

**RESIDENTIAL PROPERTY OWNER'S CORRESPONDENCE WITH COALITION
REPRESENTATIVES**

3/6/2015 – email from E. Elia (Residential Property Owner's Counsel) to W. Merrifield (Coalition's Counsel) confirming phone call on Monday 3/9/2015 at 11:00 am to discuss revised proposal

3/6/2015 – email from W. Merrifield to E. Elia to schedule phone call for 11:00 am on 3/9/2015

3/6/2015 – email and voice mail from E. Elia to W. Merrifield requesting immediate phone call to discuss response

3/5/2015 – email from E. Elia to W. Merrifield repeating request for response to revised proposal and phone call [no response received]

2/25/2015 – email to W. Merrifield from E. Elia asking for Coalition's response to revised proposal [no response received]

2/18/2015 – email to W. Merrifield from E. Elia notifying him that the motion has been approved by the ZC

2/18/2015 – conference call with E. Elia, W. Merrifield and P. Tummonds to discuss joint motion; W. Merrifield says that he anticipates sending a formal response from the tenants to the revised proposal by the middle of the next week.

2/18/2015 – email from W. Merrifield to E. Elia confirming his understanding of the new proposal and saying that in order to negotiate the arrangement in good faith, he wants Residential Property Owner to file a joint motion with the tenants to the ZC asking that the March 9th hearing be delayed one month

2/17/2015 – email to W. Merrifield from E. Elia with revised proposal explaining that to make progress in the negotiation, Property Owner is willing to keep the same offer open to tenants (\$10,000 buy-out or guaranteed right to return with rents adjusted annually by the automatic rent increase amount applicable to rent controlled units) but Residential Property Owner has removed the requirement that the tenants terminate tenancies at each move, therefore, preserving any TOPA rights the tenants have.

2/16/2015 – meeting with all tenants cancelled due to snow

1/29/2015 – email from W. Merrifield to E. Elia confirming that meeting with all tenants is scheduled for 2/16, but stating that tenants don't trust Residential Property Owner and want to exercise their TOPA rights to buy the buildings

1/29/2015 – email to W. Merrifield from E. Elia following up on meeting with police and renewing request or meeting with full tenant membership to discuss proposal

1/28/2015 – Residential Property Owner representatives, Ms. Barnwell and Mr. Green meet with police to designate Mr. Green and Ms. Barnwell as tenant liaisons in reporting trespassers to police

1/23/2015 – confirmation of meeting with tenant liaisons and police

1/22/2015 – emails from E. Elia to group setting up meeting between tenants, police and Residential Property Owner representative to assign tenant liaisons to improve security and relationship with police department

1/21/2015 – meeting with W. Merrifield, Housing Counseling Services attorney, Ms. Barnwell, Mr. Greene at IHOP to discuss proposal

1/9/2015 – email from W. Merrifield to from E. Elia saying that tenants don't trust Residential Property Owner and want to exercise their TOPA rights

1/9/2015 – email from E. Elia to W. Merrifield saying we were disappointed to read the request for party status for the PUD hearing and only thereby learn that the tenants rejected Residential Property Owner's proposal; E. Elia reaffirmed Residential Property Owner's commitment to working with the tenants and asked for a meeting with all tenants where Residential Property Owner can discuss the proposal directly.

1/8/2015 – email and voice-mail from E. Elia to W. Merrifield asking for an update on the status of the Coalition's position

1/7/2015 – E. Elia left W. Merrifield a voicemail asking for an update on the status of the Coalition's position

1/5/2015 – E. Elia emailed W. Merrifield asking for an update on the status of the Coalition's position

12/10/2014 – W. Merrifield emailed E. Elia to say that his meeting with the Coalition to discuss their desires in the negotiation had been cancelled

12/5/2014 – E. Elia and W. Merrifield spoke about the draft agreement and obtaining clarity about the Coalition's desires in the agreement

12/4/2014 – E. Elia emailed W. Merrifield about the draft agreement

12/2/2014 - emails between E. Elia and W. Merrifield

11/10/2014- email from W. Merrifield to E. Elia responding to draft agreement sent in September, 2014

11/6/2014 - emails to and from E. Elia and W. Merrifield regarding Coalition's response to draft agreement sent in September, 2014

10/27/2014 - call with W. Merrifield and CUA student attorneys re housing conditions court complaint

10/23/2014 - emails between E. Elia and W. Merrifield

10/16/2014 - emails from E. Elia to W. Merrifield regarding tenant relocation unit tours

10/9/2014 – emails from E. Elia to W. Merrifield regarding tenant relocation unit tours

9/26/2014 – E. Elian sent W. Merrifield the draft agreement and binding election document.