

**ACCEPTANCE OF ASSIGNMENT AND
ASSUMPTION OF LEASE**

KNOW THAT

CLAUDE SIMON

[Collectively] the Assignee named in a certain instrument of assignment from

JOHN SIMON

[collectively], as Assignor,

hereby accepts the assignment of his one-third interest in a certain lease (the "Lease") dated July 1, 1984 made by 160 Madison Avenue Owners Corp. ("Lessor Corporation") as lessor, and Assignor, or his predecessor in interest, as lessee, for Floor 4 in premises 160 Madison Avenue, New York, New York 10016 New York, New York, which assignment is effective as of February 13, 2004.

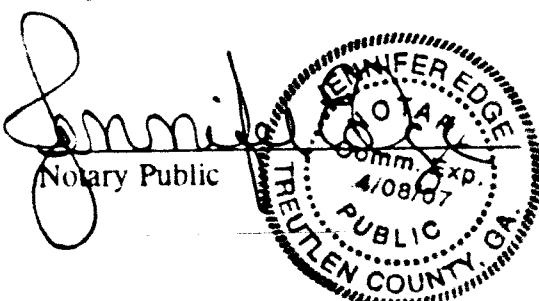
Assignee hereby agrees with Assignor and with Lessor Corporation to pay all the installments of rent and perform the covenants and conditions on the Lessee's part to be paid and performed under the Lease, from and after the effective date of the assignment.

IN WITNESS WHEREOF, Assignee has executed this Acceptance on February 13, 2004

Claude Simon

State of ~~New York~~)
County of ~~New York~~)
ss)

On this 5 day of February 2004, before me personally came
Claude Simon to me known and known to me to be the individual(s) described in and who
executed the foregoing instrument, and duly acknowledged to me that he executed the same.



ASSIGNMENT OF LIMITED PARTNERSHIP INTEREST AND ACCEPTANCE

The undersigned Assignor, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby assign unto Claude Simon (Assignee), all of that portion of the Assignor's 12.5% interest in and to the Limited Partnership known as 160 Madison Avenue Owners Company, which is allocated to Unit 4 (4th floor) of the building at 160 Madison Avenue, New York, New York so that Assignee is fully substituted as a limited partner therein for Assignor.

TO HAVE AND TO HOLD the same unto the Assignee and Assignee's personal representative and permitted assigns, on and after the date hereof, for the balance of the term of the Limited Partnership, and any renewals and extensions therefor, subject to the covenants, conditions and limitations therein contained.

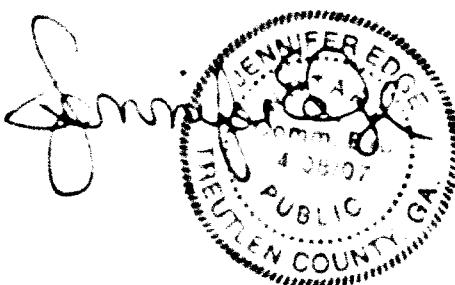
The undersigned Assignee hereby assumes and agrees to perform and comply with all the terms, covenants and conditions of the Limited Partnership Agreement to be performed or complied with by the limited partners on and after the date hereof, as if the undersigned Assignee had originally executed the Limited Partnership Agreement as a limited partners.

Dated

4/5/04 ^{New York, New York} Trenton County, Georgia

John Simon
JOHN SIMON, Assignor

Claude Simon
CLAUDE SIMON, Assignee



(Acknowledgment within New York State)

STATE OF NEW YORK, COUNTY OF **NY**) ss.:

On the 13 day of February, 2004, in the year 2004 before me, the undersigned, personally appeared John Sivak, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his her their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Key Ady

Signature and Office of Individual

LUCY H. Loring, acknowledgment
Notary Public, State of New York
No. 31-4850940
Qualified in New York County
Commission Expires May 8, 2007

STATE OF NEW YORK, COUNTY OF) ss.,

**Signature and Office of Individual
taking acknowledgment**

(Acknowledgment Outside of NY State)

STATE OF GEORGIA

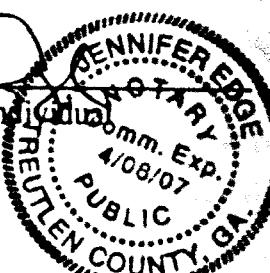
)

COUNTY OF Treutlen

ss.:
)

On the 5 day of April in the year 2004, before me, the undersigned, personally appeared David S. S. personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose names is subscribed to the within instrument and acknowledged to me that he executed the same in his capacities, that by his signature on the instrument, the individual, or the person on behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned in the City/County of Treutlen in the State of Georgia.

Jennifer Edge
Signature and office of individual taking acknowledgment





New York State Department of Taxation and Finance

**Combined Real Estate
Transfer Tax Return,
Credit Line Mortgage Certificate, and
Certification of Exemption from the
Payment of Estimated Personal Income Tax**

See instructions (TP-584-1) before completing this form. Please print or type.

Schedule A — Information relating to conveyance

Grantor/Transferor	Name (if individual: last, first, middle initial)			Social security number
	Simon, John			015 16-5808
	Mailing address			Social security number
	6 Edwards Lane			
	City	State	ZIP code	Federal employer ident. number
Glen Cove,	NY	11542		
Grantee/Transferee	Name (if individual: last, first, middle initial)			Social security number
	Simon, Claude			106-50-1158
	Mailing address			Social security number
	160 Madison Avenue			
	City	State	ZIP code	Federal employer ident. number
New York	NY	10016		

Location and description of property conveyed

Tax map designation			Address	City/village	Town	County
Section	Block	Lot				
	862	20	160 Madison Avenue, 4th Fl.	NY	NY	NY

Type of property conveyed (check applicable box)

1 <input type="checkbox"/> One- to three-family house	5 <input type="checkbox"/> Commercial/Industrial	Date of conveyance	Percentage of real property conveyed which is residential real property
2 <input type="checkbox"/> Residential cooperative	6 <input type="checkbox"/> Apartment building	<input type="text"/>	0.00 %
3 <input type="checkbox"/> Residential condominium	7 <input type="checkbox"/> Office building	month	day
4 <input type="checkbox"/> Vacant land	8 <input checked="" type="checkbox"/> Other <u>commercial co</u>	year	(see instructions)

Condition of conveyance (check all that apply)

a. <input type="checkbox"/> Conveyance of fee interest	f. <input type="checkbox"/> Conveyance which consists of a mere change of identify or form of ownership or organization (attach Form TP-584.1, Schedule F)	i. <input type="checkbox"/> Option assignment or surrender
b. <input type="checkbox"/> Acquisition of a controlling interest (state percentage acquired _____ %)	g. <input type="checkbox"/> Conveyance for which credit for tax previously paid will be claimed (attach Form TP-584.1, Schedule G)	m. <input type="checkbox"/> Leasehold assignment or surrender
c. <input type="checkbox"/> Transfer of a controlling interest (state percentage transferred _____ %)	h. <input type="checkbox"/> Conveyance of cooperative apartment(s)	n. <input type="checkbox"/> Leasehold grant
d. <input type="checkbox"/> Conveyance to cooperative housing corporation	i. <input type="checkbox"/> Syndication	o. <input type="checkbox"/> Conveyance of an easement
e. <input type="checkbox"/> Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest (attach Form TP-584.1, Schedule E)	j. <input type="checkbox"/> Conveyance of air rights or development rights	p. <input type="checkbox"/> Conveyance for which exemption from transfer tax claimed (complete Schedule B, Part III)
	k. <input type="checkbox"/> Contract assignment	q. <input type="checkbox"/> Conveyance of property partly within and partly outside the state
		r. <input checked="" type="checkbox"/> Other (describe) <u>Intercantile trans</u>

For recording officer's use	Amount received	Date received	Transaction number
	Schedule B., Part I \$ <input type="text"/>		
	Schedule B., Part II \$ <input type="text"/>		

Schedule B — Real estate transfer tax return (Tax Law, Article 31)

Part I - Computation of tax due

1 Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, check the exemption claimed box, enter consideration and proceed to Part III) Exemption claimed

2 Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)

3 Taxable consideration (subtract line 2 from line 1)

4 Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3

5 Amount of credit claimed (see instructions and attach Form TP-584.1, Schedule G)

6 Total tax due* (subtract line 5 from line 4)

1.	0.0
2.	0.0
3.	0.0
4.	0.0
5.	0.0
6.	0.0

Part II - Computation of additional tax due on the conveyance of residential real property for \$1 million or more

1 Enter amount of consideration for conveyance (from Part I, line 1)

2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A)

3 Total additional transfer tax due* (multiply line 2 by 1% (.01))

1.	
2.	
3.	

Part III - Explanation of exemption claimed on Part I, line 1 (check any boxes that apply)

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

a. Conveyance is to the United Nations, the United States of America, the state of New York, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) a

b. Conveyance is to secure a debt or other obligation b

c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance c

d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts d

e. Conveyance is given in connection with a tax sale e

f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F f

g. Conveyance consists of deed of partition g

h. Conveyance is given pursuant to the federal Bankruptcy Act h

i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property i

j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment j

k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, section 1401(e) (attach documents supporting such claim) k

l. Other (attach explanation) l

*Please make check(s) payable to the county clerk where the recording is to take place. If the recording is to take place in New York City, make check(s) payable to the NYC Department of Finance. If a recording is not required, send this return and your check(s) made payable to the NYS Department of Taxation and Finance, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

Schedule C — Credit Line Mortgage Certificate (Tax Law, Article 11)

Complete the following only if the interest being transferred is a fee simple interest.

I (we) certify that: (check the appropriate box)

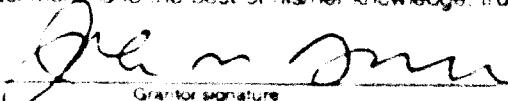
1. The real property being sold or transferred is not subject to an outstanding credit line mortgage.
2. The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
 - The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.
 - The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).
 - The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.
 - The maximum principal amount secured by the credit line mortgage is \$3,000,000 or more, and the real property being sold or transferred is not principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

Please note: for purposes of determining whether the maximum principal amount secured is \$3,000,000 or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

- Other (attach detailed explanation)
3. The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
 - A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.
 - A check has been drawn payable for transmission to the credit line mortgagee or his agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.
4. The real property being transferred is subject to an outstanding credit line mortgage recorded in _____ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is _____. No exemption from tax is claimed and the tax of _____ is being paid herewith. (Make check payable to county clerk where deed will be recorded or, if the recording is to take place in New York City, make check payable to the NYC Department of Finance.)

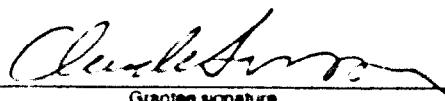
Signature (both the grantor(s) and grantees must sign)

The undersigned certify that the above information contained in schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of his/her knowledge, true and complete.



Grantor signature

Title



Grantee signature

Title

Grantor signature

Title

Grantee signature

Title

Reminder: Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you checked e, f, or g in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place or, if the recording is in New York City, to the NYC Department of Finance? If no recording is required, send your check(s), made payable to the Department of Taxation and Finance, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-5045.

Schedule D - Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, section 683)

Complete the following only if a fee simple interest is being transferred by an individual or estate or trust.

Part I - New York State residents

If you are a New York State resident transferor(s)/seller(s) listed in Schedule A of Form TP-584 (or an attachment to Form TP-584), you must sign the certification below. If one or more transferors/sellers of the property is a resident of New York State, each resident transferor/seller must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

Certification of resident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property, the transferor(s)/seller(s) as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law, section 663(a) upon the sale or transfer of this property.

Signature	Print full name John Simon	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

Note: A resident of New York State may still be required to pay estimated tax under Tax Law, section 685(c), but not as a condition of recording a deed.

Part II - Nonresidents of New York State

If you are a nonresident of New York State listed as a transferor/seller in Schedule A of Form TP-584 (or an attachment to Form TP-584) but are not required to pay estimated tax because one of the exemptions below applies under Tax Law, section 663(c), check the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor(s)/seller(s), that transferor(s)/seller(s) is not required to pay estimated personal income tax to New York State under Tax Law, section 663. Each nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, please photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If one of the following statements apply, you must use Form IT-2663, Nonresident Real Property Estimated Income Tax Payment Form, and pay the full amount of estimated tax, if any, to the recording officer at the time the deed is presented for recording.

Exemption for nonresident transferor(s)/seller(s)

This is to certify that at the time of the sale or transfer of the real property, the transferor(s)/seller(s) (grantor) of this property was a nonresident of New York State, but is not required to pay estimated tax under Tax Law, section 663 due to one of the following exemptions:

- The property being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from _____ to _____ (see instructions).
- The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.
- The transferor or transferee is an agency or authority of the United States of America, an agency or authority of the state of New York, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date



N Y C
RPT

FINANCE
NEW • YORK
THE CITY OF NEW YORK
DEPARTMENT OF FINANCE

NEW YORK CITY DEPARTMENT OF FINANCE
REAL PROPERTY TRANSFER TAX RETURN

(Pursuant to Title 11, Chapter 21, NYC Administrative Code)

TYPE OR PRINT LEGIBLY

If the transfer involves more than one grantor or grantee or a partnership, the names, addresses and Social Security Numbers or Employer Identification Numbers of all grantors or grantees and general partners must be provided on Schedule 3, page 3.



GRANTOR ▼

● Name

John Simon

● Grantor is a(n): individual partnership (must complete Schedule 3)
(check one) corporation other _____

Telephone Number

● Permanent mailing address after transfer (number and street)

6 Edwards Lane

● City and State

Glen Cove, NY

Zip Code

11542

● EMPLOYER IDENTIFICATION NUMBER

_____ - _____

OR

● SOCIAL SECURITY NUMBER
C 1 5 - 1 6 - 5 8 0 8

▼ DO NOT WRITE IN THIS SPACE
FOR OFFICE USE ONLY

● RETURN NUMBER ▲

GRANTEE ▼

● Name

Claude Simon

● Grantee is a(n): individual partnership (must complete Schedule 3)
(check one) corporation other _____

Telephone Number

● Permanent mailing address after transfer (number and street)

160 Madison Avenue

● City and State

New York, NY

Zip Code

10016

● EMPLOYER IDENTIFICATION NUMBER

_____ - _____

OR

● SOCIAL SECURITY NUMBER
1 0 6 - 5 0 - 1 1 5 8

● DEED SERIAL NUMBER ▲

● NYS REAL ESTATE TRANSFER TAX PAID ▲

PROPERTY LOCATION ▼

LIST EACH LOT SEPARATELY. ATTACH A RIDER IF ADDITIONAL SPACE IS REQUIRED							
● Address (number and street)	Apt. No.	Borough	Block	Lot	# of Floors	Square Feet	● Assessed Value of Property
160 Madison Ave.	4th Fl. Man.		862	20			

● DATE OF TRANSFER TO GRANTEE:

● PERCENTAGE OF INTEREST TRANSFERRED: %

CONDITION OF TRANSFER ▼ See Instructions

● Check (✓) all of the conditions that apply and fill out the appropriate schedules on pages 5-11 of this return. Additionally, Schedules 1 and 2 must be completed for all transfers

- a. Arms length transfer
- b. Transfer in exercise of option to purchase
- c. Transfer from cooperative sponsor to cooperative corporation
- d. Transfer by referee or receiver (complete Schedule A, page 5)
- e. Transfer pursuant to marital settlement agreement or divorce decree
- f. Deed in lieu of foreclosure (complete Schedule C, page 6)
- g. Transfer pursuant to liquidation of an entity (complete Schedule D, page 6)
- h. Transfer from principal to agent, dummy, strawman or conduit or vice-versa (complete Schedule E, page 7)
- i. Transfer pursuant to trust agreement or will (attach a copy of trust agreement or will)
- j. Gift transfer not subject to indebtedness
- k. Gift transfer subject to indebtedness
- l. Transfer to a business entity in exchange for an interest in the business entity (complete Schedule F, page 7)
- m. Transfer to a governmental body
- n. Correction deed
- o. Transfer by or to a tax exempt organization (complete Schedule G, page 8)
- p. Transfer of property partly within and partly without NYC
- q. Transfer of successful bid pursuant to foreclosure
- r. Transfer by borrower solely as security for a debt or a transfer by lender solely to return such security
- s. Transfer wholly or partly exempt as a mere change of identity or form of ownership (complete Schedule M, page 9)
- t. Transfer to a REIT or to a corporation or partnership controlled by a REIT (Complete Schedule R, pages 10 and 11)
- u. Other transfer in connection with financing (describe): _____
- v. Other (describe): no consideration in transaction

● TYPE OF PROPERTY (✓)	
a. <input type="checkbox"/>	1-3 family house
b. <input type="checkbox"/>	Individual residential condominium unit
c. <input type="checkbox"/>	Individual cooperative apartment
d. <input type="checkbox"/>	Commercial condominium unit
e. <input checked="" type="checkbox"/>	Commercial cooperative
f. <input type="checkbox"/>	Apartment building
g. <input type="checkbox"/>	Office building
h. <input type="checkbox"/>	Industrial building
i. <input type="checkbox"/>	Utility
j. <input type="checkbox"/>	OTHER. (describe):

● TYPE OF INTEREST (✓)	
Check box at LEFT if you intend to record a document related to this transfer. Check box at RIGHT if you do not intend to record a document related to this transfer.	
REC.	NON REC.
a. <input type="checkbox"/>	Fee <input type="checkbox"/>
b. <input type="checkbox"/>	Leasehold Grant <input type="checkbox"/>
c. <input type="checkbox"/>	Leasehold Assignment or Surrender <input type="checkbox"/>
d. <input type="checkbox"/>	Easement <input type="checkbox"/>
e. <input type="checkbox"/>	Development Rights <input type="checkbox"/>
f. <input type="checkbox"/>	Stock <input checked="" type="checkbox"/>
g. <input type="checkbox"/>	Partnership Interest <input type="checkbox"/>
h. <input type="checkbox"/>	OTHER. (describe): <input type="checkbox"/>

SCHEDULE 1 - DETAILS OF CONSIDERATION ▼

COMPLETE THIS SCHEDULE FOR ALL TRANSFERS AFTER COMPLETING THE APPROPRIATE SCHEDULES ON PAGES 5 THROUGH 11. ENTER "ZERO" ON LINE 11 IF THE TRANSFER REPORTED WAS WITHOUT CONSIDERATION.

1 Cash	● 1.	\$0.00
2 Purchase money mortgage	● 2.	\$0.00
3 Unpaid principal of pre-existing mortgage(s)	● 3.	\$0.00
4 Accrued interest on pre-existing mortgage(s)	● 4.	\$0.00
5 Accrued real estate taxes	● 5.	\$0.00
6 Amounts of other liens on property	● 6.	\$0.00
7 Value of shares of stock or of partnership interest received	● 7.	\$0.00
8 Value of real or personal property received in exchange	● 8.	\$0.00
9 Amount of Real Property Transfer Tax and/or other taxes or expenses of the grantor which are paid by the grantee	● 9.	\$0.00
10 Other (describe)	● 10.	\$0.00
11 TOTAL CONSIDERATION (add lines 1 through 10 - must equal amount entered on line 1 of Schedule 2) (see instructions)	● 11.	\$0.00

See instructions for special rules relating to transfers of cooperative units, liquidations, marital settlements and transfers of property to a business entity in return for an interest in the entity.

SCHEDULE 2 - COMPUTATION OF TAX ▼

A. Payment	Pay amount shown on line 14 - See Instructions	Payment Received
1 Total Consideration (from line 11, above)	● 1.	\$50.00
2 Excludable liens (see instructions)	● 2.	\$0.00
3 Consideration (Line 1 less line 2)	● 3.	\$0.00
4 Tax Rate (see instructions)	● 4.	.01 %
5 Percentage change in beneficial ownership (see instructions)	● 5.	%
6 Taxable consideration (multiply line 3 by line 5)	● 6.	
7 Tax (multiply line 6 by line 4)	● 7.	\$0.00
8 Credit (see instructions)	● 8.	
9 Tax due (line 7 less line 8) (if the result is negative, enter zero)	● 9.	
10 Interest (see instructions)	● 10.	
11 Penalty (see instructions)	● 11.	
12 Total tax due (add lines 9, 10 and 11)	● 12.	\$0.00
13 Filing Fee	● 13.	50.00
14 Total Remittance Due (line 12 plus line 13)	● 14.	\$50.00

SCHEDULE 3 - TRANSFERS INVOLVING MULTIPLE GRANTORS AND/OR GRANTEES OR A PARTNERSHIP

NOTE If additional space is needed, attach copies of this schedule or an addendum listing all of the information required below.

GRANTOR(S)/PARTNER(S)

NAME	SOCIAL SECURITY NUMBER		
PERMANENT MAILING ADDRESS AFTER TRANSFER	- - -		
CITY AND STATE	ZIP CODE	OR	
		EMPLOYER IDENTIFICATION NUMBER	
NAME	SOCIAL SECURITY NUMBER		
PERMANENT MAILING ADDRESS AFTER TRANSFER	- - -		
CITY AND STATE	ZIP CODE	OR	
		EMPLOYER IDENTIFICATION NUMBER	
NAME	SOCIAL SECURITY NUMBER		
PERMANENT MAILING ADDRESS AFTER TRANSFER	- - -		
CITY AND STATE	ZIP CODE	OR	
		EMPLOYER IDENTIFICATION NUMBER	
NAME	SOCIAL SECURITY NUMBER		
PERMANENT MAILING ADDRESS AFTER TRANSFER	- - -		
CITY AND STATE	ZIP CODE	OR	
		EMPLOYER IDENTIFICATION NUMBER	

GRANTEE(S)/PARTNER(S)

NAME	SOCIAL SECURITY NUMBER		
PERMANENT MAILING ADDRESS AFTER TRANSFER	- - -		
CITY AND STATE	ZIP CODE	OR	
		EMPLOYER IDENTIFICATION NUMBER	
NAME	SOCIAL SECURITY NUMBER		
PERMANENT MAILING ADDRESS AFTER TRANSFER	- - -		
CITY AND STATE	ZIP CODE	OR	
		EMPLOYER IDENTIFICATION NUMBER	
NAME	SOCIAL SECURITY NUMBER		
PERMANENT MAILING ADDRESS AFTER TRANSFER	- - -		
CITY AND STATE	ZIP CODE	OR	
		EMPLOYER IDENTIFICATION NUMBER	
NAME	SOCIAL SECURITY NUMBER		
PERMANENT MAILING ADDRESS AFTER TRANSFER	- - -		
CITY AND STATE	ZIP CODE	OR	
		EMPLOYER IDENTIFICATION NUMBER	

GRANTOR'S ATTORNEY ▼

Name of Attorney	Telephone Number ()
Address number and street	City and State
EMPLOYER IDENTIFICATION NUMBER NAME & ADDRESS	OR SOCIAL SECURITY NUMBER NAME & ADDRESS
	Zip Code

GRANTEE'S ATTORNEY ▼

Name of Attorney	Telephone Number (212) 949-7300
Address number and street	City and State NY, NY
EMPLOYER IDENTIFICATION NUMBER NAME & ADDRESS	OR SOCIAL SECURITY NUMBER NAME & ADDRESS
	Zip Code 10016

CERTIFICATION ▼

I swear or affirm that this return, including any accompanying schedules, affidavits and attachments, has been examined by me and is, to the best of my knowledge, a true and complete return made in good faith pursuant to Title 11, Chapter 21 of the Administrative Code and the regulations issued thereunder.

GRANTOR

before me on this 13 day

015-16-5808

EMPLOYEE IDENTIFICATION NUMBER OR
SOCIAL SECURITY NUMBER

of John Simon 2004

Name of Grantor

Signature of Grantor

Signature of Grantor

LUCY H. LEVY
Notary Public, State of New York
Reg. No. 31-4370640
CO. 3145, 3rd Flr., County
Courthouse, 125 Broad St., B, 200

GRANTEE

before me and subscribed to

before me on this 5/1 day

of April 1 2001

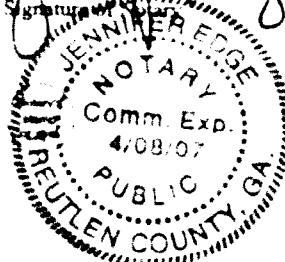
106-50-1158

EMPLOYEE IDENTIFICATION NUMBER OR
SOCIAL SECURITY NUMBER

Claude Simon

Name of Grantee

Signature of Grantee



GRANTEE: To ensure that your property and water/sewer tax bills are sent to the proper address you must complete the Registration forms included in this packet. Owner's Registration Cards can also be obtained by calling the Department of Finance at (718) 935-9500.

DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
AFFIDAVIT IN LIEU OF REGISTRATION STATEMENT

TITLE CO.:

DATE:

TITLE NO.:

STATE OF NEW YORK, COUNTY OF

SS.:

Claude Simon

being duly sworn, depose(s) and say(s):

1. I am familiar with the real property know by

160 Madison Avenue, 4th Floor

NY

NY

([Section Block 662 Lot 20]) (the "Premises") and make this affidavit as (describe capacity in which affidavit is made) in connection with a deed/lease/memorandum of lease (delete inapplicable description) which transfers an interest in the above real property, is dated , and is between as seller and as purchaser.

2. The statements made in this affidavit are true of my own knowledge and I submit this affidavit in order that this Instrument be accepted for recording without being accompanied by a registration statement, as such is defined by Section 27-2004(a)(7) of the Administrative Code of the City of New York and Section 4(7) of the Multiple Dwelling Law. The Instrument does not affect a dwelling which is or is to be occupied as the residence of three or more families because it affects the following (check applicable item):

- commercial building
- one or two-family dwelling
- condominium unit in a multiple dwelling
- cooperative corporation shares relating to a single residential unit in a multiple dwelling
- lease of commercial space in a multiple dwelling
- mineral, gas, water, air or other similar rights not affecting a multiple dwelling
- vacant land

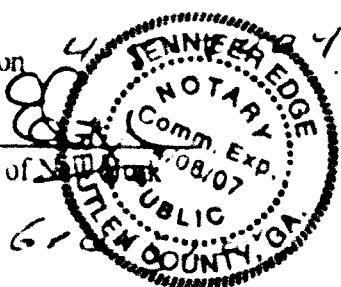
Alternatively, registration is not required by reason of the following:

- The instrument being offered for recording is to clarify title, or to correct an instrument previously recorded on in Liber Page
- This deed is one of a series conveying the same premises from several grantees to one owner, and the registration card is being filed with deed #1.
- The interest described in the deed submitted for recording is being or has been or shall be transferred to the grantor, or shall be transferred to the ultimate grantee, and a deed to that effect is simultaneously herewith presented for recording with a registration statement therefor.

3. I am aware that this affidavit is required by law to be submitted in order that the Instrument be recorded or accepted for record without being accompanied by registration statements. I am aware that false statements made in this affidavit may be punishable as a felony or misdemeanor under Article 210 of the Penal Law or as an offense under Section 1151.9.0 of the Administrative Code of the City of New York.

Sworn to before me on

6/11/07
Notary Public State of New York Comm. Exp. 08/07



Claude Simon

INCORPORATED UNDER THE LAWS OF THE STATE OF NEW YORK

160 MADISON AVENUE OWNERS CORPORATION

The Corporation is authorized to issue 360 Common Shares—No Par Value

White Oak Building
CLAUDE SIMON

FORTY FIVE

is the owner of
fully paid and
non-assessable shares of the above Corporation for a sum not exceeding on the
books of the Corporation by the holder to be in person or by duly authorizing
Attorney upon surrender of this Certificate for property evidenced.

In Witness Whereof, the said Corporation has caused this Certificate to be signed
by its duly authorized officers and to be sealed with the seal of the Corporation.

Isabel February 13, 2004

2
2
2

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SHARES

INCORPORATED UNDER THE LAWS OF THE STATE OF NEW YORK

160 MADISON AVENUE OWNERS CORPORATION

The Corporation is authorized to issue 360 Common Shares—No Par Value

Witnessed this

CLAUDE SIMON

is the owner of
forty five
non-voting shares of the above Corporation for a sum not to exceed one thousand
dollars of the Corporation by the holder himself or by his attorney
or attorney general of this State and property of the holder
John Wilson Ward, the said Corporation has caused this Agreement to be signed
for its duly authorized officers and to be record with the State of the Corporation.

Dated February 13, 2004