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OF COUNSEL:
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December 1, 2011

Rose Associates, Inc.
Manager
317 Avenue C
New York, NY 10009

Re: Change in Policy Imposing a Charge for Guest Key Cards
From: Individual Occupants of Various Apartments and the STPCVTA
Premises: All

To the Managing Agent:

This is a predicate notice served upon you pursuant to section 2523.4(c) of the Rent Stabilization Code. This notice is served upon you setting forth a complaint of a reduction of services specifically as follows:

According to a member of the STPCV Tenant's Association, management has recently initiated a policy of charging \$8 for every key card used for guests and employees needing access to their building. This was confirmed by recent amendments to management's website (See <http://www.pcvst.com/resident-info/move-in-out.aspx#anchor5> and <http://www.pcvst.com/resident-info/living-basics/your-apartment.aspx>), which now state:

Additional Access Cards: As the Tenant of Record, you may request from Management the issuance of Access Cards for your guest(s). To receive an Access Card, the Tenant of Record must accompany their employee or guest to the Management Office. The employee/guest must show photo identification to obtain his/her Access Card. **There is a fee for all visitor access cards.** There is a replacement fee for damaged or lost cards. (emphasis added)

As you are aware, prior litigation concerning the implementation of the key access system resulted in the transition to the current system premised on a guarantee that the first four key cards for guests and employees would be supplied without charge. See decision of Rent Administrator under Docket No.: TD41007AD dated August 15, 2005, wherein the Rent Administrator specifically conditioned this modification of services on the following:

All tenants and lawful occupants will receive free keycards. In addition, there is no limit to the number of keycards that may be issued for an apartment. Tenants will receive 4 free cards for employees and guests. There will be a charge of \$8 per keycard for each additional card issued over that amount.

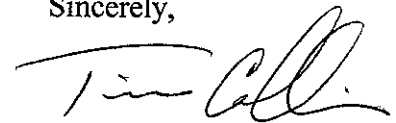
There is no provision in the Rent Stabilization Code which permits a modification of such charges. To now impose new charges constitutes a rent overcharge and/or a reduction of service.

I trust that this matter can be amicably resolved by a reversal of the new policy and a restoration of the approved practice of only charging for keycards after the tenant has received four cards for guests and employees without charge.

Kindly direct this letter to your legal counsel.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Collins". The signature is fluid and cursive, with a long horizontal stroke at the beginning.

Timothy L. Collins