

# **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*
8074358	62-95 SAUNDERS ST	QUEENS	102	Rego Realty LLC		Robert Simone	Notices sent on 02/27/2014 & 04/24/2014	P	A
8074465	86-05 60 RD	QUEENS	68	Karen Gardens Corp.	New Bedford Management Corp.	Sanjiv Diwan	Notices sent on 04/02/2014 & 05/20/2014	A	A
8074495	88-20 WHITNEY AV	QUEENS	59	Li En Laundromat Corporation	88-20 Whitney Realty	Rong Chen	Notices sent on 01/30/2014 & 04/24/2014	P	A
8074612	118-80 METROPOLITAN AV	QUEENS	66	118-80 Metropolitan Realty LLC	SW Management	Stanley Wasserman	Notices sent on 02/18/2014 & 05/20/2014	A	A
8074614	119-21 METROPOLITAN AV	QUEENS	59	119-21 Metropolitan Avenue Holdings, LLC	A & E Real Estate Holdings LLC	Sean Wynne	Notices sent on 04/02/2014 & 05/20/2014	P	A
8074645	82-67 AUSTIN ST	QUEENS	147	Austin Apartments LLC	Rego Realty LLC	Robert Simone	Notices sent on 08/26/2013 & 05/13/2014	P	B
8074677	84-01 MAIN ST	QUEENS	200	Eden Rock Owners, Inc.	Gerard J. Picaso, Inc.	Robert McCarthy	Notices sent on 02/27/2014 & 05/20/2014	P	B
8074695	85-11 LEFFERTS BLVD	QUEENS	66	Kew Court Owners Corp.	Kaled Management	Michael Raviner	Notices sent on 02/27/2014 & 04/24/2014	A	A
8086464	206 E 6 ST	MANHATTAN	20	Leamas Realty LLC	Matel Realty LLC	Sol Eiferman	Notices sent on 04/29/2014 & 06/27/2014	A	A
8086556	174 W HOUSTON ST	MANHATTAN	25	Tockwotten Associates, LLC		Beata Jachimski	Notices sent on 01/30/2014 & 05/13/2014	P	A
8087932	1466 LEXINGTON AV	MANHATTAN	27	140 East 95 St. Owners Corp.	Mautner-Glick Corp.	Charlie Pisani	Notices sent on 03/18/2014 & 05/13/2014	P	A
8098517	2 MINERVA PL	BRONX	54	HAF Associates LLC		David Kaplan	Notices sent on 04/08/2014 & 05/20/2014	P	B
8099046	2760 CRESTON AV	BRONX	45	RBD Realty Consultants		Beatriz Melendez	Notices sent on 02/25/2014 & 05/20/2014	P	H
8099198	190 BROWN PL	BRONX	22	Promesa Court Residences Limited Partnership		Nick Loizou	Notices sent on 10/02/2013 & 12/10/2013	P	A
8099319	309 E 164 ST	BRONX	69	B6B Partners, L.P.	Leeds Associates LLC	Stacey Shurgin	Notices sent on 02/28/2014 & 06/27/2014	P	B
8099361	1264 SHERIDAN AV	BRONX	56	1264 LLC	Chestnut Holdings of New York	Jonathan Wiener	Notices sent on 10/20/2012 & 12/10/2013	P	B
8099615	751 E 156 ST	BRONX	24	Jang Management, LLC	QV Management	Keyou Keypour	Notices sent on 02/05/2014 & 05/20/2014	P	B
8099820	1454 WALTON AV	BRONX	79	Walton Avenue Associates LLC	Tryax Realty Management	Michael Schmelzer	Notices sent on 04/24/2014 & 06/27/2014	A	B
8100489	1380 DR M L KING JR BLVD	BRONX	140	1380 HDFC	Winn Residential (NY) LLC	Phillip Lavoie	Notices sent on 06/27/2013 & 09/20/2013	A	B
8100636	354 CYPRESS AV	BRONX	89	Diego Beekman Mutual Housing Association HDFC	Winn Residential (NY) LLC	Phillip Lavoie	Notices sent on 03/18/2014 & 05/20/2014	P	H
8100859	665 E 163 ST	BRONX	63	Improvement Council Holding Corp.	Mereda Realty Corp.	Steven Levine	Notices sent on 10/23/2013 & 11/18/2013	P	B
8101492	1210 CROES AV	BRONX	191	Croes Nest Realty, L.P.	Almarc Realty Corp.	Sheik Saddick	Notices sent on 01/30/2014 & 03/25/2014	P	B
8101522	1160 EVERGREEN AV	BRONX	69	Onew More Time Realty Corp.	Milchman Properties Corp.	Luz Ocasio	Notices sent on 02/17/2014 & 06/27/2014	A	H
8101547	1158 BOYNTON AV	BRONX	66	1158 Boynton Associates LLC		Moses Podolski	Notices sent on 02/07/2014 & 06/27/2014	P	A
8101754	1025 BOYNTON AV	BRONX	61	1025 Boynton Ave Realty LLC		Moshe Pillar	Notices sent on 02/12/2014 & 06/27/2014	P	A
8219405	1564 MAYFLOWER AV	BRONX	13	1564 Mayflower LLC		Lash Kocovic	Notices sent on 02/13/2014 & 04/24/2014	P	B
8230821	321 E 48 ST	MANHATTAN	133	321 East 48th Street Associates	Halstead Management	Adam Eichner	Notices sent on 11/13/2013 & 03/09/2012	P	B
8231931	624 10 AV	MANHATTAN	33	626 Emmut Properties Ltd.	Emmut Properties	John Young	Notices sent on 01/27/2014 & 05/20/2014	P	F
8234730	259 W 15 ST	MANHATTAN	29	Felix Bernardo	EBB Realty	Felix Bernardo	Notices sent on 01/20/2014 & 04/01/2014	P	A
8234869	261 W 22 ST	MANHATTAN	36	216 West 22 St. Tenant Owners Corp.	Argo Real Estate LLC	Jill Reinitz	Notices sent on 03/26/2014 & 05/13/2014	P	A

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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*
8234887	200 W 24 ST	MANHATTAN	21	Chelsea Royale Condominiums	TKR Property Management Services	Enrique Navarrete	Notices sent on 01/09/2014 & 04/01/2014	P	C
8254760	21 E 107 ST	MANHATTAN	278	Beautiful Village Assoc. Redevelopment Co.	Metropolitan Realty Group	Scott Jaffee	Notices sent on 12/20/2013 & 07/22/2010	P	F
8255514	951 PARK AV	MANHATTAN	27	955 Tenant Stockholders Inc.	Brown Harris Stevens Residential Management LLC	Les Mance	Notices sent on 04/23/2014 & 05/20/2014	P	H
8256071	424 W 53 ST	MANHATTAN	12	Ataloss LLC	Leeds Associates LLC	Arthur Leeds	Notices sent on 02/13/2014 & 05/13/2014	P	F
8256133	1871 BROADWAY	MANHATTAN	124	The Allegro Condominium	Maxwell-Kates, Inc.	Neil Wishnia	Notices sent on 06/24/2013 & 12/20/2013	A	A
8256766	742 E 6 ST	MANHATTAN	24	Mascot Flats, HDFC		Ann Rupel	Notices sent on 11/04/2013 & 04/08/2014	P	A
8268262	200 W 79 ST	MANHATTAN	272	200 West 79th Street Condo	Douglas Elliman Property Management	Patricia Pettway-Brown	Notices sent on 06/29/2011 & 07/22/2010	A	F
9308421	30 MAIN ST	BROOKLYN	85	TYR Property Svds Inc.	Gumley Haft Inc.	James Colon	Notices sent on 02/16/2014 & 03/25/2014	P	A
9323294	751 ST MARKS AV	BROOKLYN	126	751 St. Marks Limited Liability Co.	Malek Management	Michael Malek	Notices sent on 05/16/2014 & 05/27/2014	A	A
9358918	245 E 37 ST	MANHATTAN	49	24537 Owners Corp.	ABC Realty	Seth Weinstein	Notices sent on 01/29/2014 & 04/01/2014	P	B
9359597	126 W 73 ST	MANHATTAN	37	126 West 73rd Owners Corp.	Sirius LLC	Marc Lippman	Notices sent on 03/12/2014 & 05/13/2014	P	A
9359685	136 W 75 ST	MANHATTAN	30	Brick House Owners Corp.	Synoptic Management	David Steinberg	Notices sent on 03/12/2014 & 05/13/2014	P	F
9359968	244 W 74 ST	MANHATTAN	39	Simry Realty Corp.		Arthur Haruvi	Notices sent on 05/17/2012 & 08/15/2012	A	H
9361439	465 WEST END AV	MANHATTAN	45	465 West End Avenue Owners Corp.	Orsid Realty Corp.	Neil Daviowitz	Notices sent on 04/27/2012 & 04/09/2013	P	F
9379885	41-40 UNION ST	QUEENS	371	The Stanton Condominium	All Area Realty Services	Spyro Kyrou	Notices sent on 02/18/2014 & 04/24/2014	P	A
9379887	41-07 BOWNE ST	QUEENS	85	Tribor Management, Inc.		Ning Jiang	Notices sent on 02/10/2014 & 05/20/2014	P	A
9379937	137-10 FRANKLIN AV	QUEENS	93	Baxter House Condo	First Management	James Demetriou	Notices sent on 02/27/2014 & 04/24/2014	P	A
9405642	630 1 AV	MANHATTAN	500	The Manhattan Place Condo	A J Clarke Real Estate	Steve Kaplan	Notices sent on 02/03/2014 & 04/08/2014	P	F
9405979	225 W 83 ST	MANHATTAN	298	The Bromley Condominium	Brown Harris Stevens Residential Management LLC	Eamon Early	Notices sent on 06/22/2012 & 11/21/2012	A	A
9405994	251 W 89 ST	MANHATTAN	75	The 251 Condominium	New Bedford Management Corp.	Greg Bazhdari	Notices sent on 05/15/2012 & 04/09/2013	P	F
9405995	255 W 90 ST	MANHATTAN	40	West 90th Owners Corp.	Gerard J. Picaso, Inc.	Ken Ryan	Notices sent on 01/28/2014 & 04/01/2014	A	A
9660809	35-91 161 ST	QUEENS	77	The Sun House Condominium	Norcor Management	Vincent Lo	Notices sent on 02/10/2014 & 05/20/2014	P	A
10079199	2059 STORY AV	BRONX	17	2057-59 Story Avenue LLC		Frank Loughran	Notices sent on 08/20/2012 & 04/24/2014	P	I
10089228	78-40 164 ST	QUEENS	120	Renee Owners, Inc.	Tedpin Realty Management Inc.	Gerald Pindus	Notices sent on 01/20/2014 & 05/20/2014	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.