



Julian Raven <julianmarcusraven@gmail.com>

77 Baldwin Street

5 messages

Thomas West <twest@westfirmlaw.com>

Mon, Aug 7, 2017 at 4:58 PM

To: "Julian Marcus Raven" <julianmarcusraven@gmail.com>

Cc: "Eric Lemp" (ELemp@cdcco.com)" <ELemp@cdcco.com>

Julian, as discussed, we represent 714 Baldwin, LLC, the former owner of your property and we are engaged in discussions with the New York State Department of Environmental Conservation regarding potential remediation of the site. One possible course of action is for our client to enter into a Brownfield Cleanup Agreement with the Department, which will provide certain tax benefits. In order to qualify the Brownfield Cleanup Program, we need to establish that there are no viable responsible parties. Since you are the current owner of the site, you are considered a responsible party.

We understand that you have limited financial means. However, will need to make a demonstration to the Department to that effect. As such, if you could provide me with tax returns and any other statements that you have regarding the value of your assets, be helpful to our efforts to qualify the site for the Brownfield Cleanup Program.

Should you have any questions, please feel free to give me a call.



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Julian Raven <julianmarcusraven@gmail.com>

Tue, Aug 8, 2017 at 12:47 PM

To: Thomas West <twest@westfirmlaw.com>

Hi Tom,

My one question that remains since our discussion yesterday is about the future. As you said yesterday my financial condition which is really a 'starving artist' will help with the tax benefits etc. What left me uneasy yesterday was the thought that CDCCO would come after me financially in the future. It left me feeling very uneasy to have to live like that.

For me to feel comfortable about this I need CDCCO to indemnify me in writing from any action in the future regarding the costs of remediation regarding 714 Baldwin St. With that in writing I will send you over my tax returns.

Thank you,
Julian

[Quoted text hidden]

Thomas West <twest@westfirmlaw.com>

Tue, Aug 8, 2017 at 5:02 PM

To: Julian Raven <julianmarcusraven@gmail.com>

Cc: "Eric Lemp" (ELemp@cdcco.com)" <ELemp@cdcco.com>, "D. Loew Dudley (dudley.loew@dec.ny.gov)" <dudley.loew@dec.ny.gov>

Julian, we appreciate your concern and our client may be willing to provide you with some sort of indemnification, but we first need to determine if we will qualify for the Brownfield Cleanup Program. I suggest that you provide whatever information you have directly to Dudley Lowe, who is copied on this e-mail. Dudley is the attorney at the New York State Department of Environmental Conservation handling this matter. He is the one who is looking for information to demonstrate that you do not have the means to remediate the property.

In addition, we are very appreciative of the information that you provided yesterday regarding the history of the property and the reasons why this property could not be the source of any of the chlorinated solvent contamination that is the subject matter of the Department's concerns. Dudley, Julian has explain the fact that there was never a dry cleaning operation at this location, that the building was used for storage and warehousing purposes, and that the building had very limited power, with no three-phase power – meaning that there was no power to operate manufacturing or processing equipment.

We are in the process of looking into the history of this site, but it would appear that the effort of the Department to approach current or former owners of this property regarding the chlorinated solvent contamination may be without a proper foundation. Once we have familiarized ourselves with the background of the property, I will be in contact with you to discuss our findings. In the meantime, please work with Julian to get the financial information that you need so that we can proceed on parallel tracks.

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*This e-mail is subject to our standard e-mail legend.

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Julian Raven <julianmarcusraven@gmail.com>
To: Thomas West <twest@westfirmllaw.com>
Cc: "Eric Lemp (ELemp@cdcco.com)" <ELemp@cdcco.com>, "D. Loew Dudley (dudley.loew@dec.ny.gov)" <dudley.loew@dec.ny.gov>

Wed, Aug 9, 2017 at 4:28 AM

Hi Tom, my concern is if I supply the tax info and your client qualifies for tax benefits, what assurance do I have that they will indemnify me? They may get the benefits and still refuse to indemnify me wanting to as you said come after me for the balance.

When I first spoke with your client about the property and the brownfield issues, they promised me that they would be responsible for all of the brown field issues associated with the property, since that is what their company does, if I purchased it from them at the price they were asking at the time, I think \$100,000.00 plus or minus. They purchased the building for \$1.00 or similar, sight unseen. I was the first one to gain access and send them photos of the disaster it was inside. When they saw the photos they just wanted to get rid of the property and offered it to me for \$10,000.00. I offered them \$3300.00 which was all I could afford. And they said OK, but now they said they were no longer responsible for the brownfield issues and thus they put it in the contract.

I think it is appropriate that they indemnify me now prior to me giving them my personal tax information.

Julian

[Quoted text hidden]

Loew, Dudley D (DEC) <dudley.loew@dec.ny.gov>
To: "Twest@westfirmllaw.com" <twest@westfirmllaw.com>, Julian Raven <julianmarcusraven@gmail.com>
Cc: "Eric Lemp (ELemp@cdcco.com)" <ELemp@cdcco.com>

Wed, Aug 9, 2017 at 2:16 PM

Tom:

[Attached is a personal financial disclosure form.](#)

Dudley D. Loew

Senior Attorney, Office of General Counsel

New York State Department of Environmental Conservation

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From: Thomas West [<mailto:twest@westfirmllaw.com>]
Sent: Tuesday, August 08, 2017 12:03 PM
To: 'Julian Raven' <julianmarcusraven@gmail.com>
Cc: Eric Lemp (ELemp@cdcco.com) <ELemp@cdcco.com>; Loew, Dudley D (DEC) <dudley.loew@dec.ny.gov>
Subject: RE: 77 Baldwin Street

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