



534 4 W 42 ST CONDOMINIUM
Primary Phone: 212-904-1458
Account Number: 155-734-529-0001-16
Bill Date: November 4, 2020

- Visit verizon.com
- Call 1.800.Verizon (1.800.837.4966)

You're enrolled in auto pay:

\$279.31

This month's charges

Internet & Phone Bundle	\$40.62
Services & Equipment	\$3.92
Your One-Time Activities	\$79.78
Fees & Other Charges	
Total Due by November 30	\$279.31

Total Due by November 30

Offers & benefits

BlueJeans Meetings for Fios

BlueJeans Meetings for Fios
Transform your meetings experience with our simple & fast one-touch audio/visual web meeting service. Our secure, cloud-based solution can help your business connect to customers & employees virtually anywhere. Call 888.802.8035. Plans start at \$12.49/mo. Terms apply.

We're here to help

We're here to help
Call today to review your business account with a
Verizon business specialist. Our products, support and
reliability can make a powerful difference for your small
business. That's why small business owners rely on
Verizon to stay connected. Call 888.416.8035 today.

Account Number: 155-734-529-0001-16

Auto Pay Amount:
~~Auto Pay Scheduled - Do Not Send Payment~~

~~\$279.31 110420~~

00000461 01 AB 0.416 KY110411 0003 XX
534 4 W 42 ST CONDOMINIUM
% LIVINGSTON MGT SERVICES
225 W 35TH ST FL 14
NEW YORK NY 10001-1904

225 W 35TH ST
NEW YORK NY 10001-1904

VS 155734529000116 0000000000 000000279315

My Business

Save time, go online. Pay bills, upgrade, renew services & get account support at verizon.com/mybusiness

Your Bundle

Bundle	Price
Fios Internet 75M/75M-2Yr.	89.99
Solutions Bundle Line 2 Yr	65.00
Bundle Price	\$154.99

Get more from Fios

Fios has the speeds & extras your business needs. We offer Current TV, antivirus tools & accessories to help your business grow. Call us at 866.833.8035 to get the most from your Fios service.

FAQ Frequently Asked Questions**How do I verify and update my email address?**

You can verify or update your email address by visiting us at business.verizon.com. Select 'Profile & Settings' from the left navigation and select 'Personal Settings'.

What are the Taxes, Surcharges, and Fees on my bill?

Your bill includes federal, state and local taxes, governmental surcharges and fees as well as Verizon surcharges and fees. These charges vary depending on what products and services you have and in which state you use these products and services. For more information go to verizon.com/taxesandfees.

Details of Payments

Payments

Previous Balance	279.86	
Payment Received - Thank You	<u>-279.86</u>	10/26
Balance Forward	\$0.00	

Payment activity since last bill date.

Details of Charges

Internet & Phone Bundle

Your Solutions for Business bundle includes:

Fios Internet 75M/75M - 2 Yr.

Solutions Bundle Line 2 Yr

Bundle Price

\$154.99

11/5-12/4

Your monthly price.

Services & Equipment

Services

Non-Published Service (212-904-1458)	.00
24 Month Term Rate Plan (212-904-1026)	20.31
24 Month Term Rate Plan (212-904-1463)	20.31

Discounts

Non-Published Service	<u>.00</u>
-----------------------	------------

Subtotal

\$40.62

11/5-12/4

Equipment and additional services to personalize your Fios service.

Your One-Time Activities

Verizon Regional Calls - Additional Calls	3.92	See Usage Detail
---	------	------------------

Charges that vary monthly based on your account activity.

Fees & Other Charges

Taxes, Governmental Fees & Surcharges

Federal Excise Tax	2.39
NY State and Local Sales Tax	13.52
911 Surcharge	3.00

Verizon Surcharges & Fees

NY State and Local Tax Surcharges	8.13
Federal Universal Service Fee	16.21
Federal Subscriber Line and Access Recovery Charge	31.14
NY Universal Service Fund	.45
VLD Carrier Cost Recovery Charge	.36
VLD Long Distance Access Charge	1.85
VLD Long Distance Administrative Charge	.74
NY Municipal Construction Surcharge	<u>1.99</u>

Subtotal **\$79.78**

Includes both Verizon fees and governmental taxes and fees. For details, visit verizon.com/taxesandfees.

Total Due

\$279.31

Important

2020 Annual Privacy Policy

Each year, Verizon provides our Privacy Policy to our Fios TV, Internet and other Verizon customers served over our fiber-to-the-premises network, and to our Voice customers (served over fiber or copper). Look for an email or a letter coming soon. Our Privacy Policy is always available at verizon.com/about/privacy/fios-privacy-policy.

Customer Notices

Your Choices to Limit Use and Sharing of Information for Marketing

You have choices about Verizon's use and sharing of certain information for the purpose of marketing new services to you. Verizon offers a full range of services, such as television, telematics, high-speed internet, video, and local and long distance services.

Unless you notify us as explained below, we may use or share your information beginning 30 days after the first time we notify you of this policy. Your choice will remain valid until you notify us that you wish to change it, which you have the right to do at any time. Verizon protects your information and your choices won't affect the provision of any services you currently have with us.

- Customer Proprietary Network Information

Customer Proprietary Network Information (CPNI) is information available to us solely by virtue of our relationship with you that relates to the type, quantity, destination, technical configuration, location, and amount of use of the telecommunications and interconnected VoIP services you purchase from us, as well as related billing information.

We may use and share your CPNI among our affiliates and agents to offer you services that are different from the services you currently purchase from us. If you don't want us to use or share your CPNI with our affiliates and agents for this purpose, let us know by calling us any time at 1.866.483.9700.

- Information about Your Credit

Information about your credit includes your credit score, the information found in your consumer reports and your account history with us. We may share this information among the Verizon family of companies for the purpose of marketing new services to you. If you don't want us to share this information among the Verizon family of companies for the purpose of marketing new services to you, let us know by calling us any time at 1.844.366.2879.

Electronic Fund Transfer (EFT)

Paying by check authorizes us to process your check or use the check information for a one-time EFT from your bank account. Verizon may retain this information to send you electronic refunds or enable your future electronic payments to us. If you do not want Verizon to retain your bank information, call 1.888.500.5358.

Service Providers

Verizon NY provides regional, local calling and related features, other voice services, and Fios TV service, unless otherwise indicated. Verizon Long Distance provides long distance calling and other services identified by "VLD" in the applicable billed line item. Verizon Online provides Internet

service and Fios TV equipment. Fios is a registered mark of Verizon Trademark Services LLC.

Late Payment Charge

To avoid a late payment charge of 1.5% of your total due, full payment must be received before Dec 7, 2020.

Ways to Pay

- Use the My Fios app (works for non-Fios customers too)
- Go online - verizon.com/businesspayonline
- Set up Auto Pay - verizon.com/smbautopay
- Pay in person: verizon.com/paymentlocations
- Call us at 1.800.Verizon (1.800.837.4966) - fee applies

Restatement of Charges

This chart restates your charges by category. Basic includes local telephone service, related taxes, fees and installation charges. To help you maintain your local service when you can't pay your bill in full, Verizon applies your payment first to Basic. If you don't pay your Basic New Charges each month Verizon could disconnect your local telephone service. If you don't pay Non Basic New Charges, Verizon won't disconnect your local telephone service but these services may be suspended.

Category	Past Due	New	Total
Basic	.00	14.45	14.45
Non Basic	.00	264.86	264.86
Total	.00	279.31	279.31

Services

Bankruptcy Information

If you are or were in bankruptcy, this bill may include amounts for pre-bankruptcy service. You should not pay pre-bankruptcy amounts; they are for your information only. Mail bankruptcy-related correspondence to 500 Technology Drive, Suite 550, Weldon Spring, MO 63304.

Blocking of Third Party Charges Available

You can block third party charges to your Verizon bill. Visit verizon.com/blocking or call 1.800.VERIZON (1.800.837.4966).



534 W 42 ST

Primary Phone: 212-564-4061
Account Number: 853-077-585-0001-81
Bill Date: October 27, 2020

Get answers

- Visit verizon.com/business
- Call 1.800.Verizon (1.800.837.4966)

Your payment is due:

\$251.19

Total Due by November 23

↑ This month's charges

Internet & Phone Bundle	\$184.99
Services & Equipment	\$33.50
Fees & Other Charges	\$32.70
Total Due by November 23	\$251.19

Offers & benefits**Fios TV for business**

Add Fios TV to keep employees & customers informed. Our Current TV package has top news programming with 45+ channels, including local TV. Call 888.377.8951. Learn how we can bring Fios TV safely to your business. Ask about no activation fee, too. Terms apply.

We're here to help

Call today to review your business account with a Verizon business specialist. Our products, support and reliability can make a powerful difference for your small business. That's why small business owners rely on Verizon to stay connected. Call 888.416.8035 today.

Return only this stub with your payment. We will not review or honor other written notifications. Visit verizon.com.

Account Number: 853-077-585-0001-81

Total Due by Nov 23, 2020:

\$251.19 102720

Make check payable to Verizon

\$

VERIZON
PO BOX 15124
ALBANY NY 12212-5124

00018104 01 AV 0.386 KY102711 0078 XX
534 W 42 ST
225 W 35TH ST FL 14
NEW YORK NY 10001-1904

V5 853077585000181 0000000000 000000251199

My Business

Save time, go online. Pay bills, upgrade, renew services & get account support at verizon.com/mybusiness

Your Bundle

Bundle	Price
Fios Internet 75M/75M -2YR	119.99
Solutions Bundle Line 2 Yr	65.00
Bundle Price	\$184.99

Get more from Fios

Fios has the speeds & extras your business needs. We offer Current TV, antivirus tools & accessories to help your business grow. Call us at 888.833.8035 to get the most from your Fios service.

FAQ Frequently Asked Questions

Why does my bill fluctuate?

Your bill amount fluctuates when you:

- Request a change to your service
- Purchase or rent movies
- Use directory assistance
- Make calls outside of your calling plan
- Receive a promotional credit
- Lose a promotional credit
- Receive a price change

How can I request a duplicate bill?

Duplicate bills can be downloaded and printed at verizon.com/smbbillview.

What is the balance that I currently owe?

You can review your most current balance information by using the My Fios app (works for non-Fios customers too) or online at verizon.com/smbbillview.



534 W 42 ST

Primary Phone: 212-564-4061
Account Number: 853-077-585-0001-81
Bill Date: October 27, 2020

Get answers 24/7

- Visit verizon.com/business
- Call 1.800.Verizon (1.800.837.4966)

Details of Previous Period

Previous Balance

\$509.59

Payment activity since last bill date.

Payments

Payment	-254.76	10/9
Payment	-254.83	10/15
Subtotal	-\$509.59	

Balance Forward

\$0.00

Details of Charges

Internet & Phone Bundle

Your Solutions for Business bundle includes:

Fios Internet 75M/75M -2YR

Solutions Bundle Line 2 Yr

Bundle Price

\$184.99

10/28-11/27

Your monthly price.

Services & Equipment

Services		
51P Addresses	20.00	10/28-11/27
Security and Cloud 25 GB	8.51	10/21-11/20
Verizon Cloud 25 GB \$2.47/Internet		
Security Suite Multi-Device \$6.04		
Equipment		
Rent: Wireless Router	4.99	10/28-11/27
Subtotal	\$33.50	

Equipment and additional services to personalize your Fios service.

Fees & Other Charges**Taxes, Governmental Fees & Surcharges**

NY State and Local Sales Tax	8.32
Federal Excise Tax	.36
911 Surcharge	1.00
Verizon Surcharges & Fees	
NY State and Local Tax Surcharges	4.22
Federal Universal Service Fee	5.45
Federal Subscriber Line and Access Recovery Charge	8.26
NY Universal Service Fund	.15
VLD Carrier Cost Recovery Charge	.36
VLD Long Distance Access Charge	1.85
VLD Long Distance Administrative Charge	.74
NY Municipal Construction Surcharge	1.99
Subtotal	\$32.70

Includes both Verizon fees and governmental taxes and fees. For details, visit verizon.com/taxesandfees.**Total Due**

\$251.19

among the Verizon family of companies for the purpose of marketing new services to you, let us know by calling us any time at 1.844.366.2879.

Electronic Fund Transfer (EFT)

Paying by check authorizes us to process your check or use the check information for a one-time EFT from your bank account. Verizon may retain this information to send you electronic refunds or enable your future electronic payments to us. If you do not want Verizon to retain your bank information, call 1.888.500.5358.

Service Providers

Verizon NY provides regional, local calling and related features, other voice services, and Fios TV service, unless otherwise indicated. Verizon Long Distance provides long distance calling and other services identified by "VLD" in the applicable billed line item. Verizon Online provides Internet service and Fios TV equipment. Fios is a registered mark of Verizon Trademark Services LLC.

Late Payment Charge

To avoid a late payment charge of 1.5% of your total due, full payment must be received before Nov 30, 2020.

Ways to Pay

- Use the My Fios app (works for non-Fios customers too)
- Go online - verizon.com/businesspayonline
- Set up Auto Pay - verizon.com/smbautopay
- Pay in person: verizon.com/paymentlocations
- Call us at 1.800.Verizon (1.800.837.4966) - fee applies

Restatement of Charges

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Category	Past Due	New	Total
Basic	.00	11.66	11.66
Non Basic	.00	239.53	239.53
Total	.00	251.19	251.19

Services**Bankruptcy Information**

If you are or were in bankruptcy, this bill may include amounts for pre-bankruptcy service. You should not pay pre-bankruptcy amounts; they are for your information only. Mail bankruptcy-related correspondence to 500 Technology Drive, Suite 550, Weldon Spring, MO 63304.

Blocking of Third Party Charges Available

You can block third party charges to your Verizon bill. Visit verizon.com/blocking or call 1.800.VERIZON (1.800.837.4966).

Able Fire Prevention Corp

241 WEST 26TH STREET
NEW YORK, NY 10001
OFFICE: (212) 675-7777
FAX: (212) 633-6279

INVOICE

Date: 10/20/2020
Invoice#: 127937
Work Order: 135503

ABLE FIRE PREVENTION SPECIALIZING IN FIRE EXTINGUISHERS, FIRE ALARM SYSTEMS, CENTRAL STATION MONITORING AND EMERGENCY LIGHTING.

Bill to: 534 WEST 42ND STREET C/O
LIVINGSTON MGT
225 WEST 35TH STREET SUITE 1500
NEW YORK, NY 10001

Service at: 534 WEST 42ND STREET CONDOS
534 WEST 42ND STREET
NEW YORK, NY 10001

Customer ID: 12273

Description: Work Order 135503 Inspect

Terms:

Work Ordered By: ARTHUR

PO Number:

Description	Quantity	Unit Price	Amount
SERVICE FEE	1.00	\$75.00	\$75.00
FIRE EXT. INSPECT, CHECK & TAG	28.00	\$9.95	\$278.60

"We Appreciate Your Business and Prompt Payment!"

Cut Here

Bill my: MasterCard Visa Amex

Invoice Number: 127937

Card # _____

Exp.Date _____

Payment Amount: \$ _____

Security Code: _____

Date _____

Customer Signature: _____

Invoice Subtotal:	\$353.60
Sales Tax:	\$31.38
Invoice Payments:	\$0.00
Total Due:	\$384.98

REMIT TO: ABLE Fire Prevention Corp., 241 West 26th Street, New York, NY 10001



241 WEST 26TH STREET
NEW YORK, NY 10001

OFFICE: (212) 675-7777
FAX: (212) 633-6279

Customer: 534 WEST 42ND STREET CONDOS
#12273 534 WEST 42ND STREET
NEW YORK, NY 10001

Map:
Fax:
Cell: (201) 396-6819

PM Work Order

Number: 135503

Entered: 8/19/2020

Bill To: 534 WEST 42ND STREET C/O LIVINGSTON
#1963 MGT
225 WEST 35TH STREET SUITE 1500
NEW YORK, NY 10001

Payment by: Check
PO Number:
Taxable?: YES Tax at: Cust

Special:
Comments: 10/19 Annual Fire Ext. Maint. 27 EXTS CLAUDIO
WILL WALK W U BRING AT LEAST 28 HOOKS TO
HANG EXTINGUISHERS THAT ARE ON THE

Call Type: Annual Service
Priority: Normal
Agreement: 0

WO Contact: ARTHUR (646) 721-0143

Sched: 10/19/20 12:00 AM FLACCO

Customer Notes:

Work Order Notes:

127937

Equipment & Tasks

Cap: Annual Extinguisher

Location:
System No: 8,979

Alt. System No:

<< Task: Annual Fire Ext. Maint.

Skill:
Estimated Hours: 1.00

Tech: MIDTOWN MANHATTAN W

Part Number

Description

Required

Used

ICT

FIRE EXT. INSPECT, CHECK & TAG

27.00

PM Procedures:

Service

28-ICT

Check List:

S- Rehanged with hooks

Special Actions:

Equipment Notes:

X Carlos Salazar
10/19/20

LIVINGNew York

Angela Morant <angela@livingny.com>

534 W. 42nd St & 32 E. 1st invoice for approval

2 messages

Angela Morant <angela@livingny.com>

Mon, Oct 26, 2020 at 2:32 PM

To: Steve Trebatch <steve@livingny.com>

Cc: Eleni Demetriades <eleni@livingny.com>, Yuchen Zhang <yzhang@livingny.com>

Hello Steve

At your convenience please approve the attached invoice from 534 W.42nd St and 32 E. 1st for payment.

--

*Thank You**Angela Morant**Accounts Payable Coordinator**Tel: 646-214-0333**Fax:212-810-4162**Email: Angela@Livingny.com* 534 W42nd St & 32 E 1st invoice for approval.pdf
79K

Steve Trebatch <steve@livingny.com>

Mon, Oct 26, 2020 at 2:45 PM

To: Angela Morant <angela@livingny.com>

Cc: Eleni Demetriades <eleni@livingny.com>, Yuchen Zhang <yzhang@livingny.com>

Ok to pay.

Thank you,

Steve Trebatch
Property Manager
Livingston Management Services, LLC
225 W. 35th Street Suite 1400
New York, NY 10001
Direct: (646) 214-0335
Fax: (212) 810-4162
Email: steve@livingny.com
Website: livingstonnyc.com

[Quoted text hidden]

INVOICE

Solid State Elevator Corporation

2628 St Raymond Avenue
Bronx, NY 10461
Tel: (888) 609-3929 Fax: (718) 409-3921

B 534 W 42nd Street Condo Association
I c/o Livingston Management
L 225 West 35th St. - Suite 1500
T New York Cty, NY 10001
O

Invoice #	Page
128793	1
Invoice Date	8/28/2020
Account #	1029

JOB ADDRESS: 534 West 42nd Street		Device: # Devices = 2
08/28/20	Total billing due for completed Proposal as agreed.	#017111 - 2020 Brake Test, \$900.00

Subtotal	\$900.00
Sales Tax	\$79.88
Total	\$979.88

Please detach and send with your payment

Invoice Date 8/28/2020
Invoice # 128793
Invoice Total \$979.88
Customer # 534 W 42ND STREET
Site 534 West 42nd Street

To ensure proper credit please make checks payable to: Solid State Elevator Corporation

Executive Office
2628 St. Raymond Avenue
Bronx, New York 10461



128172

Main: 1-888-609-3929
Metro New York Fax: 718-409-3921
Westchester Fax: 914-664-6034

REPAIR PROPOSAL

February 12, 2020

534 W 42nd Street Condo Association
225 West 35th St. - Suite 1500
New York City, NY 10001
ATTN: Patrick Sullivan



RE: Proposal # 017111 - 534 West 42nd Street

Solid State Elevator Corporation proposes to furnish labor, material and supervision to complete in accordance with the following specifications:

BRAKE TEST

Perform annual brake test and tag as per Appendix K, Chapter K1 code.

Proposal Price:	\$900.00
Plus Tax:	\$79.88
Proposal Total:	\$979.88

Total Amount: Nine Hundred Seventy Nine & 88 /100 Dollars

Payment Schedule:	Upon Signing	\$489.94
	Upon Completion	\$489.94

Price quoted to hold for sixty (60) days after which it may be revised to reflect any increase in labor and material. The scope of work and contract price is based upon **SOLID STATE ELEVATOR CORP.** having complete and uninterrupted use of the elevator equipment. In the event, any work beyond that specifically stated herein is required, we will notify you of our findings and possible additional cost of it.

Presented by **Solid State Elevator Corp.**

Frank Mauro /s
Frank Mauro - President

Accepted by: 534 W 42nd Street Condo Association

Signature: Accepted via Email
Print Name: Patrick Sullivan

Title: PM

Date: 8/24/2020
FM/as

Approved by: **Solid State Elevator Corp.**

Signature: Frank Mauro /s

Print Name: Frank Mauro

Title: President

Date: February 12, 2020

Compliance

From: Patrick Sullivan <patrick@livingstoncre.com>
Sent: Monday, August 24, 2020 3:43 PM
To: Compliance
Subject: Re: 534 West 42nd Street- Brake Test Proposal

The brake test is approved.

Patrick Sullivan
Property Manager
646-214-0366 Direct Line
212-810-4162 Fax
patrick@livingstoncre.com
Livingston Management Services LLC
225 West 35th Street, 14th Floor
New York, NY 10001-1904

On Mon, Aug 24, 2020 at 3:41 PM Compliance <compliance@solidstateelevator.com> wrote:

Please see below and attached.

Thank you,

Ashley Smith
Solid State Elevator Corp.
Phone: 718-409-3929
E-mail: Compliance@solidstateelevator.com

LIVINGNew York

Angela Morant <angela@livingny.com>

Invoices for approval

3 messages

Angela Morant <angela@livingny.com>
To: Steve Trebatch <steve@livingny.com>
Cc: Yuchen Zhang <yzhang@livingny.com>

Thu, Oct 29, 2020 at 2:17 PM

Hello Steve
At your convenience please approve the attached invoices for payment.

--
Thank You
Angela Morant
Accounts Payable Coordinator
Tel: 646-214-0333
Fax: 212-810-4162
Email: Angela@Livingny.com

 **Invoices for approval-various properties.pdf**
107K

Steve Trebatch <steve@livingny.com>
To: Angela Morant <angela@livingny.com>
Cc: Yuchen Zhang <yzhang@livingny.com>

Thu, Oct 29, 2020 at 2:24 PM

Approved. Pages 3 and 4 appear to be the same invoice; please do not double-remit.

Regards,

Steve Trebatch
Property Manager
Livingston Management Services, LLC
225 W. 35th Street Suite 1400
New York, NY 10001
Direct: (646) 214-0335
Fax: (212) 810-4162
Email: steve@livingny.com
Website: livingstonnyc.com

[Quoted text hidden]

Angela Morant <angela@livingny.com>
To: Steve Trebatch <steve@livingny.com>

Thu, Oct 29, 2020 at 3:51 PM

Hello Steve
Received, I will process the payment. It is not a duplicate page 4 is the proposal for page 3.

Thank You Anyway
[Quoted text hidden]

APSE Property Services LLC
73 Second Ave
apt 4
New York, NY 10003 US
nyc.patrick@gmail.com

✓



INVOICE # 300199
DATE 11/05/2020
DUE DATE 12/05/2020
TERMS Net 30

BILL TO

534 West 42nd Street Condo
c/o Livingston Management
225 West 35th Street, FL 14
New York, NY 10001-1949

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

ACTIVITY	QTY	RATE	AMOUNT
violation/court 534 W 42nd St., FDNY summons 12101803J Corrected Nov 5, 2020.	1	249.00	249.00

BALANCE DUE **\$249.00**

LIVINGNew York

Accounts Payable <ap@livingny.com>

Invoice 300199 from APSE Property Services LLC

2 messages

APSE Property Services LLC <quickbooks@notification.intuit.com>

Thu, Nov 5, 2020 at 9:39 PM

Reply-To: nyc.patrick@gmail.com

To: ap@livingny.com, steve@livingny.com

Cc: patrick@livingstoncre.com

INVOICE 300199



APSE Property Services LLC

DUE 12/05/2020

\$249.00

[Pay invoice](#)

Powered by QuickBooks

Dear 534 West 42nd Street Condo,

Here's your invoice! We appreciate your prompt payment.

Thanks for your business!

APSE Property Services LLC

APSE Property Services LLC

73 Second Ave apt 4 New York, NY 10003 US

nyc.patrick@gmail.com

If you receive an email that seems fraudulent, please check with the business owner before paying.



© Intuit, Inc. All rights reserved. [Privacy](#) | [Security](#) | [Terms of Service](#)

[Invoice_300199_from_APSE_Property_Services_LLC.pdf](#)
92K

Steve Trebatch <steve@livingny.com>
To: Accounts Payable <ap@livingny.com>
Cc: Patrick Sullivan <patrick@livingstoncre.com>

Fri, Nov 6, 2020 at 7:54 AM

Approved
[Quoted text hidden]
--
Steve Trebatch
Property Manager
Livingston Management Services, LLC
225 W. 35th Street Suite 1400
New York, NY 10001
Direct: (646) 214-0335
Fax: (212) 810-4162
Email: steve@livingny.com
Website: livingstonnyc.com

[Invoice_300199_from_APSE_Property_Services_LLC.pdf](#)
92K

Solid State Elevator Corporation
2628 St Raymond Avenue
Bronx, NY 10461

Phone: (888) 609-3929
Fax: (718) 409-3921

Customer #	Date	Invoice #
534 W 42ND STREET	11/1/2020	130037

INVOICE

Bill to: 534 W 42nd Street Condo Association
c/o Livingston Management
225 West 35th St. - Suite 1500
New York Cty, NY 10001

Acct: 534 West 42nd Street
Cust: 534 W 42nd Street Condo Association

Description							
Monthly Maintenance Invoice for the month of NOVEMBER, 2020							
534 West 42nd Street Device(s):							
Terms - Net 30							
	<table border="1"><tr><td>Invoice Amount</td><td>\$310.00</td></tr><tr><td>Tax</td><td>\$27.51</td></tr><tr><td>Invoice Total</td><td>\$337.51</td></tr></table>	Invoice Amount	\$310.00	Tax	\$27.51	Invoice Total	\$337.51
Invoice Amount	\$310.00						
Tax	\$27.51						
Invoice Total	\$337.51						

Please Detach and send with your payment

Account: 534 West 42nd Street
Customer: 534 W 42ND STREET
Invoice #: 130037
Invoice Total: \$337.51

Solid State Elevator Corporation
2628 St Raymond Avenue
Bronx, NY 10461

AMOUNT PAID	
Maintenance Invoice	
11/1/2020	

LIVINGNew York

Accounts Payable <ap@livingny.com>

Fwd: 534 West 42nd Street outstanding invoices for \$ 1,088.75

2 messages

Patrick Sullivan <patrick@livingstoncre.com>

Fri, Nov 20, 2020 at 8:41 AM

To: Accounts Payable <ap@livingny.com>, Frank Mauro <fmauro@solidstateelevator.com>

Cc: Ginneth Orjuela <gorjuela@solidstateelevator.com>, Dawn Galante <dgalante@solidstateelevator.com>, Steve Trebatch <steve@livingny.com>

Dear Solid State,

Please include the following emails when sending future invoices.

I've cc'd them here: accounts payable- ap@livingny.com and the property manager Steve Trebatch -Steve@livingny.com.

Thank you,

Patrick Sullivan
Property Manager
646-214-0366 Direct Line
212-810-4162 Fax
patrick@livingstoncre.com
Livingston Management Services LLC
225 West 35th Street, 14th Floor
New York, NY 10001-1904

----- Forwarded message -----

From: Darlene Campolongo <dcampolongo@solidstateelevator.com>

Date: Fri, Nov 20, 2020 at 8:25 AM

Subject: 534 West 42nd Street outstanding invoices for \$ 1,088.75

To: Patrick Sullivan <patrick@livingstoncre.com>

Cc: Frank Mauro <fmauro@solidstateelevator.com>, Ginneth Orjuela <gorjuela@solidstateelevator.com>, Dawn Galante <dgalante@solidstateelevator.com>

Good Morning.

Please see the below detailed past due invoices for 534 West 42nd Street. The total is \$ 1,088.75. Kindly let me know when we should be receiving payment. Thank you.

Proposal

<u>Date</u>	<u>Description of work</u>	<u>Amount</u>	<u>Total</u>

04/2/20	Proposal #16638 Door Lock Monitoring	\$1,088.75	\$1,088.75
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Darlene Campolongo

Solid State Elevator Corporation

2628 St. Raymond Avenue

Bronx, NY 10461

1-888-609-3929

Steve Trebatch <steve@livingny.com>
To: Patrick Sullivan <patrick@livingstoncre.com>
Cc: Accounts Payable <ap@livingny.com>, Frank Mauro <fmauro@solidstateelevator.com>, Ginneth Orjuela <gorjuela@solidstateelevator.com>, Dawn Galante <dgalante@solidstateelevator.com>

Fri, Nov 20, 2020 at 8:47 AM

AP,

Payment is approved for the below invoice. Please remit payment.

Regards,

Steve Trebatch
Property Manager
Livingston Management Services, LLC
225 W. 35th Street Suite 1400
New York, NY 10001
Direct: (646) 214-0335
Fax: (212) 810-4162
Email: steve@livingny.com
Website: livingstonnyc.com

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conEdison

Working for you 24/7

Amount Due \$39.47
Pay By 12/11/20

CYRIL MONTOYA DBA SHAOLIN OPERATING LLC

Your account number: 44-7223-0652-0201-1

Service delivered to: 534 W 42 ST COOK

Your gas rate: GS2 Rate I Non-Residential

Next meter reading date: Thursday, Dec 17, 2020

Avoid estimated bills - please give us access to read your meter.

Your billing summary as of Nov 17, 2020

Your previous charges and payments

Total charges from your last bill	\$36.93
Payments through Nov 13, thank you	-\$36.93

Remaining balance	None
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Your new charges - details start on page 2

Billing period: Oct 16, 2020 to Nov 16, 2020

Gas charges - for 31 days	\$39.47
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Total new charges	\$39.47
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Total amount due	\$39.47
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Message Center



As New Yorkers face the challenges presented by the coronavirus, Con Edison is suspending electric and gas shutoffs for customers having payment difficulties. If there is a turn-off notice on this bill, no action will be taken to disconnect your service. We're here to help - visit conEd.com for payment arrangement options or call us at 1-800-752-6633. Residential customers may be able to get help in paying their utility bills by contacting the NYC Human Resources Administration (HRA) at 1-800-692-0557 or the Westchester Department of Social Services (DSS) at a 1-914-995-3333.



NOTIFICATIONS

Join our Direct Payment Plan (DPP). Just place an 'X' in the DPP enrollment box on your payment slip when you mail back your payment by check. We'll use your banking information to enroll you in the plan. Then, each month, after you've had time to review your bill, we will automatically deduct your Con Edison bill payment from your checking account. Join Now.

This is an estimated bill. We will adjust it if necessary the next time we have access to read your meters.

The gas portion of this bill has been estimated. We will adjust it if necessary the next time we have access to read your meter.



Con Edison's offices will be closed Thursday, November 26, and Friday, November 27, in observance of Thanksgiving. In the event of an emergency, our call center is available 24 hours a day, every day, including the holiday. However, we will experience very high call volumes on Monday, November 30. You can avoid an extended wait by not calling on that day.

Messages continued on page 3.

Contact US 24 hours a day, 7 days a week

To report a service problem, call 1-800-75-CONE
(1-800-752-6633) or visit conEd.com

Self-Service conEd.com
 For payments, visit conEd.com or call 1-888-925-5016

Con Edison
Cooper Station
P.O. Box 138
New York, NY 10276-0138

For other information, call 1-212-243-1900 or 1-800-75-CONE
(1-800-752-6633)

Page 1 of 3

Tear or Cut here

Looking for more detailed information on your bill? Visit www.conEd.com/MyAccount.

Your account number: 44-7223-0652-0201-1

Total amount due: \$39.47

Amount enclosed:



Payment slip

Please make checks payable to Con Edison.

0013963 01 AV 0.386 01 TR 00042 CEMANS12 0000100000

CYRIL MONTOYA DBA
SHAOLIN OPERATING LLC
LIVINGSTON MANAGEMENT
225 W 35TH ST FL14
NEW YORK NY 10001-1904



JAF STATION
P.O. BOX 1702
NEW YORK, NY 10116-1702

Mark X to enroll in DPP 447223065202011 90000003947 90000003947

M79
0001206



013963 CEMANS12 0286170 00001 00000

Your gas charges

These charges are for the gas you used (supply) and getting that gas to you (delivery). Rates are based on a 30 day period. When your billing period is more or less than 30 days, we prorate your bill accordingly.

Gas you used during this 31 day billing period from Oct 16, 2020 to Nov 16, 2020	
Rate: GS2 Rate I Non-residential	Meter # 3802607
Gas meters measure the volume of natural gas used in hundred cubic feet (ccf). Gas usage is billed in therms; the heat content of gas. The therm conversion factor converts ccf into therms.	
Nov 16, 20 Estimated reading	257
Oct 16, 20 Estimated reading	253
Usage in ccf	4 ccf
Therm conversion factor	X1.035
Your gas use	4 therms

► Your supply charges

Supply 4 therms @28.7500¢/therm	\$1.15
Charge for the gas supplied to you by Con Edison.	
Merchant function charge	\$0.01
Charge associated with procuring and storing natural gas, credit and collection related activities and uncollectible accounts.	
GRT & other tax surcharges	\$0.03
Taxes on Con Edison gross receipts from sales of utility services and other tax surcharges.	

Total supply charges \$1.19

Your total gas supply cost for this bill is 29.7¢ per therm. You can compare this price with those offered by energy services companies (ESCOs). For a list of ESCOs, visit PowerYourWay.com or call 1-800-780-2884.

► Your delivery charges

Basic service charge (includes first 3.1 therms)	\$33.31
Charge for basic system infrastructure and customer-related services, including customer accounting and metering services. A billing and payment processing charge of \$1.28, which may be avoided by switching to an energy services company (ESCO), is also included.	

Ways To Pay Your Bill

1. Direct Payment: Pay your bill automatically from your checking or savings account at no charge. Enroll at conEd.com/myaccount or call 1-212-243-1900.
2. Internet: Pay online at conEd.com/myaccount using your bank account, credit card or debit card.
3. Phone: Pay by phone at 1-888-925-5016 using your bank account, credit card or debit card.
4. In-Person Authorized Payment Agents: Visit conEd.com/paymentagents or call 1-212-243-1900 for the nearest agents in your area.
5. We have temporarily closed our walk-in centers due to covid-19. Our walk-in center locations are below.

Manhattan: 122 East 124th Street
 Queens: @National Grid - 89-67 162nd Street
 Staten Island: 1140 Richmond Terrace
 Bronx: 1775 Grand Concourse

Remaining 0.9 therms @83.3333¢/therm \$0.75
 Charge for maintaining the system through which Con Edison delivers gas to you.

Monthly rate adjustment @4.2500¢/therm \$0.17
 Adjustment for miscellaneous costs and credits, and from October through May, for the effect of variation from normal weather.

System Benefit Charge @0.0000¢/therm \$0.00
 The System Benefits Charge recovers costs associated with energy efficiency programs implemented by the Company and the New York State Research and Development Authority (NYSERDA).

GRT & other tax surcharges \$0.83
 See earlier definition.

Total delivery charges \$35.06

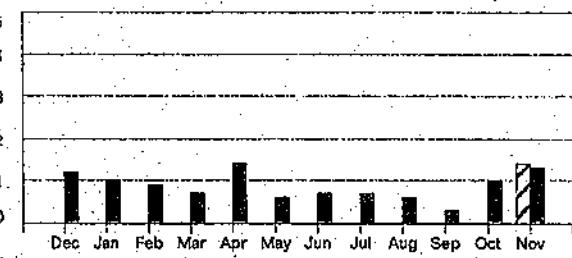
► Your sales tax

Sales tax @8.8750% \$3.22
 Tax collected on behalf of New York City.

Total sales tax \$3.22

► Total gas charges \$39.47

Your average daily gas use
 therms



a year ago

Brooklyn: @National Grid - 345 Jay Street
 Westchester: @Food Bazaar - 1 Bogopa Plaza, Mt. Vernon
 6. Mail: Make check or money order payable to Con Edison and mail it in the window envelope provided with your bill. Do not send cash.
 Mail to: Con Edison, PO Box 1702, New York, NY 10116-1702
 Check processing notice: When you provide a check as payment, you authorize to either use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check. You will not receive your check back from your financial institution.
 Address Change? If you are moving or changing your mailing address, call 1-800-752-6633 and let us know.
 For more information, call 1-800-75-CONED (1-800-752-6633).

Your electricity charges

These charges are for the electricity you used (supply) and getting that electricity to you (delivery). Rates are based on a 30 day period. When your billing period is more or less than 30 days, we prorate your bill accordingly.

Electricity you used during this 31 day billing period from Oct 16, 2020 to Nov. 16, 2020

Rate: EL9 General Large

Meter# 0098655550

We measure your electricity by how many kilowatt hours (kWh) you use. One kWh will light a 100 watt bulb for 10 hours. The meter multiplier is the factor by which the meter reading difference is multiplied to determine your usage. Demand or kW is the highest amount of electric usage in any half hour during the billing period.

Nov 16, 20 reading	946 Actual	1.75 Actual
Oct 16, 20 reading	893 Actual	-1.65 Actual
Reading difference	53	0.10
Meter multiplier	X80	X80
Your electricity use	4,240 kWh	8.00 kW

► Your supply charges

Energy supply 4,240 kWh @ 4.4408¢/kWh	\$188.29
Charge for the electricity supplied to you by Con Edison.	
Demand supply 8.0 kW @ \$10.7100/kW	\$85.68
Charge for the electricity supplied to you by Con Edison.	
Merchant function charge	\$4.77
Charge associated with procuring electricity, credit and collection related activities and uncollectible accounts.	
GRT & other tax surcharges	\$6.71
Taxes on Con Edison gross receipts from sales of utility services and other tax surcharges.	
Total supply charges	\$285.45

Your total electricity supply cost for this bill is 6.7¢ per kWh. You can compare this price with those offered by energy services companies (ESCOs). For a list of ESCOs, visit PowerYourWay.com or call 1-800-780-2884.

► Your delivery charges

Energy delivery 4,240 kWh @ 3.9165¢/kWh	\$166.06
Charge for maintaining the system through which Con Edison delivers electricity to you.	

Ways To Pay Your Bill

1. Direct Payment: Pay your bill automatically from your checking or savings account at no charge. Enroll at conEd.com/myaccount or call 1-212-243-1900.
2. Internet: Pay online at conEd.com/myaccount using your bank account, credit card or debit card.
3. Phone: Pay by phone at 1-800-925-5016 using your bank account, credit card or debit card.
4. In-Person Authorized Payment Agents: Visit conEd.com/paymentagents or call 1-212-243-1900 for the nearest agents in your area.
5. We have temporarily closed our walk-in centers due to covid-19. Our walk-in center locations are below.

Manhattan: 122 East 124th Street
 Queens: @National Grid - 89-67 162nd Street
 Staten Island: 1140 Richmond Terrace
 Bronx: 1775 Grand Concourse

Demand delivery 8.0 kW @ \$27.9250/kW \$223.40

Charge for maintaining the system through which Con Edison delivers electricity to you.

System Benefit Charge @0.5000¢/kWh \$21.20
 The System Benefits Charge recovers costs associated with clean energy activities conducted by the New York State Energy Research and Development Authority (NYSERDA) and energy efficiency programs implemented by the Company.

Billing and payment processing charge \$0.64
This charge may be avoided by switching to an energy services company (ESCO).

GRT & other tax surcharges \$10.40
 See earlier definition.

Total delivery charges \$421.70

► Your sales tax

Sales tax @8.8750% \$62.76
 Tax collected on behalf of New York City.

Total sales tax \$62.76

►► Total electricity charges \$769.91

Brooklyn: @National Grid - 345 Jay Street

Westchester: @Food Bazaar - 1 Bogopa Plaza, Mt. Vernon

6. Mail: Make check or money order payable to Con Edison and mail it in the window envelope provided with your bill. Do not send cash.

Mail to: Con Edison, PO Box 1702, New York, NY 10116-1702

Check processing notice: When you provide a check as payment, you authorize us to either use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check. You will not receive your check back from your financial institution.

Address Change? If you are moving or changing your mailing address, call 1-800-752-6633 and let us know.

For more information, call 1-800-75-CONED (1-800-752-6633).

Your gas charges

These charges are for the gas you used (supply) and getting that gas to you (delivery). Rates are based on a 30 day period. When your billing period is more or less than 30 days, we prorate your bill accordingly.

Gas you used during this 31 day billing period from Oct 16, 2020 to Nov 16, 2020	
Rate: GS3 Multiple Dwelling Heating	Meter# 3466652
Gas meters measure the volume of natural gas used in hundred cubic feet (ccf). Gas usage is billed in therms, the heat content of gas. The therm conversion factor converts ccf into therms.	
Nov 16, 20 Estimated reading	82700
Oct 16, 20 Estimated reading	<u>-81705</u>
Usage in ccf	995 ccf
Therm conversion factor	X1.035
Your gas use	1,030 therms

► Your supply charges

Supply 1,030 therms @38.4932¢/therm	\$396.48
Charge for the gas supplied to you by Con Edison.	
Merchant function charge	\$16.26
Charge associated with procuring and storing natural gas, credit and collection related activities and uncollectible accounts.	
GRT & other tax surcharges	\$9.93
Taxes on Con Edison gross receipts from sales of utility services and other tax surcharges.	

Total supply charges **\$422.67**

Your total gas supply cost for this bill is 41.0¢ per therm. You can compare this price with those offered by energy services companies (ESCOs). For a list of ESCOs, visit PowerYourWay.com or call 1-800-780-2884.

► Your delivery charges

Basic service charge (includes first 3.1 therms)	\$22.86
Charge for basic system infrastructure and customer-related services, including customer accounting and metering services. A billing and payment processing charge of \$0.64, which may be avoided by switching to an energy services company (ESCO), is also included.	
Remaining 1,026.9 therms @77.8050¢/therm	\$798.98
Charge for maintaining the system through which Con Edison delivers gas to you.	
Monthly rate adjustment @18.3097¢/therm	\$188.59
Adjustment for miscellaneous costs and credits, and from October through May, for the effect of variation from normal weather.	
System Benefit Charge @-0.0058¢/therm	-\$0.06
The System Benefits Charge recovers costs associated with energy efficiency programs implemented by the Company and the New York State Research and Development Authority (NYSERDA).	
GRT & other tax surcharges	\$49.53
See earlier definition.	

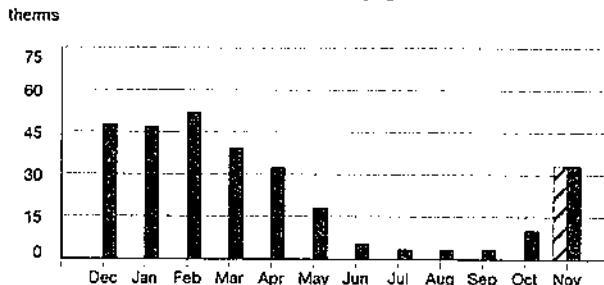
Total delivery charges **\$1,059.90**

► Your sales tax

Sales tax @4.5000%	\$66.72
Tax collected on behalf of New York City.	
Total sales tax	\$66.72

►► Total gas charges **\$1,549.29**

Your average daily gas use



a year ago



VERNON & GINSBURG, LLP
261 Madison Avenue, 26th Floor
New York, New York 10016
Telephone: (212) 949-7300

534 West 42nd Street Condominium
P.O. Box 682
New York, NY 10108
C/O Claude Simon

November 23, 2020

Reference : Tiiu Kuik- 534 West 42nd Street

Professional Services

			Hours	Amount
11/2/2020	DMV	Telephone conference with Client re closing; E-mails with Seller's counsel	0.40	226.00
	TY	E-mails and Review of File for release of common charges lien. Review of ACRIS re previously recorded lien.	0.40	90.00
11/3/2020	DMV	E-mails re Power of Attorney; Preparation of Lien release; Telephone conference with Zoey	0.60	339.00
	TY	E-mails. Preparation of Power of Attorney for condo. E-mails with DMV.	0.30	67.50
	TY	Preparation of release. E-mails with DMV. E-mail to Opposing counsel.	0.30	67.50
11/4/2020	DMV	E-mails re closing	0.10	56.50

			Hours	Amount
11/5/2020	DMV	E-mails re closing	0.20	113.00
TY		E-mails with title company re release.	0.20	45.00
TY		E-mails with Client re release. Preparation of Release. Review of Opposing counsel E-mail re condo right of first refusal. Preparation of Correspondence re common charges and right of first refusal. E-mails with DMV and Client. Send letter to title co. E-mails with Opposing counsel re payoff. Telephone conference with title closer re payoff. E-mails.	1.00	225.00
11/6/2020	DMV	E-mails re wire received	0.20	113.00
TY		Confirm payoff received. E-mail release to title co.	0.20	45.00
11/9/2020	TY	Preparation of check to Client. E-mails.	0.30	67.50
		For professional services rendered	4.20	\$1,455.00
		Previous balance		\$1,130.00
		Balance due		\$2,585.00

PLEASE NOTE: Payments received after the end of this billing period will be reflected on your next statement.

LIVINGNew York

Accounts Payable <ap@livingny.com>

Fwd: Unit 7 Legal Bills

Steve Trebatch <steve@livingny.com>
To: Accounts Payable <ap@livingny.com>

Mon, Nov 23, 2020 at 4:40 PM

Hi AP,

Payment is approved for the attached invoice(s). Please remit payment at your earliest convenience.

Regards,

Steve Trebatch
Property Manager
Livingston Management Services, LLC
225 W. 35th Street Suite 1400
New York, NY 10001
Direct: (646) 214-0335
Fax: (212) 810-4162
Email: steve@livingny.com
Website: livingstonnyc.com

----- Forwarded message -----

From: Claude Simon <csimon@fairlane.biz>
Date: Mon, Nov 23, 2020 at 12:43 PM
Subject: Unit 7 Legal Bills
To: Steve Trebatch <steve@livingny.com>
Cc: Yaneeka Samuels <yaneeka@msn.com>, Michael Younge <druidsrestaurant@yahoo.com>, John Riccardi <jwriccardi@gmail.com>

Steve-

This is the last billing of legal fees for Unit 7.

It is ok to pay.

Regards,
Claude

 [Simon Tiiu Kuik - Nov Bill.pdf](#)
112K