



First American Title

NATIONAL COMMERCIAL SERVICES

July 25, 2012

Environmental Control Board
66 John Street – 10th Floor
New York, N.Y. 10038

Re: **160 MADISON AVE OWNER'S CORP**
160 MADISON AVENUE
NEW YORK, N.Y.

VIOL. #34829056P - \$1,178.77, 34758419J - \$6,343.84, 38429288Y - \$1,414.52

TITLE NO. 3008-353730NY1

To Whom It May Concern:

With regard to the above-mentioned enclosed please find check number 3008215606 in the amount of \$8,937.13; representing a partial payment of the above liens.

Please apply our payment and send us satisfactions at your earliest convenience

Thanking you in advance for your anticipated cooperation in this matter.

Very truly yours,

Debbie Carter-Gordon
Escrows Post Closing
First American Title
National Commercial Services



First American

633 Third Avenue - 17th Floor, New York, NY 10017
Direct: 212-551-9439
Fax: 212-331-1596
Tollfree: 800-437-1234
Email: dcarter@firstam.com

633 Third Avenue, New York, New York 10017

212-XXX-XXXX • 212-922-9700

WWW.FIRSTAM.COM/NCS • www.FIRSTAMNY.COM

First American Title Insurance Company, New York
PR. NYORK Ofc. 3008 (1375) (NYC/dcg)

CHECK NO. 3008215606

DATE: 07/25/2012

FILE NO. 3008-353730NY1

SETTLEMENT DATE: 06/28/2012

CHECK AMOUNT: \$8,937.13

BUYER: 160 Madison Ave LLC

SELLER: 160 Madison Avenue Owners Corporation

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

Funds Due

Re: ECB #34829056P, 34758419J, 34829288Y

Charge Details:

ECB 34829056P, 34758419J, 34829288Y :

8937.13

Thank you for doing business with First American Title Insurance Company

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First American Title Insurance Company
633 Third Avenue, 16th Floor
New York, NY 10017
(212)922-9700

PR. NYORK
Ofc. 3008 (1375)

J. P. Morgan Chase Bank-Escrow
Trust Acc-
1166 6th Avenue
New York NY 10036

3008215606

1-2/210

Date 07/25/2012

FILE NO. 3008-353730NY1

PAY

*****\$8,937.13*****

DOLLARS

\$*****8,937.13

Re: ECB #34829056P, 34758419J, 34829288Y

Not Valid after 180 days

TO THE
ORDER
OF

Finance Administrator
Environmental Control Board
66 John Street - 10th Floor
New York, NY 10038

Handwritten signature

THE FACE OF THIS DOCUMENT INCLUDES A HIDDEN WORD. DO NOT CASH IF THE WORD VOID IS VISIBLE

3008 215606 021000021 230292720

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NYC Department of Buildings

ECB Violation Details

Premises: 160 MADISON AVENUE MANHATTAN
BIN: 1017014 Block: 862 Lot: 20

Filed At: 160 MADISON AVENUE , MANHATTAN , NY 10016
Community Board: 105

ECB Violation Summary

VIOLATION RESOLVED

ECB Violation Number: 34829056P
Severity: CLASS - 1

Certification Status: CERTIFICATE ACCEPTED
Hearing Status: IN VIOLATION
Penalty Balance Due: \$1,000.00 *\$1,178.77*

Respondent Information

Name: 160 MADISON AVE OWNER'S C
Mailing Address: 160 MADISON AVENUE , NY , NY 10016

Violation Details

Violation Date: 02/16/2010 Violation Type: CONSTRUCTION
Served Date: 02/16/2010 Inspection Unit: MANHATTAN CONSTRUCTION

Infraction Codes

Section of Law

Standard Description

126

28-301.1

FAILURE TO MAINTAIN BUILDING IN CODE-COMPLIANT
MANNER: USE OF PROHIBIT OR AND/OR HARDWARE PER BC
1008.1.8;27-371(J)

Specific Violation Condition(s) and Remedy:

FAILURE TO MAINTAIN BLDG IN A CODE-COMPLIANT MANNER. USE OF PROHIBITED DOOR HARDWARE PER BC
1008.1.8;27-371(J). NOTED: AT THE 3RD FLR THE EXITS/EGRESS ARE BLOCKED & HINDERED BECAUSE: 1) AT REAR
NO DOOR HANDLE

Issuing Inspector ID: 2411
Issued as Aggravated
Level: NO

DOB Violation Number: 021610C05VW02

Dept. of Buildings Compliance Information

Certification Status: CERTIFICATE ACCEPTED
Compliance On: 04/15/2010
Certification Submission Date: 04/15/2010

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by ECB.

ECB Hearing Information

Scheduled Hearing Date: 04/08/2010 Hearing Status: IN VIOLATION
Hearing Time: 8:30

ECB Penalty Information

Penalty Imposed: \$1,000.00

Adjustments:	\$0.00
Amount Paid:	\$0.00
Penalty Balance Due:	\$1,000.00
Court Docket Date:	07/31/2010

ECB Violation History**Compliance Events****Hearing Events****Hearing Assigned On:**

04/08/2010

Compliance (post-hearing):	04/15/2010
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If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

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NYC Department of Buildings

ECB Violation Details

Premises: 160 MADISON AVENUE MANHATTAN
BIN: 1017014 Block: 862 Lot: 20

Filed At: 160 MADISON AVENUE , MANHATTAN , NY 10016
Community Board: 105

ECB Violation Summary

VIOLATION OPEN

ECB Violation Number: 34758419J

Severity: CLASS - 1

Certification Status: NO COMPLIANCE RECORDED

Hearing Status: DEFAULT

Penalty Balance Due: \$5,000.00

96,343.84

Respondent Information

Name: 160 MADISON AVE OWNERS CO
Mailing Address: 160 MADISON AVE , NEW YORK , NY 100165412

Violation Details

Violation Date: 02/02/2009 Violation Type: CONSTRUCTION
Served Date: 02/02/2009 Inspection Unit: MANHATTAN CONSTRUCTION

Infraction Codes	Section of Law	Standard Description
104	28-302.1	FAILURE TO MAINTAIN BLDG WALL(S) OR APPURTENANCES

Specific Violation Condition(s) and Remedy:

FAILURE TO MAINTAIN BUILDING WALL(S) OR APPURTENANCES. BLDG HAVING DETERIORATED, RUSTED, BALCONIES THROUGH OUT FLOORS WITH MISSING, COLLAPSED CONCRETE DECKING ON TO 4TH FL BALCONY. LOCATION- REAR OF BLDG EXP 3

Issuing Inspector ID: 2224
Issued as Aggravated Level: NO

DOB Violation Number: 020209C05KP01

Dept. of Buildings Compliance Information

Certification Status: NO COMPLIANCE RECORDED
Compliance On:

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by ECB.

ECB Hearing Information

Scheduled Hearing Date: 03/26/2009 Hearing Status: DEFAULT
Hearing Time: 8:30

ECB Penalty Information

Penalty Imposed: \$5,000.00
Adjustments: \$0.00
Amount Paid: \$0.00

Penalty Balance Due: \$5,000.00
Court Docket Date: 07/31/2009

ECB Violation History

Compliance Events

Hearing Events
Default:

03/31/2009

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NYC Department of Buildings

ECB Violation Details

Premises: 160 MADISON AVENUE MANHATTAN
BIN: 1017014 Block: 862 Lot: 20

Filed At: 160 MADISON AVENUE , MANHATTAN , NY 10016
Community Board: 105

ECB Violation Summary

ECB Violation Number: 34829288Y
Severity: CLASS - 1

VIOLATION RESOLVED

Certification Status: CERTIFICATE ACCEPTED
Hearing Status: IN VIOLATION
Penalty Balance Due: \$1,200.00

\$1,414.52

Respondent Information

Name: 160 MADISON AVENUE OWNERS
Mailing Address: 160 MADISON AVENUE , NY , NY 10016

Violation Details

Violation Date: 02/18/2010 Violation Type: CONSTRUCTION
Served Date: 02/18/2010 Inspection Unit: EMERGENCY RESPONSE TEAM (ERT)

Infraction Codes	Section of Law	Standard Description
127	27-369,BC 1020.2	FAIL TO PROVIDE UNOBSTRUCTED EXIT PASSAGEWAY

Specific Violation Condition(s) and Remedy:

FAILURE TO PROVIDE UNOBSTRUCTED EXIT PASSAGEWAY. NOTED @ 3RD FL FIRE STAIRWELL 100% OBSTRUCTED BY TRASH BAGS W/CONSTRUCTION DEBRIS & A SIX OR EIGHT FOOT STEP LADDER. REMEDY: PROVIDE UNOBSTRUCTED PASSAGE FOR EXIT.

Issuing Inspector ID: 0338
Issued as Aggravated Level: NO

DOB Violation Number: 021810CERM02

Dept. of Buildings Compliance Information

Certification Status: CERTIFICATE ACCEPTED
Compliance On: 04/15/2010
Certification Submission Date: 04/15/2010

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by ECB.

ECB Hearing Information

Scheduled Hearing Date: 04/15/2010 Hearing Status: IN VIOLATION
Hearing Time: 10:30

ECB Penalty Information

Penalty Imposed: \$1,200.00
Adjustments: \$0.00

Amount Paid:	\$0.00
Penalty Balance Due:	\$1,200.00
Court Docket Date:	07/31/2010

ECB Violation History**Compliance Events****Hearing Events****Hearing Assigned On:**

04/15/2010

Compliance (post-hearing):	04/15/2010
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