

# EXHIBIT A

Boro: 1, 145, 2 AVENUE, 878

New York City

Start Date: 03/07/2025

Department of Housing Preservation and Development

End Date: 04/27/2025

Issued Violations

## REPORT OF HEAT/HOT WATER VIOLATIONS

MDPD\_IND: All Dwellings

Order No: 664, 666, 964, 966, 577, 670, 877, 970, 674, 671, 672

CD: ALL

Type	Boro	Primary House Number Street	Zip	Block	Lot	Bldg Id	CPD	MDR
GEOS	MANHATTAN	145 (145 - 147) 2 AVENUE	10003	00465	0055	878	3	124920
PREM		(145 - 147) SECOND AVENUE	PREMISYS					

Unit Type	Stories	Apartments	Rooms
MD	7	24	0

Apt: 8 Location: ENTIRE APT			
Room Temp: 72°F	HW: N	Water Temp: 89°F	Therm. No. 7335
Heating System in Operation: Y	Windows Closed Y	Radiator Valves Open: Y	
Time In: 4:50 pm			
Inspected By: Koroma, Saidu	Badge: 3918	Badge:	
Inspection Date: 03/07/2025	Outside Temperature: 52°F		
IV 1C POSTED: YES	Date Posted: 03/07/2025		

Violation# 17759475 Hazard Class: C Order No: 670

§ 27-2031 ADM CODE PROVIDE HOT WATER AT ALL HOT WATER FIXTURES

ER Code: 02B

ER Description

NO RUNNING HOT WATER: DEFECTIVE EQUIPMENT (DESCRIBE DEFECT)

Apt: 18 Location: ENTIRE APT			
Room Temp: 71°F	HW: N	Water Temp: 87°F	Therm. No. 7335
Heating System in Operation: Y	Windows Closed Y	Radiator Valves Open: Y	
Time In: 4:58 pm			
Inspected By: Koroma, Saidu	Badge: 3918	Badge:	
Inspection Date: 03/07/2025	Outside Temperature: 52°F		
IV 1C POSTED: YES	Date Posted: 03/07/2025		

Violation# 17759498 Hazard Class: C Order No: 670

§ 27-2031 ADM CODE PROVIDE HOT WATER AT ALL HOT WATER FIXTURES

ER Code: 02B

ER Description

NO RUNNING HOT WATER: DEFECTIVE EQUIPMENT (DESCRIBE DEFECT)

Boro: 1, 145, 2 AVENUE, 878

New York City

Start Date: 03/07/2025

Department of Housing Preservation and Development

End Date: 04/27/2025

## REPORT OF HEAT/HOT WATER VIOLATIONS

Issued Violations

MDPD\_IND: All Dwellings

Order No: 664, 666, 964, 966, 577, 670, 877, 970, 674, 671, 672

CD: ALL

Type	Boro	Primary House Number Street	Zip	Block	Lot	Bldg Id	CPD	MDR
GEOS	MANHATTAN	145 (145 - 147) 2 AVENUE	10003	00465	0055	878	3	124920
PREM		(145 - 147) SECOND AVENUE	PREMISYS					

Unit Type	Stories	Apartments	Rooms
MD	7	24	0

Apt: 24 Location: ENTIRE APT			
Room Temp: 70°F	HW: N	Water Temp: 83°F	Therm. No. 7335
Heating System in Operation: Y	Windows Closed Y	Radiator Valves Open: Y	
Time In: 5:02 pm			
Inspected By: Koroma, Saidu	Badge: 3918	Badge:	
Inspection Date: 03/07/2025	Outside Temperature: 52°F		
IV 1C POSTED: YES	Date Posted: 03/07/2025		

Violation# 17759521 Hazard Class: C Order No: 670

§ 27-2031 ADM CODE PROVIDE HOT WATER AT ALL HOT WATER FIXTURES

ER Code: 02B

## ER Description

NO RUNNING HOT WATER: DEFECTIVE EQUIPMENT (DESCRIBE DEFECT)

Apt: 16 Location: ENTIRE APT			
Room Temp: 72°F	HW: N	Water Temp: 71°F	Therm. No. 7006
Heating System in Operation:	Windows Closed Y	Radiator Valves Open: Y	
Time In: 9:06 am			
Inspected By: Triumph, Trevor	Badge: 4121	0	Badge: 0
Inspection Date: 04/27/2025	Outside Temperature: 55°F		
IV 1C POSTED: YES	Date Posted: 04/27/2025		

Violation# 17854183 Hazard Class: C Order No: 670

§ 27-2031 ADM CODE PROVIDE HOT WATER AT ALL HOT WATER FIXTURES

ER Code: 07-NA

## ER Description

NO ACCESS TO BOILER ROOM

Boro: 1, 145, 2 AVENUE, 878

New York City

Start Date: 03/07/2025

Department of Housing Preservation and Development

End Date: 04/27/2025

## REPORT OF HEAT/HOT WATER VIOLATIONS

Issued Violations

MDPD\_IND: All Dwellings

Order No: 664, 666, 964, 966, 577, 670, 877, 970, 674, 671, 672

CD: ALL

Type	Boro	Primary House Number Street	Zip	Block	Lot	Bldg Id	CPD	MDR
GEOS	MANHATTAN	145 (145 - 147) 2 AVENUE	10003	00465	0055	878	3	124920
PREM		(145 - 147) SECOND AVENUE	PREMISYS					

Unit Type	Stories	Apartments	Rooms
MD	7	24	0

Apt:	Location: OTHER		
Room Temp:	HW:	Water Temp:	Therm. No. 7006
Heating System in Operation:	Windows Closed	Radiator Valves Open:	
Time In:			
Inspected By: Triumph, Trevor	Badge: 4121	0	Badge: 0
Inspection Date: 04/27/2025	Outside Temperature:		
IV 1C POSTED:	Date Posted:		

Violation# 17854184 Hazard Class: C Order No: 672

§ 27-2033 ADM CODE PROVIDE READY ACCESS TO BUILDINGS HEATING SYSTEM

ER Code:

ER Description

CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

The undersigned, Kai Bi, an employee of the Department of Housing Preservation and Development of the City of New York, hereby states, pursuant to Multiple Dwelling Law 320(3), that this document consisting of 3 page, relating to Premises 145 7th Avenue, computerized files of the Department and pursuant to CPLR 4518(c) the entries by HPD thereon were made within a reasonable time of the events they record, the original document was made and kept in the regular course of business of HPD and it was the course of HPD's business to make and keep such records.

I am an employee duly designated by HPD to make this certification.  
The 29 day of May 2025

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Certifying Officer