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January 7, 2010

Dear Neighbor:

Best wishes to you and your family for a very happy and healthy 2010. As we begin the new year, I want to address an issue that is on the mind of many tenants – the impact of a default by Tishman Speyer on its loans for Stuyvesant Town and Peter Cooper Village (ST/PCV).

When Tishman Speyer bought ST/PCV in 2006, they did so based on unreasonable and aggressive projections that they would be able to change a predominantly rent-regulated community to the market rate in a very short period. Their analysis was based on a wrong interpretation of the law and an overestimation of the general marketplace. As early as September 2008, there were public reports that Tishman Speyer's investment in ST/PCV was in financial trouble. **Now, they are unable to meet their obligations to their lenders and the long predicted default is imminent.**

When Tishman Speyer defaults, it will trigger a number of events, most of which are strictly legal in nature. Asset management of the property will be transferred to a special servicer, CW Capital. Their obligation is to protect the interests of the lenders in this deal.

As we, collectively, have already demonstrated, the rights of tenants will be protected. We are going to work to ensure that these changes will not have any recognizable impact on tenants.

After the default, you will continue to pay your rent to the same place. When your stove stops working or you need more heat in your apartment, you will continue to call the same number. If this changes, we will let you know. Along with all of my colleagues in government, we will be extra vigilant to ensure that there is no reduction or gap in service. Any diminution of maintenance will be met with great resistance. I encourage you to work with the Stuyvesant Town Peter Cooper Village Tenants Association to make sure your voice is heard.

In this transition, hopefully there is opportunity. We will insist upon having a seat at the table in any restructuring. There are many different thoughts as to what should happen, but our goals are simple: protect the long-term affordability of this community, ensure proper maintenance, and save open spaces from unwanted development.

I will continue to keep you updated on any developments in the coming weeks.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Dan".

Daniel R. Garodnick