

Judith Watson - Daniel Finnegan

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Board of Directors
Imperial House
69th Tenants Corp.
150 East 69th Street
New York, NY 10021

Dear Members of the Board,

We are pleased to apply to purchase apartment 21L at the Imperial House. Buying an apartment in New York represents a major life change for us. We have lived in the San Francisco Bay Area for over 35 years. Now we are accomplishing our long-held dream of moving to New York City. Although we have visited the city many, many times over the years, these visits did not seem sufficient.

This past February and March, we rented an apartment on East 65th Street for several weeks to determine if we would like living here as much as we had imagined. Even with the blizzard, we resoundingly did. During that time we began informally looking for apartments. We first visited apartment 21L last March and were so taken with it that we went back for a second viewing two weeks later.

Since that time we have looked at over 30 apartments, none of which matched the apartment at the Imperial House. We are especially impressed by the building as a whole with its consistently high standards in maintenance, staff, services, management and finances.

We will be buying the apartment with no mortgage and we will be making it our long-term primary residence. We sold our coop apartment in San Francisco in June and spent the summer at our house in France with plans to return to New York in the Fall and find an apartment. Fortunately, the apartment at the Imperial House, which was off the market for several months, became available again.

For references we have selected a range of prominent individuals we have known for years. To aid the board, we also included Glenn Duvall who is president of our coop board in San Francisco and Ed Cohen who has served as president of his coop board here on the Upper East Side.

Finally, to assist you in your decision, we'd like to tell you something about ourselves and have attached brief biographies to this letter.

We thank you for your consideration of this application and look forward to your decision.

Sincerely,

Judith K. Watson

Daniel L. Finnegan

Daniel Finnegan

I was born in Ohio in 1949, but moved to California in elementary school. I graduated from Berkeley in 1972 where I went on to earn my MA and PhD. I briefly taught statistics and research methods at Berkeley before moving to Washington DC in 1980. In Washington I conducted policy and financial analysis for the Federal Government including directing statistical support services for the Treasury, and serving as a senior advisor to the office of the President for financial management. In 1985 I returned to the Bay Area to found Quality Planning Corporation. Quality Planning provides risk analysis and fraud detection services to the insurance industry. In 1989 I joined Edward Kennedy's Senate staff to assist with passage of the Americans with Disabilities Act. I sold Quality Planning to ISO, the leading insurance rating agency and retired in 2007.

I have one daughter, Carolyn. Carolyn lives with her husband Brian and 7-year-old son Sam and 5-year old daughter Camila in Oakland.

I collect tribal art. The apartment was selected, in part, to display this collection.

Judith Watson

I grew up in Southern California. I received a B.A. from Pomona College and an M.A. from Boston University. After working for several not-for-profits in my 20s, I entered business in Dallas, Texas working for an advertising agency. I moved to Northern California, where I took the position of Director of Marketing, Northern California, for a major accounting firm. After ten years with that firm, I began consulting to a variety of clients in the area of client relationship management before I retired in 2004.

Daniel and I are both passionate about theater. We go to the Edinburgh Festival and Fringe every other year, and whenever we are in New York we go to several productions, from Broadway to off-off. We also like to travel and have done so extensively, from Borneo to Argentina to Japan. Daniel and I have both been involved with Amnesty International for nearly two decades and have met with several of the executive directors over the years.

We have good friends and family in New York and New England. Having lived in Boston for six years, which included the blizzard of 1978, I feel ready to take on New York winters.