

**MINUTES OF ANNUAL MEETING OF BOARD OF DIRECTORS OF
160 MADISON AVENUE OWNERS CORP.**

The annual Meeting of the Board of Directors was held immediately following the annual meeting of shareholders.

All of the Directors were present. The meeting was called to order by the President who acted as Chairman. The Secretary of the Corporation acted as Secretary of the meeting.

The Chairman then proceeded to the election of officers for the coming year. Nominations were duly made and seconded. A vote was taken and the following were elected officers of the Corporation, to serve for the ensuing year and until their successors are elected and qualify:

President: Claude Simon

Vice-President: Claude Simon

Treasurer: Claude Simon

Secretary: Wei Chang

There being no further business to come before the meeting, upon motion duly made, seconded and unanimously carried, it was adjourned.

Secretary

ATTEST:

President

**WAIVER OF NOTICE OF ANNUAL MEETING OF THE
BOARD OF DIRECTORS OF
160 MADISON AVENUE OWNERS CORP.**

WE, the undersigned, being all of the Directors, hereby waive notice of the annual meeting of the Board and consent to its being held on the date and time and at the place set forth below, and do hereby waive all notice of any adjournments thereof.

We do further consent that any and all lawful business may be transacted at such meeting or at any adjournments thereof as may be deemed advisable by the Directors present at such meeting.

Place of Meeting: Office of Corporation

Date of Meeting: April 17, 2008

Time of Meeting: 2:00 p.m.

Purpose of Meeting: Election of Officers

DATED: April 17, 2008

Director