

**ALLAN C. COHN
CERTIFIED PUBLIC ACCOUNTANT**

*Tel. (631) 427-0746
Fax. (631) 470-0888*

**619 BARDINI DRIVE
MELVILLE, NEW YORK 11747**

August 24th, 2012

160 Madison Ave. – Joint Venture
254 Fifth Avenue -Third Floor
New York, New York 10001

-to-

Allan C. Cohn

For Professional Services for the year 2011 including the preparation of
Federal, State, and City Corporate Taxes

\$ 2,100.00

8/31/12
A/C \$ 666

**ALLAN C. COHN
CERTIFIED PUBLIC ACCOUNTANT**

*Tel. (631) 427-0746
Fax. (631) 470-0888*

**619 BARDINI DRIVE
MELVILLE, NEW YORK 11747**

July 30th, 2012

Claude Simon
c/o Veratex Inc.
254 Fifth Avenue
New York, NY 10001

-to-

Allan C. Cohn

For Professional Services in connection with the Federal Income Tax Audit of 160 Madison Avenue Owners Corp., 160 Madison Avenue Joint Venture and Claude Simon for years 2008, 2009, and 2010; Negotiations with Internal Revenue Agent; preparation of amended tax returns for the years 2008 through 2010

\$ 9,000.00

7/31/12
d #5657

VERNON & GINSBURG, LLP
261 Madison Avenue, 26th Floor
New York, New York 10016
Telephone: (212) 949-7300

160 Madison Avenue Owners Corporation

160 Madison Avenue
New York, NY 10015

April 03, 2012

Reference : Church nonpay

Professional Services

		Hours	Amount
3/12/2012	DMV Preparation of Summons & Complaint.	0.20	85.00
TY	Preparation of Summons & Complaint. E-mails with DMV. E-mail to Client with verification.	0.50	75.00
3/19/2012	DMV Conference re filing.	0.10	42.50
TY	E-mails with Client re verification. Conference with DMV. Conference with Client to sign verification. Preparation of Summons & Complaint for filing.	0.40	60.00
3/20/2012	TY Review of indexed Summons & Complaint. E-mails to DMV re service.	0.10	15.00
		1.30	\$277.50

For professional services rendered

ds 618
480
5/9/12

160 Madison Avenue Owners Corporation

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Additional Charges :

	<u>Amount</u>
3/19/2012 Index Number Purchase	210.00
3/20/2012 Court Service	16.00
Total costs	<u>\$226.00</u>
Total amount of this bill	\$503.50
Previous balance	\$297.50
Balance due	<u><u>\$801.00</u></u>

PLEASE NOTE: Payments received after the end of this billing period will be reflected on your next statement.

VERNON & GINSBURG, LLP
261 Madison Avenue, 26th Floor
New York, New York 10016
Telephone: (212) 949-7300

160 Madison Avenue Owners Corporation

160 Madison Avenue
New York, NY 10015

February 03, 2012

Reference : Church nonpay

Professional Services

	Hours	Amount
1/18/2012 DMV Preparation of Summons & Complaint.	0.10	42.50
1/31/2012 DMV Preparation of Summons & Complaint.	0.30	127.50
For professional services rendered	0.40	\$170.00
Balance due		\$170.00

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VERNON & GINSBURG, LLP
261 Madison Avenue, 26th Floor
New York, New York 10016
Telephone: (212) 949-7300

160 Madison Avenue Owners Corporation
160 Madison Avenue
New York, NY 10015

April 03, 2012

Reference : Tripology/Insight Non-Pay

Professional Services

		Hours	Amount
3/7/2012	DMV E-mails with Opposing counsel.	0.10	42.50
3/8/2012	DMV Telephone conference with Brooke, E-mails with Brooke and Client.	0.20	85.00
3/12/2012	DMV Review of Opposing counsel's release, Preparation of Modifications and E-mail to Opposing counsel, E-mails with Client and Opposing counsel.	0.40	170.00
3/13/2012	DMV E-mails with Opposing counsel re Settlement Documents.	0.20	85.00
3/15/2012	DMV E-mails re Settlement Documents and wire.	0.20	85.00
3/16/2012	DMV E-mails re payment.	0.10	42.50
For professional services rendered		1.20	\$510.00
Previous balance			\$555.00

160 Madison Avenue Owners Corporation

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	<u>Amount</u>
3/31/2012 Reduction per DMV.	(\$110.00)
Total payments and adjustments	(\$110.00)
Balance due	<u><u>\$955.00</u></u>

PLEASE NOTE: Payments received after the end of this billing period will be reflected on your next statement.

VERNON & GINSBURG, LLP
261 Madison Avenue, 26th Floor
New York, New York 10016
Telephone: (212) 949-7300

160 Madison Avenue Owners Corporation
160 Madison Avenue
New York, NY 10015

February 03, 2012

Reference : Tripology/Insight Non-Pay

Professional Services

		<u>Hours</u>	<u>Amount</u>
1/24/2012	DMV Review of File, Telephone call to and E-mail to Wash.	0.30	127.50
1/25/2012	DMV Telephone conference with Client, Telephone call to Wash.	0.10	42.50
1/30/2012	DMV Preparation of Notice to Cure, Review of File.	0.20	85.00
1/31/2012	DMV Preparation of Notice to Cure.	0.40	170.00
	For professional services rendered	<hr/> 1.00	<hr/> \$425.00
	Balance due		\$425.00

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VERNON & GINSBURG, LLP
261 Madison Avenue, 26th Floor
New York, New York 10016
Telephone: (212) 949-7300

160 Madison Avenue Owners Corporation

160 Madison Avenue
New York, NY 10015

February 03, 2012

Reference : Notice of Termination - 5th Floor Tenant, Thomas
Bouregy & Co.

	<u>Amount</u>
Previous balance	\$260.00
1/1/2012 Check #5528	(\$260.00)
Total payments and adjustments	(\$260.00)
Balance due	\$0.00

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VERNON & GINSBURG, LLP
261 Madison Avenue, 26th Floor
New York, New York 10016
Telephone: (212) 949-7300

160 Madison Avenue Owners Corporation

160 Madison Avenue
New York, NY 10015

April 03, 2012

Reference : Sale of 160 Madison

Professional Services

	Hours	Amount
3/22/2012 DMV E-mail to Opposing counsel.	0.10	42.50
For professional services rendered	0.10	\$42.50
Previous balance		\$677.00
Balance due		\$719.50

PLEASE NOTE: Payments received after the end of this billing period will be reflected on your next statement.

5/10/12 \$719.50

5/10/12 \$719.50

VERNON & GINSBURG, LLP
261 Madison Avenue, 26th Floor
New York, New York 10016
Telephone: (212) 949-7300

160 Madison Avenue Owners Corporation
160 Madison Avenue
New York, NY 10015

February 03, 2012

Reference : Sale of 160 Madison

Professional Services

		Hours	Amount
1/13/2012	DMV Review of File, Telephone call to Tal, E-mails with Client.	0.30	127.50
1/31/2012	DMV Review of Contract, Telephone conference with Client.	0.30	127.50
	For professional services rendered	0.60	\$255.00
	Previous balance		\$167.00
	Balance due		\$422.00

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VERNON & GINSBURG, LLP
261 Madison Avenue, 26th Floor
New York, New York 10016
Telephone: (212) 949-7300

160 Madison Avenue Owners Corporation
160 Madison Avenue
New York, NY 10015

January 04, 2012

Reference : Sale of 160 Madison

Professional Services

		Hours	Amount
12/13/2011	DMV E-mails with Client and Opposing counsel.	0.20	85.00
TY	Review of Contract of Sale. Preparation of Correspondence to Tal Golomb with 5th Floor extension Agreement. E-mail with DMV. E-mail to Tal Golomb.	0.30	45.00
	For professional services rendered	0.50	\$130.00
	Previous balance		\$37.00
	Balance due		\$167.00

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VERNON & GINSBURG, LLP
261 Madison Avenue, 26th Floor
New York, New York 10016
Telephone: (212) 949-7300

160 Madison Avenue Owners Corporation
160 Madison Avenue
New York, NY 10015

June 04, 2012

Reference: Tripology/InsightNon-Pay

	<u>Amount</u>
Previous balance	\$955.00
5/9/2012 Check #5617	(\$955.00)
Total payments and adjustments	(\$955.00)
Balance due	\$0.00

PLEASE NOTE: Payments received after the end of this billing period will be reflected on your next statement.

VERNON & GINSBURG, LLP
261 Madison Avenue, 26th Floor
New York, New York 10016
Telephone: (212) 949-7300

160 Madison Avenue Owners Corporation
160 Madison Avenue
New York, NY 10015

May 07, 2012

Reference: Tripology/InsightNon-Pay

	<u>Amount</u>
Previous balance	\$955.00
Balance due	\$955.00
	<hr/> <hr/>

PLEASE NOTE: Payments received after the end of this billing period will be reflected on your next statement.

VERNON & GINSBURG, LLP
261 Madison Avenue, 26th Floor
New York, New York 10016
Telephone: (212) 949-7300

160 Madison Avenue Owners Corporation
160 Madison Avenue
New York, NY 10015

April 03, 2012

Reference : Lease for 254 Fifth Avenue, New York, NY

Professional Services

		Hours	Amount
3/15/2012	DMV Review of Craig Kraus's E-mail.	0.10	42.50
3/16/2012	DMV Review of Lease.	0.20	85.00
3/19/2012	DMV Preparation of Lease comments.	0.70	297.50
3/20/2012	DMV Preparation of Lease comments and rider, E-mails.	1.00	425.00
TY	Review of lease. Preparation of tenant's lease rider. Preparation of Lease comments. Preparation of E-mail to Client. E-mail to Client.	0.70	105.00
3/21/2012	DMV Preparation of Lease Modifications.	0.60	255.00
TY	Preparation of proposed changes to landlord's rider and lease. Revised tenant's rider to lease.	0.50	75.00

160 Madison Avenue Owners Corporation

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			Hours	Amount
3/22/2012	DMV	E-mails with Opposing counsel and Client.	0.30	127.50
TY		E-mail proposed changes to Landlord's rider, and revised tenant's rider to Client for approval.	0.10	15.00
TY		Preparation of E-mail to landlord's Attorney with propose changes to Landlord's lease rider, and tenant's rider. E-mail to Opposing counsel.	0.20	30.00
3/27/2012	DMV	Review of Opposing counsel's E-mail to Lease comments, E-mails with Client.	0.30	127.50
3/28/2012	DMV	Telephone conference with Client, E-mail to Opposing counsel, Telephone conference with Opposing counsel.	0.90	382.50
3/29/2012	DMV	Review of revised Lease, E-mail to Opposing counsel, E-mails with Opposing counsel and Client.	0.90	382.50
3/30/2012	DMV	E-mails with Client and Opposing counsel.	0.20	85.00
For professional services rendered			6.70	\$2,435.00
3/31/2012		Reduction per DMV.		(\$700.00)
Total payments and adjustments				(\$700.00)
Balance due				\$1,735.00

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VERNON & GINSBURG, LLP
261 Madison Avenue, 26th Floor
New York, New York 10016
Telephone: (212) 949-7300

160 Madison Avenue Owners Corporation

160 Madison Avenue
New York, NY 10015

July 05, 2012

Reference : Lease for 254 Fifth Avenue, New York, NY

	<u>Amount</u>
Previous balance	\$2,135.50
Balance due	<u>\$2,135.50</u>

PLEASE NOTE: Payments received after the end of this billing period will be reflected on your next statement.

7/27/12
6 15655

VERNON & GINSBURG, LLP
261 Madison Avenue, 26th Floor
New York, New York 10016
Telephone: (212) 949-7300

160 Madison Avenue Owners Corporation

160 Madison Avenue
New York, NY 10015

June 04, 2012

Reference: Lease for 254 Fifth Avenue, New York, NY

	<u>Amount</u>
Previous balance	\$2,135.50
Balance due	<u>\$2,135.50</u>

PLEASE NOTE: Payments received after the end of this billing period will be reflected on your next statement.

VERNON & GINSBURG, LLP
261 Madison Avenue, 26th Floor
New York, New York 10016
Telephone: (212) 949-7300

160 Madison Avenue Owners Corporation
160 Madison Avenue
New York, NY 10015

May 07, 2012

Reference: Lease for 254 Fifth Avenue, New York, NY

Professional Services

		Hours	Amount
4/4/2012 DMV	E-mails re Execution of Lease.	0.20	85.00
TY	Review of File for Lease and Riders. E-mails with DMV.	0.20	30.00
4/5/2012 DMV	Preparation of Lease for Execution, E-mails, Conference.	0.50	212.50
TY	Review of DMV E-mail. Preparation of Lease and Rider for Execution. E-mail to Client.	0.20	30.00
For professional services rendered		1.10	\$357.50

160 Madison Avenue Owners Corporation

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Additional Charges :

	<u>Amount</u>
4/5/2012 Photocopies	43.00
Total costs	<u>\$43.00</u>
Total amount of this bill	\$400.50
Previous balance	\$1,735.00
Balance due	<u>\$2,135.50</u>

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VERNON & GINSBURG, LLP
261 Madison Avenue, 26th Floor
New York, New York 10016
Telephone: (212) 949-7300

Claude Simon
254 Fifth Avenue
3rd Floor
New York, NY 10001

July 05, 2012

Reference : 10 Park Avenue

Professional Services

		Hours	Amount
6/1/2012	DMV Review of Opposing counsel E-mail.	0.10	42.50
6/4/2012	DMV Review of Contract. Preparation of rider and Modifications. Conference with LL. Review of plan.	0.60	255.00
LL	Preparation of Contract rider	0.50	92.50
6/5/2012	DMV Preparation of Contract, E-mails. Conference with LL.	0.30	127.50
6/8/2012	LL Preparation of E-mails to Client	0.20	37.00
6/19/2012	DMV Telephone conference with Harry Krasnow re Contract. Telephone conference with Client. Follow up Telephone conference with Krasnow.	1.20	510.00

Claude Simon

	<u>Hours</u>	<u>Amount</u>
6/20/2012 DMV Review of Opposing counsel E-mail. E-mail to Client. Telephone conference with Client.	0.20	85.00
For professional services rendered	3.10	\$1,149.50
Previous balance		\$600.00
6/29/2012 Reduction per DMV.		(\$449.50)
Total payments and adjustments		(\$449.50)
Balance due		<u><u>\$1,300.00</u></u>

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VERNON & GINSBURG, LLP
261 Madison Avenue, 26th Floor
New York, New York 10016
Telephone: (212) 949-7300

Claude Simon

June 04, 2012

Reference: 10 Park Avenue

Professional Services

		Hours	Amount
5/16/2012	LL Telephone conference with broker	0.10	18.50
5/20/2012	DMV Review of 25 Amendments. E-mail to Julie.	0.80	340.00
	DMV Review of financials.	0.40	170.00
5/22/2012	DMV E-mails re Contract and Plan.	0.30	127.50
5/25/2012	DMV Review of Lease, Bylaws, and house rules. Telephone conference with Client. E-mail to Opposing counsel.	0.90	382.50
5/29/2012	DMV Telephone conference with Opposing counsel. Telephone conference with Client. E-mails.	0.60	255.00
	For professional services rendered	3.10	\$1,293.50
5/31/2012	Reduction per DMV.		(\$693.50)
	Total payments and adjustments		(\$693.50)

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261 Madison Avenue, 26th Floor
New York, New York 10016
Telephone: (212) 949-7300

160 Madison Avenue Owners Corporation

160 Madison Avenue
New York, NY 10015

July 05, 2012

Reference : Church nonpay

Professional Services

			Hours	Amount
6/14/2012	TY	Review of court procedure re default judgment. Memo to DMV. Review of File.	0.30	45.00
6/22/2012	TY	Review of File. Conference with LL. Preparation of Request for Judicial Intervention and Notice of Inquest. E-mail to DMV.	0.50	75.00
6/25/2012	DMV	Review of notice of inquest.	0.20	85.00
	LL	Conference with TY	0.20	37.00
6/27/2012	DMV	Preparation of Inquest papers.	0.10	42.50
6/29/2012	TY	Court Appearance to file Order Directing Inquest. Conference with DMV. Telephone conference with Ex Parte Clerk re Efilng.	1.20	180.00
For professional services rendered			2.50	\$464.50

Additional Charges :

	<u>Amount</u>
6/20/2012 Request for Judicial Intervention Fee.	95.00
Motion Fee.	45.00
6/26/2012 Court Service	8.00
 Total costs	 \$148.00
 Total amount of this bill	 \$612.50
Previous balance	\$859.91
6/29/2012 Reduction per DMV.	(\$150.00)
 Total payments and adjustments	 (\$150.00)
 Balance due	 \$1,322.41

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VERNON & GINSBURG, LLP
261 Madison Avenue, 26th Floor
New York, New York 10016
Telephone: (212) 949-7300

160 Madison Avenue Owners Corporation
160 Madison Avenue
New York, NY 10015

June 04, 2012

Reference: Church nonpay

	<u>Amount</u>
Previous balance	\$859.91
Balance due	\$859.91

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VERNON & GINSBURG, LLP
261 Madison Avenue, 26th Floor
New York, New York 10016
Telephone: (212) 949-7300

160 Madison Avenue Owners Corporation
160 Madison Avenue
New York, NY 10015

May 07, 2012

Reference: Church nonpay

Additional Charges:

	<u>Amount</u>
4/2/2012 Fed Ex to Process Server.	13.91
4/6/2012 Process Service	45.00
<hr/>	
Total costs	\$58.91
<hr/>	
Previous balance	\$801.00
<hr/>	
Balance due	<u><u>\$859.91</u></u>

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261 Madison Avenue, 26th Floor
New York, New York 10016
Telephone: (212) 949-7300

160 Madison Avenue Owners Corporation
160 Madison Avenue
New York, NY 10015

July 05, 2012

Reference : Sale of 160 Madison

Professional Services

			<u>Hours</u>	<u>Amount</u>
6/1/2012	DMV	E-mails.	0.10	42.50
6/4/2012	TY	Memo to Calendar. Review of Files. Preparation of E-mail to DMV re surrenders for Veratex and Proprietary Leases.	0.40	60.00
6/8/2012	DMV	Conference re Interest payoff. Review of loan Document(s). E-mail to Client.	0.50	212.50
	LL	Telephone conference with Intervest	0.20	37.00
6/11/2012	DMV	Preparation of Surrenders. E-mails re closing. Telephone conference with Client. Conference with TY.	0.60	255.00
	TY	Preparation of surrender of proprietary leases per Contract of Sale. Conference with LL. E-mails with DMV. Preparation of Surrender of Proprietary leases for all floors. E-mail to Client with surrenders.	0.90	135.00

			<u>Hours</u>	<u>Amount</u>
6/11/2012	TY	Conference with DMV. E-mails to Client re surrenders, Telephone call to Client re surrenders.	0.20	30.00
6/12/2012	DMV	Preparation of surrender E-mail. Preparation of Correspondence. Conference with LL. Review of Carella E-mail.	0.40	170.00
	TY	Conference with Client re Execution of surrenders. Preparation of E-mail to Opposing counsel re surrenders. E-mail to DMV. E-mail to Opposing counsel.	0.80	120.00
6/13/2012	DMV	Review of Opposing counsel E-mail with closing Document(s). Conference with LL. Review of Tal E-mail. Review of Contract re closing.	0.60	255.00
	TY	Follow up E-mail to Opposing counsel. Review of Opposing counsel E-mail. E-mail to DMV and Client.	0.10	15.00
	LL	Review of acquisition Document(s) - compare with contract version	0.20	37.00
6/14/2012	DMV	E-mails. Conference with LL. Closing procedures.	0.10	42.50
6/18/2012	DMV	Closing procedures. Conference with LL.	0.10	42.50
6/19/2012	DMV	Review of Opposing counsel Voice Mail. Closing procedures. Conference with LL.	0.10	42.50
6/20/2012	DMV	Review of Closing Document(s). E-mails with Client and LL. Telephone conference with Frolich. Conference with LL. Closing procedures. Telephone call to Client. E-mails and Telephone conference with Client.	0.80	340.00
	LL	Telephone conference with Andy Frolich	0.10	18.50

			<u>Hours</u>	<u>Amount</u>
6/20/2012	LL	Preparation for closing, review documents, preliminary calculations, Preparation of signature packs	1.00	185.00
6/21/2012	DMV	Review of closing Document(s). Closing procedures. E-mails with LL. Telephone conference with LL.	0.60	255.00
	LL	Conference with Client - Execution of documents	0.70	129.50
	LL	Preparation of E-mails to/with DMV; Preparation of E-mail to payoff attorney; review Document(s)	1.00	185.00
6/22/2012	DMV	E-mails. Closing procedures.	0.30	127.50
	LL	Telephone call to Client; Telephone call to DMV; Preparation of E-mails to Client and title company	0.30	55.50
	LL	Preparation for closing - Telephone conference with DMV. Document Assembly; Preparation of correspondence to title company	1.50	277.50
6/25/2012	LL	Telephone conference with title company	0.20	37.00
	LL	Conference with Claude and DMV	0.30	55.50
6/26/2012	DMV	Closing procedures. Review of 1013 Document(s). Review of Frolich E-mail with Document(s). E-mails to Client and LL. Conference with LL. Review of Title E-mail with Tax Document(s). Conference with LL, Review of Revised 1013 Document(s).	2.80	1,190.00
	LL	Preparation for closing; coordinate Document(s), Telephone conference with Purchaser's Attorney; Preparation of E-mails, calculate costs, Review Document(s)	5.50	1,017.50
6/27/2012	DMV	Conference with LL. Review of closing Document(s). Review of settlement statement. Telephone conference with Andrew Frolich, E-mails. Closing.	1.40	595.00

160 Madison Avenue Owners Corporation

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			Hours	Amount
6/27/2012	LL	Telephone conferences with payoff bank attorney, Exchange agent	0.20	37.00
	LL	Preparation of E-mails	0.60	111.00
6/28/2012	LL	Preparation of E-mail to Purchaser's Attorney	0.10	18.50
	LL	Preparation of E-mail to title company	0.10	18.50
		For professional services rendered	22.80	\$6,150.00
		Additional Charges :		
6/20/2012		Photocopies		11.00
6/22/2012		Fed Ex to Cahill		20.93
6/25/2012		Photocopies		26.00
		Photocopies		2.00
6/26/2012		Fed Ex to Cahill		15.88
		Total costs		\$75.81
		Total amount of this bill		\$6,225.81
		Previous balance		\$600.00
6/29/2012		Reduction per DMV.		(\$1,700.00)
		Total payments and adjustments		(\$1,700.00)
		Balance due		\$5,125.81

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VERNON & GINSBURG, LLP
261 Madison Avenue, 26th Floor
New York, New York 10016
Telephone: (212) 949-7300

160 Madison Avenue Owners Corporation
160 Madison Avenue
New York, NY 10015

June 04, 2012

Reference: Sale of 160 Madison

Professional Services

		Hours	Amount
5/1/2012 DMV	Conference with LL. Review of Contract.	0.20	85.00
5/2/2012 DMV	E-mails with Opposing counsel. Conference.	0.60	255.00
5/3/2012 LL	Review adjournment Document(s)	0.60	111.00
LL	Telephone conference with title company	0.10	18.50
5/4/2012 LL	Telephone conference with title company	0.20	37.00
5/9/2012 DMV	Escrow Release, Conference with LL. Preparation of Bank forms, Review of adjournment Agreement.	0.20	85.00
5/21/2012 DMV	E-mails, Telephone conference with Client. Telephone call to Opposing counsel.	0.30	127.50
5/23/2012 LL	Telephone conference with Seller's attorney	0.10	18.50

160 Madison Avenue Owners Corporation

2

		<u>Hours</u>	<u>Amount</u>
5/23/2012 LL	Telephone conference with Purchaser's Attorney	0.10	18.50
5/24/2012 DMV	E-mails with Opposing counsel and Client.	0.10	42.50
5/25/2012 DMV	E-mails. Closing procedures. Conference with LL.	0.10	42.50
5/31/2012 DMV	Closing procedures. Memo to File.	0.10	42.50
For professional services rendered		<hr/> 2.70	<hr/> \$883.50
Additional Charges :			
5/1/2012 Fed Ex to First American.		15.81	
5/14/2012 Computerized legal research		<hr/> 46.00	
Total costs		<hr/> \$61.81	
<hr/>			
Total amount of this bill		\$945.31	
<hr/>			
Previous balance		\$4,021.50	
5/9/2012 Check #5618 (\$801.00)		(\$3,255.50)	
Check #5619 (719.50)			
Check #5620 (\$1735.00)			
5/31/2012 Reduction per DMV.		<hr/> (\$1,111.31)	
Total payments and adjustments		<hr/> (\$4,366.81)	
<hr/>			
Balance due		\$600.00	
<hr/>			

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VERNON & GINSBURG, LLP
261 Madison Avenue, 26th Floor
New York, New York 10016
Telephone: (212) 949-7300

160 Madison Avenue Owners Corporation
160 Madison Avenue
New York, NY 10015

May 07, 2012

Reference: Sale of 160 Madison

Professional Services

			Hours	Amount
4/2/2012	DMV	Review of Contract and Agreement for Closing procedures, Memo to File re Ellen surrender and Veratex/Simon surrender.	0.50	212.50
TY		Review of Correspondence re sale. E-mails to DMV.	0.20	30.00
4/16/2012	DMV	E-mails re surrender and extension.	0.30	127.50
TY		Review of signed surrender received from client. E-mail to DMV.	0.10	15.00
TY		Review of Correspondence. Preparation of Correspondence to Opposing counsel re tenant surrender and sale. E-mail to DMV.	0.20	30.00
4/17/2012	DMV	E-mails and Telephone conferences with Opposing counsel. E-mails with Client. Preparation of Adjournment Agreement.	0.50	212.50

			<u>Hours</u>	<u>Amount</u>
4/17/2012	TY	E-mail to Opposing counsel re tenant vacating.	0.10	15.00
4/18/2012	DMV	Preparation of adjournment Agreement. E-mails. Telephone conference with Client.	0.60	255.00
	TY	Review of File. Review of previous adjournment Agreement. Preparation of 2nd Adjournment Agreement. E-mails to DMV. E-mail to Client.	0.30	45.00
	TY	Revised 2nd Adjournment Agreement. E-mails.	0.10	15.00
4/19/2012	DMV	Telephone conference with Opposing counsel. E-mails.	0.10	42.50
4/20/2012	DMV	Telephone conference with Client. Telephone call and E-mail to Opposing counsel. Telephone conference with Opposing counsel. Review of Intervest Loan Document(s). Conference with MBG. E-mails with Client and Opposing counsel.	1.90	807.50
4/23/2012	DMV	Telephone conferences with Client. Review of adjournment Agreement Modifications. Preparation of Modifications. E-mail to Client and title company.	0.70	297.50
4/24/2012	DMV	E-mails re Memo to of Contract. Telephone conference with Opposing counsel. Conference re Legal Research. E-mails with title company. Preparation of termination agreement.	0.60	255.00
	DD	Legal Research re removal of Memo of Sale. Legal Research re language for termination Agreement.	0.70	175.00
4/25/2012	DMV	Review of termination Agreement from Opposing counsel. E-mail to Client. E-mails to Opposing counsel with Modifications to memo and termination. Conference with LL. E-mails with Client.	0.70	297.50
4/26/2012	DMV	[FILL IN]	0.10	42.50
	LL	Telephone conference with Frolich	0.20	37.00

160 Madison Avenue Owners Corporation

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		<u>Hours</u>	<u>Amount</u>
4/27/2012 DMV	E-mails. Preparation of Adjournment Document(s).	0.30	127.50
4/30/2012 DMV	Review of Final Document(s) for title company. Conference with LL. E-mails with Opposing counsel.	0.40	170.00
LL	Preparation of Correspondence to title company	0.20	37.00
For professional services rendered		<hr/> 8.80	<hr/> \$3,246.50
Previous balance		<hr/> <hr/>	<hr/> <hr/> \$775.00
Balance due		<hr/> <hr/>	<hr/> <hr/> \$4,021.50

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VERNON & GINSBURG, LLP
261 Madison Avenue, 26th Floor
New York, New York 10016
Telephone: (212) 949-7300

Claude Simon
254 Fifth Avenue
3rd Floor
New York, NY 10001

August 03, 2012

Reference : 10 Park Avenue

Professional Services

			Hours	Amount
7/9/2012	DMV	E-mail to Opposing counsel. Review of revised Contract. E-mails with Opposing counsel and Client. Conference with LL. Conference with DD re Board minutes, Preparation of rider.	0.60	255.00
	DD	Conference with DMV; Preparation of Memo to File re board minutes.	0.10	25.00
	DD	Telephone conference re review of Board Minutes.	0.10	25.00
7/10/2012	DMV	Preparation of Contract. Conference with LL.	0.20	85.00
	LL	Preparation of E-mail to Seller's attorney, revise and compare Contracts and riders	0.80	148.00
7/11/2012	LL	Preparation of E-mail to Client, prepare Contract for signature by Client	0.30	55.50

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Claude Simon

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			<u>Hours</u>	<u>Amount</u>
7/12/2012	DD	Review of Board minutes. Conference with DMV; Preparation of Memo to File re Board minutes.	1.60	400.00
	DD	E-mail to DMV.	0.10	25.00
7/17/2012	LL	Preparation of emails to Seller's attorney and to Client	0.20	37.00
	LL	Preparation of Correspondence to Seller's attorney, Document Assembly	0.40	74.00
7/23/2012	DMV	Execution of Contract. Review of executed Contract.	0.20	85.00
	LL	Telephone conference with Seller's attorney	0.10	18.50
		For professional services rendered	<hr/> 4.70	<hr/> \$1,233.00
		Additional Charges :		
7/16/2012		Photocopies	<hr/> 8.50	
		Total costs	<hr/> \$8.50	
		Total amount of this bill	<hr/> \$1,241.50	
		Previous balance	<hr/> \$1,300.00	
7/30/2012		Check #5655	(\$1,300.00)	
7/31/2012		Reduction per DMV.	(\$641.50)	
		Total payments and adjustments	<hr/> (\$1,941.50)	
		Balance due	<hr/> \$600.00	

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VERNON & GINSBURG, LLP
261 Madison Avenue, 26th Floor
New York, New York 10016
Telephone: (212) 949-7300

160 Madison Avenue Owners Corporation
160 Madison Avenue
New York, NY 10015

August 03, 2012

Reference : Lease for 254 Fifth Avenue, New York, NY

	<u>Amount</u>
Previous balance	\$2,135.50
7/30/2012 Check #5655	(\$2,135.50)
Total payments and adjustments	(\$2,135.50)
Balance due	<u><u>\$0.00</u></u>

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VERNON & GINSBURG, LLP
261 Madison Avenue, 26th Floor
New York, New York 10016
Telephone: (212) 949-7300

160 Madison Avenue Owners Corporation
160 Madison Avenue
New York, NY 10015

August 03, 2012

Reference : Sale of 160 Madison

Professional Services

	<u>Hours</u>	<u>Amount</u>
7/3/2012 DMV Preparation of Closing Statement. Review of Document(s) delivered from escrow.	0.20	85.00
For professional services rendered	<hr/> 0.20	<hr/> \$85.00
Previous balance		\$5,125.81
7/30/2012 Check #5655		(\$5,125.81)
7/31/2012 Reduction per DMV.		(\$85.00)
Total payments and adjustments		(\$5,210.81)
Balance due		\$0.00

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VERNON & GINSBURG, LLP
261 Madison Avenue, 26th Floor
New York, New York 10016
Telephone: (212) 949-7300

160 Madison Avenue Owners Corporation
160 Madison Avenue
New York, NY 10015

August 03, 2012

Reference : Church nonpay

Additional Charges :

	<u>Amount</u>
7/2/2012 Court Service	8.00
Court Service	16.00
Court service - disbursement	2.00
7/20/2012 Court Service	24.00
Court Service	8.00
7/30/2012 Court Service	16.00
Total costs	<hr/> \$74.00
Previous balance	\$1,322.41
7/30/2012 Check #5655	(\$1,322.41)
Total payments and adjustments	<hr/> (\$1,322.41)

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160 Madison Avenue Owners Corporation

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	<u>Amount</u>
Balance due	\$74.00

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VERNON & GINSBURG, LLP
261 Madison Avenue, 26th Floor
New York, New York 10016
Telephone: (212) 949-7300

160 Madison Avenue Owners Corporation
160 Madison Avenue
New York, NY 10015

September 06, 2012

Reference : Sale of 160 Madison

Professional Services

		Hours	Amount
8/13/2012	DMV Review of Exchange Document(s). E-mails.	0.10	42.50
8/17/2012	LL Telephone conferences with title company; Municipal record research, Preparation of E-mail to Purchaser's Attorney; Conference with DMV; Preparation of Closing Statement	2.50	462.50
LL	Telephone call to payoff attorney; Municipal record research; Telephone conference with title company	0.30	55.50
8/20/2012	DMV Preparation of Closing Statement.	0.20	85.00
8/29/2012	LL Preparation of Correspondence to Client	0.20	37.00
	For professional services rendered	3.30	\$682.50

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160 Madison Avenue Owners Corporation

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Additional Charges :

	<u>Amount</u>
8/2/2012 Fed Ex to Client.	16.84
Total costs	<u>\$16.84</u>
Total amount of this bill	\$699.34
8/31/2012 Reduction per DMV.	<u>(\$199.34)</u>
Total payments and adjustments	<u>(\$199.34)</u>
Balance due	<u>\$500.00</u>

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VERNON & GINSBURG, LLP
261 Madison Avenue, 26th Floor
New York, New York 10016
Telephone: (212) 949-7300

160 Madison Avenue Owners Corporation

160 Madison Avenue
New York, NY 10015

September 06, 2012

Reference : Lease for 254 Fifth Avenue, New York, NY

Professional Services

		Hours	Amount
8/15/2012	DMV Telephone conferences with Client. Review of Lease. Review of E-mail.	0.50	212.50
8/16/2012	DMV E-mail to Client with Lease summary.	0.20	85.00
8/17/2012	DMV E-mails re DOB issues.	0.30	127.50
	For professional services rendered	1.00	\$425.00
8/31/2012	Reduction per DMV.		(\$150.00)
	Total payments and adjustments		(\$150.00)
	Balance due		\$275.00

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VERNON & GINSBURG, LLP
261 Madison Avenue, 26th Floor
New York, New York 10016
Telephone: (212) 949-7300

160 Madison Avenue Owners Corporation
160 Madison Avenue
New York, NY 10015

September 06, 2012

Reference : Church nonpay

Additional Charges :

	<u>Amount</u>
8/1/2012 Note of Issue Fee.	30.00
Court Service	8.00
Court Service	16.00
<hr/>	
Total costs	\$54.00
<hr/>	
Previous balance	\$74.00
<hr/>	
Balance due	\$128.00
<hr/>	

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VERNON & GINSBURG, LLP
261 Madison Avenue, 26th Floor
New York, New York 10016
Telephone: (212) 949-7300

Fairlane Division VRTX, Inc.

254 Fifth Avenue
3rd Floor
New York, NY 10001
Claude Simon

November 05, 2012

Reference : Church nonpay

Professional Services

		Hours	Amount
11/14/2012	DMV Court Preparation. E-mails, Conference with DD.	0.10	42.50
DD	Telephone call to clerk re inquest. E-mail to DMV re same.	0.20	50.00
11/15/2012	DD Telephone calls to court and client.	0.20	50.00
	For professional services rendered	0.50	\$142.50
	Previous balance		\$600.00
	Balance due		\$742.50

*11/15/12
600.00
600.00*

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VERNON & GINSBURG, LLP
261 Madison Avenue, 26th Floor
New York, New York 10016
Telephone: (212) 949-7300

160 Madison Avenue Owners Corporation
160 Madison Avenue
New York, NY 10015

October 03, 2012

Reference : Church nonpay

Professional Services

			Hours	Amount
9/24/2012	DMV	Court Preparation for Inquest. E-mails.	0.20	85.00
TY		Review of File. Preparation of Document(s) for Inquest. E-mails with DMV.	0.40	60.00
9/25/2012	DMV	Court Preparation. Conference with DD. Telephone conference with Client.	0.40	170.00
DMV		Court Preparation. Conference with DD. Telephone conference with Client.	0.40	170.00
TY		Preparation of documents for Inquest. Review of File. Conference DMV. E-mails with Client. Telephone conference with Client re inquest.	0.60	90.00
DD		Conference with DMV; Preparation of Memo to File for inquest preparation.	0.30	75.00

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160 Madison Avenue Owners Corporation

2

			Hours	Amount
9/25/2012	DD	Preparation of for inquest.	0.30	75.00
	LL	Conference with TY re procedure	0.20	37.00
9/26/2012	DMV	Court Preparation. Telephone conference with Client. Conference with DD. Review of Exhibits.	0.50	212.50
	DD	Conference with DMV; Preparation of Memo to File re inquest. Review of File. Court Preparation for inquest.	1.50	375.00
9/27/2012	DMV	Telephone conference with Client. Conference with DD re Court Appearance.	0.30	127.50
	DD	Court Appearance for inquest (Adjournment by court)	2.20	550.00
For professional services rendered			7.30	\$2,027.00
Additional Charges :				
9/1/2012		Court Service		8.00
9/26/2012		Court Service		8.00
9/27/2012				4.50
Total costs				\$20.50
Total amount of this bill				
Previous balance				\$128.00
9/4/2012		Check #5667		(\$128.00)
Total payments and adjustments				(\$128.00)
Balance due				\$2,047.50

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