

# **EXHIBIT 1**

A	B	C	D	E	F	G	H	I	J
Property No.	MDU Property Address	Municipality	No. of Living Units	MDU Owner (Landlord)	MDU Managing Agent Co.	Contact Name	Mailing Notes	Refusal Code*	Build Code*
7002561	160 BEACH 117 ST	QUEENS	73	160 Beach 117 Owners Corp.	United Management Corp.	Arthur Wiener	Notices sent on 12/11/2012 & 04/30/2013	P	A
7006407	290 3 AV	MANHATTAN	172	Elektra Acquisitions, LLC	Adellco LLC	Ann Eber	Notices sent on 01/31/2014 & 04/15/2014	P	F
7007021	1000 TARGEE ST	STATEN ISLAND	100	Targee Staten Island Realty LLC		Felipe Rivera	Notices sent on 09/10/2013 & 12/10/2013	A	A
7007311	201 E 15 ST	MANHATTAN	54	201 East 15th Owners Corp.	Andrews Building Corp.	Robert Zagulski	Notices sent on 01/24/2014 & 12/13/2011	P	B
7012818	1274 5 AV	MANHATTAN	54	SP 1274 Fifth Avenue LLC	Stonehenge Management LLC	Adam Grushko	Notices sent on 02/21/2014 & 04/18/2012	P	F
7013351	169 COLUMBIA HTS	BROOKLYN	94	Club Deal 133 Columbia Heights L.P.	Taurus Management Services LLC	Peter Merrigan	Notices sent on 01/15/2012 & 08/15/2012	A	D
7014838	167 CLERMONT AV	BROOKLYN	112	Clermont Armory LLC	IBEC Building Corp.	Samy Brahimi	Notices sent on 01/02/2014 & 03/11/2014	P	A
7016835	68-70 IRVING PL	MANHATTAN	36	Gramercy Realty LLC	Ditmas Management	Aaron Sirulnick	Notices sent on 03/26/2014 & 05/20/2014	P	A
7017793	1801 AVENUE N	BROOKLYN	59	Abingdon Realty Co.	Leemar Management Corp.	Lee Wallach	Notices sent on 10/09/2013 & 04/09/2013	P	B
7017800	1855 E 12 ST	BROOKLYN	88	1855 E. 12th Owner Corp.	Miller Management LLC	Jerry Miller	Notices sent on 11/13/2013 & 07/21/2010	P	F
7021577	145 E 48 ST	MANHATTAN	207	Cosmopolitan Condominium Mgmt. Corp.	Charles H. Greenthal Management Corp.	Victor Kavy	Notices sent on 11/18/2013 & 12/13/2011	A	A
7022393	155 E 52 ST	MANHATTAN	114	Knocklofty Management LLC		Billy Haugh	Notices sent on 11/18/2013 & 08/15/2012	P	B
7022947	3280 NOSTRAND AV	BROOKLYN	181	Lawrence Towers Del LLC	Cammeby's Management Company LLC	Avi Schron	Notices sent on 08/15/2011 & 05/17/2012	P	B
7024982	9 W 31 ST	MANHATTAN	287	Tower 31 LLC	Atlantic Realty	Angelo Sacaridis	Notices sent on 05/20/2014 & 07/21/2010	A	D
7025001	303 E 60 ST	MANHATTAN	161	Evans View Condominium Corp.	Rose Associates, Inc.	Donald Bergin	Notices sent on 01/29/2014 & 12/13/2011	P	A
7025769	128 WILLOW ST	BROOKLYN	48	128 Willow Street Apts. Corp.	Advanced Management Services	Mary Kirby	Notices sent on 07/15/2011 & 08/15/2012	P	A
7027538	408 E 92 ST	MANHATTAN	196	Rivereast Apartments Investors LLC	Rose Associates, Inc.	John MacGowan	Notices sent on 01/09/2014 & 09/23/2010	P	C
7027828	760 3 AV	MANHATTAN	310	Buchanan Apartments LLC	ABS Partners Real Estate LLC	Michael Sass	Notices sent on 04/15/2014 & 05/17/2012	P	B
7038440	266 WASHINGTON AV	BROOKLYN	118	266 Washington Avenue Investor LLC	Dermot Realty Management Co.	Michael Prince	Notices sent on 08/16/2012 & 04/09/2013	P	A
7049290	20 PLAZA E	BROOKLYN	105	20 Plaza Housing Corp.	Maxwell-Kates, Inc.	Max Freedman	Notices sent on 10/17/2013 & 04/09/2013	P	A
7061034	1654 YORK AV	MANHATTAN	106	500A East 87th Street LLC	Staffard Garson Properties LLC	Staffard Garson	Notices sent on 12/05/2013 & 05/27/2014	P	B
7061064	710 PARK AV	MANHATTAN	89	710 Park Avenue Corp.	Douglas Elliman Property Management	Eric Friedland	Notices sent on 03/06/2014 & 10/29/2010	P	A
7061350	106 NORFOLK ST	MANHATTAN	28	Norfolk Development LLC	Granite International Management, LLC	Catherine Economakis	Notices sent on 02/21/2014 & 04/15/2014	A	A
7061696	165 W 20 ST	MANHATTAN	120	173 7th Avenue So LLC	Cooper Square Realty, Inc.	Iwona Bardecka	Notices sent on 12/18/2013 & 03/09/2012	P	B
7061706	25 W 13 ST	MANHATTAN	185	25 West 13th Street Corp.	AKAM Associates, Inc.	Barbara Derschowitz	Notices sent on 09/29/2013 & 12/13/2011	P	F
7061725	375 6 AV	MANHATTAN	81	Wavetree Corporation	Cooper Square Realty, Inc.	Michael Berzak	Notices sent on 04/18/2014 & 12/13/2011	P	F
7061731	433 W 21 ST	MANHATTAN	68	Urban Associates LLC	Brodsky Organization	Luis Zadrima	Notices sent on 12/16/2013 & 04/01/2014	P	B
7061733	45 5 AV	MANHATTAN	65	45 Fifth Avenue Apartment Corp.	Plymouth Management Group	Jack Lerner	Notices sent on 08/29/2013 & 03/09/2012	A	A
7061740	502 HUDSON ST	MANHATTAN	52	Hudson One Associates LLC	A.J. Clarke Realty Corp.	Michael Grabow	Notices sent on 08/07/2012 & 11/21/2012	P	A
7061745	54 8 AV	MANHATTAN	160	14 Horatio Street Apartments Corp.	Key Real Estate Associates LLC	Arline Kob	Notices sent on 03/24/2014 & 09/20/2013	P	B

A	B	C	D	E	F	G	H	I	J
Property No.	MDU Property Address	Municipality	No. of Living Units	MDU Owner (Landlord)	MDU Managing Agent Co.	Contact Name	Mailing Notes	Refusal Code*	Build Code*
7061747	568 6 AV	MANHATTAN	119	54 West 16th Street Apt. Corp.	Charles H. Greenthal Management Corp.	Melissa Lopez	Notices sent on 09/04/2013 & 07/22/2010	P	B
7061757	87 GREENWICH AV	MANHATTAN	81	1 Bank Street Corp.	Marolda Properties Inc.	Fred Marolda	Notices sent on 12/16/2013 & 12/13/2011	P	F
7061779	117 W 58 ST	MANHATTAN	102	117 West 58th LLC	ATA Enterprises	Robert Kalimian	Notices sent on 05/29/2012 & 08/15/2012	A	F
7061842	870 8 AV	MANHATTAN	408	Sunstone Associates LLC	Manocherian Brothers	Jeffrey Manocherian	Notices sent on 03/12/2012 & 07/21/2010	A	F
7061857	430 W 34 ST	MANHATTAN	179	Convention Overlook Inc.	Lawrence Properties	Steven Katz	Notices sent on 10/07/2013 & 09/23/2010	P	B
7061870	324 E 104 ST	MANHATTAN	102	East 104th Street Housing Development	Phipps Houses Services, Inc.	Margie Rodriguez	Notices sent on 12/16/2013 & 03/09/2012	P	F
7061876	131 BROOME ST	MANHATTAN	200	Grand Street Guild East HDfC Inc.	The Wavecrest Management Team	Anthony Savarese	Notices sent on 03/17/2014 & 12/13/2011	P	A
7062012	1360 YORK AV	MANHATTAN	91	York Road Associates	Midas Management Assoc., Inc.	Harold Rosen	Notices sent on 12/03/2013 & 12/13/2011	P	F
7062028	1186 3 AV	MANHATTAN	79	169 East 69th Street Corp.	Douglas Elliman Property Management	Paula Cohen	Notices sent on 12/17/2013 & 09/23/2010	P	F
7062050	1469 LEXINGTON AV	MANHATTAN	59	1469 Lexington Avenue Realty Co. LLC		Matla Wiener	Notices sent on 04/10/2014 & 05/13/2014	A	H
7062157	110 E 13 ST	MANHATTAN	20	110 East 13th Street Associates		Lawrence Magid	Notices sent on 03/19/2014 & 04/15/2014	A	A
7062198	30 CHRISTOPHER ST	MANHATTAN	69	Elk 30 Christopher LLC		Morry Kalimian	Notices sent on 04/26/2012 & 09/20/2013	P	B
7062217	105 W 55 ST	MANHATTAN	58	Melohn Properties Inc.		Martha Melohn	Notices sent on 10/10/2013 & 08/15/2012	P	H
7062225	341 W 45 ST	MANHATTAN	92	Sherrington Holdings LLC	Gatsby Enterprises LLC	Nader Shalom	Notices sent on 06/30/2011 & 12/13/2011	A	D
7062244	116 E 68 ST	MANHATTAN	79	Milan House Inc.	Brown Harris Stevens Residential LLC	Ira Wender	Notices sent on 04/17/2012 & 08/15/2012	P	F
7062270	145 AVENUE A	MANHATTAN	32	145 Realty LLC		Terrence Lowenberg	Notices sent on 05/01/2014 & 05/20/2014	P	A
7062287	315 E 65 ST	MANHATTAN	132	315 East 65th Street Owners Corp.	AKAM Associates, Inc.	Sal Catinella	Notices sent on 12/17/2013 & 07/22/2010	P	F
7062298	750 PARK AV	MANHATTAN	70	750 Park Avenue Apartments Corp.	AKAM Associates, Inc.	Diane Dunne	Notices sent on 12/13/2011 & 05/17/2012	P	A
7062302	342 E 67 ST	MANHATTAN	60	342 East 67 Realty LLC	SW Management LLC	Stanley Wasserman	Notices sent on 12/18/2013 & 04/01/2014	P	A
7062306	1570 1 AV	MANHATTAN	52	Supreme Company I LLC	Manocherian Brothers	Jeffrey Manocherian	Notices sent on 12/17/2013 & 05/17/2012	P	B
7062323	38 E 10 ST	MANHATTAN	117	40-50 Tenants Corp.	Blue Wood Management Group Inc.	Lawrence Hohlt	Notices sent on 01/30/2014 & 06/28/2011	P	B
7062326	25 MINETTA LN	MANHATTAN	65	25 Minetta Owners Corp.	Andrews Building Corp.	Eugene Andrews	Notices sent on 04/11/2014 & 12/13/2011	P	A
7062411	225 W 23 ST	MANHATTAN	138	2324 Realty LLC	ABS Partners Real Estate LLC	Michael Sass	Notices sent on 12/17/2013 & 12/13/2011	P	F
7062460	738 11 AV	MANHATTAN	97	Clinton Housing Development	P&L Management & Consulting	Michael Piantadosi	Notices sent on 08/16/2012 & 08/15/2012	P	A
7062484	926 MADISON AV	MANHATTAN	102	20 East 74th Street Inc.	Douglas Elliman Property Management	Leslie Danzis	Notices sent on 06/25/2013 & 09/27/2010	P	A
7062511	2 5 AV	MANHATTAN	343	Square Arch Realty Corp.	Argo Real Estate LLC	Bill Honan	Notices sent on 05/23/2012 & 04/09/2013	A	F
7062514	67 E 11 ST	MANHATTAN	152	Cast Iron Corp.	Cooper Square Realty, Inc.	Mark Pepe	Notices sent on 03/18/2014 & 09/23/2010	P	F
7062542	118 2 AV	MANHATTAN	24	Crawford Realty Co., LLC		Charles Fisch	Notices sent on 05/08/2012 & 08/15/2012	P	E
7062597	460 W 20 ST	MANHATTAN	74	20th Street Associates LLC	Hakimian Management Corp.	Ben Hakimian	Notices sent on 11/21/2013 & 12/13/2011	P	A
7062667	1 CHRISTOPHER ST	MANHATTAN	127	1 Christopher Realty, LLC		Jimmy Silber	Notices sent on 12/17/2013 & 07/22/2010	P	F

A	B	C	D	E	F	G	H	I	J
Property No.	MDU Property Address	Municipality	No. of Living Units	MDU Owner (Landlord)	MDU Managing Agent Co.	Contact Name	Mailing Notes	Refusal Code*	Build Code*
7063843	787 E 46 ST	BROOKLYN	61	787 E 46 LLC		Samuel Hertz	Notices sent on 01/16/2014 & 04/08/2014	P	A
7063853	1015 AVENUE N	BROOKLYN	42	Rizaro Avenue N, LLC		Robert Izsak	Notices sent on 12/02/2010 & 09/02/2011	P	F
7063876	1836 E 18 ST	BROOKLYN	24	1836 E 18 LLC	GMA Realty Co.	Giovanni DiMaggio	Notices sent on 04/16/2013 & 11/18/2013	P	A
7063961	1555 E 19 ST	BROOKLYN	70	1555 Associates LLC	R&C Management	Irving Cohen	Notices sent on 01/17/2014 & 03/25/2014	P	A
7063964	1415 AVENUE O	BROOKLYN	66	Avenue O Realty Co.		Jacob Rieger	Notices sent on 10/28/2010 & 08/01/2011	P	F

## LEGEND

### REFUSAL CODE

**A Active Refusal**

**P Passive Refusal**

### BUILD TYPES

#### **A Adhesive Fiber Cables**

Verizon will install fiber optic feeder cable approximately .5" in diameter between a Verizon manhole in the street and the basement of the building, using existing entrance conduit. A fiber terminal (approximately 17"x20"x16") will be installed in the basement. Fiber distribution cables approximately .5" in diameter will be connected to the fiber terminal and will be run horizontally through the basement, using strand wire or 3-4" metallic conduit to a vertical riser path. Vertical risers consisting of one or more fiber cables approximately .5" or less in diameter will be placed in 3-4" metallic conduit, which will be run through newly created holes drilled in the stairwell. 8" pull boxes will be established on the stairwell landing on each floor to house the pulled-through fiber cables. Where warranted, 20"x16"x8" lock boxes will be installed on the floor to house fiber distribution terminals. Horizontal fiber connections to each living unit ("drops") will be established with self-adhesive fiber cables. Small (4"x1.5"x.25") fiber termination boxes will be installed outside each living unit; the fiber drop will be extended into the living unit from this box at the time of installation. All Verizon work will be conducted in conformity with the property work requirements and with consideration for the safety of the residents and the proper functioning of the building. Impact to building aesthetics will be minimized by the use of materials smaller than those that typically serve the building at present.

#### **B Existing Hallway Moldings**

Verizon will install fiber optic feeder cable approximately .5" in diameter between a Verizon manhole in the street and the basement of the building, using existing entrance conduit. A fiber terminal (approximately 17"x20"x16") will be installed in the basement. Fiber distribution cables approximately .5" in diameter will be connected to the fiber terminal and will be run horizontally through the basement, using strand wire or 3-4" metallic conduit to a vertical riser path. Vertical risers consisting of one or more fiber cables approximately .5" or less in diameter will be placed in 3-4" metallic conduit, which will be run through newly created holes drilled in the stairwell. 8" pull boxes will be established on the stairwell landing on each floor to house the pulled-through fiber cables. Where warranted, 20"x16"x8" lock boxes will be installed on the floor to house fiber distribution terminals. Horizontal fiber drops to each living unit will be provided via bundled drops utilizing the existing hallway molding infrastructure. Excess fiber cables ("slack") will be coiled in the molding in front of each living unit for penetration into the unit at the time of service order. All Verizon work will be conducted in conformity with the property work requirements and with consideration for the safety of the residents and the

proper functioning of the building. Impact to building aesthetics will be minimized by the use of materials smaller than those that typically serve the building at present.

**C Microducts and Access Panels**

Verizon will install fiber optic feeder cable approximately .5" in diameter between a Verizon manhole in the street and the basement of the building, using existing entrance conduit. A fiber terminal (approximately 17"x20"x16") will be installed in the basement. Fiber distribution cables approximately .5" in diameter will be connected to the fiber terminal and will be run horizontally through the basement, using strand wire or 3-4" metallic conduit to a vertical riser path. Vertical risers consisting of one or more fiber cables approximately .5" or less in diameter will be placed in 3-4" metallic conduit, which will be run through newly created holes drilled in the stairwell. 8" pull boxes will be established on the stairwell landing on each floor to house the pulled-through fiber cables. Where warranted, 20"x16"x8" lock boxes will be installed on the floor to house fiber distribution terminals. Horizontal fiber drops to each living unit will be provided via 12.7mm micro duct that are run through existing soffits or in the ceiling, to the front of each unit. Approximately 8"x8" access panels will be installed to enable penetration into the living unit at the time of service order. All Verizon work will be conducted in conformity with the property work requirements and with consideration for the safety of the residents and the proper functioning of the building. Impact to building aesthetics will be minimized by the use of materials smaller than those that typically serve the building at present.

**D Microducts in Dropped Ceilings**

Verizon will install fiber optic feeder cable approximately .5" in diameter between a Verizon manhole in the street and the basement of the building, using existing entrance conduit. A fiber terminal (approximately 17"x20"x16") will be installed in the basement. Fiber distribution cables approximately .5" in diameter will be connected to the fiber terminal and will be run horizontally through the basement, using strand wire or 3-4" metallic conduit to a vertical riser path. Vertical risers consisting of one or more fiber cables approximately .5" or less in diameter will be placed in 3-4" metallic conduit, which will be run through newly created holes drilled in the stairwell. 8" pull boxes will be established on the stairwell landing on each floor to house the pulled-through fiber cables. Where warranted, 20"x16"x8" lock boxes will be installed on the floor to house fiber distribution terminals. Horizontal fiber drops to each living unit will be provided via 12.7mm micro duct that run through dropped ceilings; the fiber drops will be coiled close to each apartment. At the time of service order, penetration will be made into the living unit and a fiber drop will be pulled through the micro duct. All Verizon work will be conducted in conformity with the property work requirements and with consideration for the safety of the residents and the proper functioning of the building. Impact to building aesthetics will be minimized by the use of materials smaller than those that typically serve the building at present.

**E Existing Conduit to Living Unit**

Verizon will install fiber optic feeder cable approximately .5" in diameter between a Verizon manhole in the street and the basement of the building, using existing entrance conduit. A fiber terminal (approximately 17"x20"x16") will be installed in the basement. Fiber distribution cables approximately .5" in diameter will be connected to the fiber terminal and will be run horizontally through the basement, using strand wire or 3-4" metallic conduit to a vertical riser

path. Vertical risers consisting of one or more fiber cables approximately .5" or less in diameter will be placed in 3-4" metallic conduit, which will be run through newly created holes drilled in the stairwell. 8" pull boxes will be established on the stairwell landing on each floor to house the pulled-through fiber cables. Where warranted, 20"x16"x8" lock boxes will be installed on the floor to house fiber distribution terminals. Horizontal fiber drops to each living unit will be provided via existing building conduit, from the fiber distribution terminals directly into the living unit. At the time of service order, a fiber drop will be pulled through the conduit, possibly within a micro duct, where space allows. All Verizon work will be conducted in conformity with the property work requirements and with consideration for the safety of the residents and the proper functioning of the building. Impact to building aesthetics will be minimized by the use of materials smaller than those that typically serve the building at present.

**F New Hallway Molding**

Verizon will install fiber optic feeder cable approximately .5" in diameter between a Verizon manhole in the street and the basement of the building, using existing entrance conduit. A fiber terminal (approximately 17"x20"x16") will be installed in the basement. Fiber distribution cables approximately .5" in diameter will be connected to the fiber terminal and will be run horizontally through the basement, using strand wire or 3-4" metallic conduit to a vertical riser path. Vertical risers consisting of one or more fiber cables approximately .5" or less in diameter will be placed in 3-4" metallic conduit, which will be run through newly created holes drilled in the stairwell. 8" pull boxes will be established on the stairwell landing on each floor to house the pulled-through fiber cables. Where warranted, 20"x16"x8" lock boxes will be installed on the floor to house fiber distribution terminals. Horizontal fiber drops will be placed in newly installed hallway molding running from the fiber distribution terminal to the end of the hallway on each floor. Extra slack will be left coiled in the molding in front of each unit for penetration into the unit at the time of service order. All Verizon work will be conducted in conformity with the property work requirements and with consideration for the safety of the residents and the proper functioning of the building. Impact to building aesthetics will be minimized by the use of materials smaller than those that typically serve the building at present.

**G Fiber Drops Installed Directly into Unit from Riser**

Verizon will install fiber optic feeder cable approximately .5" in diameter between a Verizon manhole in the street and the basement of the building, using existing entrance conduit. A fiber terminal (approximately 17"x20"x16") will be installed in the basement. Fiber distribution cables approximately .5" in diameter will be connected to the fiber terminal and will be run horizontally through the basement, using strand wire or 3-4" metallic conduit to a vertical riser path. Vertical risers consisting of one or more fiber cables approximately .5" or less in diameter will be placed in 3-4" metallic conduit, which will be run through newly created holes drilled in the stairwell. 8" pull boxes will be established on the stairwell landing on each floor to house the pulled-through fiber cables. Where warranted, 20"x16"x8" lock boxes will be installed on the floor to house fiber distribution terminals. Fiber drops will be run directly into the living unit from the distribution terminal in the riser closet or stairwell. All Verizon work will be conducted in conformity with the property work requirements and with consideration for the safety of the residents and the proper functioning of the building. Impact to building aesthetics will be minimized by the use of materials smaller than those that typically serve the building at present.

## **H Exterior Bundled Drops**

4.8mm Indoor/Outdoor drop wires will be run vertically on the exterior of the building, passing closely by the window line for each set of stacked apartments in the building. The drop wires are attached to a metal cable that is fastened at the 1<sup>st</sup> floor level and at the rooftop level. Each wire is coiled outside the living unit it has been earmarked to serve. At the time of service order, the Verizon technician releases the coiled slack, drills a hole in the window sill and brings the drop wire into the unit. All Verizon work will be conducted in conformity with the property work requirements and with consideration for the safety of the residents and the proper functioning of the building. Impact to building aesthetics will be minimized by the use of materials smaller than those that typically serve the building at present.

## **I Multi-Customer Fiber Terminal**

Verizon will install fiber optic feeder cable approximately .5" in diameter between a Verizon manhole in the street and the basement of the building, using existing entrance conduit. A fiber terminal (approximately 17"x20"x16") will be installed in the basement. Fiber distribution cables approximately .5" in diameter will be connected to the fiber terminal and will be run horizontally through the basement, using strand wire or 3-4" metallic conduit to a vertical riser path. Vertical risers consisting of one or more fiber cables approximately .5" or less in diameter will run via 3-4" metallic conduit through either newly created core drills or existing vertical path in the communications/utility/media closets on designated floors. Verizon will mount Multi-Customer Fiber Terminals with average dimensions of 23"x19"x4" (wall mounted) or 84"x26"x15" (floor mounted). This terminal serves up to eight subscribers, with two (2) voice lines and one (1) data line each, and a common video jack. The units will be installed in the building's common utility area, using the existing copper wiring, CAT 5 and/or coax infrastructure to deliver service going to each living unit on serving floors. Building power needed to support MC-ONT design and battery backup is the responsibility of Verizon. All Verizon work will be conducted in conformity with the property work requirements and with consideration for the safety of the residents and the proper functioning of the building. Impact to building aesthetics will be minimized by the use of materials smaller than those that typically serve the building at present.

## **J In-Line Risers**

Verizon will install fiber optic feeder cable approximately .5" in diameter between a Verizon manhole in the street and the basement of the building, using existing entrance conduit. A fiber terminal (approximately 17"x20"x16") will be installed in the basement. Fiber distribution cables approximately .5" in diameter will be connected to the fiber terminal and will be run horizontally through the basement, using strand wire or 3-4" metallic conduit to a vertical riser path. Vertical risers consisting of one or more 12.7 mm micro ducts will be run through newly created holes drilled in closets within each living unit. A single 12.7 mm micro duct will terminate within each living unit resulting in a dedicated pathway between the living unit and the basement. At the time of service order, a fiber drop will be pulled through the micro duct. All Verizon work will be conducted in conformity with the property work requirements and with consideration for the safety of the residents and the proper functioning of the building. Impact to building aesthetics will be minimized by the use of materials smaller than those that typically serve the building at present.