

From: Darren Indyke <[REDACTED]>

To: [REDACTED]

Subject: Fwd: Source One

Date: Mon, 07 Nov 2011 17:26:19 +0000

Attachments: 9E_71st_Energy_Assessment_Report_Executive_Summary.pdf

Please print the attached right now. Thanks.

Darren K. Indyke
Darren K. Indyke, PLLC



The information contained in this communication is confidential, may be attorney-client privileged, and is intended only for the use of the addressee. It is the property of Darren K. Indyke, PLLC. Unauthorized use, disclosure or copying of this communication or any part thereof is strictly prohibited and may be unlawful. If you have received this communication in error, please notify us immediately by return e-mail, and destroy this communication and all copies thereof, including all attachments.
Copyright of Darren K. Indyke, PLLC - © 2011 Darren K. Indyke, PLLC – All rights reserved.

Begin forwarded message:

From: Richard Kahn <[REDACTED]>
Date: September 21, 2011 1:09:32 PM EDT
To: Darren Indyke <[REDACTED]>
Subject: Source One

Richard Kahn
HBRK Associates Inc.



Begin forwarded message:

From: "Sande, Tim" <[REDACTED]>

Date: January 19, 2011 9:27:12 AM EST

To: "Schoen, Louis M." <[REDACTED]>, "Rich Kahn" <>

Cc: "Richard Barnett" <[REDACTED]>, "Selha, Shaun D." <[REDACTED]>, "Byrnes, Mike" <[REDACTED]>

Subject: RE: re[8]: Commodity Procurement

Attached is the copy of the Executive Summary.

Timothy Sande [REDACTED].

[REDACTED]

SourceOne, Inc.

[REDACTED]

From: Schoen, Louis M.

Sent: Tuesday, January 18, 2011 8:41 PM

To: Rich Kahn

Cc: Richard Barnett; Selha, Shaun D.; Sande, Tim; Byrnes, Mike

Subject: re[8]: Commodity Procurement

Rich

We will have the report ready by COB Friday. We can send you an executive summary of the ECM'S tomorrow. If [REDACTED] like to discuss them Friday afternoon or next week please let me know.

Lou

Tim - please forward a copy of the executive summary to Rich Kahn.

Louis Schoen, LEED AP [REDACTED]
Director of Development

[REDACTED]

SourceOne, Inc.

[REDACTED]

----- Original Message -----

From: "Rich Kahn" <[REDACTED]>

To: "Schoen, Louis M." <[REDACTED]>

Cc: "Richard Barnett" <[REDACTED]>

Date: Tue, 18 Jan 2011 10:44:44 -0500

Subject: RE: re[6]: Commodity Procurement

Wanted to coordinate timing to review your findings this week

Thank you

Rich Kahn

[REDACTED]

From: Schoen, Louis M. [mailto:[REDACTED]]
Sent: Tuesday, January 04, 2011 3:02 PM
To: Rich Kahn
Subject: re[6]: Commodity Procurement

Rich

We have identified approximately 7 Energy Conservation Measures (ECMs) we think will be cost effective for 9 East 71st Street. We are doing the math, back up work and report writing now to verify and document our findings. I anticipate having the completed report to you in two weeks which would technically put us well with in the promised time line I originally sent you. Just reviewed the email chain below and we received the signed docment from you late Friday afternoon, December 10. I appreciate you are ready to see the results, but we need the time to make sure your report gets done thoroughly and reviewed before we send it. If it would be beneficial, we can schedule a phone conference toward the end of next week to discuss some key findings.

Kind regards,

Lou

Louis Schoen, LEED AP [REDACTED]
Director of Development

[REDACTED]

7 Penn Plaza, Suite 704
New York, NY 10001
[REDACTED]

----- Original Message -----

From: "Rich Kahn" <[REDACTED]>
To: "Schoen, Louis M." <[REDACTED]>
Cc:
Date: Fri, 17 Dec 2010 14:07:51 -0500
Subject: **RE: re[4]: Commodity Procurement**

Thank you

Rich Kahn
HBRK Associates, Inc.

[REDACTED]

From: Schoen, Louis M. [mailto:]
Sent: Friday, December 17, 2010 11:30 AM
To: Rich Kahn
Subject: re[4]: Commodity Procurement

Understood - We will make every effort to do just that.

Louis Schoen, LEED AP
Director of Development

[REDACTED]

New York, NY 10001
[REDACTED]

----- Original Message -----

From: "Rich Kahn" < >
To: "Schoen, Louis M." < >
Cc:
Date: Fri, 17 Dec 2010 11:14:13 -0500
Subject: **RE: re[2]: Commodity Procurement**

My concern is that I would like to have all field work done next week if possible as Mr. Epstein will not be in residence

Rich Kahn
HBRK Associates, Inc

From: Schoen, Louis M. [mailto:]
Sent: Friday, December 17, 2010 11:13 AM
To: Rich Kahn
Subject: RE: re[2]: Commodity Procurement

We do, however if more time is needed we will request it.

-----Original Message-----

From: Rich Kahn [mailto:]
Sent: Fri 12/17/2010 11:11 AM
To: Schoen, Louis M.
Subject: RE: re[2]: Commodity Procurement

Thank you

Do you anticipate completing field work in 1 day?

Rich Kahn

HBRK Associates Inc.



From: Schoen, Louis M. [<mailto:> ]
Sent: Friday, December 17, 2010 11:10 AM
To: Rich Kahn
Subject: RE: re[2]: Commodity Procurement

Rich

We have made arrangements with Rich Barnett to be there this Wednesday, December 22, at 10:00am.

Lou

-----Original Message-----

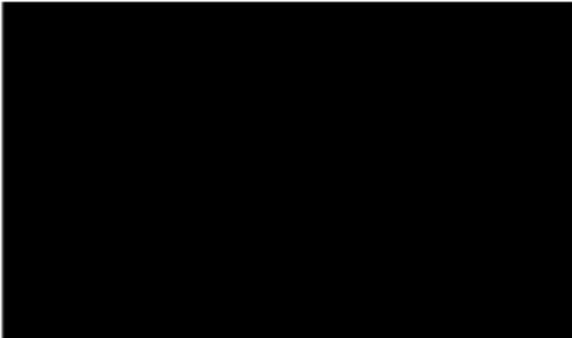
From: Rich Kahn [<mailto:> ]
Sent: Fri 12/17/2010 10:55 AM
To: Schoen, Louis M.
Subject: RE: re[2]: Commodity Procurement

Thank you

Please let me know when you have a firm plan with Rich B

Rich Kahn

HBRK Associates Inc.



From: Schoen, Louis M. [mailto:]
Sent: Monday, December 13, 2010 3:32 PM
To: Rich Kahn
Subject: Re: re[2]: Commodity Procurement

Rich

We are looking at the week in-between Xmas and new years to get the work done. ■ thinking Tuesday or wednesday if Rich Barnett is available. I'll be back in office tomorrow and hope to firm up plan.

Lou

Sent from my iPhone

On Dec 10, 2010, at 3:35 PM, "Rich Kahn" < >
wrote:

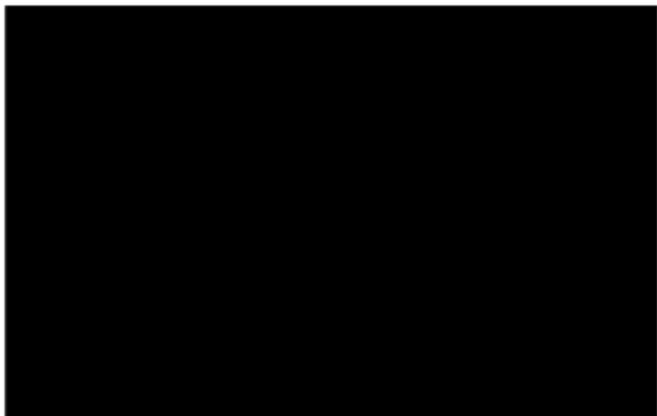
Attached is signed acceptance.

Can you please reach out to me on Monday after your meeting so we can coordinate timing.

We look forward to working with you and your firm.

Thank you

Rich Kahn



From: Schoen, Louis M. [mailto:]
Sent: Friday, December 10, 2010 2:07 PM
To: Rich Kahn
Subject: Re: re[2]: Commodity Procurement

Yes.

Sent from my iPhone

On Dec 10, 2010, at 2:06 PM, "Rich Kahn"

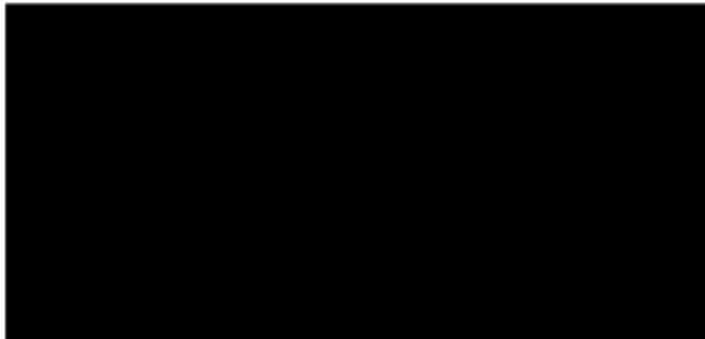
<[REDACTED]> wrote:

Running late

Is 3pm ok?

Rich Kahn

HBRK Associates Inc.



From: Schoen, Louis M. [[mailto:\[REDACTED\]](mailto:[REDACTED])]
Sent: Friday, December 10, 2010 2:03 PM
To: Rich Kahn
Subject: Re: re[2]: Commodity Procurement

Rich

Are we still planning on having a conversation today?
If so, I can be reached on my cell [REDACTED]

Lou

Sent from my iPhone

On Dec 10, 2010, at 8:07 AM, "Rich Kahn"

<[REDACTED]> wrote:

Unfortunately I have meetings all morning ending
around 1:30pm

Shall I call you around 1:30-2pm?

Rich Kahn

HBRK Associates Inc.



From: Schoen, Louis M.

[mailto:]

Sent: Friday, December 10, 2010 8:05 AM

To: Rich Kahn; Byrnes, Mike

Subject: RE: re[2]: Commodity Procurement

Rich

Sure, [redacted] on my cell today [redacted] and I am available this morning too if you want to talk earlier.

Lou

-----Original Message-----

From: Rich Kahn

[mailto:]

Sent: Fri 12/10/2010 7:57 AM

To: Schoen, Louis M.

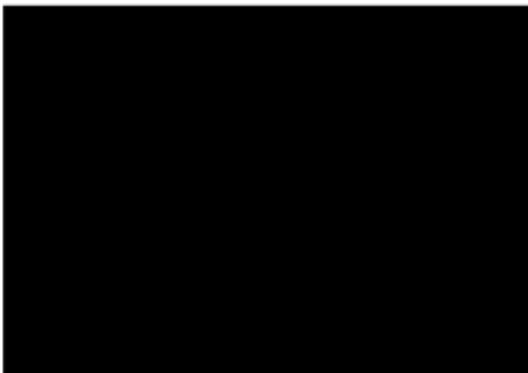
Subject: RE: re[2]: Commodity Procurement

Can we speak today anytime after 2pm to review your papers, time table and money?

Thank you

Rich Kahn

HBRK Associates Inc.



From: Schoen, Louis M.
[mailto:]
Sent: Monday, December 06, 2010 1:37 PM
To: Rich Kahn
Cc: rich kahn (contact); Richard Barnett;
Michael Byrnes ; Harry Beller
Subject: Re: re[2]: Commodity Procurement

Ok

Sent from my iPhone

On Dec 6, 2010, at 1:33 PM, "Rich Kahn"
< > wrote:

Can we move call to 2:00pm as I stuck in
a meeting

Thank you

Rich Kahn

HBRK Associates Inc.



From: 'Schoen, Louis M.'
[mailto:]
Sent: Monday, December 06, 2010 11:55 AM
To: rich kahn (contact); Rich Kahn
Cc: 'Richard Barnett'; 'Michael Byrnes'
'.'
Subject: re[2]: Commodity Procurement

Rich

Attached you will find the proposal you
requested for the comprehensive energy assessment of 9 East 71st Street.
I look forward to talking with you at 1:30 this afternoon to address any
questions or concerns you may have.

Best regards,

Lou

Louis Schoen, LEED AP {
<<mailto:> > }
Director of Development



----- Original Message

From: "Richard Kahn" <
<<mailto:> > >
To: "Schoen, Louis M." <
<<mailto:> > >, "Rich Kahn" <
<<mailto:> > >
Cc: "Richard Barnett" <
<<mailto:> > >, "Michael Byrnes" <
<<mailto:> > >

Date: Mon, 6 Dec 2010 08:10:40 -0500

Subject: RE: Commodity Procurement

Works for me
Rich are you ok with 1:30pm?
Thank you

Richard Kahn



-----Original Message-----

From: Schoen, Louis M.
<<mailto:> >
Sent: Monday, December 06, 2010 7:58 AM
To: Rich Kahn
Cc: Richard Barnett; Michael Byrnes <
<<mailto:> > >

Subject: Re: Commodity Procurement

Good morning

Hope you all had a good weekend. Let's plan to have a phone conference to discuss 9 East 61st Street at 1:30 this afternoon. If that time works for you, we'll call you then.

Kind regards,

Lou

Sent from my iPhone

On Dec 3, 2010, at 4:08 PM, "Rich Kahn"

<[REDACTED]> wrote:

> Louis,

>

>

>

> I work with Rich Barnett (9 East 71st Street) . See contact information

> below. I understand Rich left you a few messages regarding us

> proceeding with getting a proposal from your organization. I would like

> to discuss this with you in more detail. Can we set up a time for the

> three of us to speak on Monday? Thank you for your time and have a nice

> weekend.

>

>

>

> Rich Kahn

>

> HBRK Associates Inc.

>

>

>

>

>

>

>

>

>

>

>

>

>

> From: Richard Barnett

[mailto:[REDACTED]]

> Sent: Friday, December 03, 2010 3:58

PM

> To: Rich Kahn

> Subject: FW: Commodity Procurement

>

>

>

>
>
>
>> Date: Tue, 16 Nov 2010 15:10:26 -0500
>> From: [REDACTED]
>> Subject: Commodity Procurement
>> To: [REDACTED]

>>
>> Rich
>>

>> Please copy the attached LOA on your
letterhead fill your name and

> address in appropriate spots and get it
back to us and we will get quotes
> for you.

>>
>> SourceOne has been assisting
prominent real estate companies in
> purchasing commodity for the past
decade. In that time we have purchased
> fixed price products, indexed products
and combinations of fixed and
> index referred to as "block and index"
products. We develop close
> working relationships that often
result in saving hundreds of thousands
> of dollars on electricity.

>>
>> Our typical services provide:
>>
>> Best in class energy expertise and
management through SourceOne, Inc.
>> Quarterly and monthly reporting for
each asset

>> Buying power - leveraging the market
power of SourceOne's over 900 MW
> under management
>> Market research - when and how to
buy, not a single point in time to
> buy

>> An effective plan to manage the
volatility in energy pricing
>> Lower operating expenses
>>
>> SourceOne will work with you and your
team your team to maximize your
> buildings return on electricity and
fuel procurement while minimizing
> risk and locking in operating budgets.

Thank you again for considering
> SourceOne for this opportunity. We
look forward to getting started

>>
>>
>> Louis Schoen, LEED AP
[REDACTED] Director of Development

>>
>>
>> *****
>>

>> Confidentiality Note: This e-mail message and any attachments to it
> are intended only for the named recipients and may contain legally
> privileged and/or confidential information.

>>
>> If you are not one of the intended recipients, please do not duplicate
> or forward this e-mail message and immediately delete it from your
> computer.

>>
>> *****
>
>
>
> <Letter of Authorization - Sample.doc>
> <SS1_C30010111615430.pdf>

Confidentiality Note: This e-mail message and any attachments to it are intended only for the named recipients and may contain legally privileged and/or confidential information.

If you are not one of the intended recipients, please do not duplicate or forward this e-mail message and immediately delete it from your computer.

Confidentiality Note: This e-mail message and any attachments to it are intended only for the named recipients and may contain legally privileged and/or confidential information.

If you are not one of the intended recipients, please do not duplicate or forward this e-mail message and immediately delete it from your computer.

SourceOne, Inc. | 132 Canal Street |
Boston, MA 02114 | [REDACTED]

--

Confidentiality Note: This e-mail message and any attachments to it are intended only for the named recipients and may contain legally privileged and/or confidential information.

If you are not one of the intended recipients, please do not duplicate or forward this e-mail message and immediately delete it from your computer.

SourceOne, Inc. | 132 Canal Street | Boston, MA
02114 | [REDACTED]

--

Confidentiality Note: This e-mail message and any attachments to it are intended only for the named recipients and may contain legally privileged and/or confidential information.

If you are not one of the intended recipients, please do not duplicate or forward this e-mail message and immediately delete it from your computer.

SourceOne, Inc. | 132 Canal Street | Boston, MA
02114 | [REDACTED]

--

Confidentiality Note: This e-mail message and any attachments to it are intended only for the named recipients and may contain legally privileged and/or confidential information.

If you are not one of the intended recipients, please do not duplicate or forward this e-mail message and immediately delete it from your computer.

SourceOne, Inc. | 132 Canal Street | Boston, MA 02114 | [REDACTED]

--

Confidentiality Note: This e-mail message and any attachments to it are intended only for the named recipients and may contain legally privileged and/or confidential information.

If you are not one of the intended recipients, please do not duplicate or forward this e-mail message and immediately delete it from your computer.

SourceOne, Inc. | 132 Canal Street | Boston, MA 02114 | [REDACTED]

--

Confidentiality Note: This e-mail message and any attachments to it are intended only for the named recipients and may contain legally privileged and/or confidential information.

If you are not one of the intended recipients, please do not duplicate or forward this e-mail message and immediately delete it from your computer.

SourceOne, Inc. | 132 Canal Street | Boston, MA 02114 | [REDACTED]

--

Confidentiality Note: This e-mail message and any attachments to it are intended only for the named recipients and may contain legally privileged and/or confidential information.

If you are not one of the intended recipients, please do not duplicate

or forward this e-mail message and immediately delete it from your computer.

SourceOne, Inc. | 132 Canal Street | Boston, MA 02114 | [REDACTED]

--

Confidentiality Note: This e-mail message and any attachments to it are intended only for the named recipients and may contain legally privileged and/or confidential information.

If you are not one of the intended recipients, please do not duplicate or forward this e-mail message and immediately delete it from your computer.

SourceOne, Inc. | 132 Canal Street | Boston, MA 02114 | [REDACTED]
