



June 15, 2012

160 Madison Avenue Owners Corp.
254 Fifth Avenue – 3rd 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 black ink that reads "Lawrence Rutigliano".

Lawrence Rutigliano



Department Of Environmental Protection

Bureau of Environmental Compliance

59-17 Junction Blvd., Flushing, NY 11373
Records Control
(718) 595-3855

Date: 12/16/2011
Time: 14:43:44

Carter H. Strickland Jr
Commissioner
Michael Gilsenan
Assistant Commissioner
Environmental Compliance

Registration

Facility No.: 1 XOAJ
Installation: CB520603 J
Expires On: 7/28/2013

Owner:

160 MADISON AVE OWNERS CORP
160 MADISON AVE
NEW YORK NY 10016-5412

PE/RA:

NEAL M. RUDIKOFF, P.E. % N.Y. ENGINEERING
270 SPAGNOLI ROAD-STE. 204
MELVILLE NY 11747

Facility:

160 MADISON AVENUE OWNERS CORP.
160 MADISON AVENUE
MANHATTAN NY 10016-5412

Agent:**Floor:****Boiler Make & Model: H. B. SMITH 19A-S-6 (NEW)**

of Identical Units: 1

Input Rating: 910000

Gross BTU Rating: 738000

Burner 1 Make & Model: CARLIN 702 CRD (NEW)

Fuel Type: 2

of Burners: 1

Usage: Hrs/Day: 3 Days/Week: 7 Weeks/Year: 35

Max Firing Rate: 6.90

Special Conditions / Limitations:

NOTE: DOMESTIC HOT WATER PROVIDED BY ELECTRIC HOT WATER HEATERS

Registration

The holder of this registration certificate is responsible for the use of the equipment in accordance with all the applicable requirements and provisions of the New York City Air Pollution Control Code. Violations of the Air Pollution Control Code can result in the imposition of penalties by the Environmental Control Board. This Certificate must be posted in the vicinity of the designated equipment. It may not be transferred to any other equipment.

Application for renewal of this registration certificate must be submitted no later than ninety (90) days prior to the expiration date.


R. Radhakrishnan, P.E.,
Director of Engineering

The City of New York
Department of Buildings
Passenger Elevator Inspection Certificate

160 Madison Ave P12150
Location Elevator No.
14 2500
Maximum No. of Persons Maximum No. of Pounds

WARNING: Do Not Overload

INSTRUCTIONS

- In Case of Emergency, Use Alarm or Communicator to Summon Assistance
- In Case of an Accident Involving Physical Injury to Person(s) and/or Damage(over \$1000) to this Equipment, Notification Must be Made to the City of New York at the following Number:

311 24 hours/day, seven days/week

- Hoistway and Car Doors Must Close Before Elevator Starts
- Car and Hoistway Doors Must Not Open Until the Elevator Comes to a Stop.
- Hoistway and Car Doors Must be Closed When Elevator is Not in Use or Unattended
- Do Not Attempt to Exit or Enter the Elevator if the Car Moves with the Doors Open. Call for Assistance
- Do Not Exit Elevator Without Assistance if Car Should Stop More Than 9 Inches From Landing Floor
- Do Not Lean on or Against Elevator Hoistway or Car Doors.

INSPECTION DATE	INSPECTOR	BADGE #	INSPECTION DATE	INSPECTOR	BADGE #
<u>12/15/10</u>	<u>Fast</u>				
<u>3/23/11</u>	<u>DEY 9028 P</u>				

THIS CERTIFICATE SHALL BE POSTED IN ACCORDANCE WITH THE REQUIREMENTS
OF ADMINISTRATIVE CODE SECTION 3007.2

FIRE DEPARTMENT • CITY OF NEW YORK
BUREAU OF FIRE PREVENTION

9 MetroTech Center, Brooklyn, N.Y. 11201-3857

FPIMS Acct. No. 86060395

Date 8/24/11

Premises Address 160 MADISON AVE NY, NY 10001

A test conducted by US SPRINKLER CORP.
of the SPRINKLER (1FD CONNECTION)

System(s)

was witnessed by a representative of this Department and found to be satisfactory / unsatisfactory in accordance with regulations of this Department.

Corrective orders have been issued: N.O.V. No. _____

Insp. I.D. No. 411

**VOID IF ALTERED
OR CORRECTED**
M25-5 (REV. 12/08)

BY ORDER OF CHIEF OF FIRE PREVENTION

BY: THOMAS JERSON (null)



PERMIT IS NOT TRANSFERABLE
TO ANY OTHER PERSON, FIRM
OR CORPORATION AND MAY
BE REVOKED AT ANY
TIME BY THE FIRE COMMISSIONER

PERMIT SHALL BE
PROMINENTLY DISPLAYED
ALL TIMES ON PREMISES

FIRE DEPARTMENT, CITY OF NEW YORK

PERMIT

BUREAU OF FIRE PREVENTION

ACCOUNT NUMBER	TYPE	A.P.	D.O.	ADM. CO.	ISSUANCE DATE	PERMIT EXPIRES
00441071	10	P	01	L024	08/17/11	03/12

PREMISES ADDRESS

ACCOUNT NAME

160 MADISON AVE
NEW YORK, NY 10016

160 MADISON AVE OWNERS

ITEM CODE	SUB CODE	QTY	DESCRIPTION	FLOOR NO.	FEES
616	00	1	AC/REFRIG>5HP AND/OR ROOF/CEIL	1	PAID

PERMIT TYPE
1

ANNUAL FEE PAID

1=REGULAR

INC.

2=SUPPLEMENTAL

160 MADISON AVE OWNERS

3=DUPLICATE

160 MADISON AVE

NEW YORK NY 10016-5412

0 0 4 4 1 0 7 1 8 3 8 5
LUXAIRE 1 COMP 5.5HP REAR CT
BSMT LEVEL REAR YARD

2011080493

BY ORDER OF THE COMMISSIONER

FIRE DEPARTMENT, CITY OF NEW YORK - BUREAU OF FIRE PREVENTION



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ALL TIMES ON PREMISES

FIRE DEPARTMENT, CITY OF NEW YORK

PERMIT

BUREAU OF FIRE PREVENTION

ACCOUNT NUMBER	TYPE	A.P.	D.O.	ADM. CO.	ISSUANCE DATE	PERMIT EXPIRES
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02289031	20	C	01	L024	08/17/11	03/12
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PREMISES ADDRESS

ACCOUNT NAME

160 MADISON AVE
NEW YORK, NY 10001

160 MAD. AVE. OWNRS CORP

ITEM CODE	SUB CODE	QTY	DESCRIPTION	FLOOR NO.	FEES
202	01	1	FO NO C OFF 1100 GAL OR MORE	-1	PAID

PERMIT TYPE

1

ANNUAL FEE

PAID

1=REGULAR

160 MAD. AVE. OWNRS CORP

2=SUPPLEMENTAL

C/O JOHN SIMON

3=DUPLICATE

160 MADISON AVE

NEW YORK NY 10016-5412



0 2 2 8 9 0 3 1 3 6 3 6
2011080545

FUEL OIL #2 2000G
OWNER @ 7FLR FOR ACCESS
NEW BOILER INSTALL 2004-C OF A FILE

BY ORDER OF THE COMMISSIONER



ACCOUNT NUMBER	BILL DATE	PAYMENT DUE BY	AMOUNT DUE	AMOUNT ENCLOSED
70001-17672-001	Mar 5, 2012	Apr 2, 2012	\$ 2,725.82	\$

Check for name/address
change (See reverse side)

Make check payable to: NYC Water Board.
Please send payment in the
enclosed envelope to:

011700011767200103052012000002725827

-----AUTO**3-DIGIT 100 T6 P1 1027
011700011767200103052012000002725827
A L8 W 120 7000117672001 C

NYC WATER BOARD
PO BOX 371488
PITTSBURGH, PA 15250-7488

160 MADISON AVE OWNERS COR
160 MADISON AVE
NEW YORK NY 10016-5412

160 MADISON AVE OWNERS COR
160 MADISON AVE
NEW YORK NY 10016-5412

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR MAILED PAYMENT. PLEASE WRITE YOUR ACCOUNT NUMBER ON YOUR CHECK.

ACCOUNT NUMBER	BILL DATE	PAYMENT DUE BY	AMOUNT DUE	AFTER APR 2, 2012 INTEREST CHARGES THE RATE OF 0.75% PER MONTH ARE INCLUDE..
70001-17672-001	Mar 5, 2012	Apr 2, 2012	\$ 2,725.82	

BILLING INFORMATION

Previous bill - Dec 2, 2011	\$2,471.30	
Payment Received - Dec 23, 2011	Thank you	2,471.30-
	PRIOR BALANCE	0.00

RATE: BASIC WATER AND SEWER

Meter Number N31589967	From 11/27/11	To 2/29/12	Days 94	33200 Cubic Feet
Read type ESTIMATED	Prior Read 2920000	Current Read 2953200	Usage	
33200 Cubic Feet = 332 Hundred Cubic Feet (HCF).			Total Usage	332 HCF
			Water charge	1,052.44
			Sewer charge	1,673.38

This bill reflects payments processed before Mar 5, 2012.
Your next bill date is scheduled for Jun 4, 2012.
Your meter(s) will be read during the preceding week.

Total amount due \$2,725.82

PLEASE PAY THIS AMOUNT \$2,725.82

Please see the back of the bill for an explanation of the rates.

Service Address:
160 MADISON AV
NEW YORK NY 10016-5412

Please direct correspondence or calls to:
DEP/BCS CUSTOMER SERVICE
PO BOX 739055
ELMHURST, NY 11373-9055
(718) 595-7000



conEdison



ON IT. Working for you 24/7.

CLAUDE SIMON

Your account number: 41-3037-4120-0005-4

Service delivered to: 160 MADISON AVE 3FL

Your electric rate: EL9 General Large

Your billing summary as of Feb 16, 2012**Your previous charges and payments**

Total charges from your last bill	\$154.93
Payments through Feb 14, thank you	-\$154.93

Remaining balance	None
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Your new charges - details start on page 2

Billing period: Jan 25, 2012 to Feb 01, 2012

Electricity charges - for 7 days	\$32.59
Adjustments	-\$897.23
Total new charges	-\$864.64

Total amount due	None
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Message Center

Your account balance is a credit of \$864.64 which will be refunded as soon as any recent payments and other activity on your account have been cleared.

Your deposit of \$890.00 and deposit interest from AUG 16, 2011 to FEB 16, 2012 of \$7.23 is credited in the "Adjustments" amount on this bill.

AN OPPORTUNITY TO SAVE Sign up for your free energy survey today. Save energy, save money, help the environment and receive financial incentives on energy-efficient lighting, heating and cooling systems for your business. For more information call 1-877-870-6118, or visit www.coned.com/energyefficiency.

Con Edison's offices will be closed Monday, February 20, in observance of Presidents' Day. In the event of an emergency, our call center is available 24 hours a day, every day, including the holiday. However, we will experience very high call volumes on Tuesday, February 21. You can avoid an extended wait by not calling on that day.

YOUR DOLLAR FOR ENERGYSHARE CAN MAKE A DIFFERENCE. If you pay the total amount of this bill and exactly \$1.00 more, that dollar will go into the EnergyShare fund sponsored by Con Edison. And, Con Edison matches each contribution. EnergyShare helps eligible residential customers who are struggling to pay their bills with one-time grants of up to \$200.

Contact us 24 hours a day, 7 days a week

To report a service problem, call 1-800-75-CONE (1-800-752-6633) or visit www.conEd.com

Visit www.conEd.com For payments, visit www.conEd.com or call 1-888-925-5016

Con Edison
Cooper Station
P.O. Box 138
New York, NY 10276-0138

For other information, call 1-212-243-2591 or 1-800-758-2481

Tear off here

Wondering if you can get a better deal on your energy needs? Explore your choices at www.PowerYourWay.com.

Page 1 of 2

Your account number: 41-3037-4120-0005-4

Total amount due: NoneAmount enclosed: **Payment slip**

Please make checks payable to Consolidated Edison Company of N.Y. Inc.



CLAUDE SIMON
160 MADISON AVE 3FL
NEW YORK NY 10016-5412

JAF STATION
P.O. BOX 1702
NEW YORK, NY 10116-1702

413037412000054 90000003259 000000000000



01 25 28

0000030





Con Edison



160 MADISON AVE CORP

Your account number: 41-3037-4095-0004-1

Service delivered to: 160 MADISON AVE 4FL

Your electric rate: EL2 Small Non-residential

Next meter reading date: Friday, Jun 22, 2012

Avoid estimated bills - please give us access to read your meter.

Your billing summary as of May 24, 2012

Your previous charges and payments

Total charges from your last bill	\$32.80
Payments through May 22, thank you	-\$32.80

Remaining balance	None
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Your new charges - details start on page 2

Billing period: Apr 24, 2012 to May 23, 2012

Electricity charges - for 29 days	\$33.95
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Total new charges	\$33.95
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Total amount due	\$33.95
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Payment is due upon receipt of this bill. To avoid a late payment charge of 1.5%, please pay the total amount due by **Jun 18, 2012**.

Message Center



Please protect yourself against scams. Be alert if someone calls you to arrange to pay your bill with pre-paid credit cards or to send money to an out-of-state address. Con Edison does not accept payments via pre-paid credit cards. Never arrange payment or give account or personal information over the telephone, unless you are certain you are speaking to a Con Edison representative.



Join our Direct Payment Plan. Just place an 'X' in the DPP enrollment box on your payment slip when you mail back your payment by check. We'll use your banking information to enroll you in the plan. Then, each month, after you've had time to review your bill, we will automatically deduct your Con Edison bill payment from your checking account. Join Now.



AN OPPORTUNITY TO SAVE Sign up for your free energy survey today. Save energy, save money, help the environment and receive financial incentives on energy-efficient lighting, heating and cooling systems for your business. For more information call 1-877-870-6118, or visit www.coned.com/energyefficiency.



Con Edison's offices will be closed Monday, May 28, in observance of Memorial Day. In the event of an emergency, our call center is available 24 hours a day, every day, including the holiday. However, we will experience very high call volumes on Tuesday, May 29. You can avoid an extended wait by not calling on that day.

Contact us 24 hours a day, 7 days a week

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P.O. Box 138
New York, NY 10276-0138

For other information, call 1-212-243-1900 or 1-800-75-CONED (1-800-752-6633)

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Page 1 of 2



JOHN SIMON

Your account number: 41-3037-4105-0005-5

Service delivered to: 160 MADISON AVE STO

Your electric rate: EL2 Small Non-residential

Next meter reading date: Friday, Jun 22, 2012

Avoid estimated bills - please give us access to read your meter.

Your billing summary as of May 24, 2012

Your previous charges and payments

Total charges from your last bill	\$60.60
Payments through May 22, thank you	-\$60.60

Remaining balance	None
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Your new charges - details start on page 2

Billing period: Apr 24, 2012 to May 23, 2012

Electricity charges - for 29 days	\$81.47
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Total new charges	\$81.47
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Total amount due	\$81.47
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Payment is due upon receipt of this bill. To avoid a late payment charge of 1.5%, please pay the total amount due by **Jun 18, 2012**.

Message Center



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Join our Direct Payment Plan. Just place an 'X' in the DPP enrollment box on your payment slip when you mail back your payment by check. We'll use your banking information to enroll you in the plan. Then, each month, after you've had time to review your bill, we will automatically deduct your Con Edison bill payment from your checking account. Join Now.



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Cooper Station
P.O. Box 138
New York, NY 10276-0138

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Page 1 of 2

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160 MADISON AVENUE OWNERS CORP

Your account number: 49-9028-2098-0002-7

Service delivered to: 160 MADISON AVE FA

Your electric rate: Rider D Fire Alarms

This bill is for unmetered service.

Your billing summary as of Jun 4, 2012

Your previous charges and payments

Total charges from your last bill	-\$3.45
Payments through May 31	None
Remaining balance	-\$3.45

Remaining balance -\$3.45

Your new charges - details start on page 2
Billing period: Apr 30, 2012 to May 31, 2012

Electricity charges - for 31 days \$8.34

Total new charges

Final New Charge

Total amount due **\$4.89**

Payment is due upon receipt of this bill. To avoid a late payment charge of 1.5%, please pay the total amount due by **Jun 26, 2012**.

Message Center

 Please protect yourself against scams. Be alert if someone calls you to arrange to pay your bill with pre-paid credit cards or to send money to an out-of-state address. Con Edison does not accept payments via pre-paid credit cards. Never arrange payment or give account or personal information over the telephone, unless you are certain you are speaking to a Con Edison representative.

 Join our Direct Payment Plan. Just place an 'X' in the DPP enrollment box on your payment slip when you mail back your payment by check. We'll use your banking information to enroll you in the plan. Then, each month, after you've had time to review your bill, we will automatically deduct your Con Edison bill payment from your checking account. Join Now.

 RIDER D - Operation of Fire Alarm or signal system Box No. FA2035 usage is determined by the number of signals or gongs in your system.

Con Edison's offices will be closed Wednesday, July 4, in observance of Independence Day. In the event of an emergency, our call center is available 24 hours a day, every day, including the holiday. However, we will experience very high call volumes on Thursday, July 5. You can avoid an extended wait by not calling on that day.

Contact us 24 hours a day, 7 days a week

To report a service problem,
call 1-800-75-CONED
(1-800-752-6633) or
visit www.conEd.com

Visit www.conEd.com
For payments,
visit www.conEd.com
or call 1-888-925-5016

Con Edison
Cooper Station
P.O. Box 138
New York, NY 10276-0138

 For other information
call 1-212-780-6707

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Page 1 of 2

Tear off here



160 MADISON AV

Your account number: 41-3037-4115-0005-4

Service delivered to: 160 MADISON AVE 7FL

Your electric rate: EL9 General Large

Next meter reading date: Friday, Jun 22, 2012

Avoid estimated bills - please give us access to read your meter.

Your billing summary as of May 24, 2012

Your previous charges and payments

Total charges from your last bill	\$361.36
Payments through May 22, thank you	-\$361.36

Remaining balance None

Your new charges - details start on page 2

Billing period: Apr 24, 2012 to May 23, 2012

Electricity charges - for 29 days	\$358.80
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Total new charges	\$358.80
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Total amount due	\$358.80
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Payment is due upon receipt of this bill. To avoid a late payment charge of 1.5%, please pay the total amount due by **Jun 18, 2012**.

Message Center



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AN OPPORTUNITY TO SAVE Sign up for your free energy survey today. Save energy, save money, help the environment and receive financial incentives on energy-efficient lighting, heating and cooling systems for your business. For more information call 1-877-870-6118, or visit www.coned.com/energyefficiency.



Con Edison's offices will be closed Monday, May 28, in observance of Memorial Day. In the event of an emergency, our call center is available 24 hours a day, every day, including the holiday. However, we will experience very high call volumes on Tuesday, May 29. You can avoid an extended wait by not calling on that day.

Contact us 24 hours a day, 7 days a week

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Page 1 of 2



160 MADISON AVENUE

Your account number: 41-3037-4130-0000-4

Service delivered to: 160 MADISON AVE HLS

Your electric rate: EL2 Small Non-residential

Next meter reading date: Friday, Jun 22, 2012

Avoid estimated bills - please give us access to read your meter.

Your billing summary as of May 24, 2012

Your previous charges and payments

Total charges from your last bill	\$193.64
Payments through May 22, thank you	-\$193.64

Remaining balance	None
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Your new charges - details start on page 2

Billing period: Apr 24, 2012 to May 23, 2012

Electricity charges - for 29 days	\$198.10
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Total new charges	\$198.10
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Total amount due	\$198.10
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Payment is due upon receipt of this bill. To avoid a late payment charge of 1.5%, please pay the total amount due by **Jun 18, 2012**.

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Page 1 of 2

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

ALC#5600
 4/30/11

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 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.



Manage Your Account
at verizon.com/businessbillview

Phone Number
212-481-3227

Account Number
212 481 3227 | 765 | 72.7

Billing Date
5/28/2012

Verizon News

Questions About Your Bill?

For the help & support you need, contact us at
1-888-307-8033.

Is Your Business Safe?

Technology allows your business to do amazing things but it also can put your company & your customer's data at risk. Protect your business with Internet Security & Online Backup services! For a limited time you can get them both at 50% off for 12 months! Call 1-888-377-5943 today.

Do Business Your Way

Choose a Verizon Solutions for Business bundle & not only will you get the fast Internet & reliable voice you need in the office, you'll also get access to the tools & services you need to continue doing business when you're away. Empower your business success at 1-888-745-7299.

Quick Bill Summary for

160 MADISON AVE CORP

Previous Balance		\$115.68
Payment Received May 15		-\$115.68
Balance Forward		\$0.00

New Charges

Voice Services	(See pg 3)	\$70.35
Taxes, Governmental Surcharges and Fees		\$14.82
Verizon Surcharges and Other Charges & Credits		\$30.67

Total New Charges Due by June 22, 2012 \$115.84

Total Amount Due by June 22, 2012 \$115.84

**Balances carried to the next bill may be assessed
a 1.5% late payment charge.**

6/7/12
JL 5635

Direct Payment Enrollment verizon.com/businessbillpay	Online Billing & Payment verizon.com/businessbillview	Questions about your bill? verizon.com or See Page 2 How to Reach Us
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Phone Number
212-481-3227

Account Number
212 481 3227 765 72 7

Date Due
6/22/12

Page
3 of 4

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Breakdown of Charges

May 28 – Jun 27

Voice Services

Line 212-481-3227	23.45
Monthly Dial Tone Charge May 28 – Jun 27	.00
Series Jack May 28 – Jun 27	
Total for Line 212-481-3227	23.45

Line 212-481-6855	
Additional Line May 28 – Jun 27	23.45
Series Jack May 28 – Jun 27	.00
Total for Line 212-481-6855	23.45

Line 212-725-4965	
Additional Line May 28 – Jun 27	23.45
Network Interface May 28 – Jun 27	.00
Total for Line 212-725-4965	23.45

Total Voice Services	\$70.35
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Taxes, Governmental Surcharges and Fees

Federal Excise Tax	2.85
NY State and Local Sales Tax	8.97
911 Surcharge	3.00
Total Taxes, Governmental Surcharges and Fees	\$14.82

Verizon Surcharges and Other Charges & Credits

FCC Line Charge	19.14
NY State and Local Tax Surcharges	5.62
Federal Universal Service Fee	5.91
Total Verizon Surcharges and Other Charges & Credits	\$30.67