

BROWN HARRIS STEVENS

E s t a b l i s h e d 1 8 7 3

January 16, 2013

Claude Simon
71 Tonjes Road
Callicoon, NY 12723

VIA EMAIL: csimon@fairlane.biz

RE: 307 West 71st Street – Offer to Purchase

Dear Claude:

I am pleased to advise that the seller has accepted your offer to purchase the above-captioned building as follows:

Seller: 307 West 71 Realty Corp., c/o Ted Howard, 487 Stone Church Drive, Mt. Bethel, PA 18343

Purchaser: Claude Simon, 71 Tonjes Road, Callicoon, NY 12723

Proposed Price: \$2,875,000

Terms: 10% at contract signing; balance at closing. There is no financing contingency. Seller will provide property access to purchaser for engineer's inspection prior to contract signing.

Closing: Within 30-45 days of contract signing

Seller's Attorney: Joe Brasile, Esq., Pryor Cashman, 7 Times Square, New York, NY; Tel. (212) 326-0826; Fax (212) 798-6308; Email: jbrasile@pryorcashman.com

Purchaser's Attorney: Darryl Vernon, Esq., Vernon Ginsburg, 26th Floor, 261 Madison Avenue, New York, NY; Tel. (212) 949-7300; Fax (212) 697-4432; Email: dvernon@vgllp.com

Broker as Dual Agent: Wolf Jakubowski, Senior Vice President/Managing Director/Associate Broker, Brown Harris Stevens, 1926 Broadway, New York, NY 10023; Tel. (212) 588-5630; Fax (212) 303-3209; Email: wjakubowski@bhsusa.com

Brown Harris Stevens Residential Sales, LLC, 1926 Broadway, New York, New York 10023
Tel 212.588.5600 Fax 212.588.5666 www.brownharrisstevens.com

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Thank you.

Sincerely,

Wolf Jakubowski
Senior Vice President / Managing Director / Associate Broker

Cc VIA EMAIL: dvernon@vgllp.com

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Thank you.