

HAPPY HOLIDAYS!



36 NEW YORK AVENUE

HALESITE, NY

SEASONS
GREETINGS!



TENANT NEWSLETTER

ISSUE NO. 2, DECEMBER 2007



A PERSONAL MESSAGE...

THROUGHOUT THE YEAR, ALL OF US ATTEND TO OUR BUSINESSES, WE IMPLEMENT NEW STRATEGIES TO ENSURE THEIR PROFITABILITY, AND WE MAKE IMPROVEMENTS INTENDED TO STREAMLINE OPERATIONS. AT THIS SPECIAL TIME OF THE YEAR, OUR ATTENTION IS ALSO DRAWN TO OUR FAMILIES, FRIENDS AND LOVED ONES, AND WE REFOCUS OUR THOUGHTS ON PERSONAL INSPIRATION, HOPE FOR A BETTER WORLD, AND A SENSE OF COMPASSION FOR THOSE LESS FORTUNATE.

IN THIS SPIRIT OF GIVING, KMF PROPERTY GROUP, INC. HAS MADE MONETARY DONATIONS – ON BEHALF OF ALL TENANTS IN THIS BUILDING – TO THE AMERICAN RED CROSS, THE ST. JUDE CHILDREN’S RESEARCH HOSPITAL, AND THE NATIONAL BREAST CANCER FOUNDATION, INC. THIS IS ONE WAY OF “GIVING SOMETHING BACK”, AND THAT MAKES US FEEL REALLY GOOD! MY FAMILY AND I WISH EACH OF YOU A PLEASANT HOLIDAY SEASON, AND A NEW YEAR FILLED WITH GOOD HEALTH, PEACE, AND PROSPERITY IN ALL ITS MANY FORMS.

WE’RE SERIOUS ABOUT SECURITY AND SAFETY!

IN THE LAST ISSUE YOU LEARNED ABOUT SEVERAL CHANGES WE MADE TO ENHANCE THE PROPERTY’S APPEARANCE AND IMPROVE YOUR COMFORT. SINCE THEN OUR ATTENTION HAS BEEN FOCUSED ON IMPROVING SECURITY THROUGHOUT THE BUILDING AND ENSURING YOUR SAFETY. SEVERAL TENANTS INFORMED US ABOUT RECENT ACTS OF VANDALISM THAT WERE OCCURRING ON THE PROPERTY. THESE INCLUDED A CHOCOLATE MILK SHAKE BEING THROWN AGAINST THE UTILITY ROOM DOOR ON THE SIDE OF THE BUILDING, THE REPEATED REPOSITIONING OF A CONCRETE PARKING BLOCK FOR USE AS A SKATEBOARDING RAMP, AND THE BENCH OUTSIDE THE ENTRANCE BEING KICKED OVER. IMMEDIATE ACTION WAS TAKEN TO ELIMINATE THAT NUISANCE. OFFICIAL COMPLAINTS WERE FILED WITH THE HUNTINGTON POLICE DEPARTMENT, WHICH HAS INCREASED PATROLS DURING NON-BUSINESS HOURS. WE WILL CONTINUE TO MONITOR THE SITUATION AND WOULD APPRECIATE YOU REPORTING TO US ANY PROBLEMS THAT YOU OBSERVE.

ON THE FOLLOWING PAGES YOU WILL LEARN ABOUT OTHER MEASURES WE HAVE TAKEN TO MAKE YOUR TENANCY AT THIS BUILDING BOTH PLEASANT AND REWARDING. IF YOU HAVE ANY QUESTIONS REGARDING ANY ASPECT OF THE BUILDING’S MANAGEMENT, PLEASE CONTACT MY OFFICE FOR PROMPT AND COURTEOUS ATTENTION.



A MAGNETIC LOCK WAS INSTALLED ON THE FRONT DOORS, WHICH AUTOMATICALLY LOCKS THE DOORS AFTER NORMAL BUSINESS HOURS AND ON HOLIDAYS. AT THOSE TIMES, ACCESS TO THE BUILDING CAN BE OBTAINED BY ENTERING A NUMERIC CODE ON THE KEYPAD. THIS DEVICE WILL ENSURE THAT THE BUILDING NEVER REMAINS UNLOCKED OVERNIGHT. DURING NORMAL BUSINESS HOURS, THE FRONT DOORS WILL REMAIN UNLOCKED.



LATCH PROTECTOR PLATES WERE INSTALLED ON THE UTILITY ROOM DOOR TO GUARD AGAINST UNAUTHORIZED ENTRY. THIS HELPS TO SECURE THE BUILDING'S VITAL INFRASTRUCTURE (SUCH AS THE FIRE SPRINKLER SYSTEM, SMOKE AND FIRE ALARM, ELECTRICAL DISTRIBUTION PANELS, AND MAIN TELEPHONE LINES) FROM TAMPERING. AND THAT, IN TURN, PROTECTS YOUR BUSINESS.

NEW DOOR KNOBS AND LOCKS HAVE BEEN INSTALLED ON EVERY DOOR THROUGHOUT THE ENTIRE BUILDING (EXCEPT THE INNER OFFICES LOCATED INSIDE EACH TENANT'S SUITE) AND KEYS ISSUED TO EVERY TENANT AND THEIR AUTHORIZED EMPLOYEES. THESE LOCKS WERE CHANGED TO PROVIDE A HIGHER LEVEL OF SECURITY, AS PREVIOUS OCCUPANTS CAN NO LONGER ACCESS THOSE AREAS. THIS CHANGE ALSO PERMITTED THE REPLACEMENT OF MORE THAN 30 INDIVIDUAL KEYS WITH ONE MASTER KEY THAT WILL BE RETAINED BY MANAGEMENT.



ADDITIONAL FIRE SPRINKLER HEADS WERE INSTALLED IN SOME AREAS OF THE BUILDING AND OTHER HEADS WERE RELOCATED TO PROVIDE BETTER COVERAGE IN CASE OF A FIRE. IN ADDITION, EVERY SMOKE DETECTOR WAS

INSPECTED AND CLEANED, AND THE FIRE ALARM SYSTEM WAS CONNECTED TO A 24-HOUR CENTRAL STATION MONITORING SERVICE.



THESE MEASURES WILL HELP ENSURE THAT THE FIRE DEPARTMENT IS AUTOMATICALLY NOTIFIED IN CASE OF AN EMERGENCY. AND, FIRE EXTINGUISHERS WERE INSTALLED THROUGHOUT THE BUILDING TO HELP PROTECT THE LIVES OF ALL ITS OCCUPANTS.





THE RUSTED AND LEAKING GARBAGE DUMPSTER WAS REPLACED WITH A BRAND NEW ONE TO ENHANCE THE PROPERTY'S APPEARANCE



AUTOMATIC, TOUCH-FREE, PROGRAMMABLE AIR FRESHENERS WERE INSTALLED IN EVERY REST ROOM



THE CRACKED TOILET TANK LID IN THE THIRD FLOOR MEN'S RESTROOM WAS REPLACED WITH A NEW ONE



THE STEEL BOLLARDS (POSITIONED TO PROTECT THE BUILDING) WERE COVERED WITH YELLOW PLASTIC SLEEVES TO PROTECT CARS FROM DENTS AND SCRATCHES AND TO IMPROVE THE APPEARANCE OF THE PROPERTY





A DARK COLORED MULCH WAS APPLIED THROUGHOUT THE PLANTING BEDS IN THE FRONT OF THE BUILDING TO PROTECT THE PLANTS AND IMPROVE THE APPEARANCE OF THE PROPERTY



THE SEVERELY OVERGROWN PINE TREES IN FRONT OF THE BUILDING WERE CUT BACK TO MAKE THE BUILDING MORE VISIBLE FROM THE ROAD



ALL OF THE STEEL COLUMNS ON THE RETAINING WALLS IN THE REAR PARKING LOT WERE SCRAPED AND PAINTED TO PROTECT THEM FROM THE ELEMENTS AND TO ENHANCE THE APPEARANCE OF THE PROPERTY



ALL OF THE SCUFFED UP STAIRS, LANDING AREAS, AND RAILINGS IN THE SOUTH STAIRCASE (LEADING FROM THE ROOF TO THE PARKING LOT) WERE PAINTED TO ENHANCE THEIR APPEARANCE





A NEW LOCK, UTILIZING A HIGH-SECURITY KEY, WAS INSTALLED ON THE FRONT DOOR. IT WAS PLACED AT A NORMAL HEIGHT SO YOU WON'T HAVE TO BEND DOWN EACH TIME TO LOCK AND UNLOCK THE DOOR



AUTOMATIC, TOUCHLESS PAPER TOWEL DISPENSERS WERE INSTALLED IN EVERY RESTROOM AND THE BREAK ROOM/KITCHEN. THESE DEVICES HELP REDUCE THE SPREAD OF GERMS WHILE REDUCING WASTE, WHICH HELPS OUR ENVIRONMENT



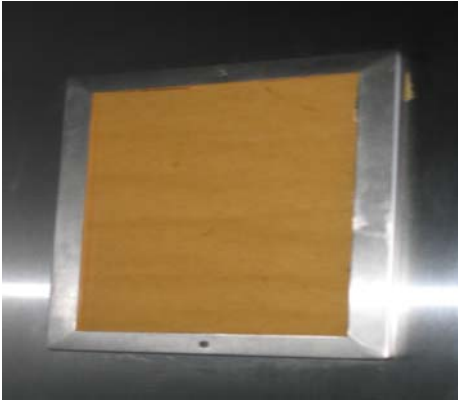
AUTOMATIC, TOUCHLESS SOAP DISPENSERS WERE ALSO INSTALLED IN EVERY RESTROOM AND THE BREAK ROOM.



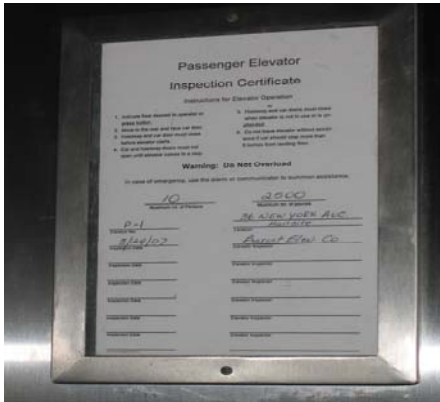
THE RUSTED AND CHIPPED PAINT ON THE SOUTH STAIRS EXIT DOOR LEADING INTO THE PARKING LOT WAS SANDED SMOOTH AND PAINTED TO PROTECT IT FROM THE ELEMENTS AND TO MAKE THE PROPERTY MORE ATTRACTIVE



THE ELEVATOR HAS BEEN UPGRADED!



THE ENTIRE ELEVATOR SYSTEM HAS BEEN PROFESSIONALLY INSPECTED, A MONTHLY MAINTENANCE CONTRACT HAS BEEN EXECUTED, AND, TO COMPLY WITH THE LAW, A CERTIFICATE OF INSPECTION HAS BEEN AFFIXED INSIDE THE CAB (WHERE THERE PREVIOUSLY WAS NONE).



AN EMERGENCY TWO-WAY COMMUNICATION SYSTEM HAS BEEN INSTALLED INSIDE THE ELEVATOR CAB (IN PLACE OF THE EMPTY BOX SEEN IN THE PHOTO ON THE LEFT) TO PERMIT A TRAPPED OCCUPANT TO EASILY SUMMON ASSISTANCE 24 HOURS A DAY, 7 DAYS A WEEK.



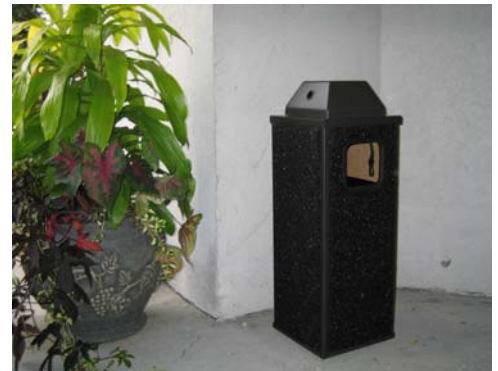
A NEW ELECTRONIC SENSOR STRIP HAS BEEN INSTALLED ON THE ELEVATOR DOORS, WHICH WILL RETRACT THE DOORS THE MOMENT ANYONE OR ANYTHING PASSES THROUGH THE DOORWAY. IN THE PAST, THE DOORS WOULD RETRACT ONLY AFTER HITTING THE PERSON OR OBJECT. THIS NEW SYSTEM WILL HELP PREVENT INJURIES.



IN ADDITION, THE BROKEN EXHAUST FAN INSIDE THE CAB WAS REPLACED TO PROVIDE THE OCCUPANTS WITH FRESH, CIRCULATING AIR. ALL BURNED OUT BULBS (INCLUDING THE FLOOR NUMBER INDICATORS AND UP AND DOWN ARROWS) WERE REPLACED, AND THE AUDIBLE SIGNALS DESIGNED TO NOTIFY A BLIND PERSON THAT THE ELEVATOR CAB HAS ARRIVED WERE REPAIRED (BOTH INSIDE THE CAB AND ON EACH FLOOR). THE NEARLY \$4,000 EXPENSE FOR THESE ENHANCEMENTS WILL HELP ENSURE THE SAFETY AND COMFORT OF ALL OUR TENANTS.



NEW GARBAGE RECEPTACLES WERE PLACED OUTSIDE THE MAIN ENTRANCE, AND NEXT TO THE BENCH, TO HELP KEEP THAT AREA FREE OF DEBRIS.



AND THE BUILT-IN CIGARETTE URNS WILL MAKE EXTINGUISHING AND DISCARDING CIGARETTES MORE CONVENIENT WHILE KEEPING THE BUILDING ENTRANCE LOOKING GREAT.



THESE IMPROVEMENTS HAVE ALSO BEEN MADE:

- The floor in the break room was stripped, mopped and waxed to enhance its appearance
- For your convenience, a plunger (in an attractive white case) has been added to each restroom
- Quilted pads have been purchased for use in protecting the interior walls of the elevator cab. Please contact my office at least one day in advance of moving any furniture or large items via the elevator so that we can hang the pads on the walls for you.

THE TELEPHONE SYSTEM UNDERWENT MAJOR SURGERY!



A close inspection of the equipment installed in the telephone closets located on the second and third floors revealed outdated, non-functioning, and abandoned telephone equipment left behind by previous tenants. This included system control modules, switching devices, power supplies, backup batteries, and hundreds of feet of discarded wiring. This situation

would have made troubleshooting your existing telephone system more difficult (and more costly for you) due to the additional time a technician would need to spend searching through the tangled maze to locate the cause of any trouble that you might have experienced.

To correct this problem, we hired a telephone consultant and had him go to work; first testing and analyzing, then cutting, pulling out, and discarding all of the unnecessary components. As a result, both telephone closets are now neater, cleaner, and better organized, which will allow a technician to diagnose any future problems with greater ease and accuracy. And that helps to protect your business' phone system!

This work (which cost \$1,000) was done at no expense to any tenant and with no disruption in anyone's phone service! I have personally met with every tenant following the completion of this work and confirmed that all phone lines remain fully functional. When it comes to protecting your equipment, a slimmer phone system is certainly a good thing!

WHAT'S IN STORE DURING THE MONTHS AHEAD?

During the next several months we plan to undertake additional capital improvements such as:

- Completely replacing the heating, ventilation, and air conditioning system
- Enhancing security in and around the building
- Continuing to improve the level of maintenance throughout the building

We care about your opinions, concerns, and the quality of your experience as our tenant. And, we'll strive to exceed your expectations, every day.

Your questions and suggestions will find us through these means:

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ENJOY THE HOLIDAYS!

