

NOTICE IS GIVEN BY: INTERVEST NATIONAL BANK
TO: 160 MADISON AVENUE OWNER CORP

Loan Number: 1433-00-0354
Order Number: 209-6751-950
Determination Date: 05/27/2011

The Flood Disaster Protection Act of 1973, as amended, requires that Federally regulated lending institutions shall not make, increase, extend, or renew any loan secured by improved real estate, or a mobile home located or to be located, in an area that has been identified by the Director of the Federal Emergency Management Agency (FEMA) as an area having special flood hazards and in which flood insurance has been made available under the National Flood Insurance Act of 1968, through the National Flood Insurance Program (NFIP), unless the building or mobile home and any personal property securing such loan is covered for the term of the loan by flood insurance in an amount at least equal to the outstanding principal balance of the loan or the maximum limit of coverage made available under the Act with respect to the particular type of property, whichever is less.

NOTICE TO BORROWER ABOUT SPECIAL FLOOD HAZARD AREA STATUS

Notice of Property in Special Flood Hazard Area (SFHA)

The building or mobile home securing the loan for which you have applied is or will be located in an area with special flood hazards. The area has been identified by the Director of FEMA as an SFHA using FEMA's Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map (FHB) for the following community: NEW YORK, CITY OF - 3604970201F. FIRMs are prepared by FEMA in cooperation with the applicable community to identify high flood risk and low to moderate flood risk areas. This area has at least a one percent (1%) chance of a flood equal to or exceeding the base flood elevation (a 100-year flood) in any given year. During the life of a 30-year mortgage loan, the risk of a 100-year flood in a SFHA is 26 percent (26%). Federal law allows a lender and borrower jointly to request the Director of FEMA to review the determination of whether the property securing the loan is located in an SFHA. If you would like to make such a request, please contact us for further information. [Borrowers may also call a FEMA mapping specialist at (877)336-2627 to discuss their concerns]

Notice of Property Not in Special Flood Hazard Area (SFHA)

The building or mobile home described in the attached instrument is not currently located in an area designated by the Director of FEMA as a SFHA. NFIP flood insurance is not required, but may be available. If, during the term of this loan, the subject property is identified as being in a SFHA, as designated by FEMA, you may be required to purchase and maintain flood insurance at your expense.

NOTICE TO BORROWER ABOUT FEDERAL FLOOD DISASTER ASSISTANCE

Notice in Participating Communities

The community in which the property securing the loan is located participates in the NFIP. The Flood Disaster Protection Act of 1973, as amended, mandates federally insured or regulated lenders to require the purchase of flood insurance on all buildings being financed that are located in SFHA's of communities participating in the NFIP. We will not make you the loan that you have applied for if you do not purchase flood insurance. If you fail to renew flood insurance on the property, Federal law authorizes and requires us to purchase the flood insurance at your expense. The flood insurance must be maintained for the term of the loan.

* Flood insurance coverage under the NFIP may be purchased through an insurance agent who will obtain the policy either directly through the NFIP or through an insurance company that participates in the NFIP. Flood insurance also may be available from private insurers that are not federally backed.

* At a minimum, the flood insurance purchased must cover the lesser of:

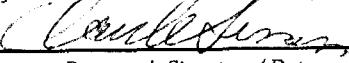
- (1) the outstanding principal balance of the loan(s); or
- (2) the maximum amount of coverage allowed for the type of building under the NFIP; or
- (3) the full replacement cost value (RCV) of the building and/or contents securing the loan. The market value or land value on which the building is located has no bearing on the RCV of the building.

Flood insurance coverage under the NFIP is limited to the overall value of the property securing the loan minus the value of the land on which the property is located. If the property is affected by Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA) restrictions or has been designated as Section 1316 under the NFIP, federal flood insurance may not be available.

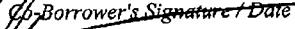
* Federal disaster relief assistance, the majority of which is in the form of a low interest disaster assistance loan from the Small Business Administration (SBA), may be available for losses not covered by your flood insurance policy. Flood insurance requirements apply to recipients of Federal disaster assistance grants and SBA disaster assistance loans. If you are planning to build a structure or make repairs, contact the local community's chief executive official to determine building standards for structures within an SFHA.

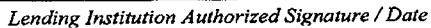
Notice in Non-participating Communities

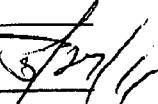
The community in which the property securing the loan is located, does not participate in the National Flood Insurance Program (NFIP). Federal flood insurance is not available. Private flood insurance may be available on a limited basis in the SFHA's of non-participating communities. Federal financial assistance including disaster assistance grants or loans and flood mitigation grants are not available in SFHA's of non-participating communities. For example, if the non-participating community has been identified for at least one year as containing an SFHA, properties located in the community will not be eligible for Federal disaster relief assistance in the event of a federally declared flood disaster. Conventional loans, loans that are not Federally backed can be made on buildings in SFHA's of non-participating communities if authorized by the regulatory authority of the lending institution. However, government guaranteed or insured loans (e.g., SBA, VA and FHA loans) are not permitted to be made in non-participating communities, if secured by structures in SFHA's. A non-participating community can join the NFIP—contact your local chief executive official for additional information.


6/1/11
Borrower's Signature / Date

INTERVEST NATIONAL BANK
Lending Institution


Borrower's Signature / Date


Lending Institution Authorized Signature / Date


Signature

SECTION I - LOAN INFORMATION

1. LENDER NAME AND ADDRESS:	2. COLLATERAL (Building/Mobile Home/Personal Property) PROPERTY ADDRESS (Legal description may be attached):		
Account Number: 100-0041-912 Address: INTERVEST NATIONAL BANK 1 ROCKEFELLER PLZ SUITE 400 NEW YORK, NY 10020 Phone: (212) 218-8364 Fax: 1(212) 218-2808 Loan Officer/Processor: CCHEN Delivery Method: FDR-COM - WEB	<p>Borrower: 160 MADISON AVENUE OWNER CORP Determination Address 160 MADISON AVE NEW YORK, NY 10016-5412 NEW YORK COUNTY</p> <p>APN/Tax ID: Lot: _____ Block: _____ Phase: _____ Subdivision: _____ Section: _____ Township: _____ Range: _____</p> <p>Requested Address 160 MADISON AVE NEW YORK, NY 10016-5412 NEW YORK COUNTY</p>		
3. LENDER I.D. NUMBER: 35011	4. LOAN IDENTIFIER: 1433-00-0354	5. AMOUNT OF FLOOD INSURANCE REQUIRED (optional):	

SECTION II

A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION

1. NFIP Community Name	2. County(ies)	3. State	3. NFIP Community Number
NEW YORK, CITY OF		NY	360497

B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING / MOBILE HOME

1. NFIP Map Number or Community Panel Number (Community Name, if not the same as "A")	2. NFIP Map Panel Effective / Revised Date	3. LOMA / LOMR	4. Flood Zone	5. No NFIP Map
3604970201F	September 05, 2007	Yes _____ Date _____	X	

C. FEDERAL FLOOD INSURANCE AVAILABILITY (Check all that apply)

1. Federal flood insurance is available (community participates in NFIP). Regular Program Emergency Program of NFIP
 2. Federal flood insurance is not available because community is not participating in the NFIP.
 3. Building / Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA). Federal flood insurance may not be available.
 CBRA/OPA designation date: _____

D. DETERMINATION

IS BUILDING / MOBILE HOME IN A SPECIAL FLOOD HAZARD AREA
(ZONES CONTAINING THE LETTERS "A" OR "V")?

If yes, flood insurance is required by the Flood Disaster Protection Act of 1973.
 If no, flood insurance is not required by the Flood Disaster Protection Act of 1973.

 YES NO

E. COMMENTS (Optional)	HMDA Information	Compliance Quick Check
Recertification Recertification	State: _____ County: _____ MSA/MD: _____ CT: _____	Is Flood Insurance Required? <u>NO</u> Is NFIP Insurance Available? <u>YES</u>

LIFE OF LOAN DETERMINATION

This flood determination is provided solely for the use and benefit of the entity named in Section 1, Box 1 in order to comply with the 1994 Reform Act and may not be used or relied upon by any other entity or individual for any purpose, including, but not limited to deciding whether to purchase a property or determining the value of a property.

This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building / mobile home on the NFIP map.

F. PREPARER'S INFORMATION (If other than Lender):

NAME, ADDRESS, TELEPHONE NUMBER:



LPS National Flood
1521 N Cooper St
Fourth Floor
Arlington, TX 76011-5942

Phone: 1.800.833.6347
Fax: 1.800.662.6347

ORDER NUMBER:

209-6751-950

DATE OF DETERMINATION:

May 27, 2011