

Mitch Karon

From: Mitch Karon
Sent: Monday, January 11, 2016 8:24 AM
To: Philip Hwang
Subject: RE: Parking Lots

Hi Philip

I can meet you tomorrow at one o'clock in the parking area.

Mitch

From: Philip Hwang [mailto:phil@bhsmsgroup.com]
Sent: Monday, January 11, 2016 8:22 AM
To: Mitch Karon <mkaron@njnbpa.org>
Subject: Re: Parking Lots

Good morning Mitch,

We'd like to have a meeting with you this week pertaining to parking lots.
Other than today, any day would be okay.
Please let us know.

Thank you,
Regards,

Philip Hwang
General Manager

NEW YORK

Hanra Fish & Produce Corp
DBA: Key Food Marketplace(1812)
155-15 Aguilar Ave
Queens, NY 11367
Tel.718.380.1234

NEW JERSEY

Kumkang Fruit & Vegetable Corp
DBA: Key Food Marketplace(1854)
100 Kirkpatrick Street
New Brunswick, NJ 08901
Tel.732.317.0590

Seolak Fruit & Vegetable Ltd
DBA: Food Universe Marketplace(1814)
70-63 Parsons Blvd.,
Fresh Meadows, NY 11365
Tel.718.591.1234

TaeBaek Fruit & Vegetable Corp
DBA: Key Food Marketplace(1946)
289 Bergen Blvd
Fairview, NJ 07022
Tel.201.945.5255

Mitch Karon

From: Philip Hwang <phil@bhsmgroup.com>
Sent: Tuesday, January 12, 2016 11:47 AM
To: Mitch Karon
Cc: Kevin Kim
Subject: Re: Parking Lots

If so, we will get back to you some other time.

Thank you,

Regards,

Philip

On Tue, Jan 12, 2016 at 11:39 AM, Mitch Karon <mkaron@njnbpa.org> wrote:

Philip

Unfortunately, I am unable to make that time. I have another meeting then.

I am available anytime Thursday. Let me know what time works for you.

Mitch

From: Philip Hwang [mailto:phil@bhsmgroup.com]
Sent: Tuesday, January 12, 2016 11:38 AM
To: Mitch Karon <mkaron@njnbpa.org>
Cc: Kevin Kim <metrosuperkevin@aol.com>
Subject: Re: Parking Lots

Dear Mitch,

We'd like to push the meeting back to 2pm if you don't mind.

We are sorry for the short notice.

Thank you,

Regards,

Philip

On Mon, Jan 11, 2016 at 10:02 AM, Philip Hwang <phil@bhsmgroup.com> wrote:

Great. 1pm tomorrow confirmed.
Thank you,
Regards,
Philip

On Jan 11, 2016 8:24 AM, "Mitch Karon" <mkaron@njnbpa.org> wrote:

Hi Philip

I can meet you tomorrow at one o'clock in the parking area.

Mitch

From: Philip Hwang [<mailto:phil@bhsmgroup.com>]
Sent: Monday, January 11, 2016 8:22 AM
To: Mitch Karon <mkaron@njnbpa.org>
Subject: Re: Parking Lots

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Other than today, any day would be okay.

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Philip Hwang

General Manager

NEW YORK

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NEW JERSEY

Kumkang Fruit & Vegetable Corp

DBA: Key Food Marketplace(1854)

155-15 Aguilar Ave	100 Kirkpatrick Street
Queens, NY 11367	New Brunswick, NJ 08901
Tel. <u>718.380.1234</u>	Tel. <u>732.317.0590</u>

Seolak Fruit & Vegetable Ltd	TaeBaek Fruit & Vegetable Corp
DBA: Food Universe Marketplace(1814)	DBA: Key Food Marketplace(1946)
70-63 Parsons Blvd.,	289 Bergen Blvd
Fresh Meadows, NY 11365	Fairview, NJ 07022
Tel. <u>718.591.1234</u>	Tel. <u>201.945.5255</u>

--

Thank you,

Regards,

Philip Hwang

General Manager

NEW YORK

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DBA: Key Food Marketplace(1812)

155-15 Aguilar Ave

Queens, NY 11367

Tel. 718.380.1234

NEW JERSEY

Kumkang Fruit & Vegetable Corp

DBA: Key Food Marketplace(1854)

100 Kirkpatrick Street

New Brunswick, NJ 08901

Tel. 732.317.0590

Seolak Fruit & Vegetable Ltd	TaeBaek Fruit & Vegetable Corp
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70-63 Parsons Blvd.,	289 Bergen Blvd

Fresh Meadows, NY 11365

Fairview, NJ 07022

Tel.718.591.1234

Tel.201.945.5255

--

Thank you,
Regards,

Philip Hwang
General Manager

NEW YORK

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155-15 Aguilar Ave
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NEW JERSEY

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Tel.718.591.1234

TaeBaek Fruit & Vegetable Corp
DBA: Key Food Marketplace(1946)
289 Bergen Blvd
Fairview, NJ 07022
Tel.201.945.5255

Mitch Karon

From: Philip Hwang <phil@bhsmgroup.com>
Sent: Tuesday, February 16, 2016 5:03 PM
To: Mitch Karon
Cc: Kevin Kim; Jane Kim
Subject: Electric Bill - January 2016
Attachments: PSEG Bill - Jan 2016.pdf

Dear Mitch,

Attached please find the electric bill of Jan 2016.

Thank you,
Regards,

Philip Hwang
General Manager

NEW YORK

Hanra Fish & Produce Corp
DBA: Key Food Marketplace(1812)
155-15 Aguilar Ave
Queens, NY 11367
Tel.718.380.1234

NEW JERSEY

Kumkang Fruit & Vegetable Corp
DBA: Key Food Marketplace(1854)
100 Kirkpatrick Street
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Tel.732.317.0590

Seolak Fruit & Vegetable Ltd
DBA: Food Universe Marketplace(1814)
70-63 Parsons Blvd.,
Fresh Meadows, NY 11365
Tel.718.591.1234

TaeBaek Fruit & Vegetable Corp
DBA: Key Food Marketplace(1946)
289 Bergen Blvd
Fairview, NJ 07022
Tel.201.945.5255

Bongrae Fruit & Vegetable Corp
DBA: Food Universe Marketplace(1948)
375 Tompkins Ave
Staten Island, NY 10305

Mitch Karon

From: Mitch Karon
Sent: Friday, March 11, 2016 8:07 PM
To: Philip Hwang
Cc: Kevin Kim; Jane Kim
Subject: Re: Security Protection Request

Hi Philip

I will work on getting a security person there but I also suggest that you don't hesitate and call the police if you see drug use. Call 732-745-5200 that is police desk.

Mitch Karon, CAPP
Executive Director
New Brunswick Parking Authority

On Mar 11, 2016, at 7:12 PM, Philip Hwang <phil@bhsmgroup.com> wrote:

Dear Mitch,

I am writing to you in order to bring to your attention a growing issue at our store during closing hours (about 10 PM – 11 PM). Lately, we are seeing homeless people loitering our store and have on a few occasions caught them drinking and smoking in our employee cafeteria. We gave them a firm warning, but one of our employees saw one of the individuals cutting cocaine in our waiting area. Although we have banned them from our store and informed them that we would call the police should they enter, there is still a concern for the safety of our employees and our customers during these hours.

I would like to request a security guard at the premise during closing hours to ensure that these individuals are not causing an inconvenience to our employees and customers.

Thank you,
Regards,

Philip Hwang, VP
Cell. 516.712.7707

NEW YORK
Flushing(1812), Fresh Meadows(1814), Staten Island(1948)
NEW JERSEY
New Brunswick(1854), Fairview(1946), Garwood(1992)

Mitch Karon

From: metrosuperkevin <metrosuperkevin@aol.com>
Sent: Friday, April 01, 2016 5:57 PM
To: Mitch Karon
Subject: Re: Water leaking

Appreciate.

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Mitch Karon <mkaron@njbpa.org>
Date: 4/1/2016 5:32 PM (GMT-05:00)
To: metrosuperkevin <metrosuperkevin@aol.com>
Cc: phil@bhsmgroup.com, Steph <steph.kim@bhsmgroup.com>, "Sarah F. Clarke" <sclarke@devco.org>
Subject: Re: Water leaking

Kevin

I will have somebody address it ASAP

Mitch Karon, CAPP
Executive Director
New Brunswick Parking Authority

On Apr 1, 2016, at 5:27 PM, metrosuperkevin <metrosuperkevin@aol.com> wrote:

Dear Mitch, good afternoon! Hope all goes well with you. We are having constant water leaking problems with second floor gym in deli area and now in front cash register area as well. Water could cause major damage on pos system & damage will make our business totally stopped. Stephanie is estimating damage & report will be sent to you. but I need your immediate attention before this become chaos. Your swift action will be highly appreciated. Thank you. Kevin.

Sent from my Verizon Wireless 4G LTE smartphone

Mitch Karon

From: Philip Hwang <phil@bhsmgroup.com>
Sent: Tuesday, May 17, 2016 2:39 PM
To: Michael DeTeresa
Cc: Mitch Karon; Harry Delgado
Subject: Re: Electrical Hazard Wellness Lobby

Dear Michael,

It's taken care of today. Sorry for the delay.
Please let me know if any.

Thanks,
Regards,
Philip

On Tue, May 17, 2016 at 2:34 PM, Michael DeTeresa <mdeteresa@njnbpa.org> wrote:

Philip,

I am the Property Manager for the NBPA. I was contacted yesterday by the New Brunswick Electrical Inspector Ken Krug, about an unsafe condition in the lobby area of Key Foods. The unsafe condition was an outlet that is on the column where you installed the children's rides. Upon my inspection I could see the outlet box was open ,exposing wires that could easily be touched . I alerted Hahn Kim from the store and informed him that the situation needed to be rectified immediately. He assured me that it would be. I returned this morning to find the condition of the unsafe outlet had not changed. I was again contacted from Mr. Krug the Electrical Inspector that the outlet needed to be corrected today. I contacted Maul Electric who does work for the NBPA and informed them off the situation. The NBPA will be sending you any Invoices regarding this repair.



Michael A. DeTeresa

Property Manager

NBPA

NEW BRUNSWICK PARKING AUTHORITY

106 Somerset St

Gateway Village - 6th Floor

New Brunswick, NJ 08901

Phone: (732) 545-3118 Ext. 116

Fax: (732) 937-9262

--
Thank you,
Regards,

Philip Hwang, *VP*

NEW YORK

Flushing(1812), Fresh Meadows(1814), Staten Island(1948)

NEW JERSEY

New Brunswick(1854), Fairview(1946), Garwood(1992), Edison(1996)

Mitch Karon

From: Philip Hwang <phil@bhsmgroup.com>
Sent: Tuesday, June 07, 2016 10:13 AM
To: Mitch Karon
Subject: RE: Weekly ad sign in the elevator

Dear Mitch,
We've been waiting for Joe Meritt. Is he coming today?
Thanks,
Philip

On Jun 6, 2016 11:54 AM, "Mitch Karon" <mkaron@njnbpa.org> wrote:

Philip

Joe Merritt from the office will be by the store in a few minutes to go over with you.

Mitch

From: Philip Hwang [mailto:phil@bhsmgroup.com]
Sent: Monday, June 06, 2016 11:38 AM
To: Mitch Karon <mkaron@njnbpa.org>
Subject: Weekly ad sign in the elevator

Dear Mitch,

We'd like to put a weekly ad flyer in the elevator in order to attract potential/existing customers with the weekly sale items. This is just one page from the printing company.

Please advise,

Thank you,

Regards,

Philip Hwang, VP

BHSM GROUP LLC

NEW YORK

Flushing(1812), Fresh Meadows(1814), Staten Island(1948)

NEW JERSEY

New Brunswick(1854), Fairview(1946), Garwood(1992), Edison(1996), Plainsboro(2122)

Mitch Karon

From: Philip Hwang <phil@bhsmsgroup.com>
Sent: Wednesday, July 20, 2016 1:36 PM
To: Michael DeTeresa
Cc: Harry Delgado; Mitch Karon; mbuczny@devco.org
Subject: Re: KEY FOODS ENTRANCE DOORS AND VESTIBULE

Dear Michael,
I will make sure that my employees continue to keep those area clean.
Sorry for the inconvenience.

Thank you,
Regards,

Philip Hwang, VP
BHSM GROUP LLC

NEW YORK

Flushing(1812), Fresh Meadows(1814), Staten Island(1948)

NEW JERSEY

New Brunswick(1854), Fairview(1946), Garwood(1992), Edison(1996), Plainsboro(2122)

On Wed, Jul 20, 2016 at 9:24 AM, Michael DeTeresa <mdeteresa@njnbpa.org> wrote:

Good Morning Philip,

I'm writing you this morning regarding some complaints I have received with the cleanliness of the glass in the Vestibule Area at the entrance to the lobby. According to the Matrix that was created outlining responsibilities. The Lobby and Vestibule glass is the responsibility of Key Foods. I had one of my Maintenance workers clean it last night because it was so dirty, and of the complaints we received. I would appreciate it if you can assign this task to one of your employees to keep it clean ,as it would present a good imprecision when entering. The NBPA's responsibilities are the outside doors.

Thank you in advance for your cooperation with this matter.



Michael A. DeTeresa

Property Manager

NBPA

NEW BRUNSWICK PARKING AUTHORITY

106 Somerset St

Gateway Village - 6th Floor

New Brunswick, NJ 08901

Phone: (732) 545-3118 Ext. 116

Fax: (732) 937-9262

Mitch Karon

From: Philip Hwang <phil@bhsmgroup.com>
Sent: Thursday, July 21, 2016 2:14 PM
To: Michael DeTeresa
Cc: Harry Delgado; Mitch Karon; Sarah Clarke (sclarke@devco.org)
Subject: Re: Leakage Issue

Dear Michael,
Please advise the status of leakage issue.

Thank you,
Regards,

Philip Hwang, VP
BHSM GROUP LLC

NEW YORK

Flushing(1812), Fresh Meadows(1814), Staten Island(1948)

NEW JERSEY

New Brunswick(1854), Fairview(1946), Garwood(1992), Edison(1996), Plainsboro(2122)

On Wed, Jul 20, 2016 at 2:22 PM, Michael DeTeresa <mdeteresa@njbpa.org> wrote:

Philip,

I will stop over this afternoon and take a look.

Michael

From: Philip Hwang [<mailto:phil@bhsmgroup.com>]
Sent: Wednesday, July 20, 2016 2:01 PM
To: Michael DeTeresa
Cc: Harry Delgado; Mitch Karon; mbuczny@devco.org
Subject: Leakage Issue

Dear Michael,

We have been experiencing the ceiling leak at New Brunswick store. Please find the attached and find out the solution. Your prompt action will be highly appreciated.

Thank you,

Regards,

Philip Hwang, *VP*

BHSM GROUP LLC

NEW YORK

Flushing(1812), Fresh Meadows(1814), Staten Island(1948)

NEW JERSEY

New Brunswick(1854), Fairview(1946), Garwood(1992), Edison(1996), Plainsboro(2122)

Mitch Karon

From: Philip Hwang <phil@bhsmgroup.com>
Sent: Wednesday, July 27, 2016 6:11 PM
To: Mitch Karon
Cc: Kevin Kim
Subject: Re: Meeting

Dear Mitch,

Sure. I will see you then.

Thank you,
Regards,

Philip Hwang, VP
BHSM GROUP LLC

NEW YORK

Flushing(1812), Fresh Meadows(1814), Staten Island(1948)

NEW JERSEY

New Brunswick(1854), Fairview(1946), Garwood(1992), Edison(1996), Plainsboro(2122)

On Wed, Jul 27, 2016 at 5:53 PM, Mitch Karon <mkaron@njnbpa.org> wrote:
Hi Philip

Can we meet at 2pm Wednesday August 3?

There really is no agenda. I just want to touch base and find out how things are going with the store. As you know we are all interested in seeing it succeed.

Mitch Karon, CAPP
Executive Director
New Brunswick Parking Authority

On Jul 27, 2016, at 2:43 PM, Philip Hwang <phil@bhsmgroup.com> wrote:

Dear Mitch,

Next week Tuesday thru Friday afternoon would be fine with me. Is there any specific agenda?

Thank you,
Regards,

Philip Hwang, VP
BHSM GROUP LLC

NEW YORK

Flushing(1812), Fresh Meadows(1814), Staten Island(1948)

NEW JERSEY

New Brunswick(1854), Fairview(1946), Garwood(1992), Edison(1996), Plainsboro(2122)

On Tue, Jul 26, 2016 at 12:46 PM, Mitch Karon <mkaron@njnbpa.org> wrote:

Hi Philip

Was hoping you would be available one day next week so I can come by and meet with you and see how things are going at the store. Good time to begin strategy to capture the students coming back into the city end of August.

Let me know your availability.

Thank you.

Sincerely,

Mitchell Karon, CAPP

Executive Director

New Brunswick Parking Authority

<image003.jpg>

Mitch Karon

From: Mitch Karon
Sent: Friday, July 29, 2016 8:25 PM
To: Kevin Kim
Cc: chris paladino; Sarah Clarke; phil@bhsmgroup.com; Lorraine Kim
Subject: Re: Union Issue at New Brunswick store

Kevin

If your store is unionized I suggest you speak to the union representatives and demand that they end this practice.

Mitch Karon, CAPP
Executive Director
New Brunswick Parking Authority

On Jul 29, 2016, at 5:58 PM, Kevin Kim <metrosuperkevin@aol.com> wrote:

Dear Mitch,

Good evening, Hope everthing is going well with you and having a good summer.

Attached please find the illegal activities of Union local 464A.

As you know, we are the union shop and under the contract with Local 1964 AFL-CIO.

I believe 464A is also under the AFL-CIO along with 1964, but 464A lost lots of A&P stores last year and they are very hungry now.

Please prohibit their ugly & sloppy activities from our store. Their activities made our business suffer and your building looks bad.

Since we are a union shop from opening, They have no reason for these ugly activities.

Your immediate attention for this matter will be highly appreciated.

Thank you very much,
Kevin Kim

Kevin Kim
President
Key Food Marketplace
Food Universe Marketplace
The Food Emporium
Super Fresh
65 Railroad Ave Unit 201
Ridgefield, NJ 07657
Tel.862.800.6600
Cell.917.686.8821

<1469803217706.jpg>

<1469803363182.jpg>

<1469827361171.jpg>

Mitch Karon

From: Mitch Karon
Sent: Saturday, July 30, 2016 8:45 AM
To: Kevin Kim
Subject: Re: Union Issue at New Brunswick store

Kevin

I have another idea. Put a sign up in the exterior window near the entrance stating that KeyFood workers are represented by Afl - Cio Local 1964.

Unfortunately I believe it's against the law to prevent them from protesting and handing out notices as long as they are on a public sidewalk.

Mitch Karon, CAPP
Executive Director
New Brunswick Parking Authority

On Jul 29, 2016, at 5:58 PM, Kevin Kim <metrosuperkevin@aol.com> wrote:

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Key Food Marketplace
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Tel.862.800.6600
Cell.917.686.8821

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<1469827361171.jpg>

Mitch Karon

From: Philip Hwang <phil@bhsmgroup.com>
Sent: Wednesday, August 03, 2016 2:34 PM
To: Mitch Karon
Subject: Re: Delay

Dear Mitch,
I'm in the middle of Edison store opening next Friday, so can we rearrange the schedule right after?
I'm sorry, but I have lots of calls from the store now, so I got to run to take care of issues.

Thank you,
Regards,

Philip Hwang, VP
BHSM GROUP LLC

NEW YORK

Flushing(1812), Fresh Meadows(1814), Staten Island(1948)

NEW JERSEY

New Brunswick(1854), Fairview(1946), Garwood(1992), Edison(1996), Plainsboro(2122)

On Wed, Aug 3, 2016 at 1:26 PM, Mitch Karon <mkaron@njbpa.org> wrote:

Philip

I got delayed. Can we meet at 3PM today instead of 2 PM?

Sincerely,

Mitchell Karon, CAPP

Executive Director

New Brunswick Parking Authority



Mitch Karon

From: Philip Hwang <phil@bhsmgroup.com>
Sent: Tuesday, August 16, 2016 9:32 AM
To: Mitch Karon
Cc: Kevin Kim
Subject: Re: FW: August 2016 Rental Payment

Good morning Mitch,
Yes Edison store is now open. Thank you for the opening wish.
For the rent, I apologized for the payment and we will drop the rest at your office today.

Thank you,
Regards,

Philip Hwang, VP
BHSM GROUP LLC

NEW YORK

Flushing(1812), Fresh Meadows(1814), Staten Island(1948)

NEW JERSEY

New Brunswick(1854), Fairview(1946), Garwood(1992), Edison(1996), Plainsboro(2122)

On Tue, Aug 16, 2016 at 8:18 AM, Mitch Karon <mkaron@njnbpa.org> wrote:

Good morning Philip

Hope all is well and that the opening of new store in Edison went smoothly and is a success.

Please see the email below. We are holding the check. How do you wish to proceed? Please let me know.

Thank you

Mitch Karon

From: Bright Rajaratnam
Sent: Monday, August 15, 2016 9:04 AM
To: Mitch Karon <mkaron@njnbpa.org>
Subject: FW: August 2016 Rental Payment

Good morning Mitch,

I am forwarding an email that we sent last Wednesday to Key Food with regard to wrong amount of rent payment received. We are still holding the check to hear back from them.

Bright

From: Ann Debonis
Sent: Wednesday, August 10, 2016 8:54 AM
To: ruth.choi@bhsmgroup.com
Cc: Bright Rajaratnam; 'phil@bhsmgroup.com'
Subject: August 2016 Rental Payment

Good Morning Ruth,

The billing for August 2016 is \$61271.30. I received check #4074 in the amount of \$20415.00. Do you want to reissue a check in the full amount or send another check for the balance of \$40856.30? A copy of the invoice is attached. Feel free to contact me with any questions.

Regards,

Ann

Ann DeBonis

Accounts Receivable

NEW BRUNSWICK
NBPA
Parking Authority

106 Somerset St

6th Floor

New Brunswick, NJ 08901

732-545-3118 ext. 119

732-937-9262 Fax

adebonis@njnbpa.org

Mitch Karon

From: Philip Hwang <phil@bhsmgroup.com>
Sent: Thursday, October 13, 2016 5:09 PM
To: Mitch Karon
Subject: Re: FW: Outstanding Key Food invoice.

Dear Mitch,
I will have my office manger Susan take care of it tomorrow.

Thank you,
Regards,

Philip Hwang, VP
BHSM GROUP LLC

NEW YORK

Flushing(1812), Fresh Meadows(1814), Staten Island(1948)

NEW JERSEY

New Brunswick(1854), Fairview(1946), Garwood(1992), Edison(1996), Plainsboro(2122)

On Thu, Oct 13, 2016 at 4:14 PM, Mitch Karon <mkaron@njnbpa.org> wrote:

Hi Philip

I hope all is well.

Can you please look into the attached for payment.

Thank you

Mitch Karon

From: Bright Rajaratnam
Sent: Thursday, October 13, 2016 2:33 PM
To: Mitch Karon <mkaron@njnbpa.org>
Subject: Outstanding Key Food invoice.

Mitch,

Please find attached Key Food invoice # 0616WS10 in the amount of \$10,949.24 outstanding since July 1st, 2016. This is for 2nd Qtr. water and sewer. We emailed requesting payment on the 6th and have not heard from them.

Bright

Bright S.Rajaratnam

CFO

New Brunswick Parking Authority

New Brunswick, NJ 08901

732 545 3118 Ext. 114

Mitch Karon

From: Philip Hwang <phil@bhsmgroup.com>
Sent: Thursday, December 08, 2016 4:52 PM
To: Sarah Clarke
Cc: Mitch Karon; MGissi@keyfood.com; Tara Johnson
Subject: Fwd: Super Fresh replacement at New Brunswick

Dear Sarah,
Please see below. It is from Key Food HQ.
If any further information, she will provide with.
Thanks,
Philip

----- Forwarded message -----

From: Michele Gissi <mgissi@keyfoods.com>
Date: Thu, Dec 8, 2016 at 2:42 PM
Subject: RE: Super Fresh replacement at New Brunswick
To: Phil <phil@bhsmgroup.com>, Tara Johnson <tjohnson@keyfoods.com>

Hi Philip,

We are positioning SuperFresh as our larger, suburban NJ banner. Your store fits this criteria and there will be ample Marketing around this banner. This will begin in January and extend through your grand opening in May.

Thanks,

Michele

Michele Gissi

Key Food Stores Co-Op. Inc. | Integrated Marketing & PR Manager

Email: MGissi@keyfood.com | Phone: [718-370-4200](tel:718-370-4200) Ext. 329

Mitch Karon

From: Kevin Kim <metrosuperkevin@aol.com>
Sent: Friday, December 09, 2016 3:48 PM
To: Mitch Karon; 'Philip Hwang'
Subject: RE: Sign change

Dear Mitch,
You looked much handsome with nice shave.
It was very nice to see you. I am waiting date from my KF Sign Contractor.
Soon as I hear from them, I will inform you.
Thank you
Kevin

From: Mitch Karon [mailto:mkaron@njnbpa.org]
Sent: Thursday, December 8, 2016 1:48 PM
To: Kevin Kim; Philip Hwang
Subject: Sign change

Hello Kevin and Philip
It was good to see you both yesterday.

When do you plan on having the signed changed from Key Food to Superfresh? We want to be ready for questions when people see name change.

Sincerely,

Mitchell Karon, CAPP
Executive Director
New Brunswick Parking Authority



Mitch Karon

From: Philip Hwang <phil@bhsmgroup.com>
Sent: Wednesday, December 21, 2016 3:52 PM
To: Sarah Clarke
Cc: Kevin Kim; Mitch Karon
Subject: Re: New Brunswick timeline

OK I will.

On Dec 21, 2016 3:49 PM, "Sarah Clarke" <sclarke@devco.org> wrote:
Just confirming, we will arrange to have the interior garage signs changed during that week as well.

Once you have an actual date, please let me know. We will do our best to coordinate.

Sent from my iPhone

On Dec 21, 2016, at 3:44 PM, Philip Hwang <phil@bhsmgroup.com> wrote:

Dear Sarah,
According to Key Food HQ, the Super Fresh banner will be installed at the first week of January.
Thanks,
Philip

----- Forwarded message -----

From: "Lori Bungay" <lbungay@keyfoods.com>
Date: Dec 21, 2016 3:26 PM
Subject: RE: FW: New Brunswick timeline
To: "Phil" <phil@bhsmgroup.com>
Cc:

Philip,

I sincerely apologize for the delay. Mr. Lee has gotten back to me and confirmed that installation for Fairview will be next Thursday, 12/29 and installation for New Brunswick will be the following week.

Thank you,

Lori

From: Lori Bungay
Sent: Wednesday, December 21, 2016 10:23 AM

To: Phil
Subject: RE: FW: New Brunswick timeline

Philip,

I have reached out again to Mr. Lee this morning and am waiting on a response.

I will keep you updated.

Thank you,

Lori

From: Lori Bungay

Sent: Tuesday, December 20, 2016 2:45 PM

To: Phil

Subject: RE: FW: New Brunswick timeline

Philip,

I reached out to Mr. Lee via phone call and email and have yet to receive a response.

As soon as I get a response from him I will reach out to you.

Thank you,

Lori

From: Philip Hwang [<mailto:phil@bhsmgroup.com>]

Sent: Tuesday, December 20, 2016 10:00 AM

To: Lori Bungay

Subject: Re: FW: New Brunswick timeline

Good morning Lori,

So someone is going to replace the banner today or so. I need to notify the landlord. Please advise,

Thanks,

Philip

On Dec 20, 2016 9:05 AM, "Lori Bungay" <lbungay@keyfoods.com> wrote:

Hi Phil,

In regards to your email you previously sent me, please see below.

Thank you,

Lori

From: Lori Bungay
Sent: Friday, December 09, 2016 8:48 AM
To: Phil
Cc: Tara Johnson; Michele Gissi; Danielle DiAngelo
Subject: New Brunswick timeline

Good Morning Phil,

In regards to the timeline for the New Brunswick store, the process should begin around December 20th.

Please let me know if there is anything else I can assist you with.

Thank you,

Lori Bungay

Retail Services Admin

Key Food Stores Co-Op. Inc.

1200 South Avenue

Staten Island, New York 10314

718-370-4200 ext. 359

This email has been scanned for email related threats and delivered safely by Mimecast.
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This email has been scanned for email related threats and delivered safely by Mimecast.
For more information please visit <http://www.mimecast.com>

Mitch Karon

From: Philip Hwang <phil@bhsmgroup.com>
Sent: Monday, January 09, 2017 12:12 PM
To: Megan Feneis
Cc: Sarah Clarke; Mitch Karon
Subject: Re: Timing of Super Fresh Signage

Dear Megan,

Finally we have a schedule for Super Fresh signage starting Jan. 23th. It will take a couple of days. Please let me know if any.

Thank you,
Regards,

Philip Hwang, VP
BHSM GROUP LLC

NEW YORK

Flushing(1812), Fresh Meadows(1814), Staten Island(1948)

NEW JERSEY

New Brunswick(1854), Fairview(1946), Garwood(1992), Edison(1996), Plainsboro(2122)

On Tue, Jan 3, 2017 at 11:28 AM, Megan Feneis <mfeneis@devco.org> wrote:

Hi Philip,

I'm wondering if you have a final installation date for the new Super Fresh signage -- I just want to make sure I get all the other interior and exterior signs changed out quickly after.

Thank you!

Megan

Megan A. Feneis

Communications Associate

New Brunswick Development Corporation

120 Albany Street

Tower One, Floor 7

Mitch Karon

From: Philip Hwang <phil@bhsmgroup.com>
Sent: Friday, January 20, 2017 8:09 AM
To: Mitch Karon
Cc: Kevin Kim
Subject: Re: Signage

OK I will find out the status.

Thanks,

Philip

On Jan 19, 2017 4:36 PM, "Mitch Karon" <mkaron@njnbpa.org> wrote:

Philip

I see the new signage is going up. You. Need to get construction permits or city will stop.

Mitch Karon, CAPP

Executive Director

New Brunswick Parking Authority

Mitch Karon

From: Philip Hwang <phil@bhsmgroup.com>
Sent: Tuesday, February 14, 2017 7:53 PM
To: sign master
Cc: Peter Choi; Susan Chung; Mitch Karon; Sarah Clarke
Subject: Fwd: Signs at Wellness in New Brunswick

Mr. Lee,
Please see the below and resolve the issue immediately.
Thanks.
Philip

----- Forwarded message -----

From: "Mitch Karon" <mkaron@njnbpa.org>
Date: Feb 14, 2017 13:02
Subject: Signs at Wellness in New Brunswick
To: "Philip Hwang" <phil@bhsmgroup.com>
Cc: "Sarah Clarke" <sclarke@devco.org>

Hi Philip

It was reported that the RWJ Wellness sign was not lighting. When my electrician went to inspect, it was discovered that the sign was disconnected. It appears this was done when dismantling the old Key Food sign. Please insure that your sign people repair and reconnect the RWJ Wellness sign so that it lights up. Your immediate attention to this matter is appreciated.

Sincerely,

Mitchell Karon, CAPP

Executive Director

New Brunswick Parking Authority



Mitch Karon

From: Philip Hwang <phil@bhsimgroup.com>
Sent: Thursday, February 23, 2017 4:45 PM
To: Michael DeTeresa
Cc: Mitch Karon; Sarah Clarke; Kevin Kim; Jennifer Ha
Subject: URGENT: Water Leakage

Dear Michael,

Please see attached and the entire ceiling of meat dept is about to collapse according to the store. Please take an immediate action to stop the leakage.

Your prompt action will be highly appreciated.



IMG_0342.mp4

Thank you,
Regards,

Philip Hwang, VP
BHSM GROUP LLC

NEW YORK

Flushing(1812), Fresh Meadows(1814), Staten Island(1948)

NEW JERSEY

New Brunswick(1854), Fairview(1946), Garwood(1992), Edison(1996), Plainsboro(2122)

Mitch Karon

From: Mitch Karon
Sent: Thursday, May 11, 2017 2:41 PM
To: Kevin Kim; Philip Hwang
Subject: New Brunswick Store

Good afternoon Gentlemen:

I hope you are doing well. Kevin I tried reaching you by phone but could not leave message. Said mailbox full. Is there new management at the New Brunswick Superfresh? I have been receiving many complaints recently about the condition of the store. I am being told that it is not clean and smells bad. Can you look into this concern please. It cannot be good for business if people are saying such things. I can be reached at 732-259-9329 if you wish to talk on phone.

Sincerely,

Mitchell Karon, CAPP
Executive Director
New Brunswick Parking Authority



Mitch Karon

From: metrosuperkevin <metrosuperkevin@aol.com>
Sent: Wednesday, January 17, 2018 9:33 AM
To: Mitch Karon
Subject: RE: Meeting Dates

Ok

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Mitch Karon <mkaron@njbpa.org>
Date: 1/17/18 9:29 AM (GMT-05:00)
To: metrosuperkevin <metrosuperkevin@aol.com>
Subject: RE: Meeting Dates

Kevin

10 AM February 2 at NBPA office 106 Somerset Street 6th floor

Thank you

Mitch

From: metrosuperkevin [mailto:metrosuperkevin@aol.com]
Sent: Wednesday, January 17, 2018 8:50 AM
To: Mitch Karon <mkaron@njbpa.org>
Subject: Re: Meeting Dates

Dear Mitch, Feb 2nd Friday is good. What time?

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Mitch Karon <mkaron@njnbpa.org>

Date: 1/16/18 12:56 PM (GMT-05:00)

To: Kevin Kim <metrosuperkevin@aol.com>

Subject: Meeting Dates

Hi Kevin

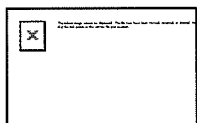
Are you available to meet Wednesday Jan 31 or Friday Feb 2?

Sincerely,

Mitchell Karon, CAPP

Executive Director

New Brunswick Parking Authority



Mitch Karon

From: metrosuperkevin <metrosuperkevin@aol.com>
Sent: Sunday, January 21, 2018 9:49 PM
To: Mitch Karon
Subject: Re: Reschedule meeting

I mean 7th.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Mitch Karon <mkaron@njnbpa.org>
Date: 1/19/18 11:37 AM (GMT-05:00)
To: Kevin Kim <metrosuperkevin@aol.com>
Subject: Reschedule meeting

Good day Kevin:

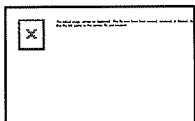
I apologize but I need to reschedule the meeting of February 2. Are you available Monday Feb 5, Wednesday Feb 7 or Friday Feb 9 to meet?

Sincerely,

Mitchell Karon, CAPP

Executive Director

New Brunswick Parking Authority



Mitch Karon

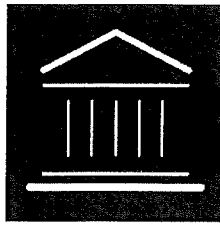
From: metrosuperkevin <metrosuperkevin@aol.com>
Sent: Tuesday, January 30, 2018 8:23 AM
To: Mitch Karon; Sarah Clarke
Subject: Re: Canceled: Superfresh

Dear Mitch, our meeting schedule is Feb 7th Wednesday 10 AM. Thank you.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Mitch Karon <mkaron@njbpa.org>
Date: 1/30/18 7:42 AM (GMT-05:00)
To: Kevin Kim <metrosuperkevin@aol.com>, Sarah Clarke <sclarke@devco.org>
Subject: Canceled: Superfresh



RAINONE
COUGHLIN
MINCHELLO
ATTORNEYS AT LAW

Louis N. Rainone
Craig J. Coughlin*
David L. Minchello
Amanda E. Miller*
John F. Gillick
Carol A. Berlen
Brian P. Trelease*
Anne E. Rowan
Conor J. Hennessey*
Deysimara S. Hubner*
* Also admitted in New York

Of Counsel
Baye Adofo-Wilson

Writer's Direct:
Dminchelo@NJRCMLaw.co

April 23, 2018

Via email metrosuperkevin@aol.com & Certified Mail

Kevin Kim
Kumkang Fruit and Vegetable Corp.
155-15 Aguilar Avenue
Flushing, New York 11367

Dear Mr. Kim:

I am the General Counsel to the New Brunswick Parking Authority (hereinafter referred to as "NBPA"), your landlord for the premises at 100 Kilpatrick Street in New Brunswick, New Jersey.

It has come to my attention that you are now in default on your rent obligation per the lease agreement. I understand that the NBPA has agreed to temporarily reduce your rent to \$35,000.00 per month effective May 1, 2018. However, please be advised that you are still responsible for the full amount of rent and other charges as set forth in the lease. Further, the NBPA reserves the right to terminate this arrangement at any time and seek all applicable remedies under the lease agreement.

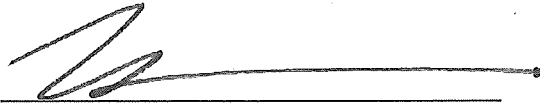
If you have any questions, please feel free to contact me or Mitchell Karon at New Brunswick Parking Authority.

Thank you.

Very truly yours,

RAINONE COUGHLIN MINCHELLO, LLC

By: _____

A handwritten signature in dark ink, appearing to be 'DLM', is written over a horizontal line.

David L. Minchello, Esq.

DLM/acc

Cc: Mitchell Karon, CAPP (via email only)

Mitch Karon

From: Kevin Kim <metrosuperkevin@aol.com>
Sent: Thursday, May 24, 2018 9:55 AM
To: Mitch Karon
Subject: RE: Account

Confirmed. Thank you. Have a wonderful Memorial Weekend!

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Mitch Karon <mkaron@njnbpa.org>
Date: 5/24/18 9:28 AM (GMT-05:00)
To: Kevin Kim <metrosuperkevin@aol.com>
Subject: RE: Account

Thursday June 7 is good. 10 AM.

Thank you

Mitch Karon

From: Kevin Kim [mailto:metrosuperkevin@aol.com]
Sent: Thursday, May 24, 2018 9:14 AM
To: Mitch Karon <mkaron@njnbpa.org>
Subject: Re: Account

Dear Mitch, good morning, Next week, i have food show to attend Tue - Fri. For me, following week is better. Please advise me. Thsmk you.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Mitch Karon <mkaron@njbpa.org>

Date: 5/24/18 8:26 AM (GMT-05:00)

To: Kevin Kim <metrosuperkevin@aol.com>

Subject: Account

Good morning Kevin:

I am told that we received payment of \$20,000 May 7. We agreed that you would begin paying \$35,000 beginning May 1. Please look into this.

Also,

I would like to set a meeting up for next week to go over the status of your tenancy. The meeting will include the Authority Chairman, Kevin McTernan.

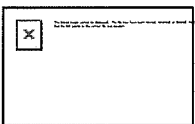
Please share dates and times you are available to meet next week so that I may coordinate with my chairman.

Sincerely,

Mitchell Karon, CAPP

Executive Director

New Brunswick Parking Authority



Mitch Karon

From: Kevin Kim <Kevin.Kim@bhsmgroup.com>
Sent: Thursday, June 07, 2018 12:42 PM
To: Mitch Karon
Cc: Super Fresh; Kevin.mcternan@rwjuh.edu
Subject: Re: Shuttle Bus
Attachments: image002.jpg

Thank you very much & this will help our store and RU students as well.

On Thu, Jun 7, 2018, 11:25 AM Mitch Karon <mkaron@njnbpa.org> wrote:

Gentlemen:

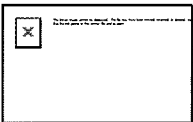
I just got off the phone with Rutgers and they have agreed to change the bus route so that the shuttle will stop at the store along Kirkpatrick Street. Please give it a few days to coordinate.

Sincerely,

Mitchell Karon, CAPP

Executive Director

New Brunswick Parking Authority



Mitch Karon

From: Philip Hwang <phil@bhsmgroup.com>
Sent: Monday, June 11, 2018 12:46 PM
To: Mitch Karon
Cc: Kevin Kim (Kevin.Kim@bhsmgroup.com); Kevin.mcternan@rwjuh.edu
Subject: Re: WIC

Dear Mitch,

First of all, we greatly appreciate your help for Rutgers Shuttle Bus stops at SuperFresh. We will get ready for students.

Also, I wanted to let you know the status of WIC. On May 2nd, the State received the form to become a NJ WIC authorized vendor from us and they gave us 120 days to review.

I hope it will work out well this time.

I will follow up with our meeting such as WIC, Online shopping & marketing materials.

Thanks,

Philip

On Thu, Jun 7, 2018 at 11:25 AM, Mitch Karon <mkaron@njbpa.org> wrote:

Gentlemen:

I just got off the phone with Rutgers and they have agreed to change the bus route so that the shuttle will stop at the store along Kirkpatrick Street. Please give it a few days to coordinate.

Sincerely,

Mitchell Karon, CAPP

Executive Director

New Brunswick Parking Authority



Mitch Karon

From: Philip Hwang <phil@bhsmgroup.com>
Sent: Wednesday, June 20, 2018 5:19 PM
To: Mitch Karon
Subject: Re: Shuttle Bus

Dear Mitch,

We have a good news. Yesterday we've received the WIC application packet. In 3 months, we will ready for WIC customers and increase sales.

For RU Shuttle bus, can you please advise us when it will be effective?

I will continue to follow up with our meeting.

Thanks,
Regards,
Philip

On Thu, Jun 7, 2018 at 11:25 AM, Mitch Karon <mkaron@njbpa.org> wrote:

Gentlemen:

I just got off the phone with Rutgers and they have agreed to change the bus route so that the shuttle will stop at the store along Kirkpatrick Street. Please give it a few days to coordinate.

Sincerely,

Mitchell Karon, CAPP

Executive Director

New Brunswick Parking Authority



Mitch Karon

From: Phil Hwang <phil@bhsmgroup.com>
Sent: Wednesday, August 15, 2018 3:12 PM
To: Mitch Karon
Subject: Re: FW: July 2018 PSEG

Hi Mitch,

We are aware of it and working on resolving the issue because the previous electric supplier had messed up with PSEG bill.

Thanks for your concern!

Regards,

Philip

On Wed, Aug 15, 2018 at 2:58 PM, Mitch Karon <mkaron@njnbpa.org> wrote:

Hi Philip:

I saw that there was a shut off warning. I want to make sure this bill was paid.

Thank you

Mitch Karon

From: Carolina Zeledon
Sent: Wednesday, August 15, 2018 2:54 PM
To: Mitch Karon <mkaron@njnbpa.org>
Subject: FW: July 2018 PSEG

Hi Mitch,

See attached as requested.

Carolina Zeledon

Accounts Payable



Parking Authority

106 Somerset St

6th Floor

New Brunswick, NJ 08901

732-545-3118 ext. 118

732-937-9262 Fax

From: Ryan Lee [<mailto:ryan.lee@bhsmsgroup.com>]

Sent: Thursday, August 09, 2018 4:00 PM

To: Carolina Zeledon

Subject: Re: July 2018 PSEG

Hello

Please find attached

thank you

On Thu, Aug 9, 2018 at 12:25 PM, Carolina Zeledon <czeledon@njnbpa.org> wrote:

Good afternoon Ryan,

Can you please send me the July 2018 PSEG bill .

Thank you,

Carolina Zeledon

Accounts Payable



Parking Authority

106 Somerset St

6th Floor

New Brunswick, NJ 08901

732-545-3118 ext. 118

732-937-9262 Fax

From: Ryan Lee [mailto:ryan.lee@bhsmgroup.com]

Sent: Thursday, July 12, 2018 11:04 AM

To: Carolina Zeledon

Cc: Soobin Han; Matthew Ha; Jane Kim

Subject: Re: June 2018 PSEG

Hello

Please find attached

thank you

On Thu, Jul 12, 2018 at 9:45 AM, Carolina Zeledon <czeledon@njnbpa.org> wrote:

Good Morning Ryan,

Can you please send me the June 2018 PSEG bill.

Thank you and hope you are having a good day!

Carolina Zeledon

Accounts Payable



Parking Authority

106 Somerset St

6th Floor

New Brunswick, NJ 08901

732-545-3118 ext. 118

732-937-9262 Fax

From: Ryan Lee [mailto:ryan.lee@bhsmgroup.com]

Sent: Friday, June 15, 2018 1:26 PM

To: Carolina Zeledon

Subject: Re: March & April 2018 PSEG

Hello

Please find attached

thank you

On Fri, Jun 15, 2018 at 11:58 AM, Carolina Zeledon <czeledon@njnbpa.org> wrote:

Hello Ryan,

I am wondering if you can send me the May 2018 PSEG bill for Keyfood please.

Thank you,

Carolina Zeledon

Accounts Payable



Parking Authority

106 Somerset St

6th Floor

New Brunswick, NJ 08901

732-545-3118 ext. 118

732-937-9262 Fax

From: Ryan Lee [<mailto:ryan.lee@bhsmgroup.com>]

Sent: Thursday, May 10, 2018 2:33 PM

To: Carolina Zeledon

Cc: Soobin Han; Matthew Ha; Jane Kim

Subject: Re: March & April 2018 PSEG

Hello

Please find attached

thank you

On Thu, May 10, 2018 at 2:19 PM, Carolina Zeledon <czeledon@njbpa.org> wrote:

Ryan,

Thank you so much! Can you send me April's 2018 as well please.

Thanks again!

Carolina Zeledon

Accounts Payable



Parking Authority

106 Somerset St

6th Floor

New Brunswick, NJ 08901

732-545-3118 ext. 118

732-937-9262 Fax

From: Ryan Lee [mailto:ryan.lee@bhsmgroup.com]

Sent: Thursday, May 10, 2018 2:16 PM

To: Carolina Zeledon

Cc: Soobin Han; Matthew Ha; Jane Kim

Subject: Re: March & April 2018 PSEG

Hello

Please find Mar 2018 statement

if you need more information, feel free to email me back

thank you

On Thu, May 10, 2018 at 12:19 PM, Carolina Zeledon <czeledon@njnbpa.org> wrote:

Hello to all.

I have sent emails to Soo, regarding getting the PSEG bill for the month of March 2018 and haven't heard anything for a while. Can you one of you help me get the bills for March and April 2018 so we can process them.

Thank you,

Carolina Zeledon

Accounts Payable



Parking Authority

106 Somerset St

6th Floor

New Brunswick, NJ 08901

732-545-3118 ext. 118

732-937-9262 Fax

From: Soobin Han [<mailto:soobin.han@bhsmgroup.com>]

Sent: Thursday, February 08, 2018 10:32 AM

To: Carolina Zeledon

Cc: Matthew Ha; Ryan Lee

Subject: Re: Jan 2018 PSEG

Dear Carolina

Good morning,

Attached is the file.

Thank you,

Soo Han

BHSM GROUP LLC

65 Railroad ave Suite #201

Ridgefield, NJ 07657

Tel: 862-800-6600

Fax: 201-941-2476



On Wed, Feb 7, 2018 at 4:38 PM, Carolina Zeledon <czeledon@njnbpa.org> wrote:

Hello Soobin,

Can you please send me the Jan 2018 invoice for PSEG?

Thank you,

Carolina Zeledon

Accounts Payable



106 Somerset St

6th Floor

New Brunswick, NJ 08901

732-545-3118 ext. 118

732-937-9262 Fax

Mitch Karon

From: Phil Hwang <phil@bhsmsgroup.com>
Sent: Thursday, September 13, 2018 11:19 AM
To: Mitch Karon
Subject: Re: FW: Key Food PSEG past due

Good morning!

It has already taken care of. Due to the electric supplier mistake, we needed some time to resolve this issue with PSEG.

Thanks,
Regards,
Philip

On Thu, Sep 13, 2018, 10:27 Mitch Karon <mkaron@njnbpa.org> wrote:

Hi Philip

Just want to be sure this is being addressed. Please advise.

Thank you

Mitch Karon

From: Bright Rajaratnam
Sent: Thursday, September 13, 2018 10:26 AM
To: Mitch Karon <mkaron@njnbpa.org>
Subject: Key Food PSEG past due

Bright S.Rajaratnam

CFO

New Brunswick Parking Authority

New Brunswick, NJ 08901

732 545 3118 Ext. 114

Mitch Karon

From: Phil Hwang <phil@bhsmgroup.com>
Sent: Tuesday, October 02, 2018 10:41 AM
To: Mitch Karon
Subject: Re: Urgent! Leak from RWJ in SuperFresh

According to the store, they've already contacted him at the beginning.

Thanks,
Philip

On Tue, Oct 2, 2018 at 10:37 AM Mitch Karon <mkaron@njnbpa.org> wrote:

Philip

This is the first time this particular leak is being brought to our attention. Please tell your store staff to contact Mike DeTeresa immediately in the future. Mike will be by to take a look.

Thank you

Mitch Karon

From: Phil Hwang [mailto:phil@bhsmgroup.com]
Sent: Tuesday, October 02, 2018 10:31 AM
To: Mitch Karon <mkaron@njnbpa.org>
Subject: Urgent! Leak from RWJ in SuperFresh

Dear Mitch,

I'd like to bring this matter to your attention since there was no action in 3 weeks

According to the store, even the fitness center manager told the store to make a claim without any further action.

This has been affecting our business and increasing the liability issues.

Please see attached and your prompt action will be highly appreciated.

Thanks,

Regards,

Philip

Mitch Karon

From: Kevin Kim <Kevin.Kim@bhsmgroup.com>
Sent: Wednesday, January 02, 2019 2:02 PM
To: Mitch Karon
Cc: Super Fresh
Subject: Re: current situation of supermarket

Friday 10:30 is fine. I will see you on Friday at your office. Thx.

On Wed, Jan 2, 2019, 1:17 PM Mitch Karon <mkaron@njnbpa.org> wrote:

Kevin

Happy New Year!

I am available Friday after 10:30 . Also available anytime Tuesday January 8.

Let me know if either of these dates work for you.

Thank you

Mitch Karon

From: Kevin Kim [mailto:Kevin.Kim@bhsmgroup.com]
Sent: Wednesday, January 02, 2019 12:34 PM
To: Mitch Karon <mkaron@njnbpa.org>
Cc: Super Fresh <phil@bhsmgroup.com>
Subject: current situation of supermarket

Dear Mitch, Good morning, Happy, Healthy & Prosperous New Year 2019.

Please review of following issues of my store: 1. I have tremendous complaining of parking lot on 3rd floor from my customer. Due to other tenant use, It's impossible for my customer to find parking spot on 3rd floor, 2. We have constant leaking issues from 2nd floor Gym pool & shower area. these leaking make our daily operation impossible. These issues are reported to Parking Authority hundreds times over the last whole years. 3.I have reduced my store in half as of October last years base on our last meeting. I need a meeting to go over all these issues. Please let me know your earliest convenience time to meet me. Thank you Very much,
Regards, Kevin Kim.

Mitch Karon

From: Mitch Karon
Sent: Wednesday, January 16, 2019 2:44 PM
To: Kevin Kim (Kevin.Kim@bhsmgroup.com)
Subject: Grocery Store

Hi Kevin:

It was brought to my attention that no payment has been received since October. I cannot consider any rent reduction until paid current. Once you pay \$35,000 for October, November and December I will consider a further reduction in rent.

Sincerely,

Mitchell Karon, CAPP
Executive Director
New Brunswick Parking Authority



Mitch Karon

From: Kevin Kim <Kevin.Kim@bhsmgroup.com>
Sent: Monday, January 28, 2019 3:04 PM
To: Mitch Karon
Cc: Matthew Ha; Jane Kim
Subject: Re: Grocery Store
Attachments: image001.jpg

Yes, I will arrange additional \$5,000/month to pay off Nov & Dec, 2018. Thank you.

On Mon, Jan 28, 2019, 2:56 PM Mitch Karon <mkaron@njnbpa.org> wrote:

Dear Kevin

I am glad to hear your decision. Can you please advise will you be making additional \$5,000 payments as you suggested to pay off missed November and December rent?

Thank you

Mitch Karon

From: Kevin Kim [mailto:Kevin.Kim@bhsmgroup.com]
Sent: Monday, January 28, 2019 10:51 AM
To: Mitch Karon <mkaron@njnbpa.org>; Matthew Ha <matthew.ha@bhsmgroup.com>; Jane Kim <jane.kim@bhsmgroup.com>
Subject: Re: Grocery Store

Dear Mitch, I have discussed your proposal with my families.

We really wanted \$20,000 per month but I believe that your proposal \$25,000 seems like your best.

I will accept your proposal & will mail you January rent this week. I really appreciate your effort & understanding.

Thank you, Regards, Kevin.

On Wed, Jan 23, 2019 at 11:44 AM Mitch Karon <mkaron@njnbpa.org> wrote:

Dear Kevin

I am bringing your circumstance and request to the board of commissioners at tonight's meeting. I will get back to you ASAP with a response.

Thank you

Mitch Karon

From: Kevin Kim [mailto:Kevin.Kim@bhsmgroup.com]

Sent: Monday, January 21, 2019 6:32 PM

To: Mitch Karon <mkaron@njnbpa.org>

Subject: Re: Grocery Store

Dear Mitch, For Nov & Dec rent, Please allow me installments payment at \$5,000/month.

Thank you, Kevin.

On Wed, Jan 16, 2019 at 3:07 PM Mitch Karon <mkaron@njnbpa.org> wrote:

As I said previously, pay through December and I will consider.

Thank you

Mitch Karon

From: Kevin Kim [mailto:Kevin.Kim@bhsmgroup.com]

Sent: Wednesday, January 16, 2019 3:03 PM

To: Mitch Karon <mkaron@njnbpa.org>

Subject: Re: Grocery Store

Dear Mitch, My record showed that October rent has been paid on Oct 18th. November & December rent have not paid yet.

As I told you at last meeting, Store can not afford to pay more than \$20K per month. I have already reduced store in half and Even I want to stay & keep maintain the store, I have to leave decision on your hand whether I should stay or leave. Thank you, Kevin.

On Wed, Jan 16, 2019 at 2:44 PM Mitch Karon <mkaron@njnbpa.org> wrote:

Hi Kevin:

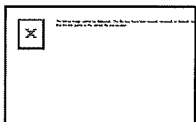
It was brought to my attention that no payment has been received since October. I cannot consider any rent reduction until paid current. Once you pay \$35,000 for October, November and December I will consider a further reduction in rent.

Sincerely,

Mitchell Karon, CAPP

Executive Director

New Brunswick Parking Authority



Mitch Karon

From: Mitch Karon
Sent: Tuesday, February 05, 2019 1:42 PM
To: 'Kevin Kim'
Subject: RE: Grocery Store

Hello Kevin:
Please see if rent check was sent. We still have not received.

Thank you
Mitch Karon

From: Kevin Kim [mailto:Kevin.Kim@bhsmgroup.com]
Sent: Monday, January 28, 2019 10:51 AM
To: Mitch Karon <mkaron@njnbpa.org>; Matthew Ha <matthew.ha@bhsmgroup.com>; Jane Kim <jane.kim@bhsmgroup.com>
Subject: Re: Grocery Store

Dear Mitch, I have discussed your proposal with my families.
We really wanted \$20,000 per month but I believe that your proposal \$25,000 seems like your best.
I will accept your proposal & will mail you January rent this week. I really appreciate your effort & understanding.
Thank you, Regards, Kevin.

On Wed, Jan 23, 2019 at 11:44 AM Mitch Karon <mkaron@njnbpa.org> wrote:

Dear Kevin

I am bringing your circumstance and request to the board of commissioners at tonight's meeting. I will get back to you ASAP with a response.

Thank you

Mitch Karon

From: Kevin Kim [mailto:Kevin.Kim@bhsmgroup.com]
Sent: Monday, January 21, 2019 6:32 PM
To: Mitch Karon <mkaron@njnbpa.org>
Subject: Re: Grocery Store

Dear Mitch, For Nov & Dec rent, Please allow me installments payment at \$5,000/month.

Thank you, Kevin.

On Wed, Jan 16, 2019 at 3:07 PM Mitch Karon <mkaron@njnbpa.org> wrote:

As I said previously, pay through December and I will consider.

Thank you

Mitch Karon

From: Kevin Kim [mailto:Kevin.Kim@bhsmsgroup.com]

Sent: Wednesday, January 16, 2019 3:03 PM

To: Mitch Karon <mkaron@njnbpa.org>

Subject: Re: Grocery Store

Dear Mitch, My record showed that October rent has been paid on Oct 18th. November & December rent have not paid yet.

As I told you at last meeting, Store can not afford to pay more than \$20K per month. I have already reduced store in half and Even I want to stay & keep maintain the store, I have to leave decision on your hand whether I should stay or leave. Thank you, Kevin.

On Wed, Jan 16, 2019 at 2:44 PM Mitch Karon <mkaron@njnbpa.org> wrote:

Hi Kevin:

It was brought to my attention that no payment has been received since October. I cannot consider any rent reduction until paid current. Once you pay \$35,000 for October, November and December I will consider a further reduction in rent.

Sincerely,

Mitchell Karon, CAPP

Executive Director

New Brunswick Parking Authority



Mitch Karon

From: Kevin Kim <kevinx621@gmail.com>
Sent: Monday, March 25, 2019 10:01 AM
To: Mitch Karon
Subject: Re:

Ok, 1:30 pm.

On Mon, Mar 25, 2019, 9:54 AM Mitch Karon <mkaron@njnbpa.org> wrote:

Hi Kevin:

I am available at 1:30 today if you would like to stop by and speak with me.

Thank you

Mitch Karon

From: Kevin Kim [mailto:kevinx621@gmail.com]
Sent: Monday, March 25, 2019 8:53 AM
To: Mitch Karon <mkaron@njnbpa.org>
Subject:

Good morning Mitch, these days I am here everyday to re-set store. If you have time this afternoon, I like to stop by your office. Nothing serious but want let you know new merchandising change. Thx.