

VERNON & GINSBURG, LLP

261 MADISON AVENUE

NEW YORK, NEW YORK 10016

WWW.VGLLP.COM

July 25, 2013

TELEPHONE
212.949.7300

FACSIMILE
212.697.4432

Fredrick A. Becker
Law Offices of Fredrick Becker
122 East 42nd Street, Suite 2100
New York, New York 10168

RE: Torkan's Story House Inc. to Charles Henry Properties, LLC
352 East 55th Street, New York, NY 10022

Dear Mr. Becker:

Enclosed is our escrow check in the amount of \$420,000.00 as downpayment under the Contract. A copy of the contract signed by purchaser has been sent to you by email.

Please retain this downpayment check, which you should not deposit, until we acknowledge receipt of a dated and fully executed copy of the Contract containing Seller's signature and the signature of the escrow agent acknowledging agreement to the terms of the escrow.

Sincerely yours,



Darryl M. Vernon

(dvernon@vernonginsburg.com)

DMV:LL
enclosure
cc: C. Simon

4479

VERNON & GINSBURG, LLP
ATTORNEY TRUST MASTER ACCOUNTPH (212) 949-7300
261 MADISON AVE. 26TH FLR
NEW YORK, NY 10016-2306*Signature*
SIGNATURE BANK
Private Client Group 222
261 Madison Avenue
New York, NY 10016

1-1357-260

EZShield™ Check Fraud
Protection for Business

7/24/2013

PAY TO THE ORDER OF Fredrick A. Becker, as Escrow Agent

\$ **420,000.00

Four Hundred Twenty Thousand and 00/100*****

DOLLARS

Fredrick A. Becker, as Escrow Agent



AUTHORIZED SIGNATURE

MEMO 352 East 55th Street

⑈004479⑈ ⑆026013576⑆ 1501327073⑈

VERNON & GINSBURG, LLP / ATTORNEY TRUST MASTER ACCOUNT

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Fredrick A. Becker, as Escrow Agent
200 · CLIENT ESCROW:Simon, Claude TO

7/24/2013

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SIGNATURE BANK 352 East 55th Street

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