

# YAHOO! MAIL

**Subject** Re: Block 503, LOT 11 || TAX EVASION BACK-CHOPPED 10 YRS. NOT REPORTED BY STATE FARM

**From** BD <bondstrrt@protonmail.com>

**To:** Bo Dincer <bdincer66@icloud.com>, mmt22@cumc.columbia.edu <mmt22@cumc.columbia.edu>, Chair <chair@sec.gov>, newyork@sec.gov <newyork@sec.gov>, Bd Dincer <bdincer211@bloomberg.net>, Stephen O'Connell <sgo2107@adcu.columbia.edu>, B Dincer <bdincer1768@bloomberg.net>, BBO 121 <ms60710444266@yahoo.com>, 60710 BD. 153974 <bd2561@columbia.edu>, tips@latimes.com <tips@latimes.com>, bollinger@columbia.edu <bollinger@columbia.edu>, LZUCKER@mskyline.com <LZUCKER@mskyline.com>, legal@mskyline.com <legal@mskyline.com>, blawre@bloomberg.net <blawre@bloomberg.net>, rebecca.coyle@statefarm.com <rebecca.coyle@statefarm.com>, legalasst@mskyline.com <legalasst@mskyline.com>, citimod1@bloomberg.net <citimod1@bloomberg.net>, colin.brooks@morganstanley.com <colin.brooks@morganstanley.com>, Urvashi Sinha <urvashi.sinha@wilsonelser.com>, Ricki Roer <ricki.roer@wilsonelser.com>, joseph.giamboi@brooklaw.edu <joseph.giamboi@brooklaw.edu>, mshy2@bloomberg.net <mshy2@bloomberg.net>, tips@insider.com <tips@insider.com>, Ashley V. Humphries <ashley.humphries@wilsonelser.com>, LA TIMES NEWSLETTERS <NEWSLETTERS@latimes.com>, tips@vibe.com <tips@vibe.com>, slaskowitz@ingramllp.com <slaskowitz@ingramllp.com>, MSKYLINE <ANNE@thehighlandpartners.com>, general.info@ny.frb.org <general.info@ny.frb.org>, FINRA Corporate Notification <fnracorporatenotification@finra.org>, premerger@ftc.gov <premerger@ftc.gov>, Dow Jones <pronewsletter@dowjones.com>, asksipc@sipc.gov <asksipc@sipc.gov>, press@barrons.com <press@barrons.com>, PAM OLSON <PAM.OLSON@us.pwc.com>, susan.olsen@us.pwc.com <susan.olsen@us.pwc.com>, bofamarkets@baml.com <bofamarkets@baml.com>, JPMInvestorrelations@jpmchase.com <JPMInvestorrelations@jpmchase.com>, 1pctdvo@nypd.org <1pctdvo@nypd.org>, 1pctyco@nypd.org <1pctyco@nypd.org>, JGiamboi@mskyline.com <JGiamboi@mskyline.com>, Amy Hanrahan <amy.hanrahan@wilsonelser.com>, Debra Tama <debra.tama@wilsonelser.com>, Alan Rubin <alan.rubin@wilsonelser.com>, 23pctdvo@nypd.com <23pctdvo@nypd.com>, 23pctyco@nypd.org <23pctyco@nypd.org>, Jennifer M. Provost <jennifer.provost@wilsonelser.com>, UNIVERSAL EDITORIAL <INVESTMENTNEWS@editorial.investmentnews.com>, UNITED ARTISTS MUSIC <INVESTORRELATIONS@umusic.com>, Kathleen A. Mullins <kathleen.mullins@wilsonelser.com>, Lauren M. Zink <lauren.zink@wilsonelser.com>, Lori Semlies <lori.semlied@wilsonelser.com>, Bloomberg LP <bbrief@bloomberg.net>, TESchmann@mskyline.com <TESchmann@mskyline.com>, bo.dincer@yahoo.com <bo.dincer@yahoo.com>, dallas-reserve-mgmt@dal.frb.org <dallas-reserve-mgmt@dal.frb.org>, jpetteit@mmcarter.com <jpetteit@mmcarter.com>, foia@eoc.gov <foia@eoc.gov>, help@vogue.com <help@vogue.com>, mshyld@bloomberg.net <mshyld@bloomberg.net>, james.gorman@morganstanley.com <james.gorman@morganstanley.com>, DCAOLetters@sec.gov <DCAOLetters@sec.gov>, iceglobalnetwork-info@ice.com <iceglobalnetwork-info@ice.com>, ksaperstein2@bloomberg.net <ksaperstein2@bloomberg.net>, blaw.content@bloomberg.net <blaw.content@bloomberg.net>, cbrooks7@bloomberg.net <cbrooks7@bloomberg.net>, KEN 00040govtldx FRASER <kenneth.j.fraser@frb.gov>, INFO@bressler.com <INFO@bressler.com>, Brooklyn Tap House <tips@nypost.com>, BERNIE 00043govtldx STEINS <bsteins@feddirect.com>, ANGELA 00043govtldx STUBBS <astubbs@feddirect.com>

**Cc:** VOGUE PRESS MAGZ <HELP@voguemagazine.com>, KEVIN ROCK <krock5@bloomberg.net>, KENNETH 00000govtldx HOUSER <KennethM.Houser@atf.gov>, JOHN 00016govtldx CHATFIELD <jchatfield@citiworks.com>, WILLIAM 00020govtldx YEARSLEY <YearsWA@nytimes.com>, LARRY 00020govtldx MARK <markl@nytimes.com>, Board, Editorial <editbd@nytimes.com>, EDITORIAL@INVESTMENTNEWS.COM <EDITORIAL@INVESTMENTNEWS.COM>, gs@ga.com <gs@ga.com>, icehelpdesk@ice.com <icehelpdesk@ice.com>

**Date** Thu, Mar 10, 2022 at 4:27 PM

There's the Edgar with 61701 E-8 on lock.

- State Farm Motorsports or something like that.

On Thu, Mar 10, 2022 at 7:54 AM, BD <[bondstrrt@protonmail.com](mailto:bondstrrt@protonmail.com)> wrote:

Here's the EDGAR on 2020.11.30 Section B.14 reads kind of funny though.

[https://www.sec.gov/Archives/edgar/data/0000093715/000114554921006167/xslFormN-CEN\\_X01/primary\\_doc.xml](https://www.sec.gov/Archives/edgar/data/0000093715/000114554921006167/xslFormN-CEN_X01/primary_doc.xml)

Gratzie... btw.

/// goes a long way with me, so does thank you, merci beaucoup, etc...

how's this market working out for your Laurie, Ashley, Rickie, Donnie?

- don't steal from me and then duck my emails... better to just speak to me in some archaic language.

.... THEFT... not a good idea, especially when JP Morgan is also the custodian for State Farm, and you owe me money after opening your mouth for a year.

%61701

Bloomington, Illinois  
- ONE STATE FARM PLAZA, DEPT E-8.

Did the regional brokers work out the conflicts of DIRECT PARTICIPATION WITH %61701, any sales of LP interests in SULLIVAN PROPERTIES, L.P. made in conjunction with, prior to, or after the LOAN #50074 for \$6MM by an automotive insurance company in Bloomington, Illinois - a State Farm Subsidiary?

• leases with no Warrant to even rent the apartments, already collected and reported the unlawful rent, and security deposits... and moved them from HSBC to JP Morgan...

#####

- ASSET BACKED LOAN -

Like the assets on Block 803, lot 11

- 1 building - 22 units.

... would also be a good sales point for the regional brokers, compliance, et al.

but they would never do something like that... right Mr. Brooks?

#####

Especially since State Farm knows if the buildings blow up,

- they will win in court... just like I will. Which is why they try to slow me down.

- enterprising approach, how novel.

illegal conversions, tax evasion, invasion of privacy.

- I offered them an off the record, out of court settlement and they ducked that as well.

10% cap-rates for ten years reported in the public domain to the NY Dept. of Finance; but if the ZUCKERS brought forth an insurance claim, the risks they covered were known... but not reported to the public as illegal rent.

Not worth \$3.981MM. More like 5-fold and snuck that through for the last 15 YEARS.

- hence, it's actually much worse than you can understand...

DIRECT PARTICIPANTS, don't communicate with dept E-8 in 61701 though, so you don't need to sign anything to get underwriting rights, sales incentives, or anything either... like I don't understand the difference of spread and upfront pricing, capiche?

Thank goodness BROOKS WILL ONLY DEAL with the biggest firms though.

- what about, regional dealerships in Chicago,

Los Angeles... brokerage, not automotive dealerships.

BILLBOARDS... they give up your locations..

and so do the Edgars filed with the SEC. which is not good in this case.

- 750 seventh avenue, an unlucky number though • 7 •

cbrooks7@bloomberg.net

- 750 7th Avenue, NY, NY...

That's my thumb print champ... you can run it and it's CLEAR after I Moved out of soHO.

- but hey!!! you did rank as the top 3 brokerage firms

who DIRECTLY PARTICIPATED in that Edgar...

in Manhattan...

State Farm promised in 2020, and in 2019, and also in 2014 for something else.

- after the third change of caption, fines still accrued like this:

2019-0201-S

• CIVIL PENALTY \$583,900.00

2020-0239-S

• CIVIL PENALTY \$67,000.00

DEMONSTRATED AFTER HAVING IMPLEMENTED RECURRENCE/ AVOIDANCE PROCEDURES.  
\*\*\*\*\* FOR UNDERPAYMENTS AND OVERDUE INTEREST IN RESTITUTION \*\*\*\*\*

CIVIL PENALTY: \$644,700.00  
\*\*\*\*\* FINED: \$9,799,000.00

Non-joinder – no wonder...

– 153974/2020.

[https://github.com/BSCPGROUPHOLDINGSLLC/ELSER-AND-DICKER/files/8212626/ea20201030\\_combined\\_consent\\_orders.pdf](https://github.com/BSCPGROUPHOLDINGSLLC/ELSER-AND-DICKER/files/8212626/ea20201030_combined_consent_orders.pdf)

##1 ... just say sorry, or ask Ted and he'll help you out to understand.

Not my dept. understand now???  
– no conflict of interest there.  
| +TAX EVASION ON LOCK.

Lot 11, Block 803.  
117 Sullivan... between Prince & Spring.

10,200 SQFT for \$3,981,000.00 maybe is understood as possible in Bloomington.

– and I'm gawn...  
also obo of the BOP/DOC/SEC/FRB.  
- thank you for your concern and phone calls, so hope this information is helpful.

Most respectfully,

/s/ Bo Dincer  
646-256-3609

On Thu, Mar 10, 2022 at 6:44 AM, Bo Dincer <[bdincer66@icloud.com](mailto:bdincer66@icloud.com)> wrote:

the building. Block 503, LOT 11  
22 units, 10,200 SQFT of residential units on Prince & Sullivan.

Financial Reports: in this REPO ACCOMMODATION.  
<https://github.com/BSCPGROUPHOLDINGSLLC/ELSER-AND-DICKER/pull/10>

117 SULLIVAN STREET, NY,NY, 10012

\$3,981,000.00 valuation and Posted a phenomenal return in the tax records for illegal rent rolls. I wonder where those are being offered among Manhattans' mansions.

• That's 10,200 square feet - 22 units and NO CERTIFICATE OF OCCUPANCY...

- Another LOT evaluated at E-8 ... correct?
  - 255 TRANSFER AND ASSIGNMENTS
- #ASSET BACKED LOAN 50074.

Apparently, not reported in the annual report either though.

##  
THE ILLEGAL RENTS AND TAX EVASION. AVOIDED TO BY THE AIDING AND ABETTING OF A GROUP OF COUNSELORS – PLURAL.



3/7/22, 8:34 PM

C of O PDF Listing for Property



[CLICK HERE](#)

NYC Department of Buildings  
C of O PDF Listing for Property

For Certificates of Occupancy requested on or after March 1, 2021, see [DOB NOW](#).

Premises: 117 SULLIVAN STREET MANHATTAN BIN: 1007779 Block: 503 Lot: 11  
Download the [Adobe Acrobat Reader](#) if you are unable to open the PDF files

To report a problem with any of these images, please use the [C O Image Problem Form](#)  
THERE ARE NO CERTIFICATES OF OCCUPANCY ON FILE FOR THIS ADDRESS  
[Back](#)

XXXX590xxxx

ASSIGNMENT OF RENTS AND LEASES

THIS ASSIGNMENT OF RENTS AND LEASES (this "Assignment") is made and executed as of the 15th day of May, 2020 by SULLIVAN PROPERTIES, L.P., a Delaware limited partnership, whose mailing address is c/o The Zucker Organization, 101 West 55th Street, New York, New York 10019, Attn: Mr. Donald Zucker ("Borrower"), to, in favor of and for the benefit of STATE FARM REALTY MORTGAGE, L.L.C., a Delaware limited liability company, whose mailing address is One State Farm Plaza, Bloomington, Illinois 61710 ("State Farm").

RECITALS

A. State Farm has made a loan to Borrower (the "Loan") which is evidenced by that certain Promissory Note executed by Borrower to and in favor of State Farm of even date

herewith in the principal amount of Six Million and 00/100 Dollars (\$6,000,000.00) (the "Note").

B. The Note is secured by (i) a Consolidated, Amended and Restated Mortgage and Security Agreement executed by Borrower to and in favor of State Farm of even date herewith (the "Mortgage") granting to State Farm, among other things, a first priority mortgage lien and encumbrance upon the Secured Property (as defined in the Mortgage) affecting the Real Estate (as defined in the Mortgage) legally described in Exhibit A attached to this Assignment; and (ii) certain other Loan Documents (as defined in the Mortgage) also executed by Borrower to and in favor of State Farm of even date herewith.

• Link to the above loan is below.

**§ 301. Certificate of compliance or occupancy**

§ 301. Certificate of compliance or occupancy. 1. In multiple dwellings, shall be occupied in whole or in part until the issuance of a certificate by the Department that such dwelling conforms in all respects to the requirements of this chapter, to the building code and rules and to all other applicable law, except that no such certificate shall be required in the case of:

a. any class A multiple dwelling existing on April eighteenth, nineteen hundred twenty-two, for which a certificate of occupancy was not required before such date and to which no change or alteration has been made since in compliance with this chapter; and

b. any class A multiple dwelling, or any class A multiple dwelling erected after April twelfth, nineteen hundred one, which was occupied for two years immediately before January first, nineteen hundred nine, and in which no change or alteration has been made since in compliance with the treatment herein in this chapter, or wherein:

(i) two or more apartments are combined creating larger residential units; and

(ii) the total legal number of families within the building is being decreased; and

(c) the bulk of the building is not being increased.

These exceptions shall not be deemed to relieve any owner from the obligation to make every alteration required in any class-A tenement or other multiple dwelling in compliance with the applicable provisions of this chapter.

2. Except as above provided, no dwelling constructed or in process of construction into a multiple dwelling after April eighteenth, nineteen hundred nine shall be occupied in whole or in part until the issuance of a certificate of compliance or occupancy.

**§ 302. Unlawful occupation**

§ 302. Unlawful occupation. 1. a. If any dwelling or structure be occupied in whole or in part, for human habitation in violation of section three hundred one, during such unlawful occupation any bond to the extent of a mortgage upon such dwelling or structure, or the lot upon which it stands, may be declared due at the option of the mortgagee.

b. No mortgage shall be extended by the lender or such proceeds shall be disbursed to the borrower on any mortgage on a dwelling or structure which is occupied in violation of section three hundred one, until such time as the mortgagee shall be satisfied that the dwelling or structure is occupied in compliance with the applicable provisions of this chapter.

**10,210 SQUARE FEET - DEPT OF FINANCE RECORDS**

VILLAGE: \$2,001,000.00  
LEGAL INCOME: \$465,330.00  
CAPITALIZATION RATE: 12.33%

**§ 302. Unlawful occupation.**

§ 302. Unlawful occupation. 1. a. If any dwelling or structure be occupied in whole or in part, for human habitation in violation of section three hundred one, during such unlawful occupation any bond to the extent of a mortgage upon such dwelling or structure, or the lot upon which it stands, may be declared due at the option of the mortgagee.

b. No mortgage shall be extended by the lender or such proceeds shall be disbursed to the borrower on any mortgage on a dwelling or structure which is occupied in violation of section three hundred one, until such time as the mortgagee shall be satisfied that the dwelling or structure is occupied in compliance with the applicable provisions of this chapter.

**NEW YORK STATE  
MULTIPLE DWELLING LAW**

filed under this proviso. If a condition constituting a rent impairing violation exists in the part of a multiple dwelling used in common by the residents or in the part under the control of the owner thereof, the violation shall be deemed to exist in the respective premises of each resident of the multiple dwelling.

<https://a836-edms.nyc.gov/dctm-rest/repositories/dofedmspts/StatementSearch?bbl=1005030011&stmtDate=20200115&stmtType=NP>

V

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

[https://www.sec.gov/Archives/edgar/data/0000093715/000114554921006167/xslFormN-CEN\\_X01/primary\\_doc.xml](https://www.sec.gov/Archives/edgar/data/0000093715/000114554921006167/xslFormN-CEN_X01/primary_doc.xml)

• Section B.14 in the annual report either. Failure to report.

<https://github.com/BSCPGROUPHOLDINGSLLC/ELSER-AND-DICKER/pull/10>

**Item B.14. Provision of financial support.**

Instruction: For purposes of this item, a provision of financial support includes any (1) capital contribution, (2) purchase of a security from a Money Market Fund in reliance on Rule 17d-2 under the Act (17 CFR 270.17(d)-2), (3) purchase of any derivative or derivative security, or (4) any other security intended to increase or stabilize the value or liquidity of the Registrant's portfolio, (5) execution of order of credit or order of borrowing, (6) capital support agreement (whether or not the Registrant ultimately received support), (7) performance guarantee, or (7) other similar action reasonably intended to increase or stabilize the value or liquidity of the Registrant's portfolio. Provision of financial support does not include any (1) routine repair or maintenance of Registrant's equipment, (2) routine inter-fund lending, (3) routine inter-fund purchases of Registrant's shares, or (4) action that would benefit the Registrant support as defined above. But the board of directors has otherwise determined not to be reasonably intended to increase or stabilize the value or liquidity of the Registrant's portfolio.

Has an affiliate, director, or officer of the Registrant provided financial support to the Registrant during the reporting period?  Yes  No

**Item B.15. Exemptive orders.**

Has the Registrant obtained any exemptive orders from the Commission during the reporting period?  Yes  No

**Item B.16. Principal underwriters.**

Provide the information requested below about each principal underwriter:

Principal underwriter Name	
1. Full name	State Farm VP Management Corp.
2. SEC file number (e.g., 4)	000010
3. DPO number	000
4. US Filing	US
5. State of domicile	DELAWARE
6. Foreign country if applicable	UNITED STATES OF AMERICA
7. Is the principal underwriter an affiliate of the Registrant? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
8. Have any principal underwriters been named in a complaint filed with the Commission? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

**Item B.17. Independent public accountant.**

Provide the following information about each independent public accountant:

Public accountant Name	
1. Full Name	PriceWaterhouse Coopers LLP
2. PCAOB number	0000
3. US Filing	US
4. State of domicile	ILLINOIS



11/2/22, 3:47 PM

https://www.sec.gov/Archives/edgar/data/0000093715/000114554921006167/

Shared Credit Users Record: 2

Name of fund	State Farm Interim Fund
SEC File number( e.g., 811- )	811-01519

Shared Credit Users Record: 3

Name of fund	State Farm Balanced Fund
SEC File number( e.g., 811- )	811-01519

Shared Credit Users Record: 4

Name of fund	State Farm Growth Fund
SEC File number( e.g., 811- )	811-01519

v. Did the Fund draw on the line of credit this period?  Yes  No

b. Did the Fund engage in interfund lending?  Yes  No

c. Did the Fund engage in interfund borrowing?  Yes  No

**Item C.21. Swing pricing.**

For open-end management investment companies, respond to the following:


a. Did the Fund (if not a Money Market Fund, Exchange-Traded Fund, or Exchange-Traded Managed Fund) engage in swing pricing?  Yes  No

... THE ZUCKER FAMILY, THE WILSON & ELSER FIRM, and Shari Laskowitz. Also included accessories to duck the prosecutors.

----- Forwarded Message -----  
**From:** "William McKenzie" <wmckenzi@nycourts.gov>  
**To:** "Bo Dincer" <bd2561@columbia.edu>, "Paul Regan" <legal@mskyline.com>, "Laskowitz, Shari" <slaskowitz@ingramllp.com>, "fellows@abfn.org" <fellows@abfn.org>, "Abanews" <abanews@americanbar.org>, "press@vice.com" <press@vice.com>  
**Sent:** Fri, Nov 5, 2021 at 3:15 PM  
**Subject:** RE: 158143 / ADMISSION OF SERVICE (483) AND NYSCEF 153974

[REMOVE ME FROM THIS LISTSERV](#)

**William McKenzie**  
*Part Clerk to the Honorable Shlomo S. Hagler, J.S.C.*  
 New York Supreme Court, Civil Branch – Part 17  
 60 Centre Street, Room 335  
 New York, New York 10007  
 (646) 386-3283 (Part 17)




---

**From:** Bo Dincer <bd2561@columbia.edu>  
**Sent:** Friday, November 5, 2021 3:07 PM  
**To:** Paul Regan <legal@mskyline.com>; Laskowitz, Shari <slaskowitz@ingramllp.com>; fellows@abfn.org; Abanews <abanews@americanbar.org>; press@vice.com  
**Subject:** Fwd: 158143 / ADMISSION OF SERVICE (483) AND NYSCEF 153974

I apologize, Paul.

For the Zucker Family / Manhattan Skyline / and Sullivan Mews in Manhattan...





– State Farm Realty Mortgage LLC  
– 590xxxx.

## 1. Title Documents

Date	Type	Amount	Party 1	Party 2
5/26/2020 – R	Initial UCC1 (M)		Sullivan Properties L P. C/O the Zucker Organization 101 West 55th Street New York NY 10019	State Farm Realty Mortgage L L C One State Farm Plaza Bloomington IL 61710

[https://www.propertyshark.com/mason/Property-Report/components/print/print\\_report.html?propkey=6170&cats=/Property-Report/sections/ny/nyc/generic\\_overview./Reports2/prc](https://www.propertyshark.com/mason/Property-Report/components/print/print_report.html?propkey=6170&cats=/Property-Report/sections/ny/nyc/generic_overview./Reports2/prc)

**FILED: NEW YORK COUNTY CLERK 08/04/2020 12:08 PM**

8/4/2020  
NYSCEF DOC. NO. 238

111 Sullivan St | PropertyShark

RECEIVED

Date	Type	Amount	Party 1	Party 2
5/15/2020 – D 5/26/2020 – R	Assignment of leases and rents (M)	\$6,000,000	Sullivan Properties L P. C/O the Zucker Organization 101 West 55th Street New York NY 10019	State Farm Realty Mortgage L L C One State Farm Plaza Bloomington IL 61710
5/15/2020 – D 5/26/2020 – R	Agreement (M)	\$6,000,000	Sullivan Properties L P. C/O the Zucker Organization 101 West 55th Street	State Farm Realty Mortgage L L C One State Farm Plaza Bloomington IL 61710

Northern trust, experts...



.. The rent roll is unlawful income, and so are the returns purported in the NYS tax records for the investors of SULLIVAN PROPERTIES LP.

**Fax Status: Success!**

Your fax (ID: #30666994) to IRS  
CRIMINAL INVESTIGATIONS at  
[2674661115](tel:2674661115) has been delivered  
successfully at 11:44 PM Eastern  
Standard Time on February 20th,  
2022



