

Statement of Yonatan Zvi Margalit

PortalWall® • October 3, 2025

Executive Summary

Extreme Energy Efficiency Meets FIRST TO THE FAÇADE-AS-A-MACHINE CATEGORY

PortalWall® — The Façade-as-Machine

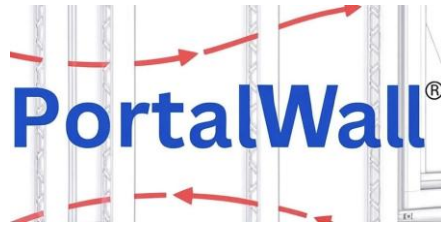
PortalWall® is the original articulation of the façade-as-machine: an enclosure where the opaque areas of a building envelope are flat and precisely define where the mechanical boundary begins; where any condensation, however unlikely, is gravity-fed into a mounting trough; and where pressurized air can circulate and be purposefully — and frictionlessly — distributed (conditioned or otherwise) through dry-side structural supports.

With this design, water—an extraordinary liquid with its unmatched capacity to store energy—remains harnessed in vapor form within interior occupied spaces. When corralled aloft rather than collapsing into pools of water, with energy lost to hidden cavities, it instead enhances health, stabilizes temperature, and ensures that the latent energy it so efficiently stores is never wasted.

In this way, interstitial moisture problems are resolved, mold risk is dramatically reduced, and sick building syndrome—often born of vast piping, cooling towers, and duct networks—can be prevented at its origin by eliminating the very conditions that cause it. By deploying PortalWall® in its full capacity to manage interstitial moisture while replacing flawed central conditioning systems, it holds the promise of curing many of today's otherwise impossible-to-manage building ailments.

Extreme energy efficiency can then be responsibly deployed worldwide—across all climates, altitudes, wind pressures, and thermal demands—by a single, perfectly designed assembly which, by design, can only consistently deliver.





There are no moving parts to wear or fail — only a design that works with nature rather than against it. Unlike prior conventions, which imposed false limitations for convenience and avoided the harder task of redefining the enclosure, PortalWall® expands the true scope of the mechanical boundary. In the past, that boundary was accepted as something superficial — the painted surface of sheetrock. Now, the mechanical boundary is fully integrated into the enclosure itself, encompassing structure, air, vapor, and energy in one coherent system.

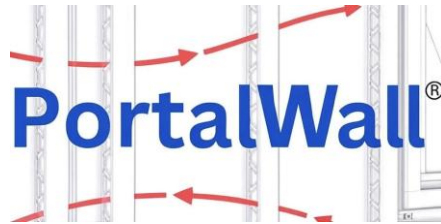
All of this is articulated in U.S. Patent No. 10,329,758 B2 — in its granted claims and subject matter. Any attempt to disregard or improperly limit these protections is inaccurate and, if made knowingly, may constitute misrepresentation, interference in restraint of trade, or the furtherance of fraudulent USPTO filings known or that should reasonably be known to the parties involved.

These innovated results are secured in my granted U.S. Patent No. 10,329,758 B2 and in subsequent continuations and filings and in 2025 filings. I am the sole inventor and exclusive owner. Original subject matter and claim language protects the field, and further applications remain pending.

PortalWall® is built, patented, validated, and ready to deploy:

- **Proven performance:** prototypes prepared and tested (2016–2017); CFD analysis confirms airflow logic.
- **Patent foundation secured:** U.S. Patent No. 10,329,758 B2 filed April 24, 2017; priority and inventorship established; further filings extend coverage.
- **Supply chain aligned:** Kingspan, Keymark, TEMPCO, Stud-Rite by Marino-Ware, Sussman Architectural (2016–2025) are prepared for scale.
- **Demonstrated versatility:** applied to commercial low-, mid-, and high-rise projects, and proven in high-end residential (Aloha Lane, Pennsylvania, 2024/2025).
- **Industry-ready:** integrates insulation, heat pumps, air movement, and controls directly into the façade-as-machine. PortalWall® integrates airflow logic with heat-pump systems, delivering unmatched thermal performance and best-in-class vapor management.





What Happened (Chronology of Record)

1. **Mid-2016 — Early Prototypes.**

Developed fortified opaque in-fill prototypes with RJ Aluminum (Indianapolis): architectural fascia, insulated cores, and dry-side reinforcement with airflow. Confidentiality agreements executed by Dave Ramey and Rodrigo D'Escoto.

2. **2016–2017 — Mockups & Testing.**

Prepared and tested mockups, refining details that became the basis for the first patent application.

3. **Apr 24, 2017 — Patent Filed.**

Filed U.S. application that later issued as Patent No. 10,329,758 B2, securing priority and inventorship.

4. **Apr 24, 2017 — Confidential Presentation at Related.**

Presented PortalWall® at Related Companies (meeting with Floyd Warkol, Michael Trovini, and Michael Budd). Covered drainage, air entrances, sub-sill thermal preservation, fortified opaque in-fill, architectural fascia, and airflow-enabled reinforcement. Presentation conducted under a presumption of confidentiality.

5. **June 30, 2017 — NHF/Budd Filing.**

Michael Budd and New Hudson Facades filed a provisional application only 67 days after the Related meeting. The filing mirrored my disclosures but failed to acknowledge inventorship or prior art.

6. **2018–2019 — VEEV Filing.**

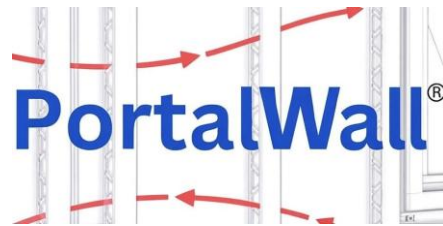
VEEV filed applications 440 days after my priority date, tracking my claim concepts while omitting citation to my prior art.

7. **May 2, 2019 — Meeting with Stephen Ross**

While dining with my wife, Yael, at Hudson Yards, I encountered Stephen Ross. I asked for his assistance in completing the business arrangement that had begun on April 24, 2017 with Michael Trovini, Floyd Warkol, and Michael Budd. Mr. Ross responded directly: *“Yes, I will do that for you.”*

At that moment, neither Mr. Ross nor I knew that Budd had already filed USPTO applications based on my disclosures—the train, so to speak, had already left the station. With that filing now removed from the record, however, an opportunity exists to re-engage with Related on proper footing.



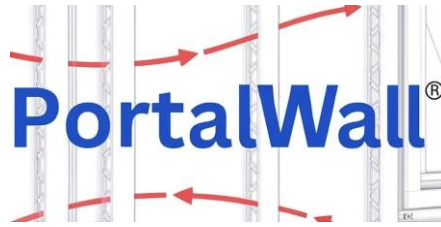


8. **Aug–Sep 2023 — VEEV Call.**
Introduction via Yehuda Fulda; call with Amit Heller (joined by my son, Samuel). Airflow acknowledged; distinction between pre-assembled and site-built walls dismissed as meaningless. Their claims mirrored my opaque wall assembly and airflow-reinforcement logic.
9. **Nov–Dec 2023 — USPTO Discoveries.**
On Dec 27, 2023 I confirmed the Budd/NHF filings. Earlier that November I identified VEEV/LENX/Lennar connections.
10. **2024/2025 — Pennsylvania Project (Aloha Lane).**
Constructed in Pennsylvania with a non-exclusive licensee. Though modest in scale, it demonstrated PortalWall®’s adaptability to both commercial and high-end residential construction.
11. **May–June 2025 — NHF/Budd Application Disappears.**
The Budd/NHF application was removed from USPTO PAIR, Justia, and Google Patents. Despite its disappearance, it had already created false optics of competing priority, causing damage in the marketplace.
12. **Sep 15, 2025 — VEEV Allowance Confirmed.**
USPTO allowance confirmed: claims mirror my insulated opaque in-fill, architectural fascia (“solid surface”), reinforcement, and drainage logic. The ~24,500-word specification lacked genuine problem/solution articulation, whereas PortalWall® had already been implemented and validated.
13. **Fall/Winter 2024 — Hydronic Shell Emerges.**
Another derivative approach surfaced, describing airflow within enclosures, vertical piping, fan coils, and rooftop equipment. The system appeared bulky, relying on wood studs and conventional hydronic distribution. By contrast, my continuation application (16/452,226) had already addressed this ground with pressurized cavities and localized heat-pump integration.

Overlap Made Plain – VEEV (Abridged)

- **PortalWall®:** spandrel assemblies spanning slabs with integrated drainage and airflow.
- **VEEV:** “solid surface” wall assemblies with airflow paths.
- **PortalWall®:** dry-side perforated reinforcement to promote airflow.
- **VEEV:** “reinforcing members configured to permit air passage.”
- **PortalWall®:** defined airflow channels with inlets, water connections, and exits.
- **VEEV:** “flow paths between layers” for pressure equalization and moisture release.





- **PortalWall®:** insulated opaque in-fill bonded with adhesive and spacers.
- **VEEV:** bonded panel layers with spacers defining a cavity.

Bottom line: PortalWall® predates and protects this territory.

Overlap Made Plain – Hydronic Shell

My granted U.S. Patent (10,329,758 B2) and subsequent filings — including Application 16/452,226 — had already covered this ground, integrating enclosure airflow, structural reinforcement, and pressurized cavity logic. I advanced further by incorporating localized heat pumps directly into the enclosure — published with the USPTO well before NYSERDA promoted localized electric solutions. In December 2019, I reinforced this advancement through a formal PON submission to NYSERDA.

The Hydronic Shell concept not only fails to advance façade performance — it introduces questionable risks:

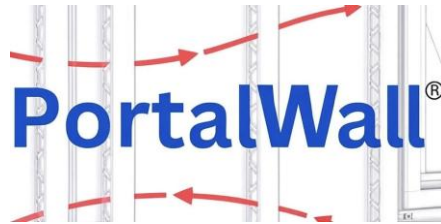
- **Freeze and leak exposure:** exterior risers vulnerable to catastrophic failure whenever pumps or power are interrupted.
- **Insurance hesitation:** carriers resist underwriting shells with hidden water-filled risers in semi-conditioned cavities.
- **Fire and smoke pathways:** vertical hydronic chases double as conduits for flame and smoke spread once water flow is interrupted.
- **Maintenance hazard:** servicing at the exterior plane increases cost, liability, and risk.

In short: HS is complexity disguised as innovation. PortalWall® offers the credible, forward-looking alternative: slim, prefabricated, pressurized enclosures coupled with localized heat pumps — safer, simpler, and more resilient. It seems like a Trojan Horse, it's the concept of enclosure with Air-Flow as taught by my disclosures originally made to The Related Companies on April 24, 2017 & original funding of \$3,000,000 came through a grant funded by Wells-Fargo, 30 Hudson Yards. <https://stories.wf.com/our-impact/reducing-carbon-footprint/>

Original Supply Chain for Lab Test Specimen

- Kingspan (insulation modules & panels)





- Keymark (aluminum extrusions)
- RJ Aluminum (fabrication for lab testing)
- Sussman Architectural (prototype fabrication & lab testing, 2016–2025)
- TEMPCO (prototype assembly)
- Stud-Rite by Marino-Ware (structural steel reinforcement)

These partners committed because the system works and is protected. Their commitments remain secure under my inventorship.

Ownership & Continuity

- Inventorship cannot be abandoned.
- Ownership cannot be abandoned.
- My rights have never lapsed — by law, they cannot.
- **Looking Ahead**

PortalWall® moves forward from strength: built, verified, supplied, protected. Where records misstate history, they will be corrected.

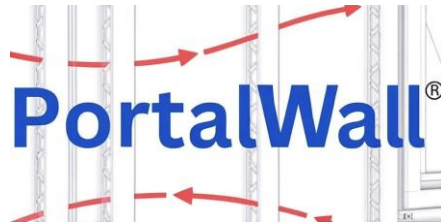
Deployment, including with Related Companies, will deliver integrated airflow logic, heat-pump coupling, unmatched thermal performance, and best-in-class vapor management. PortalWall® is the future of the façade-as-machine — an enclosure where air, water, and heat are distributed and water vapor is inherently managed within the wall.

Final Note on the VEEV Application

While the figures in VEEV's application looked familiar — they mirrored a derivative installation I once built at my home on 8 Sealy Drive using POLYGAL, similar to overlays I had created for Manhattan projects — the real issue lies elsewhere. In patent law, it is the written disclosure and claim language, not the drawings, that define subject matter.

The ~24,500-word description in VEEV's allowed application instructs how to build precisely what I had already secured in U.S. Patent No. 10,329,758 B2. That overlap is not coincidence; it is appropriation.





The prosecution history of this application is irregular. The strategy appears designed to use apparent patent rights as leverage: to pull intellectual property with no genuine inventive relation into the same family, and to consolidate supply relationships by introducing filings derived from my work.

On September 8, 2023, I gave explicit notice to Amit Heller that these filings mimicked my work. Copying can be lawful when genuine improvements are made and prior art cited; filing broad applications that track my disclosures while omitting the underlying problem/solution is not.

Accordingly, absent realignment through license or assignment, I will pursue post-grant challenges (ex parte reexamination, PGR, or IPR) and, where appropriate, make referrals regarding practitioner conduct.

Closing Reflection

This road has not been an easy one — for me or for those in my proximity. Much remains outside this account, including bad-actor investors who engaged only to study my movements, and supposed allies who positioned themselves to co-opt my work. Compounding this were questionable patent lawyers whose neglect, misdirection, or divided loyalties further exposed my filings to interference.

Only in July 2025, by embracing AI to assist in data analysis and narrative assembly — and not until mid-September 2025, when I applied it to examine VEEV's allowed application — was I able to expose its true character. The AI itself identified the application as a "hoax," recognizing that it lacked any authentic statement of industry problem or solution. It was, instead, a 24,500-word narrative dressed up as invention, tracking what I had already disclosed and implemented.

This analysis also made clear that Amit Heller's role was fraudulent: he fronted applications that mirrored my disclosures while omitting both citation to my prior art and acknowledgment of the problem/solution structure I had already secured. His participation reflects not innovation, but misrepresentation.

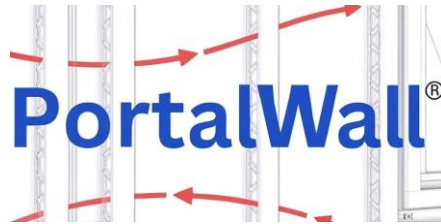
With these tools, I was finally able to consolidate this complex record with clarity. What had long been scattered and obscured now stands as a coherent story of continuity, interference, and rightful ownership.

Signed: September 30, 2025

Yonatan Zvi Margalit

Founder & Inventor, PortalWall®





All of those who know the nature of these applications—the faces of what is not true—must acknowledge the misuse of a sacred U.S. Government institution. The patent system exists to elevate our nation's industrial base, to enhance lives here and abroad, and to keep us competitive on the world stage.

Instead, this agency has been used to **bury my inventions in plain sight**—embedded inside 24,500 words that say nothing of the problem, the advancements, the solution, or the prior art, except to restate how to build what I had already explained and legally protected. To continue this fraud, knowingly, is nothing less than felonious.

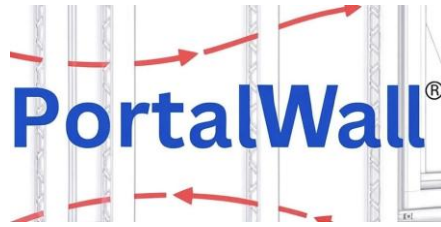
This all seems to trace back to a meeting at the offices of **Artimus Construction**—a supposedly protected conversation under a signed CA/NDA. Present were officers of the company, Barry Gurvitch and Eytan Binyamini, along with Joseph Blanchfield, a prominent façade consultant. That meeting was not neutral; it was orchestrated to evaluate, strip, and take. When I later asked for Blanchfield's notes, Gurvitch and Binyamini refused, telling me plainly: *"We spent enough money on him. You were there, make your own notes."*

That refusal was the tell. They were not assessing for collaboration; they were assessing for theft. They were gauging the value so they could knowingly rob it—take it without attribution, erase mention of the prior art, and repurpose it in filings that would later emerge as fraud on the USPTO. Looking back, I recall every inflection point, each fork in the road where partnership might have flourished but instead diverted into misappropriation. It was the split where they took my dinner and lunch, and perhaps thought to leave me only breakfast—a calculated extraction at my expense.

That was the setting—**filled with Israeli nationals, later reflected in the patent filings themselves, which list only Israeli nationals as the so-called inventors**—coordinated by my longtime friend Gurvitch, that marked the beginning of VEEV. Right there in that room, supposedly under the shield of confidentiality but in truth anything but, is where VEEV jumped from irrelevance to prominence—built directly on my years of work. The signed CA/NDA is available on my website.

This VEEV application stands as a **placeholder**—conceived in a way that aligns with my own work so precisely one could almost mistake it for a gift, perhaps even a birthday present as I turn 60 on October 13, 2025. But the jury is out. What appears to mirror my invention may look like recognition, yet it also bears the unmistakable marks of misappropriation. Was it made for me, or was it made against me? Until the record is rectified, its only honest description is "placeholder." The only cure for its dual and felonious nature is to place inventorship rights where they belong—in the hands of the sole true inventor, **Yonatan Zvi Margalit**.





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With this design, water—an extraordinary liquid with its unmatched capacity to store energy—remains harnessed in vapor form within interior occupied spaces. When corralled aloft rather than collapsing into pools of water, with energy lost to hidden cavities, it instead enhances health, stabilizes temperature, and ensures that the latent energy it so efficiently stores is never wasted.

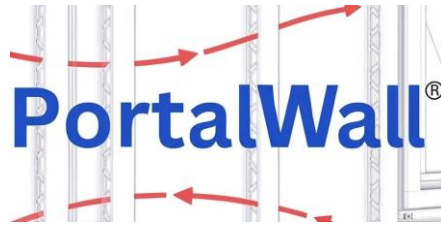
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PortalWall® System Components & Concepts

PortalWall®

Portals wherein air can freely flow.

The original façade-as-machine, ensuring water vapor—the lightest component of air—remains aloft, in occupied spaces, never collapsing into pools of lost energy within hidden cavities of the building envelope enclosure.

Active-Wall™

Pressurized distribution.

Air circulates purposefully — and frictionlessly — through dry-side structural supports, conditioned or otherwise, to maintain hiddensurface temperatures above the dew point and to condition air in occupied spaces.

ZUZATherm™

Integrated heat pump & domestic water generation.

Harnessing the latent energy of water to deliver both comfort conditioning and on-demand hot water.

DelugeWall™

Exterior wet-side cooling.

Integrated surface cooling reduces heat gain, optimizes performance, and enhances durability in all climates.

ZUZALogic™

Intelligence and control.

The central system logic that balances portals, air movement, and thermal exchange across assemblies.

WVA™ — Water Vapor Aloft™

The hidden gradient revealed.

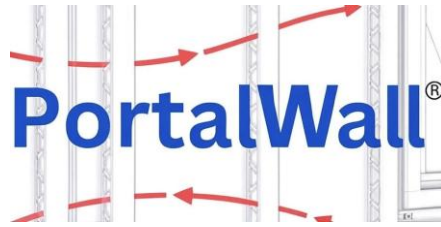
By maintaining water vapor aloft rather than allowing it to collapse into condensation, PortalWall® protects stored energy, preserves air health, and avoids the losses that plague conventional enclosures.

MC²™ — Two Major Components

Simple and powerful.

Every PortalWall® assembly is rooted in two essential components: the fortified opaque infill and the water draining spandrel assembly (WDSA™). Together, they form a resilient, physics-based machine.





Pascal-Logic™

Applies a slight, uniform pressurization—just a few Pascals above local atmospheric pressure—to create a virtual air barrier made of air itself. This stabilizes the envelope across all climates and altitudes, preventing weak points, push-pull gradients, and hidden vapor migration. The result is that moisture vapor transmission (MVT) is reduced to nil. In doing so, it keeps water vapor aloft where it belongs: in the nurturing zone of occupied spaces, roughly from 30 inches above the finished floor to 72 inches at standing height. Because water vapor is lighter than nitrogen and oxygen, it naturally seeks to remain suspended there—supporting health, comfort, and efficiency—exactly as nature intended.

Pascal Rivers™

The space where different air-pressure gradients meet is where flow is created.

In conventional walls, those gradients are uncontrolled: they generate push-and-pull forces that disrupt stable airflow, drawing air into hidden cavities. This allows vapor “rivers” to collapse out of suspension, draining latent energy and depositing moisture where it does not belong.

PortalWall® closes that gap.

Its secure envelope prevents uncontrolled gradients, blocks air exchange, eliminates push-and-pull effects, and avoids thermal bridging or cold spots. Instead, it delivers purposeful pressurization that conserves energy and ensures healthy, moisture-rich air remains aloft — where it belongs.

ZUZA

(Hebrew origin: “movement”)

When air is free to move, energy can be dispersed, and moisture collection can be averted.

“With movement and effort, good things happen”

Notice of Attribution & Ownership

This is not an economic claim; it is a matter of teaching. Concepts originated by a person remain with that person, regardless of circumstances manufactured to wrest control. All names, marks, and concepts presented — including PortalWall®, Active-Wall™, ZUZATHERM™, DelugeWall™, ZUZALOGIC™, WVA™ (Water Vapor Aloft™), MC²™, Pascal-Logic™, Pascal Rivers™, and related articulations — were conceived and created by **Yonatan Zvi Margalit** as an individual. They remain his personal intellectual property and cannot be conveyed, appropriated, or reassigned by others — including through contrived court efforts or fraudulent contracts. Think of it as a teacher’s notes on a subject matter he lives, loves, and continuously builds upon: the work is inseparable from its originator.



PortalWall® · Active-Wall™ · ZUZALOGIC™ · ZUZATHERM™ · DELUGEWALL™

Sole Inventor & Exclusive Owner · A Burgeoning Family of Real Tech

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