Butler Affi.

EXHIBIT 1
6/25/2014

To whom it may concern:

I, Elvis Tominovic, did not and have not represented Charles Rutenberg Realty in any way during my short term rentals in the Acropolis Gardens. I am currently and always have been a tenant in the complex.

If you have any questions do not hesitate to contact me directly.

Regards,

Elvis Tominovic

646-515-7962
May 28, 2014

VIA CERTIFIED MAIL
Mr. Joseph Moshe - Owner
Charles Rutenberg Realty Inc.
255 Executive Drive, Suite 104
Plainview, New York 11803

Mr. John F. Maniec
Charles Rutenberg Realty Inc.
217-04 Northern Boulevard, Suite 8
Bayside, New York 11361

Mr. Elvis Tominovic
Charles Rutenberg Realty Inc.
217-04 Northern Boulevard, Suite 8
Bayside, New York 11361

Re: Your Brokering Activity at Acropolis Gardens
CEASE & DESIST BROKERING ILLEGAL LEASES/RENTALS

Dear Messrs. Moshe, Maniec and Tominovic:

Our firm represents Acropolis Gardens Realty Corp. in connection with the above-referenced matter and this letter serves as our final demand to CEASE AND DESIST your illegal broker activity at all locations managed by Acropolis Gardens Realty Corp.

You have been repeatedly asked, by representatives of Acropolis Gardens Realty Corp., to cease and desist your activities, while Mr. Tominovic acts as a Licensed Real Estate Sales Person, in connection with leasing and or renting apartments in violation of New York State
Multiple Dwelling Law § 4, paragraph 8. A and Article 12-A of the New York State Real Property Law. Mr. Tominovic is also unlawfully placing combination lockboxes on the apartments he is illegally attempting to lease or rent.

Further, be advised that, although Mr. Tominovic holds himself out as a Licensed Real Estate Sales Person, working for Charles Rutenberg Realty Inc., the New York State Division of Licensing Services website has no record that he is currently legally licensed.

If you do not cease and desist the aforementioned activities immediately, and confirm same in writing to my office by June 6, 2014, we will pursue any and all legal remedies available to our client. We will also seek to recover from you costs and attorneys’ fees in connection with same. You must also immediately remove the combination lockboxes on all of the apartments.

Further we will contact the New York Attorney General and Department of State and report your criminal activities to those agencies and urge them to suspend and or revoke your licenses.

You may contact me directly if you have any questions. Under no circumstances, however, are you authorized to contact Acropolis Gardens Realty Corp.

Thank you for attention to this matter.

Very truly yours,

Michael M. Maio
PLEASE SHUT OFF ALL LIGHTS AND AIR CONDITIONERS WHEN LEAVING THE APT/ROOM. HELPING US SAVE ENERGY AND MONEY WILL HELP KEEP OUR RATES LOW.

THANK YOU
Brandon Osman

From: Jennifer G. Pena [jpena@StellarManagement.com]
Sent: Wednesday, March 11, 2015 1:46 PM
To: Brandon M. Osman (brandon@metpacproperties.com); Mary Baxter
Cc: Besim Beskovic
Subject: RE: 21-38 35th Street - APT # 3C - Nuisance Complaint

Brandon,

The tenant is calling to complain again. He says he's complained to your office as well and nothing has been done or changed. They can't sleep at night.

He thinks they have a bed & breakfast upstairs. He says there are always new people up there and a lot of fighting / police activity.

Tenant is now requesting a transfer.

Has anything been done?

Please advise.

Thank you.

---

From: Jennifer G. Pena
Sent: Friday, December 19, 2014 2:51 PM
To: Brandon M. Osman (brandon@metpacproperties.com); Mary Baxter
Cc: Besim Beskovic
Subject: RE: 21-38 35th Street - APT # 3C - Nuisance Complaint

Brandon,

The tenant is calling to complain again. Ceiling is now cracking from kids jumping.
Tenant is also saying that he cannot sleep there anymore. He has kids as well and they cannot sleep with all the noise.

Has anything been done?

Please advise.

Thank you.
From: Jennifer G. Pena  
Sent: Monday, December 01, 2014 3:15 PM  
To: Brandon M. Osman (brandøii@mstpacproperties.com); Mary Baxter  
Cc: Besim Beskovic  
Subject: 21-38 35th Street - APT # 3C - Nuisance Complaint  

Brandon,  

The above referenced tenant called to complain about the tenant located in Apt # 4C. He says:  

1) He thinks they have a bed & breakfast going on upstairs  
2) They make noise / stomping at all hours – can’t sleep – causing damages to his apartment.  
3) There are 20 people staying upstairs  
4) Can’t live under these conditions  
5) Wants an inspection performed – Besim I sent you a calendar request. – He says a guy named Juan went to inspect (from Metro) however nothing has changed or been done  
6) Locks were glued – had to call cops to get into apt – assumes it’s from tenants above.  

CONTACT: (718)956-9009 – Sabul  

Please advise.  

Thank you.

Jennifer Peña
Resident Services Coordinator
Tel: (212) 843-3779
Fax: (646) 871-6118

STELLAR MANAGEMENT
156 William Street, 10th Floor
New York, NY 10038
Enclosed is a USB Stick that includes several documents demonstrating how we investigate an AirBnB rental situation.

The documents are in numerical order and should be viewed as such.

Should you have any questions we are available to discuss.

Thank you.

The FPI Team.
“Guest” Verification Form

I, [Name], hereby verify that I am renting apartment [Address] for [Number of Night(s)]

Date of Check-In: 07/01/15
Date of Check-Out: [Date]

I have booked this apartment rental by the following mean(s) (check all that apply):

- [ ] AirBnB.com
- [ ] VRBO.com
- [ ] Craigslist
- [x] Person (please list first and last name): [First Name] [Last Name]

- [ ] Other (please describe): [Description]

Signature: [Signature]
Print Name: [Print Name]
Home Address: [Address]
Telephone: [Number]
Email: [Email]
“Guest” Verification Form

I, [Redacted], hereby verify that I am renting apartment [Redacted] for 7 night(s).

Date of Check-In: May 22, 2016
Date of Check-Out: May 29, 2016

I have booked this apartment rental by the following mean(s) (check all that apply):

☐ AirBnB.com
☐ VRBO.com
☐ Craigslist
☑ Person (please list first and last name): Albert Mosales [Redacted] 857-4351

☐ Other (please describe):______________________________________________________

Signature: [Redacted]
Print Name: [Redacted]
Home Address: [Redacted]
Laredo, TX 78046
Telephone: [Redacted] 206-2113
Email: [Redacted]
“Guest” Verification Form

I, [Name], hereby verify that I am renting apartment [Number] (21-47) for [Number] night(s).

Date of Check-In: [Date]
Date of Check-Out: [Date]

I have booked this apartment rental by the following mean(s) (check all that apply):

☐ AirBnB.com
☐ VRBO.com
☐ Craigslist
☐ Person (please list first and last name): 

☐ Other (please describe): 

Signature: [Signature]

Print Name: [Name]

Home Address: [Address]

Telephone: [Telephone]

Email: [Email]
"Guest" Verification Form

I, [redacted], hereby verify that I am renting apartment [redacted] for [redacted] night(s).

Date of Check-In: [redacted]
Date of Check-Out: [redacted]

I have booked this apartment rental by the following mean(s) (check all that apply):

- [ ] AirBnB.com
- [ ] VRBO.com
- [x] Craigslist
- [ ] Person (please list first and last name): [redacted] (tenant)
- [ ] Other (please describe): [redacted]

Signature: [redacted]
Print Name: [redacted]
Home Address: [redacted]
Richboro, PA 18954
Telephone: [redacted]
Email: [redacted]

[1990 pass code]
"Guest" Verification Form


Date of Check-In: 05.12.2016
Date of Check-Out: 06.12.2016

I have booked this apartment rental by the following mean(s) (check all that apply):

- [X] AirBnB.com
- [ ] VRBO.com
- [ ] Craigslist
- [ ] Person (please list first and last name): Elvis
- [ ] Other (please describe):

Signature: [SIGNED]
Print Name: [RENA]A[BLACKED OUT]
Home Address: [HUNGARY]
Telephone: [BLACKED OUT]
Email: [BLACKED OUT]
“Guest” Verification Form

I, [Surname] [Redacted], hereby verify that I am renting apartment 21-68 5B for 2 weeks night(s).

Date of Check-In: 5/1
Date of Check-Out: 5/15

I have booked this apartment rental by the following mean(s) (check all that apply):

- [ ] AirBnB.com
- [ ] VRBO.com
- [ ] Craigslist
- [x] Person (please list first and last name): [Surname] [Redacted] - [Redacted]

[Redacted]

[Redacted]

Signature:

Print Name: [Surname] [Redacted]

Home Address: [Redacted]

Telephone: [Redacted] 822 9892

Email: [Surname] [Redacted]@hotmail.com
Hey, I’m Umut!
US (/s/US) · Member since September 2011

4
Reviews
(/users/show/1097998#reviews)

Reviews (4)
Reviews From Guests

Colin
(/users/show/1253876)
October 2011
Excellent experience! It’s a great location in Astoria, just a couple minutes walk from the subway and from there less than 15 minutes into midtown Manhattan. There are lots of good restaurants and grocery stores nearby, both upscale organic places and cheaper ethnic places. The apartment is very clean and comfortable. The kitchen is quite large and lovely by NYC standards, and the bedroom was well-equipped with a dresser and extra blankets and towels. Umut is a very friendly and helpful host and was dedicated to making sure I had a nice stay. I definitely recommend this place: So much cheaper than a hotel, and also a better experience.

+ More
September 2011

Umut is a great, friendly and funny host. He will make you feel as if his apartment is your house; Clean, safe and silent. He didn’t even mention anything about rules, however keep in mind that you should respect his place as if it is your own. My girlfriend and I could come at any time of the night from the city without any problem. The room we used was very comfortable and private. You get a good sleep because the apartment is located in a nice neighborhood. The streets are safe at any time of the day and night and the subway station is very close to the apt. There are a lot of restaurants, stores, pharmacies, bars and a supermarket. If you are considering staying in NYC and are a couple or couple of friends, Umut’s apartment is the place!

+ More

🏠 very safe and comfortable (https://www.airbnb.com/rooms/212932)
Dear Mrs. Tomovic,

You're the incorrect - tier man who take from the poor peoples the money!! Very nice really! But don't forget what I say to you now! The "GOD" see everything, he know what you do with us now... and you will pay back don't worry! 1000 $ maybe for you not much money but for us I work for this money 2 and 1/2 months in Hungary! For you easy take it from the peoples the money and you smile for your wife... but she don't know who you are... inside your soul one fucking zero... see yourself in the mirror and ask yourself you not afraid? what will do the life with you? Maybe just you will pay in your last day in your life but you will!!

The keys here thanks, I buy new bed I hope you will try later :) Lot of peoples signed here in this flat...

Say hello for:

FABER CASTILLO, DEO RDIJE KOMANVIIVIC, GLENDAL FAKIS, BRKIC, BERNARD LABAS,

MARSHA L CASTILLO, CURRENT RESIDENT AND

RABHI ABDEKANDER.
I make pictures from the flat and video too!
I take to table the key...
I rent this flat from you 12/05/2016 - 12/06/2016
from Backpage. I left the flat today 10/06/2016 pm 5:00
I pay for you 2500 $ for rent flat
1000 $ deposit for shit furniture (clever things)
500 $ broker money (for your money)

1000 $

I will come back don't worry and you will back
the 1500 $ in the nice way.
Because you don't know me and my family...
But now you make wrong... very wrong 😞
See you soon maybe in Srbija

Astoria 10.06.2016 pm 3.30
Brandon,

at 21-68 #, says 5B is running a bread and breakfast. Says it's been going on for years, different people. Sometimes they ring his door bell between 1 and 2am.

-705-3118
Pay ONE THOUSAND FIFTY AND 00/100

To

From

Routing Transit Number: 04400003
Check/Serial Number: 40400003
Bank Number: 1
IRD: 0
Image type: P
BOFD: 074909962
Cost Center: 746867
Teller Number: 7
Teller Sequence Number: 26
Capture Source: BY
Entry Number: 0000004887
UDK: 1150807005670214967

Posting Date: 08/07/2015
Sequence Number: 5670214967
Amount: 1,050.00

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https://transviewer.jpmchase.net/aidwviewer/CARequest.do
Pay to the Order of **ERIC GINTER**

One Thousand and Fifty Dollars

Routing Transit Number: 04300009

Check/Serial Number: 000000000000

Bank Number: 802

IRD: 0

Image type: P

BOFD: 074909962

Cost Center: 720517

Teller Number: 3

Teller Sequence Number: 44

Capture Source: BY

Entry Number: 0000005232

UDK: 802150804008490899420

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Property Summary

Sleeps
We have no availability for your selected dates: 8/28/2017 - 8/31/2017.

About the Apartment

New modern 2 bedroom apartment in the heart of Astoria 10 minutes away from midtown Manhattan. The train is located steps away from N and W train. The apartment comes with all the comforts of home and more. It is a gorgeous, fully furnished 2 bedroom apartment in a trendy Astoria, Queens. The apartment has 2 bedroom with double bed, sofa bed and airbed in the living room. The apartment is equipped with a new appliances, a fully supplied kitchen, 42" Flat Screen TV and wireless internet service. Cookware, linens, towels, and an initial supply of soap and paper goods are provided. The apartment is located just one short block from the N and W Trains with less than 10 minutes to Times Square, 34th Street, Columbus Circle.
Historic apartment in Astoria

Popular property highlights

Smoke-free property

Location
Situated in Astoria, this historic apartment is 1.4 mi (2.2 km) from Astoria Park and within 6 mi (10 km) of Barney's and Bloomingdale's. Apollo Theater and Citi Field are also within 6 mi (10 km).

Property Features
This smoke-free apartment features internet access.

Apartment Amenities
The apartment provides a kitchen with a refrigerator, an oven, a stovetop, and a microwave. Guests can appreciate conveniences like a sofa bed and a living room, and other amenities include a dining area and a TV.

Information missing or incorrect? Tell us!

Georges 2 Bed. - 10 Min. To Manhattan!
Astoria, NY 11105

Apartment Amenities

General
- Air conditioning
- Total number of rooms - 1
- Iron/ironing board
- Smoke-free property
- Separate living room
- Heating
Kitchen
- Refrigerator
- Coffee/tea maker
- Microwave
- Cookware, dishware, and utensils
- Kitchen
- Stovetop
- Oven

Dining
- Separate dining area

Bathrooms
- Hair dryer
- Shower only
- Towels provided
- Number of bathrooms - 1

Bedrooms
- Sofa bed
- Linens provided
- Number of bedrooms - 2
- Max occupancy - 6

Entertainment
- Television
- Internet access

Suitability
- Smoke-free property

Location Highlights
- Theme park(s) nearby

Recreation
- Hiking/biking trails nearby
- Mountain biking nearby

Information missing or incorrect? Tell us!

Apartment Policies

Check-in
Special check-in instructions:
Guests will receive an email from the property manager with check-in and check-out instructions.

Children and extra beds
- Children are welcome.

Pets
- Pets not allowed

You need to know
Extra-person charges may apply and vary depending on property policy.
Show all policies

Apartment Name
This apartment has other names

Information missing or incorrect? Tell us!

Didn’t find the right property?
Continue your search

Give your feedback to help us make improvements

Add your property to Expedia

Want double Expedia+ points? Book with the App!

✔ Double Expedia+ points on all app bookings
✔ Helpful real-time trip updates
✔ Paperless itineraries

Text yourself a link to get the FREE Expedia App

Enter your phone number  Send text
New to Expedia! Georges 2 Bed. - 10 Min. To Manhattan!

Astoria, NY

Property Summary
Georges 2 Bed. - 10 Min. To Manhattan!

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