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TO THE NYC DEP:

I have sent a copy of this letter to your organization to keep record of the issue between down town tenants and landlords.

Air Conditioners are old, filters are not new (or replaced since 9/11) and definitely have not been cleaned of all dust. This has effected my asthma and should not go overlooked. Thank you

PII

September 3, 2002

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New York, N.Y. 10038

Attention: Thurcon Payroll
2700 Grand Avenue
Bellmore, N.Y. 11710

Thurcon Properties – Amanda Ortiz
49 West 32nd Street
New York, N.Y. 10010

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OFFICE OF CORRESPONDENCE
AND CONSTITUENT SERVICES

9/25/02 BY *[Signature]*

Stephen Weinstein no longer works for Thurcon. When he did, he worked with me to remedy several issues. This is my THIRD letter to Thurcon in the last 9 weeks after no reply. I am assuming this is because Stephen Weinstein cannot respond, Thurcon Payroll has just not responded. This time, I am sending copies of this notice to the proper authorities to make sure I do not continue to be ignored.

cc: New York State Energy & Development Authority
ConEdison of New York
New York City Department of Environmental Protection
Lower Manhattan Development Corp.

Issue #1: May-August Electric Charges.

Through my tenure as a resident at 33 Gold Street (since September 2001) my ConEd bill has not exceeded \$50. However, since May of 2002 my ConEd bill has exceeded \$100 monthly.

- This increase in cost to me directly correlates with warmer weather and a need for air conditioning/cooling. The only hours I am home is from 6pm-7am Monday-Friday, almost never on weekends. I have no new appliances and I have not changed any of my electric consumption habits. The A/C units is accountable for the large increase in electric consumption.

Issue #2: A/C Inefficiency

My A/C units are old, they make loud noises and do not have much cooling power. It takes the units a very long time to have a material impact on the room temperature, while consuming excessive electric capacity.

- My prior complaints that the A/C units are loud and do not fully cool have been ignored.

Issue #3: Air Quality

In May, when I first started my A/C since the September 11, 2001 attacks, I had immediate lung/breathing problems. I notified Thurcon and Santiago Brito (superintendent).

- Santiago was not clear in response to my concern the filters had not been changed since 9/11.
- Thurcon did not follow up with me on my condition or provide any remedy (new A/C units, record of cleanings the A/C's, or documentation that the filter has been replaced).
- Thurcon would not deny/confirm filters had been changed. I inquired about further air purification measures such as cleaning or replacing the units... again, I was ignored.

I have given Thurcon notice by letter, by phone, and via onsite agent that I need information and action in respect to the functionality and safety of the A/C units. It is Thurcon's responsibility to maintain these units. In my case, I have been communicating my health problems and energy consumption issues. Without any action, I have been paying high bills I cannot afford and I continue to have trouble breathing.

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Avalanche
x-10*

Thurcon should ethically have notified residents of the EPA programs for A/C cleaning/replacement and NYSERDA replacement initiatives, as each addresses major health and energy concerns. Thurcon has been negligent in responding, so I am notifying ConEd, the EPA, and other organizations that can help me.

I have recently signed up for apartment cleaning and air testing with the EPA. I have included a letter about the "Smart Equipment Choices Program" where I believe Thurcon can replace units and get reimbursement. The grant program also pays for HEPA filters and A/C cleaning or replacement.

I am having my electric usage audited, although ConEd agents are confident replacement of the A/C units will help restore reasonable usage. Since a new A/C unit will not make up for my losses which can be clearly attributed to the old, inefficient, and hazardous A/C units, I will have ConEd send you a record of my electric costs. I will be paying September rent \$200 less, accounting for \$50 in extra consumption I was charged each month May-August.

Issue #4: Thurcon Payroll Inefficiency

I have sent two letters to Thurcon Payroll regarding late charges on both my June and July bills.

- I have submitted both payments to be delivered by the 10th of each month... the full amount of rent was deducted from my bank account on the 13th and 12th of June and July, respectively.
- Each month my rent is deducted from my account anywhere from the 10th to 14th (after allowing various time frames for payment to be processed. If you would like I will send my records to back this up, but if you double check your records they should confirm these fund transfer dates, following timely delivery.

cc: Better Business Bureau - Metro New York
J. Carl Haggerty

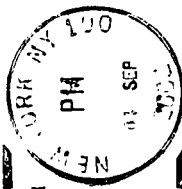
Please make arrangements to remedy these issues and provide me with documentation explaining to me how Thurcon plans to actively respond. I would appreciate a response within 7 business days.

Regards,

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New York, N.Y. 10038



COMMUNITY COLLEGES



USA

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NYC Dept. of Environmental Protection
 Re: Decreased indoor air quality - Customer Service
 59-17 Junction Blvd. 10th floor
 Flushing, N.Y. 11373

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