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STEVEN L. EINIG
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June 19, 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 office represents Intervest National Bank. 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	\$1,395,208.23
Interest @ 6.125% from 06/01/12 - 07/12/12	9,969.96(\$237.38p.d.)
Fee Payment	69,760.41
Lender's Processing Fee	250.00
(Escrow Balance)	(106,995.32)
Total	\$1,368,193.28

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