

INTERVEST NATIONAL BANK
ONE ROCKEFELLER PLAZA STE 400
NEW YORK, NY 10020

Loan:

1433000354

Page: 1
01/12/2012

Telephone: 212-218-8383

160 MADISON AVENUE OWNERS, CORP
C/O MR CLAUDE SIMON
160 MADISON AVENUE
7th FLOOR
NEW YORK NY 10016

* L o a n P a y m e n t *

COMMERCIAL REAL ESTATE LOAN

Principal Balance: 1,421,237.42
Interest Thru 01/12/2012: 2,898.30
One Day's Interest: 241.80
Amount Past Due: .00
Escrow Balance: 109,965.00

Maturity Date: 05/01/2016
Current Rate: 6.1250
Interest Paid 2011: 98,687.12
Original Loan Date: 04/25/2008
Original Loan Amount: 1,700,000.00
Date of Last Payment: 12/28/2011
Last Payment Amount: 21,275.00

Date Payment Due: 02/01/2012
Principal Due: 5,007.35
Interest Due: 7,492.65
Escrow Due: 8,775.00
Total Amount Due: * 21,275.00 *

1/23/12
OK #5545

INTERVEST NATIONAL BANK
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Loan:

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02/10/2012

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160 MADISON AVENUE
7th FLOOR
NEW YORK NY 10016

* L o a n P a y m e n t *

COMMERCIAL REAL ESTATE LOAN		Maturity Date:	05/01/2016
Principal Balance:	1,416,230.07	Current Rate:	6.1250
Interest Thru 02/12/2012:	2,887.20	Interest Paid 2012:	7,492.65
One Day's Interest:	240.95	Original Loan Date:	04/25/2008
Amount Past Due:	.00	Original Loan Amount:	1,700,000.00
Escrow Balance:	118,740.00	Date of Last Payment:	01/27/2012
		Last Payment Amount:	21,275.00

Date Payment Due:	03/01/2012
Principal Due:	5,516.55
Interest Due:	6,983.45
Escrow Due:	8,775.00
Total Amount Due: *	21,275.00 *

2/21/12
db 563

INTERVEST NATIONAL BANK
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NEW YORK, NY 10020

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1433000354

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03/12/2012

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160 MADISON AVENUE
7th FLOOR
NEW YORK NY 10016

* L o a n P a y m e n t *

COMMERCIAL REAL ESTATE LOAN

Principal Balance: 1,410,713.52
Interest Thru 03/12/2012: 2,878.33
One Day's Interest: 240.01
Amount Past Due: .00
Escrow Balance: 127,515.00

Maturity Date:

05/01/2016

Current Rate:

6.1250

Interest Paid 2012:

14,476.10

Original Loan Date:

04/25/2008

Original Loan Amount:

1,700,000.00

Date of Last Payment:

02/28/2012

Last Payment Amount:

21,275.00

Date Payment Due:

04/01/2012

Principal Due:

5,061.35

Interest Due:

7,438.65

Escrow Due:

8,775.00

Total Amount Due: *

21,275.00 *

3/22/12
do \$5580

INTERVEST NATIONAL BANK
ONE ROCKEFELLER PLAZA STE 400
NEW YORK, NY 10020

Loan:

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1433000354 04/11/2012

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160 MADISON AVENUE OWNERS, CORP
C/O MR CLAUDE SIMON
160 MADISON AVENUE
7th FLOOR
NEW YORK NY 10016

* L o a n P a y m e n t *

COMMERCIAL REAL ESTATE LOAN

Principal Balance: 1,405,652.17
Interest Thru 04/11/2012: 2,627.27
One Day's Interest: 239.15
Amount Past Due: .00
Escrow Balance: 133,549.18

Maturity Date: 05/01/2016
Current Rate: 6.1250
Interest Paid 2012: 21,914.75
Original Loan Date: 04/25/2008
Original Loan Amount: 1,700,000.00
Date of Last Payment: 03/28/2012
Last Payment Amount: 21,275.00

Date Payment Due: 05/01/2012
Principal Due: 5,328.77
Interest Due: 7,171.23
Escrow Due: 8,775.00
Total Amount Due: * 21,275.00 *

ok # 5558
4/18/12

INTERVEST NATIONAL BANK
ONE ROCKEFELLER PLAZA STE 400
NEW YORK, NY 10020

Loan:

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05/14/2012

Telephone: 212-218-8383

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7th FLOOR
NEW YORK NY 10016

* L o a n P a y m e n t *

COMMERCIAL REAL ESTATE LOAN

Principal Balance: 1,400,323.40
Interest Thru 05/14/2012: 3,334.59
One Day's Interest: 238.24
Amount Past Due: .00
Escrow Balance: 141,974.18

Maturity Date:
Current Rate:
Interest Paid 2012:
Original Loan Date:
Original Loan Amount:
Date of Last Payment:
Last Payment Amount:

05/01/2016
6.1250
29,085.98
04/25/2008
1,700,000.00
04/30/2012
21,275.00

Date Payment Due:
Principal Due: 06/01/2012
Interest Due: 5,115.17
Escrow Due: 7,384.83
Total Amount Due: 8,775.00
21,275.00

ab #5624

INTERVEST NATIONAL BANK
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Loan: 1433000354 06/11/2012

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NEW YORK NY 10016

* L o a n P a y m e n t *

COMMERCIAL REAL ESTATE LOAN	Maturity Date:	05/01/2016
Principal Balance: 1,395,208.23	Current Rate:	6.1250
Interest Thru 06/11/2012: 2,608.55	Interest Paid 2012:	36,470.81
One Day's Interest: 237.37	Original Loan Date:	04/25/2008
Amount Past Due: .00	Original Loan Amount:	1,700,000.00
Escrow Balance: 147,942.68	Date of Last Payment:	05/29/2012
	Last Payment Amount:	21,275.00

Date Payment Due:	07/01/2012
Principal Due:	5,381.24
Interest Due:	7,118.76
Escrow Due:	8,775.00
Total Amount Due:	21,275.00

*Pd ck #5637
6/15/12*

* * Please return this portion with your payment * *

L o a n P a y m e n t N o t i c e

160 MADISON AVENUE OWNERS, CORP
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7th FLOOR
NEW YORK NY 10016

Total Amount Due:	21,275.00
Additional Principal:	_____
Additional Escrow:	_____
Additional Payment:	_____

Amount Enclosed: \$ _____

Date Payment Due:	07/01/2012
COMMERCIAL REAL ESTATE LOAN	
Loan Number:	1433000354
Regular Payment T/C:	325

INTERVEST NATIONAL BANK
ONE ROCKEFELLER PLAZA STE 400
NEW YORK, NY 10020

STEVEN L. EINIG
MICHAEL R. BUSH

EINIG & BUSH, LLP
Attorneys at Law
420 Lexington Avenue
New York, NY 10170
(212) 983-8866
TELECOPIER (212) 983-1039

June 26, 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 letter supercedes our previous letter of June 19, 2012. 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	\$1,389,826.99
Interest @ 6.125% from 07/01/12 - 07/12/12	2,837.52(\$236.46p.d.)
Fee Payment	69,491.35
Lender's Processing Fee	250.00
(Escrow Balance)	(115,670.32)
Total	\$1,346,735.54

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/MI

cc: Intervest National Bank