



First American Title Insurance Company

633 Third Avenue, 16th Floor • New York, NY 10017

Settlement Statement

**Property:** 160 Madison Avenue, New York, NY  
Lot: 20

**Buyer:** 160 Madison Ave LLC  
**Address:**  
**Seller:** 160 Madison Avenue Owners Corporation  
**Address:** 160 Madison Avenue, New York, NY

**File No:** 3008-353730NY1A  
**Officer:** /VI  
**New Loan No:**  
**Estimated Settlement Date:** 06/28/2012  
**Disbursement Date:**  
**Print Date:** 06/27/2012, 12:55 PM

Buyer Charge	Buyer Credit	Charge Description	Seller Charge	Seller Credit
		<b>Consideration:</b>		
11,000,000.00		Total Consideration		11,000,000.00
		<b>Adjustments:</b>		
	1,110,142.21	Deposit released to Seller on May 2, 2012	1,110,142.21	
40,832.26		Credit for RE Tax for 1st Half 2012-2013		40,832.26
7,345.19		Fuel in Tank		7,345.19
		<b>Prorations:</b>		
482.65		Alarm Billing (35 days) @\$13.79/day		482.65
20.30		Sprinkler Inspection (35 days) @\$0.58/day		20.30
60.02		Sprinkler Water Flow Test (35 days) @\$1.72/day		60.02
853.32		Second 1/2 RE Tax 06/27/12 to 06/30/12 @\$38826.42/semi		853.32
		<b>Title/Escrow Charges to:</b>		
5.44		Patriot Search (Taxable) to First American Title Insurance Company \$5.00 Sales Tax: \$0.44		
108.88		Housing and Building (Taxable) to First American Title Insurance Company \$100.00 Sales Tax: \$8.88		
650.00		Surveyor's Update to First American Title Insurance Company		
108.88		Fire Search (Taxable) to First American Title Insurance Company \$100.00 Sales Tax: \$8.88		
108.88		Emergency Repair (Taxable) to First American Title Insurance Company \$100.00 Sales Tax: \$8.88		
108.88		Certificate of Occupancy (Taxable) to First American Title Insurance Company \$100.00 Sales Tax: \$8.88		
1,000.00		Settlement Fee to First American Title Insurance Company		
54.44		Street Report (Taxable) to First American Title Insurance Company \$50.00 Sales Tax: \$4.44		
		Escrow Service Charge to First American Title Insurance Company	75.00	
25.00		Mortgage Tax Endorsement 443 L to First American Title Insurance Company		
25.00		Land Same as Survey Endorsement 425 L to First American Title Insurance Company		
25.00		ALTA 6 (Variable Rate Mortgage) 420 L to First American Title Insurance Company		
25.00		Access Endorsement 441 L to First American Title Insurance Company		
25.00		TIRSA 8.1 EPL (New York City Only) 434 L to First American Title Insurance Company		
25.00		Tax Parcel End Single Tax Lot (Loan) 444 L to First American Title Insurance Company		
25.00		Waiver of Arbitration End 430 to First American Title Insurance Company		
		ECB Violations to To Be Determined	14,400.00	
3,000.00		Recordings (estimated) to To Be Determined		
177.00		Recordation - Memorandum of Contract to To Be Determined		
3,207.00		[412 NY] TIRSA First Loss to To Be Determined		
38,468.00		112C Premium - Fee to To Be Determined		
9,620.00		315C Premium - Mortgage to To Be Determined		
		ACRIS e-Tax Prep to First American Title Insurance Company	450.00	
		RPT Transfer Tax to To Be Determined	288,750.00	
		State Transfer Tax to To Be Determined	44,000.00	
		<b>Disbursements Paid:</b>		
		Payoff of existing loan to Intervest National Bank	1,346,735.54	

Initials: \_\_\_\_\_

Settlement Statement

Settlement Date:  
Print Date:06/27/2012

File No: 3008-353730NY1A  
Officer: /V1

Buyer Charge	Buyer Credit	Charge Description	Seller Charge	Seller Credit
12,900.00		Lender's legal fees to Weil, Gotshal & Manges		
100,000.00		Purchaser's legal fees to Fried, Frank, Harris, Shriver & Jacobson		
		Payoff Attorney to Einig & Bush	600.00	
		Balance to Citibank, NA	8,244,440.99	
	10,109,143.93	Cash (X From) ( To) Borrower		
		Cash ( To) ( From) Seller		
11,219,286.14	11,219,286.14	Totals	11,049,593.74	11,049,593.74