

**From:** Shanson900 <[REDACTED]>  
**To:** J <jeevacation@gmail.com>  
**Subject:** Re: Life Hotel  
**Date:** Fri, 09 Nov 2018 12:52:07 +0000

---

I have been dancing for those u want fb  
Have only a few introductions  
Mainly I sell the fb hard  
When are you back to nyc  
Have him stop taking money so we can make  
It to feb- default interest rates are crazy  
High

Sent from my iPhone

On Nov 9, 2018, at 6:07 AM, J <jeevacation@gmail.com> wrote:

help him sell the hotell . any other pressure for them moment i think is counter productive , for the moment and monent only your interests are aligned. the future who knows?

On Fri, Nov 9, 2018 at 1:21 AM Stephen Hanson <[REDACTED]> wrote:  
FYI

Sent from my iPad

Begin forwarded message:

**From:** David Mitchell <[REDACTED]>  
**Date:** November 8, 2018 at 3:00:13 PM EST  
**To:** Stephen Hanson <[REDACTED]>  
**Cc:** "Maryann N. Veytsman" <[REDACTED]>, "Geoffrey Allan Mills" <[REDACTED]>, Stacy Gilbert <[REDACTED]>, HOWIE / SUE MUCHNICK <[REDACTED]>, Mirium / howie muchnick <[REDACTED]>, "[REDACTED]" <[REDACTED]>  
**Subject:** Re: Life Hotel

We are not in default  
Priceline money is being added to the reserve

.....  
**DAVID MITCHELL**  
.....  
Mitchell Holdings LLC  
745 Fifth Avenue  
New York NY 10151

USA

[REDACTED]

On Nov 8, 2018, at 2:27 PM, Stephen Hanson <[REDACTED]> wrote:

But what is the balance of the reserve fund now?  
Your waterfalls from October should have had extra money to fund the reserve fund  
Are you saying that the reserve fund has zero money at this time ?  
Priceline money is a deposit it is not extra reserved money - as they use the rooms this will be drawn down  
Vip —Howie. Can you look at the bank default clause ASAP  
Sent from my iPad

On Nov 8, 2018, at 2:01 PM, David Mitchell <[REDACTED]> wrote:

To be clear  
Agoda ,Priceline agreed to \$375,000 advance purchase to be advanced by November 5  
This was done by the local executive

After review the head office in Singapore  
confirmed that by November 26  
They will fund up to \$199,000 at a time and will continue to fund that amount on replenishment

The money will be funded to the interest reserve account once it has been received

.....  
**DAVID MITCHELL**  
.....  
Mitchell Holdings LLC  
745 Fifth Avenue  
New York NY 10151  
USA

[REDACTED]

On Nov 5, 2018, at 1:02 PM, David Mitchell <[REDACTED]> wrote:

over the weekend payment confirmation was received for funds to the reserve account, funding date, is November 26

---

**From:** David Mitchell  
**Sent:** Tuesday, October 16, 2018 1:00 PM  
**To:** Shanson900  
**Cc:** Maryann N. Veytsman; Geoffrey Allan Mills; Stacy Gilbert; HOWIE / SUE MUCHNICK; Mirium / howie muchnick; [REDACTED]  
**Subject:** Re: Life Hotel

waiting on confirmation,

it is planned to have \$375,000 in the account by November 5 next waterfall is November 9

.....  
**DAVID MITCHELL**  
.....  
Mitchell Holdings LLC  
745 Fifth Avenue  
New York NY 10151  
USA

[REDACTED]

On Oct 16, 2018, at 12:54 PM, Shanson900 <[REDACTED]> wrote:

David. It's 6 days later  
You have sent nothing  
Partners want this info  
When are you sending the below complete info

Sent from my iPhone

On Oct 11, 2018, at 1:05 PM, David Mitchell <[REDACTED]> wrote:

will do tomorrow

.....  
**DAVID MITCHELL**  
.....  
Mitchell Holdings LLC  
745 Fifth Avenue  
New York NY 10151  
USA

[REDACTED]  
[REDACTED]

On Oct 11, 2018, at 9:26 AM, Stephen Hanson <[REDACTED]> wrote:

Please advise the reserve fund balance at DB

Sent from my iPad

On Oct 11, 2018, at 10:10 AM, David Mitchell <[REDACTED]> wrote:

In regards to sale,JLL has sent a teaser to over 600 buyers  
Over 40 people have signed NDAs  
They are in the process of receiving this memorandum

[REDACTED]

In regards to lease, The lease terms are agreed to  
In the process of getting quotes to finance the lease in order to generate proceeds to pay off the  
debt , should have quotes next week

.....  
**DAVID MITCHELL**

.....  
Mitchell Holdings LLC  
745 Fifth Avenue  
New York NY 10151  
USA

[REDACTED]  
[REDACTED]

On Oct 10, 2018, at 6:38 PM, Stephen Hanson <[REDACTED]> wrote:

DAVID last meeting months ago you said the hotel will either shortly be sold or long term  
lease - what is the status

Sent from my iPad

On Oct 10, 2018, at 3:57 PM, David Mitchell <[REDACTED]> wrote:

additions will be added this week

.....  
**DAVID MITCHELL**

.....  
Mitchell Holdings LLC  
745 Fifth Avenue  
New York NY 10151  
USA

[REDACTED]

On Oct 10, 2018, at 12:43 PM, Maryann N. Veytsman <[REDACTED]>  
wrote:

David and Geoffrey,

I have not heard back regarding our numerous attempts to follow up on the open items.  
This process has dragged on for a long time. As you can see by the string of emails below  
and in the attached document regarding a more detailed document request schedule (that  
was also emailed to you on 9/14/18 by Stephen) our requests date back to March 2018 with  
many follow ups from then through August and September. Without this information, I  
cannot complete the analysis. As such, I need the supporting documents requested and  
answers to inquiries. I have asked the partners and the firm to be patient, but the consistent

delays in responses and the failure to provide the requested information appears intentional and brings into question why producing such information is difficult.

I ask that you please respond with an expected date of when this information will be provided. Most of this information should not be difficult or time consuming to produce (e.g., general ledgers should be complete and were only partially printed, bank statements are readily available on line and can easily be printed to pdf and produced). I'm copying a summary of the information we are requesting below for ease of reference. Please respond with any questions or comments.

1. Any agreements or construction contracts.
  - a. Note: We received contracts with Skyland for the lobby, rooms/corridors and cellar to 2<sup>nd</sup> floor. Are there additional contracts?
2. Copies of all bids requested by Life Hotel One, LLC and supporting documents
3. Detailed General Ledgers, in electronic format. (As discussed, we will likely request supporting documentation relating to specific accounts or transactions once we receive and review the information provided.)
  - a. Note: We received detail for months of December 2016 and 2017. We also received general ledger for Life Hotel One for the period 1/1/2018 – 8/8/2018; however July entries do not appear complete. Please provide a current ledger for the period of 1/1/2018 through 8/31/2018 as well as detailed general ledgers for the complete years of 2016 and 2017.
4. A listing of all bank accounts
5. Are there bank accounts in the name of Life Hotel Company LLC? If so, please provide.
6. Check copies for Bank of America Account x [REDACTED], month ending 6/30/2016
7. First Republic Bank Statements (including checks) for 2018
8. Detailed listing of all intercompany transactions, including, but not limited to, loans, repayment of loans, interest expense, etc.
  - a. Note: We received general ledger activity for due/to form Life Hotel for the period 1/1/2018 – 5/1/2018 and general ledger activity for due to/from life restaurant for April 2018
9. A complete listing of all scheduled payments that are paid form the Lockbox/Waterfall
10. A list of payment plan items and ACH schedule listing each item, amounts and dates and from which account (Bank of America, First Republic Bank, etc.) they are paid. It appears we received this for operational amounts only, but not construction amounts. Also, include whether releases have been received for construction amounts.
11. Interest Reserve Account details and supporting documentation

12. Confirmation that the Agoda payment was received and the money was deposited into the interest reserve account

13. Security deposit detail and how security deposits are accounted for in the books and records.

14. A detailed listing of all prior and current debt/payables

a. Note: We received the operating amounts - the AP Aging from Geoffrey. David to provide the non-operating or construction amounts including a schedule of payments.

Thank you,

Maryann

 [Citrin Cooperman](#)

**MARYANN N. VEYTSMAN**, Esq., CPA, CFF  
Director, Valuation & Forensic Services

529 FIFTH AVENUE, NEW YORK, NY 10017

---

**From:** Maryann N. Veytsman

**Sent:** Wednesday, September 12, 2018 5:54 PM

**To:** 'David Mitchell' <[REDACTED]>; 'Geoffrey Allan Mills'

<[REDACTED]>

**Cc:** 'Stephen Hanson' <[REDACTED]>; Stacy Gilbert

<[REDACTED]>; 'HOWIE / SUE MUCHNICK'

<[REDACTED]>; 'Mirium / howie muchnick' <[REDACTED]>;

<[REDACTED]>

**Subject:** RE: Life Hotel

Hi All,

I wanted to follow-up on the below email and requests. Can you please let us know when we can expect the documents or a response as to timing?

Thank you,

Maryann

**From:** Maryann N. Veytsman

**Sent:** Thursday, September 6, 2018 6:16 PM

**To:** 'David Mitchell' <[REDACTED]>; 'Geoffrey Allan Mills'

<[REDACTED]>

**Cc:** 'Stephen Hanson' <[REDACTED]>; Stacy Gilbert

<[REDACTED]>; 'HOWIE / SUE MUCHNICK'

<[REDACTED]>; 'Mirium / howie muchnick' <[REDACTED]>;

<[REDACTED]>

**Subject:** RE: Life Hotel

Hi All,

Thank you for the documents you provided David. Below is a listing of documents open as of 9/6/2018. Please note that we may have additional requests as we continue our review of the documents.

1. Any agreements or construction contracts.
  - a. Note: We received contracts with Skyland for the lobby, rooms/corridors and cellar to 2<sup>nd</sup> floor. Are there additional contracts?
2. Copies of all bids requested by Life Hotel One, LLC and supporting documents
3. Detailed General Ledgers, in electronic format. (As discussed, we will likely request supporting documentation relating to specific accounts or transactions once we receive and review the information provided.)
  - a. Note: We received detail for months of December 2016 and 2017. We also received general ledger for Life Hotel One for the period 1/1/2018 – 8/8/2018; however July entries do not appear complete. Please provide a current ledger for the period of 1/1/2018 through 8/31/2018 as well as detailed general ledgers for the complete years of 2016 and 2017.
4. A listing of all bank accounts
5. Are there bank accounts in the name of Life Hotel Company LLC? If so, please provide.
6. Check copies for Bank of America Account x [REDACTED], month ending 6/30/2016
7. First Republic Bank Statements (including checks) for 2018
8. Detailed listing of all intercompany transactions, including, but not limited to, loans, repayment of loans, interest expense, etc.
  - a. Note: We received general ledger activity for due/to form Life Hotel for the period 1/1/2018 – 5/1/2018 and general ledger activity for due to/from life restaurant for April 2018

9. A complete listing of all scheduled payments that are paid form the Lockbox/Waterfall
10. A list of payment plan items and ACH schedule listing each item, amounts and dates and from which account (Bank of America, First Republic Bank, etc.) they are paid. It appears we received this for operational amounts only, but not construction amounts. Also, include whether releases have been received for construction amounts.
11. Interest Reserve Account details and supporting documentation
12. Confirmation that the Agoda payment was received and the money was deposited into the interest reserve account
13. Security deposit detail and how security deposits are accounted for in the books and records.
14. A detailed listing of all prior and current debt/payables
  - a. Note: We received the operating amounts - the AP Aging from Geoffrey. David to provide the non-operating or construction amounts including a schedule of payments.

Thank you,

Maryann

---

**From:** Maryann N. Veytsman  
**Sent:** Thursday, August 30, 2018 11:38 AM  
**To:** 'Geoffrey Allan Mills' <[REDACTED]>; 'David Mitchell' <[REDACTED]>  
**Cc:** 'Stephen Hanson' <[REDACTED]>; Stacy Gilbert <[REDACTED]>; 'HOWIE / SUE MUCHNICK' <[REDACTED]>; 'Mirium / howie muchnick' <[REDACTED]>;  
**Subject:** RE: Life Hotel

Hi All,

I was just following up on the below requested items. I understand some of the items would not be available until after 8/31/18, but wanted to know when we can expect the other items. If you have any questions, please let us know.

Thank you,

**From:** Maryann N. Veytsman

**Sent:** Thursday, August 23, 2018 7:16 PM

**To:** 'Geoffrey Allan Mills' <[REDACTED]>; David Mitchell

<[REDACTED]>

**Cc:** Stephen Hanson <[REDACTED]>; Stacy Gilbert

<[REDACTED]>; HOWIE / SUE MUCHNICK

<[REDACTED]>; Mirium / howie muchnick <[REDACTED]>

**Subject:** Life Hotel

Hi Geoffrey and David,

Thank you for taking the time to meet with us yesterday morning and for sending us some of the requested information today. Below is a list of documents we discussed and/or are requesting in addition to the previous documents requested and provided:

1. A list of payment plan items and ACH schedule listing each item, amounts, dates and from which account (Bank of America, First Republic Bank, etc.) they are paid. It appears we received this for operational amounts only, but not construction amounts (e.g., Skyland)
2. Bank statement copies, including checks, for accounts held at First Republic Bank from May 2016 through current. If it is easier, you can provide us with online access and we can print the bank statements to PDF.
3. Interest Reserve Account details and supporting documentation.
4. Detailed General Ledgers for 2016 and 2017. The general ledgers provided this morning contain details for only December of each year. (As discussed, we will likely request supporting documentation relating to specific accounts or transactions once we receive and review the information provided.)
5. Detailed General Ledger for 2018. The detailed general ledger provided previously is cut-off at account # [REDACTED] – Real Estate Taxes.
6. Monthly P&L Detail for 2016 and 2017. (All months provided for 2018 and year-end provided for 2016 and 2017).
7. Confirmation that the Agoda payment was received and the money was deposited into the interest reserve account.
8. Copy of the Engagement Letter between the Hotel and GAM, including signatures.
9. Security deposit detail and how security deposits are accounted for in the books and records.

10. A detailed listing of all prior and current debt/payables. We received the operating amounts - the AP Aging from Geoffrey. David to provide the non-operating or construction amounts.

11. A complete listing of all scheduled payments that are paid form the Lockbox/Waterfall.

12. The following items will be provided after August 31st per the email from David on 8/21/18.

- a. Operating Agreement of Life Hotel One, LLC including any drafts and/or amendments.
- b. Management Agreements (including drafts and amendments).
- c. Any agreements or construction contracts.
- d. Copies of all bids requested by Life Hotel One, LLC and supporting documentation received and reviewed.
- e. A listing of all bank accounts.
- f. Complete federal and state tax returns, including all schedules.
- g. All loan agreements, including all refinancing agreements.
- h. Detailed listing of all Intercompany Transactions, including, but not limited to, loans, repayment of loans, interest expense, etc.

Please let us know if you have any questions.

Thank you,

Maryann

<Document Request Schedule - 9-12-18.pdf>

--

please note

The information contained in this communication is confidential, may be attorney-client privileged, may constitute inside information, and is intended only for the use of the addressee. It is the property of JEE

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 or by e-mail to [jeevacation@gmail.com](mailto:jeevacation@gmail.com), and destroy this communication and all copies thereof, including all attachments. copyright -all rights reserved