

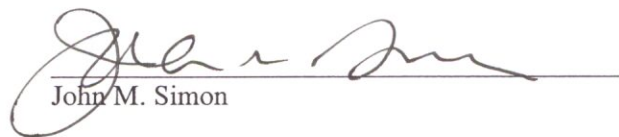
CERTIFICATE AS TO RENT ROLL

I, John M. Simon, Vice President of 160 Madison Avenue Owners Corp., certify to Intervest National Bank that attached hereto is a true and complete copy of the rent roll (the "Rent Roll") for the property located at 160 Madison Avenue, New York, New York 10016 (the "Property").

I further certify that:

- (a) The annexed Rent Roll is true and correct in all material respects.
- (b) All Leases (i) are binding and in full force and effect, (ii) have not been modified or supplemented in any way except as set forth in the Rent Roll, and (iii) constitute the entire agreement with the tenants under the Leases (the "Tenants") such that there are no understandings, representations, warranties, allowances, concessions or promises not fully set forth therein. There are no other leases, occupancy agreements with any parties for any portions of the Property.
- (c) I have no knowledge and have not received any written notice that any tenant under any of the Tenant Leases has asserted any claim, offset, right of recoupment or defense available to any Tenant. Except as otherwise set forth in the Rent Roll, each Tenant has accepted its demised premises, commenced occupancy thereof and payment of rent therefor and on the date hereof is current in the payment of base rent and other charges payable thereunder.
- (d) Except as otherwise set forth in the Rent Roll, as of the date hereof there are no leasing, broker's or finder's commissions or compensations of any kind which are unpaid although due and payable or to become due from 160 Madison Avenue Owners Corp. with respect to any of the Leases or any renewals, modifications or extensions thereof.
- (e) There are no assignments of or other liens or encumbrances on the interest of 160 Madison Avenue Owners Corp. in the Leases or of any rents or profits due or to become due thereunder, except in favor of Intervest National Bank, set forth in the Mortgage given this day to it with respect to the Property.

IN WITNESS WHEREOF, I have executed this Certificate as to Rent Roll this 25th day of April, 2008 with the knowledge that it will be relied upon by Intervest National Bank and its successors and assigns.


John M. Simon

STATE OF NEW YORK)
) SS:
COUNTY OF NEW YORK)

On the 25th day of April, in the year 2008, before me, the undersigned, a Notary Public in and for said state, personally appeared John M. Simon, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

THOMAS P. JERMYN
NOTARY PUBLIC STATE OF NEW YORK
#02JE5001506 QUAL. IN NY COUNTY
COMMISSION EXPIRES JANUARY 3, 2011

3/7/2008

| SPACE | TENANT NAME | Tenant Since | LEASE START | LEASE END | RENT PER MONTH | Parking | TOTAL PER MONTH | SQUARE FEET | COMMENT |
|----------------------------|---------------------|--------------|-------------------------------|------------|----------------|------------|-----------------------|-------------|-------------|
| 1st Floor and Basement | S&L Photo | 1990 | 7/27/2007 | 10/27/2007 | \$0 | \$0 | \$0 \$4200 | 4200 | |
| 2nd Floor | The Korean Shopping | 1998 | 8/1/2007 | 7/31/2012 | \$5,416 | \$0 | \$5,416 | 2500 | SIGNED |
| 3rd Floor | Veratex, Inc.* | 1983 | 6/1/2007 | 5/31/2012 | \$6,500 | \$0 | \$6,500 | 2500 | SIGNED |
| 4th Floor | Emerging Med | 2003 | 6/1/2007 5/31/2012 | 5/31/2012 | \$5,416 | \$0 | \$5,416 | 2500 | SIGNED |
| 5th Floor | Thomas Bourgey | 1999 | 7/15/1999 | 5/31/2009 | \$4,221 | \$271 | \$4,492 | 2500 | SIGNED |
| 6th Floor | Triology** | 2006 | 3/1/2006 | 4/10/2010 | \$8,125 | \$0 | \$8,125 | 2500 | 1 YEAR LEFT |
| 7th Floor | Veratex, Inc. | 1983 | 6/1/2007 | 5/31/2012 | \$6,500 | \$0 | \$6,500 | 2500 | SIGNED |
| Actual & Projected Monthly | | | | | \$36,178 | \$271 | \$36,449 | 19200 | |
| Actual & Projected Annual | | | | | \$434,131.92 | \$3,252.00 | \$437,383.92 | | |

* Veratex, Inc is not occupying 3rd floor but it has subtenants.

** Triology is a new tenant and the monthly rent is \$8,125.00 for the first year and \$8,450.00 for the remainder of the lease.

4-18-08

This is true and correct!

Claude Simon, President, 160 MAC.

For More Info Please Contact: Joe Berko or Nesli Erdogan 212-687-0777
jberko@berkoassociates.com or neredogan@berkoassociates.com

Information contained herein is from sources deemed reliable but is subject to errors, omissions, change of price or terms, and withdrawal without prior notice at any time.

S & L Photo & Elects. Inc

[LETTERHEAD OF TENANT]

160 Madison Ave
4
NY NY

4/8 2008

Interwest National Bank, its successors and assigns
One Rockefeller Plaza, Suite 400
New York, New York 10020-2002

Re: Premises: 160 Madison Avenue
New York, New York

Gentlemen:

The undersigned Tenant under a lease a full and complete copy of which is annexed hereto (the "Lease") understands that you will rely on the truth of the following statements:

1. Attached Lease dated 4/8 2008 is in full force and effect, has not been amended or modified and represents the entire agreement with Landlord.
2. Present base monthly rent is \$ 4,200- and has been paid through Apr. 1 30 2008. Security Deposit is \$ 25,000.
3. There are no defaults by Landlord under the Lease. The undersigned has no claims or right of setoff against future rent payments.
4. Tenant ~~is not in~~ is in actual occupancy of the Premises.
5. There are no rental concessions or prepaid rent for more than one (1) month, ~~except as set forth in the lease~~.

Very truly yours,

Boenst (Munir)
[Signature]
[Signature]

Encl.

VERATEX INC.

160 Madison Avenue New York, NY 10016 212-683-9300 Fax 212-889-5573

02-Apr-2008

Interwest National Bank,
its successors and assigns
One Rockefeller Plaza, Suite 400
New York, NY 10020-2002

Re: Premises: 160 Madison Avenue
New York, New York

Gentlemen:

The Undesignated Tenant under a lease a full and complete copy of which annexed here to (the "Lease") understands that you will rely on the truth of the following statements:

1. Attached Lease date July 1, 2007 is in full force and effect has not been amended or modified and represents the entire agreement with Landlord.
2. Present base month rent is \$13,000.00 and has been paid through 4/30/08. Security Deposit is zero.
3. There are no defaults by Landlord under the Lease. The undersigned has no claims or right of setoff against future rent payments.
4. Tenant name in Lease is in actual occupancy of the Premises.
5. There are no rental concessions or prepaid rent for more than one (1) month, excepts as set forth in the Lease.

Regards,


Wei Chang

Veratex Inc.

160 Madison Ave. 3rd & 7th Floor
New York, NY 10016

*Emergingmed*160 madison avenue
new york, ny 10015

4/3/08

Interwest National Bank, its successors and assigns
One Rockefeller Plaza, Suite 400
New York, New York 10020-2002

Re: Premises: 160 Madison Avenue 4th Floor
New York, New York

Gentlemen:

The undersigned Tenant under a lease a full and complete copy of which is annexed hereto (the "Lease") understands that you will rely on the truth of the following statements:

1. Attached Lease date *month to month (originally Dec. 2003)*, 2008 is in full force and effect, has not been amended or modified and represents the entire agreement with Landlord.
2. Present base monthly rent is \$ 5,416 and has been paid through *April*, 2008. Security Deposit is \$ 4166.
3. There are no defaults by Landlord under the Lease. The undersigned has no claims or right of setoff against rent payments.
4. Tenant named in Lease is in actual occupancy of the Premises.
5. There are no rental concessions or prepaid rent for more than one (1) month, except as set forth in the Lease.

Courtney Hudson
CEO

Courtney Hudson

Thomas Bouregy & Company, Inc.

AVALON BOOKS

www.avalonbooks.com
avalon@avalonbooks.com

[LETTERHEAD OF TENANT]

160 MADISON
NEW YORK, NEW YORK 10016
(212) 598-0222
(800) 223-5251
FAX (212) 979-1862

March 31, 2008

Interwest National Bank, its successors and assigns
One Rockefeller Plaza, Suite 400
New York, New York 10020-2002

Re: Premises: 160 Madison Avenue
New York, New York

Gentlemen:

The undersigned Tenant under a lease a full and complete copy of which is annexed hereto (the "Lease") understands that you will rely on the truth of the following statements.

1. Attached Lease dated 11/18, 2002 is in full force and effect, has not been amended or modified and represents the entire agreement with Landlord.

2. Present base monthly rent is \$ 4,220.66 and has been paid through 3/31/08. Security Deposit is \$ 7,970.66 (1st month lease) - 3,750.00 (1st month lease) - 4,220.66) *
3. There are no defaults by Landlord under the Lease. The undersigned has no claims or right of setoff against future rent payments.

4. Tenant named in Lease is in actual occupancy of the Premises.

* 5. There are no rental concessions or prepaid rent for more than one (1) month, except as set forth in the Lease.

Very truly yours,

[TENANT]

Ellen B. Michelson
Thomas Bouregy, Co. Inc.
160 Madison Ave.
N.Y.N.Y. 10016

Encl.



Interwest National Bank, its successors and assigns
One Rockefeller Plaza, Suite 400
New York, New York 10020-2002

Re: Premises: 160 Madison Avenue
New York, New York

Gentlemen:

The undersigned Tenant under a lease a full and complete copy of which is annexed hereto (the "Lease") understands that you will rely on the truth of the following statements:

1. Attached Lease date *2-26-08*, 2008 is in full force and effect, has not been amended or modified and represents the entire agreement with Landlord.
2. Present base monthly rent is \$*6,125.00* and has been paid through *April 2008*. Security Deposit is \$*25,350.00*
3. There are no defaults by Landlord under the Lease. The undersigned has no claims or right of setoff against rent payments.
4. Tenant named in Lease is in actual occupancy of the Premises.
5. There are no rental concessions or prepaid rent for more than one (1) month, except as set forth in the Lease.

Very truly yours,

Chinedu Echeruo

CEO

Tripology, Inc.



THE KOREAN SOHMYUNG
PRESBYTERIAN CHURCH

△ 명 장 로 교 회

담임목사 정진홍

Rev. Chin Hong Chung, Pastor

160 Madison Avenue

New York, NY 10016

Tel: 212 679 5264

Fax: 212 779 1076

sohmyung@hotmail.com

www.sohmyung.org

3/26/8, 2008

Interwest National Bank, its successors and assigns
One Rockefeller Plaza, Suite 400
New York, New York 10020-2002

Re: Premises: 160 Madison Avenue
New York, New York

Gentlemen:

The undersigned Tenant under a lease a full and complete copy of which is annexed hereto (the "Lease") understands that you will rely on the truth of the following statements:

1. Attached Lease dated JAN 1, 2008 is in full force and effect, has not been amended or modified and represents the entire agreement with Landlord.

2. Present base monthly rent is \$ 7054 and has been paid through APRIL 31, 2008. Security Deposit is \$ 6125.

3. There are no defaults by Landlord under the Lease. The undersigned has no claims or right of setoff against future rent payments.

4. Tenant named in Lease is in actual occupancy of the Premises.

5. There are no rental concessions or prepaid rent for more than one (1) month, except as set forth in the Lease.

Very truly yours,

[TENANT]

Encl.

000133434/0018/148345

**Intervest National Bank
One Rockefeller Plaza, Suite 400
New York, New York 10020-2002**

April 25, 2008

160 Madison Avenue Owners Corp.
160 Madison Avenue
New York, New York 10016

Re: 160 Madison Avenue, New York, New York 10016

Gentlemen:

We have this day closed a mortgage loan in the amount of \$1,700,000.00, secured by the above premises.

You alone are responsible for obtaining all water meter and insurance bills. You may present the bills to the undersigned for payment, provided the bills are delivered not less than ten (10) business days prior to the due date, and the undersigned thereupon shall pay the sum due out of the Deposits, to the extent funds have been collected therefor.

Please sign a copy of this letter where indicated to signify your agreement to the foregoing.

Very truly yours,

Intervest National Bank

By: 

FOREGOING AGREED TO:

160 Madison Avenue Owners Corp.

By: 

John M. Simon, Vice President

CERTIFICATION OF NON-FOREIGN STATUS

Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property must withhold tax if the transferor is a foreign person. To inform the transferee that withholding of tax is not required upon the disposition of a U.S. real property interest by 160 Madison Avenue Owners Corp., the undersigned hereby certifies the following on behalf of 160 Madison Avenue Owners Corp.:

1. 160 Madison Avenue Owners Corp. is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations);
2. 160 Madison Avenue Owners Corp.'s U.S. employer identification number is 13-3189657; and
3. 160 Madison Avenue Owners Corp.'s office address is 160 Madison Avenue, New York, New York 10016.

The undersigned understands that this certification may be disclosed to the Internal Revenue Service by transferee and that any false statement contained herein could be punished by fine, imprisonment or both.

Under penalties of perjury I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct and complete, and I further declare that I have the authority to sign this document on behalf of 160 Madison Avenue Owners Corp.

Dated: April 25, 2008


John M. Simon





FINANCE
NEW YORK
THE CITY OF NEW YORK
DEPARTMENT OF FINANCE

PROPERTY OWNER'S REGISTRATION FORM

NEW YORK CITY DEPARTMENT OF FINANCE CENTRAL REGISTRATION 59 MAIDEN LANE, 20TH FLOOR, NEW YORK, NY 10038

ONLY ONE (1) PROPERTY (BLOCK AND LOT) MAY BE REGISTERED WITH THIS CARD. MAKE PHOTOCOPIES IF YOU ARE REGISTERING MORE THAN ONE PROPERTY.

Type or print in ink. Additional instructions appear on the reverse side of this form.

FOR OFFICE USE ONLY

PROPERTY OWNER'S INFORMATION (FOR GENERAL CORRESPONDENCE)

1. Borough the property is in: **Manhattan**, Block: **8 6 2**, Lot: **2 0**
- 2a. Owner's name - FILL EITHER 2A OR 2B ONLY
Individual Owner
FIRST M. I. LAST
- 2b. Business Owner
160 Madison Avenue Owners Corp.
3. Owner's Residence or Company's Business Address
160 Madison Avenue
City **New York** State **New York** Zip Code **10016**
4. Property Address
160 Madison Avenue
City **New York** State **New York** Zip Code **10016**
5. If the property has more than one owner, check this box and see instructions - **X**
6. Owner's Tax Identification Number -
SSN (if owner is an individual or trust) OR EIN (if owner is a corporation or partnership)
1 3 3 1 8 9 6 5 7
7. Indicate owner's daytime telephone number: (**336**) **449-4321**

BILLING INFORMATION - REAL ESTATE TAX BILLS

IF YOUR MORTGAGE PAYMENTS INCLUDE YOUR REAL ESTATE TAXES, FILL IN THE NAME AND ADDRESS OF YOUR BANK/LENDER IN THE SPACE PROVIDED IN 9 BELOW. IF NOT, FILL IN THE NAME AND ADDRESS TO WHICH YOU ARE CHOOSING TO HAVE REAL ESTATE TAX BILLS SENT.

8. Indicate to whom Real Estate Tax bills should be mailed (Check one)
Bank/Lender **X** Owner ☐ Tenant ☐ Agent ☐
- If "TENANT" or "AGENT" is checked provide either Social Security Number or Employer Identification Number, whichever is applicable.
- SOCIAL SECURITY NUMBER ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ OR EMPLOYER IDENTIFICATION NUMBER ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐

9. Name of Real Estate Tax Bill Recipient
Intervest National Bank
Address
One Rockefeller Plaza, Suite 400
City **New York** State **New York** Zip Code **10020-0200**

Have you recently paid off your mortgage? ()

X Yes

No

BILLING INFORMATION - SPECIAL ASSESSMENT BILLS

INDICATE TO WHOM SPECIAL ASSESSMENT BILLS SHOULD BE MAILED. (SEE INSTRUCTIONS FOR LINE 10)

10. TYPE OF SPECIAL ASSESSMENT BILL:
Name of Recipient
Address
City State Zip Code
Relationship of addressee to property (Check one)
Owner ☐ Tenant ☐ Agent ☐
If "TENANT" is checked provide either Social Security Number or Employer Identification Number, whichever is applicable.
SOCIAL SECURITY NUMBER ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ EMPLOYER IDENTIFICATION NUMBER ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐
TYPE OF SPECIAL ASSESSMENT BILL:
Name of Recipient
Address
City State Zip Code
Relationship of addressee to property (Check one)
Owner ☐ Tenant ☐ Agent ☐
If "TENANT" is checked provide either Social Security Number or Employer Identification Number, whichever is applicable.
SOCIAL SECURITY NUMBER ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ EMPLOYER IDENTIFICATION NUMBER ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐

11. Signature of owner or corporate officer (required by statute) 12. Date
[Signature] *4, 25, 08*

If you need assistance in completing this form, please call Customer Assistance at 212-504-4080. Si usted necesita recibir asistencia en Español para llenar este formulario, llame al 212-504-4080 y solicite un Representante que hable Español.



Berko & Associates, LLC
 501 5th Ave. Suite#1408
 New York, NY 10017

(212)687-0777
 info@berkoassociates.com

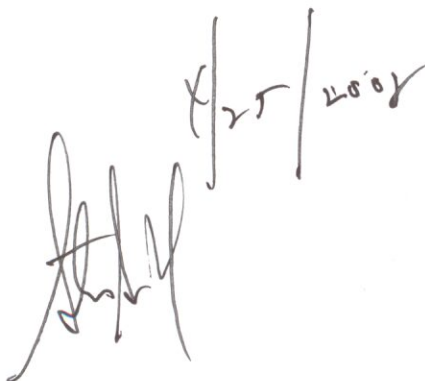
| DATE | INVOICE # |
|----------------|------------|
| 04/24/2008 | 81016 |
| TERMS | DUE DATE |
| Due on receipt | 04/24/2008 |

BILL TO

160 Madison Ave. Owners' Corp.
 160 Madison Ave. 7th Floor
 New York, NY 10016

| AMOUNT DUE | ENCLOSED |
|-------------|----------|
| \$17,000.00 | |

Please detach top portion and return with your payment.

| Date | Activity | Quantity | Rate | Amount |
|---|--|----------|------|--------------------|
| 04/25/2008 | Commission Fee for Refinance loan in the amount of \$1,700,000 for the property and lan located in 160 Madison Ave. New York, NY 10016 | 1700000 | 0.01 | 17,000.00 |
|  | | | | |
| TOTAL | | | | \$17,000.00 |

ESTIMATED CLOSING REPORT

Closer: Tom Closing Date: 4/25/08 @ 9:30 Title Number: NYT11289
 Location of Closing: Butzel Long, 380 Madison Ave., N' NY 10019 Due back 4/30/2008

Column A

| ITEM | BORROWER | SELLER | LENDER |
|---------------------------------------|--------------|--------|--------|
| OTHER FEES: | | | |
| Departmental Searches | \$ 500.00 | | |
| Bankruptcy | \$ 50.00 | | |
| Overnight/Hand Delivery | \$ 25.00 | | |
| Survey Ins/Update/Locate | \$ 950.00 | | |
| Extra Chain Charge | | | |
| Continuation Charge | \$ 75.00 | | |
| Escrow Service Charge | | | |
| Abstract | | | |
| Surveyor | | | |
| Other | | | |
| Other | | | |
| RECORDING SERVICES: | | | |
| Deed | | | |
| 1 Mortgage | \$ 200.00 | | |
| Satisfaction | | | |
| Building Loan Contract | | | |
| Assignment | | | |
| Power of Attorney | | | |
| Consol/Ext/Mod Agmt | | | |
| UCC | \$ 50.00 | | |
| 255 Affidavit | | | |
| ACRIS Preparation | | | |
| Other <i>UCC-1</i> | <i>100-</i> | | |
| Other | | | |
| TAXES: | | | |
| Mortgage Tax (Lender) | | | |
| Mortgage Tax (Borrower) | \$ 47,600.00 | | |
| Yonkers Transfer Tax 1.5% | | | |
| Mt. Vernon Transfer Tax | | | |
| NYS Transfer Tax | | | |
| NYC RPT TAX | | | |
| Real Estate Taxes | | | |
| Real Estate Taxes | | | |
| Franchise Taxes | \$ 50.00 | | |
| Other | | | |
| Other | | | |
| TOTAL OTHER/RECORDING/TAXES: | | | |
| TOTAL PREMIUM (FROM COLUMN B): | | | |
| TOTAL BORROWER/SELLER/LENDER: | | | |

Column B

| ITEM | AMOUNT | PREMIUM |
|----------------------------------|--------|--------------------|
| TITLE INSURANCE PREMIUMS: | | |
| Fee | | |
| Leasehold | | |
| Mortgage \$ 1,700,000.00 | | \$ 5,900.00 |
| Mortgage | | |
| Mortgage | | |
| ENDORSEMENTS: | | |
| 8.1 Environmental | | \$ 25.00 |
| Waiver of Arbitration | | \$ 25.00 |
| Residentail | | |
| Condo | | |
| Other | | |
| Other | | |
| Other | | |
| TOTAL PREMIUM: | | \$ 5,950.00 |

DISCLOSURE NOTICE FOR TITLE BILL

Please be advised that the lender and other parties may have requested Title Agent to undertake and perform additional services which are not necessary in connection with the issuance of the title policy. Such services include, but are not limited to: obtaining copies of Building Permits and of the Certificate of Occupancy, conducting municipal and other departmental searches, conducting highway and street searches to determine whether access to the subject premises is over a public street, conducting Patriot searches, conducting bankruptcy searches and making survey and/or property inspections. Such additional services are not performed in connection with the issuance of the title policy and the issuance of the title policy is not dependent upon Title Agent performing such additional services.

| LIST CHECKS | |
|-------------|--------|
| PAYOR | AMOUNT |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

Grand Total from Borrower, Seller & Lender Columns: \$ -

Total Checks: \$

paid Trans 4/25/08

JPMORGAN CHASE BANK

DATE:

PAYEE:

CHECK #:

| DATE | DESCRIPTION | CLIENT MATTER # | AMOUNT |
|------|-------------|-----------------|--------|
| | | | |

BUTZEL LONG, A PROFESSIONAL CORPORATION • 551 FIFTH AVENUE • NEW YORK, NY 10176

CLIENT ESCROW ACCOUNT

JPMORGAN CHASE BANK

DATE: _____

PAYEE:

CHECK #:

| DATE | DESCRIPTION | CLIENT MATTER # | AMOUNT |
|------|-------------|-----------------|--------|
| | | | |

408656

THIS DOCUMENT CONTAINS BLEED THRU MICR, MICRO PRINTING AND IS PRINTED ON SAFETY PAPER WITH A TRUE WATERMARK

BUTZEL LONG
A PROFESSIONAL CORPORATION
551 FIFTH AVENUE
NEW YORK, NY 10176

CHECK NO. 000258

DATE 4/25/08

CLIENT ESCROW ACCOUNT
JPMORGAN CHASE BANK
NEW YORK, NY 10036

$$\frac{1-2}{210}$$

COUNTER SIGNATURE REQUIRED OVER 5,000.00
VOID AFTER 180 DAYS

PAY Fifty thousand seventy-two and 70/100-----\$50,072.70

TO THE ORDER OF Intervest National Bank

138434-0018

BUTZEL LONG, A PROFESSIONAL CORPORATION
INTEREST BEARING ESCROW ACCOUNT

ROBERT L. VANCE
AUTHORIZED SIGNATURE

Helen Hoche
COUNTER SIGNATURE

Security features included.
Details on back.

||°000 2 58||° 1:0 2 10000 2 10:

719710. 211

BUTZEL LONG, A PROFESSIONAL CORPORATION • 551 FIFTH AVENUE • NEW YORK, NY 10176

CLIENT ESCROW ACCOUNT

JPMORGAN CHASE BANK

DATE:

PAYEE:

CHECK #:

| DATE | DESCRIPTION | CLIENT MATTER # | AMOUNT |
|------|-------------|-----------------|--------|
| | | | |

BUTZEL LONG, A PROFESSIONAL CORPORATION • 551 FIFTH AVENUE • NEW YORK, NY 10176

CLIENT ESCROW ACCOUNT

JPMORGAN CHASE BANK

DATE:

PAYEE:

CHECK #:

| DATE | DESCRIPTION | CLIENT MATTER # | AMOUNT |
|------|-------------|-----------------|--------|
| | | | |

408656

THIS DOCUMENT CONTAINS BLEED THRU MICR, MICRO PRINTING AND IS PRINTED ON SAFETY PAPER WITH A TRUE WATERMARK

BUTZEL LONG
A PROFESSIONAL CORPORATION
551 FIFTH AVENUE
NEW YORK, NY 10176

CHECK NO. 000259

DATE 4/25/08

CLIENT ESCROW ACCOUNT
JPMORGAN CHASE BANK
NEW YORK, NY 10036

1-2
210

COUNTER SIGNATURE REQUIRED OVER 5,000.00
VOID AFTER 180 DAYS

PAY Six hundred seventy-five and 00/100 ----- \$675.00

TO THE
ORDER OF Butzel Long

138434-0018

BUTZEL LONG, A PROFESSIONAL CORPORATION
INTEREST BEARING ESCROW ACCOUNT

Robert L. Jones
AUTHORIZED SIGNATURE

COUNTER SIGNATURE

Security features
included.
Details on back.

000259 0210000211

73397164211

BUTZEL LONG, A PROFESSIONAL CORPORATION • 551 FIFTH AVENUE • NEW YORK, NY 10176

CLIENT ESCROW ACCOUNT

JPMORGAN CHASE BANK

DATE:

PAYEE:

CHECK #:

| DATE | DESCRIPTION | CLIENT MATTER # | AMOUNT |
|------|-------------|-----------------|--------|
| | | | |

BUTZEL LONG, A PROFESSIONAL CORPORATION • 551 FIFTH AVENUE • NEW YORK, NY 10176

CLIENT ESCROW ACCOUNT

JPMORGAN CHASE BANK

DATE:

PAYEE:

CHECK #:

| DATE | DESCRIPTION | CLIENT MATTER # | AMOUNT |
|------|-------------|-----------------|--------|
| | | | |

408656

THIS DOCUMENT CONTAINS BLEED THRU MICR, MICRO PRINTING AND IS PRINTED ON SAFETY PAPER WITH A TRUE WATERMARK

BUTZEL LONG
A PROFESSIONAL CORPORATION
551 FIFTH AVENUE
NEW YORK, NY 10176

CHECK NO. 000260

DATE 4/25/08

CLIENT ESCROW ACCOUNT
JPMORGAN CHASE BANK
NEW YORK, NY 10036

1-2
210

COUNTER SIGNATURE REQUIRED OVER 5,000.00
VOID AFTER 180 DAYS

PAY Seventeen thousand and 00/100 ----- \$17,000.00

TO THE ORDER OF Berko & Associates, LLC

138434-0018

BUTZEL LONG, A PROFESSIONAL CORPORATION
INTEREST BEARING ESCROW ACCOUNT

Robert L. Jones
AUTHORIZED SIGNATURE

Helen Hooke
COUNTER SIGNATURE

Security features
included.
Details on back.

000260 021000021

733971642

BUTZEL LONG, A PROFESSIONAL CORPORATION • 551 FIFTH AVENUE • NEW YORK, NY 10176

CLIENT ESCROW ACCOUNT

JPMORGAN CHASE BANK

DATE:

PAYEE:

CHECK #:

| DATE | DESCRIPTION | CLIENT MATTER # | AMOUNT |
|------|-------------|-----------------|--------|
| | | | |

BUTZEL LONG, A PROFESSIONAL CORPORATION • 551 FIFTH AVENUE • NEW YORK, NY 10176

CLIENT ESCROW ACCOUNT

JPMORGAN CHASE BANK

DATE:

PAYEE:

CHECK #:

| DATE | DESCRIPTION | CLIENT MATTER # | AMOUNT |
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BUTZEL LONG
A PROFESSIONAL CORPORATION
551 FIFTH AVENUE
NEW YORK, NY 10176

CHECK NO. 000261

DATE 4/25/08

CLIENT ESCROW ACCOUNT
JPMORGAN CHASE BANK
NEW YORK, NY 10036

1-2
210

COUNTER SIGNATURE REQUIRED OVER 5,000.00
VOID AFTER 180 DAYS

PAY Fifty-five thousand five hundred fifty and 00/100-----\$55,550.00

TO THE
ORDER OF New York Title

138434-0018

BUTZEL LONG, A PROFESSIONAL CORPORATION
INTEREST BEARING ESCROW ACCOUNT

Robert L. Vane
AUTHORIZED SIGNATURE

Helen Hooke
COUNTER SIGNATURE

Security features
included.
Details on back.

000261 021000021

733971527

BUTZEL LONG, A PROFESSIONAL CORPORATION, 551 FIFTH AVENUE • NEW YORK, NY 10176

CLIENT ESCROW ACCOUNT

JPMORGAN CHASE BANK

DATE:

PAYEE:

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CHECK NO. 000262

DATE 4/25/08

CLIENT ESCROW ACCOUNT
JPMORGAN CHASE BANK
NEW YORK, NY 10036

1-2
210

COUNTER SIGNATURE REQUIRED OVER 5,000.00
VOID AFTER 180 DAYS

PAY Two hundred and 00/100 ----- \$200.00

TO THE ORDER OF Tom Jermy

138434-0018

BUTZEL LONG, A PROFESSIONAL CORPORATION
INTEREST BEARING ESCROW ACCOUNT

Robert L. Jones
AUTHORIZED SIGNATURE

COUNTER SIGNATURE

000 26 21 000 000 2 11

7 3 3 9 7 1 0 1 2

BUTZEL LONG, A PROFESSIONAL CORPORATION • 551 FIFTH AVENUE • NEW YORK, NY 10176

CLIENT ESCROW ACCOUNT

JPMORGAN CHASE BANK

DATE:

PAYEE:

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| DATE | DESCRIPTION | CLIENT MATTER # | AMOUNT |
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CLIENT ESCROW ACCOUNT

JPMORGAN CHASE BANK

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BUTZEL LONG
A PROFESSIONAL CORPORATION
551 FIFTH AVENUE
NEW YORK, NY 10176

CHECK NO. 000263

DATE 4/25/08

CLIENT ESCROW ACCOUNT
JPMORGAN CHASE BANK
NEW YORK, NY 10036

1-2
210

COUNTER SIGNATURE REQUIRED OVER 5,000.00
VOID AFTER 180 DAYS

PAY One million five hundred seventy-six thousand five hundred two and 30/100-----
\$1,576,502.30

TO THE ORDER OF 160 Madison Avenue Owners Corp.

BUTZEL LONG, A PROFESSIONAL CORPORATION
INTEREST BEARING ESCROW ACCOUNT

138434-0018

ROBERT L. VONDER
AUTHORIZED SIGNATURE MP
Helen Hooke
COUNTER SIGNATURE MP

Security features
included.
Details on back

000263 021000021

733971562

VERNON & GINSBURG, LLP

261 MADISON AVENUE

NEW YORK, NEW YORK 10016

TELEPHONE
(212) 949-7300

TELECOPIER
(212) 697-4432

June 9, 2008

VIA PRIORITY MAIL

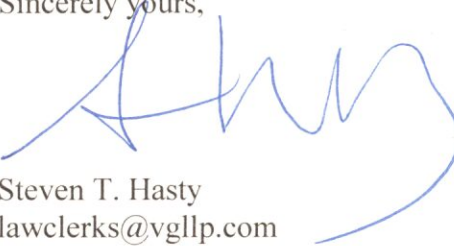
Fairlane Div. VRTX, Inc.
1204 Springwood Ave.
Gibsonville, NC 27249
Attn: Claude Simon

Re: First Mortgage Loan of \$1,700,000.00 from
Interwest National Bank covering
Premises 160 Madison Avenue, New York, New York

Dear Claude:

Enclosed is your closing statement for the Interwest loan.

Sincerely yours,



Steven T. Hasty
lawclerks@vgllp.com

Enclosure