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MEMBERS NJ AND NY BARS

June 28, 2023

Salem County Clerk's Office
Special Civil Part
92 Market Street
Salem, New Jersey 08079

Re: Sunrise Gardens Deerot LLC vs.
Imperial Home Remodeling LLC, *et al.*
Docket No. DC-000759-22

Dear Sir/Madam:

Enclosed please find Plaintiff's exhibits for trial, having already been uploaded through the evidence submission portal.

Please call if you have any questions.

Very truly yours,


Abe Rappaport

AR/hl
cc: Max Roseman, Esq.

CHASE *for* BUSINESS

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✓ We've finished reviewing your payment instructions, and we're processing them.

Please go to [Payment Activity](#) to see an updated payment status; approvals might be required.


Pay to	Pay from
IHR INC (...5395)	BUS COMPLETE CHK (...9097)
Ungrouped Vendor - Vendor	Amount
	44,000.00
Delivery method	Send on
Standard ACH	Dec 2, 2021
Arrives in 1 business day	Deliver by
	Dec 3, 2021
Addendum	
Sunrise -- Deposit for roof, gutter and soffit repairs	
Status	Transaction number
Funded	5313062708

12/2/21, 12:41 PM

Choose up to 100 payees - chase.com

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Pay to	Pay from
IHR INC (...5395)	BUS COMPLETE CHK (...9097)
Ungrouped Vendor - Vendor	Amount
	40,000.00
Delivery method	Send on
Standard ACH	Dec 13, 2021
Arrives in 1 business day	Deliver by
	Dec 14, 2021
Addendum	
Sunrise Roof	
Status	Transaction number
Funded	5314427798

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Pay to	Pay from
IHR INC (...5395)	BUS COMPLETE CHK (...9097)
Ungrouped Vendor - Vendor	Amount
	1,550.00
Delivery method	Send on
Standard ACH	Jan 13, 2022
Arrives in 1 business day	Deliver by
	Jan 14, 2022
Addendum	
Roof	
Status	Transaction number
Funded	5318532557

1/13/22, 2:06 PM

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5:55



Giovanni >

Mar 8, 2022 at 9:06 AM

Can you please give me a call?
Thank you

Will do shortly sitting with a
client is everything OK?

Need to get the Sunrise Gardens
work on the calendar.

Mar 14, 2022 at 7:20 PM

Hi Giovanni, ACH for B8 will go
out tomorrow. Can you please
reply re Sunrise Gardens
schedule?

Mar 15, 2022 at 8:46 AM

Please give me a call.

Sorry sitting with a client at the
moment. I'm working on getting
an ETA of sunrise Gardens. Get
back to you shortly

Mar 22, 2022 at 10:31 AM

Hi Giovanni, We have more
windows to do at Cedar Knoll



iMessage



5:55



Giovanni >



Mar 27, 2022 at 4:35 PM

Hi Giovanni - Please confirm whether you are coming to Sunrise this week Wednesday... or is it Tueaday? Also, we have at least one additional apt at Cedar Knoll that needs windows. We'll find out by Tuesday if there are two units.

I'll get back to you tomorrow with an updated schedule I lost one day last week due to the weather

K

Mar 30, 2022 at 5:25 PM

Sunrise Gardens?

Apr 8, 2022 at 10:24 AM

Hi Giovanni, Can you please return my call?

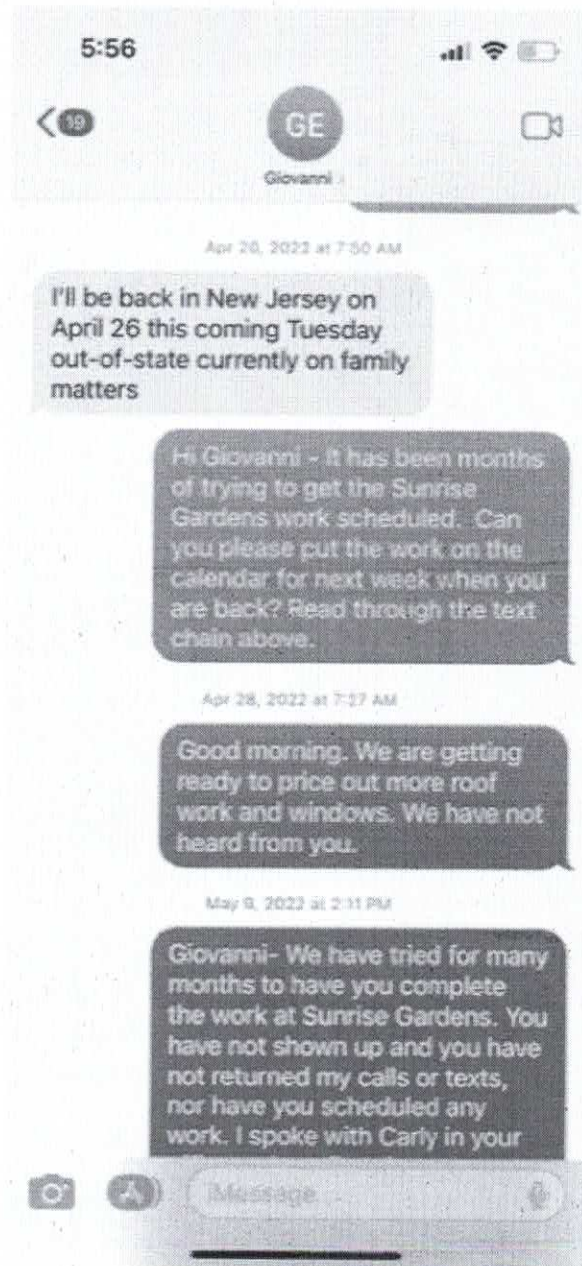
My apologies I'll be out for a few days I have a death in the family

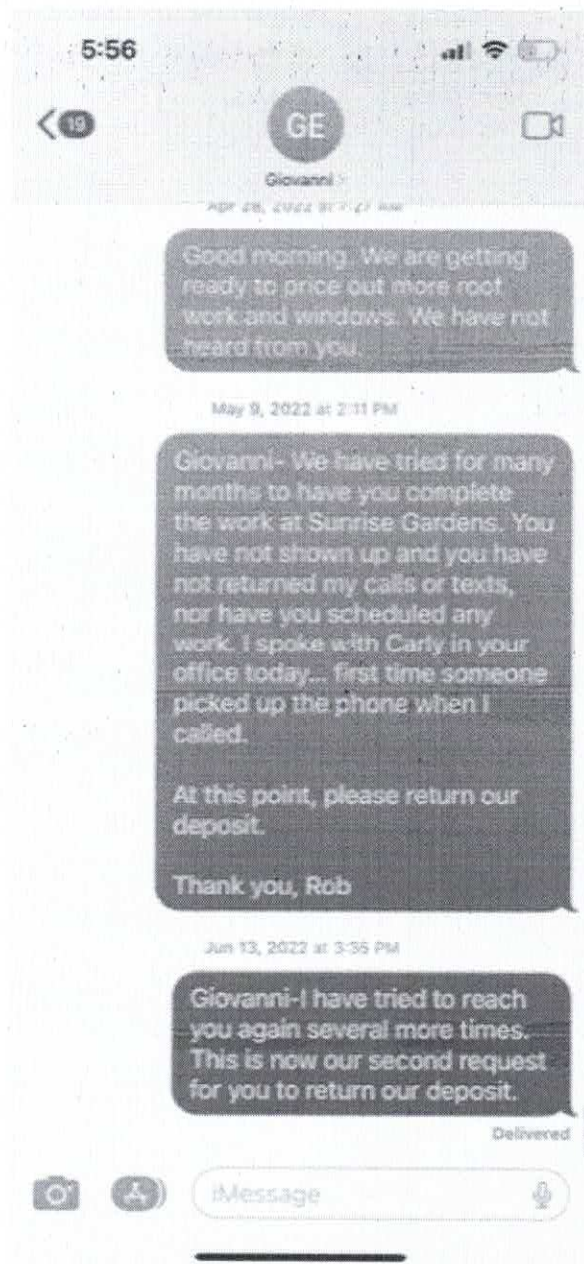
Apr 8, 2022 at 11:42 AM



iMessage









Robert Eisenberg <roberte@yadaproperties.com>

Sunrise Gardens

1 message

Giovanni Esposito <giovanni@ihrcpro.com>

Tue, Nov 23, 2021 at 3:07 PM

To: Robert Eisenberg <Roberte@yadaproperties.com>

IHR proposing to do the following:

All Roofing portions to receive the following :

Total removal of old down to decking
 Installation of ice and water shield throughout including all valley
 Installation of new counter flashing throughout
 Installation of new pipe flanges throughout
 Installation of new drip edge throughout
 Installation of ridge vent & proper ridge caps throughout
 Installation of synthetic underlayment throughout
 Installation of starter course shingle
 Installation of IKO or Tamko Architectural shingles throughout
 All job related debris to be removed
 Full magnetic sweep
 All permits & associated fees included
 50yr transferable warranty

Front Building A;

Center Front location ROOFING= 61x28 area along with 36x6 area= total 25sq
 8' top right corner fascia replacement color match
 25' front column to be reconstructed to match existing 3

LEFT REAR of A Building;

46' of 5" seamless gutter & 25' of 3" downspout
 wood replacement 1x6 fascia 15'
 46' of fascia color match

Building B Back Left;

46x25 ROOFING= 15sq
 75' back L gable fascia color match
 Font middle 28' fascia Right side

Building C Back;

LEFT 48x25 area along with 22x25 area ROOFING= 23sq
 Far Left 12' downspout 3"

ALSO Possible Phase 2;**Building C Back Middle 57x25 ROOFING =19sq****Building D Front & Back;**

Back 172'x23' along with Front Right, Middle & Left 103'x22' & 21'x22' Also including 3 front porch areas 15'x7.
 ROOFING=52sq
 Back Right 16' fascia color match
 Back Middle Left Top "A" frame siding gable 16x4 area white vinyl clapboard
 Back Left 22' fascia color match
 Back Right wood replacement 12' of 1x6 & fascia color match
 Back 172' of 5" seamless gutter with 115' of 3" downspout

Building E;

Back Left 47' of 5" seamless gutter and 25' of 3" downspout
 Back repair 2 existing soffit areas currently bulging out of place

Building F;

6/27/23, 4:43 PM

Yada Property Management Mail - Sunrise Gardens

front left inner corner 25' of 3" downspout

All above stated job related debris to be removed

Plywood included for everything above stated if needed **35 sheets free of charge**, after 35th sheet \$50.00 per installed

Total contract amount for all above stated=**\$88,256.00 price including Back Middle Roof on Building C.**

If client chooses to remove Back Middle Roof on Building C. "Phase 2"

IHR to reduce contract amount to = \$80,756.00

Roofing Time frame 1-2 weeks from contract approval

Roofing duration 3 to 5 days

All other work to commence 2-3 weeks from roofing completion based on material availability. This scope duration 2 weeks

\$44,000.00 deposit due at contract approval

\$30,000.00 due at Roof completion

\$10,000.00 due at soffit,fascia & wood replacement completion

Final COD due at Gutter completion= \$4,256.00

I Would like to thank you in advance for your consideration in these matters.Please feel free to contact me direct with any additional questions via email or 856-553-2091



Robert Eisenberg <roberte@yadaproperties.com>

Re: Sunrise Gardens

1 message

Giovanni Esposito <giovanni@ihrcpro.com>
To: Robert Eisenberg <roberte@yadaproperties.com>

Wed, Dec 1, 2021 at 7:30 PM

Good evening Rob, as per our conversation a few moments ago we have both come to terms to move forward on the sunrise garden project with everything previously stated in my initial email only changing the total contract amount now equaling \$85,000 in total.

New payment structure as follows:

Initial down payment \$44,000
At roofing completion \$27,000
At fascia, soffit & wood repair completion \$10,000
Final COD to add gutter completion \$4000

Please reply accepting these terms and post appropriate down payment as discussed to move forward with the project in order to secure materials & start installation within a timely manner.

Thank you once again, please feel free to reach out to me directly with any additional questions.

On Wed, Dec 1, 2021 at 4:30 PM Robert Eisenberg <roberte@yadaproperties.com> wrote:

Giovanni - Do you think you can bring the entire Sunrise contract, including "Phase 2" which we will do now, in at \$83,000 and including up to 50 sheets if needed. Please let me know.

Thank you,

Rob

Robert Eisenberg
Yada Properties
50 Union Avenue, Suite 406
Irvington, NJ 07111
(W) 973-351-3500 x102
(M) 917-825-0624
roberte@yadaproperties.com

On Tue, Nov 23, 2021 at 3:08 PM Giovanni Esposito <giovanni@ihrcpro.com> wrote:

IHR proposing to do the following:

All Roofing portions to receive the following :

Total removal of old down to decking
Installation of ice and water shield throughout including all valley
Installation of new counter flashing throughout
Installation of new pipe flanges throughout
Installation of new drip edge throughout
Installation of ridge vent & proper ridge caps throughout
Installation of synthetic underlayment throughout
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I Would like to thank you in advance for your consideration in these matters. Please feel free to contact me direct with any additional questions via email or 856-553-2091

6/27/23, 4:42 PM

Yada Property Management Mail - Re: Sunrise Gardens





Robert Eisenberg <roberte@yadaproperties.com>

Re: Open Balance / Open Work

1 message

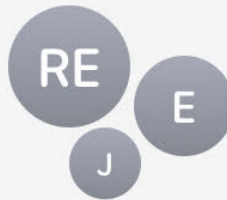
Giovanni Esposito <giovanni@ihrincpro.com>

Wed, Jan 12, 2022 at 8:21 AM

To: Robert Eisenberg <roberte@yadaproperties.com>

Please see attached of the breakdown that is owed. Upon completion of sunrise Gardens a direct deposit amount was only made for \$40,000 where it should've been made for \$43,210 leaving an outstanding balance of \$3,210. These payments should've been completed around December 13 and we have been going back-and-forth attempting to resolve these issues. You and I both had a conversation several weeks ago requesting me to meet Ed at the blue Manor to come up with a resolution to the project along with your request for roof warranties provided to you on my letterhead. You conveyed to me once you received those warranties that you would resolve the \$3210 I provided you the documentation you requested and payment still has not happened. We look forward to continue on a good working relationship with you on all your properties to avoid any aggravation communication and follow-through should be completed by both parties Please see attached text thread;

8:14 ↗



3 People >



Text Message

Mon, Dec 13, 9:38 AM

Good morning everyone, Rob I just met with John over here at Sunrise. If you could please release the following funding ASAP this way I can take care of things on my end

there were 330 sheets delivered
4 Not utilized 35 sheets were included with the total job cost.
Leaving 291 sheets installed at \$50 per sheet = \$14,550

Plus the \$27,000 balance of roof completion

Plus the \$1000 from window units at Cedar Knoll C15

Along with the additional
dumpster at Cedar Knoll of \$660

Total funding looking in a direct
deposit \$43,210

Tue, Dec 14, 8:16 AM

Good morning everyone, Rob



Text Message



On Wed, Jan 12, 2022 at 8:07 AM Robert Eisenberg <roborte@yadaproperties.com> wrote:

Giovanni - Good morning. I received your text. Part of the issue is that I think the number may be incorrect. It has been frustrating and time consuming for us to reconcile.

1) We have given you significant business and have paid quickly upon completion so this last issue is not our norm. You normally do good work on time, so the way you left Blue Manor unfinished, and had to redo things, is not your norm either. We gave you the Sunrise roof job even though you were behind on BM. My point is **NOT** that we are withholding due to BM (We are not) but that the tone of your text is surprising considering that this is a two-way street.

2) Blue Manor should have been completed in November/December, thereby avoiding bad weather.

3) We cannot seem to reconcile the **\$3,210**. Please help us out. For CK, we have paid **\$15,766.25** out of a total contract of **\$18,460.00** leaving a balance of **\$2,693.75**. At the completion of each unit, we are supposed to pay **\$1,538.75** which means that when B4 is done, we are supposed to make final payment of **\$1,538.75**. That means we owe you immediately for CK, **\$1,155.00** (\$2,693.75 minus the \$1,538.75 for B4). With regards to B4, as you know we have tried repeatedly to get access but the tenant is difficult. Good news: they plan to vacate (we hope) in two weeks so we will schedule immediately thereafter. Does this math seem correct?

3) What are we missing to explain the remaining **\$516.25** (\$3,210 minus \$2,693.75). If we missed +/- \$500, it is not intentional.

4) Considering the totality of our relationship, and considering that we were "ahead" of you in payments on Blue Manor, even though we trust you to finish, your text with threats is surprising. We have completed / planned approx. \$150,000 in work with you so if we are slightly behind on one project and you are a slightly behind on another, let's lower the temperature please.

To conclude:

1) Please verify the math for Cedar Knoll so we can resolve.

6/27/23, 4:41 PM

Yada Property Management Mail - Re: Open Balance / Open Work

- 2) Please complete Blue Manor at the first break in the weather.
- 3) If we can get past these two items, there is lots of other work to be discussed.

Thank you,

Rob

Robert Eisenberg
Yada Properties
[50 Union Avenue, Suite 406](#)
[Irvington, NJ 07111](#)
(W) 973-351-3500 x102
(M) 917-825-0624
roberte@yadaproperties.com