

## Background Report



**JDS Development Group**  
Michael Stern, CEO

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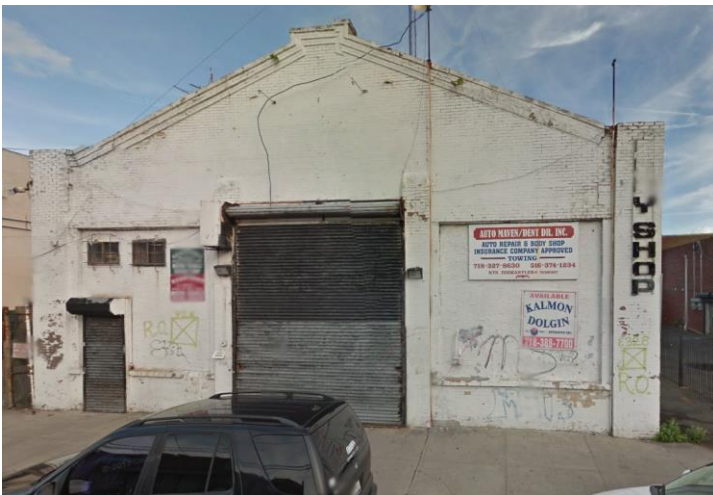
## Personal History

Michael Zev Stern was born on June 13, 1979 (36 years ago) and was subsequently issued Social Security number 065-76-xxxx.

### Childhood and Familial Background

Stern appears to have grown up in the area around Brooklyn, NY known as Five Towns, near JFK Airport. He comes from a Jewish family with ties to the Jewish community in the Five Towns area—specifically Cedarhurst, NY. Stern has stated in interviews that he went to several Yeshiva (Jewish) high schools only to be expelled for unknown reasons. Stern stated in one interview he was “kicked out” of these schools “because they didn’t like my leather jacket and my attitude”. He ultimately reports graduating from the public high school, Lawrence High School, in Lawrence, NY—likely in 1996—although his graduation could not be confirmed.

Stern does not appear to come from a family of significant means. Stern’s mother is **Rochelle Neda Stern**, who is a registered nurse dating back to 1976, and his father is **Jack Stern**, who owns an auto body shop/auto dealer called Auto Maven/Dent Dr. Inc. on Long Island. Below is a street view of the body shop located at 1016 Beach 19th St., Far Rockaway NY 11691-4204:



Stern has a brother named **David Dov Stern** who is one year younger (born in 1980). David Stern served as an active duty Marine from October 25, 1999 to April 5, 2002. Since leaving the Marines, David Stern has lived in the New York area since 2006 and has shared addresses with Michael Stern for much of the time between 2010 and the present. Note that David Stern has had two major civil judgments filed against him—one in October 2011 for \$49,205 by plaintiff Upper East Lease Associates LLC and another in May 2012 for \$33,229 by plaintiff American Express Centurion Bank.

**Note:** The year 1996—at 17 years old—was likely a very challenging and formative year for Michael Stern. Stern’s parents filed for bankruptcy that year and then filed for contested divorce shortly thereafter. This is also the year Michael Stern would have been graduating from Lawrence High School after being expelled from at least two other private Jewish high schools before that. The culmination of these events could have had a profound impact on his personal development and may have shaped his motivations and relational behaviors moving.

Stern took an unconventional path after high school. With his parents in the midst of their contested divorce and simultaneous bankruptcy, Stern did not pursue college and rather claims in interviews to have volunteered on construction projects with a family friend to learn the trade. According to interviews, he took on roles of greater responsibility on projects in the New York area and also in Florida, ultimately coming to manage some small residential development projects.

According to proprietary databases, Stern likely began living on his own by April of 1997 living in a small beach house in Long Beach, NY (135 Mitchell Ave, Long Beach, NY 11561-3858 (Nassau County)). He would have been 18 years old at the time.

## **Marriage and Subsequent Divorce from Yael Hirsh**

At some point between 1997 and 2000, Stern met a woman named Yael Tanami (formerly, Yael Hirsh from a prior marriage) and Stern moved in with her by June of 2000 according to credit header information.

Yael Hirsh and Michael Stern would ultimately come to be married on December 21, 2000 **despite her being 18 years Michael Stern's senior**. Indeed, Yael Hirsh is currently 54 years old and was previously divorced to a man named Adam Hirsh to whom she was married until 1996. In 2000 when Stern moved in with her, Stern would have been 20 years old and she would have been almost 40 with a daughter named Danielle Hirsh (now married as Danielle Levy) who would have been 16 years old at the time. Stern and Hirsh ended up having two children together between 2000 and 2009. Yael Hirsh's Facebook profile picture is below with two children in view who we presume to be her and Stern's children.



Stern and Yael Hirsh's marriage ended in 2009 when Yael filed for contested divorce in New York Supreme Court. The divorce was drawn out over several years and appears to have been rather acrimonious. Two issues ultimately went to appellate court resulting in published opinions.

One appellate issue related to a temporary restraining order Hirsh sought against Stern. Although the actual reasoning behind seeking the TRO was not discussed in the published opinion, it could be inferred from the nature of the opinion that she felt threatened. Hirsh appealed the Supreme Court's decision to admit into evidence a secret tape recording Stern made of a conversation between he and Yael relating to her temporary restraining order petition which apparently showed that Stern had a calm demeanor during the conversation. The appellate court upheld the trial court's decision to allow the tape into evidence. That opinion can be found [here](#).

The other issue that went to appellate court during the divorce related to a motion made by Stern asking the court to make "a determination that the marriage was null and void on the ground that the parties never intended to be married, but had participated in the wedding ceremony solely to deceive the members of their community who disapproved of their non-marital relationship." (This may have actually had some basis in fact

given their nontraditional age differences at the time, however, it was also likely self-serving. By 2009, Stern likely had significant wealth and an annulment may have been the only way for him to shield assets.) The appellate court decided that the Supreme Court properly denied Stern's motion. That decision can be found [here](#). **Stern and Yael Hirsh are now divorced and appear to have shared custody of the children.**

## Personal Residences

Stern splits time between New York and Miami. Stern's current primary residence used on most legal document is apartment 15B in the Walker Tower in New York City (212 W 18<sup>th</sup> Street, Apartment 15B, New York, NY 10011-4563 (New York County)). This building was Stern's first major development project in New York City and the condo was bought from the real estate partnership for \$16,012,500 on September 12, 2014 through an entity named WT 15B LLC (contract date was 12/1/2013).

B <input type="checkbox"/> 2 or 3 Family Residential		D <input type="checkbox"/> Non-Residential Vacant Land		F <input type="checkbox"/> Apartment		H <input type="checkbox"/> Community Service		J <input type="checkbox"/> Public Service	
<b>SALE INFORMATION</b>									
10. Sale Contract Date		<div>12 / 2 / 2013</div> <div>Month Day Year</div>							
11. Date of Sale / Transfer		<div>9 / 12 / 2014</div> <div>Month Day Year</div>							
12. Full Sale Price \$		<div>16,012,500</div> <div>( Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.</div>							
13. Indicate the value of personal property included in the sale		<div></div>							
14. Check one or more of these conditions as applicable to transfer:									
A <input type="checkbox"/> Sale Between Relatives or Former Relatives									
B <input checked="" type="checkbox"/> Sale Between Related Companies or Partners in Business									
C <input type="checkbox"/> One of the Buyers is also a Seller									
D <input type="checkbox"/> Buyer or Seller is Government Agency or Lending Institution									
E <input type="checkbox"/> Deed Type not Warranty or Bargain and Sale (Specify Below)									
F <input type="checkbox"/> Sale of Fractional or Less than Fee Interest ( Specify Below )									
G <input type="checkbox"/> Significant Change in Property Between Taxable Status and Sale Dates									
H <input type="checkbox"/> Sale of Business is Included in Sale Price									
I <input type="checkbox"/> Other Unusual Factors Affecting Sale Price ( Specify Below )									
J <input type="checkbox"/> None									
<b>ASSESSMENT INFORMATION</b> - Data should reflect the latest Final Assessment Roll and Tax Bill									

Although this entity was privately registered through a corporate registration agent in October 2014, the deed clearly show's Michael Stern's signature under both the Grantor and Grantee portion of the deed conveyance:

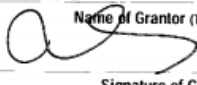
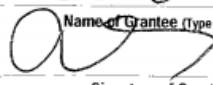
The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

212 WEST 18TH STREET 15B  
Street Address Unit/Apt.

MANHATTAN New York, 767 1537 (the "Premises");  
Borough Block Lot

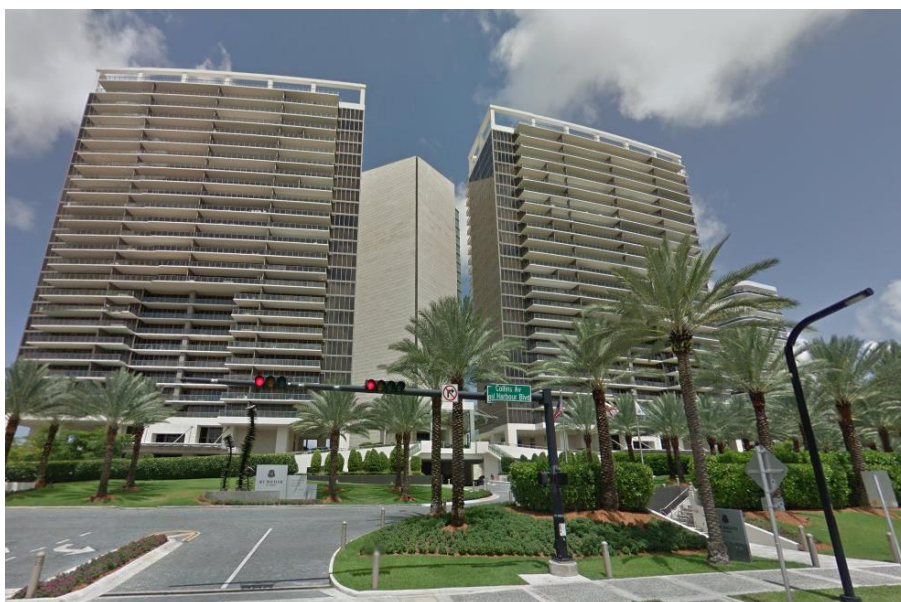
That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

<p>SMJ210 West 18 LLC</p> <p>Name of Grantor (Type or Print)</p> <p></p> <p>Signature of Grantor</p>	<p>WT15B LLC</p> <p>Name of Grantee (Type or Print)</p> <p></p> <p>Signature of Grantee</p>
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Stern also appears to rent a condo in Bal Harbour, Florida (just north of Miami) at the St. Regis Bal Harbour Center Tower (9703 Collins Ave. Unit 1800, Bal Harbour, FL 33154-2259 (Miami-Dade County)). This is believed to be a rental property as it is currently owned by a man named Arshad Zakaria who is a former Merrill Lynch EVP and is a Co-Founder and serves as President and Chief Executive Officer at New Vernon Capital, LLC.





Previously, Stern rented a large single family home in Hewlett, NY from August 2012 to as late as March 2015 (likely until moving into his newly completed condo at the Walker Building after it was completed).

Additionally, prior to that, from June 2009 when his divorce began to at least April 2011, Stern lived (with his brother David D. Stern) at 95 Wall Street, Apt. 1010 in New York, NY.

During his marriage to Yael Hirsh, Stern lived at her property, located at 34 Lismore Rd. in Lawrence, NY 11559-1320 (Nassau County) which has been her residence since 1990. The property is pictured below:



### **Interfamily Business Dealings**

Stern lived with his previous wife Yael Hirsh at 34 Linsmore Rd. in Lawrence, NY for approximately 9 and a half years—9 of which they were married. Yael Hirsh originally bought this house with her first husband, Adam

Hirsh, on October 18, 1990 (when Stern was 11 years old) for \$300,000. In December 1996, ownership of the house was transferred fully to Yael Hirsh—likely as part of her and Adam Hirsh’s divorce.

After Stern married Yael Hirsh in December 2000, the home became heavily encumbered by mortgages. Even more strangely, **not only was Michael Stern never added to the deed**, instead, his brother and mother, **David Stern and Rochelle Stern, were added to the deed in 2007** alongside Yael Hirsh and were foreclosed upon within a year of the three obtaining a \$1.7 million mortgage on the property. Later, in 2011, Rochelle Stern sues both Yael Hirsh and her own son Michael Stern.

**Note:** In the litigation, Yael Hirsh claims Michael Stern forged her name on a 2007 deed which added his brother as a 1/3 owner of the property as well as on a \$1.7 million note which was later foreclosed upon. Below is a summary of events:

- **October 1990:** Yael and Adam Hirsh buy property
- **December 1996:** Yael and Adam Hirsh divorce; ownership transferred to Yael solely
- **July 2000:** Michael Stern moves in (based on credit header information)
- **December 2000:** Stern and Yael Hirsh get married
- **March 2002:** \$385,000 conventional refinance, term unknown
- **October 2002:** \$335,000 conventional refinance, term unknown
- **January 2005:** \$950,000 short term mortgage at 10%, private party lender, 6-month term
- **March 2005:** \$500,000 subordinate loan at 12%, 3-year term
- **March 2005:** \$170,000 subordinate loan, term unknown
- **November 2005:** \$1,700,000 consolidation loan in Yael Hirsh, Rochelle Stern and David Stern’s names [issued by Fairmont Funding LTD]
- **February 2007:** David Stern (*brother*) and Rochelle Stern (*mother*) are added to the deed
- **May 2007:** \$1,000,000 conventional refinance in Yael Hirsh and David Stern’s names [issued by Washington Mutual]
- **June 2007:** Foreclosure action commenced against Yael Hirsh, Danielle Hirsh (Yael’s daughter), David Stern and Rochelle Stern over the May 2007 \$1.7mm Fairmont Funding note (see, [here](#)) [Case Number: 15-5739]. Foreclosure action is discontinued for unknown reasons.
- **June 2008:** Foreclosure action commenced against David Stern and Yael Hirsh over \$1mm Washington Mutual note [Case Number: 08-10664]
- **December 2009:** Yael Hirsh files for divorce against Michael Stern
- **March 2011:** **Rochelle Stern (*mother*) sues Yael Hirsh, Michael Stern and David Stern** asking the court to sell the property pursuant to a 2005 agreement between Rochelle Stern, Yael Hirsh, Michael Stern and David Stern. **Yael Hirsh claims in the litigation that her name was forged “presumably by MICHAEL STERN”** on a 2007 deed adding David Stern as a 1/3 owner of the property as well as her signature on the loan documents for the \$1.7mm note. (See [here](#), page 3). The court notes in a summary judgment motion decision that **“MICHAEL STERN also admits he, not HIRSH signed the loan documents** pursuant to a ‘valid’ power of attorney. Again, neither the loan documents nor the power of attorney are provided to the Court.” Further, **“MICHAEL STERN admits he has not made any payments on any of the loans since 2007.”** (See [here](#), page 3). The case is ultimately discontinued on stipulation of the parties in October 2011.
- **2012:** Divorce is finalized
- **April 2012:** Ownership is transferred to Yael Hirsh solely



## Car Collection

Michael Stern referenced having a car collection in a February 2016 interview available on the JDC Development website. (See, [here](#).)

*What do you do in your spare time?*

Hang out with my kids. I also have a car collection, even though I rarely drive because I live in Manhattan.

*How many cars do you have?*

I'm not quite sure, **a couple of dozen**. I keep them in various locations — New York, Miami, Pennsylvania. I have a lot of **late '60s muscle cars**, **vintage German cars** and **modern sports cars** like an **Audi R8 Spyder** and a **Mercedes AMG GT S**. As a child, my dad owned an auto body shop. To be fortunate enough to play around with some of the cars that I fantasized about — and were so out of reach as a child — is a lot of fun.

Due to the fact that Stern, his brother and father share the PO Box above which has so many vehicles registered to it, it is difficult to come up with an exhaustive list of Stern's vehicles. However, research did identify six vehicles affirmatively registered under Stern's name currently, including:

- **2015 MERCEDES-BENZ -Series: 63 AMG -Model: S** (VIN: WDDXJ7JB4FA006168 / Tag #: FL DKDU31)
- **2015 DODGE -Series: SRT HELLCAT -Model: CHALLENGER** (VIN: 2C3CDZC97FH739648 / Tag #: FL DMHA81)
- **2014 AUDI -Series: 5.2 QUATTRO -Model: R8** (VIN: WUATNAFG5EN000145 / Tag #: FL DKNB08)
- **2015 CADILLAC -Series: PREMIUM -Model: ESCALADE** (VIN: 1GYS4NKJ6FR517379 / Tag #: FL DJQZ78)
- **1993 FORD -Series: COBRA -Model: MUSTANG** (VIN: 1FACP42D7PF136722 / Tag #: FL EPQQ89)
- **1968 DODGE -Series: R/T -Model: CHARGER** (VIN: XS29L8B396433 / Tag #: FL EPQQ91)

We also identified the following vehicles formerly owned registered to Stern:

- **2011 YAMAHA MOTORCYCLE** (VIN: JYAVP33EXBA002261 / Tag #: NY 77RA07) Registered: 03/20/2011 to 04/30/2012
- **2007 TOYOTA -Series: CE~LE~S -Model: COROLLA** (VIN: JTDDBR32E770104732 / Tag #: NY EJZ1517) Registered: 09/20/2006 to 06/13/2008

## Social Media

Regarding social media, Stern has stated publically that he does not participate in any form of social media and our research confirms that statement; we did not identify any social media accounts hosted by Stern whatsoever.

## Political Giving

Stern is registered as a democrat in New York and has not contributed to national campaigns or candidates, however, he has contributed in New York:

Contributor	Amount	Contr. Date	Recipient	Filing	Sched	Office	Dist	County
STERN, MICHAEL 212 W. 18TH STREET NEW YORK, NY 10011	950.00	24-DEC-15	<a href="#">DE BLASIO 2017</a>	2016 January Periodic	A	Mayor	N/A	New York

STERN, MICHAEL 212 W. 18TH STREET NEW YORK, NY 10011	1,000.00	24-DEC-15	<a href="#">DE BLASIO 2017</a>	2016 January Periodic	A	Mayor	N/A	New York
STERN, MICHAEL 212 W. 18TH STREET NEW YORK, NY 10011	1,000.00	24-DEC-15	<a href="#">DE BLASIO 2017</a>	2016 January Periodic	A	Mayor	N/A	New York
STERN, MICHAEL 212 W. 18TH STREET NEW YORK, NY 10011	1,000.00	24-DEC-15	<a href="#">DE BLASIO 2017</a>	2016 January Periodic	A	Mayor	N/A	New York
STERN, MICHAEL 212 W. 18TH STREET NEW YORK, NY 10011	1,000.00	24-DEC-15	<a href="#">DE BLASIO 2017</a>	2016 January Periodic	A	Mayor	N/A	New York
STERN, MICHAEL 212 WEST 18TH STREET 15B NEW YORK, NY 10011	1,000.00	18-NOV-15	<a href="#">ERIC ADAMS 2017</a>	2016 January Periodic	A	Borough President	N/A	Kings
STERN, MICHAEL 212 WEST 18TH STREET 15B NEW YORK, NY 10011	1,000.00	18-NOV-15	<a href="#">ERIC ADAMS 2017</a>	2016 January Periodic	A	Borough President	N/A	Kings
STERN, MICHAEL 212 WEST 18TH STREET 15B NEW YORK, NY 10011	500.00	18-NOV-15	<a href="#">ERIC ADAMS 2017</a>	2016 January Periodic	A	Borough President	N/A	Kings

## Charitable and Philanthropic Interest

We did not identify any charitable or philanthropic interests of Stern on this review of open source information.

## Educational and Professional History

Below is a summary of Michael Stern's career as can be determined based on a combination of our independent findings and self-reported biographies and media profiles.

- **Class of 1996**                      **Lawrence High School** [Lawrence, NY]
- **2000 – 2002:**                      **Independent project management roles in construction** [Miami, FL]
- **2002 – Present:**                      **JDS Development Group**, Founder, President and CEO

### Early Career

As discussed above, Stern does not appear to have gone to college. Rather, according to an interview he previously gave, he trained in property development with a family friend in the construction business:

*Did you go to college?*

I never went to college. I went to work in the construction industry. I was a project manager for a developer in Florida, learning the nuts and bolts of how to build buildings.

*How did you get that job?*

Through family friends. After three-and-a-half years, I started doing single-family spec homes on the side, then townhomes, mid-rises and high-rises. When I came to New York, I followed a similar path. We did hundreds of low-rise houses in the boroughs in the early 2000s.

It is unclear which projects Stern worked on in Miami or who those projects were done with based on open source materials. Further, we could not determine with specificity the precise date on which Stern returned to work on projects in the New York area. However, based on address histories and media, by 2000, Stern was most likely back in the New York area and working on development projects—specifically, “low-rise houses in the boroughs in the early-2000’s” as he stated above.

The first media about Stern occurs in 2003<sup>1</sup>. The article described a plan to build 70 moderately priced townhomes near University Drive in Davie, Florida (Miami-Dade County). The development project received approval from Davie’s city council and was described in the article as a key step in Davie’s effort to establish home ownership for low- and middle-income families.

Miami Herald

<sup>1</sup> Note that we identified a prior article from March 5, 2001 in the *Dallas Morning News* which may have referenced Stern, however, due to the commonality of his name, we could not confirm whether this was actually him. The article pertained to an airline executive named T. Allan McArtor’s final efforts to save his airline. The article notes that his “last-ditch” effort was “an unlikely savior: New York commercial real estate developer Michael Stern. **Mr. Stern, who did not return several telephone calls seeking comment, planned to lend Legend \$ 20 million after clearing it with his family in London first, Mr. McArtor has said. The funds never materialized.** Legend then tried to borrow \$ 800,000 from one of its aircraft lessors so that it could operate charter flights until it found fresh capital. But a federal bankruptcy judge disapproved of the plan.” We are skeptical that this is actually the Michael Stern of this report since: a) Stern was only 21 at the time and b) we are not aware of him having family in London.

September 2, 2003  
Modest Housing Planned for Davie

... The project site is near an area where Habitat for Humanity is building 22 single-family homes and where a new Boys & Girls Club is to be built.

Plans call for units with two to three bedrooms, vaulted ceilings and enclosed garages, **said Michael Stern, a partner in the development company.**

"This is as high-end, market-rate, [and] normal a project as you'll see anywhere," he said. "It is extremely well designed and architecturally pleasing."

This project was completed by Davie Road LLC which corporate records indicate is owned by a real estate developer named **Hector Vinas**. Hector Vinas owns a development company called OneCorp Real Estate Group. This is possibly the firm Stern came to work with initially in Miami after High School. The firm's website is [www.onecorpfl.com](http://www.onecorpfl.com) and their [About page](#) still mentions Michael Stern, although we could not confirm that this is the Michael Stern of this report. Below is a snippet from the website:

We are a full service real estate company located in South Florida with development projects throughout the United States. A quality obsessed company with a highly skilled and talented staff and exceptional accomplishments in all aspects of commercial projects.

Based in Davie, Fl. the company has proven expertise in development, construction, brokerage and real estate consulting in many markets throughout the United States, thanks to team members Hector R. Viñas, **Michael Stern**, Enrique Raxach, H. Nicholas Viñas, Yolanda Torres, Sara Viñas, and Thomas Viñas.

We provide project coordination, project feasibility analysis, build-to-suit, development management and land planning services to retailers. The company is responsible in all phases of the process from site selection, and permitting, through construction and completion of the project.

The company appears to now specialize in building chain commercial storefronts for various corporate partners including The Vitamin Shoppe, Chipotle, Dollar General and others. They have completed a handful of projects in Pennsylvania, Minnesota, and Florida.

## JDS Development

New York Secretary of State corporate filings indicate JDS Development LLC was formed in 2002. By this time, Stern was married to Yael Tanami and was likely traveling between New York and Miami to work on various development projects he was involved in.

Based on the prior media mentioned above and later media from 2004, Stern's claims of cutting his teeth developing row houses in New York is corroborated.

Daily News (New York)  
September 3, 2004 Friday  
ROCKAWAY BUILDING WAVE WORRIES SOME

TRACY CONROY is selling her converted bungalow because the two behemoth five-family and nine-family houses next door are just too much to bear.

Among the beach houses and one-family homes on Seagirt Ave. in Far Rockaway, the two multiunit dwellings under construction worry Conroy. She says they will draw more traffic and make emergency response more difficult in the already crowded little community.

"I grew up in Rockaway my whole life. I don't want to leave the beach, but I feel like I have no other choice," said Conroy, who said she's moving so she can have a better life with her husband and three kids.

Neighbors gathered yesterday in front of the buildings at 304 Seagirt Ave. to protest overdevelopment in their community. Also planned within just blocks of each other and approved for construction are 70 units at Beach Fifth and Sixth Sts. and new homes at the recently sold Tubby's Marina.

"For as many people as there are to oppose it, there are just as many who are for it," said Michael Stern, developer of the Seagirt Ave. site. "The houses are already sold."

Stern, CEO of JDS Development Group, said his project is the first phase of plans to construct two other residential properties in the neighborhood.

"Every single zoning law and code has been adhered to," said Stern, who said the homes are selling for about \$500,000 each.

Councilman Tony Avella (D-Bayside), chairman of the Council's franchise and zoning committee, met yesterday with about 35 worried homeowners. He is investigating whether the local development is up to par with city building codes.

"The zoning for this area is R-5, which allows for much greater density," Avella said. "[Stern] may be legal, but I don't like what I see here." Conroy said the quality of life in the neighborhood is eroding with new construction.

"I'm moving upstate, I'm buying 3 acres of land and I'm getting the hell out of New York City," she said.

In 2005 Stern was noted in another article as the owner of a real estate development group that owned a house opposite of a victim of racial intimidation in Far Rockaway who had a Star of David painted on his house.

Newsday (New York)

September 24, 2005

Bias victim home defaced again; Far Rockaway man says friendships with blacks, Jews anger neighbors; area home sizes also an issue

... Sources said members of the Hate Crimes Task Force have been investigating a series of recent bias incidents, mostly swastikas scrawled at sites where Orthodox Jews have built large homes, angering many who claim the sizes are out of scale with the area's smaller homes.

... **Michael Stern, head of the development group that owns the home on the other side of the alley, said he hopes a recent zoning change limiting the size of new homes will ease some of the tensions in the area.**

**Note:** A different real estate developer named "Michael Stern" was involved in a bribery and racketeering criminal case in Miami in 2008 and was later charged and convicted of other criminal behavior in 2012. The 2008 case involved the other "Michael Stern" paying bribes to a Miami Beach city inspector who was charged with accepting bribes and the 2012 case involved ripping of an NFL player for hundreds of thousands of dollars. The cases made news in the



Miami Herald and other outlets and mentioned “controversial developer Michael Stern”. This is not the Michael Stern of this report despite the name, time and place similarities. That referenced other subject is much older and has a different middle name.

Since 2011, JDS has significantly raised its profile in New York City and recently Miami as well. The raised profile was sparked by Stern teaming up with Property Markets Group and Starwood Capital to convert the old Verizon building at 210 West 18th Street in Manhattan into condominiums in 2011. JDS and Property Markets Group paid a mere \$27mm for the property called the Walker Tower and then spent another \$200mm turning floors 8 through into 50 luxury apartments. The project was a success and seems to have operated as a springboard for increasing JDS’s profile in the New York City real estate market.

Starting in 2012, JDS Development has launched many major development projects in New York and Miami with major projects underway in Miami. Recently, JDS Development completed the last acquisition to own an entire major city block in Miami. JDS’s “in development” projects include 3 Miami projects called Monad terrace, Miami River and the River Yacht Club and 2 New York projects on Rockaway Beach and Williamsburg.

### **Outside Corporate Boards**

According to corporate filings, third party business reports and directories, and open-source biographical information, no information indicates that Michael Stern serves or has served as a director or officer of other for profit ventures besides those discussed above.

## Public Records

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### Reported Addresses

A review of credit header databases containing information compiled by the three major credit reporting agencies revealed Snow's name and Social Security number were linked to the following addresses in New York, Florida, and Virginia dating back to 1997. It is important to note that credit header address information is not always accurate, particularly the dates linked to an individual's addresses.

*212 W 18th St, New York, NY 10011-4553 (New York County) (06/15/2015 To 02/23/2016)*  
*212 W 18th St Apt 15b, New York, NY 10011-4563 (New York County) (06/30/2014 To 02/23/2016)*  
*104 5th Ave Fl 9, New York, NY 10011-6901 (New York County) (11/19/2014 To 01/2016)*  
*212 E 18th St # 15b, New York, NY 10003-3649 (New York County) (06/13/2014 To 10/15/2015)*  
*212 E 18th St, New York, NY 10003-3649 (New York County) (04/13/2015 To 04/13/2015)*  
*9703 Collins Ave Unit 1800, Bal Harbour, FL 33154-2259 (Miami-Dade County) (03/31/2015 To 04/2015)*  
*1300 Seawane Dr, Hewlett, NY 11557-2608 (Nassau County) (08/2012 To 03/2015)*  
*9703 Collins Ave, Bal Harbour, FL 33154-2243 (Miami-Dade County) (02/24/2015 To 02/24/2015)*  
*104 5th Ave, New York, NY 10011-6901 (New York County) (11/19/2014 To 11/19/2014)*  
*345 Oak Ct, Cedarhurst, NY 11516-1812 (Nassau County) (05/2000 To 09/30/2013)*  
*34 Lismore Rd, Lawrence, NY 11559-1320 (Nassau County) (06/2000 To 10/01/2012)*  
*Po Box 274, Cedarhurst, NY 11516-0274 (Nassau County) (01/18/1998 To 09/30/2012)*  
*525 Jarvis Ave, Far Rockaway, NY 11691-5441 (Queens County) (05/1998 To 11/03/2011)*  
*95 Wall St Apt 1010, New York, NY 10005-4223 (New York County) (06/24/2009 To 04/2011)*  
*780 Caffrey Ave, Far Rockaway, NY 11691-5300 (Queens County) (01/01/1998 To 01/24/2003)*  
*220 Central Ave Apt A6, Lawrence, NY 11559-1566 (Nassau County) (05/31/2001 To 05/31/2001)*  
*274 B, Cedarhurst, NY 11516 (Nassau County) (02/1999 To 12/1999)*  
*3844 Illona Ln, Oceanside, NY 11572-5974 (Nassau County) (07/06/1999 To 07/06/1999)*  
*135 Mitchell Ave, Long Beach, NY 11561-3858 (Nassau County) (04/09/1997 To 04/09/1997)*

### Criminal Records – Records Identified

Searches of criminal record indexes were conducted for criminal records naming Stern in the following jurisdictions:

*Miami-Dade County (FL) Circuit Court*  
*Florida Statewide Department of Law Enforcement Arrest Record Index*  
*New York County (NY) Supreme Court*  
*Nassau County (NY) Supreme Court*  
*Queens County (NY) Supreme Court*  
*New York Statewide Criminal Judicial Index*  
*Fairfax County (VA) Circuit and District Courts*

The following criminal records were identified:

***Criminal Case 1: 1997 Aggravated Unlicensed Operation of a Motor Vehicle***

Defendant: Michael Z. Stern  
DOB: 6/13/1979  
Number: 00582/98  
Court: Nassau County (NY) District Court  
Arrest Date: 12/06/1997  
Disposition: 6/10/1998

Charge 1: VTL 511.A 00 UM 2<sup>nd</sup> Degree – Facilitate Aggravated Unlicensed Operation MV  
Result: PLED GUILTY  
Sentence: Fine \$250 – Paid in Full

Charge 2: VTL 1163.A 0A I – Illegal Signal  
Result: PLED GUILTY  
Sentence: Fine \$25 – Paid in Full

Charge 3: VTL 511.1 01 UM 3rd Degree –Aggravated Unlicensed Operation MV  
Result: REDUCED

Charge 4: VTL 190.2C 2C I – No Description Available  
Result: REDUCED

***Traffic Case 1: Speeding, Over 15 Less Than 25 Over***

Defendant: Michael Zev Stern  
DOB: 6/13/1979  
Number: X598953  
Court: Florence County (SC)  
Offense: Speeding, Over 15 But Less Than 25 MPH Over  
Offense Date: 01/13/2000  
Disposition: 01/20/2000  
Result: Guilty Bench Trial  
Source: Florence County (SC)

***Criminal Case 2: 2001 Altering or Forging Vehicle Reg. or Title***

Defendant: Michael Zev Stern  
DOB: 6/13/1979  
Number: 0204375300  
Court: Fairfax County (VA) General District Court  
Offense Date: 5/30/2001  
Arrest Date: 3/19/2002  
Disposition: 05/22/2002 continued then finalized on 7/16/2002  
Source: Virginia Admin Office of Courts – Historical Data

Charge 1: Code 46.2-605 – Altering or Forging a Vehicle Registration or Title  
Result: REDUCED to Code 46.2-617 – Selling a Vehicle Without a Title – GUILTY  
Sentence: **Imprisonment 180 Days (Sentence Suspension Time: 180 days)**

***Criminal Case 3: 2005 Aggravated Unlicensed Operation of a Motor Vehicle***

Defendant: Michael Z. Stern  
DOB: 6/13/1979  
Number: 2005RI004588  
Court: Richmond County (NY) Criminal Court  
Arrest Date: 6/30/2005  
Disposition: 10/07/2005 and 6/12/2006

Charge 1: VTL 511.2A 2A UM 2<sup>nd</sup> Degree – Aggravated Unlicensed Operation in the 2nd Degree  
Result: PLED GUILTY  
Sentence: Fine or Imprisonment \$500/5 days – **Paid in Full, Conditional Discharge 1 year**

***Criminal Case 4: 2006 Aggravated Unlicensed Operator Motor Vehicle***

Defendant: Michael Z. Stern  
DOB: 6/13/1979  
Number: 2006NA013436  
Court: Nassau County (NY) District Court  
Arrest Date: 5/31/2006  
Disposition: 7/19/2007

Charge 1: VTL 511.2 02 UM 2<sup>nd</sup> Degree - Aggravated Unlicensed Operator Motor Vehicle  
Result: PLED GUILTY  
Sentence: Fine or Imprisonment \$500/10 Days – **Paid in Full, Imprisonment 7 days**

Charge 2: VTL 401.1A 1A I – Vehicle Registration Violation  
Result: PLED GUILTY  
Sentence: Fine \$100 – Paid in Full

Charge 3: VTL 375.40 40 I – Equipment Violations  
Result: PLED GUILTY  
Sentence: Fine \$50 – Paid in Full

Charge 4: VTL 402.1 01 I – Registration Plate Display Violation  
Result: COVERED BY THE PLED TO CHARGE

Charge 5: VTL 511.1 01 UM 3<sup>rd</sup> Degree – Aggravated Unlicensed Operator Motor Vehicle  
Result: COVERED BY THE PLED TO CHARGE

Charge 6: VTL 509.1 01 I – Operating MV By Unlicensed Driver  
Result: COVERED BY THE PLEA TO CHARGE

## **Federal Civil Litigation – No Records Identified**

An online review of available nationwide US District Court civil litigation with an emphasis on New York, Florida, and Virginia dating back at least fifteen years identified no cases listing Stern as a litigant. No records were identified.

## **State Civil Litigation – Records Identified**

In an effort to identify state civil litigation for Snow an online review of available nationwide third party databases was conducted with an emphasis on New York, Florida, and Virginia. Searches of the civil indexes in the following courthouses were also initiated dating back at least ten years:

*Miami-Dade County (FL) Circuit Court*  
*New York County (NY) Supreme Court*  
*Nassau County (NY) Supreme Court*  
*Queens County (NY) Supreme Court*  
*Fairfax County (VA) Circuit and District Courts*

The following lawsuits naming Stern as a litigant were identified:

### ***Civil Case 1***

Case: *Victorian Wood Floors LLC v. **Stern, Mike, Dba JDS Development***  
Number: CV-010582-06/NA and CV-002932-07/NA  
Court: Nassau County (NY) District Court - 1st District  
Filed: 03/30/2006 and 01/19/2007  
Type: General Civil  
Result: Both cases disposed on 07/26/2011

### ***Civil Case 2***

Case: *Samuel Feldman Lumber Co. Inc. vs. **JDS Development LLC, Michael Stern, and Yael Tanami***  
Number: 2008-010151-CA-01  
Court: Miami-Dade (FL) County Court  
Filed: 02/07/2008  
Type: Civil  
Result: Judgment issued for Plaintiff in the amount of \$56,514

### ***Civil Case 3***

Case: *95 Wall Associates v. **Michael Stern***  
Number: CV-004605-12/NY  
Court: New York County (NY) Civil District Court  
Filed: 2/15/2008  
Type: General Civil  
Result: Judgment awarded for Plaintiff in the amount of \$13,101



***Civil Case 4***

Case: *Fellus, Daniel v. Stern, Michael JDS Development*  
Number: SC-000165-08/NA  
Court: Nassau County (NY) District Court - 1st District  
Filed: 02/22/2008  
Type: Small Claim  
Result: Disposed 07/23/2008

***Civil Case 5***

Case: *Oxford Health Plans (NY), Inc. vs. JDS Development LLC*  
Number: CV-038148-08/NA  
Court: Nassau County (NY) District Court - 1st District  
Filed: 10/17/2008  
Type: Contract  
Result: Disposed 07/26/2011

***Civil Case 6***

Case: *Yael Hirsh v. Michael Stern*  
Number: 200724-09  
Court: Nassau (NY) Civil Supreme Court  
Filed: 06/09/2009  
Type: Contested Matrimonial B  
Result: Closed as of January 2012

***Civil Case 7***

Case: *Premium Wood Floors & Supplies v. JDS Development LLC; Hirsh, Yael*  
Number: CV-066226-09/KI  
Court: Kings County (NY) Civil Court  
Filed: 06/22/2009  
Type: Civil  
Result: Disposed as of 01/12/2010

***Civil Case 8***

Case: *Rochelle Stern v. Yael Hirsh, David Stern, Michael Stern, et. al*  
Number: 000778/2011  
Court: Nassau County (NY) Supreme Court  
Filed: 03/02/2011  
Type: Contract  
Result: Discontinued as of October 2011

## **Bankruptcies – No Records Identified**

An online review of available nationwide US Bankruptcy records dating back at least fifteen years with an emphasis on New York, Florida and Virginia revealed no petitions filed by Stern.

## **Liens and Judgments – Records Identified**

An online review of available nationwide third party liens and judgments dating back at least seven years with an emphasis New York, Florida and Virginia identified the following records involving Stern as a party:

### ***Civil Judgment 1***

**Total Judgment Amount: \$56,514**

Plaintiff: FELDMAN LUMBER

Court Case Number: 08-10151CA04

Deed Category Type: Placement

Damar Document Type: Judgment

Recording Number: 183090

Recording Book Number: 26249

Recording Page Number: 3806

Recording Date: 03/06/2008

Abstract Issued Date: 07/19/2007

MICHAEL R STERN

Address: 34 LISMORE RD, LAWRENCE, NY 11559-1320 (Nassau COUNTY)

Filing County: Nassau, NY

### ***Civil Judgment 2***

**Total Judgment Amount: \$13,101**

Plaintiff: 95 WALL ASSOCIATES LLC

Court Case Number: CV00462712NY

Filing Date: 08/09/2012

MICHAEL STERN

Address: 1300 SEAWANE DR # 1FL, HEWLETT, NY 11557-2608 (Nassau COUNTY)

Filing County: Nassau, NY

### ***Federal Tax Lien 1***

**Total Lien Amount: \$36,878**

Alternate Court Case Number: 845373912

Court: NASSAU COUNTY CLERK(NYNASC1)

Court Address: 240 OLD COUNTRY ROAD, MINEOLA, NY 11501 (Nassau COUNTY)

Court Phone: (516) 571-2661

Filing Date: 02/27/2012

MICHAEL STERN

Address: PO BOX 274, CEDARHURST, NY 11516-0274 (Nassau COUNTY)

Plaintiff: INTERNAL REVENUE SERVICE

Plaintiff: INTERNAL REVENUE SERVICE

### ***Federal Tax Lien Release***

**Total Lien Amount: \$36,878**

Alternate Court Case Number: 845373912

Court: NASSAU COUNTY CLERK(NYNASC1)

Court Address: 240 OLD COUNTRY ROAD, MINEOLA, NY 11501 (Nassau COUNTY)

Court Phone: (516) 571-2661

Filing Date: 02/27/2012

Release Date: 05/29/2012

MICHAEL STERN

Address: PO BOX 274, CEDARHURST, NY 11516-0274 (Nassau COUNTY)

Plaintiff: INTERNAL REVENUE SERVICE

Plaintiff: INTERNAL REVENUE SERVICE

Filing County: NASSA

### **Uniform Commercial Code (UCC) Filings – No Records Identified**

An online review of available nationwide third party UCC filings dating back at least seven years with an emphasis on New York, Florida and Virginia revealed no records naming Stern as a party.

### **US Tax Court – No Records Identified**

A review of the US Tax Court docket dating back to 1986 did not identify any petitions filed by Stern.

### **Corporate Filings – Records Identified**

An online review of available nationwide Secretary of State records (excluding Delaware) and third party business profile reports (i.e. Dun & Bradstreet, infoUSA, Standard & Poors) revealed several business entities naming Stern as an officer, director, member/manager, registered agent or employee.

### ***Business Associations (Address and Credit Header Matches)***

#### **STERN REDMOND INC and WEBCAMNOW.COM INC**

Address: 19 Oak Ln, Glen Cove, NY 11542 (Nassau COUNTY)

WEBCAMNOW.COM INC. (Primary)

Link Number: 91102600

104 5th Ave Fl 14, New York, NY 10011-6901 (New York COUNTY) (2000 to 11/29/2014)

19 Oak Ln, Glen Cove, NY 11542-2604 (Nassau COUNTY) (2000 to 11/29/2014)

**Note:** These are NOT believed to be associated with the Michael Stern of this report despite third party data providers asserting as such. Webcamnow.com Inc.'s registered agent is a man named Michael E. Stern who has a different DOB and a different set of familial connections.

Coincidentally, this company also resides at 104 5<sup>th</sup> Ave. in New York, New York—the same building JDS Development has been headquartered out of.

**JDS DEVELOPMENT GROVE**

Phone: (516) 317-6667 (ET) JDS DEVELOPMENT GROVE

**JDS CONSTRUCTION GROUP LLC**

Phone: (212) 974-2844 (ET)

Address: 104 5TH AVE, NEW YORK, NY 10011 (New York COUNTY)

**JDS DEVELOPMENT GROUP**

Phone: (718) 788-0951 (ET) JDS DEVELOPMENT GROUP

Address: 104 5TH AVE FL 9, NEW YORK, NY 10011 (New York COUNTY)

***Corporate Filings (Secretaries of State)***

**MONAD TERRACE PROPERTY OWNER LLC**

Address: 104 5TH AVE FL 9, NEW YORK, NY 10011-6901 (NEW YORK COUNTY)

Filing Number: M15000003969

Filing Office Link Number: 1808321890

Corporation Type: Corporation

Address Type: Mailing

Registration Type: Foreign Limited Liability Company

Verification Date: 06/07/2015

Filing Date: 05/20/2015

Date First Seen: 06/27/2015

Date Last Seen: 06/27/2015

Received Date: 06/16/2015

Filing Office Name: STATE DEPARTMENT/CORPORATION DIVISION

Filing Office Address: 409 E GAINES ST, TALLAHASSEE, FL 32301-2412 (LEON COUNTY)

File Date: 06/30/2015

Sec Status: Active