

# **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*
7063974	1333 E 18 ST	BROOKLYN	65	LBG Associates LLC		Israel Itzkowitz	Notices sent on 10/08/2012 & 05/17/2013	P	F
7064030	1205 AVENUE R	BROOKLYN	48	1205 Avenue R LLC		Ephraim Landau	Notices sent on 06/03/2013 & 05/23/2011	A	F
7064043	1545 DAHILL RD	BROOKLYN	44	1545 Dahill LLC		Luigi Passalacqua	Notices sent on 02/21/2011 & 08/01/2011	P	F
7064181	2625 E 13 ST	BROOKLYN	77	Pasadena Leasing Limited Partnership	Kings & Queens Residential LLC	Marc Pollack	Notices sent on 05/14/2014 & 09/23/2010	A	B
7064198	2935 OCEAN PKWY	BROOKLYN	71	2935 OP LLC	MJ Orbach Associates	Michael Orbach	Notices sent on 05/14/2014 & 07/21/2010	P	F
7064249	8 BRIGHTON 15 ST	BROOKLYN	60	Isak Management Corp. Inc.		Sam Shpelfogel	Notices sent on 03/26/2014 & 04/01/2014	A	F
7064315	1407 LINDEN BLVD	BROOKLYN	142	Earl W. Jimerson Housing Co. Inc.		Lance Williams	Notices sent on 03/03/2014 & 04/24/2014	P	B
7064326	330 HINSDALE ST	BROOKLYN	150	Dumont Associates Limited	Help USA Houses	David Baez	Notices sent on 07/31/2012 & 12/10/2013	P	F
7064337	1087 LENOX RD	BROOKLYN	110	Kings Court Housing, LLC	Park Management Inc.	Jacob Greenwald	Notices sent on 01/21/2014 & 04/01/2014	P	F
7064376	1177 E 98 ST	BROOKLYN	67	Seashore Management Co.		Chaim Babad	Notices sent on 01/22/2014 & 04/01/2014	P	A
7064572	137 E 38 ST	MANHATTAN	104	137 East 38th Street LLC	Goldman Investments	James Georgiano	Notices sent on 04/25/2013 & 09/20/2013	P	B
7064581	230 E 44 ST	MANHATTAN	164	230 East 44th Street Associates LLC		Hertzl Moezinia	Notices sent on 05/24/2013 & 09/20/2013	A	B
7064582	713 2 AV	MANHATTAN	165	Timston Corp.		Richard Katz	Notices sent on 05/21/2011 & 02/07/2012	P	F
7064624	66 W 38 ST	MANHATTAN	374	1010 Sixth Associates	Rose Associates, Inc.	Claire Viray	Notices sent on 08/15/2013 & 04/24/2014	A	D
7064700	639 WEST END AV	MANHATTAN	63	639 Apartment Corp.	AKAM Associates, Inc.	Anne Brown	Notices sent on 05/15/2012 & 07/10/2012	P	F
7064796	565 WEST END AV	MANHATTAN	93	565 Equities Inc.	Tudor Realty Services Co.	Eric Greenberg	Notices sent on 01/07/2014 & 04/24/2014	A	B
7064826	641 AMSTERDAM AV	MANHATTAN	118	165 West 91st Street, LLC	A&E Real Estate Management	Douglas Eisenberg	Notices sent on 02/28/2014 & 04/01/2014	P	B
7064919	307 W 79 ST	MANHATTAN	223	Grand Imperial LLC		Michael Edelstein	Notices sent on 06/21/2012 & 11/21/2012	P	B
7064937	145 W 67 ST	MANHATTAN	452	Amsterco 67 LLC	Pan Am Equities, Inc.	George Joost	Notices sent on 12/19/2013 & 02/07/2012	P	A
7065112	107 E 130 ST	MANHATTAN	179	East River Preservation, LP	Grenadier Realty Corporation	Jorge Vazquez	Notices sent on 01/28/2014 & 04/01/2014	P	A
7065133	2491 FRED DOUGLASS BLVD	MANHATTAN	267	Philips Park LLC	Webb & Brooker Inc.	Janet McLaurin	Notices sent on 01/28/2014 & 04/01/2014	P	B
7065425	89 LENOX AV	MANHATTAN	161	Church Home Associates	Dalton Management Co. LLC	Jonathan Warner	Notices sent on 02/28/2014 & 04/01/2014	A	B
7065989	2764 LATTING ST	BRONX	23	Rina Realty Management		Katrina Paljusevic	Notices sent on 08/01/2013 & 10/21/2013	A	A
7066034	2440 MACLAY AV	BRONX	49	Chicchi Realty Corp.	Katonah Property Management Corp.	Ben Celaj	Notices sent on 11/04/2013 & 12/10/2013	P	H
7066051	2002 PUGSLEY AV	BRONX	94	Parkchester Apartments LLC	MP Management Company	Issac Freud	Notices sent on 02/14/2014 & 03/25/2014	P	B
7066072	2900 ST THERESA AV	BRONX	53	Joremi Enterprises Inc.	Weiss Realty LLC	Kenneth Yustman	Notices sent on 06/18/2013 & 09/20/2013	A	H
7066088	1737 PILGRIM AV	BRONX	68	Tered Realty Corp.		Edward Ciarletta	Notices sent on 02/11/2014 & 04/09/2013	P	H
7066099	2001 BRUCKNER BLVD	BRONX	124	Sparrow 1 LLC	Chestnut Holdings of NY, Inc.	Jonathan Wiener	Notices sent on 02/28/2014 & 03/25/2014	P	A
7066103	1410 ROWLAND ST	BRONX	39	1410 Rowland Street Realty Co. LLC		Zog Celaj	Notices sent on 10/16/2013 & 12/20/2013	P	H
7066245	2161 LURTING AV	BRONX	77	A.G.M. Co., LLC		Ali Mamudoski	Notices sent on 02/04/2014 & 03/04/2014	A	H

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7066272	1826 WHITE PLAINS RD	BRONX	52	Kardia 192 Realty Corp.		Isidoros Sfikas	Notices sent on 10/11/2013 & 04/24/2014	P	H
7066294	1314 COMMONWEALTH AV	BRONX	30	La Cruz Realty Corp.		Eric Laguna	Notices sent on 02/06/2014 & 03/25/2014	P	A
7066356	2260 BARKER AV	BRONX	68	MVP Housing Development Fund Company Inc.		William Sanchez	Notices sent on 07/23/2013 & 12/20/2013	P	B
7066405	3975 CARPENTER AV	BRONX	27	3975 Carpenter Realty		Jeff Poovich	Notices sent on 05/21/2014 & 07/10/2012	A	A
7066416	4170 CARPENTER AV	BRONX	52	OLM Senior Housing Dev. Fund Corp.	Stanan Management Corp.	Kerry Mahon	Notices sent on 05/15/2013 & 03/25/2014	P	A
7066512	391 E MOSHOLU PKWY N	BRONX	37	47 Holding Corp.		Matthew Bloomfield	Notices sent on 10/19/2012 & 03/25/2014	A	B
7066519	345 E 205 ST	BRONX	37	Fier Properties Inc.		Bashkim Celaj	Notices sent on 02/25/2014 & 04/08/2014	P	H
7066532	350 E 207 ST	BRONX	32	Palushaj Equities LLC	ZNS Realty Corp.	Nick Palushaj	Notices sent on 07/05/2012 & 03/25/2014	A	H
7066583	645 E 231 ST	BRONX	73	Sima Associates LLC		Benny Gjonaj	Notices sent on 07/25/2011 & 03/25/2014	A	H
7066673	3190 HULL AV	BRONX	25	335 East 205 LLC		Bashkim Celaj	Notices sent on 02/25/2014 & 04/08/2014	P	H
7066698	3434 KNOX PL	BRONX	42	Beltway Company, LLC	Larco Management LLC	Lawrence Geisinger	Notices sent on 03/18/2014 & 04/15/2014	P	H
8071370	2740 CROSEY AV	BROOKLYN	320	Contello Towers No. 2 Corp.	Metro Management Development Corp.	Fern Riback	Notices sent on 01/27/2012 & 05/23/2011	A	F
8071511	611 ARGYLE RD	BROOKLYN	84	Kennedy Realty LLC	Gutman Management	Sam Gutman	Notices sent on 01/13/2014 & 04/01/2014	P	B
8071551	800 E 17 ST	BROOKLYN	27	600 Wellington Court Owners Corp.	Bronstein Properties LLC	Scott Silverman	Notices sent on 07/27/2012 & 04/09/2013	P	F
8071554	815 E 14 ST	BROOKLYN	72	KGS 14th LLC	SMRC Management LLC	Jack Sternklar	Notices sent on 01/22/2014 & 04/01/2014	P	B
8071560	829 E 10 ST	BROOKLYN	59	829 Realty Associates Co.	Rumal Realty Co. Inc.	Sy Moskowitz	Notices sent on 08/18/2011 & 04/09/2013	P	A
8071587	950 E 14 ST	BROOKLYN	88	BRG 950 LLC	BRG Management	Scott Mittel	Notices sent on 09/14/2011 & 09/25/2012	P	F
8071594	801 E 10 ST	BROOKLYN	61	801 Realty Associates Co. Inc.	Rumal Realty Co. Inc.	Sy Moskowitz	Notices sent on 01/15/2014 & 04/01/2014	P	A
8071629	1160 OCEAN AV	BROOKLYN	67	1160 Ocean Ave. Owners Corp.		Labe Twerski	Notices sent on 01/13/2014 & 02/19/2014	P	A
8071712	1554 OCEAN AV	BROOKLYN	73	1554 Ocean LLC	Pinnacle Management Group	Eddie Ljesnjanin	Notices sent on 12/18/2013 & 04/01/2014	P	F
8071782	2239 TROY AV	BROOKLYN	85	Marine Cooperative Apts. Inc.		Joseph Dwyer	Notices sent on 01/15/2014 & 04/01/2014	P	B
8071806	2610 GLENWOOD RD	BROOKLYN	58	Surf Pacific Corp.		Ghellan Atiff	Notices sent on 11/03/2011 & 05/12/2011	P	F
8071821	2901 AVENUE I	BROOKLYN	54	2901 Avenue I Apt. Corp.		Ephraim Nierenberg	Notices sent on 10/05/2011 & 05/12/2011	P	F
8072550	110-20 71 RD	QUEENS	189	110-20 71st Road Apts. Inc.	John B Lovett & Assoc.	Kenneth Lovett	Notices sent on 09/17/2012 & 12/20/2013	A	A
8072586	118-18 UNION TPKE	QUEENS	212	Park Lane South Owners Inc.	Just Management Company	Pamela Silver	Notices sent on 07/27/2012 & 09/20/2013	A	A
8072658	64-85 BOOTH ST	QUEENS	52	64-85 Booth Realty LLC	SW Management LLC	Stanley Wasserman	Notices sent on 10/24/2013 & 12/20/2013	A	A
8072751	70-01 113 ST	QUEENS	64	Mt. Vernon Realty Co.	Leemar Management Corp.	Daniel Kogan	Notices sent on 02/10/2014 & 03/25/2014	A	A
8072824	97-07 67 AV	QUEENS	62	Belmont Owners Corp.	Michael A. Rich, LLC	Michael Rich	Notices sent on 02/10/2014 & 03/25/2014	A	A
8072972	143-18 38 AV	QUEENS	115	Diversified Realty Corp.		Kevin Cullen	Notices sent on 12/18/2013 & 04/15/2014	A	A
8072979	143-33 SANFORD AV	QUEENS	182	A & K Sanford Realty Corp.		Janet Karahalıs	Notices sent on 01/16/2014 & 04/15/2014	P	A

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8074150	39-02 111 ST	QUEENS	48	MPM Realty LLC		Paul Marchese	Notices sent on 09/20/2010 & 06/10/2011	P	F
8074263	41-96 GLEANE ST	QUEENS	66	Grand Review, LLC	Urban American Management	Heatcliff Leonor	Notices sent on 04/09/2014 & 03/25/2014	A	A

## 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.