



First American Title

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

File No: 3008-353730NY1A

Officer: /V1

New Loan No:

Estimated Settlement Date: 06/27/2012

Disbursement Date:

Print Date: 06/27/2012, 5:07 PM

Buyer: 160 Madison Ave LLC

Address:

Seller: 160 Madison Avenue Owners Corporation

Address: 160 Madison Avenue, New York, NY

Buyer Charge	Buyer Credit	Charge Description	Seller Charge	Seller Credit
11,000,000.00		Consideration:		
		Total Consideration		11,000,000.00
		Adjustments:		
	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
		Prorations:		
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
		Title/Escrow Charges to:		
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		
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		
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		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		
		ACRIS e-Tax Prep to First American Title Insurance Company	450.00	
		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		
		RPT Transfer Tax to To Be Determined	288,750.00	
		State Transfer Tax to To Be Determined	44,000.00	
		Disbursements Paid:		
		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

PURCHASER:

160 MADISON AVE LLC,
a Delaware limited liability company

By: _____

Name: John LaGratta

Title: Authorized Signatory

Signature Page to Settlement Statement (160 Madison)

SELLER:

160 MADISON AVENUE OWNERS
CORPORATION,
a New York corporation

By: 
Name: Claude Simon
Title: President

SELLER:

160 MADISON AVENUE OWNERS
CORPORATION,
a New York Corporation

By: *Claude Simon*
Name: Claude Simon
Title: President

EXCHANGE AGENT:

CITIBANK, NA

By: *Claud Horvath*

Signature Page to Subscription Agreement (160 Owners)