

249 West 29 Owners Corp.

c/o Maxwell Kates, Inc
9 West 38th Street, 6th Floor
New York, NY 10016

December 16, 2016

GS Dunham
13007 26th Ave #3
Flushing, NY 11354
Attn: Joseph Stropoli

Re: GS Dunham Steam Control Renovation at 249 West 29th Street

Dear Joe:

On behalf of the residents of 249 West 29th Street, and especially its Board of Directors, I am writing to offer our thanks for the work you and your team performed in our building this past summer, and the continuing follow up since then.

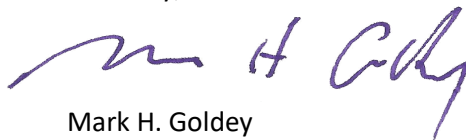
I'm sure you recall the situation when you first visited: a non-functional vacuum pump connected to a steam system that had been crudely converted to run without the pump, and a series of deferred maintenance issues on all 16 floors of our building. Many apartments were chronically too cold, while others had excessive heat. The boilers were wearing themselves out burning enormous amounts of fuel and dumping hot water into the sewer. And the banging of pipes was intolerable.

I am pleased to say that your implementation of your recommendations has solved all of these problems. We have just gone through our first cycle of 20-degree days and colder nights, and the building is well-heated. There is no banging. The new vacuum pump and condensate system work beautifully. Residents are simply ecstatic.

I especially appreciate that you and Nick Benetos took the time to meet with our Board, that your explanations and recommendations have been sensible and accurate, and that you have been consistently available to answer our questions, debate the merits of different solutions, and to tailor this project to our needs. The Board has come to realize that your diagnosis and solution was entirely accurate. No comparison with the other heating engineers we met with is even possible.

On a personal note, I have very much enjoyed working with you and Nick, and indeed with all of your staff who were here. We are happy to offer our further recommendation to anyone you would like.

Sincerely,



Mark H. Goldey
President, Board of Directors