

**EINIG & BUSH, LLP**  
*Attorneys at Law*  
420 Lexington Avenue  
New York, NY 10170  
(212) 983-8866  
TELECOPIER (212) 983-1039

STEVEN L. EINIG  
MICHAEL R. BUSH

June 26, 2012  
**BY TELEFAX (212)677-4432**  
Daryl Vernon, Esq.  
Vernon & Ginsburg, LLP  
261 Madison Avenue  
New York, New York 10016

**RE:** 160 Madison Avenue, New York, New York

Dear Mr. Vernon:

This letter supercedes our previous letter of June 19, 2012. Please be advised that the following amounts will be necessary to satisfy its mortgage, on the above referenced property, on or before June 29, 2012

Principal	\$1,389,826.99
Interest @ 6.125% from 07/01/12 - 07/12/12	2,837.52(\$236.46p.d.)
Fee Payment	69,491.35
Lender's Processing Fee	250.00
(Escrow Balance)	(115,670.32)
Total	\$1,346,735.54

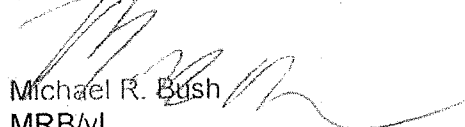
Please note that the amounts are subject to verification and/or correction and are not to be construed as an estoppel against my client. No payments are waived in anticipation of a closing and a monthly payment is due on July 1, 2012. The above stated amounts are valid provided a closing occurs and my client is in receipt of funds on or before June 29, 2012. Said amounts are to be paid by wire transmission to **INTERVEST NATIONAL BANK. Wire instructions are as follows:**

Federal Reserve Bank of New York  
for credit to: Intervest National Bank, One Rockefeller Plaza, New York, New York 10020  
ABA # 0260 1329 1  
DI Name -- Intervest NB  
Loan Number: 1433-00-0354

The above sums do not include the legal fees of Einig & Bush, LLP for the preparation of the satisfaction and miscellaneous charges. Our fee for the above is \$600.00 and is payable in the form of attorney's or bank checks. Please note the above referenced fees do not include an appearance at a closing. Please indicate if one is desired.

Subsequent to the receipt and clearance of said funds, we will provide a satisfaction of the mortgage and all documents in our possession. Please contact me if you have any questions concerning the information in this letter.

Sincerely,

  
Michael R. Bush  
MRB/vl

cc: Intervest National Bank



FUEL OIL CORP.

729 East 140th Street Bronx, NY 10454 (718) 585-8300 fax: (718) 993-2580

June 15, 2012

160 Madison Avenue Owners Corp.  
254 Fifth Avenue – 3<sup>rd</sup> floor  
New York, N.Y. 10001

Re: 160 Madison Avenue  
Manhattan

Dear Customer:

With regards to the above named premises, please be advised that as of this date there are 1900 gallons at \$3.5030 per gallon of #2 fuel oil in the tank. The total cost is \$7,345.19 including tax.

Very truly yours,

ROCKWAY FUEL OIL CORP.

A handwritten signature in cursive script that reads "Lawrence Rutigliano".

Lawrence Rutigliano

Purchase Order Number	Invoice Date	Invoice Number	Invoice Amount	Payment Due Date
	04/07/12	69032555	\$1,268.81	Upon Receipt

**Nature Of Service: Quarterly Billing****Current Charges:**

05/01/12 - 07/31/12

Recurring Service

Amount: \$1,165.39

Tax: \$103.42

\$1,268.81

**Total Balance Due:****\$1,268.81**

Did you know... Failure to include your invoice could cause a delay  
in processing your payment.

Don't Forget to Include the Following With Your Payment:  
Customer Number  
Invoice Number

9/c \$5600  
4/30/12

**Late Fee Policy:** A late fee of 1.5% (or highest rate permitted by law, if less) per month will be assessed on the unpaid Total Balance Due when more than 30 days past due.

TEST YOUR ALARM SYSTEM MONTHLY TO CONFIRM YOUR SYSTEM IS OPERATIONAL

**Customer Number:**

01300 106826314

**Business/Account Name:**

160 MADISON AVE CORP

**Service Address:**

160 Madison Ave

5th Floor

New York, NY 10016-5412

**Billing Questions:** (888) 238-2455**Sales/Relocation:** (800) 238-7887**Monitoring/Service:** (800) 238-2727**ADT Tax ID Number:** 58-1814102**How to Read Your Bill:**<http://www.adt.com/billinfo>

It's fast and even more  
important - it's easy! You can  
save time and money  
paying your bill. Please see  
the back of your invoice to see  
how you can setup your  
account for automatic  
payments using your bank  
account!

Visit [www.ADT.com](http://www.ADT.com) for up-to-date  
security services information for your  
business.

To pay this invoice and/or future  
recurring invoice by credit card,  
follow the instructions on the  
back of this invoice.

# NEW YORK AUTOMATIC Sprinkler Service Co.

A DIVISION OF UNITED STATES SPRINKLER CORP.

270 SUNRISE HIGHWAY, ROCKVILLE CENTRE, N.Y. 11570

NEW YORK CITY  
TELEPHONE  
(718) 343-3100

LONG ISLAND  
TELEPHONE  
(516) 766-6800

Fax 516 764-8983  
Barba

160 MADISON AVE OWNERS CORP.  
160 MADISON AVENUE  
NEW YORK, NY  
10016

JOHN SIMON  
212683-9300

INSPECTION ADDRESS

160 MADISON AVENUE

INVOICE DATE

1/1/2012

INSPECTION PERIOD

02/01/12 - 07/31/12

INVOICE #

RC000070340

ACCOUNT NO.

103405

AMOUNT DUE

313.00

ALL INVOICES DUE NET 30 DAYS AFTER DATE OF INVOICE. A FINANCE CHARGE OF 1 1/2% PER MONTH WILL BE ADDED TO ALL INVOICES PAST DUE BEYOND 30 DAYS

PURCHASE ORDER#

## ORIGINAL INVOICE

Reference	Description/Comments	Amount
Renewal	Semi-Annual invoice includes a monthly visual inspection of the fire protection sprinkler system and performing quarterly Water Flow Tests.	313.00
	SALES TAX	0.00
	TOTAL AMOUNT DUE	313.00

2/3/12 \$1556/

Tear Here

# NEW YORK AUTOMATIC Sprinkler Service Co.

A DIVISION OF UNITED STATES SPRINKLER CORP.

270 SUNRISE HIGHWAY, ROCKVILLE CENTRE, N.Y. 11570

NEW YORK CITY  
TELEPHONE  
(718) 343-3100

LONG ISLAND  
TELEPHONE  
(516) 766-6800

160 MADISON AVE OWNERS CORP.  
160 MADISON AVENUE  
NEW YORK, NY  
10016

JOHN SIMON  
212683-9300

INSPECTION ADDRESS

160 MADISON AVENUE

SEMI-ANNUAL CHARGE COVERS MONTHLY INSPECTION OF  
SPRINKLER SYSTEM AS REQUIRED BY THE FIRE DEPT.

INVOICE DATE	INSPECTION PERIOD	INVOICE #	ACCOUNT NO.	AMOUNT DUE
7/1/2011	08/01/11 - 07/31/12	RC000069122	103405	213.00

ALL INVOICES DUE NET 30 DAYS AFTER DATE OF INVOICE. A FINANCE CHARGE OF 1 1/2% PER MONTH WILL BE ADDED TO  
ALL INVOICES PAST DUE BEYOND 30 DAYS

PURCHASE ORDER#

## ORIGINAL INVOICE

Reference	Description/Comments	Amount
RENEWAL	INSPECTION OF SPRINKLER SYSTEM	213.00
	SALES TAX	0.00
	TOTAL AMOUNT DUE	213.00

7/1/11  
ck 5444

Tear Here

TO INSURE PROPER CREDIT, PLEASE DETACH AND RETURN BOTTOM PORTION WITH PAYMENT

INVOICE DATE	INSPECTION PERIOD	INVOICE #	ACCOUNT NO.	AMOUNT DUE
7/1/2011	08/01/11 - 01/31/12	RC000069122	103405	213.00

160 MADISON AVE OWNERS CORP.  
160 MADISON AVENUE  
NEW YORK, NY  
10016

PLEASE INDICATE YOUR ACCOUNT NUMBER &  
MAKE CHECK PAYABLE TO:

NEW YORK AUTOMATIC SPRINKLER SERVICE CO.  
A DIVISION OF UNITED STATES SPRINKLER CORP.  
P.O. BOX 288, ROCKVILLE CENTRE, N.Y.  
11571-0288

160 MADISON AVENUE

PLEASE PROVIDE YOUR EMAIL ADDRESS