

The Desk of John Manzon-Santos

20 April 2002

To Whom It May Concern:

It is a pleasure to share my experience working with Adam Leitman Bailey, Esq.

As Executive Director of a nonprofit organization committed to advocating locally and nationally on health issues, I routinely interface with attorneys. Mr. Bailey is intelligent, assertive, and persevering.

I first retained Mr. Bailey in 2001 in my role as Executor of my former partner's fairly complicated Estate, which included a three-unit property which needed to be sold in order to distribute assets to family members and charities. An already emotionally stressful situation was exacerbated by the fact that two tenants had refused to vacate and stopped paying rent as well.

It was here that I observed Mr. Bailey at work. First, he is clearly fluent in the processes involving landlord/tenant issues in New York City and filed all the necessary papers so as to ensure that the tenants were put on notice as early as possible. Second, he established communication with both tenants, forging ongoing relationships where only adversarial dynamics had existed prior. Third, Mr. Bailey persuaded both of them to sign stipulations, which designated move-out dates.

As a landlord of my own rental property in Chelsea, Manhattan, I once again retained Mr. Bailey's services in February 2002. My tenant of four years, unfortunately, had refused to move out per our agreement, even though I had secured a commitment with a new tenant to take his place. Within 48 hours of contacting my tenant, Mr. Bailey was able to persuade my tenant to vacate.

On both occasions, I am convinced that without Mr. Bailey's legal counsel, I would have wasted considerable resources, both financial and emotional, in protracted battles with problematic tenants. But what separates Mr. Bailey from the rest is that he is not only a fine landlord/tenant attorney, he is also someone who takes on many *pro bono* cases and regularly donates to charities.

If you are seeking a legal counselor who knows the law, enjoys the respect of his clients and colleagues, and works tirelessly for the results you require, I recommend Mr. Bailey without reservation.