

DEDICATED SITES

are a **lie** and you are paying **frauds**
a **premium** to put **posters** on them

A list of addresses being
sold as dedicated below.

1. 71 CLINTON ST MANHATTAN 10002
2. 1205 1 AVENUE MANHATTAN 10065
3. 1213 1 AVENUE MANHATTAN 10065
4. 145 ALLEN STREET MANHATTAN 10002
5. 180 SPRING STREET MANHATTAN 10012
6. 106 LUDLOW STREET MANHATTAN 10002
7. 1830 2 AVENUE MANHATTAN 10128
8. 2 JERSEY STREET MANHATTAN 10012
9. 265 LAFAYETTE STREET MANHATTAN 10012
10. 38 ALLEN STREET MANHATTAN 10002
11. **72 GRAND STREET** MANHATTAN 10013
12. 8 CENTRE MARKET PLACE MANHATTAN 10013
13. **88 THOMPSON STREET** MANHATTAN 10012
14. 950 1 AVENUE MANHATTAN 10022

ARTISTS AGAINST ADVERTISERS

Defend the Canvas. Take the Walls Back.

A street-level movement protecting New York City's walls from illegal corporate advertising. We are focusing on companies that claim to offer "Wild Posting" or "Fly Posting" and then sell "Managed Sites" or "Dedicated Sites" at a premium to brands. These sites are illegal, and have fines. Check out the violations listed on the site and in this PDF. Your brand and the address you are being sold are probably in there. Get with it, and stop letting these companies lie. Check the addresses, look at what you are agreeing to in your paid for agreements, and educate yourself, because your brand will be printed on a black and white Department of Buildings Violation, and the fines, well, who is paying those? Get an OAC Number and Permit number from anyone claiming to manage a site, or selling it as dedicated.

OUR MISSION

New York's walls belong to artists, not corporations. We are street artists, wheat-pasters, and cultural workers fighting against illegal outdoor advertising that covers murals, misleads landlords, and violates city zoning laws.

These unregistered ad companies install unpermitted billboards, lie to property owners, and erase public art for profit.

Our mission: Educate, document, and reclaim. We defend culture, wall by wall, block by block.

WHY IT MATTERS

Every illegal billboard is a stolen canvas. It replaces expression with exploitation.

Together, we can expose illegal outdoor advertising, protect artists, and restore the streets as New York's public gallery.

This city's walls speak. Let's keep their voice ours.

REPORT ILLEGAL BILLBOARDS (THROUGH 311)

You can help stop illegal advertising. Follow these steps to file a report with NYC 311 and protect your neighborhood.

STEP 1: GATHER EVIDENCE

Take clear photos of the ad or poster. Record the exact address or cross streets. Check for a visible permit number (starts with 'OAC' or 'SI'). If there's no permit or it looks fake, that's a violation.

STEP 2: SUBMIT A 311 REPORT

Online: nyc.gov/311 → Buildings → Illegal Sign or Billboard

Phone: Dial 311 and say "Report Illegal Sign."

App: Upload your photos via the NYC 311 app.

Agency: NYC Department of Buildings

Type: Outdoor Advertising / Illegal Signage

Description: "Unpermitted advertising sign, no visible OAC permit, likely installed by unregistered OAC."

STEP 3: SHARE WITH US

Send your photos and 311 confirmation to info@artistsagainstadvertisers.org or DM us @artistsagainstadvertisers. We verify locations, track repeat offenders, and notify landlords about potential \$10,000 fines.

JOIN THE MOVEMENT

Become part of the resistance. Volunteer. Print flyers. Educate landlords. Document illegal ads. Tag responsibly.

Together, we can reclaim the streets that built us.

ARTISTS AGAINST ADVERTISERS

New York City | info@artistsagainstadvertisers.org | [@artistsagainstadvertisers](https://www.instagram.com/artistsagainstadvertisers)

No permits for culture.

NYCServ Violation Copy

Internet



39166426K

		SUMMONS NUMBER: 039166426K		
SUMMONS AND COMMISSIONER'S ORDER-CIVIL PENALTIES APPLY ENFORCEMENT AGENCY: NYC DEPT OF BUILDINGS AGENCY ADDRESS AND WEBSITE: 280 Broadway, New York, NY 10007 www.nyc.gov/buildings				
RESPONDENT: 71 CLINTON ST LLC (FIRST NAME/ENTITY, LAST)		MAILING ADDRESS: 160 RIVINGTON STREET NEW YORK, NY 10002		
		DOB LICENSE/REGISTRATION#: _____ CELL PHONE: N/A		
DATE OF OCCURRENCE: 11/10/2025		TIME OBSERVED: 08:40 AM		
		BOROUGH: Manhattan		
PLACE OF OCCURRENCE: 71 CLINTON STREET		BLOCK: 00349 LOT: 00030 BIN: 1004233		
You must appear or respond to the details of violation(s) below. For HOW TO RESPOND, see next page. HEARING DATE: 01/15/2026 AT: 10:30 AM OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS: Manhattan (See locations on next page) REFER TO THE SUMMONS NUMBER ABOVE ON ALL CORRESPONDENCE.				
WARNING: If you do not appear or respond to this Summons, the City will decide the Summons against you and impose penalties. Failure to pay a civil penalty could lead to the denial of an application for, or the suspension, termination or revocation of a City license, permit or registration. In addition, the City may enter a judgment against you in court.				
COMMISSIONER'S ORDER TO CORRECT VIOLATING CONDITION(S) AND CERTIFY CORRECTION				
CURE DATE (Zero Penalty Option, if available): 01/09/2026		Must Appear: <input type="checkbox"/> (If disputing the charge)		
Type of Construction: III		No. of Stories: 07		
		Related Job#: N/A		
Occupancy at Time of Inspection: Mixed Use		Basis of Violation: 1709718		
Based on an inspection of the premises or the records of the Department, the undersigned has determined that you are in violation of the section of law cited below of the NYC Administrative Code, the NYC Zoning Resolution and/or Titles 1 or 2 of the Rules of the City of New York.				
Violating Conditions Observed				
Infraction Code	Class	Provision of Law	Standard Penalty	Maximum Penalty
B281	Class 2	ZR-Misc.	\$1,250	\$6,250
<input type="checkbox"/> Recurring Condition Aggravated I per 1RCNY 102-01(f)	<input type="checkbox"/> Aggravated II Condition per 1 RCNY 102-01(f)	<input type="checkbox"/> ILLEGAL CONVERSION—CLASS 1 Per 28-202.1 & 1 RCNY 102-01 additional daily penalties for continued violation of Article 210 of Title 28 also applicable	<input type="checkbox"/> Per 28-202.1 & 1 RCNY 102-01, additional Class 1 daily or Class 2 monthly penalty may apply.	<input type="checkbox"/> Stop Work Order Issued: _____ <input type="checkbox"/> Vacate Order Issued: _____ Vacate#: _____
Violation Detail(s): 71 Clinton Street, Manhattan Closed corner storefront covered with advertising posters on Clinton & Rivington facades. District is C1-5, where off-site advertising signs are prohibited. If warranted, IO should issue B281 for ZR 32-62 – prohibited advertising signs.; ZR 32-62 Remedy: Remove or legalize sign;				
THE COMMISSIONER ORDERS THAT YOU TIMELY CORRECT THESE CONDITIONS AND FILE A CERTIFICATE OF SUCH CORRECTION. See 1RCNY 102-01 and the instructions on certifying correction. Uncorrected violations are subject to additional violations and penalties. For certain charges, additional DOB civil penalties may apply pursuant to sections 28-213.1, 28-219.1 and 28-207.2.6 of the Administrative Code. A property owner may be liable for payment of these additional civil penalties even if not cited as respondent on this summons.				
NYC Charter Sections 1048 and 1049-a and the Rules of the City of New York authorize the NYC Office of Administrative Trials and Hearings (OATH) to hold hearings. For hearing options, see other side of this notice.				
I, an employee of the Department of Buildings, affirm under penalty of perjury that I personally observed the commission of the violation(s) charged above and/or verified their existence through a review of departmental records. False statements made herein are punishable as a Class A Misdemeanor pursuant to section 210.45 of the Penal Law.				
Issuing Officer: E Conn		Signature: Electronically Signed by E Conn 11/10/2025 09:34 AM		Badge#: 2883 Unit Code: SP

NYCServ Violation Copy

Internet



39166426K

		SUMMONS NUMBER: 039166426K		
SUMMONS AND COMMISSIONER'S ORDER-CIVIL PENALTIES APPLY ENFORCEMENT AGENCY: NYC DEPT OF BUILDINGS AGENCY ADDRESS AND WEBSITE: 280 Broadway, New York, NY 10007 www.nyc.gov/buildings				
RESPONDENT: 71 CLINTON ST LLC (FIRST NAME/ENTITY, LAST)		DOB LICENSE/REGISTRATION#:		
MAILING ADDRESS: 160 RIVINGTON STREET NEW YORK, NY 10002		CELL PHONE: N/A		
DATE OF OCCURRENCE: 11/10/2025		TIME OBSERVED: 08:40 AM		
PLACE OF OCCURRENCE: 71 CLINTON STREET		BOROUGH: Manhattan		
BLOCK: 00349		LOT: 00030		
BIN: 1004233				
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COMMISSIONER'S ORDER TO CORRECT VIOLATING CONDITION(S) AND CERTIFY CORRECTION				
CURE DATE (Zero Penalty Option, if available): 01/09/2026		Must Appear: <input type="checkbox"/> (If disputing the charge)		
Type of Construction: III		No. of Stories: 07		
Occupancy at Time of Inspection: Mixed Use		Related Job#: N/A		
		Basis of Violation: 1709718		
Based on an inspection of the premises or the records of the Department, the undersigned has determined that you are in violation of the section of law cited below of the NYC Administrative Code, the NYC Zoning Resolution and/or Titles 1 or 2 of the Rules of the City of New York.				
Violating Conditions Observed				
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Issuing Officer: E Conn		Signature: Electronically Signed by E Conn		Badge#: 2883
		11/10/2025 09:34 AM		Unit Code: SP
				Page 1 of 2

NYCServ Violation Copy

Internet



39166345Z

	SUMMONS NUMBER: 039166345Z											
SUMMONS AND COMMISSIONER'S ORDER-CIVIL PENALTIES APPLY ENFORCEMENT AGENCY: NYC DEPT OF BUILDINGS AGENCY ADDRESS AND WEBSITE: 280 Broadway, New York, NY 10007 www.nyc.gov/buildings												
RESPONDENT: HCKD CANAL REALTY CORP (FIRST NAME/ENTITY, LAST)		MAILING ADDRESS: 207 CANAL ST. FL. 2F NEW YORK, NY 10013-4125										
		DOB LICENSE/REGISTRATION#: CELL PHONE: N/A										
DATE OF OCCURRENCE: 11/07/2025	TIME OBSERVED: 02:12 PM	BOROUGH: Manhattan										
PLACE OF OCCURRENCE: 74 HESTER STREET												
You must appear or respond to the details of violation(s) below. For HOW TO RESPOND, see next page. HEARING DATE: 01/15/2026 AT: 09:30 AM OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS: Manhattan (See locations on next page) REFER TO THE SUMMONS NUMBER ABOVE ON ALL CORRESPONDENCE.												
WARNING: If you do not appear or respond to this Summons, the City will decide the Summons against you and impose penalties. Failure to pay a civil penalty could lead to the denial of an application for, or the suspension, termination or revocation of a City license, permit or registration. In addition, the City may enter a judgment against you in court.												
COMMISSIONER'S ORDER TO CORRECT VIOLATING CONDITION(S) AND CERTIFY CORRECTION												
CURE DATE (Zero Penalty Option, if available): 01/06/2026		Must Appear: <input type="checkbox"/> (If disputing the charge)										
Type of Construction: III	No. of Stories: 06	Related Job#: N/A										
Occupancy at Time of Inspection: Mixed Use		Basis of Violation: 1709581										
Based on an inspection of the premises or the records of the Department, the undersigned has determined that you are in violation of the section of law cited below of the NYC Administrative Code, the NYC Zoning Resolution and/or Titles 1 or 2 of the Rules of the City of New York.												
Violating Conditions Observed												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Infraction Code</th> <th style="width: 10%;">Class</th> <th style="width: 30%;">Provision of Law</th> <th style="width: 20%;">Standard Penalty</th> <th style="width: 10%;">Maximum Penalty</th> </tr> </thead> <tbody> <tr> <td>B281</td> <td>Class 2</td> <td>ZR-Misc.</td> <td>\$1,250</td> <td>\$6,250</td> </tr> </tbody> </table>	Infraction Code	Class	Provision of Law	Standard Penalty	Maximum Penalty	B281	Class 2	ZR-Misc.	\$1,250	\$6,250		
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B281	Class 2	ZR-Misc.	\$1,250	\$6,250								
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		<input type="checkbox"/> Stop Work Order Issued: _____ <input type="checkbox"/> Vacate Order Issued: _____ Vacate#: _____										
Violation Detail(s): At time of inspection, observed multiple advertising posters installed along the side façade of the premises. These posters constitute advertising signage, which is not permitted in this zoning district. No permit or authorization for advertising signage was posted at the location.; 32-68 Remedy: Remove or legalize sign;												
THE COMMISSIONER ORDERS THAT YOU TIMELY CORRECT THESE CONDITIONS AND FILE A CERTIFICATE OF SUCH CORRECTION. See 1RCNY 102-01 and the instructions on certifying correction. Uncorrected violations are subject to additional violations and penalties. For certain charges, additional DOB civil penalties may apply pursuant to sections 28-213.1, 28-219.1 and 28-207.2.6 of the Administrative Code. A property owner may be liable for payment of these additional civil penalties even if not cited as respondent on this summons.												
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I, an employee of the Department of Buildings, affirm under penalty of perjury that I personally observed the commission of the violation(s) charged above and/or verified their existence through a review of departmental records. False statements made herein are punishable as a Class A Misdemeanor pursuant to section 210.45 of the Penal Law.												
Issuing Officer: E Conn	Signature: Electronically Signed by E Conn 11/07/2025 02:18 PM	Badge#: 2883 Unit Code: SP										

NYCServ Violation Copy

Internet



39166215K

	SUMMONS NUMBER: 039166215K			
SUMMONS AND COMMISSIONER'S ORDER-CIVIL PENALTIES APPLY ENFORCEMENT AGENCY: NYC DEPT OF BUILDINGS AGENCY ADDRESS AND WEBSITE: 280 Broadway, New York, NY 10007 www.nyc.gov/buildings				
RESPONDENT: 72 GRAND PARTNERS	(FIRST NAME/ENTITY, LAST)			
MAILING ADDRESS: 118 SPRING ST. NEW YORK, NY 10012-3853	DOB LICENSE/REGISTRATION#:	CELL PHONE: N/A		
DATE OF OCCURRENCE: 11/07/2025	TIME OBSERVED: 08:15 AM	BOROUGH: Manhattan		
PLACE OF OCCURRENCE: 72 GRAND STREET	BLOCK: 00475	LOT: 00061 BIN: 1007086		
You must appear or respond to the details of violation(s) below. For HOW TO RESPOND, see next page. HEARING DATE: 01/15/2026 AT: 10:30 AM OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS: Manhattan (See locations on next page) REFER TO THE SUMMONS NUMBER ABOVE ON ALL CORRESPONDENCE.				
WARNING: If you do not appear or respond to this Summons, the City will decide the Summons against you and impose penalties. Failure to pay a civil penalty could lead to the denial of an application for, or the suspension, termination or revocation of a City license, permit or registration. In addition, the City may enter a judgment against you in court.				
COMMISSIONER'S ORDER TO CORRECT VIOLATING CONDITION(S) AND CERTIFY CORRECTION				
CURE DATE (Zero Penalty Option, if available): Not Applicable	Must Appear: <input type="checkbox"/> (If disputing the charge)			
Type of Construction: III	No. of Stories: 0	Related Job#: N/A		
Occupancy at Time of Inspection: Vacant Lot	Basis of Violation: 1709508			
Based on an inspection of the premises or the records of the Department, the undersigned has determined that you are in violation of the section of law cited below of the NYC Administrative Code, the NYC Zoning Resolution and/or Titles 1 or 2 of the Rules of the City of New York.				
Violating Conditions Observed				
Infraction Code	Class	Provision of Law	Standard Penalty	Maximum Penalty
B2F4	Class 2	BC 3307.1.1 (2008 code), BC 3307.4.6 (2014 code), & BC 3301.9 (2022 code)	\$2,500	\$10,000
<input type="checkbox"/> Recurring Condition Aggravated I per 1RCNY 102-01(f)	<input type="checkbox"/> Aggravated II Condition per 1 RCNY 102-01(f)	<input type="checkbox"/> ILLEGAL CONVERSION— CLASS 1 Per 28-202.1 & 1 RCNY 102-01 additional daily penalties for continued violation of Article 210 of Title 28 also applicable	<input type="checkbox"/> Per 28-202.1 & 1 RCNY 102-01, additional Class 1 daily or Class 2 monthly penalty may apply.	<input type="checkbox"/> Stop Work Order Issued: _____ <input type="checkbox"/> Vacate Order Issued: _____ Vacate#: _____
Violation Detail(s): At time of inspection, observed multiple advertising posters affixed to the DOB-required construction fence at location. Advertising signage is not permitted on construction fences, and no authorization or permit allowing such signage was posted. Remedy: Remove unlawful signs;				
THE COMMISSIONER ORDERS THAT YOU TIMELY CORRECT THESE CONDITIONS AND FILE A CERTIFICATE OF SUCH CORRECTION. See 1RCNY 102-01 and the instructions on certifying correction. Uncorrected violations are subject to additional violations and penalties. For certain charges, additional DOB civil penalties may apply pursuant to sections 28-213.1, 28-219.1 and 28-207.2.6 of the Administrative Code. A property owner may be liable for payment of these additional civil penalties even if not cited as respondent on this summons.				
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I, an employee of the Department of Buildings, affirm under penalty of perjury that I personally observed the commission of the violation(s) charged above and/or verified their existence through a review of departmental records. False statements made herein are punishable as a Class A Misdemeanor pursuant to section 210.45 of the Penal Law.				
Issuing Officer: E Conn	Signature: Electronically Signed by E Conn 11/07/2025 08:42 AM	Badge#: 2883	Unit Code: SP	

NYCServ Violation Copy

Internet



39165436J

	SUMMONS NUMBER: 039165436J			
SUMMONS AND COMMISSIONER'S ORDER-CIVIL PENALTIES APPLY ENFORCEMENT AGENCY: NYC DEPT OF BUILDINGS AGENCY ADDRESS AND WEBSITE: 280 Broadway, New York, NY 10007 www.nyc.gov/buildings				
RESPONDENT: 72 GRAND PARTNERS	(FIRST NAME/ENTITY, LAST)			
MAILING ADDRESS: 118 SPRING ST. NEW YORK, NY 10012-3853	DOB LICENSE/REGISTRATION#:	CELL PHONE: N/A		
DATE OF OCCURRENCE: 10/08/2025	TIME OBSERVED: 11:45 AM	BOROUGH: Manhattan		
PLACE OF OCCURRENCE: 72 GRAND STREET	BLOCK: 00475	LOT: 00061 BIN: 1007086		
You must appear or respond to the details of violation(s) below. For HOW TO RESPOND, see next page. HEARING DATE: 01/08/2026 AT: 09:30 AM OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS: Manhattan (See locations on next page) REFER TO THE SUMMONS NUMBER ABOVE ON ALL CORRESPONDENCE.				
WARNING: If you do not appear or respond to this Summons, the City will decide the Summons against you and impose penalties. Failure to pay a civil penalty could lead to the denial of an application for, or the suspension, termination or revocation of a City license, permit or registration. In addition, the City may enter a judgment against you in court.				
COMMISSIONER'S ORDER TO CORRECT VIOLATING CONDITION(S) AND CERTIFY CORRECTION				
CURE DATE (Zero Penalty Option, if available): 12/29/2025	Must Appear: <input type="checkbox"/> (If disputing the charge)			
Type of Construction: II	No. of Stories:	Related Job#: N/A		
Occupancy at Time of Inspection: Vacant Lot	Basis of Violation: 1708093			
Based on an inspection of the premises or the records of the Department, the undersigned has determined that you are in violation of the section of law cited below of the NYC Administrative Code, the NYC Zoning Resolution and/or Titles 1 or 2 of the Rules of the City of New York.				
Violating Conditions Observed				
Infraction Code	Class	Provision of Law	Standard Penalty	Maximum Penalty
B201	Class 2	28-105.1	\$1,250	\$6,250
<input type="checkbox"/> Recurring Condition Aggravated I per 1RCNY 102-01(f)	<input type="checkbox"/> Aggravated II Condition per 1 RCNY 102-01(f)	<input type="checkbox"/> ILLEGAL CONVERSION— CLASS 1 Per 28-202.1 & 1 RCNY 102-01 additional daily penalties for continued violation of Article 210 of Title 28 also applicable	<input type="checkbox"/> Per 28-202.1 & 1 RCNY 102-01, additional Class 1 daily or Class 2 monthly penalty may apply.	<input type="checkbox"/> Stop Work Order Issued: _____ <input type="checkbox"/> Vacate Order Issued: _____ Vacate#: _____
Violation Detail(s): Observed at exp's 1&2 job fence installed multiple advertising business signs reads "INTIMISSIMI" with no permit/approvals from DOB Remedy: Obtain all permits;obtain permit				
THE COMMISSIONER ORDERS THAT YOU TIMELY CORRECT THESE CONDITIONS AND FILE A CERTIFICATE OF SUCH CORRECTION. See 1RCNY 102-01 and the instructions on certifying correction. Uncorrected violations are subject to additional violations and penalties. For certain charges, additional DOB civil penalties may apply pursuant to sections 28-213.1, 28-219.1 and 28-207.2.6 of the Administrative Code. A property owner may be liable for payment of these additional civil penalties even if not cited as respondent on this summons.				
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Issuing Officer: J Rosato	Signature: Electronically Signed by J Rosato	Badge#: 2591	Unit Code: SP	
				10/08/2025 12:04 PM
Page 1 of 2				

NYCServ Violation Copy

Internet



39166062Z

	SUMMONS NUMBER: 039166062Z															
SUMMONS AND COMMISSIONER'S ORDER-CIVIL PENALTIES APPLY ENFORCEMENT AGENCY: NYC DEPT OF BUILDINGS AGENCY ADDRESS AND WEBSITE: 280 Broadway, New York, NY 10007 www.nyc.gov/buildings																
RESPONDENT: GLASS STONE PROPERTIES LLC (FIRST NAME/ENTITY, LAST) MAILING ADDRESS: 74 E. GLENWOOD AVE. # 5263 SMYRNA, DE 19977 -1002 CELL PHONE: N/A	DOB LICENSE/REGISTRATION#: _____ _____															
DATE OF OCCURRENCE: 11/06/2025 TIME OBSERVED: 10:13 AM BOROUGH: Manhattan PLACE OF OCCURRENCE: 88 THOMPSON STREET BLOCK: 00502 LOT: 00042 BIN: 1007738																
You must appear or respond to the details of violation(s) below. For HOW TO RESPOND, see next page. HEARING DATE: 01/15/2026 AT: 10:30 AM OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS: Manhattan (See locations on next page) REFER TO THE SUMMONS NUMBER ABOVE ON ALL CORRESPONDENCE.																
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COMMISSIONER'S ORDER TO CORRECT VIOLATING CONDITION(S) AND CERTIFY CORRECTION																
CURE DATE (Zero Penalty Option, if available): 01/05/2026 Must Appear: <input type="checkbox"/> (If disputing the charge) Type of Construction: III No. of Stories: 0 Related Job#: N/A Occupancy at Time of Inspection: Vacant Lot Basis of Violation: 1709366																
Based on an inspection of the premises or the records of the Department, the undersigned has determined that you are in violation of the section of law cited below of the NYC Administrative Code, the NYC Zoning Resolution and/or Titles 1 or 2 of the Rules of the City of New York.																
Violating Conditions Observed																
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Violation Detail(s): At time of inspection, 3 large advertising posters were observed on the DOB-required construction fence. Advertising is not permitted on construction fences and no authorization for signage was posted.; ZR 32-62 Remedy: Remove or legalize sign;																
THE COMMISSIONER ORDERS THAT YOU TIMELY CORRECT THESE CONDITIONS AND FILE A CERTIFICATE OF SUCH CORRECTION. See 1RCNY 102-01 and the instructions on certifying correction. Uncorrected violations are subject to additional violations and penalties. For certain charges, additional DOB civil penalties may apply pursuant to sections 28-213.1, 28-219.1 and 28-207.2.6 of the Administrative Code. A property owner may be liable for payment of these additional civil penalties even if not cited as respondent on this summons.																
NYC Charter Sections 1048 and 1049-a and the Rules of the City of New York authorize the NYC Office of Administrative Trials and Hearings (OATH) to hold hearings. For hearing options, see other side of this notice.																
I, an employee of the Department of Buildings, affirm under penalty of perjury that I personally observed the commission of the violation(s) charged above and/or verified their existence through a review of departmental records. False statements made herein are punishable as a Class A Misdemeanor pursuant to section 210.45 of the Penal Law.																
Issuing Officer: E Conn Signature: Electronically Signed by E Conn 11/06/2025 10:23 AM	Badge#: 2883 Unit Code: SP															

NYCServ Violation Copy

Internet



39166278H

	SUMMONS NUMBER: 039166278H			
SUMMONS AND COMMISSIONER'S ORDER-CIVIL PENALTIES APPLY ENFORCEMENT AGENCY: NYC DEPT OF BUILDINGS AGENCY ADDRESS AND WEBSITE: 280 Broadway, New York, NY 10007 www.nyc.gov/buildings				
RESPONDENT: LUI & LEI ENTERPRISE, IN	(FIRST NAME/ENTITY, LAST)			
MAILING ADDRESS: 272 GRAND ST. NEW YORK, NY 10002-4402	DOB LICENSE/REGISTRATION#:	CELL PHONE: N/A		
DATE OF OCCURRENCE: 11/07/2025	TIME OBSERVED: 10:10 AM	BOROUGH: Manhattan		
PLACE OF OCCURRENCE: 96 FORSYTH STREET	BLOCK: 00418	LOT: 00058 BIN: 1079715		
You must appear or respond to the details of violation(s) below. For HOW TO RESPOND, see next page. HEARING DATE: 01/15/2026 AT: 09:30 AM OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS: Manhattan (See locations on next page) REFER TO THE SUMMONS NUMBER ABOVE ON ALL CORRESPONDENCE.				
WARNING: If you do not appear or respond to this Summons, the City will decide the Summons against you and impose penalties. Failure to pay a civil penalty could lead to the denial of an application for, or the suspension, termination or revocation of a City license, permit or registration. In addition, the City may enter a judgment against you in court.				
COMMISSIONER'S ORDER TO CORRECT VIOLATING CONDITION(S) AND CERTIFY CORRECTION				
CURE DATE (Zero Penalty Option, if available): 01/06/2026	Must Appear: <input type="checkbox"/> (If disputing the charge)			
Type of Construction: III	No. of Stories: 02	Related Job#: N/A		
Occupancy at Time of Inspection: Commercial	Basis of Violation: 1709553			
Based on an inspection of the premises or the records of the Department, the undersigned has determined that you are in violation of the section of law cited below of the NYC Administrative Code, the NYC Zoning Resolution and/or Titles 1 or 2 of the Rules of the City of New York.				
Violating Conditions Observed				
Infraction Code	Class	Provision of Law	Standard Penalty	Maximum Penalty
B281	Class 2	ZR-Misc.	\$1,250	\$6,250
<input type="checkbox"/> Recurring Condition Aggravated I per 1RCNY 102-01(f)	<input type="checkbox"/> Aggravated II Condition per 1 RCNY 102-01(f)	<input type="checkbox"/> ILLEGAL CONVERSION— CLASS 1 Per 28-202.1 & 1 RCNY 102-01 additional daily penalties for continued violation of Article 210 of Title 28 also applicable	<input type="checkbox"/> Per 28-202.1 & 1 RCNY 102-01, additional Class 1 daily or Class 2 monthly penalty may apply.	<input type="checkbox"/> Stop Work Order Issued: _____ <input type="checkbox"/> Vacate Order Issued: _____ Vacate#: _____
Violation Detail(s): At time of inspection, observed multiple advertising posters covering the closed storefront façade. These posters constitute prohibited advertising signage in this zoning district. No permit or authorization for advertising signage was posted at the premises.; ZR 32-62 Remedy: Remove or legalize sign;				
THE COMMISSIONER ORDERS THAT YOU TIMELY CORRECT THESE CONDITIONS AND FILE A CERTIFICATE OF SUCH CORRECTION. See 1RCNY 102-01 and the instructions on certifying correction. Uncorrected violations are subject to additional violations and penalties. For certain charges, additional DOB civil penalties may apply pursuant to sections 28-213.1, 28-219.1 and 28-207.2.6 of the Administrative Code. A property owner may be liable for payment of these additional civil penalties even if not cited as respondent on this summons.				
NYC Charter Sections 1048 and 1049-a and the Rules of the City of New York authorize the NYC Office of Administrative Trials and Hearings (OATH) to hold hearings. For hearing options, see other side of this notice.				
I, an employee of the Department of Buildings, affirm under penalty of perjury that I personally observed the commission of the violation(s) charged above and/or verified their existence through a review of departmental records. False statements made herein are punishable as a Class A Misdemeanor pursuant to section 210.45 of the Penal Law.				
Issuing Officer: E Conn	Signature: Electronically Signed by E Conn	Badge#: 2883	Unit Code: SP	
		11/07/2025 11:23 AM		
Page 1 of 2				

NYCServ Violation Copy

Internet



39162988Y

	SUMMONS NUMBER: 039162988Y			
SUMMONS AND COMMISSIONER'S ORDER-CIVIL PENALTIES APPLY ENFORCEMENT AGENCY: NYC DEPT OF BUILDINGS AGENCY ADDRESS AND WEBSITE: 280 Broadway, New York, NY 10007 www.nyc.gov/buildings				
RESPONDENT: YEE TAI ENTERPRISESCORP D H REALTY INC (FIRST NAME/ENTITY, LAST)		DOB LICENSE/REGISTRATION#:		
MAILING ADDRESS: 1290 P.O. BOX NEW YORK, NY 10013-0876		CELL PHONE: N/A		
DATE OF OCCURRENCE: 10/08/2025	TIME OBSERVED: 11:22 AM	BOROUGH: Manhattan		
PLACE OF OCCURRENCE: 126 LAFAYETTE STREET BLOCK: 00209 LOT: 00021 BIN: 1002688				
You must appear or respond to the details of violation(s) below. For HOW TO RESPOND, see next page. HEARING DATE: 12/18/2025 AT: 10:30 AM OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS: Manhattan (See locations on next page) REFER TO THE SUMMONS NUMBER ABOVE ON ALL CORRESPONDENCE.				
WARNING: If you do not appear or respond to this Summons, the City will decide the Summons against you and impose penalties. Failure to pay a civil penalty could lead to the denial of an application for, or the suspension, termination or revocation of a City license, permit or registration. In addition, the City may enter a judgment against you in court.				
COMMISSIONER'S ORDER TO CORRECT VIOLATING CONDITION(S) AND CERTIFY CORRECTION				
CURE DATE (Zero Penalty Option, if available): 12/08/2025 Must Appear: <input type="checkbox"/> (If disputing the charge)				
Type of Construction: III No. of Stories: Related Job#: N/A				
Occupancy at Time of Inspection: Vacant Lot Basis of Violation: 1689709				
Based on an inspection of the premises or the records of the Department, the undersigned has determined that you are in violation of the section of law cited below of the NYC Administrative Code, the NYC Zoning Resolution and/or Titles 1 or 2 of the Rules of the City of New York.				
Violating Conditions Observed				
Infraction Code	Class	Provision of Law	Standard Penalty	Maximum Penalty
B201	Class 2	28-105.1	\$1,250	\$6,250
<input type="checkbox"/> Recurring Condition Aggravated I per 1RCNY 102-01(f)	<input type="checkbox"/> Aggravated II Condition per 1 RCNY 102-01(f)	<input type="checkbox"/> ILLEGAL CONVERSION— CLASS 1 Per 28-202.1 & 1 RCNY 102-01 additional daily penalties for continued violation of Article 210 of Title 28 also applicable	<input type="checkbox"/> Per 28-202.1 & 1 RCNY 102-01, additional Class 1 daily or Class 2 monthly penalty may apply.	<input type="checkbox"/> Stop Work Order Issued: _____ <input type="checkbox"/> Vacate Order Issued: _____ Vacate#: _____
Violation Detail(s): Observed at exp1 job fence installed multiple non illuminated advertising business signs reads " REEBOK & KODAK" & "LITTLE SPOON" & "PAIGE" & "DKNY" & "BACIAMI" all with no permits or approvals from DOB Remedy: Obtain all permits;obtain permits				
THE COMMISSIONER ORDERS THAT YOU TIMELY CORRECT THESE CONDITIONS AND FILE A CERTIFICATE OF SUCH CORRECTION. See 1RCNY 102-01 and the instructions on certifying correction. Uncorrected violations are subject to additional violations and penalties. For certain charges, additional DOB civil penalties may apply pursuant to sections 28-213.1, 28-219.1 and 28-207.2.6 of the Administrative Code. A property owner may be liable for payment of these additional civil penalties even if not cited as respondent on this summons.				
NYC Charter Sections 1048 and 1049-a and the Rules of the City of New York authorize the NYC Office of Administrative Trials and Hearings (OATH) to hold hearings. For hearing options, see other side of this notice.				
I, an employee of the Department of Buildings, affirm under penalty of perjury that I personally observed the commission of the violation(s) charged above and/or verified their existence through a review of departmental records. False statements made herein are punishable as a Class A Misdemeanor pursuant to section 210.45 of the Penal Law.				
Issuing Officer: J Rosato		Signature: Electronically Signed by J Rosato		Badge#: 2591
		10/08/2025 11:36 AM		Unit Code: SP
Page 1 of 2				

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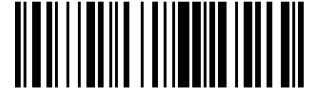


39166228J

	SUMMONS NUMBER: 039166228J			
SUMMONS AND COMMISSIONER'S ORDER-CIVIL PENALTIES APPLY ENFORCEMENT AGENCY: NYC DEPT OF BUILDINGS AGENCY ADDRESS AND WEBSITE: 280 Broadway, New York, NY 10007 www.nyc.gov/buildings				
RESPONDENT: ANCHOR REALTY CORP		(FIRST NAME/ENTITY, LAST)		
MAILING ADDRESS: 143 BOWERY NEW YORK, NY 10002-4906		DOB LICENSE/REGISTRATION#:		
		CELL PHONE: N/A		
DATE OF OCCURRENCE: 11/07/2025	TIME OBSERVED: 09:05 AM	BOROUGH: Manhattan		
PLACE OF OCCURRENCE: 143 BOWERY				
You must appear or respond to the details of violation(s) below. For HOW TO RESPOND, see next page. HEARING DATE: 01/15/2026 AT: 10:30 AM OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS: Manhattan (See locations on next page) REFER TO THE SUMMONS NUMBER ABOVE ON ALL CORRESPONDENCE.				
WARNING: If you do not appear or respond to this Summons, the City will decide the Summons against you and impose penalties. Failure to pay a civil penalty could lead to the denial of an application for, or the suspension, termination or revocation of a City license, permit or registration. In addition, the City may enter a judgment against you in court.				
COMMISSIONER'S ORDER TO CORRECT VIOLATING CONDITION(S) AND CERTIFY CORRECTION				
CURE DATE (Zero Penalty Option, if available): 01/06/2026		Must Appear: <input type="checkbox"/> (If disputing the charge)		
Type of Construction: III	No. of Stories: 05	Related Job#: N/A		
Occupancy at Time of Inspection: Commercial		Basis of Violation: 1709525		
Based on an inspection of the premises or the records of the Department, the undersigned has determined that you are in violation of the section of law cited below of the NYC Administrative Code, the NYC Zoning Resolution and/or Titles 1 or 2 of the Rules of the City of New York.				
Violating Conditions Observed				
Infraction Code	Class	Provision of Law	Standard Penalty	Maximum Penalty
B281	Class 2	ZR-Misc.	\$1,250	\$6,250
<input type="checkbox"/> Recurring Condition Aggravated I per 1RCNY 102-01(f)	<input type="checkbox"/> Aggravated II Condition per 1 RCNY 102-01(f)	<input type="checkbox"/> ILLEGAL CONVERSION— CLASS 1 Per 28-202.1 & 1 RCNY 102-01 additional daily penalties for continued violation of Article 210 of Title 28 also applicable	<input type="checkbox"/> Per 28-202.1 & 1 RCNY 102-01, additional Class 1 daily or Class 2 monthly penalty may apply.	<input type="checkbox"/> Stop Work Order Issued: _____ <input type="checkbox"/> Vacate Order Issued: _____ Vacate#: _____
Violation Detail(s): At time of inspection, observed multiple advertising posters affixed to the fence at the premises. This constitutes advertising signage, which is not permitted on fencing at this location. No authorization or permit for advertising signage was posted.; ZR 32-62 Remedy: Remove or legalize sign;				
THE COMMISSIONER ORDERS THAT YOU TIMELY CORRECT THESE CONDITIONS AND FILE A CERTIFICATE OF SUCH CORRECTION. See 1RCNY 102-01 and the instructions on certifying correction. Uncorrected violations are subject to additional violations and penalties. For certain charges, additional DOB civil penalties may apply pursuant to sections 28-213.1, 28-219.1 and 28-207.2.6 of the Administrative Code. A property owner may be liable for payment of these additional civil penalties even if not cited as respondent on this summons.				
NYC Charter Sections 1048 and 1049-a and the Rules of the City of New York authorize the NYC Office of Administrative Trials and Hearings (OATH) to hold hearings. For hearing options, see other side of this notice.				
I, an employee of the Department of Buildings, affirm under penalty of perjury that I personally observed the commission of the violation(s) charged above and/or verified their existence through a review of departmental records. False statements made herein are punishable as a Class A Misdemeanor pursuant to section 210.45 of the Penal Law.				
Issuing Officer: E Conn		Signature: Electronically Signed by E Conn		Badge#: 2883
		11/07/2025 09:34 AM		Unit Code: SP
Page 1 of 2				

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39166308J

	SUMMONS NUMBER: 039166308J																
SUMMONS AND COMMISSIONER'S ORDER-CIVIL PENALTIES APPLY ENFORCEMENT AGENCY: NYC DEPT OF BUILDINGS AGENCY ADDRESS AND WEBSITE: 280 Broadway, New York, NY 10007 www.nyc.gov/buildings																	
RESPONDENT: GRAND PROPERTY ACQUISITIONS LL (FIRST NAME/ENTITY, LAST)		DOB LICENSE/REGISTRATION#:															
MAILING ADDRESS: 48 E. OLD COUNTRY RD. STE 203 MINEOLA, NY 11501-4639		CELL PHONE: N/A															
DATE OF OCCURRENCE: 11/07/2025	TIME OBSERVED: 11:35 AM	BOROUGH: Manhattan															
PLACE OF OCCURRENCE: 301 GRAND STREET BLOCK: 00307 LOT: 00020 BIN: 1003982																	
You must appear or respond to the details of violation(s) below. For HOW TO RESPOND, see next page. HEARING DATE: 01/15/2026 AT: 09:30 AM OFFICE OF ADMINISTRATIVE TRIALS AND HEARINGS: Manhattan (See locations on next page) REFER TO THE SUMMONS NUMBER ABOVE ON ALL CORRESPONDENCE.																	
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COMMISSIONER'S ORDER TO CORRECT VIOLATING CONDITION(S) AND CERTIFY CORRECTION																	
CURE DATE (Zero Penalty Option, if available): 01/06/2026		Must Appear: <input type="checkbox"/> (If disputing the charge)															
Type of Construction: III	No. of Stories: 04	Related Job#: N/A															
Occupancy at Time of Inspection: Commercial		Basis of Violation: 1709571															
Based on an inspection of the premises or the records of the Department, the undersigned has determined that you are in violation of the section of law cited below of the NYC Administrative Code, the NYC Zoning Resolution and/or Titles 1 or 2 of the Rules of the City of New York.																	
Violating Conditions Observed																	
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Infraction Code	Class	Provision of Law	Standard Penalty	Maximum Penalty													
B281	Class 2	ZR-Misc.	\$1,250	\$6,250													
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Violation Detail(s): At time of inspection, observed multiple advertising posters affixed to the protective fence/structure at the premises. Advertising signage is not permitted on protective structures. No permit or authorization for such signage was posted.; ZR 35-62
Remedy: Remove or legalize sign;

THE COMMISSIONER ORDERS THAT YOU TIMELY CORRECT THESE CONDITIONS AND FILE A CERTIFICATE OF SUCH CORRECTION. See 1RCNY 102-01 and the instructions on certifying correction. Uncorrected violations are subject to additional violations and penalties. For certain charges, additional DOB civil penalties may apply pursuant to sections 28-213.1, 28-219.1 and 28-207.2.6 of the Administrative Code. A property owner may be liable for payment of these additional civil penalties even if not cited as respondent on this summons.

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I, an employee of the Department of Buildings, affirm under penalty of perjury that I personally observed the commission of the violation(s) charged above and/or verified their existence through a review of departmental records. False statements made herein are punishable as a Class A Misdemeanor pursuant to section 210.45 of the Penal Law.

Issuing Officer: E Conn **Signature:** Electronically Signed by E Conn **Badge#:** 2883 **Unit Code:** SP
 11/07/2025 12:46 PM