

## Thomas Klemm

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**Subject:** Re: Creamer v. Ben, Matter No. 1510ET17

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**From:** Leron Ben [<mailto:rent2158332547@gmail.com>]  
**Sent:** Monday, February 22, 2016 9:11 AM  
**To:** Michael Cooke  
**Cc:** Diana Lin; Shane Creamer; Jordan Segall; Maya Nayak  
**Subject:** Re: Creamer v. Ben, Matter No. 1510ET17

LIN.

In response to Mr. Cooke email.

1. as you can see on my filing paper I am Elisra LLC 50% partner.

2 open question to Mr. Cooke and Mr. Segall, Can you please tell me :

At what point of our "TALKING" in July did you tell me that i'm under investigation.

if you have such recording i would agree to present it in the hearing, and if you don't have , i do....and if it's OK i can show it to you, that you NEVER TOLD ME THAT I'M UNDER INVESTIGATION...and this is a violation of civil rights.

You are a law enforcement that suppose to comply with the law, and i'm sorry to tell you this time you didn't, and as i mentioned before i will take the next step against you once this hearing is over.

i did offer (in writing) to look at the cameras, and that would make everything VERY SIMPLE, but you made your decision (which i respect) but the way you doing it it's wrong. every person deserve a fair hearing and with YOU and Mr. Segall nothing was fair from the beginning.

i'll wait for the hearing officer decision and will see you at the hearing

Thank you

On Fri, Feb 19, 2016 at 4:45 PM, Michael Cooke <[Michael.Cooke@phila.gov](mailto:Michael.Cooke@phila.gov)> wrote:

As previously stated, we deny Mr. Ben's baseless assertions that we have done anything improper or illegal in the course of the investigation and adjudication of the violations alleged against him. We certainly have not violated his civil rights nor we have we ever lied to him. Mr. Ben's discomfort with answering questions if he is subject to cross examination is not a basis to disqualify me and Jordan from litigating this matter.

Regarding witnesses:

Elaine O'Brien is listed solely for the authentication and admissibility of ED Exhibits 3, 4 and 6. If Mr. Ben agrees that the documents in Exhibit 3 and 4 are hearing notices OAR sent for the May 21, 2015 hearing he attended and does not object to their admissibility, then we do not need to call Ms. O'Brien as a witness.

Shai Argaman is listed for the authentication and admissibility of ED Exhibits 10, 12, 14, and 15 and to testify to the fact that Mr. Ben is a 50% owner of Elisra LLC. Brock Atkins is listed for the authentication and admissibility of Exhibit 13. We would not need to call either Mr. Argaman or Mr. Atkins if Mr. Ben agrees that he is a 50% owner of Elisra LLC and that:

- i. Exhibit 10 is the Certificate of Organization for Elisra LLC and is admissible;
- ii. Exhibit 12 is the Operating Agreement for Elisra LLC and is admissible;

- iii. Exhibit 14 is the mortgage agreement for 1807 Widener Place and is admissible; and
- iv. Exhibit 15 is the Assignment of Rents for 1807 Widener Place and is admissible.

Absent such agreement by Mr. Ben, we object to his attempt to prevent us from calling any of the witnesses listed in the Executive Director's pre-hearing memorandum. We would also request leave to supplement the exhibits listed in the pre-hearing memorandum by adding as an exhibit the email Mr. Ben sent to Diana Lin on the morning of February 18, 2016.

Regards,

Michael J. Cooke, Esq.

Director of Enforcement

Board of Ethics

of the City of Philadelphia

1515 Arch St., 18th Floor

Philadelphia, PA 19102

[\(215\) 686-9459](tel:(215)686-9459)

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**From:** Shane Creamer  
**Sent:** Friday, February 19, 2016 3:07 PM  
**To:** Michael Cooke; Jordan Segall  
**Subject:** FW: Creamer v. Ben, Matter No. 1510ET17

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**From:** Leron Ben [<mailto:rent2158332547@gmail.com>]  
**Sent:** Friday, February 19, 2016 1:57 PM  
**To:** Diana Lin

**Cc:** Shane Creamer; Maya Nayak  
**Subject:** Re: Creamer v. Ben, Matter No. 1510ET17

Thank you for that response.

Since my request to question Mr. Cooke and Mr. Segall I would like to inform the hearing master the my investigation was taken under a "talk" request from Me. Segall.

I wasn't told or aware that I'm under investigation and both lawyers was sitting and talking to me about the complaint matter without mentioning that I'm under investigation.

To the best of my knowledge this is illegal and its violation of civil rights.

I do aware that this has no direct impact on the argument in that matter but I would not feel comfortable to answer questions of this lawyers that violated my civil rights and lied to me ( and these guys are LAW enforcement lawyers).

I'm waiving my right to subpoena Lisa brown since mr. Segall admitted the phone call ( that I believe it's another violation)

And finally I would like to request (if it's not too late) to deny the subpoena to all of the city official besides Mr. Vincent direct manager (Ms Paula Weiss).

The reason I'm requesting it, is because I'm still attending the Code Violations Unit (to appeal CVN's) and I'm afraid that I will be tagged by these people.

So as long as this matter is pending I would appreciate the lesser amount of city officials(unnecessary once) to attend

Thank you

On Friday, February 19, 2016, Diana Lin <[Diana.Lin@phila.gov](mailto:Diana.Lin@phila.gov)> wrote:

Please find attached correspondence related to Administrative Adjudication Matter #1510ET17.

Sincerely,

Diana

**Diana J. Lin, Esq.**

Associate General Counsel

City of Philadelphia Board of Ethics

One Parkway Building, 18th Floor

1515 Arch Street

Philadelphia, PA 19102

[diana.lin@phila.gov](mailto:diana.lin@phila.gov)

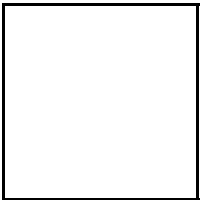
[215.686.9450](tel:215.686.9450) (t)

[215.686.9453](tel:215.686.9453) (f)

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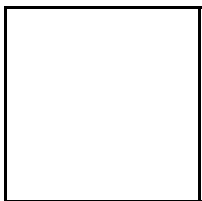
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**Leron Ben**

[215-833-2547](tel:215-833-2547)

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**Leron Ben**

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