski@verizon.com](mailto:grzegorz.x.baranowski@verizon.com)>; Conniff, Michael V <[michael.v.conniff@verizon.com](mailto:michael.v.conniff@verizon.com)>; Seigal, Alyson M <[alyson.m.seigal@verizon.com](mailto:alyson.m.seigal@verizon.com)>; Morry Kalimian <[morry@elkinvestors.com](mailto:morry@elkinvestors.com)>  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Tricia,

I am reaching out to you to coordinate with the hallway contractor as discussed on the phone on Thursday, 2/4/2016. Please let me know when a site meeting can be scheduled.

Thanks for your cooperation and interest in Verizon FiOS

Kwame Amoafo-Danquah  
Verizon New York, Inc.  
Enr III Spec-Ntwk Eng&Ops  
140 West Street, Fl 5  
New York, NY 10007  
Work Phone: 212-519-4824  
Mobile Phone: 646-599-3974  
Email: [Kwame.1.Amoafo@verizon.com](mailto:Kwame.1.Amoafo@verizon.com)

**From:** Patricia Perugini [<mailto:triciap@elkinvestors.com>]  
**Sent:** Thursday, February 04, 2016 12:24 PM  
**To:** Amoafo-Danquah, Kwame (Kwame); Keith Holden  
**Cc:** Baranowski, Grzegorz (Greg); Conniff, Michael V; Seigal, Alyson M; Morry Kalimian  
**Subject:** [E] RE: Hallway Molding Request -123 Bank Street, NY, NY

Yes I have and we would like to wait to upgrade and allow for the easement until after we modernize the hallways.

We will contact you back when we have a better timeline of the hallway renovation project to move forward.

Best,

Tricia Perugini  
ELK Investors  
489 5th Avenue, 7th Fl.  
New York, N.Y. 10017  
Tel. 212-371-5050 x7863  
Fax: (212) 753-1652

**From:** Amoafo-Danquah, Kwame (Kwame) [<mailto:kwame.1.amoafo@verizon.com>]  
**Sent:** Thursday, February 04, 2016 12:08 PM  
**To:** Patricia Perugini <[triciap@elkinvestors.com](mailto:triciap@elkinvestors.com)>; Keith Holden <[keithh@elkinvestors.com](mailto:keithh@elkinvestors.com)>  
**Cc:** Baranowski, Grzegorz (Greg) <[grzegorz.x.baranowski@verizon.com](mailto:grzegorz.x.baranowski@verizon.com)>; Conniff, Michael V <[michael.v.conniff@verizon.com](mailto:michael.v.conniff@verizon.com)>; Seigal, Alyson M <[alyson.m.seigal@verizon.com](mailto:alyson.m.seigal@verizon.com)>; Morry Kalimian <[morry@elkinvestors.com](mailto:morry@elkinvestors.com)>  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Hi Tricia,

Have you discussed my responses to the owner as stated below?

Thanks

Verizon New York, Inc.  
Enr III Spec-Ntwk Eng&Ops  
140 West Street, Fl 5  
New York, NY 10007  
Work Phone: 212-519-4824  
Mobile Phone: 646-599-3974  
Email: [Kwame.1.Amoafo@verizon.com](mailto:Kwame.1.Amoafo@verizon.com)

**From:** Patricia Perugini [<mailto:triciap@elkinvestors.com>]  
**Sent:** Tuesday, January 26, 2016 11:26 AM  
**To:** Amoafu-Danquah, Kwame (Kwame); Keith Holden  
**Cc:** Baranowski, Grzegorz (Greg); Conniff, Michael V; Seigal, Alyson M; Morry Kalimian  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

My owner is away until next week. I will review with him your responses and get back to you later next week.

Thanks.

Tricia Perugini  
ELK Investors  
489 5th Avenue, 7th Fl.  
New York, N.Y. 10017  
Tel. 212-371-5050 x7863  
Fax: (212) 753-1652  
Mobile. 646-643-3424

**From:** Amoafu-Danquah, Kwame (Kwame) [<mailto:kwame.1.amoafu@verizon.com>]  
**Sent:** Monday, January 25, 2016 12:15 PM  
**To:** Patricia Perugini <[triciap@elkinvestors.com](mailto:triciap@elkinvestors.com)>; Keith Holden <[keithh@elkinvestors.com](mailto:keithh@elkinvestors.com)>  
**Cc:** Baranowski, Grzegorz (Greg) <[grzegorz.x.baranowski@verizon.com](mailto:grzegorz.x.baranowski@verizon.com)>; Conniff, Michael V <[michael.v.conniff@verizon.com](mailto:michael.v.conniff@verizon.com)>; Seigal, Alyson M <[alyson.m.seigal@verizon.com](mailto:alyson.m.seigal@verizon.com)>; Morry Kalimian <[morry@elkinvestors.com](mailto:morry@elkinvestors.com)>  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Hi Tricia,

Thanks for your quick response. Please see below for my comments regarding the two (2) outstanding items.

Molding: See attached for email dated Friday, 9/18/2015 that was sent to Keith as a condition for the easement agreement.

"Note that Verizon is under no obligation to install a new molding for 123 Bank Street since we have already established that there is enough room in the existing molding for Verizon Fiber drops". The molding issue therefore resolved.

**Easement:** I am still waiting for you to respond to my email that was sent to as stated below on Friday, December 18, 2015 12:51 PM

Please see below for our response:

- Verizon will only absorb the cost for relocation of facilities that serve neighboring properties. Cost associated with the relocation of facilities that serve 123 Bank exclusively or both 123 Bank and neighboring properties are the responsibility of 123 Bank.
- There will be a limit on how often relocation may be requested in your building (i.e.: once in a five year period).

Thanks

**Amoaf-Danquah, Kwame (Kw...**  
Verizon New York Inc.  
Engr Iii Spec-Ntwk Eng&Ops  
Osp Eng/Ping - Mnhtn/Brklyn/Si  
212-519-4824 Work  
646-599-3974 Mobile  
kwame.1.amoaf@one.verizon.com  
140 West St  
New York, NY 10007

**From:** Patricia Perugini [mailto:[triciap@elkinvestors.com](mailto:triciap@elkinvestors.com)]  
**Sent:** Monday, January 25, 2016 11:09 AM  
**To:** Amoaf-Danquah, Kwame (Kwame); Keith Holden  
**Cc:** Baranowski, Grzegorz (Greg); Conniff, Michael V; Seigal, Alyson M; Morry Kalimian  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Kwame,

That is not correct based upon our discussion, we will NOT be providing the square molding for your cable wires. The existing molding is ONLY for the purpose of your cable wires throughout the building. Many months back, we requested that your office provide the new square molding (picture attached) when we renovated the hallways as that is what we want in the hallways to conceal your wiring. I have also attached the email regarding this discussion as well.

We have been at an impasse regarding all Fios installation matters related to 123 Bank Street as we do not want you to install the same "crown" type molding with the proposed new wiring as well as the language in the easement related to the cost of relocating the wiring in the future. I have attached the email chain related to this matter as well.

We do want to get the Fios installed in the building as it is a great amenity for our residents but we will need to work out these two items before we can move forward.

Best,

Tricia Perugini  
ELK Investors  
489 5th Avenue, 7th Fl.  
New York, N.Y. 10017  
Tel. 212-371-5050 x7863

Fax: (212) 753-1652  
Mobile. 646-643-3424

**From:** Amoafu-Danquah, Kwame (Kwame) [mailto:[kwame.1.amoafu@verizon.com](mailto:kwame.1.amoafu@verizon.com)]  
**Sent:** Monday, January 25, 2016 10:24 AM  
**To:** Patricia Perugini <[triciap@elkinvestors.com](mailto:triciap@elkinvestors.com)>; Keith Holden <[keithh@elkinvestors.com](mailto:keithh@elkinvestors.com)>  
**Cc:** Baranowski, Grzegorz (Greg) <[grzegorz.x.baranowski@verizon.com](mailto:grzegorz.x.baranowski@verizon.com)>; Conniff, Michael V <[michael.v.conniff@verizon.com](mailto:michael.v.conniff@verizon.com)>; Seigal, Alyson M <[alyson.m.seigal@verizon.com](mailto:alyson.m.seigal@verizon.com)>; Morry Kalimian <[morry@elkinvestors.com](mailto:morry@elkinvestors.com)>  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Hi Tricia,

It was nice speaking to you. Just to confirm what we had discuss on the phone.

Property management is proposing to start renovation within the next 30 days including square molding placement in the hallways that will be completed within 4 months. The proposed molding (can be flipped open/close) will conceal existing molding as well as the proposed Verizon fiber cable.

Please let me know status of the easement agreement you have in your possession.

Thanks

**Amoafu-Danquah, Kwame (Kw...**  
Verizon New York Inc.  
Engr lli Spec-Ntwk Eng&Ops  
Osp Eng/Ping - Mnhtn/Brklyn/Si  
212-519-4824 Work  
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140 West St  
New York, NY 10007

**From:** Amoafu-Danquah, Kwame (Kwame)  
**Sent:** Friday, January 15, 2016 2:38 PM  
**To:** 'Patricia Perugini'; Keith Holden  
**Cc:** Baranowski, Grzegorz (Greg); Conniff, Michael V; Seigal, Alyson M; Morry Kalimian  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Tricia,

I just left you a voicemail. I will like to know the extent of the renovations and the timeline from start to finish. What molding solution are proposing to install that will accommodate Verizon?

Thanks

**Amoafu-Danquah, Kwame (Kw...**  
Verizon New York Inc.  
Engr Iii Spec-Ntwk Eng&Ops  
Osp Eng/Plng - Mnhtn/Brklyn/Si  
212-519-4824 Work  
646-599-3974 Mobile  
kwame.1.amoafu@one.verizon.com  
140 West St  
New York, NY 10007

**From:** Patricia Perugini [<mailto:triciap@elkinvestors.com>]

**Sent:** Friday, December 18, 2015 1:14 PM

**To:** Amoafu-Danquah, Kwame (Kwame); Keith Holden

**Cc:** Baranowski, Grzegorz (Greg); Conniff, Michael V; Seigal, Alyson M; Morry Kalimian

**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Well, we are in the planning stages to renovate all of the hallways in the building (including the basement) in the next 6 months therefore we should wait to complete this work before installation can happen.

Tricia Perugini  
ELK Investors  
489 5th Avenue, 7th Fl.  
New York, N.Y. 10017  
Tel. 212-371-5050 x7863  
Fax: (212) 753-1652  
Mobile. 646-643-3424

**From:** Amoafu-Danquah, Kwame (Kwame) [<mailto:kwame.1.amoafu@verizon.com>]

**Sent:** Friday, December 18, 2015 12:51 PM

**To:** Patricia Perugini <[triciap@elkinvestors.com](mailto:triciap@elkinvestors.com)>; Keith Holden <[keithh@elkinvestors.com](mailto:keithh@elkinvestors.com)>

**Cc:** Baranowski, Grzegorz (Greg) <[grzegorz.x.baranowski@verizon.com](mailto:grzegorz.x.baranowski@verizon.com)>; Conniff, Michael V

<[michael.v.conniff@verizon.com](mailto:michael.v.conniff@verizon.com)>; Seigal, Alyson M <[alyson.m.seigal@verizon.com](mailto:alyson.m.seigal@verizon.com)>

**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Tricia,

Please see below for our response:

- Verizon will only absorb the cost for relocation of facilities that serve neighboring properties. Cost associated with the relocation of facilities that serve 123 Bank exclusively or both 123 Bank and neighboring properties are the responsibility of 123 Bank.
- There will be a limit on how often relocation may be requested in your building (i.e.: once in a five year period).

Thanks

**Amoafo-Danquah, Kwame (Kw...**  
Verizon New York Inc.  
Engr Iii Spec-Ntwk Eng&Ops  
Osp Eng/Plng - Mnhtn/Brklyn/Si  
212-519-4824 Work  
646-599-3974 Mobile  
kwame.1.amoafo@one.verizon.com  
140 West St  
New York, NY 10007

**From:** Patricia Perugini [<mailto:triciap@elkinvestors.com>]  
**Sent:** Friday, December 11, 2015 9:59 AM  
**To:** Amoafo-Danquah, Kwame (Kwame); Keith Holden  
**Cc:** Baranowski, Grzegorz (Greg); Conniff, Michael V; Seigal, Alyson M  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Hello Kwame,

We have a change to the easement agreement you have sent over, specifically the FOURTH recital, (b). While we are agreeing to your proposed path of the installation, we want to reserve our right to request the modification of said path at anytime, at your cost. This paragraph indicates that you want us to pay in the event we require your equipment to be moved to a different location/path in our building.

This is a non-starter for us.

Please review and get back to me.

Thank you,

Tricia Perugini  
ELK Investors  
489 5th Avenue, 7th Fl.  
New York, N.Y. 10017  
Tel. 212-371-5050 x7863  
Fax: (212) 753-1652  
Mobile. 646-643-3424

**From:** Amoafo-Danquah, Kwame (Kwame) [<mailto:kwame.1.amoafo@verizon.com>]  
**Sent:** Wednesday, November 11, 2015 12:04 PM  
**To:** Keith Holden <[keithh@elkinvestors.com](mailto:keithh@elkinvestors.com)>  
**Cc:** Patricia Perugini <[triciap@elkinvestors.com](mailto:triciap@elkinvestors.com)>; Baranowski, Grzegorz (Greg) <[grzegorz.x.baranowski@verizon.com](mailto:grzegorz.x.baranowski@verizon.com)>; Conniff, Michael V <[michael.v.conniff@verizon.com](mailto:michael.v.conniff@verizon.com)>; Seigal, Alyson M <[alyson.m.seigal@verizon.com](mailto:alyson.m.seigal@verizon.com)>  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Keith,

Please review the attached, sign and send back to me. Make sure to notarized the "NYC Transfer Tax" form.

Thanks

**Amoaf-Danquah, Kwame (Kw...**  
Verizon New York Inc.  
Engr Iii Spec-Ntwk Eng&Ops  
Osp Eng/Plng - Mnhtn/Brklyn/Si  
212-519-4824 Work  
646-599-3974 Mobile  
kwame.1.amoaf@one.verizon.com  
140 West St  
New York, NY 10007

**From:** Keith Holden [<mailto:keithh@elkinvestors.com>]

**Sent:** Tuesday, October 20, 2015 9:44 AM

**To:** Amoaf-Danquah, Kwame (Kwame)

**Cc:** Patricia Perugini

**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Please advise when the drawing for 123 Bank Street will be sent to my attention?

**From:** Amoaf-Danquah, Kwame (Kwame) [<mailto:kwame.1.amoaf@verizon.com>]

**Sent:** Friday, October 09, 2015 8:36 AM

**To:** Keith Holden <[keithh@elkinvestors.com](mailto:keithh@elkinvestors.com)>

**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Keith,

I am sorry for the delay. I have requested a planer to set up a meeting to draw a better plan to scale for the easement. Please send me name of super/telephone number again.

Thanks

**Amoaf-Danquah, Kwame (Kw...**  
Verizon New York Inc.  
Engr Iii Spec-Ntwk Eng&Ops  
Osp Eng/Plng - Mnhtn/Brklyn/Si  
212-519-4824 Work  
646-599-3974 Mobile  
kwame.1.amoaf@one.verizon.com  
140 West St  
New York, NY 10007

**From:** Keith Holden [<mailto:keithh@elkinvestors.com>]

**Sent:** Thursday, October 08, 2015 3:06 PM

**To:** Amoafo-Danquah, Kwame (Kwame)  
**Cc:** Baranowski, Grzegorz (Greg)  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

?

**From:** Amoafo-Danquah, Kwame (Kwame) [<mailto:kwame.1.amoafo@verizon.com>]  
**Sent:** Friday, October 02, 2015 1:46 PM  
**To:** Keith Holden <[keithh@elkinvestors.com](mailto:keithh@elkinvestors.com)>  
**Cc:** Baranowski, Grzegorz (Greg) <[grzegorz.x.baranowski@verizon.com](mailto:grzegorz.x.baranowski@verizon.com)>  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Keith,

I was able to meet the super. I will send you documents on Monday.

Thanks

**Amoafo-Danquah, Kwame (Kw...**  
Verizon New York Inc.  
Engr lli Spec-Ntwk Eng&Ops  
Osp Eng/Plng - Mnhtn/Brklyn/Si  
212-519-4824 Work  
646-599-3974 Mobile  
[kwame.1.amoafo@one.verizon.com](mailto:kwame.1.amoafo@one.verizon.com)  
140 West St  
New York, NY 10007

**From:** Keith Holden [<mailto:keithh@elkinvestors.com>]  
**Sent:** Thursday, October 01, 2015 5:22 PM  
**To:** Amoafo-Danquah, Kwame (Kwame)  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Did you get into the building today?

**From:** Amoafo-Danquah, Kwame (Kwame) [<mailto:kwame.1.amoafo@verizon.com>]  
**Sent:** Thursday, October 01, 2015 11:49 AM  
**To:** Keith Holden <[keithh@elkinvestors.com](mailto:keithh@elkinvestors.com)>  
**Cc:** Conniff, Michael V <[michael.v.conniff@verizon.com](mailto:michael.v.conniff@verizon.com)>; Seigal, Alyson M <[alyson.m.seigal@verizon.com](mailto:alyson.m.seigal@verizon.com)>  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Keith,

Will it be possible to meet you at the at 2:00 pm today to take some measurements?

Thanks

**Amoafu-Danquah, Kwame (Kw...**  
Verizon New York Inc.  
Engr Iii Spec-Ntwk Eng&Ops  
Osp Eng/Ping - Mnhtn/Brklyn/Si  
212-519-4824 Work  
646-599-3974 Mobile  
kwame.1.amoafu@one.verizon.com  
140 West St  
New York, NY 10007

**From:** Keith Holden [<mailto:keithh@elkinvestors.com>]  
**Sent:** Monday, September 28, 2015 3:57 PM  
**To:** Amoafu-Danquah, Kwame (Kwame)  
**Cc:** Conniff, Michael V; Seigal, Alyson M  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Let's move forward and send me the revised agreement and the easement route.

**From:** Amoafu-Danquah, Kwame (Kwame) [<mailto:kwame.1.amoafu@verizon.com>]  
**Sent:** Monday, September 28, 2015 1:08 PM  
**To:** Keith Holden <[keithh@elkinvestors.com](mailto:keithh@elkinvestors.com)>  
**Cc:** Conniff, Michael V <[michael.v.conniff@verizon.com](mailto:michael.v.conniff@verizon.com)>; Seigal, Alyson M <[alyson.m.seigal@verizon.com](mailto:alyson.m.seigal@verizon.com)>  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Keith,

Verizon will offer property management \$7,500.00 for easement contingent on the following:

The easement itself will cover all pipes, cabling, hub, and terminals from the point of entry (POE) through the building, penetrations to the exterior as well as any exterior cabling on the sides or rear of the building. We are also looking for the hub to provide fiber for adjacent properties.

Please let me know how you will like to move forward so that I can send you a proposal including easement form and a sketch of fiber route to feed the adjacent properties.

Thanks

**Amoafu-Danquah, Kwame (Kw...**  
Verizon New York Inc.  
Engr Iii Spec-Ntwk Eng&Ops  
Osp Eng/Ping - Mnhtn/Brklyn/Si  
212-519-4824 Work  
646-599-3974 Mobile  
kwame.1.amoafu@one.verizon.com  
140 West St  
New York, NY 10007

## Celeste Zervas

---

**From:** Celeste Zervas  
**Sent:** Wednesday, June 15, 2016 12:04 PM  
**To:** Celeste Zervas  
**Subject:** FW: Hallway Molding Request -123 Bank Street, NY, NY

**From:** Patricia Perugini  
**Sent:** Tuesday, June 14, 2016 11:27 AM  
**To:** Celeste Zervas <[CZERVAS@elkinvestors.com](mailto:CZERVAS@elkinvestors.com)>  
**Cc:** Morry Kalimian <[morry@elkinvestors.com](mailto:morry@elkinvestors.com)>  
**Subject:** FW: Hallway Molding Request -123 Bank Street, NY, NY

Celeste,  
See email correspondence regarding this matter below.

We are waiting for Landmarks to approve the project so we can get our permits to begin the work. We are told by Raymond Ho that they are backed up approximately 90 days so I would say that it's safe to project our start date to be no later than November 15, 2016.

Please let me know what else you need from me.

Tricia Perugini  
ELK Investors  
489 5th Avenue, 7th Fl.  
New York, N.Y. 10017  
Tel. 212-371-5050 x7863  
Fax: (212) 753-1652  
Mobile. 646-643-3424

**From:** Seigal, Alyson M [<mailto:alyson.m.seigal@verizon.com>]  
**Sent:** Friday, April 01, 2016 2:38 PM  
**To:** Amoaf-Danquah, Kwame (Kwame) <[kwame.1.amoaf@verizon.com](mailto:kwame.1.amoaf@verizon.com)>; Patricia Perugini <[triciap@elkinvestors.com](mailto:triciap@elkinvestors.com)>; Keith Holden <[keithh@elkinvestors.com](mailto:keithh@elkinvestors.com)>  
**Cc:** Baranowski, Grzegorz (Greg) <[grzegorz.x.baranowski@verizon.com](mailto:grzegorz.x.baranowski@verizon.com)>; Conniff, Michael V <[michael.v.conniff@verizon.com](mailto:michael.v.conniff@verizon.com)>; Morry Kalimian <[morry@elkinvestors.com](mailto:morry@elkinvestors.com)>  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Kwame – We will need to move this property off of the construction schedule and back to the right-of-way bucket, and then, the postponed bucket.

Tricia – Please note that we will have to move forward with the filing of a 228 petition with the NY Public Service Commission for an Order of Entry, in order to comply with our obligations to the city of NY under our cable franchise agreement. There are tenants in the building who have been requesting Fios for quite some time now, and we proposed to get to them via the existing molding. We understand you would like us to wait, and we will work with you and your hallway renovation schedule, but we must file this paperwork in the meanwhile.

Thank you.

**verizon<sup>®</sup>**

Alyson M. Seigal  
Sr Mgr – NYC Franchise Assurance

140 West Street, 5th Floor  
New York, NY 10007

O 212.519.4799  
alyson.m.seigal@verizon.com

**From:** Amoaf-Danquah, Kwame (Kwame)  
**Sent:** Friday, April 01, 2016 12:59 PM  
**To:** Patricia Perugini; Keith Holden  
**Cc:** Baranowski, Grzegorz (Greg); Conniff, Michael V; Seigal, Alyson M; Morry Kalimian  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Hi Tricia,

Below is just a recap of what we have just discussed on the phone.

1 Landmark is requesting sample material for approval before you can request a permit from the DOB. You are in the process of gathering samples to be presented to the Landmark Commission.

2 Property management will rather wait for the proposed hallway molding to be placed before Verizon places fiber in the hallways to avoid liability issues.

Thanks for your cooperation and interest in Verizon FiOS

Kwame Amoaf-Danquah  
Verizon New York, Inc.  
Enr III Spec-Ntwk Eng&Ops  
140 West Street, Fl 5  
New York, NY 10007  
Work Phone: 212-519-4824  
Mobile Phone: 646-599-3974  
Email: [Kwame.1.Amoaf@verizon.com](mailto:Kwame.1.Amoaf@verizon.com)

**From:** Amoaf-Danquah, Kwame (Kwame)  
**Sent:** Monday, March 28, 2016 2:23 PM  
**To:** 'Patricia Perugini'; Keith Holden  
**Cc:** Baranowski, Grzegorz (Greg); Conniff, Michael V; Seigal, Alyson M; Morry Kalimian  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Hi Tricia,

I just left you a voicemail. I am reaching out to you to find out if the DOB permit has been received. Verizon will like to move forward to install fiber drops in the existing molding if the DOB permit has not been Approved yet. The proposed molding can then be placed over the fiber drop when the DOB permit is approved.

Thanks for your cooperation and interest in Verizon FiOS.

Kwame Amoaf-Danquah  
Verizon New York, Inc.  
Enr III Spec-Ntwk Eng&Ops  
140 West Street, Fl 5  
New York, NY 10007  
Work Phone: 212-519-4824  
Mobile Phone: 646-599-3974  
Email: [Kwame.1.Amoaf@verizon.com](mailto:Kwame.1.Amoaf@verizon.com)

**From:** Patricia Perugini [<mailto:triciap@elkinvestors.com>]  
**Sent:** Thursday, March 17, 2016 1:08 PM  
**To:** Amoaf-Danquah, Kwame (Kwame); Keith Holden  
**Cc:** Baranowski, Grzegorz (Greg); Conniff, Michael V; Seigal, Alyson M; Morry Kalimian  
**Subject:** [E] RE: Hallway Molding Request -123 Bank Street, NY, NY

We have been further delayed unexpectedly. We are awaiting our permit approval from DOB.

I will reach out when we are ready.

Best,

Tricia Perugini  
ELK Investors  
489 5th Avenue, 7th Fl.  
New York, N.Y. 10017  
Tel. 212-371-5050 x7863  
Fax: (212) 753-1652  
Mobile. 646-643-3424

**From:** Amoaf-Danquah, Kwame (Kwame) [<mailto:kwame.1.amoaf@verizon.com>]  
**Sent:** Thursday, March 17, 2016 1:05 PM  
**To:** Patricia Perugini <[triciap@elkinvestors.com](mailto:triciap@elkinvestors.com)>; Keith Holden <[keithh@elkinvestors.com](mailto:keithh@elkinvestors.com)>  
**Cc:** Baranowski, Grzegorz (Greg) <[grzegorz.x.baranowski@verizon.com](mailto:grzegorz.x.baranowski@verizon.com)>; Conniff, Michael V <[michael.v.conniff@verizon.com](mailto:michael.v.conniff@verizon.com)>; Seigal, Alyson M <[alyson.m.seigal@verizon.com](mailto:alyson.m.seigal@verizon.com)>; Morry Kalimian <[morry@elkinvestors.com](mailto:morry@elkinvestors.com)>  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Tricia,

I am reaching out to you to coordinate with the hallway contractor as discussed on the phone on Thursday, 2/4/2016. Please let me know when a site meeting can be scheduled.

Thanks for your cooperation and interest in Verizon FiOS

Kwame Amoafo-Danquah  
Verizon New York, Inc.  
Enr III Spec-Ntwk Eng&Ops  
140 West Street, Fl 5  
New York, NY 10007  
Work Phone: 212-519-4824  
Mobile Phone: 646-599-3974  
Email: [Kwame.1.Amoafo@verizon.com](mailto:Kwame.1.Amoafo@verizon.com)

**From:** Patricia Perugini [<mailto:triciap@elkinvestors.com>]  
**Sent:** Thursday, February 04, 2016 12:24 PM  
**To:** Amoafo-Danquah, Kwame (Kwame); Keith Holden  
**Cc:** Baranowski, Grzegorz (Greg); Conniff, Michael V; Seigal, Alyson M; Morry Kalimian  
**Subject:** [E] RE: Hallway Molding Request -123 Bank Street, NY, NY

Yes I have and we would like to wait to upgrade and allow for the easement until after we modernize the hallways.

We will contact you back when we have a better timeline of the hallway renovation project to move forward.

Best,

Tricia Perugini  
ELK Investors  
489 5th Avenue, 7th Fl.  
New York, N.Y. 10017  
Tel. 212-371-5050 x7863  
Fax: (212) 753-1652

**From:** Amoafo-Danquah, Kwame (Kwame) [<mailto:kwame.1.amoafo@verizon.com>]  
**Sent:** Thursday, February 04, 2016 12:08 PM  
**To:** Patricia Perugini <[triciap@elkinvestors.com](mailto:triciap@elkinvestors.com)>; Keith Holden <[keithh@elkinvestors.com](mailto:keithh@elkinvestors.com)>  
**Cc:** Baranowski, Grzegorz (Greg) <[grzegorz.x.baranowski@verizon.com](mailto:grzegorz.x.baranowski@verizon.com)>; Conniff, Michael V <[michael.v.conniff@verizon.com](mailto:michael.v.conniff@verizon.com)>; Seigal, Alyson M <[alyson.m.seigal@verizon.com](mailto:alyson.m.seigal@verizon.com)>; Morry Kalimian <[morry@elkinvestors.com](mailto:morry@elkinvestors.com)>  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Hi Tricia,

Have you discussed my responses to the owner as stated below?

Thanks

Verizon New York, Inc.  
Enr III Spec-Ntwk Eng&Ops  
140 West Street, Fl 5  
New York, NY 10007  
Work Phone: 212-519-4824  
Mobile Phone: 646-599-3974  
Email: [Kwame.1.Amoafo@verizon.com](mailto:Kwame.1.Amoafo@verizon.com)

**From:** Patricia Perugini [<mailto:triciap@elkinvestors.com>]  
**Sent:** Tuesday, January 26, 2016 11:26 AM  
**To:** Amoafo-Danquah, Kwame (Kwame); Keith Holden  
**Cc:** Baranowski, Grzegorz (Greg); Conniff, Michael V; Seigal, Alyson M; Morry Kalimian  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

My owner is away until next week. I will review with him your responses and get back to you later next week.

Thanks.

Tricia Perugini  
ELK Investors  
489 5th Avenue, 7th Fl.  
New York, N.Y. 10017  
Tel. 212-371-5050 x7863  
Fax: (212) 753-1652  
Mobile. 646-643-3424

**From:** Amoafo-Danquah, Kwame (Kwame) [<mailto:kwame.1.amoafo@verizon.com>]  
**Sent:** Monday, January 25, 2016 12:15 PM  
**To:** Patricia Perugini <[triciap@elkinvestors.com](mailto:triciap@elkinvestors.com)>; Keith Holden <[keithh@elkinvestors.com](mailto:keithh@elkinvestors.com)>  
**Cc:** Baranowski, Grzegorz (Greg) <[grzegorz.x.baranowski@verizon.com](mailto:grzegorz.x.baranowski@verizon.com)>; Conniff, Michael V <[michael.v.conniff@verizon.com](mailto:michael.v.conniff@verizon.com)>; Seigal, Alyson M <[alyson.m.seigal@verizon.com](mailto:alyson.m.seigal@verizon.com)>; Morry Kalimian <[morry@elkinvestors.com](mailto:morry@elkinvestors.com)>  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Hi Tricia,

Thanks for your quick response. Please see below for my comments regarding the two (2) outstanding items.

**Molding:** See attached for email dated Friday, 9/18/2015 that was sent to Keith as a condition for the easement agreement.

“Note that Verizon is under no obligation to install a new molding for 123 Bank Street since we have already established that there is enough room in the existing molding for Verizon Fiber drops”. The molding issue therefore resolved.

**Easement:** I am still waiting for you to respond to my email that was sent to as stated below on Friday, December 18, 2015 12:51 PM

Please see below for our response:

- Verizon will only absorb the cost for relocation of facilities that serve neighboring properties. Cost associated with the relocation of facilities that serve 123 Bank exclusively or both 123 Bank and neighboring properties are the responsibility of 123 Bank.
- There will be a limit on how often relocation may be requested in your building (i.e.: once in a five year period).

Thanks

**Amoaf-Danquah, Kwame (Kw...**  
Verizon New York Inc.  
Engr Iii Spec-Ntwk Eng&Ops  
Osp Eng/Ping - Mnhtn/Brklyn/Si  
212-519-4824 Work  
646-599-3974 Mobile  
kwame.l.amoaf@one.verizon.com  
140 West St  
New York, NY 10007

**From:** Patricia Perugini [mailto:[triciap@elkinvestors.com](mailto:triciap@elkinvestors.com)]

**Sent:** Monday, January 25, 2016 11:09 AM

**To:** Amoaf-Danquah, Kwame (Kwame); Keith Holden

**Cc:** Baranowski, Grzegorz (Greg); Conniff, Michael V; Seigal, Alyson M; Morry Kalimian

**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Kwame,

That is not correct based upon our discussion, we will NOT be providing the square molding for your cable wires. The existing molding is ONLY for the purpose of your cable wires throughout the building. Many months back, we requested that your office provide the new square molding (picture attached) when we renovated the hallways as that is what we want in the hallways to conceal your wiring. I have also attached the email regarding this discussion as well.

We have been at an impasse regarding all Fios installation matters related to 123 Bank Street as we do not want you to install the same "crown" type molding with the proposed new wiring as well as the language in the easement related to the cost of relocating the wiring in the future. I have attached the email chain related to this matter as well.

We do want to get the Fios installed in the building as it is a great amenity for our residents but we will need to work out these two items before we can move forward.

Best,

Tricia Perugini  
ELK Investors  
489 5th Avenue, 7th Fl.  
New York, N.Y. 10017  
Tel. 212-371-5050 x7863

Fax: (212) 753-1652  
Mobile. 646-643-3424

**From:** Amoafu-Danquah, Kwame (Kwame) [mailto:[kwame.1.amoafu@verizon.com](mailto:kwame.1.amoafu@verizon.com)]  
**Sent:** Monday, January 25, 2016 10:24 AM  
**To:** Patricia Perugini <[triciap@elkinvestors.com](mailto:triciap@elkinvestors.com)>; Keith Holden <[keithh@elkinvestors.com](mailto:keithh@elkinvestors.com)>  
**Cc:** Baranowski, Grzegorz (Greg) <[grzegorz.x.baranowski@verizon.com](mailto:grzegorz.x.baranowski@verizon.com)>; Conniff, Michael V <[michael.v.conniff@verizon.com](mailto:michael.v.conniff@verizon.com)>; Seigal, Alyson M <[alyson.m.seigal@verizon.com](mailto:alyson.m.seigal@verizon.com)>; Morry Kalimian <[morry@elkinvestors.com](mailto:morry@elkinvestors.com)>  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Hi Tricia,

It was nice speaking to you. Just to confirm what we had discuss on the phone.

Property management is proposing to start renovation within the next 30 days including square molding placement in the hallways that will be completed within 4 months. The proposed molding (can be flipped open/close) will conceal existing molding as well as the proposed Verizon fiber cable.

Please let me know status of the easement agreement you have in your possession.

Thanks

**Amoafu-Danquah, Kwame (Kw...**  
Verizon New York Inc.  
Engr Iii Spec-Ntwk Eng&Ops  
Osp Eng/Ping - Mnhtn/Brklyn/Si  
212-519-4824 Work  
646-599-3974 Mobile  
[kwame.1.amoafu@one.verizon.com](mailto:kwame.1.amoafu@one.verizon.com)  
140 West St  
New York, NY 10007

**From:** Amoafu-Danquah, Kwame (Kwame)  
**Sent:** Friday, January 15, 2016 2:38 PM  
**To:** 'Patricia Perugini'; Keith Holden  
**Cc:** Baranowski, Grzegorz (Greg); Conniff, Michael V; Seigal, Alyson M; Morry Kalimian  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Tricia,

I just left you a voicemail. I will like to know the extent of the renovations and the timeline from start to finish. What molding solution are proposing to install that will accommodate Verizon?

Thanks

**Amoafu-Danquah, Kwame (Kw...**  
Verizon New York Inc.  
Engr Iii Spec-Ntwk Eng&Ops  
Osp Eng/Plng - Mnhtn/Brklyn/Si  
212-519-4824 Work  
646-599-3974 Mobile  
kwame.1.amoafu@one.verizon.com  
140 West St  
New York, NY 10007

**From:** Patricia Perugini [<mailto:triciap@elkinvestors.com>]  
**Sent:** Friday, December 18, 2015 1:14 PM  
**To:** Amoafu-Danquah, Kwame (Kwame); Keith Holden  
**Cc:** Baranowski, Grzegorz (Greg); Conniff, Michael V; Seigal, Alyson M; Morry Kalimian  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Well, we are in the planning stages to renovate all of the hallways in the building (including the basement) in the next 6 months therefore we should wait to complete this work before installation can happen.

Tricia Perugini  
ELK Investors  
489 5th Avenue, 7th Fl.  
New York, N.Y. 10017  
Tel. 212-371-5050 x7863  
Fax: (212) 753-1652  
Mobile. 646-643-3424

**From:** Amoafu-Danquah, Kwame (Kwame) [<mailto:kwame.1.amoafu@verizon.com>]  
**Sent:** Friday, December 18, 2015 12:51 PM  
**To:** Patricia Perugini <[triciap@elkinvestors.com](mailto:triciap@elkinvestors.com)>; Keith Holden <[keithh@elkinvestors.com](mailto:keithh@elkinvestors.com)>  
**Cc:** Baranowski, Grzegorz (Greg) <[grzegorz.x.baranowski@verizon.com](mailto:grzegorz.x.baranowski@verizon.com)>; Conniff, Michael V <[michael.v.conniff@verizon.com](mailto:michael.v.conniff@verizon.com)>; Seigal, Alyson M <[alyson.m.seigal@verizon.com](mailto:alyson.m.seigal@verizon.com)>  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Tricia,

Please see below for our response:

- Verizon will only absorb the cost for relocation of facilities that serve neighboring properties. Cost associated with the relocation of facilities that serve 123 Bank exclusively or both 123 Bank and neighboring properties are the responsibility of 123 Bank.
- There will be a limit on how often relocation may be requested in your building (i.e.: once in a five year period).

Thanks

**Amoaf-Danquah, Kwame (Kw...**  
Verizon New York Inc.  
Engr Iii Spec-Ntwk Eng&Ops  
Osp Eng/Plng - Mnhtn/Brklyn/Si  
212-519-4824 Work  
646-599-3974 Mobile  
kwame.1.amoaf@one.verizon.com  
140 West St  
New York, NY 10007

**From:** Patricia Perugini [<mailto:triciap@elkinvestors.com>]  
**Sent:** Friday, December 11, 2015 9:59 AM  
**To:** Amoaf-Danquah, Kwame (Kwame); Keith Holden  
**Cc:** Baranowski, Grzegorz (Greg); Conniff, Michael V; Seigal, Alyson M  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Hello Kwame,

We have a change to the easement agreement you have sent over, specifically the FOURTH recital, (b). While we are agreeing to your proposed path of the installation, we want to reserve our right to request the modification of said path at anytime, at your cost. This paragraph indicates that you want us to pay in the event we require your equipment to be moved to a different location/path in our building.

This is a non-starter for us.

Please review and get back to me.

Thank you,

Tricia Perugini  
ELK Investors  
489 5th Avenue, 7th Fl.  
New York, N.Y. 10017  
Tel. 212-371-5050 x7863  
Fax: (212) 753-1652  
Mobile. 646-643-3424

**From:** Amoaf-Danquah, Kwame (Kwame) [<mailto:kwame.1.amoaf@verizon.com>]  
**Sent:** Wednesday, November 11, 2015 12:04 PM  
**To:** Keith Holden <[keithh@elkinvestors.com](mailto:keithh@elkinvestors.com)>  
**Cc:** Patricia Perugini <[triciap@elkinvestors.com](mailto:triciap@elkinvestors.com)>; Baranowski, Grzegorz (Greg) <[grzegorz.x.baranowski@verizon.com](mailto:grzegorz.x.baranowski@verizon.com)>; Conniff, Michael V <[michael.v.conniff@verizon.com](mailto:michael.v.conniff@verizon.com)>; Seigal, Alyson M <[alyson.m.seigal@verizon.com](mailto:alyson.m.seigal@verizon.com)>  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Keith,

Please review the attached, sign and send back to me. Make sure to notarized the "NYC Transfer Tax" form.

Thanks

**Amoaf-Danquah, Kwame (Kw...**  
Verizon New York Inc.  
Engr lli Spec-Ntwk Eng&Ops  
Osp Eng/Ping - Mnhtn/Brklyn/Si  
212-519-4824 Work  
646-599-3974 Mobile  
kwame.1.amoaf@one.verizon.com  
140 West St  
New York, NY 10007

**From:** Keith Holden [mailto:[keithh@elkinvestors.com](mailto:keithh@elkinvestors.com)]  
**Sent:** Tuesday, October 20, 2015 9:44 AM  
**To:** Amoaf-Danquah, Kwame (Kwame)  
**Cc:** Patricia Perugini  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Please advise when the drawing for 123 Bank Street will be sent to my attention?

**From:** Amoaf-Danquah, Kwame (Kwame) [mailto:[kwame.1.amoaf@verizon.com](mailto:kwame.1.amoaf@verizon.com)]  
**Sent:** Friday, October 09, 2015 8:36 AM  
**To:** Keith Holden <[keithh@elkinvestors.com](mailto:keithh@elkinvestors.com)>  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Keith,

I am sorry for the delay. I have requested a planer to set up a meeting to draw a better plan to scale for the easement. Please send me name of super/telephone number again.

Thanks

**Amoaf-Danquah, Kwame (Kw...**  
Verizon New York Inc.  
Engr lli Spec-Ntwk Eng&Ops  
Osp Eng/Ping - Mnhtn/Brklyn/Si  
212-519-4824 Work  
646-599-3974 Mobile  
kwame.1.amoaf@one.verizon.com  
140 West St  
New York, NY 10007

**From:** Keith Holden [mailto:[keithh@elkinvestors.com](mailto:keithh@elkinvestors.com)]  
**Sent:** Thursday, October 08, 2015 3:06 PM

**To:** Amoafo-Danquah, Kwame (Kwame)  
**Cc:** Baranowski, Grzegorz (Greg)  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

?

**From:** Amoafo-Danquah, Kwame (Kwame) [<mailto:kwame.1.amoafo@verizon.com>]  
**Sent:** Friday, October 02, 2015 1:46 PM  
**To:** Keith Holden <[keithh@elkinvestors.com](mailto:keithh@elkinvestors.com)>  
**Cc:** Baranowski, Grzegorz (Greg) <[grzegorz.x.baranowski@verizon.com](mailto:grzegorz.x.baranowski@verizon.com)>  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Keith,

I was able to meet the super. I will send you documents on Monday.

Thanks

**Amoafo-Danquah, Kwame (Kw...**  
Verizon New York Inc.  
Engr lli Spec-Ntwk Eng&Ops  
Osp Eng/Plng - Mnhtn/Brklyn/Si  
212-519-4824 Work  
646-599-3974 Mobile  
[kwame.1.amoafo@one.verizon.com](mailto:kwame.1.amoafo@one.verizon.com)  
140 West St  
New York, NY 10007

**From:** Keith Holden [<mailto:keithh@elkinvestors.com>]  
**Sent:** Thursday, October 01, 2015 5:22 PM  
**To:** Amoafo-Danquah, Kwame (Kwame)  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Did you get into the building today?

**From:** Amoafo-Danquah, Kwame (Kwame) [<mailto:kwame.1.amoafo@verizon.com>]  
**Sent:** Thursday, October 01, 2015 11:49 AM  
**To:** Keith Holden <[keithh@elkinvestors.com](mailto:keithh@elkinvestors.com)>  
**Cc:** Conniff, Michael V <[michael.v.conniff@verizon.com](mailto:michael.v.conniff@verizon.com)>; Seigal, Alyson M <[alyson.m.seigal@verizon.com](mailto:alyson.m.seigal@verizon.com)>  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Keith,

Will it be possible to meet you at the at 2:00 pm today to take some measurements?

Thanks

**Amoafu-Danquah, Kwame (Kw...**  
Verizon New York Inc.  
Engr Iii Spec-Ntwk Eng&Ops  
Osp Eng/Plng - Mnhtn/Brklyn/Si  
212-519-4824 Work  
646-599-3974 Mobile  
kwame.1.amoafu@one.verizon.com  
140 West St  
New York, NY 10007

**From:** Keith Holden [<mailto:keithh@elkinvestors.com>]  
**Sent:** Monday, September 28, 2015 3:57 PM  
**To:** Amoafu-Danquah, Kwame (Kwame)  
**Cc:** Conniff, Michael V; Seigal, Alyson M  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Let's move forward and send me the revised agreement and the easement route.

**From:** Amoafu-Danquah, Kwame (Kwame) [<mailto:kwame.1.amoafu@verizon.com>]  
**Sent:** Monday, September 28, 2015 1:08 PM  
**To:** Keith Holden <[keithh@elkinvestors.com](mailto:keithh@elkinvestors.com)>  
**Cc:** Conniff, Michael V <[michael.v.conniff@verizon.com](mailto:michael.v.conniff@verizon.com)>; Seigal, Alyson M <[alyson.m.seigal@verizon.com](mailto:alyson.m.seigal@verizon.com)>  
**Subject:** RE: Hallway Molding Request -123 Bank Street, NY, NY

Keith,

Verizon will offer property management \$7,500.00 for easement contingent on the following:

The easement itself will cover all pipes, cabling, hub, and terminals from the point of entry (POE) through the building, penetrations to the exterior as well as any exterior cabling on the sides or rear of the building. We are also looking for the hub to provide fiber for adjacent properties.

Please let me know how you will like to move forward so that I can send you a proposal including easement form and a sketch of fiber route to feed the adjacent properties.

Thanks

**Amoafu-Danquah, Kwame (Kw...**  
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