

VERNON & GINSBURG, LLP

261 MADISON AVENUE

NEW YORK, NEW YORK 10016

TELEPHONE
(212) 949-7300

TELECOPIER
(212) 697-4432

April 27, 2007

VIA FEDERAL EXPRESS

Stein & Farkas, LLP
1639 East 13th Street
Brooklyn, NY 11229
Attn: Aaron Stein

Re: Contract of Sale: 160 Madison Avenue, Unit #1

Dear Aaron:

Enclosed are four (4) contracts signed by our client at the end of the preprinted contract, your rider, and our rider. A copy of our client's down payment check of \$150,000 is also attached. We will send you the check upon receipt of two (2) fully signed contracts, including your signature as escrowee. Please return the contracts by May 4, 2007.

Sincerely yours,

A handwritten signature in black ink, appearing to be "Darryl M. Vernon", written over a horizontal line.

Darryl M. Vernon
(dvernon@vernonginsburg.com)

DMV/mca
Enclosures