



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:** 06/21/2012, 2:43 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	
		<b>Title/Escrow Charges to:</b>		
108.88		Certificate of Occupancy (Taxable) to First American Title Insurance Company \$100.00 Sales Tax: \$8.88		
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		
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		
650.00		Surveyor's Update to First American Title Insurance Company		
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		
3,207.00		ALTA 9 (4)(Restrictions, Encroachments, Mineral) L to First American Title Insurance Company		
25.00		Waiver of Arbitration End 430 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		
		ECB Violations to To Be Determined	14,400.00	
2,000.00		Recordings (estimated) to To Be Determined		
308,000.00		Mortgage Tax - Borrower 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	1.00	
1.00		Lender's legal fees to Weil, Gotshal & Manges		
		Seller's legal fees to Vernon & Ginsburg LLP	1.00	
1.00		Purchaser's legal fees to Fried, Frank, Harris, Shriver & Jacobson		

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

Settlement Statement

Settlement Date:  
Print Date:06/21/2012

File No: 3008-353730NY1A  
Officer: /V1

Buyer Charge	Buyer Credit	Charge Description	Seller Charge	Seller Credit
	10,256,859.19	Cash (X From) ( To) Borrower		
		Cash (X To) ( From) Seller	9,542,180.79	
11,367,001.40	11,367,001.40	Totals	11,000,000.00	11,000,000.00