



## 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 25<sup>th</sup> 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 25<sup>th</sup> 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  
#02JE5801506 QUAL. IN NY CO. NY  
COMMISSION EXPIRES JANUARY 3, 2011

3/7/2008

SPACE	TENANT NAME	Tenant Since	LEASE START	LEASE END	RENT PER MONTH	PASSTHRU	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 Sohnyung	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	5/1/2007	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 1/1/04
6th Floor	Tripology**	2006	3/1/2006	4/10/2010	\$8,125	\$0	\$8,125	2500	SIGNED
7th Floor	Veratex, Inc.	1983	6/1/2007	5/31/2012	\$6,500	\$0	\$6,500	2500	SIGNED

Actual & Projected Monthly  
Actual & Projected Annual

\$36,178      \$271      \$36,449  
\$434,131.92      \$3,252.00      \$437,383.92

19200

- \* Veratex, Inc is not occupying 3rd floor but it has subtenants.
- \*\* Tripology 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!*

*Carol Jones - President - 160 Mhoc -*

For More Info Please Contact: Joe Berko or Nesli Erdogan 212-687-0777

jberko@berkoassociates.com      or      neslioglu@berkoassociates.c



## S+L Photo &amp; Electro. 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 200 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 \$ 4,700- 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 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,

*Barrett Munn*  
*Jay Munn*

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

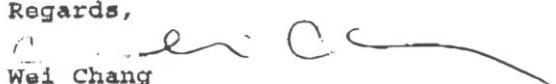
Re: Premises: 160 Madison Avenue  
New York, New York

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 10019

4/3/08

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

Re: Premises: 160 Madison Avenue *4/12 P.M. 2008*  
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:

*month to month (originally Dec. 2003)*

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 Bouregey & 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

Interest 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 11/18/08, 200<sup>2</sup> 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 \$ 4,720.66 and has been paid through 3/31/08, 200<sup>2</sup>. 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]

*Eleni Borchers  
Thomas Bouregey, C.R.C.  
160 Madison Ave.  
N.Y.C. 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 ~~2/26/05~~, 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 \$8125/ and has been paid through ~~1/26/08~~ 2008. Security Deposit is \$ ~~25350~~
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,

A handwritten signature in black ink, appearing to read "Chinedu Echeruo".

Chinedu Echeruo  
CEO  
Tripology, Inc.



THE KOREAN SOHMYUNG  
PRESBYTERIAN CHURCH

△ 명장로교회

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

5/26/08, 2008

담임목사 경진홍  
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

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 5/26/08, 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 \$ 7057.41 and has been paid through 5/26/08. Security Deposit is \$ 612.00.
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:

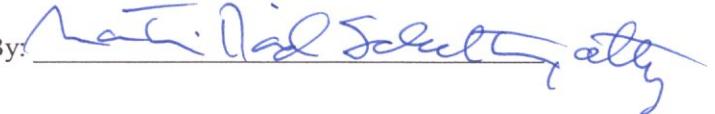
We have this day closed a mortgage loan in the amount of \$1,700,000.00, secured by the above premises.

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

Exhibit 25



**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



RECYCLED







COMMERCIAL REAL ESTATE FINANCE & INVESTMENT SALES

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	DUUE 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

## NEW YORK TITLE RESEARCH CORP

5. Laramoreck Avenue, Suite 401, Harrison, NY 10528  
P: (914) 835-7100; F: (914) 835-7466

## 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
<b>OTHER FEES:</b>			
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			
<b>RECORDING SERVICES:</b>			
Deed			
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			
<b>TAXES:</b>			
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			
<b>TOTAL OTHER/RECORDING/TAXES:</b>			
<b>TOTAL PREMIUM (FROM COLUMN B):</b>	<i>53,550-</i>		
<b>TOTAL BORROWER/SELLER/LENDER:</b>	<i>53,550-</i>		

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

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

Total Checks: \$

*paid Thanks 4/25/08*



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

BTZEL 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

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

**BUTZEL LONG, A PROFESSIONAL CORPORATION**  
**INTEREST BEARING ESCROW ACCOUNT**

138434-0018

AUTHORIZED SIGNATURE

*John G. Scott*  
COUNTER-SIGNATURE

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

BUTZEL LONG, A PROFESSIONAL CORPORATION  
INTEREST BEARING ESCROW ACCOUNT

138434-0018

*Robert L. Jones*  
AUTHORIZED SIGNATURE

MP

COUNTER SIGNATURE

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

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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

BUTZEL LONG, A PROFESSIONAL CORPORATION  
INTEREST BEARING ESCROW ACCOUNT

138434-0018

*Robert L. Jones* MP  
AUTHORIZED SIGNATURE  
*Helen Cooke* MP  
COUNTER SIGNATURE

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. 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

BUTZEL LONG, A PROFESSIONAL CORPORATION  
INTEREST BEARING ESCROW ACCOUNT

138434-0018

*Robert L. Jones* MF  
AUTHORIZED SIGNATURE  
*Helen Soohe* MF  
COUNTER SIGNATURE

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

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

CHECK NO. 000262

DATE 4/25/08

CLIENT ESCROW ACCOUNT  
JPMORGAN CHASE BANK  
NEW YORK, NY 10036

1-2  
210

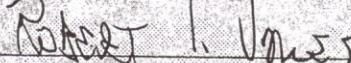
COUNTER SIGNATURE REQUIRED OVER 5,000.00  
VOID AFTER 180 DAYS

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

TO THE  
ORDER OF Tom Jermyn

BUTZEL LONG, A PROFESSIONAL CORPORATION  
INTEREST BEARING ESCROW ACCOUNT

138434-0018

  
ROBERT L. JONES  
AUTHORIZED SIGNATURE

MP

COUNTER SIGNATURE

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

469808

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. 000263

DATE 4/25/08

CLIENT ESCROW ACCOUNT  
JPMORGAN CHASE BANK 1-2  
NEW YORK, NY 10036 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. Jones* MP  
AUTHORIZED SIGNATURE  
*Julia Cooke* MP  
COUNTER SIGNATURE

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  
Intervest National Bank covering  
Premises 160 Madison Avenue, New York, New York

Dear Claude:

Enclosed is your closing statement for the Intervest loan.

Sincerely yours,

Steven T. Hasty  
lawclerks@vglp.com

Enclosure