

EXHIBIT A

KASOWITZ BENSON TORRES LLP

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July 2, 2019

Via Email and FedEx

Lawrence Friedland
Chairman of the Board of Directors
510 Park Avenue Corporation
510 Park Avenue
New York, NY 10022

Re: ***Demand for Inspection of Books and Records of 510 Park Avenue Corporation Pursuant to Section 624 of N.Y. Bus. Corp. Law***

Dear Mr. Friedland:

We represent James E. Cayne, who is a shareholder of 510 Park Avenue Corporation (the "Corporation"). This letter constitutes Mr. Cayne's written demand pursuant to Section 624 of New York Business Corporation Law and the common law of New York to inspect the Corporation's books and records, as set forth below (the "Requested Information")¹:

1. All books and records concerning Apartment 6A at 510 Park Avenue.
2. All books and records concerning the consideration, approval or rejection of prospective purchasers or purchases of Apartment 6A at 510 Park Avenue, including, without limitation, the policies and procedures related thereto, and the minutes of the Board and email communications among members of the Board concerning the same.

¹ "Books and records" includes, without limitation, any and all correspondence concerning the demanded categories, whether sent via mail, facsimile, electronic communication, or otherwise. Also included within the term "books and records" are all documents concerning, relating to, provided at, discussed at, prepared or disseminated in connection with any meeting of the Corporation's Board of Directors (the "Board") or committees comprised of Board members, including all presentations, board packages, recordings, agendas, summaries, memoranda, transcripts, notes, minutes of meetings, drafts of minutes of meetings, documents such as exhibits or presentations distributed at meetings, summaries of meetings, or resolutions.

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3. All books and records concerning the consideration, approval or rejection of prospective purchasers or purchases of other units at 510 Park Avenue, including, without limitation, the policies and procedures related thereto, and the minutes of the Board and email communications among members of the Board concerning the same.
4. All books and records concerning the rental of units at 510 Park Avenue, including, without limitation, the Corporation's policies and procedures related thereto, and the minutes of the Board and email communications among members of the Board.
5. All books and records concerning the market value of the Corporation, the premises at 510 Park Avenue, any individual units at 510 Park Avenue, and shares associated with individual units, including, without limitation, appraisals and actual sale prices.
6. All books and records concerning the recusal of any member of the Board from deliberations or consideration of potential Board action, including, without limitation, the Corporation's policies and procedures addressing conflicts of interest involving members of the Board.
7. All books and records concerning the Corporation's proprietary lease and any modifications or proposed modifications thereto.
8. All books and records sufficient to identify the Corporation's shareholders as of the date of this letter.

Mr. Cayne seeks the Requested Information in connection with his role as shareholder of the Corporation, including his consideration of potential wrongdoing, mismanagement and breaches of fiduciary duty by the members of the Board in connection with the proposed purchase and sale of units at 510 Park Avenue, including, without limitation, whether the Board has acted in bad faith, in a discriminatory manner, or without regard for the best interests of the Corporation and its shareholders. To that end, we also enclose Mr. Cayne's affidavit pursuant to N.Y. Bus. Corp. Law § 624(c).

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Lawrence Friedland

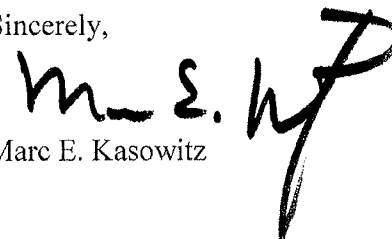
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Please send the requested documents by email or in hard copy by July 10, 2019.

Sincerely,

Marc E. Kasowitz

A handwritten signature in black ink, appearing to read "m. e. kasowitz", written in a cursive style.

Encl.

cc: James E. Cayne
Sarmad M. Khojasteh, Esq.