

New York Title Research Corporation**550 Mamaroneck Avenue****Suite 401****Harrison, NY 10528****(914) 835-7100 Fax (914) 835-7466****QUICKNOTE**Title Number **NYT11289**Underwriter: **Stewart Title Insurance Company**Date:
8/7/07

Account Executive:

Applicant:
Vernon & Ginsburg, LLP
Mel Ginsburg, Esq.
261 Madison Avenue
New York, New York 10016
(212) 949-7300
Fax (212) 697-4432Bank's Escrow Agent:
Linett, Schechter, Reicher
810 7th Avenue
New York, New York 10019
(212) 245-7700
Fax (212) 977-8123

Seller's Attorney:

Copies To:

Purchaser/Borrower:
160 Madison Avenue Owners
CorporationLender:
Interwest National Bank

Seller:

Premises: **160 Madison Avenue**

Dear Sir or Madam:

Enclosed please find an amended Schedule B and copy of Sidewalk Violation #76185 for the above referenced matter. Kindly attach same to the certificate of title previously sent to you and consider it part thereof.

Please do not hesitate to contact me should you require further assistance.

Very truly yours,

Joy Findley

AUG-07-2007 10:55

NY

914 835 7466 P.02/03

TIME: 10:26:52

TERM: PE88 SIDEWALK LIEN BOOK INQUIRY

CONTROL NUMBER : 001280243 - 01

11289 *** DOCKETING DATA ***

*** SOURCE DOCUMENT ***

DOCKETING DATE: 05/10/2000

TYPE: SL SIDEWALK LIEN

TIME: 09:00:00

COUNTY: 31 NEW YORK

EFFECTIVE DATE: 05/10/2000

COURT:

TIME: 09:00:00

TOTAL BLOCKS & LOTS: 01 UPDATED: N

CLERK/SEQ # : YSIU 122

REFERENCE #: 76185

*** PREMISES ***

BLOCK #: 00862 LOT #: 00020

ADDRESS NUMBER: 160 STREET: MADISON AVENUE

CITY : NEW YORK NY ZIP CODE: 00000

*** OWNER/CORPORATION ***

NAME FORMAT C : 160 MADISON AVE OWNERS CORP

*** CLAIMANT ***

NAME FORMAT C : N Y C DEPARTMENT OF TRANSPORTATION

ADDRESS NUMBER: 40 STREET: WORTH

CITY : NEW YORK NEW YORK ZIP CODE: 10013

ENTER CONTROL NUMBER FOR NEXT INQUIRY

PRESS: PF1- HELP, PF2- CANCEL INQUIRY PF8- 2ND PAGE DATA, ENTER- INQUIRE RECORD



**New York City Department of Transportation
Bureau of Highways
Notice of Violation**

ISSUE DATE: 10-20-1999

VIOLATION NO: 49287

TO PROPERTY OWNER:

160 MADISON AVE OWNERS CORP
160 MADISON AVE
NY, NY 10016

BOROUGH: MANHATTAN

BLOCK: 00862

LOT: 0020

CONTRACT: HW578M

(THE CITY MAY MAKE THE
REPAIRS AND BILL YOU.)

PROPERTY LOC: 160 MADISON AVENUE

FROM: EAST 32 STREET
TO: EAST 33 STREET

MORTGAGEE:
ADDRESS:

ALSO KNOWN AS:

DEAR PROPERTY OWNER:

SECTION 2904 OF THE NEW YORK CITY CHARTER AND SECTION 19-152 OF THE NEW YORK ADMINISTRATIVE CODE REQUIRE PROPERTY OWNERS TO MAINTAIN THE SIDEWALK ADJACENT TO THEIR PROPERTY AND TO FENCE OR FILL VACANT LOTS. THE PROPERTY OWNER IS RESPONSIBLE FOR REPAIRING ALL DEFECTS.

A DEPARTMENT INSPECTION OF THE ABOVE PROPERTY INDICATES THAT THE SIDEWALK HAS THE FOLLOWING DEFECT(S):

*TRIP HAZARD

OTHER (SPECIFY):

THE DEFECTS LISTED ABOVE AFFECT THE CONDITION OF YOUR SIDEWALK AT THE DATE AND TIME OF INSPECTION.

TO CORRECT THE DEFECT(S) THE FOLLOWING WORK IS REQUIRED:

REPLACE 25 SQUARE FEET OF SIDEWALK. (SEE ATTACHED DIAGRAM)

YOU ARE REQUIRED TO FILE OUT A PERMIT AND COMMENCE THE WORK YOURSELF WITHIN 45 DAYS; OTHERWISE, THE CITY MAY MAKE THE REPAIRS AND BILL YOU.

ISSUED BY: JUBBITRAN(212)366-4820/G.G./FA

Please be advised that this is an estimate based on visual inspection. The actual condition of your sidewalk, lot at the time of excavation may require additional repairs at your expense.