

VERNON & GINSBURG, LLP  
ATTORNEY TRUST MASTER ACCOUNT  
261 MADISON AVE, 26TH FLOOR  
NEW YORK, NY 10016

2616

DATE 2-12-04 1-32/210

PAY TO THE ORDER OF NYS Dept. of Taxation

\$1,360.00

DOLLARS ☐ Security Features Embedded in Ink.



Small Business Services  
smallbiz.fleet.com  
New York, NY

FOR 160 Mad. Unit 2

⑈002616⑈ ⑆021000322⑆ 08010 46988⑈

VERNON & GINSBURG, LLP  
ATTORNEY TRUST MASTER ACCOUNT  
261 MADISON AVE, 26TH FLOOR  
NEW YORK, NY 10016

2617

DATE 2-12-04 1-32/210

PAY TO THE ORDER OF NYC Dept. of Finance

\$4,895.00

DOLLARS ☐ Security Features Embedded in Ink.



Small Business Services  
smallbiz.fleet.com  
New York, NY

FOR 160 Mad. Unit 2

⑈002617⑈ ⑆021000322⑆ 08010 46988⑈

VERNON & GINSBURG, LLP  
ATTORNEY TRUST MASTER ACCOUNT  
261 MADISON AVE, 26TH FLOOR  
NEW YORK, NY 10016

2622

DATE 2-12-04 1-32/210

PAY TO THE ORDER OF Vernon & Ginsburg

\$600.00

DOLLARS ☐ Security Features Embedded in Ink.



Small Business Services  
smallbiz.fleet.com  
New York, NY

FOR Shagor's to Stern

⑈002622⑈ ⑆021000322⑆ 08010 46988⑈

VERNON & GINSBURG, LLP  
ATTORNEY TRUST MASTER ACCOUNT  
261 MADISON AVE, 26TH FLOOR  
NEW YORK, NY 10016

2619

DATE 2-12-04 1-32/210

NO. 094342  
CERTIFIED  
Payable Only as Originally Drawn  
and When Property Ender J

DATE FEB 12 2004

\$313,745.00

DOLLARS ☐ Security Features Embedded in Ink.



Small Business Services  
smallbiz.fleet.com  
New York, NY

FOR Shagor's to Stern

⑈002619⑈ ⑆021000322⑆

DO NOT REMOVE THIS LABEL, CERTIFIED CHECK  
94284 27815⑈096342

VERNON & GINSBURG, LLP  
ATTORNEY TRUST MASTER ACCOUNT  
261 MADISON AVE, 26TH FLOOR  
NEW YORK, NY 10016

2621

DATE 2-12-04 1-32/210

PAY TO THE ORDER OF Moses Shagor's

\$9,400.00

DOLLARS ☐ Security Features Embedded in Ink.



Small Business Services  
smallbiz.fleet.com  
New York, NY

FOR 160 Mad. Unit 2

⑈002621⑈ ⑆021000322⑆ 08010 46988⑈

DEIRDRE L. HUMPHREYS  
CLAUDE SIMON

1-832  
210  
22479809

294

Date 2/1/04

Pay to the order of Wm & Limburg Trust atty \$ 20,000<sup>00</sup>  
James Leonard Stulen <sup>00</sup>/<sub>100</sub> Dollars ☐ Security Features  
Visible in Back

citibank

CITIBANK, N.A. BR. #32  
AVENUE OF THE AMERICAS AT 23RD STREET  
NEW YORK, NY 10010

Insured  
Money  
Market  
Account

Memo

Deirdre L. Humphreys

⑆021000089⑆ 22479809⑈ 0294

CLAUDE SIMON  
160 MADISON AVE.  
NY, NY 10016

DATE 1-29-2004 1-832  
210  
79830938

988

PAY TO THE ORDER OF Wm & Limburg atty \$ 49,000<sup>00</sup>  
Benj. Leonard and 100/100 <sup>00</sup>/<sub>100</sub> DOLLARS ☐ Security Features  
Visible in Back

CITIBANK

CITIBANK, N.A. BR. #32  
AVENUE OF THE AMERICAS AT 23RD STREET  
NEW YORK, NY 10010

MEMO

Claude Simon

⑆021000089⑆ 79830938⑈ 0988

JOHN M. SIMON

1-14885  
210  
186005509  
DATE 2/5/04 1467

PAY TO THE ORDER OF Wm & Limburg atty \$ 60,000<sup>00</sup>  
Benj. Leonard and 100/100 <sup>00</sup>/<sub>100</sub> DOLLARS ☐ Security Features  
Visible in Back

ENB

475 Park Ave. S.  
New York, NY 10016

MEMO

John M.

⑆021001486⑆ 186005509⑈ 1467

JOHN M. SIMON

1-832  
210  
57111537  
Date 1/30/04 227

Wm & Limburg Attorney Trust \$ 200,000<sup>00</sup>  
Two hundred thousand <sup>00</sup>/<sub>100</sub> Dollars ☐ Security Features  
Visible in Back

CITIBANK

CITIBANK, N.A. BR. #32  
AVENUE OF THE AMERICAS AT 23RD STREET  
NEW YORK, NY 10010

⑆021000089⑆ 57111537⑈ 0227

WICKI CLAIREAUX SIMON

50-791/214  
792807385

441

PAY TO THE ORDER OF Wm & Limburg atty \$ 20,000<sup>00</sup>  
James Leonard and 100/100 <sup>00</sup>/<sub>100</sub> DOLLARS ☐ Security Features  
Visible in Back

NORTH  
FORK  
BANK

GLEN COVE, NY 11542

MEMO

Wicki Simon

⑆021407912⑆ 792807385⑈ 50441

- - - - -  
New York City Department of Finance  
Non-Recorded RPTT Return Processing  
Check Processing Unit  
25 Elm Place – 3<sup>rd</sup> floor  
Brooklyn, NY 11201

Payment of a filing fee is no longer required if you are not recording a deed or other document in connection with Form NYC-RPT (Real Property Transfer Tax Return) transaction. Your check submitted for the filing fee portion is being returned.

- - - - -



FINANCE  
NEW YORK  
THE CITY OF NEW YORK  
DEPARTMENT OF FINANCE

NYC  
RPT

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) ☐ 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  
**015-16-5808**

GRANTEE

Name  
**Claude Simon**

Grantee is a(n): ☒ individual ☐ partnership (must complete Schedule 3) ☐ 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  
**106-50-1158**

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			

VERNON & GINSBURG, LLP  
ATTORNEYS AT LAW  
PH. 212-949-7300  
261 MADISON AVENUE, 26TH FLOOR  
NEW YORK, NY 10016

FLEET NATIONAL BANK  
EAST FARMINGDALE, NY 11735  
50-446/214

6535

4/16/2004

PAY TO THE ORDER OF NYC Department of Finance

\$ \*\*50.00

Fifty and 00/100\*\*\*\*\*

DOLLARS



NYC Department of Finance  
P.O. Box 5070  
Kingston, NY 12402-5070

MEMO DMV (Claude Simon)

006535 021404465 801044405

**VERNON & GINSBURG, LLP**

**261 MADISON AVENUE**

**NEW YORK, NEW YORK 10016**

TELEPHONE  
(212) 949-7300

TELECOPIER  
(212) 697-4432

September 17, 2003

**VIA CERTIFIED MAIL**

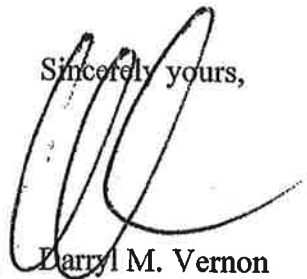
Bernat Mikhli  
Shamuil Mikhli  
160 Madison Avenue  
New York, New York 10016

Re: 160 Madison Avenue, Unit 2, New York, New York

Dear Bernat and Shamuil:

I understand that you have discussed with Claude his purchase of Unit 2 in the building and do not wish to exercise any option in this transaction. Thus, I have enclosed a Notice of Option under the Proprietary Lease and the Certificate of Limited Partnership, as well as a Waiver of Option. If you could sign the Waiver of Option and return it to us, it would be appreciated. If you wish to discuss, please just call.

Sincerely yours,



Darryl M. Vernon

DMV/le

Enclosures

cc; Claude Simon  
Moses Shayowitz  
160 Madison Avenue Owners Company  
160 Madison Avenue Owners Corporation

OCT 23 2003

**NOTICE OF OPTION UNDER ARTICLE 5 SECTION 2(b)**  
**OF THE CERTIFICATE OF LIMITED PARTNERSHIP**  
**OF 160 MADISON AVENUE OWNERS COMPANY DATED AS**  
**OF DECEMBER 1, 1983 AND UNDER PARAGRAPH 14(a)(vii)**  
**OF THE PROPRIETARY LEASE OF 160 MADISON AVENUE**  
**OWNERS CORPORATION, AS LESSOR AND EACH OF**  
**THE LIMITED PARTNERS OF THE LIMITED PARTNERSHIP**  
**AS LESSEES COVERING THEIR RESPECTIVE INTERESTS**  
**IN THE BUILDING KNOWN AS 160 MADISON AVENUE**  
**NEW YORK, NEW YORK**

TO: 1.) 160 Madison Avenue Owners Company (sometimes referred to as the "Limited Partnership");

2.) 160 Madison Avenue Owners Corporation (sometimes referred to as the "Cooperative Corporation");

3.) Bernat Mikhli; and

4.) Shamuil Mikhli;


DATED: September , 2003

1.) The undersigned, as a Limited Partner under the Limited Partnership Agreement referred to above, and as a Lessee under the Proprietary Lease also referred to above, has a bona fide offer (the "offer") of \$340,000.00 from Claude Simon for the sale of his 12 1/2% interest in the Limited Partnership and for his 45 shares of 160 Madison Avenue Owners Corporation, and the accompanying Proprietary Lease, all allocated to Unit 2 of the building at 160 Madison Avenue, New York, New York.

2.) Upon receipt of this Notice will begin a 20 day option under: a) Article 5 Section 2(b) of the Certificate of Limited Partnership and b) paragraph 14(a)(vii) of the Proprietary Lease in which the other Limited Partners and Proprietary Lessees may enter into a contract to purchase the

interest in the Limited Partnership, Shares of the Cooperative Corporation and the accompanying Proprietary Lease at a purchase price in the aggregate equal to and on the same terms of the offer.

3.) The signatures of the undersigned confirm that there was a bona fide offer at the above amount to purchase the above interests, representing Unit 2 of the subject building.



MOSES SHAYOWITZ, Limited Partner,  
Proprietary Lessee and Shareholder  
of Unit 2



CLAUDE SIMON, Purchaser

ACKNOWLEDGEMENTS

STATE OF NEW YORK )

COUNTY OF KINGS )

On the 20<sup>th</sup> day of October in the year 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared BERNAT MIKHLI, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose names(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.

  
\_\_\_\_\_  
NOTARY PUBLIC

DONALD W. RICHARDS  
Notary Public, State of New York  
No. 01RI6011202  
Qualified in Kings County  
Commission Expires Dec. 10, 2006

STATE OF NEW YORK )

COUNTY OF Kings )

On the 20<sup>th</sup> day of October in the year 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared SHAMUIL MIKHLI, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose names(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.

  
\_\_\_\_\_  
NOTARY PUBLIC

DONALD W. RICHARDS  
Notary Public, State of New York  
No. 01RI6011202  
Qualified in Kings County  
Commission Expires Dec. 10, 2006



## WAIVER OF OPTION

The undersigned as Limited Partners of 160 Madison Avenue Owners Company (the "Limited Partnership") of 160 Madison Avenue Corporation (the "Corporation"), 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, hereby waive any rights they would otherwise have under:

- (i) Article 5 Section 2(b) of the Certificate of Limited Partnership of 160 Madison Avenue Owners Company, dated as of December 1, 1983, and
- (ii) Paragraph 14(a) (vii) of the Proprietary Lease between 160 Madison Avenue Owners Corporation as Lessor and each of the Limited Partners of the Limited Partnership as Lessees covering the respective interests of the Limited Partners in the building known as 160 Madison Avenue, New York, New York ("Building")

to exercise an option to purchase from Moses Shayowitz on the terms offered by Claude Simon: (a) a 12 1/2% interest in the Limited Partnership allocated to Unit 2 (second floor) of the Building; (b) his 45 shares of stock of 160 Madison Avenue Owners Corporation allocated to Unit 2 of the Building; and (c) his interest in the Proprietary Lease of Unit 2 of the Building.

  
BERNAT MIKHLI, Limited Partner

  
SHAMUIL MIKHLI, Limited Partner

**NYC  
RPT****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**

1 Name  
**Moses Shayowitz**

2 Grantor is a(n): ☒ individual ☐ partnership (must complete Schedule 3)  
(check one) ☐ corporation ☐ other \_\_\_\_\_ Telephone Number \_\_\_\_\_

3 Permanent mailing address after transfer (number and street)  
**862 46 Street**

4 City and State  
**Brooklyn, NY** Zip Code  
**11227**

5 EMPLOYER IDENTIFICATION NUMBER \_\_\_\_\_ OR 6 SOCIAL SECURITY NUMBER  
**0 5 6 - 5 4 - 1 6 1 8**

**GRANTEE**

1 Name  
**Claude Simon**

2 Grantee is a(n): ☒ individual ☐ partnership (must complete Schedule 3)  
(check one) ☐ corporation ☐ other \_\_\_\_\_ Telephone Number \_\_\_\_\_

3 Permanent mailing address after transfer (number and street)  
**160 Madison Avenue**

4 City and State  
**New York, NY** Zip Code  
**10016**

5 EMPLOYER IDENTIFICATION NUMBER \_\_\_\_\_ OR 6 SOCIAL SECURITY NUMBER  
**1 0 6 - 5 0 - 1 1 5 8**

DO NOT WRITE IN THIS SPACE  
FOR OFFICE USE ONLY

RETURN NUMBER ▲

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.	2nd Fl	Man.	862	20			

DATE OF TRANSFER TO GRANTEE: **2-12-09** 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. <input checked="" type="checkbox"/> Arms length transfer  | m. <input type="checkbox"/> Transfer to a governmental body  |
| b. <input type="checkbox"/> Transfer in exercise of option to purchase   | n. <input type="checkbox"/> Correction deed  |
| c. <input type="checkbox"/> Transfer from cooperative sponsor to cooperative corporation   | o. <input type="checkbox"/> Transfer by or to a tax exempt organization (complete Schedule G, page 6)  |
| d. <input type="checkbox"/> Transfer by referee or receiver (complete Schedule A, page 5)  | p. <input type="checkbox"/> Transfer of property partly within and partly without NYC  |
| e. <input type="checkbox"/> Transfer pursuant to marital settlement agreement or divorce decree  | q. <input type="checkbox"/> Transfer of successful b'd pursuant to foreclosure   |
| f. <input type="checkbox"/> Deed in lieu of foreclosure (complete Schedule C, page 6)  | r. <input type="checkbox"/> Transfer by borrower solely as security for a debt or a transfer by lender solely to return such security          |
| g. <input type="checkbox"/> Transfer pursuant to liquidation of an entity (complete Schedule D, page 6)                                    | s. <input type="checkbox"/> Transfer wholly or partly exempt as a mere change of identity or form of ownership. Complete Schedule M, page 9    |
| h. <input type="checkbox"/> Transfer from principal to agent, dummy, strawman or conduit or vice-versa (complete Schedule E, page 7)       | t. <input type="checkbox"/> Transfer to a REIT or to a corporation or partnership controlled by a REIT. (Complete Schedule R, pages 10 and 11) |
| i. <input type="checkbox"/> Transfer pursuant to trust agreement or will (attach a copy of trust agreement or will)                        | u. <input type="checkbox"/> Other transfer in connection with financing (describe): _____  |
| j. <input type="checkbox"/> Gift transfer not subject to indebtedness  | v. <input type="checkbox"/> Other (describe): _____  |
| k. <input type="checkbox"/> Gift transfer subject to indebtedness  |  |
| l. <input type="checkbox"/> Transfer to a business entity in exchange for an interest in the business entity (complete Schedule F, page 7) |  |

**● TYPE OF PROPERTY (✓)**

a. ☐ 1-3 family house

b. ☐ Individual residential condominium unit

c. ☐ Individual cooperative apartment

d. ☐ Commercial condominium unit

e. ☒ Commercial cooperative

f. ☐ Apartment building

g. ☐ Office building

h. ☐ Industrial building

i. ☐ Utility

j. ☐ 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.	340,000	00
2. Purchase money mortgage.....	2.	00	00
3. Unpaid principal of pre-existing mortgage(s).....	3.	00	00
4. Accrued interest on pre-existing mortgage(s).....	4.	00	00
5. Accrued real estate taxes.....	5.	00	00
6. Amounts of other liens on property.....	6.	00	00
7. Value of shares of stock or of partnership interest received.....	7.	00	00
8. Value of real or personal property received in exchange.....	8.	00	00
9. Amount of Real Property Transfer Tax and/or other taxes or expenses of the grantor which are paid by the grantee.....	9.	00	00
10. Other (describe):.....	10.	00	00
11. TOTAL CONSIDERATION (add lines 1 through 10 - must equal amount entered on line 1 of Schedule 2) (see instructions).....	11.	340,000	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

<b>A. Payment</b> Pay amount shown on line 11 - See instructions		Payment Enclosed	
		4,895.00	
1. Total Consideration (from line 11, above).....	1.	340,000	00
2. Excludable liens (see instructions).....	2.	00	00
3. Consideration (Line 1 less line 2).....	3.	340,000	00
4. Tax Rate (see instructions).....	4.	.01425	%
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.	4,845.00	
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.	4,845.00	
13. Filing Fee.....	13.	50.00	
14. Total Remittance Due (line 12 plus line 13).....	14.	4,895.00	

**SCHEDULE 3 - TRANSFERS INVOLVING MULTIPLE GRANITORS AND/OR GRANIEES 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 PERMANENT MAILING ADDRESS AFTER TRANSFER CITY AND STATE ZIP CODE	SOCIAL SECURITY NUMBER OR EMPLOYER IDENTIFICATION NUMBER
NAME PERMANENT MAILING ADDRESS AFTER TRANSFER CITY AND STATE ZIP CODE	SOCIAL SECURITY NUMBER OR EMPLOYER IDENTIFICATION NUMBER
NAME PERMANENT MAILING ADDRESS AFTER TRANSFER CITY AND STATE ZIP CODE	SOCIAL SECURITY NUMBER OR EMPLOYER IDENTIFICATION NUMBER
NAME PERMANENT MAILING ADDRESS AFTER TRANSFER CITY AND STATE ZIP CODE	SOCIAL SECURITY NUMBER OR EMPLOYER IDENTIFICATION NUMBER

**GRANTEE(S)/PARTNER(S)**

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

**GRANTOR'S ATTORNEY**

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

**GRANTEE'S ATTORNEY**

Name of Attorney <b>Vernon &amp; Ginsburg, LLP</b>		Telephone Number ( )	
Address (number and street) <b>261 Madison Avenue</b>		City and State <b>NY, NY</b>	Zip Code <b>10016</b>
EMPLOYER IDENTIFICATION NUMBER		OR	SOCIAL SECURITY NUMBER

**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**

Sworn to and subscribed to

before me on this 12 dayof February, 22nd056-54-1618EMPLOYER IDENTIFICATION NUMBER OR  
SOCIAL SECURITY NUMBERMoses Shayowitz

Name of Grantor

Signature of Notary

Signature of Grantor

LUCY H. LEVYNotary Public, State of New York  
No. 31-4950940  
Qualified in New York County  
Commission Expires May 8, 2007**GRANTEE**

Sworn to and subscribed to

before me on this 29th dayof Jan, 2004106-50-1158EMPLOYER IDENTIFICATION NUMBER OR  
SOCIAL SECURITY NUMBERClaude Simon

Name of Grantee

Signature of Notary

Signature of Grantee

my Comm Expires  
06-24-05

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) 935-8500.

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

TITLE CO.:

TITLE NO.:

DATE:

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, 2nd Floor NY NY  
([Section Block 862 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 01-29-04



Notary Public State of Georgia

06-24-05



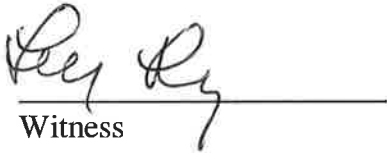
Claude Simon

## STOCK POWER

FOR VALUE RECEIVED, MOSES SHAYOWITZ hereby sells, assigns and transfer unto CLAUDE SIMON forty five (45) shares of the Capital Stock of 160 Madison Avenue Owners Corporation, standing in the names of MOSES SHAYOWITZ, on the books of said Corporation represented by Certificate No.19 herewith, and do hereby, irrevocably constitute and appoint \_\_\_\_\_, attorneys, to transfer the said stock on the books of said Corporation with full power of substitution in the premises.

DATED: February 12, 2004

  
\_\_\_\_\_  
MOSES SHAYOWITZ

  
\_\_\_\_\_  
Witness

VERNON & GINSBURG, LLP

261 MADISON AVENUE

NEW YORK, NEW YORK 10016

TELEPHONE  
(212) 949-7300

TELECOPIER  
(212) 697-4432

February 12, 2004

NYS Dept. of Taxation  
TTTB-Transfer Tax  
PO Box 5045  
Albany, New York 12205-5045

RE: 160 Madison Avenue, Unit 2  
New York, New York 10016  
Shayowitz to Simon

Dear Ladies and Gentlemen:

Enclosed is the TP-584 and payment in the amount of \$1,360.00 in regard to the referenced conveyance of an individual commercial cooperative unit which was transferred on February 12, 2004.

Sincerely yours,

Darryl M. Vernon

DMV:LL  
enclosure

<b>VERNON &amp; GINSBURG, LLP</b> <b>ATTORNEY TRUST MASTER ACCOUNT</b> 261 MADISON AVE, 26TH FLOOR NEW YORK, NY 10016		2616
PAY TO THE ORDER OF	NYS Dept. of Taxation	DATE 2-12-04
One thousand three hundred sixty dollars and 00/100		\$ 1,360.00
FOR 160 Mad, Unit 2		DOLLARS
Fleet Small Business Services 28830 smallbiz.fleet.com New York, NY		
MP		
00026161100210003221080104698811		



NEW YORK TITLE RESEARCH CORPORATION  
50 Hamaroneck Avenue  
Suite 401  
Harrison, NY 10528

# Invoice

Invoice Number:  
CS2584

Invoice Date:  
Dec 9, 2003

Voice: 914/ 835-7100  
Fax: 914/ 835-7466

Page:  
1

## Client:

Vernon & Ginsberg  
Attention: Yoram Silagy  
261 Madison Avenue  
New York, NY 10016

Customer PO	Payment Terms	Due Date	Sales Rep ID
160 Madison Ave	Net Due	12/9/03	

Description	Unit Price	Extension
CO-OP Search 160 Madison Ave, New York, NY		450.00

JOHN M. SIMON

1-832 228  
210  
57111537

Date 2/5/04

New York Title Research Corp. \$350.00  
Pay to the Order of  
Three hundred fifty 00/100 Dollars

CITIBANK

CITIBANK, N.A. BR. #32  
AVENUE OF THE AMERICAS AT 23RD STREET  
NEW YORK, NY 10010

memo  
⑆021000089⑆ 57111537 0228

Check No:

Subtotal  
Sales Tax  
Total Invoice Amount  
Payment Received  
**TOTAL**

350.00  
U.S. DOLLARS  
450.00  
0.00  
450.00

VERNON & GINSBURG, LLP

261 MADISON AVENUE

NEW YORK, NEW YORK 10016

TELEPHONE  
(212) 949-7300

TELECOPIER  
(212) 697-4432

February 12, 2004

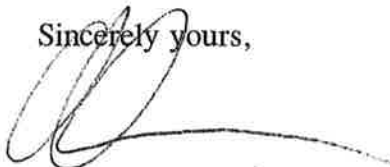
NYC Department of Finance  
Real Property Transfer Tax Group  
345 Adams Street, 5th Floor  
Brooklyn, New York 11201

RE: 160 Madison Avenue, Unit 2  
New York, New York 10016  
Shayowitz to Simon

Dear Sir or Madam:


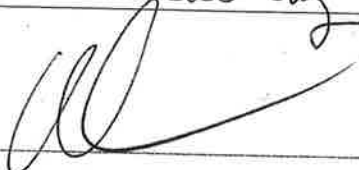
Enclosed is the RPT and affidavit in lieu of registration statement regarding the referenced conveyance of an individual commercial cooperative unit today along with our check in the amount of \$4,895.00 which includes the \$50 filing fee.

Sincerely yours,



Darryl M. Vernon

DMV:LL

<b>VERNON &amp; GINSBURG, LLP</b> <b>ATTORNEY TRUST MASTER ACCOUNT</b> 261 MADISON AVE, 26TH FLOOR NEW YORK, NY 10016		2617
DATE <u>2-12-04</u>		1-32/210
PAY TO THE ORDER OF <u>NYC Dept. of Finance</u>	\$ <u>4,895.00</u>	
<u>Four thousand eight hundred ninety five and 00/100</u>		DOLLARS
 <b>Fleet</b> 28830 Small Business Services smallbiz.fleet.com New York, NY		
FOR <u>100 West 100th St</u>		MP
⑈002617⑈ ⑈021000322⑈ 08010 46988⑈		



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**

Recording office time stamp

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

**Schedule A — Information relating to conveyance**

<b>Grantor/Transferor</b> <input checked="" type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Other	Name (if individual; last, first, middle initial)		Social security number	
	Shayowitz, Moses		056-54-1618	
	Mailing address		Social security number	
	862 46th Street			
	City	State	ZIP code	Federal employer ident. number
	Brooklyn	NY	11227	
<b>Grantee/Transferee</b> <input checked="" type="checkbox"/> Individual <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Other	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	160 Madison Avenue, 2nd Fl.	NY	NY	NY
	862	20				

## 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 <u>2-12-04</u> month day year	Percentage of real property conveyed which is residential real property <u>0.00</u> % (see instructions)
2 <input type="checkbox"/> Residential cooperative	6 <input type="checkbox"/> Apartment building		
3 <input type="checkbox"/> Residential condominium	7 <input type="checkbox"/> Office building		
4 <input type="checkbox"/> Vacant land	8 <input checked="" type="checkbox"/> Other commercial co		

## Condition of conveyance (check all that apply)

- |   |  |  |
|---|--|--|
| a. <input checked="" type="checkbox"/> Conveyance of fee interest   | f. <input type="checkbox"/> Conveyance which consists of a mere change of identity 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 type="checkbox"/> Other (describe) _____   |

For recording officer's use	Amount received	Date received	Transaction number
	Schedule B., Part I \$ _____ Schedule B., Part II \$ _____		

**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.	340,000.00
2.	0.0
3.	0.0
4.	0.0
5.	0.0
6.	1360.00

**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)

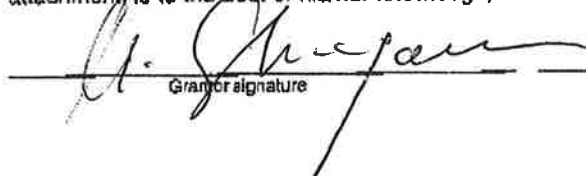
1. ☒ The real property being sold or transferred is not subject to an outstanding credit line mortgage.
  2. ☐ The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
    - ☐ The transfer of 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 grantee(s) 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 663)**

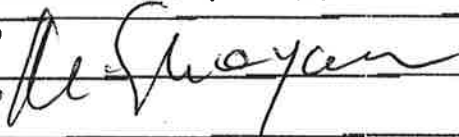
Complete the following only if a fee simple interest is being transferred by an individual or estate or trust.

**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 Moses Shayowitz	Date 2/12-04
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 665(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 none of these exemption 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 \_\_\_\_\_ Date \_\_\_\_\_ to \_\_\_\_\_ Date \_\_\_\_\_ (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

CONSENT TO ASSIGNMENT

TO: Claude Simon  
c/o Vernon & Ginsburg, LLP  
261 Madison Avenue, 26th Floor  
New York, New York 10016

Dated:  
Unit: 2  
Address: 160 Madison Avenue  
New York, New York 10016


IT IS HEREBY CERTIFIED that pursuant to Article V,2(c) of the Certificate of Limited Partnership, dated as of December 1, 1983, consent has been granted by the undersigned as General Partner of the Limited Partnership, and as owner and Lessor of the of the building at 160 Madison Avenue, New York, New York ("Building") to the assignment by Moses Shayowitz (Assignor) to Claude Simon (Assignee) of the following interests:

- (i) Assignor's 12.5% interest in the Limited Partnership Allocated to Unit 2 of the Building;
- (ii) Assignor's interest in 45 shares of stock of the General Partner allocated to Unit 2; and
- (iii) Assignor's interest in the proprietary lease between the undersigned as Lessor and Moses Shayowitz as Lessee, covering Unit 2 of the Building.

Such consent has been given in writing by a majority of the now authorized number of directors of the corporation or by duly adopted resolution by its Board of Directors at a meeting duly held.

IT IS FURTHER CERTIFIED that all rent, maintenance or other charges due under the proprietary lease have been paid up to and including February 29, 2004.

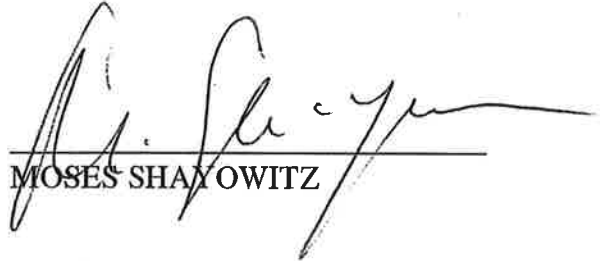
160 MADISON AVENUE OWNERS  
CORPORATION, General Partner and Lessor

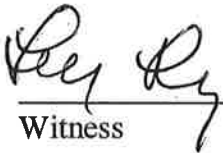
By:   
John Simon, Vice-President

## STOCK POWER

FOR VALUE RECEIVED, MOSES SHAYOWITZ hereby sells, assigns and transfer unto CLAUDE SIMON forty five (45) shares of the Capital Stock of 160 Madison Avenue Owners Corporation, standing in the names of MOSES SHAYOWITZ, on the books of said Corporation represented by Certificate No.19 herewith, and do hereby, irrevocably constitute and appoint \_\_\_\_\_, attorneys, to transfer the said stock on the books of said Corporation with full power of substitution in the premises.

DATED: February 12, 2004

  
\_\_\_\_\_  
MOSES SHAYOWITZ

  
\_\_\_\_\_  
Witness



HELLER, HOROWITZ & FEIT, P.C.

(148231,1)

JACOB W. HELLER  
RICHARD F. HOROWITZ  
ELI FEIT  
LAWRENCE J. TOSCANO  
STUART A. BLANDER  
SIGMUND S. WISSNER-GROSS  
MAURICE W. HELLER  
ALAN A. HELLER  
IRVING ROTHSTEIN  
HENRY W. HOCHERMAN \*

ATTORNEYS AT LAW  
292 MADISON AVENUE  
NEW YORK, N.Y. 10017  
(212) 685-7600

NAHUM L. GORDON  
MARTIN STEIN  
MAY ORENSTEIN  
COUNSEL

CABLE ADDRESS  
HELLFEITER, N.Y.

TELECOPIER  
(212) 696-9459

WORLD WIDE WEB  
[HTTP://WWW.HHANDF.COM](http://www.hhandf.com)

WRITER'S E-MAIL  
[EFIT@HHANDF.COM](mailto:EFIT@HHANDF.COM)

CLIFFORD J. BOND  
ALLEN M. EISENBERG  
JOSEPH S. SCHICK  
SARA D. BOOKBINDER

October 17, 2002

\* ADMITTED IN N.J., ONLY

***By Hand***

Darryl Vernon, Esq.  
Vernon & Ginsburg, LLP  
261 Madison Avenue  
New York, N. Y. 10017

**Re: 160 Madison Avenue; Transfer of Units Nos. 1 and 2**

Dear Mr. Vernon:

Enclosed herewith please find check payable to your order for \$1,000 in payment of a UCC Lien Search and on account of your legal fees.

Please provide me with a copy of the Lien Search as soon as you receive it so we can set up a mutually acceptable Closing date.

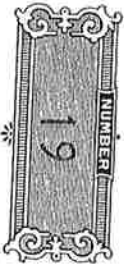
Very truly yours,

  
Eli Feit

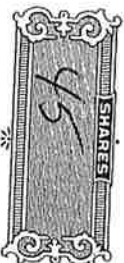
EF:p

cc: Mr. Bernat Mikhli  
S & L Photo & Electronics Corp.  
160 Madison Avenue  
New York, N. Y. 10016





INCORPORATED UNDER THE LAWS OF THE STATE OF NEW YORK



UNIT 2

# 160 MADISON AVENUE OWNERS CORPORATION

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

~~This Certificate that~~ ROSES SHAYOWITZ  
ROSEY FIVE (45)

is the owner of

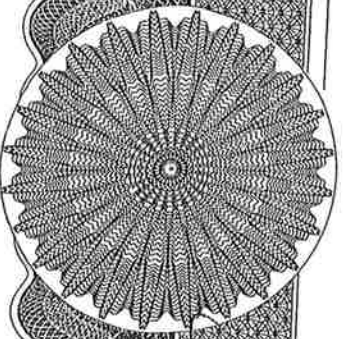
~~non-assessable Shares of the~~ 160 Madison Avenue Owners Corporation transferable only on the books of the Corporation by the holder hereof in person or by duly authorized Attorney upon surrender of this Certificate properly endorsed.

I, Witness Whened, 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.

Dated 12/26/02

SECRETARY-TREASURER

PRESIDENT



**VERNON & GINSBURG, LLP**

**261 MADISON AVENUE**

**NEW YORK, NEW YORK 10016**

TELEPHONE  
(212) 949-7300

TELECOPIER  
(212) 697-4432

**FAX TRANSMITTAL COVER SHEET**

**DATE:** January 23, 2004

**NUMBER OF PAGES (including cover sheet):** 18

**SEND TO:**

**NAME:** Claude Simon

**COMPANY:**

**TELEPHONE:**

**FAX:** 1 912 529 4746.

**IMPORTANT: THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED, AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW.** If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone, and return the original message to us at the above address via the United States Postal Service. **THANK YOU.**

**FROM:**

**NAME:** Lucy Levy, Paralegal

**CLIENT MATTER:** 2<sup>nd</sup> Floor Transfer

**COMMENT:**

Please see our draft cover letter to Shayowitz and the closing documents attached.

Please contact our office immediately at (212) 949-7300 if there are any problems with the transmission.