

**230 Park Avenue  
Financial Report  
February 28, 2015**



**SECTION 1**

Executive Summary

---

**SECTION 2**

Comparative Income Statement W. Non-Operating Expenditures  
Variance Analysis

---

**SECTION 3**

Balance Sheet  
Trial Balance

---

**SECTION 4**

Aged Delinquency Report

---

**SECTION 5**

Leasing Report  
Rent Roll  
Lease Expiration Report  
Stacking Plan

---

**SECTION 6**

Capital Expenditure Analysis

---

**SECTION 7**

**Property Management Reports**  
Contract Summary  
Schedule of Liens, Violations and Litigation

---

**SECTION 1**

Executive Summary





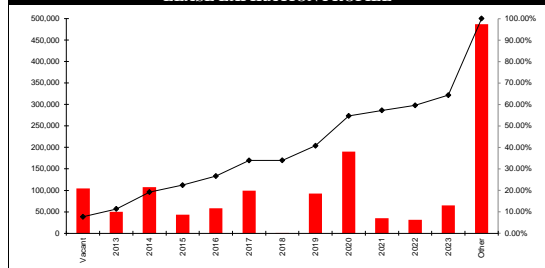
## PROPERTY INFORMATION

Property Name	230 Park Avenue
Submarket	Midtown
Year Built/Renovated	1929 / 2000
Year Acquired	2011
No. of Stories	34
Asset Quality	B+
Total SF	1,371,467
Occupancy	90.3%
Ownership	Invesco 51% / NPS 49%

## MAJOR TENANTS

Tenant Name	SF	LXP
ING Inv. Mgmt.	165,592	Apr-25
Swiss RE	91,457	Aug-20
Clarion Partners	70,949	Apr-25
Tokio Marine	69,059	Jun-17
HQ Global	66,539	Apr-19
Satterlee Stephens	52,220	Mar-26
Desmarais	44,576	Mar-23
Otterbourg, Steindler	42,873	Feb-29

## LEASE EXPIRATION PROFILE



## STRATEGY

Long-term strategy to consolidate space and deploy targeted capital on building infrastructure to support large, credit tenant space requirements.

## CRITICAL ISSUES

No significant issues.

## ASSET-LEVEL DEBT

Senior Debt	\$	350,000,000	4.500%	Jun-18
-------------	----	-------------	--------	--------

## CASH FLOW PERFORMANCE

	15-Feb	2015 YTD Budget	PSF
<i>Projected Occupancy</i>	90.30%	91.05%	
Effective Gross Revenue	\$ 9,889,000	\$ 10,328,000	\$8
Real Estate Taxes	(2,745,000)	(2,745,000)	(2)
Operating Expenses	(3,092,600)	(3,099,000)	(2)
<b>Net Operating Income</b>	<b>4,051,400</b>	<b>4,484,000</b>	3
Tenant Improvements	(1,037,000)	(1,990,000)	(1)
Leasing Commissions	(7,000)	(33,000)	(0)
Capital Improvements	(2,000)	(1,597,000)	(1)
<b>Total Leasing and Capital</b>	<b>(1,046,000)</b>	<b>(3,620,000)</b>	(3)
<b>CF before Senior Debt Service</b>	<b>3,005,400</b>	<b>864,000</b>	1
<b>Senior Debt Service</b>	<b>(2,625,000)</b>	<b>(2,625,000)</b>	
DSCR on NOI	1.54x	1.71x	
DSCR on CF before Senior Debt Service	1.14x	0.33x	
<b>CF after Senior Debt Service</b>	<b>\$ 380,400</b>	<b>\$ (1,761,000)</b>	

## DISTRIBUTIONS (PLANNED VS ACTUAL)

YTD Distributions of \$1,645,000 have been made through February 15, 2015.

## LEASING

Multiple projects initiated at acquisition to support leasing (several small pre-builds and white boxes of larger space).

## RECENT LEASING ACTIVITY

Signed / LCD	Tenant	Suite	SF	Type	Rent	Rent Steps	Free Rent	TI	Term	NER
Jun-14/Dec-14	Apple Tree Life Science	2800	14,169	New	\$79.00	\$6 incr	7 mos.	\$95.00	10 yrs.	\$61.67
Jul-14/Oct-14	Banco de la Nacion Argentina	300E	23,407	Renew	\$65.00	-	1 mos.	\$0.00	3 yrs, 4 mos	\$63.16
Jul-14/Aug-14	Biancone & Wilinsky	904	1,730	New	\$38.00	-	1 mos.	\$27.00	5 yrs.	\$31.35
Jul-14/Nov-14	Weiskopf Silver	1550	1,881	Renew	\$60.00	N/A	0 mos.	\$0.00	1 yr	\$60.00
Jul-14/Jul-16	Jan Linhart	1164	5,855	Renew	\$61.00	\$5 / 5 yrs	3 mos.	\$10.00	15 yrs, 3 mos	\$61.76
Jul-14/Jul-16	Jan Linhart	S-11A & S-11B	405	Renew	\$36.50	\$2 / 5 yrs	0 mos.	\$0.00	15 yrs, 3 mos	\$37.94
Jul-14/Jul-14	Hatzel & Buehler	S-9B	270	New	\$36.50	2.5% / yr	0 mos.	\$0.00	1 yrs.	\$36.50
Aug-14/Aug-14	Shanghia Chengtuo USA, LLC	910	3,239	New	\$60.00	3.00%	2.5 mos.	\$0.00	3 yrs.	\$57.85
Sep-14/Sep-14	Hunt Companies, Inc	1900	20,643	New	\$65.00	\$4 psf / yr 2	0.0 mos.	\$0.00	6 yrs.	\$68.33
Sep-14/Sep-14	Terrace RE	955	2,016	New	\$62.00	2.50%	2.0 mos.	\$0.00	3 yrs.	\$59.96
Oct-14/Nov-14	Clearview Trading Advisors, Inc	900	6,573	New	\$50.00	3.00%	2.0 mos.	\$11.14	5 yrs.	\$48.40
Dec-14/Jan-15	American Immigration Group	1549	1,585	New	\$66.00	3.00%	3 mos.	\$15.00	3 yrs.	\$57.25

## PROPOSALS / MAJOR LEASES OUT

Date / LCD	Tenant	Suite	SF	Type	Rent	Rent Steps	Status	Free Rent	TI	Term	NER
Aug-15	Cotton, Incorporated	960	9,507	New	\$63.00	\$6/yr 6	Proposal	0 mos.	\$0.00	10 yrs.	\$52.44
Feb-15	Altus Group Limited	3350	4,312	New	\$88.00	\$9/yr 6	Proposal	12 mos.	\$0.00	11 yrs.	\$79.52

## MAJOR CAPITAL PROJECTS

	2015	Total	
Condenser Water Riser	\$ 1,520,000	\$ 1,520,000	Condenser water bypass and risers driven by lease requirements to be completed in 2015.
Demolition and White Box	\$ 1,136,380	\$ 1,136,380	Whiteboxing of the 9th, 15th, and 23rd floor vacancies scheduled to be completed in 2015.
Fire Alarm System Upgrade Phase 2	\$ 412,000	\$ 412,000	Final phase of Fire Alarm System upgrade to be completed in 2015.
Corridor Renovations	\$ 725,000	\$ 725,000	Corridor renovations on floors 2, 28, and 33 are scheduled to be completed in 2015.
Bathroom Upgrades	\$ 300,000	\$ 300,000	Restroom renovations on floors 2 is scheduled to be completed in 2015.
HVAC Upgrades	\$ 1,450,000	\$ 1,450,000	OSHR Hvac Modification and Air Handler Unit replacements to be completed in 2015



## **SECTION 2**

Comparative Income Statement W. Non-Operating Expenditures  
Variance Analysis

---

230 Park Avenue Holdco, LLC (oe2300)

**Budget Comparison (with PTD)**

Period = Jan 2015-Feb 2015

Book = Accrual,Fair Market Value ; Tree = ire\_profit\_loss

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
5010-0000	Base Rent Income	5,739,334.23	0.00	5,739,334.23	N/A	11,473,046.42	0.00	11,473,046.42	N/A
5015-0000	Temporary Tenant Income	16,666.67	0.00	16,666.67	N/A	37,063.46	0.00	37,063.46	N/A
5020-0000	Rent Concessions / Incentives	-1,168,960.13	0.00	-1,168,960.13	N/A	-2,659,361.50	0.00	-2,659,361.50	N/A
5171-0000	Bad Debt Loss	0.00	0.00	0.00	N/A	-3,286.75	0.00	-3,286.75	N/A
	<b>Base Rent</b>	<b>4,587,040.77</b>	<b>0.00</b>	<b>4,587,040.77</b>	<b>N/A</b>	<b>8,847,461.63</b>	<b>0.00</b>	<b>8,847,461.63</b>	<b>N/A</b>
5050-0000	Operating Exp Reimb - Current Year	148,469.37	0.00	148,469.37	N/A	296,952.87	0.00	296,952.87	N/A
5051-0000	Operating Exp Reimb - PY Recon	-573,975.57	0.00	-573,975.57	N/A	-573,975.57	0.00	-573,975.57	N/A
	<b>Op/Exp Reimbursement</b>	<b>-425,506.20</b>	<b>0.00</b>	<b>-425,506.20</b>	<b>N/A</b>	<b>-277,022.70</b>	<b>0.00</b>	<b>-277,022.70</b>	<b>N/A</b>
5055-0000	Insurance Reimb - Current Year	695.75	0.00	695.75	N/A	1,391.50	0.00	1,391.50	N/A
5056-0000	Insurance Reimb - Prior Year Recon	-33.64	0.00	-33.64	N/A	-33.64	0.00	-33.64	N/A
	<b>Insurance Reimbursement</b>	<b>662.11</b>	<b>0.00</b>	<b>662.11</b>	<b>N/A</b>	<b>1,357.86</b>	<b>0.00</b>	<b>1,357.86</b>	<b>N/A</b>
5060-0000	Tax Reimbursement - Current Year	277,916.20	0.00	277,916.20	N/A	555,952.44	0.00	555,952.44	N/A
5061-0000	Tax Reimbursement - PY Recon	-996.97	0.00	-996.97	N/A	-2,106.57	0.00	-2,106.57	N/A
	<b>Tax Reimbursement</b>	<b>276,919.23</b>	<b>0.00</b>	<b>276,919.23</b>	<b>N/A</b>	<b>553,845.87</b>	<b>0.00</b>	<b>553,845.87</b>	<b>N/A</b>
5082-0000	Utility Reimbursement	4,394.91	0.00	4,394.91	N/A	8,799.70	0.00	8,799.70	N/A
5083-0000	Electricity Reimbursement	243,690.63	0.00	243,690.63	N/A	462,297.66	0.00	462,297.66	N/A
5085-0000	Sewer/Water Reimbursement	-14,102.20	0.00	-14,102.20	N/A	1,252.45	0.00	1,252.45	N/A
5086-0000	Other Utility Reimbursement	24,337.95	0.00	24,337.95	N/A	48,675.90	0.00	48,675.90	N/A
	<b>Utility Reimbursement</b>	<b>258,321.29</b>	<b>0.00</b>	<b>258,321.29</b>	<b>N/A</b>	<b>521,025.71</b>	<b>0.00</b>	<b>521,025.71</b>	<b>N/A</b>
5040-0000	Storage Rent	21,473.28	0.00	21,473.28	N/A	42,946.56	0.00	42,946.56	N/A
5081-0000	Other Tenant Receipts	14,400.00	0.00	14,400.00	N/A	14,400.00	0.00	14,400.00	N/A
5089-0000	Other Service Recoveries	0.00	0.00	0.00	N/A	22,772.94	0.00	22,772.94	N/A
5200-0000	Late Charges	1,222.41	0.00	1,222.41	N/A	2,390.40	0.00	2,390.40	N/A
5245-0000	Miscellaneous	143,244.98	0.00	143,244.98	N/A	143,244.98	0.00	143,244.98	N/A
5250-0000	Non-sufficient Funds (NSF) Fees	0.00	0.00	0.00	N/A	25.00	0.00	25.00	N/A
5260-0000	Damage / Cleaning Fees	864.00	0.00	864.00	N/A	1,008.00	0.00	1,008.00	N/A
5340-0000	Tenant Work Orders	11,513.36	0.00	11,513.36	N/A	15,463.36	0.00	15,463.36	N/A
	<b>Other Receipts</b>	<b>192,718.03</b>	<b>0.00</b>	<b>192,718.03</b>	<b>N/A</b>	<b>242,251.24</b>	<b>0.00</b>	<b>242,251.24</b>	<b>N/A</b>
5336-0000	Interest Income - Security Deposits	123.92	0.00	123.92	N/A	371.05	0.00	371.05	N/A
	<b>Interest Income</b>	<b>123.92</b>	<b>0.00</b>	<b>123.92</b>	<b>N/A</b>	<b>371.05</b>	<b>0.00</b>	<b>371.05</b>	<b>N/A</b>
	<b>Total Income</b>	<b>4,890,279.15</b>	<b>0.00</b>	<b>4,890,279.15</b>	<b>N/A</b>	<b>9,889,290.66</b>	<b>0.00</b>	<b>9,889,290.66</b>	<b>N/A</b>
7000-0000	Property Manager Salary	12,262.47	0.00	-12,262.47	N/A	60,694.75	0.00	-60,694.75	N/A
7024-0000	Repairs and Maintenance Salaries / Benefits	123,105.46	0.00	-123,105.46	N/A	248,217.55	0.00	-248,217.55	N/A
7040-0000	Taxes - FUTA/FICA/SUTA	31,898.42	0.00	-31,898.42	N/A	46,043.38	0.00	-46,043.38	N/A
7050-0000	Salary Related Exp - Property Manager	3,524.95	0.00	-3,524.95	N/A	7,274.23	0.00	-7,274.23	N/A
7085-0000	Workers Compensation Insurance	12,553.98	0.00	-12,553.98	N/A	28,200.06	0.00	-28,200.06	N/A
	<b>Payroll</b>	<b>183,345.28</b>	<b>0.00</b>	<b>-183,345.28</b>	<b>N/A</b>	<b>390,429.97</b>	<b>0.00</b>	<b>-390,429.97</b>	<b>N/A</b>
7205-0000	Telephone	2,965.87	0.00	-2,965.87	N/A	5,118.03	0.00	-5,118.03	N/A
7221-0000	Travel	112.06	0.00	-112.06	N/A	112.06	0.00	-112.06	N/A
7222-0000	Meals and Entertainment	683.89	0.00	-683.89	N/A	683.89	0.00	-683.89	N/A
7230-0000	Office Supplies	3,291.58	0.00	-3,291.58	N/A	3,804.37	0.00	-3,804.37	N/A
7240-0000	Dues & Subscriptions	3,813.75	0.00	-3,813.75	N/A	8,193.75	0.00	-8,193.75	N/A

230 Park Avenue Holdco, LLC (oe2300)

**Budget Comparison (with PTD)**

Period = Jan 2015-Feb 2015

Book = Accrual,Fair Market Value ; Tree = ire\_profit\_loss

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
7260-0000	Equipment Rental / Leasing	847.02	0.00	-847.02	N/A	1,548.38	0.00	-1,548.38	N/A
7274-0000	Computer Equipment Repairs and Fees	14,115.23	0.00	-14,115.23	N/A	15,117.09	0.00	-15,117.09	N/A
7308-0000	Other Professional Fees	6,250.00	0.00	-6,250.00	N/A	6,250.00	0.00	-6,250.00	N/A
7320-0000	Governmental License / Fees	0.00	0.00	0.00	N/A	384.55	0.00	-384.55	N/A
7330-0000	Miscellaneous General	9.13	0.00	-9.13	N/A	9.13	0.00	-9.13	N/A
	<b>General &amp; Administrative</b>	<b>32,088.53</b>	<b>0.00</b>	<b>-32,088.53</b>	<b>N/A</b>	<b>41,221.25</b>	<b>0.00</b>	<b>-41,221.25</b>	<b>N/A</b>
7380-0000	Management Fees	83,659.70	0.00	-83,659.70	N/A	167,107.46	0.00	-167,107.46	N/A
	<b>Management Fees</b>	<b>83,659.70</b>	<b>0.00</b>	<b>-83,659.70</b>	<b>N/A</b>	<b>167,107.46</b>	<b>0.00</b>	<b>-167,107.46</b>	<b>N/A</b>
7680-0000	Landscaping R&M - Exterior	2,003.30	0.00	-2,003.30	N/A	5,193.33	0.00	-5,193.33	N/A
	<b>Landscaping</b>	<b>2,003.30</b>	<b>0.00</b>	<b>-2,003.30</b>	<b>N/A</b>	<b>5,193.33</b>	<b>0.00</b>	<b>-5,193.33</b>	<b>N/A</b>
7800-0000	Plumbing	15,937.22	0.00	-15,937.22	N/A	31,792.53	0.00	-31,792.53	N/A
7809-0000	Water Treatment	625.00	0.00	-625.00	N/A	2,121.40	0.00	-2,121.40	N/A
7810-0000	Electrical	1,420.64	0.00	-1,420.64	N/A	1,420.64	0.00	-1,420.64	N/A
7815-0000	Heating & Air Conditioning	26.18	0.00	-26.18	N/A	10,391.55	0.00	-10,391.55	N/A
7816-0000	HVAC Contracted - Interior	22,830.55	0.00	-22,830.55	N/A	36,857.79	0.00	-36,857.79	N/A
7824-0000	Supplies	8,321.34	0.00	-8,321.34	N/A	16,472.84	0.00	-16,472.84	N/A
7839-0000	Repairs / Labor	20,577.32	0.00	-20,577.32	N/A	43,364.22	0.00	-43,364.22	N/A
7845-0000	Exterminating	-1,081.13	0.00	1,081.13	N/A	1,196.48	0.00	-1,196.48	N/A
7850-0000	Elevator/Escalator Maint Contract	43,624.26	0.00	-43,624.26	N/A	83,346.25	0.00	-83,346.25	N/A
7851-0000	Elevator/Escalator R&M	14,198.90	0.00	-14,198.90	N/A	14,774.30	0.00	-14,774.30	N/A
7866-0000	Seasonal Decorations	0.00	0.00	0.00	N/A	-0.08	0.00	0.08	N/A
	<b>Repair &amp; Maintenance</b>	<b>126,480.28</b>	<b>0.00</b>	<b>-126,480.28</b>	<b>N/A</b>	<b>241,737.92</b>	<b>0.00</b>	<b>-241,737.92</b>	<b>N/A</b>
7900-0000	Janitorial Contract	249,733.17	0.00	-249,733.17	N/A	545,511.48	0.00	-545,511.48	N/A
7910-0000	Cleaning Supplies	7,574.47	0.00	-7,574.47	N/A	15,224.28	0.00	-15,224.28	N/A
7930-0000	Trash Removal	1,742.01	0.00	-1,742.01	N/A	3,484.02	0.00	-3,484.02	N/A
7940-0000	Window Washing	9,531.83	0.00	-9,531.83	N/A	19,063.66	0.00	-19,063.66	N/A
7945-0000	Janitorial - Other	1,690.00	0.00	-1,690.00	N/A	3,380.00	0.00	-3,380.00	N/A
	<b>Janitorial</b>	<b>270,271.48</b>	<b>0.00</b>	<b>-270,271.48</b>	<b>N/A</b>	<b>586,663.44</b>	<b>0.00</b>	<b>-586,663.44</b>	<b>N/A</b>
8001-0000	Security - Guard Service	108,388.00	0.00	-108,388.00	N/A	216,776.00	0.00	-216,776.00	N/A
8002-0000	Security - Equipment	5,360.57	0.00	-5,360.57	N/A	11,746.62	0.00	-11,746.62	N/A
8003-0000	Security - Other	6,997.90	0.00	-6,997.90	N/A	12,566.80	0.00	-12,566.80	N/A
8020-0000	Fire Alarm & Sprinkler	7,361.83	0.00	-7,361.83	N/A	16,307.03	0.00	-16,307.03	N/A
	<b>Security</b>	<b>128,108.30</b>	<b>0.00</b>	<b>-128,108.30</b>	<b>N/A</b>	<b>257,396.45</b>	<b>0.00</b>	<b>-257,396.45</b>	<b>N/A</b>
8110-0000	Electricity - Common Area	68,585.45	0.00	-68,585.45	N/A	159,929.42	0.00	-159,929.42	N/A
8135-0000	Steam	244,232.61	0.00	-244,232.61	N/A	481,219.81	0.00	-481,219.81	N/A
8149-0000	Water and Sewer	40,341.10	0.00	-40,341.10	N/A	53,993.07	0.00	-53,993.07	N/A
	<b>Utilities</b>	<b>353,159.16</b>	<b>0.00</b>	<b>-353,159.16</b>	<b>N/A</b>	<b>695,142.30</b>	<b>0.00</b>	<b>-695,142.30</b>	<b>N/A</b>
8204-0000	Ins Prem - Property	96,255.00	0.00	-96,255.00	N/A	192,510.00	0.00	-192,510.00	N/A
	<b>Insurance</b>	<b>96,255.00</b>	<b>0.00</b>	<b>-96,255.00</b>	<b>N/A</b>	<b>192,510.00</b>	<b>0.00</b>	<b>-192,510.00</b>	<b>N/A</b>
8310-0000	Property Taxes	1,354,204.07	0.00	-1,354,204.07	N/A	2,708,408.14	0.00	-2,708,408.14	N/A
8330-0000	Other Taxes	18,254.88	0.00	-18,254.88	N/A	36,509.76	0.00	-36,509.76	N/A
	<b>Real Estate &amp; Other Taxes</b>	<b>1,372,458.95</b>	<b>0.00</b>	<b>-1,372,458.95</b>	<b>N/A</b>	<b>2,744,917.90</b>	<b>0.00</b>	<b>-2,744,917.90</b>	<b>N/A</b>
8400-0000	Advertising & Promo - LL	11,317.78	0.00	-11,317.78	N/A	19,367.78	0.00	-19,367.78	N/A

230 Park Avenue Holdco, LLC (oe2300)

**Budget Comparison (with PTD)**

Period = Jan 2015-Feb 2015

Book = Accrual,Fair Market Value ; Tree = ire\_profit\_loss

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
8402-0000	Tenant Relations - LL	92,607.90	0.00	-92,607.90	N/A	92,593.55	0.00	-92,593.55	N/A
8406-0000	Bank Charges/NSF Fees-LL	1,043.72	0.00	-1,043.72	N/A	1,954.07	0.00	-1,954.07	N/A
8410-0000	Legal - LL	6,415.40	0.00	-6,415.40	N/A	18,359.71	0.00	-18,359.71	N/A
8414-0000	Engineering Consult- LL	4,120.69	0.00	-4,120.69	N/A	11,251.92	0.00	-11,251.92	N/A
8420-0000	R&M - Occupied Space - LL	53,200.00	0.00	-53,200.00	N/A	53,675.00	0.00	-53,675.00	N/A
8451-0000	Miscellaneous - LL	7,500.00	0.00	-7,500.00	N/A	8,315.00	0.00	-8,315.00	N/A
8455-0000	Sub metered Electric - LL	93,528.98	0.00	-93,528.98	N/A	277,365.49	0.00	-277,365.49	N/A
8470-0000	Keys/Locks - Tenant Reimb-LL	2,986.00	0.00	-2,986.00	N/A	3,188.50	0.00	-3,188.50	N/A
	<b>Nonreimbursable Expenses</b>	<b>272,720.47</b>	<b>0.00</b>	<b>-272,720.47</b>	<b>N/A</b>	<b>486,071.02</b>	<b>0.00</b>	<b>-486,071.02</b>	<b>N/A</b>
	<b>Total Expenses</b>	<b>2,920,550.45</b>	<b>0.00</b>	<b>-2,920,550.45</b>	<b>N/A</b>	<b>5,808,391.04</b>	<b>0.00</b>	<b>-5,808,391.04</b>	<b>N/A</b>
	<b>NOI/(NOL)</b>	<b>1,969,728.70</b>	<b>0.00</b>	<b>1,969,728.70</b>	<b>N/A</b>	<b>4,080,899.62</b>	<b>0.00</b>	<b>4,080,899.62</b>	<b>N/A</b>
8610-0000	Interest - 1st Lien	1,312,500.00	0.00	-1,312,500.00	N/A	2,625,000.00	0.00	-2,625,000.00	N/A
	<b>Interest/Debt Costs</b>	<b>1,312,500.00</b>	<b>0.00</b>	<b>-1,312,500.00</b>	<b>N/A</b>	<b>2,625,000.00</b>	<b>0.00</b>	<b>-2,625,000.00</b>	<b>N/A</b>
9100-0000	Ownership Auditing	7,000.00	0.00	-7,000.00	N/A	14,000.00	0.00	-14,000.00	N/A
9110-0000	Ownership Accounting	0.00	0.00	0.00	N/A	2,600.00	0.00	-2,600.00	N/A
9121-0000	Ownership Miscellaneous	3,045.34	0.00	-3,045.34	N/A	3,045.34	0.00	-3,045.34	N/A
	<b>Ownership Expense</b>	<b>10,045.34</b>	<b>0.00</b>	<b>-10,045.34</b>	<b>N/A</b>	<b>19,645.34</b>	<b>0.00</b>	<b>-19,645.34</b>	<b>N/A</b>
	<b>Net Income/(Loss) From Operations</b>	<b>647,183.36</b>	<b>0.00</b>	<b>647,183.36</b>	<b>N/A</b>	<b>1,436,254.28</b>	<b>0.00</b>	<b>1,436,254.28</b>	<b>N/A</b>
	<b>Net Income/(Net Loss)</b>	<b>647,183.36</b>	<b>0.00</b>	<b>647,183.36</b>	<b>N/A</b>	<b>1,436,254.28</b>	<b>0.00</b>	<b>1,436,254.28</b>	<b>N/A</b>
1455-0000	Tenant Improvements	300,471.17	0.00	-300,471.17	N/A	1,037,429.45	0.00	-1,037,429.45	N/A
	<b>Tenant Improvements</b>	<b>300,471.17</b>	<b>0.00</b>	<b>-300,471.17</b>	<b>N/A</b>	<b>1,037,429.45</b>	<b>0.00</b>	<b>-1,037,429.45</b>	<b>N/A</b>
1458-0000	Commissions	1,477.11	0.00	-1,477.11	N/A	1,477.42	0.00	-1,477.42	N/A
1459-0000	Capitalized Legal Costs	3,960.70	0.00	-3,960.70	N/A	5,742.70	0.00	-5,742.70	N/A
	<b>Commissions &amp; Capitalized Lease Costs</b>	<b>5,437.81</b>	<b>0.00</b>	<b>-5,437.81</b>	<b>N/A</b>	<b>7,220.12</b>	<b>0.00</b>	<b>-7,220.12</b>	<b>N/A</b>
1441-0000	Building Improvements	0.00	0.00	0.00	N/A	1,612.60	0.00	-1,612.60	N/A
	<b>Other Capital</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>N/A</b>	<b>1,612.60</b>	<b>0.00</b>	<b>-1,612.60</b>	<b>N/A</b>
	<b>Total Capital Expenditures</b>	<b>305,908.98</b>	<b>0.00</b>	<b>-305,908.98</b>	<b>N/A</b>	<b>1,046,262.17</b>	<b>0.00</b>	<b>-1,046,262.17</b>	<b>N/A</b>
	<b>NI/(NL) from Operations Less Cap-Ex</b>	<b>341,274.38</b>	<b>0.00</b>	<b>341,274.38</b>	<b>N/A</b>	<b>389,992.11</b>	<b>0.00</b>	<b>389,992.11</b>	<b>N/A</b>



**230 Park Avenue**  
**BUDGET COMPARISON REPORT**  
Period Ended February 28, 2015 (Unaudited)  
FMV/Accrual Basis

Year to Date				
	<u>Actual</u>	<u>Budget</u>	<u>\$ variance</u>	<u>% variance</u>
<b>Income:</b>				
Rental Income	8,847,462	-	8,847,462	100.00%
Recoveries	799,207	-	799,207	100.00%
Other Income	242,622	-	242,622	100.00%
<b>Total Income</b>	<b>9,889,291</b>	<b>0</b>	<b>9,889,291</b>	<b>100.00%</b>
<b>Operating Expenses:</b>				
Payroll	390,430	-	(390,430)	-100.00%
General & Administration	41,221	-	(41,221)	-100.00%
Management Fees	167,107	-	(167,107)	-100.00%
Landscaping/Grounds	5,193	-	(5,193)	-100.00%
General R&M	241,738	-	(241,738)	-100.00%
Janitorial	586,663	-	(586,663)	-100.00%
Security	257,396	-	(257,396)	-100.00%
Utilities	695,142	-	(695,142)	-100.00%
Insurance	192,510	-	(192,510)	-100.00%
Taxes	2,744,918	-	(2,744,918)	-100.00%
Non-Reimb Expenses	486,071	-	(486,071)	-100.00%
<b>Total Expenses</b>	<b>5,808,391</b>	<b>0</b>	<b>(5,808,391)</b>	<b>-100.00%</b>
<b>Net Operating Income (Loss)</b>	<b>\$4,080,900</b>	<b>\$0</b>	<b>4,080,900</b>	<b>100.00%</b>
<b>Other Income and Expenses:</b>				
Interest - 1st lien	(2,625,000)	-	(2,625,000)	-100.00%
Ownership Expense	(19,645)	-	(19,645)	-100.00%
FMV Adjustments - Financing Costs	-	-	-	0.00%
<b>Total Other Income (Expenses)</b>	<b>(2,644,645)</b>	<b>-</b>	<b>(2,644,645)</b>	<b>-100.00%</b>
<b>Net Income (Loss)</b>	<b>\$1,436,254</b>	<b>\$0</b>	<b>\$1,436,254</b>	<b>100.00%</b>

**CASH BASIS**

**Property Activity**

Net Income/(Loss)	\$ 1,436,254	\$ -	\$ 1,436,254	100.00%
Other Changes in Assets/Liabilities, Net	(1,006,366)	-	(1,006,366)	-100.00%
Deferred costs	-	-	-	0.00%
Interest Accrual	-	-	-	0.00%
Capital Expenditures	(1,613)	(1,596,500)	1,594,887	99.90%
Tenant Improvements	(1,037,429)	(1,989,651)	952,222	47.86%
Leasing Costs	(1,477)	(6,143)	4,666	75.95%
Capitalized Legal	(5,743)	(27,090)	21,347	78.80%
Contributions	4,470,000	3,619,384	850,616	23.50%
(Distributions)	(1,645,000)	(2,478,338)	833,338	33.62%
Change in Prepaid Tax and Ins	(5,300,254)	-	(5,300,254)	-100.00%
Unrealized FMV (Gain) Loss on Investment	-	-	-	0.00%
<b>Total Property Activity</b>	<b>(3,091,627.40)</b>	<b>(2,478,338)</b>	<b>(613,289)</b>	<b>-24.75%</b>

**Operating Cash Activity**

Plus: Ending Cash Balance	10,615,345
Less: Beginning Cash Balance	13,706,973
<b>Total Property Activity</b>	<b>(3,091,627)</b>
	(0.00)
<b>(Distributions)/Contributions</b>	<b>\$ 2,825,000</b>

**(Note A)-Ending Cash consists of:**

Operating, lockbox & control acct	7,392,851
Security Deposits	1,850,035
Escrows	1,372,460
<b>Total</b>	<b>\$ 10,615,345</b>

see capital summary  
see capital summary  
see capital summary  
see capital summary



## **SECTION 3**

Balance Sheet

Trial Balance

---

**Balance Sheet**

Period = Feb 2015

Book = Accrual,Fair Market Value

**Current Balance**

0999-0000	Assets:	
1010-0000	Cash - Operating Acct/Money Market	5,787,002.04
1010-0001	Cash - Operating Acct/Money Market	1,605,842.66
1015-0000	Cash - Lock Box/Depository	6.10
1055-0000	Security Deposits - Money Market	1,850,034.65
1070-0004	Escrow - 4	1,372,460.00
1100-0000	A/R-Tenant	1,976,274.59
1101-0000	A/R-Tenant Unbilled Reimbursements	372,648.03
1102-0000	Allow For Doubtful Accounts	-911,026.63
1104-0005	Due from General Partner	38,844.70
1104-0014	Due from Subsidiary	67,038.86
1300-0000	Prepaid Insurance - Property	577,530.00
1310-0000	Prepaid Insurance - Workers Comp	15,364.92
1315-0000	Prepaid Taxes	5,489,835.79
1330-0000	Deposits - Utilities	97,106.00
1410-0000	Organization Costs	11,276.90
1421-0000	Land Acquisition Costs	429,012,523.87
1437-0000	Building Acquisition Costs	337,081,268.75
1441-0000	Building Improvements	42,431,757.74
1455-0000	Tenant Improvements	43,592,933.91
1458-0000	Commissions	17,053,093.11
1459-0000	Capitalized Legal Costs	745,804.82
1459-1000	Capitalized Lease Buyout Costs	170,000.00
1478-0000	Financing Costs	3,832,053.72
1578-0000	Accum Amort- Financing Costs	-3,832,053.72
1620-0000	Unrealized Apprec (Deprec)/Property Apprec(Drec)	130,947,603.07
1695-0000	Total Assets	<u>1,019,385,223.88</u>
1998-0000	Liabilities and Owner's Equity	
1999-0000	Liabilities:	
2000-0000	Accounts Payable	2,995,893.25
2001-0000	Accrued Liabilities	1,745,215.53
2010-0000	Prepaid Rents	1,054,830.40
2100-0000	Security Deposit Liability	1,866,869.28
2101-0000	Tenant Clearing	217.75
2102-0000	Due to General Partner	3,982.71
2200-0000	Accrued Management Fees	83,659.70
2240-0000	Accrued Interest	875,000.00
2260-0000	Accrued Payroll	658,348.77
2270-0000	Accrued Other	-221,604.72
2275-0000	Accrued Capital Expenditures	5,478,293.17
2281-0000	Sales Tax Payable	27,248.88
2300-0000	Deferred Revenue	635,626.29
2310-0000	Mortgage Note Payable - 1st Lien	350,000,000.00
2314-0000	Debt Market To Market	5,016,124.00
2396-0000	Total Liabilities	<u>370,219,705.01</u>
2999-0000	Equity:	
3010-0000	Owner Contr - Original	428,762,418.12
3011-0000	Owner Contr - Additional	104,273,147.00
3013-0000	Owner Distribution - Operation Cash Flow	-62,376,000.00

Balance Sheet

Period = Feb 2015

Book = Accrual,Fair Market Value

		Current Balance
3016-0000	Current Year Income/(Loss)	1,436,254.28
3017-0000	Retained Earnings	177,069,699.47
3992-0000	Total Owner's Equity	649,165,518.87
3994-0000	Total Liability & Owner's Equity	1,019,385,223.88

**Trial Balance**

Period = Jan 2015-Feb 2015

Book = Accrual,Fair Market Value

		<b>Forward Balance</b>	<b>Debit</b>	<b>Credit</b>	<b>Ending Balance</b>
1010-0000	Cash - Operating Acct/Money Market	2,865,692.51	2,921,309.53	0.00	5,787,002.04
1010-0001	Cash - Operating Acct/Money Market	2,257,355.72	0.00	651,513.06	1,605,842.66
1015-0000	Cash - Lock Box/Depository	58.09	0.00	51.99	6.10
1055-0000	Security Deposits - Money Market	1,950,356.73	0.00	100,322.08	1,850,034.65
1070-0004	Escrow - 4	6,633,509.80	0.00	5,261,049.80	1,372,460.00
1100-0000	A/R-Tenant	1,427,431.84	548,842.75	0.00	1,976,274.59
1101-0000	A/R-Tenant Unbilled Reimbursements	1,184,388.54	0.00	811,740.51	372,648.03
1102-0000	Allow For Doubtful Accounts	-907,739.88	0.00	3,286.75	-911,026.63
1104-0005	Due from General Partner	35,288.89	3,555.81	0.00	38,844.70
1104-0014	Due from Subsidiary	61,788.86	5,250.00	0.00	67,038.86
1300-0000	Prepaid Insurance - Property	770,040.00	0.00	192,510.00	577,530.00
1310-0000	Prepaid Insurance - Workers Comp	12,436.70	2,928.22	0.00	15,364.92
1315-0000	Prepaid Taxes	0.00	5,489,835.79	0.00	5,489,835.79
1330-0000	Deposits - Utilities	97,106.00	0.00	0.00	97,106.00
1375-0000	Investments In Partnership	0.00	0.00	0.00	0.00
1410-0000	Organization Costs	11,276.90	0.00	0.00	11,276.90
1421-0000	Land Acquisition Costs	429,012,523.87	0.00	0.00	429,012,523.87
1437-0000	Building Acquisition Costs	337,081,268.75	0.00	0.00	337,081,268.75
1441-0000	Building Improvements	42,430,145.14	1,612.60	0.00	42,431,757.74
1455-0000	Tenant Improvements	42,555,504.46	1,037,429.45	0.00	43,592,933.91
1458-0000	Commissions	17,051,615.69	1,477.42	0.00	17,053,093.11
1459-0000	Capitalized Legal Costs	740,062.12	5,742.70	0.00	745,804.82
1459-1000	Capitalized Lease Buyout Costs	170,000.00	0.00	0.00	170,000.00
1478-0000	Financing Costs	3,832,053.72	0.00	0.00	3,832,053.72
1578-0000	Accum Amort- Financing Costs	-3,832,053.72	0.00	0.00	-3,832,053.72
1620-0000	Unrealized Apprec (Deprec)/Property Apprec(Drec)	130,947,603.07	0.00	0.00	130,947,603.07
2000-0000	Accounts Payable	-942,659.54	0.00	2,053,233.71	-2,995,893.25
2001-0000	Accrued Liabilities	-1,469,510.73	0.00	275,704.80	-1,745,215.53
2010-0000	Prepaid Rents	-1,063,260.68	8,430.28	0.00	-1,054,830.40
2100-0000	Security Deposit Liability	-1,971,260.72	104,391.44	0.00	-1,866,869.28
2101-0000	Tenant Clearing	-4,800.62	4,582.87	0.00	-217.75
2102-0000	Due to General Partner	0.00	0.00	3,982.71	-3,982.71
2200-0000	Accrued Management Fees	-71,108.85	0.00	12,550.85	-83,659.70
2240-0000	Accrued Interest	-875,000.00	0.00	0.00	-875,000.00
2260-0000	Accrued Payroll	-796,348.68	137,999.91	0.00	-658,348.77
2270-0000	Accrued Other	144,687.03	76,917.69	0.00	221,604.72
2275-0000	Accrued Capital Expenditures	-8,939,445.14	3,461,151.97	0.00	-5,478,293.17
2280-0000	Accrued Property Taxes	-274,541.93	274,541.93	0.00	0.00

**Trial Balance**

Period = Jan 2015-Feb 2015

Book = Accrual,Fair Market Value

		<b>Forward Balance</b>	<b>Debit</b>	<b>Credit</b>	<b>Ending Balance</b>
2281-0000	Sales Tax Payable	-33,874.90	6,626.02	0.00	-27,248.88
2289-0000	Accrued Insurance	0.00	0.00	0.00	0.00
2300-0000	Deferred Revenue	-170,200.45	0.00	465,425.84	-635,626.29
2310-0000	Mortgage Note Payable - 1st Lien	-350,000,000.00	0.00	0.00	-350,000,000.00
2314-0000	Debt Market To Market	-5,016,124.00	0.00	0.00	-5,016,124.00
3010-0000	Owner Contr - Original	-428,762,418.12	0.00	0.00	-428,762,418.12
3011-0000	Owner Contr - Additional	-99,803,147.00	0.00	4,470,000.00	-104,273,147.00
3013-0000	Owner Distribution - Operation Cash Flow	60,731,000.00	1,645,000.00	0.00	62,376,000.00
3015-5000	Cash Transfers	0.00	0.00	0.00	0.00
3016-0000	Current Year Income/(Loss)	-115,021,120.87	115,021,120.87	0.00	0.00
3017-0000	Retained Earnings	-62,048,578.60	0.00	115,021,120.87	-177,069,699.47
5010-0000	Base Rent Income	0.00	0.00	11,473,046.42	-11,473,046.42
5015-0000	Temporary Tenant Income	0.00	0.00	37,063.46	-37,063.46
5020-0000	Rent Concessions / Incentives	0.00	2,659,361.50	0.00	2,659,361.50
5040-0000	Storage Rent	0.00	0.00	42,946.56	-42,946.56
5050-0000	Operating Exp Reimb - Current Year	0.00	0.00	296,952.87	-296,952.87
5051-0000	Operating Exp Reimb - PY Recon	0.00	573,975.57	0.00	573,975.57
5055-0000	Insurance Reimb - Current Year	0.00	0.00	1,391.50	-1,391.50
5056-0000	Insurance Reimb - Prior Year Recon	0.00	33.64	0.00	33.64
5060-0000	Tax Reimbursement - Current Year	0.00	0.00	555,952.44	-555,952.44
5061-0000	Tax Reimbursement - PY Recon	0.00	2,106.57	0.00	2,106.57
5081-0000	Other Tenant Receipts	0.00	0.00	14,400.00	-14,400.00
5082-0000	Utility Reimbursement	0.00	0.00	8,799.70	-8,799.70
5083-0000	Electricity Reimbursement	0.00	0.00	462,297.66	-462,297.66
5085-0000	Sewer/Water Reimbursement	0.00	0.00	1,252.45	-1,252.45
5086-0000	Other Utility Reimbursement	0.00	0.00	48,675.90	-48,675.90
5089-0000	Other Service Recoveries	0.00	0.00	22,772.94	-22,772.94
5171-0000	Bad Debt Loss	0.00	3,286.75	0.00	3,286.75
5200-0000	Late Charges	0.00	0.00	2,390.40	-2,390.40
5245-0000	Miscellaneous	0.00	0.00	143,244.98	-143,244.98
5250-0000	Non-sufficient Funds (NSF) Fees	0.00	0.00	25.00	-25.00
5260-0000	Damage / Cleaning Fees	0.00	0.00	1,008.00	-1,008.00
5336-0000	Interest Income - Security Deposits	0.00	0.00	371.05	-371.05
5340-0000	Tenant Work Orders	0.00	0.00	15,463.36	-15,463.36
7000-0000	Property Manager Salary	0.00	60,694.75	0.00	60,694.75
7024-0000	Repairs and Maintenance Salaries / Benefits	0.00	248,217.55	0.00	248,217.55
7040-0000	Taxes - FUTA/FICA/SUTA	0.00	46,043.38	0.00	46,043.38
7050-0000	Salary Related Exp - Property Manager	0.00	7,274.23	0.00	7,274.23

**Trial Balance**

Period = Jan 2015-Feb 2015

Book = Accrual,Fair Market Value

		<b>Forward Balance</b>	<b>Debit</b>	<b>Credit</b>	<b>Ending Balance</b>
7085-0000	Workers Compensation Insurance	0.00	28,200.06	0.00	28,200.06
7205-0000	Telephone	0.00	5,118.03	0.00	5,118.03
7221-0000	Travel	0.00	112.06	0.00	112.06
7222-0000	Meals and Entertainment	0.00	683.89	0.00	683.89
7230-0000	Office Supplies	0.00	3,804.37	0.00	3,804.37
7235-0000	Postage	0.00	0.00	0.00	0.00
7240-0000	Dues & Subscriptions	0.00	8,193.75	0.00	8,193.75
7260-0000	Equipment Rental / Leasing	0.00	1,548.38	0.00	1,548.38
7274-0000	Computer Equipment, Repairs and Fees	0.00	15,117.09	0.00	15,117.09
7308-0000	Other Professional Fees	0.00	6,250.00	0.00	6,250.00
7320-0000	Governmental License / Fees	0.00	384.55	0.00	384.55
7330-0000	Miscellaneous General	0.00	9.13	0.00	9.13
7380-0000	Management Fees	0.00	167,107.46	0.00	167,107.46
7680-0000	Landscaping R&M - Exterior	0.00	5,193.33	0.00	5,193.33
7800-0000	Plumbing	0.00	31,792.53	0.00	31,792.53
7809-0000	Water Treatment	0.00	2,121.40	0.00	2,121.40
7810-0000	Electrical	0.00	1,420.64	0.00	1,420.64
7815-0000	Heating & Air Conditioning	0.00	10,391.55	0.00	10,391.55
7816-0000	HVAC Contracted - Interior	0.00	36,857.79	0.00	36,857.79
7824-0000	Supplies	0.00	16,472.84	0.00	16,472.84
7839-0000	Repairs / Labor	0.00	43,364.22	0.00	43,364.22
7845-0000	Exterminating	0.00	1,196.48	0.00	1,196.48
7850-0000	Elevator/Escalator Maint Contract	0.00	83,346.25	0.00	83,346.25
7851-0000	Elevator/Escalator R&M	0.00	14,774.30	0.00	14,774.30
7866-0000	Seasonal Decorations	0.00	0.00	0.08	-0.08
7877-0000	Roof Repair & Maintenance	0.00	0.00	0.00	0.00
7900-0000	Janitorial Contract	0.00	545,511.48	0.00	545,511.48
7910-0000	Cleaning Supplies	0.00	15,224.28	0.00	15,224.28
7930-0000	Trash Removal	0.00	3,484.02	0.00	3,484.02
7940-0000	Window Washing	0.00	19,063.66	0.00	19,063.66
7945-0000	Janitorial - Other	0.00	3,380.00	0.00	3,380.00
8001-0000	Security - Guard Service	0.00	216,776.00	0.00	216,776.00
8002-0000	Security - Equipment	0.00	11,746.62	0.00	11,746.62
8003-0000	Security - Other	0.00	12,566.80	0.00	12,566.80
8020-0000	Fire Alarm & Sprinkler	0.00	16,307.03	0.00	16,307.03
8110-0000	Electricity - Common Area	0.00	159,929.42	0.00	159,929.42
8135-0000	Steam	0.00	481,219.81	0.00	481,219.81
8149-0000	Water and Sewer	0.00	53,993.07	0.00	53,993.07
8204-0000	Ins Prem - Property	0.00	192,510.00	0.00	192,510.00



**Trial Balance**

Period = Jan 2015-Feb 2015

Book = Accrual,Fair Market Value

		<b>Forward Balance</b>	<b>Debit</b>	<b>Credit</b>	<b>Ending Balance</b>
8310-0000	Property Taxes	0.00	2,708,408.14	0.00	2,708,408.14
8330-0000	Other Taxes	0.00	36,509.76	0.00	36,509.76
8400-0000	Advertising & Promo - LL	0.00	19,367.78	0.00	19,367.78
8402-0000	Tenant Relations - LL	0.00	92,593.55	0.00	92,593.55
8406-0000	Bank Charges/NSF Fees-LL	0.00	1,954.07	0.00	1,954.07
8410-0000	Legal - LL	0.00	18,359.71	0.00	18,359.71
8412-0000	Legal Reim From Tenant - LL	0.00	0.00	0.00	0.00
8414-0000	Engineering Consult- LL	0.00	11,251.92	0.00	11,251.92
8420-0000	R&M - Occupied Space - LL	0.00	53,675.00	0.00	53,675.00
8451-0000	Miscellaneous - LL	0.00	8,315.00	0.00	8,315.00
8455-0000	Sub metered Electric - LL	0.00	277,365.49	0.00	277,365.49
8470-0000	Keys/Locks - Tenant Reimb-LL	0.00	3,188.50	0.00	3,188.50
8610-0000	Interest - 1st Lien	0.00	2,625,000.00	0.00	2,625,000.00
9100-0000	Ownership Auditing	0.00	14,000.00	0.00	14,000.00
9110-0000	Ownership Accounting	0.00	2,600.00	0.00	2,600.00
9121-0000	Ownership Miscellaneous	0.00	3,045.34	0.00	3,045.34
9125-0000	Appraisal	0.00	0.00	0.00	0.00
	<b>Total</b>	<b>0.00</b>	<b>142,450,547.74</b>	<b>142,450,547.74</b>	<b>0.00</b>

## **SECTION 4**

### Aged Delinquency Report

---

Payables Aging Report

oe2300

Period: 02/2015

As of : 06/30/2030

Payee Code	Payee Name	Invoice Notes	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Notes
ew230new	230 Park Avenue Holdco LLC		P-3078012	376158	oe2300	01/16/2015	3013-0000 Owner Distribution - Operation Cash Flow	WT011615DISTRIBUTION	1,630,000.00	0.00	0.00	0.00	1,630,000.00	01.16.15 DISTRIBUTION
Total ew230new									1,630,000.00	0.00	0.00	0.00	1,630,000.00	
ewale005	Alexander Wolf & Son													
		Application # 9 - 12th Floor Restrooms	P-3077352	376068	oe2300	12/03/2014	1441-0000 Building Improvements	10378MO3100	119,292.31	0.00	0.00	0.00	119,292.31	Application # 9 - 12th Floor Restrooms
		Urban Space - Add't Sketching	P-3078015	376158	oe2300	01/22/2015	1455-0000 Tenant Improvements	10504MO4150	3,993.00	0.00	0.00	0.00	3,993.00	Urban Space - Add't Sketching
Total ewale005									123,285.31	0.00	0.00	0.00	123,285.31	
ewass004	ASSURED ENVIRONMENTS													
		1/15 Pest Prevention	P-3078016	376158	oe2300	01/01/2015	7845-0000 Exterminating	1888906	448.57	0.00	0.00	0.00	448.57	1/15 Pest Prevention
Total ewass004									448.57	0.00	0.00	0.00	448.57	
ewatk001	Atkinson Koven Feinberg													
		8th Floor SP Demo - 1st Pymt	P-3073231	375646	oe2300	08/24/2014	1441-0000 Building Improvements	215341	6,500.00	0.00	0.00	0.00	6,500.00	8th Floor SP Demo - 1st Pymt
		8th Floor SP Demo - 2nd Pymt	P-3073232	375646	oe2300	12/04/2014	1441-0000 Building Improvements	216947	1,000.00	0.00	0.00	0.00	1,000.00	8th Floor SP Demo - 2nd Pymt
		Building Shutdown Assistance	P-3078017	376158	oe2300	12/18/2014	1441-0000 Building Improvements	217357	2,640.00	0.00	0.00	0.00	2,640.00	Building Shutdown Assistance
		Electrical Upgrade	P-3077364	376068	oe2300	12/17/2014	1441-0000 Building Improvements	217356	4,830.00	0.00	0.00	0.00	4,830.00	Electrical Upgrade
		Special Inspections - Suite 1547	P-3062160	374808	oe2300	11/06/2014	1455-0000 Tenant Improvements	216601	787.50	0.00	0.00	0.00	787.50	Special Inspections - Suite 1547
		Special Inspections - Suite 1547	P-3062161	374808	oe2300	08/25/2014	1455-0000 Tenant Improvements	215359	337.50	0.00	0.00	0.00	337.50	Special Inspections - Suite 1547
		Special Inspections - Suite 530	P-3062162	374808	oe2300	11/04/2014	1455-0000 Tenant Improvements	216949	250.00	0.00	0.00	0.00	250.00	Special Inspections - Suite 530
		Special Inspections - Suite 922	P-3062163	374808	oe2300	12/04/2014	1455-0000 Tenant Improvements	216948	225.00	0.00	0.00	0.00	225.00	Special Inspections - Suite 922
		Suite 2800 - Apple Tree - 5th Pymt	P-3078018	376158	oe2300	01/16/2015	1455-0000 Tenant Improvements	217789	851.50	0.00	0.00	0.00	851.50	Suite 2800 - Apple Tree - 5th Pymt
		Suite 2800 - Apple Tree - 6th Pymt	P-3078019	376158	oe2300	01/15/2015	1455-0000 Tenant Improvements	217788	14,500.00	0.00	0.00	0.00	14,500.00	Suite 2800 - Apple Tree - 6th Pymt
		Transfer of ATS - JVL	P-3066885	375129	oe2300	12/04/2014	1441-0000 Building Improvements	216946	4,180.00	0.00	0.00	0.00	4,180.00	Transfer of ATS - JVL
Total ewatk001									36,101.50	0.00	0.00	0.00	36,101.50	

Payables Aging Report

oe2300

Period: 02/2015

As of : 06/30/2030

Payee Code	Payee Name	Invoice Notes	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Notes
ewbld004	BLDG SERVICE 32BJ BENEFIT FUNDS													
			P-3066881	375129	oe2300	01/08/2015	2260-0000 Accrued Payroll	WT401K010815	418.37	0.00	0.00	0.00	418.37	1/4/15 401K
			P-3077345	376068	oe2300	01/08/2015	1104-0005 Due from General Partner	WT32BJ122014	4,931.56	0.00	0.00	0.00	4,931.56	CLEANING CO-HEALTH
			P-3077345	376068	oe2300	01/08/2015	1104-0005 Due from General Partner	WT32BJ122014	14.52	0.00	0.00	0.00	14.52	CLEANING CO-LEGAL
			P-3077345	376068	oe2300	01/08/2015	1104-0005 Due from General Partner	WT32BJ122014	1,516.00	0.00	0.00	0.00	1,516.00	CLEANING CO-PENSION
			P-3077345	376068	oe2300	01/08/2015	1104-0005 Due from General Partner	WT32BJ122014	208.00	0.00	0.00	0.00	208.00	CLEANING CO-PROF SHARING
			P-3077345	376068	oe2300	01/08/2015	1104-0005 Due from General Partner	WT32BJ122014	56.52	0.00	0.00	0.00	56.52	CLEANING CO-TRAINING
			P-3077345	376068	oe2300	01/08/2015	7024-0000 Repairs and Maintenance Salaries / Benefits	WT32BJ122014	3,698.67	0.00	0.00	0.00	3,698.67	CARP/PAINTER/ELEC-HEALTH
			P-3077345	376068	oe2300	01/08/2015	7024-0000 Repairs and Maintenance Salaries / Benefits	WT32BJ122014	10.89	0.00	0.00	0.00	10.89	CARP/PAINTER/ELEC-LEGAL
			P-3077345	376068	oe2300	01/08/2015	7024-0000 Repairs and Maintenance Salaries / Benefits	WT32BJ122014	1,137.00	0.00	0.00	0.00	1,137.00	CARP/PAINTER/ELEC-PENSION
			P-3077345	376068	oe2300	01/08/2015	7024-0000 Repairs and Maintenance Salaries / Benefits	WT32BJ122014	104.00	0.00	0.00	0.00	104.00	CARP/PAINTER/ELEC-PROF SHARING
			P-3077345	376068	oe2300	01/08/2015	7024-0000 Repairs and Maintenance Salaries / Benefits	WT32BJ122014	42.39	0.00	0.00	0.00	42.39	CARP/PAINTER/ELEC-TRAINING
			P-3077345	376068	oe2300	01/08/2015	7900-0000 Janitorial Contract	WT32BJ122014	48,082.71	0.00	0.00	0.00	48,082.71	JANITORIAL-HEALTH
			P-3077345	376068	oe2300	01/08/2015	7900-0000 Janitorial Contract	WT32BJ122014	141.57	0.00	0.00	0.00	141.57	JANITORIAL-LEGAL
			P-3077345	376068	oe2300	01/08/2015	7900-0000 Janitorial Contract	WT32BJ122014	13,644.00	0.00	0.00	0.00	13,644.00	JANITORIAL-PENSION
			P-3077345	376068	oe2300	01/08/2015	7900-0000 Janitorial Contract	WT32BJ122014	1,872.00	0.00	0.00	0.00	1,872.00	JANITORIAL-PROF SHARING
			P-3077345	376068	oe2300	01/08/2015	7900-0000 Janitorial Contract	WT32BJ122014	551.07	0.00	0.00	0.00	551.07	JANITORIAL-TRAINING
			P-3085074	376723	oe2300	02/08/2015	2260-0000 Accrued Payroll	WT230HLD401K02052015	468.37	0.00	0.00	0.00	468.37	401K PD ENDING 2/1/15
Total ewbld004									76,897.64	0.00	0.00	0.00	76,897.64	
ewbli001	Bliss Fasman Inc	28th Floor Apple Tree - 3rd Pymt	P-3066884	375129	oe2300	12/31/2014	1455-0000 Tenant Improvements	6686	521.88	0.00	0.00	0.00	521.88	28th Floor Apple Tree - 3rd Pymt
Total ewbli001									521.88	0.00	0.00	0.00	521.88	
ewbpr001	BP INDEPENDENT REPROGRAPHICS													

Payables Aging Report

oe2300  
Period: 02/2015  
As of : 06/30/2030

Payee Code	Payee Name	Invoice Notes	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Notes
		Prints	P-3078020	376158	oe2300	01/18/2015	7230-0000 Office Supplies	795437	80.35	0.00	0.00	0.00	80.35	Prints
Total ewbpr001									80.35	0.00	0.00	0.00	80.35	
ewbro002	Brookbridge Consulting Services Inc													
		After Hour Permits 12/12 & 12/20	P-3078021	376158	oe2300	12/31/2014	1441-0000 Building Improvements	47497	1,532.95	0.00	0.00	0.00	1,532.95	After Hour Permits 12/12 & 12/20
		After Hour Permits 12/22 & 12/29	P-3078022	376158	oe2300	12/30/2014	1441-0000 Building Improvements	47525	1,440.00	0.00	0.00	0.00	1,440.00	After Hour Permits 12/22 & 12/29
		After Hours Permit 12/8 - Apple Tree	P-3077365	376068	oe2300	12/30/2014	1455-0000 Tenant Improvements	47498	871.47	0.00	0.00	0.00	871.47	After Hours Permit 12/8 - Apple Tree
		Renovation of Suite 1547 (141225)	P-3066886	375129	oe2300	12/22/2014	1455-0000 Tenant Improvements	47375	800.00	0.00	0.00	0.00	800.00	Suite 1547 - Letter of Completion
Total ewbro002									4,644.42	0.00	0.00	0.00	4,644.42	
ewcom028	Complete Building Supply													
		Sloan Faucet	P-3078014	376158	oe2300	01/15/2015	7800-0000 Plumbing	C17157	3,399.17	0.00	0.00	0.00	3,399.17	Sloan Faucet
Total ewcom028									3,399.17	0.00	0.00	0.00	3,399.17	
ewcon002	CON EDISON													
			P-3004344	369866	oe2300	09/29/2014	8110-0000 Electricity - Common Area	WT092914E LEC	77.97	0.00	0.00	0.00	77.97	8/1-8/28#494203800110002ELEC
			P-3004344	369866	oe2300	09/29/2014	8455-0000 Sub metered Electric - LL	WT092914E LEC	116.95	0.00	0.00	0.00	116.95	8/1-8/28#494203800110002ELEC
			P-3068998	375323	oe2300	01/01/2015	8110-0000 Electricity - Common Area	WT010215E LEC	21,530.00	0.00	0.00	0.00	21,530.00	12/1-12/30#494203800250006
			P-3068998	375323	oe2300	01/01/2015	8455-0000 Sub metered Electric - LL	WT010215E LEC	32,295.00	0.00	0.00	0.00	32,295.00	12/1-12/30#494203800250006
			P-3077343	376068	oe2300	12/22/2014	8135-0000 Steam	WT122314S TM	161,764.02	0.00	0.00	0.00	161,764.02	11/18-12/22#8407196711
Total ewcon002									215,783.94	0.00	0.00	0.00	215,783.94	
ewcons05	Consolidated Carpet Assoc., Inc.													
		Elevator Cab Carpet	P-3066887	375129	oe2300	01/01/2015	1441-0000 Building Improvements	05174	1,028.87	0.00	0.00	0.00	1,028.87	Elevator Cab Carpet
		Elevator Cab Carpet	P-3066888	375129	oe2300	01/01/2015	1441-0000 Building Improvements	05173	609.70	0.00	0.00	0.00	609.70	Elevator Cab Carpet
		New Carpet - Car 81H	P-3078023	376158	oe2300	01/19/2015	1441-0000 Building Improvements	05289	671.91	0.00	0.00	0.00	671.91	New Carpet - Car 81H
Total ewcons05									2,310.48	0.00	0.00	0.00	2,310.48	
ewdav004	DAVIS & GILBERT LLP													
			P-3077387	376069	oe2300	01/20/2015	1459-0000 Capitalized Legal Costs	286203-2	3,519.70	0.00	0.00	0.00	3,519.70	American Immigration

Payables Aging Report

oe2300

Period: 02/2015

As of : 06/30/2030

Payee Code	Payee Name	Invoice Notes	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Notes
			P-3077387	376069	oe2300	01/20/2015	1459-0000 Capitalized Legal Costs	286203-2	441.00	0.00	0.00	0.00	441.00	Terrace Re
Total ewdav004									3,960.70	0.00	0.00	0.00	3,960.70	
ewdyn001	Dynamex Operations East, Inc													
		Messenger Service	P-3078024	376158	oe2300	01/23/2015	8003-0000 Security - Other	1727496	6.85	0.00	0.00	0.00	6.85	Messenger Service
		Messenger Service	P-3078025	376158	oe2300	01/16/2015	8003-0000 Security - Other	1724005	13.70	0.00	0.00	0.00	13.70	Messenger Service
Total ewdyn001									20.55	0.00	0.00	0.00	20.55	
ewfir002	Firecom, Inc													
		Fire Alarm Upgrade	P-3074032	375720	oe2300	12/29/2014	1441-0000 Building Improvements	219521	38,709.00	0.00	0.00	0.00	38,709.00	Fire Alarm Upgrade
Total ewfir002									38,709.00	0.00	0.00	0.00	38,709.00	
ewfiv001	FIVE STAR CARTING, INC													
		LEED Report - January	P-3078026	376158	oe2300	12/31/2014	7839-0000 Repairs / Labor	681049	108.88	0.00	0.00	0.00	108.88	LEED Report - January
Total ewfiv001									108.88	0.00	0.00	0.00	108.88	
ewfor006	FORREST SIGN CO.													
		45th Street Window	P-3078027	376158	oe2300	01/07/2015	7839-0000 Repairs / Labor	42381	1,279.28	0.00	0.00	0.00	1,279.28	45th Street Window
Total ewfor006									1,279.28	0.00	0.00	0.00	1,279.28	
ewgen001	Gensler Architecture & Planning, PC													
		Apple Tree Added Services (WA 61)	P-3066892	375129	oe2300	12/03/2014	1455-0000 Tenant Improvements	505851	12,721.68	0.00	0.00	0.00	12,721.68	Apple Tree Added Services (WA 61)
Total ewgen001									12,721.68	0.00	0.00	0.00	12,721.68	
ewgua001	Guardian Service Industries													
		1/15 #46 - MAX230	P-3078028	376158	oe2300	01/01/2015	7940-0000 Window Washing	7322355-IN	9,531.83	0.00	0.00	0.00	9,531.83	1/15 #46 - MAX230
Total ewgua001									9,531.83	0.00	0.00	0.00	9,531.83	
ewhat001	Hatzel & Buehler, Inc													
		Application # 7 - Fire Alarm Upgrade	P-3064711	374992	oe2300	11/06/2014	1441-0000 Building Improvements	5323	66,746.25	0.00	0.00	0.00	66,746.25	Application # 7 - Fire Alarm Upgrade
		Fire Alarm Upgrade	P-3074033	375720	oe2300	12/09/2014	1441-0000 Building Improvements	5385	31,860.00	0.00	0.00	0.00	31,860.00	Fire Alarm Upgrade
		Power Upgrade - Labor	P-3073235	375646	oe2300	01/07/2015	1441-0000 Building Improvements	5427	6,709.70	0.00	0.00	0.00	6,709.70	Power Upgrade - Labor
		Power Upgrade - Labor	P-3073235	375646	oe2300	01/07/2015	1441-0000 Building Improvements	5427	595.49	0.00	0.00	0.00	595.49	Power Upgrade - Labor (Tax)
		Power Upgrade - Material	P-3073236	375646	oe2300	01/07/2015	1441-0000 Building Improvements	5436	11,405.58	0.00	0.00	0.00	11,405.58	Power Upgrade - Material

Payables Aging Report

oe2300

Period: 02/2015

As of : 06/30/2030

Payee Code	Payee Name	Invoice Notes	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Notes
		Power Upgrade - Material	P-3073236	375646	oe2300	01/07/2015	1441-0000 Building Improvements	5436	1,012.25	0.00	0.00	0.00	1,012.25	Power Upgrade - Material (Tax)
		Temporary power feeder for cooling tower.	P-3073234	375646	oe2300	01/07/2015	1441-0000 Building Improvements	5437	204.16	0.00	0.00	0.00	204.16	Temporary power feeder for cooling tower - Tax
		Temporary power feeder for cooling tower.	P-3073234	375646	oe2300	01/07/2015	1441-0000 Building Improvements	5437	2,300.40	0.00	0.00	0.00	2,300.40	Temporary power feeder for cooling tower.
Total ewhat001									120,833.83	0.00	0.00	0.00	120,833.83	
ewhil001	Hillmann Consulting LLC													
		ACM - 23rd Floor	P-3066894	375129	oe2300	12/21/2014	1455-0000 Tenant Improvements	7377	3,665.00	0.00	0.00	0.00	3,665.00	ACM - 23rd Floor
		ACM - Suite 900	P-3066895	375129	oe2300	12/30/2014	1455-0000 Tenant Improvements	7578	766.00	0.00	0.00	0.00	766.00	ACM - Suite 900
Total ewhil001									4,431.00	0.00	0.00	0.00	4,431.00	
ewjdp001	JDP MECHANICAL, INC.													
		Ground Floor Unit Repair	P-3078029	376158	oe2300	01/06/2015	7816-0000 HVAC Contracted - Interior	39576	1,175.85	0.00	0.00	0.00	1,175.85	Ground Floor Unit Repair
		Repair defective motor	P-3078030	376158	oe2300	01/11/2015	7816-0000 HVAC Contracted - Interior	39629	4,658.22	0.00	0.00	0.00	4,658.22	Repair defective motor
		Repair defective motor	P-3078045	376159	oe2300	01/11/2015	7816-0000 HVAC Contracted - Interior	39628	2,580.34	0.00	0.00	0.00	2,580.34	Repair defective motor
		Replaced (4) belts on unit	P-3078046	376159	oe2300	01/11/2015	7816-0000 HVAC Contracted - Interior	39630	360.38	0.00	0.00	0.00	360.38	Replaced (4) belts on unit
Total ewjdp001									8,774.79	0.00	0.00	0.00	8,774.79	
ewjos005	Joseph Neto & Associates													
		2014 Witnessed Tests	P-3078031	376158	oe2300	01/05/2015	7850-0000 Elevator/Escalator Maint Contract	1314924	4,169.41	0.00	0.00	0.00	4,169.41	2014 Witnessed Tests
Total ewjos005									4,169.41	0.00	0.00	0.00	4,169.41	
ewkin001	King Freeze													
		Application # 11 - Fan Upgrade	P-3067449	375166	oe2300	12/21/2014	1441-0000 Building Improvements	App. 11 - Fan Upgrade	232,192.05	0.00	0.00	0.00	232,192.05	Application # 11 - Fan Upgrade
Total ewkin001									232,192.05	0.00	0.00	0.00	232,192.05	
ewkle001	Kleinknecht Electric Co													
		(4) Receptacles - Suite 1549	P-3078032	376158	oe2300	01/21/2015	1455-0000 Tenant Improvements	129826	4,572.75	0.00	0.00	0.00	4,572.75	(4) Receptacles - Suite 1549
Total ewkle001									4,572.75	0.00	0.00	0.00	4,572.75	
ewlig002	The lighting Practice, Inc.													
		Lighting Charge - UNITE	P-3078051	376159	oe2300	12/30/2014	1441-0000 Building Improvements	18630	165.00	0.00	0.00	0.00	165.00	Lighting Charge - UNITE
		Professional Services	P-3052784	373998	oe2300	10/31/2014	1441-0000 Building Improvements	18401	460.00	0.00	0.00	0.00	460.00	Professional Services

Payables Aging Report

oe2300  
Period: 02/2015  
As of : 06/30/2030

Payee Code	Payee Name	Invoice Notes	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Notes
		Review Lumenpulse warrenty offer	P-3077346	376068	oe2300	11/29/2014	1441-0000 Building Improvements	18575	460.00	0.00	0.00	0.00	460.00	Review Lumenpulse warrenty offer
Total ewlig002									1,085.00	0.00	0.00	0.00	1,085.00	
ewloc001	LOCAL 32B-J S.E.I.U.		P-3077385	376069	oe2300	01/20/2015	2260-0000 Accrued Payroll	WT230401K01212015	418.37	0.00	0.00	0.00	418.37	401K01212015 - 1/18/2015
Total ewloc001									418.37	0.00	0.00	0.00	418.37	
ewmaj003	Majestic Graphics & Designs, Inc	15th Floor Corridor Signage	P-3078047	376159	oe2300	11/11/2014	1441-0000 Building Improvements	13197	8,443.26	0.00	0.00	0.00	8,443.26	15th Floor Corridor Signage
Total ewmaj003									8,443.26	0.00	0.00	0.00	8,443.26	
ewmet024	Meter Data Acquisition Service	AMR - Cellular	P-3078033	376158	oe2300	01/02/2015	7839-0000 Repairs / Labor	9182	60.00	0.00	0.00	0.00	60.00	AMR - Cellular
Total ewmet024									60.00	0.00	0.00	0.00	60.00	
ewmoncmf	MONDAY PROPERTIES SERVICES LLC		P-3066883	375129	oe2300	01/07/2015	1455-0000 Tenant Improvements	OE2300CMF1214	6,997.22	0.00	0.00	0.00	6,997.22	ING 13/14FL TENANT IMPRVMT
Total ewmoncmf									6,997.22	0.00	0.00	0.00	6,997.22	
ewmonlc	MONDAY PROPERTIES SERVICES LLC		P-3066882	375129	oe2300	01/06/2015	1458-0000 Commissions	LC010715MTM	1,477.11	0.00	0.00	0.00	1,477.11	1/2015 MTM COMMISSIONS
Total ewmonlc									1,477.11	0.00	0.00	0.00	1,477.11	
ewmonmgt	MONDAY PROPERTIES SERVICES LLC		P-3078011	376158	oe2300	01/15/2015	7380-0000 Management Fees	WT230HLD0115MGT	82,847.76	0.00	0.00	0.00	82,847.76	01/15 MGT FEE
Total ewmonmgt									82,847.76	0.00	0.00	0.00	82,847.76	
ewnay001	Naylor, LLC	BOMA Directory 2015	P-3078034	376158	oe2300	12/30/2014	7240-0000 Dues & Subscriptions	BNY-R0014-0083	2,506.43	0.00	0.00	0.00	2,506.43	BOMA Directory 2015
Total ewnay001									2,506.43	0.00	0.00	0.00	2,506.43	
ewnep001	Neptune Machine, Inc	Repair unit FCU 13-29	P-3077373	376068	oe2300	01/18/2015	1455-0000 Tenant Improvements	40276	6,913.56	0.00	0.00	0.00	6,913.56	Repair unit FCU 13-29
Total ewnep001									6,913.56	0.00	0.00	0.00	6,913.56	



Payables Aging Report

oe2300  
Period: 02/2015  
As of : 06/30/2030

Payee Code	Payee Name	Invoice Notes	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Notes
ewnew002	New York Electrical Power Services, LLC													
		Electrical Testing 11/8/14	P-3066901	375129	oe2300	12/17/2014	1441-0000 Building Improvements	IV02431	7,664.80	0.00	0.00	0.00	7,664.80	Electrical Testing 11/8/14
Total ewnew002									7,664.80	0.00	0.00	0.00	7,664.80	
ewnew017	NYS SALES TAX PROCESSING													
			P-3077386	376069	oe2300	01/20/2015	2281-0000 Sales Tax Payable	WT020230S T1214	8,944.00	0.00	0.00	0.00	8,944.00	452035415 PD12/1-12/31/14 ST809
Total ewnew017									8,944.00	0.00	0.00	0.00	8,944.00	
ewnyc011	NYC FIRE DEPARTMENT													
		Inspection Fee	P-3078035	376158	oe2300	01/13/2015	7230-0000 Office Supplies	34305086 - 1/15	61.25	0.00	0.00	0.00	61.25	Inspection Fee
		Inspection Fee	P-3078048	376159	oe2300	01/14/2015	7230-0000 Office Supplies	32252587 - 1/15	490.00	0.00	0.00	0.00	490.00	Inspection Fee
Total ewnyc011									551.25	0.00	0.00	0.00	551.25	
ewper016	Perfection Carpet Care & Maint. Inc													
		4th Floor Carpet Repair	P-3078036	376158	oe2300	01/05/2015	7824-0000 Supplies	31022	517.16	0.00	0.00	0.00	517.16	4th Floor Carpet Repair
Total ewper016									517.16	0.00	0.00	0.00	517.16	
ewrei002	REIMER LOCKSMITH CORP.													
		2nd Floor Lever Lock	P-3078049	376159	oe2300	01/21/2015	7824-0000 Supplies	15425	190.53	0.00	0.00	0.00	190.53	2nd Floor Lever Lock
		Suite 1549 Change Key	P-3078037	376158	oe2300	01/20/2015	7824-0000 Supplies	15419	108.87	0.00	0.00	0.00	108.87	Suite 1549 Change Key
Total ewrei002									299.40	0.00	0.00	0.00	299.40	
ewsea005	SEAMLESSWEB PROFESSIONAL													
		PMO Lunch	P-3078050	376159	oe2300	01/17/2015	7222-0000 Meals and Entertainment	1966899	1.41	0.00	0.00	0.00	1.41	PMO Lunch
Total ewsea005									1.41	0.00	0.00	0.00	1.41	
ewsma001	SMART CHOICE COMMUNICATIONS, INC													
		1/15 #1120	P-3078038	376158	oe2300	01/09/2015	7274-0000 Computer Equipment, Repairs and Fees	66928	114.73	0.00	0.00	0.00	114.73	1/15 #1120
Total ewsma001									114.73	0.00	0.00	0.00	114.73	
ewsou001	SourceOne Inc (DE)													
		7th Floor Meter Install	P-3077376	376068	oe2300	12/30/2014	1455-0000 Tenant Improvements	39410	27,000.00	0.00	0.00	0.00	27,000.00	7th Floor Meter Install
		Sub - Meter Reading (January)	P-3078009	376158	oe2300	01/31/2015	8455-0000 Sub metered Electric - LL	39894	1,905.00	0.00	0.00	0.00	1,905.00	Sub - Meter Reading (January)

Payables Aging Report

oe2300

Period: 02/2015

As of : 06/30/2030

Payee Code	Payee Name	Invoice Notes	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Notes
		Suite 900 Meter Install	P-3077380	376069	oe2300	01/30/2015	1455-0000 Tenant Improvements	39645	10,000.00	0.00	0.00	0.00	10,000.00	Suite 900 Meter Install
Total ewsou001									38,905.00	0.00	0.00	0.00	38,905.00	
ewste001	ST Engineering Services (STE) LLP													
		Condenser Water System	P-3077381	376069	oe2300	01/02/2015	1441-0000 Building Improvements	1518	2,000.00	0.00	0.00	0.00	2,000.00	Condenser Water System
Total ewste001									2,000.00	0.00	0.00	0.00	2,000.00	
ewtec001	TECH SERV													
		24 weekend service 12/14	P-3077382	376069	oe2300	01/13/2015	1441-0000 Building Improvements	Q012712	4,938.57	0.00	0.00	0.00	4,938.57	24 weekend service 12/14
		Shutdown 1/17	P-3078039	376158	oe2300	01/21/2015	1441-0000 Building Improvements	Q012713	3,292.38	0.00	0.00	0.00	3,292.38	Shutdown 1/17
Total ewtec001									8,230.95	0.00	0.00	0.00	8,230.95	
ewthy002	Thyssenkrupp Elevator Corp.													
		Governor Cables - Car 84	P-3078040	376158	oe2300	01/21/2015	7851-0000 Elevator/Escalator R&M	6000113161	1,998.68	0.00	0.00	0.00	1,998.68	Governor Cables - Car 84
		Hatch Opening 12/8 - Apple Tree	P-3078010	376158	oe2300	12/29/2014	1455-0000 Tenant Improvements	5000277961	372.35	0.00	0.00	0.00	372.35	Hatch Opening 12/8- Apple Tree
		Standby Mechanic 12/14	P-3062177	374808	oe2300	12/17/2014	1441-0000 Building Improvements	6000107570	3,838.56	0.00	0.00	0.00	3,838.56	Standby Mechanic 12/14
Total ewthy002									6,209.59	0.00	0.00	0.00	6,209.59	
ewuni001	Universal Protection Service LLC													
		Extra Guard 1/2 - 1/8	P-3077379	376068	oe2300	01/12/2015	1441-0000 Building Improvements	1333549	115.71	0.00	0.00	0.00	115.71	Extra Guard Service - Fire Alarm
		Extra Guard 1/2 - 1/8	P-3077379	376068	oe2300	01/12/2015	8002-0000 Security - Equipment	1333549	318.21	0.00	0.00	0.00	318.21	Extra Guard Service
		Extra Guard Service 12/12 - 12/18	P-3062180	374808	oe2300	12/22/2014	1441-0000 Building Improvements	1312618	809.99	0.00	0.00	0.00	809.99	Extra Guard Service - Electrical Upgrade
		Extra Guard Service 12/12 - 12/18	P-3062180	374808	oe2300	12/22/2014	1441-0000 Building Improvements	1312618	57.86	0.00	0.00	0.00	57.86	Extra Guard Service - Fire Alarm
		Extra Guard Service 12/12 - 12/18	P-3062180	374808	oe2300	12/22/2014	1455-0000 Tenant Improvements	1312618	896.77	0.00	0.00	0.00	896.77	Extra Guard Service - Urban Space
		Extra Guard Service 12/12 - 12/18	P-3062180	374808	oe2300	12/22/2014	8002-0000 Security - Equipment	1312618	231.42	0.00	0.00	0.00	231.42	Extra Guard Service - 12/12 - 12/18
		Extra Guard Service 12/12 - 12/18	P-3062180	374808	oe2300	12/22/2014	8470-0000 Keys/Locks - Tenant Reimb-LL	1312618	202.50	0.00	0.00	0.00	202.50	Extra Guard Service - Billback Epstein
		Extra Guard Service 12/19 - 12/25	P-3062178	374808	oe2300	12/29/2014	1441-0000 Building Improvements	1319095	260.35	0.00	0.00	0.00	260.35	Extra Guard Service - Fire Alarm Upgrade

Payables Aging Report

oe2300  
Period: 02/2015  
As of : 06/30/2030

Payee Code	Payee Name	Invoice Notes	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Notes
		Extra Guard Service 12/19 - 12/25	P-3062178	374808	oe2300	12/29/2014	1455-0000 Tenant Improvements	1319095	925.70	0.00	0.00	0.00	925.70	Extra Guard Service - Urban Space
		Extra Guard Service 12/19 - 12/25	P-3062178	374808	oe2300	12/29/2014	8002-0000 Security - Equipment	1319095	115.71	0.00	0.00	0.00	115.71	Extra Guard Service 12/16 - 12/25
		Extra Guard Service 12/5 - 12/11	P-3062179	374808	oe2300	12/15/2014	1441-0000 Building Improvements	1306322	231.42	0.00	0.00	0.00	231.42	Extra Guard Service - Fire Alarm
		Extra Guard Service 12/5 - 12/11	P-3062179	374808	oe2300	12/15/2014	1455-0000 Tenant Improvements	1306322	231.42	0.00	0.00	0.00	231.42	Extra Guard Service - Urban Space
		Extra Guard Service 12/5 - 12/11	P-3062179	374808	oe2300	12/15/2014	8002-0000 Security - Equipment	1306322	173.57	0.00	0.00	0.00	173.57	Extra Guard Service - 12/5 - 12/11
		Extra Guard Service 1/9 - 1/15	P-3078043	376158	oe2300	01/19/2015	8002-0000 Security - Equipment	1340403	867.84	0.00	0.00	0.00	867.84	Extra Guard Service 1/9 - 1/15
		Extra Guard Service 11/28-12/25	P-3078041	376158	oe2300	12/30/2014	1441-0000 Building Improvements	1325424	945.97	0.00	0.00	0.00	945.97	Guard Service 11/28-12/25 (15th Corridor)
		Extra Guard Service 11/28-12/25	P-3078041	376158	oe2300	12/30/2014	1441-0000 Building Improvements	1325424	264.48	0.00	0.00	0.00	264.48	Guard Service 11/28-12/25 (Elec. Upgrade
		Extra Guard Service 11/28-12/25	P-3078041	376158	oe2300	12/30/2014	1441-0000 Building Improvements	1325424	231.42	0.00	0.00	0.00	231.42	Guard Service 11/28-12/25 (Elev. Cabs)
		Extra Guard Service 11/28-12/25	P-3078041	376158	oe2300	12/30/2014	1441-0000 Building Improvements	1325424	235.53	0.00	0.00	0.00	235.53	Guard Service 11/28-12/25 (Fire Alarm)
		Extra Guard Service 11/28-12/25	P-3078041	376158	oe2300	12/30/2014	1455-0000 Tenant Improvements	1325424	334.07	0.00	0.00	0.00	334.07	Guard Service 11/28-12/25 (Suite 2800)
		Extra Guard Service 11/28-12/25	P-3078041	376158	oe2300	12/30/2014	1455-0000 Tenant Improvements	1325424	217.91	0.00	0.00	0.00	217.91	Guard Service 11/28-12/25 (Urban Space)
		Extra Guard Service 12/26 - 1/1	P-3077378	376068	oe2300	01/05/2015	1455-0000 Tenant Improvements	1327871	491.79	0.00	0.00	0.00	491.79	Extra Guard Service - Urban Space
		Extra Guard Service 12/26 - 1/1	P-3077378	376068	oe2300	01/05/2015	8002-0000 Security - Equipment	1327871	231.42	0.00	0.00	0.00	231.42	Extra Guard Service - NYE
		Extra Guard Srv. 10/31 - 11/27	P-3066912	375129	oe2300	11/29/2014	1441-0000 Building Improvements	1298104	541.02	0.00	0.00	0.00	541.02	Extra Guard Srv. 10/31 - 11/27 - 15 Corridor
		Extra Guard Srv. 10/31 - 11/27	P-3066912	375129	oe2300	11/29/2014	1441-0000 Building Improvements	1298104	1,509.08	0.00	0.00	0.00	1,509.08	Extra Guard Srv. 10/31 - 11/27 - Electrical Upgrade
		Extra Guard Srv. 10/31 - 11/27	P-3066912	375129	oe2300	11/29/2014	1441-0000 Building Improvements	1298104	324.00	0.00	0.00	0.00	324.00	Extra Guard Srv. 10/31 - 11/27 - Elevator Cabs
		Extra Guard Srv. 10/31 - 11/27	P-3066912	375129	oe2300	11/29/2014	1441-0000 Building Improvements	1298104	989.84	0.00	0.00	0.00	989.84	Extra Guard Srv. 10/31 - 11/27 - Fire Alarm
		Extra Guard Srv. 10/31 - 11/27	P-3066912	375129	oe2300	11/29/2014	1455-0000 Tenant Improvements	1298104	612.30	0.00	0.00	0.00	612.30	Extra Guard Srv. 10/31 - 11/27 - 12th RR

Payables Aging Report

oe2300  
Period: 02/2015  
As of : 06/30/2030

Payee Code	Payee Name	Invoice Notes	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Notes
		Extra Guard Srv. 10/31 - 11/27	P-3066912	375129	oe2300	11/29/2014	1455-0000 Tenant Improvements	1298104	694.27	0.00	0.00	0.00	694.27	Extra Guard Srv. 10/31 - 11/27 - Suite 900
		Extra Guard Srv. 10/31 - 11/27	P-3066912	375129	oe2300	11/29/2014	1455-0000 Tenant Improvements	1298104	611.90	0.00	0.00	0.00	611.90	Extra Guard Srv. 10/31 - 11/27 - Urban
		FSD Testing	P-3078042	376158	oe2300	01/19/2015	8002-0000 Security - Equipment	1340404	181.34	0.00	0.00	0.00	181.34	FSD Testing
Total ewuni001									13,854.81	0.00	0.00	0.00	13,854.81	
ewuni026	United Restoration Services													
		Extra Guard Srv. 11/28 - 12/25 Reversed by ctrl# 3085072 duplicate	P-3066913	375129	oe2300	12/30/2014	1441-0000 Building Improvements	1325424	945.97	0.00	0.00	0.00	945.97	Extra Guard Srv. 11/28 - 12/25- 15 Corridor
		Extra Guard Srv. 11/28 - 12/25 Reversed by ctrl# 3085072 duplicate	P-3066913	375129	oe2300	12/30/2014	1441-0000 Building Improvements	1325424	264.48	0.00	0.00	0.00	264.48	Extra Guard Srv. 11/28 - 12/25- Electrical Upgrade
		Extra Guard Srv. 11/28 - 12/25 Reversed by ctrl# 3085072 duplicate	P-3066913	375129	oe2300	12/30/2014	1441-0000 Building Improvements	1325424	231.42	0.00	0.00	0.00	231.42	Extra Guard Srv. 11/28 - 12/25- Elevator Cabs
		Extra Guard Srv. 11/28 - 12/25 Reversed by ctrl# 3085072 duplicate	P-3066913	375129	oe2300	12/30/2014	1441-0000 Building Improvements	1325424	235.53	0.00	0.00	0.00	235.53	Extra Guard Srv. 11/28 - 12/25- Fire Alarm Upgrade
		Extra Guard Srv. 11/28 - 12/25 Reversed by ctrl# 3085072 duplicate	P-3066913	375129	oe2300	12/30/2014	1455-0000 Tenant Improvements	1325424	334.07	0.00	0.00	0.00	334.07	Extra Guard Srv. 11/28 - 12/25- 28th Fl.
		Extra Guard Srv. 11/28 - 12/25 Reversed by ctrl# 3085072 duplicate	P-3066913	375129	oe2300	12/30/2014	1455-0000 Tenant Improvements	1325424	217.91	0.00	0.00	0.00	217.91	Extra Guard Srv. 11/28 - 12/25- Urban
Total ewuni026									2,229.38	0.00	0.00	0.00	2,229.38	
ewver007	Versatile Services, LLC													
		45th Street Exterior Door	P-3078044	376158	oe2300	01/19/2015	7839-0000 Repairs / Labor	18894	653.25	0.00	0.00	0.00	653.25	45th Street Exterior Door
		Walkway Door Repair	P-3078052	376159	oe2300	01/15/2015	7839-0000 Repairs / Labor	18881	1,959.75	0.00	0.00	0.00	1,959.75	Walkway Door Repair
Total ewver007									2,613.00	0.00	0.00	0.00	2,613.00	
Grand Total									2,737,663.20	0.00	0.00	0.00	2,737,663.20	

**230 Park Avenue Holdco LLC**  
**Reconciliation of AR to GL**  
**February 28, 2015**

	<u><b>Total</b></u>
<b>Accounts Receivable (per Aged Delinquency report)</b>	\$ 1,976,274.59
<b>Accounts Receivable Net</b>	<u><b>\$ 1,976,274.59</b></u>
<b>Accounts Receivable (per GL # 1100-0000)</b>	<u><b>\$ 1,976,274.59</b></u>
<b>Difference</b>	\$ -

## **SECTION 5**


Leasing Report

Rent Roll

Lease Expiration Report

Stacking Plan

---

BUILDING INFORMATION				
	<b>YR Built:</b>	1929	RSF Office	1,318,422
	<b>Renovated:</b>	Ongoing	RSF Retail	29,897
	<b>Stories:</b>	34	RSF Storage	23,148
			<b>Total Building</b>	1,371,467
			<b>% Leased:</b>	90.30%
			Vacant Office & Storage	133,021
			Vacant Retail	-
			<b>Total Vacancy</b>	133,021

LEASES SCHEDULED TO EXPIRE IN THE NEXT 12 MONTHS (does not include storage)				
Tenant	SF	Suite	LXP	Status
Apache Capital	1,810	1518	M to M	TBD; M to M
D Weckstein & Co.	1,550	1516	M to M	Short term extension TBD
Catalpa Capital, LLC	1,260	1515	M to M	Short term extension TBD
Kern Corporation	797	1517	M to M	Short term extension TBD
Higdon Partners	4,915	951	Apr-15	TBD
Bob Mackie	1,618	303	Jun-15	Will vacate
Monday Properties	25,362	500-01	Jul-15	TBD
Weiskopf Silver	1,826	1550	Oct-15	TBD

EXPIRATION SCHEDULE		
Year	SF	% of Total
Vacant	133,021	9.70%
2015	42,738	3.12%
2016	56,367	4.11%
2017	115,061	8.39%
2018	62,914	4.59%
2019	103,433	7.54%
thereafter	857,933	62.56%
	1,371,467	100.00%

CURRENT VACANCIES AND NEAR TERM AVAILABILITIES (not on market)		
Floor/ Suite	SF	General Space Condition
206	5,166	Demolished; needs corridor and restrooms
800	37,889	Demolished; whitebox
935	17,307	Demolished; whitebox
960	9,507	Built out; former ING
1500	7,326	Former ING space; off market
1534	2,410	Former ING mailroom; off market; lease as storage
1552	16,331	Former ING mailroom; off market; lease as storage
2300	21,646	Demo, whitebox, restrooms on hold
3330	6,832	Whitebox
3350	4,312	Prebuilt
<b>Total Available Office Space</b>		
128,726		

OTHER MAJOR TENANT EXPIRATIONS				
Tenant	SF	Floor	LXP	Status
Voya Financial, Inc.	143,832	13-14	Apr-25	Signed extension in 2013
Swiss Re	91,457	27, 28, 31-34	Aug-20	Sublet all space
Clarion Partners	70,949	13	Apr-25	Signed extension in 2013
Tokio Mar.	66,054	2, 3, 4 East	Jun-17	TBD
HQ Global	64,090	10	Apr-19	TBD
Satterlee	51,646	11	Mar-26	Signed extension in 2010
Otterbourg	44,973	29, 30	Feb-29	Signed extension in 2012
Desmarais LLP	44,576	25, 26	Dec-23	Expanded onto 25 in 2012
PB Capital	41,285	19, 20	Nov-20	Sublet 20; 19 on market for s/l
McKenna Long	32,052	17, 18	Jun-26	Signed extension in 2013
FIA	21,234	4	Apr-20	TBD
Total	672,148			

VACANT STORAGE SPACES		
Suite	SF	Comments
S-3A	1,040	
S-3E	327	
S-3F	421	
S-4M	527	
S-422	347	Elec. Proj. / E. Hoffman
S-8D	110	
S-9A	468	
S-9C	149	
S-9E	451	E. Hoffman Temp.
S-9F	62	
S-9H	150	
S-15B	215	
S-15C	311	
S-15D	29	
S-15E	35	
<b>Total Storage</b>		
4,295 NIC S-422A		

LEASES OUT													
Deal Type						Lease Terms				Projected Leasing Costs			
Tenant	(New/Ren/Exp) SF	Floor/Suite	LCD	LXP	Broker	Term	Start Rent	Rent Incr.	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)
<b>Total</b>											\$ -	\$ -	\$ -

ACTIVE PROPOSALS													
Deal Type						Lease Terms				Projected Leasing Costs			
Tenant	(New/Ren/Exp) SF	Floor/Suite	LCD	LXP	Broker	Term	Start Rent	Rent Incr.	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)
Altus Group Limited	New	4,312	3350	Feb-15	Jan-26	10 yrs	\$ 88.00	\$9 / yr 6	12 months	\$ 79.52	\$ 42.38	\$ 182,760	\$ -
Cotton, Incorporated	New	9,507	960	Aug-15	Nov-25	10 yrs	\$ 63.00	\$6 / yr 6		\$ 52.44	\$ 30.98		\$ -
<b>Total</b>											\$ 182,760	\$ -	\$ -

DEALS SIGNED 2014													
Deal Type						Lease Terms				Projected Leasing Costs			
Tenant	(New/Ren/Exp) SF	Floor/Suite	LCD	LXP	Broker	Term	Start Rent	Rent Incr.	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)
Helmsley	Exp	7,917	650	Apr-14	Jan-30	15 yrs	\$ 57.00	\$ 6.00	9 months	\$ 47.97	\$ 25.54	\$ 202,214	\$ 75.00
Comerica	Exp	7,286	650	Feb-14	Jun-20	6 yrs	\$ 54.50	\$5.50 incr.	6 months	\$ 40.04	\$ 11.65	\$ 84,846	\$ 50.00
Apple Tree Life Sciences	New	14,169	2800	Dec-14	Jun-25	10 yrs	\$ 79.00	\$ 6.00	7 months	\$ 61.67	\$ 38.23	\$ 541,681	\$ -
Urban Space	New	9,664	ST-2 (Retail)	Oct-13	Oct-34	20 yrs	\$ 98.30	9% / 3 yrs	13 months	\$ 91.66	\$ 91.37	\$ 882,965	\$ 121.59
Brevet Capital Management	New	6,895	1525	June-14	Sept-19	5 yrs	\$ 58.00	N/A	4 months	\$ 51.23	\$ 16.58	\$ 114,319	\$ -
Cotter & Kavanaugh	New	3,753	1535	May-14	Jul-17	3 yrs	\$ 45.00	N/A	3 months	\$ 40.07	\$ 8.33	\$ 31,262	\$ -
Sageworks	New	2,687	453	Feb-14	Feb-17	3 yrs	\$ 60.00	2.75%	1 month	\$ 59.84	\$ 11.20	\$ 30,094	\$ -
Stanley Black & Decker	New	2,674	1545	Sept-14	Dec-19	5 yrs	\$ 65.00	N/A	4 months	\$ 35.53	\$ 18.59	\$ 49,710	\$ -
Arthur W Page Society	New	2,606	455	Jun-14	Aug-19	5 yrs	\$ 60.00	2.50%	3 months	\$ 59.56	\$ 17.25	\$ 44,954	\$ -
Higdon Partners	Ren	4,915	951	May-14	Apr-15	1 yrs	\$ 53.00	N/A	None	\$ 53.00	\$ 2.65	\$ 13,025	\$ -
Earth Networks	Ren	3,998	908	May-14	Jul-17	3 yrs	\$ 60.00	N/A	1 month	\$ 58.26	\$ 7.82	\$ 31,264	\$ -
D. Weckstein & Co.	Ren	1,550	1516	May-14	Dec-14	8 mos	\$ 75.00	N/A	None	\$ 75.00	\$ 2.50	\$ 3,875	\$ -
Catalpa Capital	Ren	1,260	1515	May-14	Dec-14	8 mos	\$ 60.00	N/A	None	\$ 60.00	\$ 2.00	\$ 2,520	\$ -
Starbucks	Ren	940	ST-6 (Retail)	Apr-16	Mar-26	10 yrs	\$ 199.79	12% / yr 6	0 months	\$ 209.79	\$ 100.57	\$ 94,536	\$ -
Kern Corporation	Ren	797	1517	May-14	Dec-14	8 mos	\$ 75.00	N/A	None	\$ 75.00	\$ 3.75	\$ 2,989	\$ -
Banco de la Nacion Argentina	Ren	23,407	300E	Oct-14	Jan-18	3 yrs, 4 mos	\$ 65.00	N/A	1 months	\$ 63.16	\$ 8.66	\$ 202,705	\$ -
Biacone & Wilinsky	New	1,730	904	Aug-14	Jul-19	5 yrs	\$ 38.00	N/A	1 months	\$ 31.35	\$ 7.39	\$ 12,785	\$ 27.00
Weiskopf Silver	Ren	1,881	1550	Nov-14	Oct-15	1 yr	\$ 60.00	N/A	None	\$ 60.00	\$ 4.50	\$ 8,465	\$ -
Jan Linhart	Ren	5,855	1164	Jul-16	Sep-31	15 yrs, 3 mos	\$ 61.00	\$5 / 5 yrs	3 months	\$ 61.76	\$ 27.18	\$ 159,139	\$ 10.00
Jan Linhart	Ren	405	S-11A & S-11B	Jul-16	Sep-31	15 yrs, 3 mos	\$ 36.50	\$2 / 5 yrs	0 months	\$ 37.94	\$ 16.16	\$ 6,545	\$ -

**New York, NY**

Leasing Status Report - 230 Park Avenue

AS OF FEBRUARY 15, 2015

Hatzel & Buehler	New	270	S-9B	Jul-14	Jun-15	None	1 yrs	\$	36.50	2.5% / yr	0 months	\$	36.50	\$	1.83	\$	493	\$	-	\$	-	\$	-	\$	-	\$	493
Shanghia Chengtou USA, LLC	New	3,239	910	Sept-14	Jul-17	None	3 yrs	\$	60.00	3%	2.50 months	\$	57.85	\$	6.93	\$	22,433	\$	-	\$	-	\$	-	\$	-	\$	22,433
Hunt Companies, Inc.	New	20,643	1900	Sept-14	Nov-20	CBRE	6 yrs	\$	65.00	\$4 / yr 2	0.00 months	\$	68.33	\$	1.09	\$	22,492	\$	-	\$	-	\$	-	\$	-	\$	22,492
Terrace RE	New	2,016	955	Sept-14	Oct-17	JLL	3 yrs	\$	62.00	2.5%	2 months	\$	59.96	\$	11.53	\$	23,239	\$	-	\$	-	\$	-	\$	-	\$	23,239
Clearview Trading Advisors, Inc.	New	6,573	900	Nov-14	Dec-19	None	5 yrs	\$	50.00	3.0%	2 months	\$	48.40	\$	9.64	\$	63,345	\$	1.14	\$	7,500	\$	10.00	\$	65,730	\$	136,575
American Immigration Group, LLC	New	1,585	1549	Jan-15	Mar-18	None	3 yrs	\$	66.00	3.0%	3 months	\$	57.25	\$	8.15	\$	12,915	\$	15.00	\$	23,775	\$	-	\$	-	\$	36,690
																\$ 2,664,808				\$ 2,222,900				\$ 2,502,851		\$ 7,390,559	

**DEALS SIGNED 2013**

Tenant	Deal Type (New/Ren/Exp) SF	Floor/Suite	LCD	LXP	Broker	Lease Terms					Projected Leasing Costs																
						Term	Start Rent	Rent Incr.	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total										
Helmsley	Exp	5,056	550	Dec-13	Sep-29	None	15 yrs	\$	61.00	\$5 incr.	14 months	\$	52.84	\$	26.32	\$	133,074	\$	30.00	\$	151,680	\$	-	\$	-	\$	284,754
Comerica	Exp	1,785	650	Apr-13	Jun-20	None	8 yrs	\$	54.50	\$5.50 incr.	6 months	\$	41.50	\$	13.06	\$	23,312	\$	50.00	\$	89,250	\$	-	\$	-	\$	112,562
Reed Elsevier	New	71,083	700	Dec-13	Aug-24	C&W	10 yrs	\$	51.00	\$5 incr.	9 months	\$	36.55	\$	24.75	\$	1,759,304	\$	75.00	\$	5,331,225	\$	-	\$	-	\$	7,090,529
Clarion Partners	New	70,949	1200	May-14	Apr-25	CBRE	10 yrs	\$	59.00	\$5 incr.	12 months	\$	44.07	\$	28.25	\$	2,004,309	\$	60.00	\$	4,256,940	\$	-	\$	-	\$	6,261,249
Lee Hecht Harrison	New	22,722	600	Dec-13	Apr-24	Mohr	10 yrs	\$	63.00	\$5 incr.	6 months	\$	47.84	\$	30.71	\$	697,793	\$	-	\$	-	\$	90.00	\$	2,044,980	\$	2,742,773
Bank of the Ozarks	New	2,367	922	Sep-13	Nov-18	JLL	5 yrs	\$	75.00	N/A	3 months	\$	45.83	\$	21.56	\$	51,033	\$	-	\$	-	\$	104.00	\$	246,168	\$	297,201
TMNA Services	New	1,730	904	Jun-13	Jul-13	None	2 months	\$	55.00	N/A	0 months	\$	23.38	\$	-	\$	-	\$	-	\$	-	\$	5.25	\$	9,083	\$	9,083
Teitler & Teitler, LLP	New	473	S-8A & S-3G	Aug-13	M to M	None	M to M	\$	40.00	3%	0 months	\$	40.00	\$	0.25	\$	118	\$	-	\$	-	\$	-	\$	-	\$	118
Lee Hecht Harrison	New	148	ST6A	Dec-13	Apr-24	Mohr	10 yrs	\$	35.00	1% / yr	6 months	\$	33.74	\$	18.51	\$	2,739	\$	-	\$	-	\$	-	\$	-	\$	2,739
JJJ&R Restaurant, Inc.	New	129	S-2A	Mar-13	Nov-15	None	5 yrs	\$	36.50	-	0 months	\$	36.50	\$	4.23	\$	545	\$	-	\$	-	\$	-	\$	-	\$	545
ING	Ren	144,036	1300 + 1400	May-14	Apr-25	CLW	10 yrs	\$	59.00	\$5 incr.	12 months	\$	41.22	\$	28.25	\$	4,069,017	\$	70.00	\$	10,082,520	\$	16.80	\$	2,420,000	\$	16,571,537
McKenna, Long, & Aldridge	Ren	21,635	1700	Aug-14	Aug-25	C&W	12 yrs	\$	70.00	\$6 incr.	7 months	\$	64.56	\$	37.50	\$	811,243	\$	30.00	\$	649,050	\$	-	\$	-	\$	1,460,293
McKenna, Long, & Aldridge	Ren	10,417	1825-26	Jan-15	Aug-25	C&W	12 yrs	\$	70.00	\$6 incr.	9 months	\$	56.10	\$	35.97	\$	374,699	\$	70.00	\$	729,190	\$	5.00	\$	52,085	\$	1,155,974
Cornell University	Ren	9,411	1510	May-14	Sep-24	MB	10 yrs	\$	61.00	\$4 / 3 yrs	5 months	\$	57.43	\$	30.41	\$	286,189	\$	20.00	\$	188,220	\$	-	\$	-	\$	474,409
Eagle Advisers LLC	Ren	4,466	539	May-14	Apr-16	CBRE	2 yrs	\$	50.00	-	1 months	\$	47.75	\$	6.47	\$	28,895	\$	-	\$	-	\$	-	\$	-	\$	28,895
Briger & Associates	Ren	4,306	950	Mar-14	May-19	None	5 yrs	\$	62.00	N/A	3 months	\$	57.86	\$	11.88	\$	51,155	\$	2.00	\$	8,612	\$	-	\$	-	\$	59,767
JJJ&R Restaurant, Inc.	Ren	3,096	ST 13&14	Dec-15	Jan-31	Dana Moyles	15 yrs	\$	190.00	3% / yr	2 months	\$	222.43	\$	143.38	\$	443,898	\$	-	\$	-	\$	-	\$	-	\$	443,898
Thompson Family Foundation	Ren	2,941	1541	Jan-14	Apr-17	None	3 yrs	\$	55.00	N/A	3 months	\$	50.35	\$	6.95	\$	20,440	\$	-	\$	-	\$	-	\$	-	\$	20,440
Castleton Partners	Ren	1,899	455	Apr-13	Apr-13	None	1 month	\$	56.00	N/A	0 months	\$	56.00	\$	0.23	\$	443.10	\$	-	\$	-	\$	-	\$	-	\$	443
Bob Mackie	Ren	1,618	303	Jul-13	Jun-15	None	2 yrs	\$	44.40	\$1.40/yr	0 months	\$	45.08	\$	4.05	\$	6,557.67	\$	-	\$	-	\$	-	\$	-	\$	6,558
JJJ&R Restaurant, Inc.	Ren	1,408	464 & S-4F	Jan-25	Jan-31	Dana Moyles	5 yrs	\$	52.00	N/A	0 months	\$	52.00	\$	10.36	\$	14,582	\$	-	\$	-	\$	-	\$	-	\$	14,582
JJJ&R Restaurant, Inc.	Ren	626	S-2A and P. Mezz	Dec-15	Jan-31	Dana Moyles	15 yrs	\$	36.50	3% / yr	0 months	\$	41.63	\$	17.77	\$	11,124	\$	-	\$	-	\$	-	\$	-	\$	11,124
Total		382,301													\$ 10,790,471		\$ 21,486,687		\$ 4,772,316		\$ 37,049,473						

**DEALS SIGNED 2012**

Tenant	Deal Type	Floor/Suite	LCD	LXP	Broker	Lease Terms					Projected Leasing Costs																
	(New/Ren/Exp) SF					Term	Start Rent	Rent Incr.	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total										
BMS Intermediaries	Exp	1,749	1154	Nov-12	Apr-19	Cassidy	7 yrs	\$	61.00	\$5 incr.	3 months	\$	58.76	\$	20.90	\$	36,554	\$	-	\$	-	\$	-	\$	-	\$	36,554
JVL Ventures	New	11,144	3350	Sep-12	Oct-13	JLL	1 yrs	\$	42.00	-	1 months	\$	38.62	\$	3.44	\$	38,335	\$	-	\$	-	\$	-	\$	-	\$	38,335
ING Inv. Mgmt.	New	10,481	1800	Apr-12	Dec-23	Newmark	10 yrs	\$	60.00	\$7 incr.	12 months	\$	44.27	\$	29.08	\$	304,787	\$	65.00	\$	681,265	\$	-	\$	-	\$	986,052
Hatzel & Buehler	New	6,984	925	Jan-13	Aug-23	CBRE	10 yrs	\$	61.00	\$5 incr.	8 months	\$	55.20	\$	29.51	\$	206,098	\$	12.50	\$	87,300	\$	-	\$	-	\$	293,398
Helmsley Enterprises, Inc.	New	3,406	520	Mar-12	Jun-17	None	5 yrs	\$	65.00	-	3 months	\$	61.84	\$	12.49	\$	42,541	\$	-	\$	-	\$	-	\$	-	\$	42,541
Ottobourg, Steindler (Storage)	New	2,451	4 O.P.Q,R,S,T	Aug-12	Feb-29	CBRE	15 yrs	\$	36.50	\$2.50 / 5 yrs	0 months	\$	39.00	\$	24.30	\$	59,555	\$	-	\$	-	\$	-	\$	-	\$	59,555
Catalpa Capital	New	1,260	1515	May-12	Apr-14	None	2 yrs	\$	60.00	-	1.5 months	\$	53.47	\$	5.01	\$	6,586	\$	-	\$	-	\$	5.00	\$	6,300	\$	12,886
Ottobourg, Steindler	Ren	44,973	29 - 30	Nov-13	Feb-29	CBRE	15 yrs	\$	72.00	\$6 incr.	4 months	\$	64.49	\$	47.99	\$	2,158,254	\$	73.34	\$	3,298,320	\$	-	\$	-	\$	5,456,574
Eugene A. Hoffman	Ren	2,451	1520	Dec-12	Jan-23	None	10 yrs	\$	70.00	\$6 incr.	2 months	\$	68.40	\$	23.03	\$	56,452	\$	15.00	\$	36,765	\$	-	\$	-	\$	93,217
Kern Corporation	Ren	797	1517	Jun-12	Apr-14	Vicus	2 yrs	\$	68.00	-	1.5 months	\$	63.18	\$	8.26	\$	6,586	\$	-	\$	-	\$	-	\$	-	\$	6,586
Eugene A. Hoffman	Ren	347	S-422A	Dec-12	Apr-14	None	10 yrs	\$	21.64	3%	0 months	\$	24.32	\$	23.01	\$	7,984	\$	15.00	\$	5,205	\$	1.00	\$	347	\$	13,536
Total		86,043														\$ 2,923,733		\$ 4,108,855			\$ 6,647		\$ 7,039,233				

**DEALS SIGNED 2011**

Tenant	Deal Type (New/Ren/Exp) SF	Floor/Suite	LCD	LXP	Broker	Lease Terms					Projected Leasing Costs																
						Term	Start Rent	Rent Incr.	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total										
Desmarais LLP	New	22,168	25	Nov-12	Feb-23	C&W	10 yrs	\$	71.00	\$6 incr.	9 months	\$	54.68	\$	34.28	\$	759,911	\$	-	\$	-	\$	75.00	\$	1,662,600	\$	2,422,511
Novartis	New	22,050	2100	Jan-11	Dec-26	C&W	15 yrs	\$	61.00	\$5 incr	12 months	\$	49.90	\$	42.12	\$	928,746	\$	65.00	\$	1,433,250	\$	-	\$	-	\$	2,361,996
Orion Consultants	New	10,401	2250	Mar-12	Sept-21	None	10 yrs	\$	65.00	\$6 incr	2 months	\$	54.87	\$	6.70	\$	69,723	\$	-	\$	-	\$	80.00	\$	832,080	\$	901,803
BMS Intermediaries, Ltd.	New	5,872	1160	Jan-12	Jan-19	Cassidy	7 yrs	\$	56.00	\$5 incr.	2 months	\$	52.42	\$	20.57	\$	120,787	\$	-	\$	-	\$	10.00	\$	58,720	\$	179,507
Cohen Legal Group LLC	New	4,853	812	Jan-12	Mar-12	None	0.25 yrs	\$	61.75	-	0 months	\$	61.75	\$	0.73	\$	3,533	\$	-	\$	-	\$	-	\$	-	\$	3,533
Earthnetworks, Inc.	New	3,998	908	Nov-11	Apr-14	Colliers	3 yrs	\$	54.00	-	2 months	\$	42.34	\$	8.61	\$	34,423	\$	-	\$	-	\$	20.00	\$	79,960	\$	114,383
MGX Lab LLC	New	3,850	814	Jan-12	Apr-12	None	.33 yrs	\$	57.48	-	0 months	\$	57.48	\$	0.90	\$	3,464	\$	-	\$	-	\$	-	\$	-	\$	3,464
Powermat, Ltd.	New	3,283	910	Nov-11	Apr-14	C&W	3 yrs	\$	56.00	-	2 months	\$	52.89	\$	8.43	\$	27,676	\$	-	\$	-	\$	-	\$	-	\$	27,676
Street Software Technology	New	2,605	1544	Mar-12	Apr-17	Newmark	5 yrs	\$	56.00	-	4 months	\$	48.58	\$	15.65	\$	40,770	\$	-	\$	-	\$	25.00	\$	65,125	\$	105,895
Lincoln Property Company	New	2,357	824	Jan-12	Mar-16	LPC	5 yrs	\$	63.00	-	1 months	\$	59.03	\$	18.32	\$	43,180	\$	-	\$	-	\$	10.00	\$	23,570	\$	66,750
Orion Consultants	New	2,253	S466, S3A, S3E	May-12	Sept-21	None	10 yrs	\$	35.00	-	0 months	\$	35.00	\$	11.28	\$	25,422	\$	-	\$	-	\$	10.00	\$	22,530	\$	47,952
Cornell University	New	1,749	1154	Apr-11	Jun-16	MB RE	5 yrs	\$	55.00	-	2 months	\$	53.75	\$	15.90	\$	27,809	\$	-	\$	-	\$	-	\$	-	\$	27,809
Kurzman Karelson	New	1,222	S-4P & S-4Q	May-11	Dec-12	None	2 yrs	\$	36.50	-	0 months	\$	36.50	\$	2.92	\$	3,568	\$	-	\$	-	\$	-	\$	-	\$	3,568
SEI Global, Inc.	New	1,109	1547	Mar-11	Sept-11	None	0.5 yrs	\$	55.00	-	0 months	\$	54.00	\$	1.38	\$	1,525	\$	-	\$	-	\$	-	\$	-	\$	1,525
Donovan/Burke Inc.	New	680	1546	May-11	Dec-11	None	0.6 yrs	\$	55.00	-	0 months	\$	55.00	\$	1.93	\$	1,309	\$	-	\$	-	\$	1.00	\$	680	\$	1,989
David Barrett Partners LLC	New	141	S-4L	Jun-11	Apr-20	None	9 yrs	\$	36.50	-	0 months	\$	36.50	\$	11.68	\$	1,647	\$	-	\$	-	\$	-	\$	-	\$	1,647
Higdon Braddock Matthews	Ren	4,915	951	Sep-11	Apr-14	None	3 yrs	\$	53.00	-	3 months	\$	48.18	\$	5.44	\$	26,738	\$	-	\$	-	\$	3.00	\$	14,745	\$	41,483
Axia Ventures	Ren	1,430	864	Jan-12	Apr-12	None	0.33 yrs	\$	54.00	-	0 months	\$	54.00	\$	0.89	\$	1,274	\$	-	\$	-	\$	-	\$	-	\$	1,274
Emmet, Marvin & Martin, LLP	Ren	1,254	451	Oct-11	Apr-20	None	9 yrs	\$	55.00	\$5 incr.	2 months	\$	55.12	\$	15.80	\$	19,808	\$	-	\$	-	\$	-	\$	-	\$	19,808
Catalpa Capital Advisors	Ren	1,022	863	Jun-11	Jul-11	None	0.5 yrs	\$	54.00	-	0 months	\$	54.00	\$	1.35	\$	1,380	\$	-	\$	-	\$	-	\$	-	\$	1,380
Catalpa Capital Advisors	Ren	1,022	863	Feb-11	Apr-12	None	1 yrs	\$	54.00	-	0 months	\$	54.00	\$	2.03	\$	2,070	\$	-	\$	-	\$	-	\$	-	\$	2,070
Satterlee Stephens	Ren	574	S-3D & S-11D	Feb-11	Mar-26	None	15 yrs	\$	35.50	\$2 incr	0 months	\$	36.87	\$	15.69	\$	9,006	\$	-	\$	-	\$	-	\$	-	\$	9,006
Total		98,808														\$ 2,153,768		\$ 1,433,250				\$ 2,760,010		\$ 6,347,028			



## New York, NY

Leasing Status Report - 230 Park Avenue

AS OF FEBRUARY 15, 2015

Satterlee Stephens	Expansion	2,279	P 1150	Feb-11	Mar-26	JLL	15 yrs	\$	45.00	\$5 incr	6 months	\$	41.04	\$	30.29	\$	69,031	\$	35.00	\$	79,765	\$	-	\$	-	\$	148,796	
Desmairas LLP	New	22,408	Entire 26	Apr-11	Jun-21	Cushman	10 yrs	\$	62.00	\$5 incr	8 months	\$	47.69	\$	29.76	\$	666,862	\$	-	\$	-	\$	48.53	\$	1,087,537	\$	1,754,399	
Simon Property Group	New	11,652	Part 22	Feb-11	Dec-20	CBRE	10 yrs	\$	61.00	\$5 incr	8 months	\$	47.92	\$	29.51	\$	343,851	\$	-	\$	-	\$	55.13	\$	642,413	\$	986,264	
Hargraves McConnell	New	9,985	630	Oct-10	Apr-21	CBRE	10 yrs	\$	54.00	\$5 incr	7 months	\$	39.74	\$	25.92	\$	258,811	\$	-	\$	-	\$	54.42	\$	543,394	\$	802,205	
Desmarais LLP	New	6,716	1159-60	Jun-10	Mar-11	C&W	1 yrs	\$	45.00	None	None	\$	45.00	\$	-	\$	10,279	\$	-	\$	-	\$	-	\$	-	\$	-	
Allegiance Capital Corp.	New	5,051	550	Oct-10	Mar-16	JLL	6 yrs	\$	52.00	\$5 incr	3 months	\$	48.91	\$	15.60	\$	78,796	\$	-	\$	-	\$	-	\$	-	\$	78,796	
Virtusa Corporation	New	2,043	955	Oct-10	Apr-14	Studley	4 yrs	\$	53.00	-	3 months	\$	42.83	\$	10.65	\$	21,758	\$	-	\$	-	\$	20.00	\$	40,860	\$	62,618	
Desmarais LLP	New	1,749	1154	Nov-10	Mar-11	None	1 yrs	\$	56.50	-	0 months	\$	53.00	\$	0.93	\$	1,631	\$	-	\$	-	\$	-	\$	-	\$	1,631	
George Birnbaum	New	1,632	1540	May-10	Apr-17	Mason	7 yrs	\$	50.00	\$	-	2 months	\$	41.63	\$	17.83	\$	29,096	\$	-	\$	-	\$	36.76	\$	60,000	\$	89,096
Bob Mackie	New	1,618	303	Jun-10	Apr-13	None	3 yrs	\$	40.00	\$1	0 months	\$	36.97	\$	5.00	\$	8,090	\$	-	\$	-	\$	18.54	\$	30,000	\$	38,090	
Jan Linhart	New	894	P 1159	Oct-11	Jun-16	None	5 yrs	\$	51.00	-	6 months	\$	37.21	\$	9.17	\$	8,202	\$	35.00	\$	31,290	\$	-	\$	-	\$	39,492	
Hargraves McConnell	New	470	Storage 6C	Oct-10	Apr-21	None	10 yrs	\$	36.50	-	6 months	\$	36.50	\$	11.41	\$	5,362	\$	-	\$	-	\$	-	\$	-	\$	5,362	
PBS Realty	New	421	Storage 3F	Jul-10	Feb-11	None	Feb-11	\$	36.50	-	6 months	\$	36.50	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
Marquis Jets	New	400	Storage 3H	Jun-10	M to M	None	M to M	\$	36.50	None	None	\$	36.50	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
Satterlee Stevens	Renewal	49,367	1130 - 34	Feb-11	Mar-26	JLL	15 yrs	\$	45.00	\$5 incr	6 months	\$	42.77	\$	29.76	\$	1,468,925	\$	35.00	\$	1,727,845	\$	-	\$	-	\$	3,196,770	
Suite 2525	Renewal	13,731	2525	Mar-10	Feb-20	Newmark	10 yrs	\$	57.50	\$	5.00	5 months	\$	52.61	\$	27.34	\$	375,351	\$	20.00	\$	9,400	\$	1.00	\$	13,731	\$	398,482
PBS Realty	Renewal	8,044	1820	Sep-10	Dec-14	None	4 yrs	\$	54.00	None	2.5 months	\$	49.10	\$	8.82	\$	70,983	\$	10.00	\$	80,440	\$	1.29	\$	10,340	\$	161,763	
Focus Capital	Renewal	5,356	460	Sep-10	Jun-17	None	7 yrs	\$	45.00	\$5 incr	4 months	\$	42.38	\$	10.43	\$	55,873	\$	-	\$	-	\$	-	\$	-	\$	55,873	
David Barrett	Renewal	5,341	446 - 450	May-10	Apr-20	CBRE	10 yrs	\$	50.00	\$5 incr	4 months	\$	44.91	\$	24.43	\$	130,494	\$	-	\$	-	\$	22.42	\$	119,760	\$	250,254	
Eagle Advisers	Renewal	4,466	539	Mar-10	Apr-14	CBRE	4 yrs	\$	47.00	None	2 months	\$	44.53	\$	10.58	\$	47,228	\$	-	\$	-	\$	1.16	\$	5,160	\$	52,388	
Weinberger Singer	Renewal	4,256	545	Mar-10	Apr-16	Winoker	6 yrs	\$	46.00	\$	1.00	4 months	\$	42.96	\$	14.83	\$	63,127	\$	-	\$	-	\$	-	\$	-	\$	63,127
Comerica	Renewal	4,087	634	Aug-10	Jun-20	None	10 yrs	\$	45.00	\$	5.00	3 months	\$	43.23	\$	14.56	\$	59,507	\$	15.00	\$	7,050	\$	-	\$	-	\$	66,557
Young & Partners	Renewal	3,818	1145 & P 1150	Feb-11	Jan-19	None	8 yrs	\$	51.00	\$5 incr	3 months	\$	47.44	\$	14.04	\$	53,605	\$	-	\$	-	\$	15.00	\$	57,270	\$	110,875	
Advice Personnel	Renewal	2,946	860	Mar-10	Apr-12	C&W	2 yrs	\$	45.00	\$	-	2 months	\$	40.64	\$	5.97	\$	17,591	\$	-	\$	-	\$	-	\$	-	\$	17,591
Absolute Plus Management	Renewal	2,399	922	Apr-10	Sep-10	Vicus	0.5 yrs	\$	58.00	\$	-	0 months	\$	58.00	\$	2.18	\$	5,218	\$	-	\$	-	\$	-	\$	-	\$	5,218
Absolute Plus Management	Renewal	2,399	922	Oct-10	Jul-13	Vicus	3 yrs	\$	62.00	None	0 months	\$	62.00	\$	11.62	\$	27,888	\$	-	\$	-	\$	-	\$	-	\$	27,888	
Thomas P. Puccio	Renewal	2,342	301	Apr-10	Jun-20	None	10 yrs	\$	53.00	\$	5.00	3 months	\$	53.29	\$	17.45	\$	40,879	\$	-	\$	-	\$	-	\$	-	\$	40,879
Weiskopf Silver Equities	Renewal	1,826	1550	Mar-10	Oct-14	Schlesinger	5 yrs	\$	48.00	\$	-	2 months	\$	45.25	\$	12.73	\$	23,242	\$	-	\$	-	\$	-	\$	-	\$	23,242
Leslie Trager	Renewal	296	Storage 3C	Aug-10	M to M	None	M to M	\$	36.50	None	0 months	\$	36.50	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
Total		177,992													\$ 3,941,678			\$ 1,935,790			\$ 2,610,465			\$ 8,477,655				

## DEALS SIGNED 2009

Deal Type							Lease Terms							Projected Leasing Costs						
Tenant	(New/Ren/Exp)	SF	Floor/Suite	LCD	LXP	Broker	Term	Start Rent	Rent Incr.	Free (mo)	NER	LC (\$/psf)	LC Total	TI (\$/psf)	TI Total	LL (\$/psf)	LL Total	Total		
FIA 230	Expansion	21,234	4	Dec-09	Apr-20	CBRE	11 yrs	\$ 33.00	\$3 incr	0 months	\$ 27.22	\$ 14.19	\$ 301,416	\$ -	\$ -	\$ 32.88	\$ 698,103	\$ 999,519		
Lathrop & Gage	Expansion	20,407	24	Aug-10	Nov-22	CBRE	12 yrs	\$ 62.00	\$5 incr	5 months	\$ 48.59	\$ 34.37	\$ 701,322	\$ -	\$ -	\$ 49.83	\$ 767,720	\$ 1,469,042		
Orion Consultants	Expansion	7,998	25	Mar-10	May-20	None	10 yrs	\$ 63.00	\$5 incr	2 months	\$ 61.36	\$ 20.85	\$ 166,753	\$ 15.00	\$ 119,970	\$ 10.00	\$ 79,980	\$ 366,703		
Westrock	Expansion	7,281	9	Oct-09	Jul-17	None	7 yrs	\$ 50.00	\$6 incr	9 months	\$ 43.60	\$ 12.60	\$ 91,768	\$ 10.00	\$ 72,810	\$ -	\$ -	\$ 164,578		
Six Flags	New	21,217	16	Jul-10	Oct-20	Newmark	10 yrs	\$ 45.00	\$5 incr	6 months	\$ 29.13	\$ 22.13	\$ 469,597	\$ -	\$ -	\$ 42.89	\$ 909,957	\$ 1,379,554		
James & Co	New	7,282	9	Mar-10	Jul-17	CBRE	8 yrs	\$ 55.00	\$4 incr	4 months	\$ 45.40	\$ 17.59	\$ 128,115	\$ -	\$ -	\$ 28.21	\$ 205,421	\$ 333,536		
CTL Capital	New	4,049	11	Mar-09	Jan-11	None	2 yrs	\$ 17.78	None	0 months	\$ 17.78	\$ 1.54	\$ 6,239	\$ -	\$ -	\$ -	\$ -	\$ 6,239		
Structured Funding	New	2,656	15	Sep-09	Dec-11	None	2 yrs	\$ 56.00	None	0 months	\$ 56.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Killarney Advisors	New	2,551	11	Aug-09	Nov-17	Newmark	8 yrs	\$ 50.00	\$4 incr	4 months	\$ 45.33	\$ 18.80	\$ 47,962	\$ 15.00	\$ 38,265	\$ -	\$ -	\$ 86,227		
Stanley Tools	New	2,338	18	Oct-09	Oct-14	CBRE	5 yrs	\$ 65.00	None	0 months	\$ 59.39	\$ 19.42	\$ 45,401	\$ 21.00	\$ 49,098	\$ -	\$ -	\$ 94,499		
Deming Mendoza	New	1,683	11	Sep-09	Feb-10	CBRE	1 yrs	\$ 50.00	None	0 months	\$ 50.00	\$ 0.63	\$ 1,052	\$ -	\$ -	\$ -	\$ -	\$ 1,052		
Gyre Capital Mgmt	New	1,632	15	May-09	May-09	None	0 yrs	\$ 45.88	None	0 months	\$ 45.88	\$ 0.19	\$ 312	\$ -	\$ -	\$ -	\$ -	\$ 312		
Encyclopedia Britannica	New	1,260	15	Nov-09	Feb-12	Corp. RE	2 yrs	\$ 52.38	\$5.82 incr	0 months	\$ 43.57	\$ 8.32	\$ 10,480	\$ 14.29	\$ 18,005	\$ -	\$ -	\$ 28,485		
Prodos Capital	New	1,109	15	Mar-09	Feb-10	None	1 yrs	\$ 55.00	None	0 months	\$ 44.00	\$ 2.75	\$ 3,050	\$ -	\$ -	\$ -	\$ -	\$ 3,050		
Catalpa Capital	New	1,022	8	Mar-09	Jan-11	None	3 yrs	\$ 54.00	None	0 months	\$ 44.00	\$ 4.68	\$ 4,783	\$ 10.00	\$ 10,220	\$ -	\$ -	\$ 15,003		
Aviation Advisory	New	256	8	Feb-09	Jan-10	None	1 yrs	\$ 35.00	None	0 months	\$ 35.00	\$ 1.75	\$ 448	\$ -	\$ -	\$ -	\$ -	\$ 448		
Hudson Abel	Renewal	6,172	6	Jul-09	Sep-09	Newmark	0 yrs	\$ 52.50	None	0 months	\$ 52.50	\$ 0.33	\$ 2,025	\$ -	\$ -	\$ -	\$ -	\$ 2,025		
Judge Kaye	Renewal	4,041	8	Jun-10	Mar-16	None	7 yrs	\$ 80.00	None	0 months	\$ 80.00	\$ 19.60	\$ 79,204	\$ -	\$ -	\$ -	\$ -	\$ 79,204		
JJJ & R Restaurant	Renewal	3,096	4	Dec-10	Nov-15	Moyles	5 yrs	\$ 125.00	3%	0 months	\$ 126.14	\$ 50.15	\$ 155,259	\$ 25.00	\$ 77,400	\$ -	\$ -	\$ 232,659		
Capital Link	Renewal	2,936	15	Mar-10	Apr-17	C&W	7 yrs	\$ 43.00	\$4 incr	5 months	\$ 39.32	\$ 15.46	\$ 45,396	\$ -	\$ -	\$ -	\$ -	\$ 45,396		
Absolute Plus Mgmt	Renewal	2,399	9	Apr-09	Mar-10	Vicus	1 yrs	\$ 79.00	None	0 months	\$ 79.00	\$ 5.92	\$ 14,214	\$ -	\$ -	\$ -	\$ -	\$ 14,214		
Weiskopf Silver	Renewal	1,826	15	Apr-09	Feb-10	Schlesinger	1 yrs	\$ 44.00	None	0 months	\$ 44.00	\$ 2.02	\$ 3,682	\$ -	\$ -	\$ -	\$ -	\$ 3,682		
Biancone	Renewal	1,611	15	Nov-09	Oct-14	None	5 yrs	\$ 47.72	None	0 months	\$ 38.03	\$ 8.78	\$ 14,137	\$ 35.00	\$ 56,385	\$ -	\$ -	\$ 70,522		
Apache	Renewal	1,066	6	Jun-09	May-12	None	3 yrs	\$ 52.79	None	0 months	\$ 52.79	\$ 6.60	\$ 7,034	\$ -	\$ -	\$ -	\$ -	\$ 7,034		
Aviation Advisory	Renewal	256	8	Feb-10	Jan-11	None	1 yrs	\$ 32.30	None	0 months	\$ 32.30	\$ 1.58	\$ 404	\$ -	\$ -	\$ -	\$ -	\$ 404		
Total		127,378										\$ 2,300,053		\$ 442,153		\$ 2,661,181	\$ 5,403,387			

## SPACE VACATED 2015

Tenant	SF	Floor/Suite	Date Vacated	LXP	Comments
Clarion Partnes	16,274	1552	Jan-15	Jan-15	Temp space
<b>Total</b>	<b>16,274</b>				

## SPACE VACATED 2014

**New York, NY**
*Leasing Status Report - 230 Park Avenue*
*AS OF FEBRUARY 15, 2015*

ING U.S.	6,240	1525	Apr-14	Apr-14	Leased to Brevet Holdings
ING U.S.	5,860	1534	Apr-14	Apr-14	Part of space (3,753 SF leased to Cotter & Kavanaugh)
ING U.S.	354	S-150	Apr-14	Apr-14	Combined with remaining part of 1534
ING U.S.	7,071	1560	Jun-14	Apr-14	Sub-tenant held over short term while new space (1534) was prepared
ING U.S.	21,642	2300	Jun-14	Jun-14	Swing space
Biancone & Wilinsky	1,611	1549	Sept-14	Oct-14	Moved to Suite 904
PB Capital	20,643	1900	Sept-14	Nov-20	Surrendered floor for direct lease with Hunt Companies.
Net Jets (Marquis Jet Partners)	17,891	834 & 846	Sept-14	Apr-16	Moved to smaller space at 600 Lex. Space on market for sublease.
<b>Total</b>	<b>90,249</b>				

SPACE VACATED 2013					
Tenant	SF	Floor/Suite	Date Vacated	LXP	Comments
NIF Services	6,340	903, 966	Feb-13	Feb-13	Price sensitive tenant, moved to 420 Lexington
Castleton Partners	1,899	455	Apr-13	Apr-13	4th floor prebuilt consolidation
Les Trager	325	S-3G	Jul-13	Jul-13	Relet to Teitler & Teitler
PBS Gould Venture	421	S-3F	Sept-13	Sept-13	Assigned 18th floor lease to McKenna Long and company closed
TMNA Services	1,730	904	Sept-13	Sept-13	Was temporary space for division of Tokio Marine
SEI Global	1,109	1547	Oct-13	M to M	Defaulted
David Goldstein	128	S-9C	Oct-13	M to M	Defaulted
JVL Ventures	11,144	3350	Oct-13	Oct-13	Short term lease expired; moved to 27th floor
Otterbourg Steindler	5,018	2800	Oct-13	Oct-13	Gave back 28th floor as part of extension on 29 and 30
Otterbourg Steindler	6,392	2828	Oct-13	Oct-13	Gave back 28th floor as part of extension on 29 and 30
Orion Consultants	882	S-466	Dec-13	M to M	Surrendered 4th floor storage space; no longer needed by tenant
Donovan & Burke	680	1546	Dec-13	Dec-13	Tenant closing business
Donovan & Burke	143	S-4K	Dec-13	Dec-13	Tenant closing business
<b>Total</b>	<b>36,211</b>				

SPACE VACATED 2012					
Tenant	SF	Floor/Suite	Date Vacated	LXP	Comments
Encyclopaedia Britannica	1,260	1515	Jan-12	Jan-12	Closed NYC office.
Cohen Legal Group	4,853	808	Mar-12	Mar-12	8th floor consolidation; price sensitive tenant
Arturo Ramos	3,679	855	Apr-12	Apr-12	8th floor consolidation; price sensitive tenant
Axia Ventures	1,365	864	Apr-12	Apr-12	8th floor consolidation
Catalpa Capital	1,022	863	Apr-12	Apr-12	8th floor consolidation; moved to 15th floor
MGX Lab LLC	3,850	814	Apr-12	Apr-12	8th floor consolidation
Euroconsult	4,527	2402, 2415	Apr-12	Apr-12	Must take space for Lathrop & Gage LLP
Advice Personnel	2,946	860	Apr-12	Apr-12	8th floor consolidation; price sensitive tenant
Orion Consultants	7,998	2527	Jun-12	Jun-12	Expanded and relocated to 22nd floor
Absolute Plus Management	2,399	922	Jul-12	Jul-13	Defaulted
OEM Capital Corp.	1,269	456	Oct-12	Oct-12	Price sensitive tenant
<b>Total</b>	<b>35,168</b>				

SPACE VACATED 2011					
Tenant	SF	Floor/Suite	Date Vacated	LXP	Comments
Aviation Advisory	256	S-8F	Jan-11	Jan-11	Tenant no longer needs storage space. Consolidate into west half of 8.
David Barrett Partners	419	S-4A1	Mar-11	M to M	Vacated storage space
Desmarais LLP	1,749	1154	Apr-11	M to M	Moved to Entire 26; space relet to Cornell
Desmarais LLP	6,716	1159-60	Apr-11	M to M	Moved to Entire 26; space was rebuilt and relet to BMS
Donovan/ Burke, Inc.	1,023	646	May-11	M to M	Moved to Suite 1546
Warburg Pincus	S-437	553	May-11	M to M	Hargraves storage relocation
Leslie Trager	S-3C	396	May-11	M to M	Leased to Orion. Relocated to S-4S
Lathrop & Gage	S-6D	743	May-11	M to M	Space was consolidated in Suite 600; relocated S-4A1 and S-4A2
Kern Corporation	S-6E	61	May-11	M to M	Space was consolidated in Suite 600
Neufeld & O'Leary	5,040	527	Jun-11	Jun-11	Moved to 370 Lexington; space will be renovated and relet
Neufeld & O'Leary	60	S-5B	Jun-11	Jun-11	Tenant moved out of building
T. Graham & Werwaiss	1,894	945	Jul-11	Jul-11	Space was consolidated with SE corner of 9th floor
Ameriprise	4,274	808	Sept-11	Sept-11	Closed sales office; space will be consolidated
Pacman Café, Inc.	500	Store 4	Sept-11	Sept-11	Early surrender and buyout for retail consolidation
Jean Claude Biguine	2,576	Store 23	Sept-11	Sept-11	Early surrender and buyout for retail consolidation
Kinko's Inc.	4,400	ST1C	Oct-11	Sept-11	Retail consolidation
Neon Liberty Capital	4,039	865	Dec-11	Dec-11	Consolidation of west half of 8th floor
Boxing International	536	820	Dec-11	Dec-11	Consolidation of west half of 8th floor
Structured Funding	2,656	1544	Dec-11	Dec-11	Price sensitive tenant; space was relet to SST out of Suite 857
Istithmar	10,846	3320-30	Jan-12	Jan-12	Downsized and relocated to 599 Lexington
<b>Total</b>	<b>46,984</b>				

SPACE VACATED 2010					
Tenant	SF	Floor/Suite	Date Vacated	LXP	Comments
Inscap	22,050	2100	Feb-10	Dec-21	Tenant defaulted; lawsuit ongoing; 21 is on market w/ 22
Deming Mendoza	1,637	1154	Feb-10	Feb-10	Tenant sold its business
Prodos Capital Mangement	1,109	1547	Feb-10	Feb-10	Moved to \$35 sublease space at 757 Third Avenue
Merlin Biomed	6,448	928-930	Mar-10	Mar-10	Moved to 424 West 33rd Street
Techlink Systems	1,909	453	May-10	May-10	Sub-tenant moved to Brooklyn

**New York, NY**

Leasing Status Report - 230 Park Avenue

AS OF FEBRUARY 15, 2015

CTL Capital	3,940	1160	Jun-10	Jun-10	License terminated. Space licensed to Desmarais LLP
PBS Realty	913	S-18	Jul-10	Feb-11	Storage space taken out of inventory. Relo'd to 3rd floor
Bob Mackie	2,216	446	Jul-10	Apr-10	Moved to Suite 303; space was absorbed by David Barrett
Cashflow Management	1,432	617	Aug-10	Dec-13	Relocated to Suite 1541 to consolidate NW wing of 6th floor
Apache Capital	1,066	664	Aug-10	May-12	Relocated to Suite 1518 to accommodate Helmsley space swap and NW 6
Lathrop & Gage	7,971	1847	Sept-10	Sept-10	Relo to larger space on 24th flr; will be consolidated w/ NW corner of 6
PBS Realty	1,964	1820	Sept-10	Jan-11	Gave space back as part of 8,044 sf renewal signed in August
Allegiance Capital Corporation	3,005	1150	Oct-10	Jan-11	Relo'd to larger space in suite 550. Suite 1150 leased to Satterlee.
Temple Translations	1,488	650	Oct-10	Nov-10	Downsized; space will be consolidated.
Westrock	470	S-6C	Nov-10	M to M	Storage space terminated. Licensed to Hargraves.
Joseph Irving	2,118	648	Nov-10	Nov-10	Evicted. Space will be consolidated.
Westrock	20,983	Various 9th flr	Dec-10	Jul-17	Evicted. Judgement pending.
<b>Total</b>	<b>80,719</b>				

**Grand Central and Plaza District - Class A**
*Lease Comparables*
*AS OF FEBRUARY 15, 2015*

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.I.	Months Free	N.E.R.
January-13	11 Times Square Direct	4, 5, 6, 7, 8, 9	Microsoft	210,000	15.00	\$62.00 \$67.00 \$72.00	\$90.00	15 months	\$47
January-13	1270 Sixth Avenue Direct Rockefeller Center	30	Chapman & Cutler	18,363	10.00	\$67.00 \$72.00	\$66.25	10 months	\$51
January-13	579 Fifth Avenue Direct	2, 3, 5, 6, 7	Bank Leumi USA	58,275	20.00	\$57.00 \$62.00 \$69.00 \$75.00	\$60.00	12 months	\$53
January-13	712 Fifth Avenue Direct	35	Colony Capital	9,804	5.00	\$94.50	\$85.00  Est. NBI	4 months	\$66
January-13	521 Fifth Avenue Direct	5	Major, Lindsey & Africa	21,677	10.00	\$46.00 \$51.00	\$65.00	7 months	\$35
January-13	521 Fifth Avenue Direct	11	Chinatrust Commercial Bank	20,987	15.00	\$48.00 \$53.00 \$58.00	\$57.00	12 months	\$40
January-13	99 Park Avenue Renewal	7	Heidell Pittioni	31,599	10.50	\$53.00 \$56.00 \$59.00	\$35.00	6 months	\$48
January-13	200 Park Avenue Direct	55	Gibson Dunn	48,919	18.00	\$95.00 \$102.00 \$109.00 \$116.00	\$70.00	11 months	\$86
January-13	7 Times Square Direct	42	Times Square Capital Management	28,415	10.00	\$82.00 \$86.00 \$89.00	\$40.00	6 months	\$73
January-13	712 Fifth Avenue Renewal/Expansion	42, 43	CVC Capital Partners	19,501	11.00	\$120.00 \$130.00	\$80.00	15 months	\$93

**Grand Central and Plaza District - Class A**
*Lease Comparables*
*AS OF FEBRUARY 15, 2015*

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.I.	Months Free	N.E.R.
January-13	375 Park Avenue Renewal/Expansion	30	Trilantic Capital Management LLC	17,500	5.25	\$101.00	\$0.00	3 months	\$95
January-13	399 Park Avenue Direct	32	Sachem Capital	5,792	3.00	\$109.00	\$65.00	3 months	\$75
January-13	2 Park Avenue Sublease	5	Conductor	20,500	9.00	\$46.00 \$50.00	\$75.00	5 months	\$33
February-13	277 Park Avenue Sublease	26	Sterne Agee	21,824	8.00	\$55.00 \$60.00	\$55.00	8 months	\$41
February-13	One Rockefeller Plaza Direct	10, 11	Regus	34,408	10.00	\$66.00 \$71.00	\$65.00	10 months	\$51
February-13	444 Madison Avenue Direct	21	Sorbonne Capital	10,799	7.00	\$70.00 \$76.00	\$65.00  NBI	4 months	\$64
March-13	444 Madison Avenue Expansion	20	TD Bank	11,002	10.50	\$74.00 \$79.00	\$70.00	6 months	\$61
March-13	50 Rockefeller Plaza Sublease/Expansion	13	Carey Asset Management	18,284	7.00	\$62.00 \$67.00	\$10.00	7 months	\$56
March-13	485 Lexington Avenue Sublease	9	Value Line	44,493	4.00	\$33.00	\$10.00	6 months	\$26
March-13	245 Park Avenue Sublease from Societe Generale	14	Brunswick Group	36,425	15.00	\$66.50 \$72.50 \$78.50	\$70.00	12 months	\$56

**Grand Central and Plaza District - Class A***Lease Comparables**AS OF FEBRUARY 15, 2015*

<b>Date</b>	<b>Building Address</b>	<b>Floor</b>	<b>Tenant</b>	<b>SF</b>	<b>Term</b>	<b>Rent</b>	<b>T.I.</b>	<b>Months Free</b>	<b>N.E.R.</b>
March-13	750 Third Avenue Renewal	13-17, 21	EisnerAmper	129,591	3.00	\$60.00	\$75.00	3 months	\$24
March-13	350 Fifth Avenue New	20, 21	Shutterstock	85,107	10.00	\$48.00 \$52.00	\$60.00	10 months	\$35
March-13	7 Times Square Sublease	19	Ashurst	22,279	6.00	\$52.00	\$22.00	4 months	\$44
March-13	1177 Sixth Avenue Expansion	38	Drinker Biddle & Reath	15,375	11.00	\$78.00 \$85.50	\$65.00	12 months	\$62
March-13	650 Fifth Avenue Renewal	28	TGM Associates	11,289	10.00	\$55.00 \$58.00	\$85.00	3 months	\$41
March-13	405 Park Avenue New	2	American Realty Corp.	10,735	11.00	\$63.00 \$68.00 \$73.00	\$65.00	7 months	\$53
March-13	875 Third Avenue Sublease	28	Lazare Potter	10,353	6.00	\$44.00	\$12.00	0 months	\$41
March-13	565 Fifth Avenue Expansion	20	Signature Bank	9,280	13.00	\$63.00 \$68.00	\$69.00	8 months	\$51
April-13	245 Park Avenue Sublease	15	Pierpont Securities	35,924	9.50	\$53.00 \$58.00	\$60.00	7 months	\$41
May-13	650 Fifth Avenue New	29	Metropolitan Real Estate	11,289	10.00	\$71.00 \$76.00	\$80.00	12 months	\$51

**Grand Central and Plaza District - Class A***Lease Comparables**AS OF FEBRUARY 15, 2015*

<b>Date</b>	<b>Building Address</b>	<b>Floor</b>	<b>Tenant</b>	<b>SF</b>	<b>Term</b>	<b>Rent</b>	<b>T.I.</b>	<b>Months Free</b>	<b>N.E.R.</b>
May-13	110 E. 59th Street Renewal	8, 9, 10	North Shore LIJ	71,000	15.00	\$65.00 \$70.00 \$75.00	\$20.00	4 months	\$65
May-13	1133 Sixth Avenue Renewal	18-26	Patterson Belknap	198,000	20.00	\$65.00 \$71.00 \$77.00 \$83.00	\$65.00	months	\$67
May-13	120 Park Avenue Expansion	8, 22, 23	Bloomberg LP	65,527	7.00	\$78.00 \$83.00	\$45.00	7 months	\$63
May-13	390 Park Avenue Sublease	15	Axonic Capital LLC	10,726	7.00	\$100.00	\$0.00	4 months	\$94
May-13	685 Third Avenue New	9, 10	Crain's Communications	57,119	15.00	\$50.00 \$55.00 \$60.00	\$80.00	18 months	\$37
June-13	245 Park Avenue Expansion	24	Angelo Gordon	38,000	13.00	\$81.00 \$87.00 \$93.00	\$70.00	12 months	\$67
June-13	150 E. 42nd Street Expansion	24, 25	Wells Fargo	50,528	15.00	\$55.00 \$60.00 \$65.00	\$73.00	12 months	\$40
June-13	99 Park Avenue New	10	Gould Paper	28,000	10.00	\$53.00 \$58.00	\$75.00	8 months	\$39
June-13	230 Park Avenue Sublease	22	Teitler & Teitler	11,652	8.00	\$58.50 \$62.50	\$0.00	6 months	\$55
August-13	30 Rockefeller Plaza Renewal	43 - 45	Baker Botts	104,161	10.00	\$79.00 \$85.00	\$15.00	5 months	\$75

**Grand Central and Plaza District - Class A**
*Lease Comparables*
*AS OF FEBRUARY 15, 2015*

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.I.	Months Free	N.E.R.
August-13	340 Madison Avenue Expansion	10	PNC Bank	9,915	10.00	\$65.00 \$70.00	\$65.00	8 months	\$52
August-13	600 Madison Avenue Direct	12	Rialto Capital Management	17,852	10.00	\$68.00 \$73.00	\$80.00	6 months	\$54
Sept-13	60 East 42nd Street Direct	3 & 4	Gerson Lehrman Group	65,000	10.00	\$46 / 5 \$50 / 7	\$85.00	14 months	\$29
Oct-13	555 Madison Avenue Direct	2	NYU Medical Center	25,000	15.00	\$55.00 \$60.00 \$65.00	\$65.00	11 months	\$47
Oct-13	1177 Sixth Avenue Direct	46	Gates Capital Management	11,644	10.00	\$85.00 \$91.00	\$90.00 NBI	6 months	\$67
Oct-13	90 Park Avenue Direct	31	Autonomy Capital	12,400	10.00	\$74.00 \$79.00	\$80.00 NBI	7 months	\$57
Oct-13	350 Park Avenue Renewal	29	Peconic Partners	8,100	2.00	\$115.00	\$0.00	No free rent	\$115
Oct-13	125 Park Avenue Direct	7, 8	Meister Seelig	56,794	15.00	\$53.25 \$59.25 \$65.25	\$65.00	16 months	\$44
Oct-13	299 Park Avenue Sublease from UBS Term through April 2018	Grnd 22, 23 27 - 29 31, 32	Capital One	208,950	4.50	\$60.00	\$65.00	10 months	\$24
Oct-13	299 Park Avenue Extension May 2018	Grnd 22, 23 27 - 29 31, 32	Capital One	208,950	15.00	\$93.00 \$99.00 \$105.00	\$0.00	No free rent	\$99



**Grand Central and Plaza District - Class A***Lease Comparables**AS OF FEBRUARY 15, 2015*

<b>Date</b>	<b>Building Address</b>	<b>Floor</b>	<b>Tenant</b>	<b>SF</b>	<b>Term</b>	<b>Rent</b>	<b>T.I.</b>	<b>Months Free</b>	<b>N.E.R.</b>
Oct-13	666 Fifth Avenue Direct	37	Investec Asset Management (includes LL takeback of 9,000 sf on 15th floor which had 2 years or remaining term)	11,752	10.00	\$94.00 \$100.00	\$90.00 NBI	3 months	\$80
Oct-13	527 Madison Avenue Renewal	17	Meru Capital	8,100	4.00	\$78.00	\$0.00	3 months	\$72
Oct-13	527 Madison Avenue Direct	15	Long Pond Capital	8,200	6.00	\$85.00 \$88.00	\$85.00	5 months	\$63
Oct-13	452 Fifth Avenue Direct	28	Tilden Park Capital Management	16,335	6.00	\$105.00 \$115.00	\$80.00	11 months	\$82
Nov-13	101 Park Avenue Direct	41	Federated Investors	26,400	10.00	\$114.00 \$122.00	\$65.00	11 months	\$91
Nov-13	1345 Sixth Avenue Sublease from Alliance Bernstein	2	Virgo Business Centers	40,791	10.00	\$42.00 \$45.00 \$49.00	\$40.00	14 months	\$33
Nov-13	277 Park Avenue Renewal Commencing April 2016	48	Imperial Capital	24,618	10.00	\$86.00 \$93.00	\$0.00	No Free Rent	\$90
Nov-13	1345 Sixth Avenue Sublease from Alliance Bernstein	2	Virgo Business Centers	40,791	10.00	\$42.00 \$45.00 \$49.00	\$40.00	14 months	\$32
Nov-13	1345 Sixth Avenue Sublease from Alliance Bernstein	2	Virgo Business Centers	40,791	10.00	\$42.00 \$45.00 \$49.00	\$40.00	14 months	\$32
Dec-13	767 Fifth Avenue (GM) Sublease from Weil Gothshal	23	J.C. Flowers and Company	18,134	5.00	\$86.00	\$25.00	4 months	\$72

# Grand Central and Plaza District - Class A

Lease Comparables

AS OF FEBRUARY 15, 2015

Date	Building Address	Floor	Tenant	SF	Term	Rent	T.I.	Months Free	N.E.R.
Dec-13	499 Park Avenue Direct	27 & 28 PH Floors	Dow Chemical	18,244	10.00	\$135.00 \$145.00	\$80.00	16 months	\$103
Jan-14	711 Third Avenue Direct	4	McKinsey & Company	49,731	15.00	\$51.00 \$56.00 \$61.00	\$65.00	13 months	\$42
Jan-14	757 Third Avenue Direct	2-5, 9	Grant Thornton LLP	130,357	15.00	\$51.00 \$56.00 \$61.00	\$75.00	10 months	\$41
Feb-14	475 Fifth Avenue Direct	14 Terrace Floor	Torchlight Investors	10,696	10.00	\$83.00 \$89.00	\$100.00 Turnkey	6 months	\$66
Feb-14	1325 Sixth Avenue Renewal Commences Sept 2015	29 - 32	Warner Brothers	96,769	4.00	\$75.00	\$0.00	5 months	\$66
Feb-14	1230 Sixth Avenue Rockefeller Center Renewal 12/2017 - 3/2028 2017 Base Years	2 & 3	First Republic Bank	101,525	10.00	\$65.00 \$70.00	\$32.50	4 months	\$59
Feb-14	1230 Sixth Avenue Rockefeller Center Expansion 12/2016 - 3/2028 2017 Base Years	7-Jan	First Republic Bank	38,084	11.00	\$65.00 \$70.00	\$65.00	10 months	\$49
Feb-14	30 Rockefeller Plaza Expansion	24	Haynes and Boone	38,193	12.00	\$78.00 \$84.00 \$90.00	\$65.00	10 months	\$65
Mar-14	400 Park Avenue Direct	9	W Capital Management	10,692	10.00	\$76.00 \$82.00	\$85.00  NBI	6 months	\$60
Mar-14	475 Fifth Avenue Direct	21	Daikin USA	4,319	10.00	\$80.00 \$85.00	\$0.00  New Prebuilt	6 months	\$76

**Grand Central and Plaza District - Class A***Lease Comparables**AS OF FEBRUARY 15, 2015*

<b>Date</b>	<b>Building Address</b>	<b>Floor</b>	<b>Tenant</b>	<b>SF</b>	<b>Term</b>	<b>Rent</b>	<b>T.I.</b>	<b>Months Free</b>	<b>N.E.R.</b>
Mar-14	330 Madison Avenue Direct Extension of Sub-tenant	36	Galton Capital Management	9,860	10.00	\$86.00	\$0.00	6 months	\$74

**Grand Central and Plaza District - Class A***Lease Comparables**AS OF FEBRUARY 15, 2015*

<b>Date</b>	<b>Building Address</b>	<b>Floor</b>	<b>Tenant</b>	<b>SF</b>	<b>Term</b>	<b>Rent</b>	<b>T.I.</b>	<b>Months Free</b>	<b>N.E.R.</b>
Apr-14	200 Park Avenue Sublease from Barclays	27	IgnitionOne	25,949	3.00	\$37.50	\$10.00	3 months	\$30
Apr-14	200 Park Avenue Sublease from Barclays	27	Novus Partners	18,375	3.00	\$37.50	\$10.00	3 months	\$30
Jun-14	475 Fifth Avenue Direct	18	Square One Bank	7,842	10.00	\$76.00 \$82.00	NBI \$85.00	6 months	\$60
Jun-14	320 Park Avenue Direct	8	Pzena Investments	37,000	10.00	\$72.00 \$78.00	\$65.00	9 months	\$56
Jul-14	350 Fifth Avenue Empire State Building Direct	29	Bulova	33,214	15.00	\$56.00 \$61.00 \$66.00	\$65.00	10 months	\$47
Jul-14	285 Madison Avenue Direct <i>Terrace Floor</i>	24	Greylock Capital Management	11,400	10.00	\$80.00 \$85.00	NBI \$85.00	10 months	\$58

# Competitive Properties

230 Park Avenue

19% Total Availability for Competitive Set  
1956 Average Year Built for Competitive Set

	230 Park Avenue 1929	100 Park Avenue 1950	101 Park Avenue 1982	120 Park Avenue 1982	125 Park Avenue 1923	200 Park Avenue 1963	245 Park Avenue 1967	250 Park Avenue 1924	277 Park Avenue 1964	280 Park Avenue W 1964	299 Park 1967	399 Park Avenue 1961	444 Madison Avenue 1931	150 East 42nd St. 1954
60														
59														
58														
57														
56														
55														
54														
53														
52														
51														
50														
49														
48														
47														
46														
45														
44														
43														
42														
41														
40														
39														
38														
37														
36														
35														
34														
33														
32														
31														
30														
29														
28														
27														
26														
25														
24														
23														
22														
21														
20														
19														
18														
17														
16														
15														
14														
13														
12														
11														
10														
9														
8														
7														
6														
5														
4														
3														
2														
1														
Total Available RSF:	168,367	109,522	416,677	0	129,811	297,556	233,913	143,052	164,061	600,498	277,223	51,213	53,000	602,967
Total RSF:	1,406,044	825,815	1,300,000	600,000	709,600	3,143,291	1,586,860	543,922	1,767,528	1,100,000	1,200,000	1,697,564	462,275	1,600,000
Total Availability:	12.0%	13.3%	32.1%	0.0%	18.3%	9.5%	14.7%	26.3%	9.3%	54.6%	23.1%	3.0%	11.5%	37.7%
Asking Rent:	\$58 - \$88	\$88.00	\$68 - \$90	\$90.00	\$58 - \$65	\$65 - \$90	\$80 - \$90	\$60 - \$67	\$80.00 - \$90.00	TBD - \$100	\$65.00 (sublease)	\$99.00	\$64-\$105	\$58.00 - \$65.00
Tower Flr Plate:	22,000	10,000	24,000	22,000	26,225	31,000	38,000	30,000	22,000	20,000	26,000	24,000	25,000	25,000
Base Flr Plate:	71,000	40,000	45,000	25,000	44,000	125,000	70,000	32,000	84,000	49,000	26,000	80,000	20,300	56,000
Listing Broker:	JLL	C&W	C&W	C&W	Newmark	Tishman Speyer	Newmark	Cassidy Turley	Cassidy Turley	CB Richard Ellis	Fisher Brothers	CB Richard Ellis	CB Richard Ellis	CB Richard Ellis
Owner:	Invesco	SL Green	Kaikow	Jones Lang LaSalle	SL Green	Tishman Speyer	Brookfield	AEW Capital Mgmt.	Stahl Real Estate	Investcorp	Fisher Brothers	Boston Properties	Westbrook Partners	Goldman Sachs
Manager:	Monday Properties	SL Green	Kaikow	Jones Lang LaSalle	SL Green	Tishman Speyer	Brookfield	Cassidy Turley	Stahl Real Estate	CB Richard Ellis	Fisher Brothers	Boston Properties	CB Richard Ellis	CB Richard Ellis

Sublease Availability  
Direct Availability

**Rent Roll Reconciliation**  
**230 Park Avenue**

Rent total per Rent Roll (nbr, ncpi, nrtl)	5,737,591.73
Ste 1552 02/15 Clarion Swing Space to be reversed in	4,746.58
Ste 1549 American Immigration 02/1 - 2/9 Adj	(3,004.08)
Base Rent per General Ledger account #5010-0000	<u>5,739,334.23</u>
	5,739,334.23
Rent Concessions per Rent Roll (nbrf)	(1,128,293.30)
Ste 1549 American Immigration 02/1 - 2/9 Adj	2,490.71
Ste 700 Reed Elsevier 2/1 - 2/4 Free Rent	(43,157.54)
Rent Concessions per General Ledger account #5020-0000	<u>(1,168,960.13)</u>
Operating Exp Reimb - Current Year total per Rent Roll (noere)	148,469.37
Operating Exp Reimb - Current Year per General Ledger account #5050-0000	<u>148,469.37</u>
Real Estate Tax Reimb total per Rent Roll (nretre)	144,505.09
Monthly Deferred RET Income	159,417.20
2014 RE Tax Reimb True Up Accrual Reversal	(3,772.05)
Semi Annual Billers appearing on monthly rent roll	<u>(22,234.04)</u>
Real Estate Tax reimb per General Ledger account #5060-0000	<u>277,916.20</u>
Electricity Reimb total per Rent Roll (nere)	72,612.24
Ste 1549 American Immigration 02/1 - 2/9 Adj	(132.08)
12/1 - 12/30 Submeter billing	146,994.08
February Submeter billing accrual adjustment	17,016.00
Elec portion of sales tax billed for Dec-14	7,262.36
Cogent Communications is billed quarterly as compared to the monthly rent roll. (\$185.91/3)	(61.97)
Electricity reimb per General Ledger account #5083-0000	<u>243,690.63</u>
Security Deposit total per Rent Roll	1,866,869.28
Security Deposit Liability per GL Account 2100-0000	<u>1,866,869.28</u>

Property Criteria: Physical Property=Yes, Stage=S Operating

Unit Criteria: Exclude=No

Current Base Rent Monthly Criteria: Charge Type Name="Base Rent", "Retail Rent", "Ground Rent", "Rent-Master Lease", "Storage Rent", "Temp Tenant Rent", "Rent Concessions"

Current Base Rent Monthly Priority: 1="BaseRent" 2="Retail Rent" 3="Ground Rent" 4="Rent-Master Lease" 5="Storage Rent" 6="Temp Tenant Rent"

Current Lease to Document defines the amendment used to display the Current Lease To date only

As of Date=02/28/2015

Property=oe2300 AND Report Order=Property Code/Unit Code

Unit Code	Lease Name	Original	Current	Area	Base Rent	Rent From	Rent To	Charge	Rent	Area %	Annual	Annual	Sec Dep	Stor	CAM	Tax	Ins	Option	Description
		Lease From	Lease To					Code	Concession		Per Area	Per Area						Type	
0200	TOKIO MARINE & FIRE INSURANCE	06/28/2002	06/30/2017	20,871	12,771.25	03/13/2011	06/30/2017	nbr	No	1.45	132.1	53	0	0	24,025.19	1,224.15	0	Renewal	1 5 yr opt @ FMRV
0200				0	130,029.17	07/01/2011	06/30/2017	nbr		0	0	0	0	0	0	0	0	ROFO	ROFO part of 2nd fl & 4th fl
0200				0	86,962.50	07/01/2011	06/30/2017	nbr		0	0	0	0	0	0	0	0		
0202	TOKIO MARINE & FIRE INSURANCE	06/28/2002	06/30/2017	3,005	12,771.25	03/13/2011	06/30/2017	nbr		0.21	0	53	0	0	0	0	0	Renewal	1 5 yr opt @ FMRV
0202				0	130,029.17	07/01/2011	06/30/2017	nbr		0	0	0	0	0	0	0	0	ROFO	ROFO part of 2nd fl & 4th fl
0202				0	86,962.50	07/01/2011	06/30/2017	nbr		0	0	0	0	0	0	0	0		
0206	Vacant			5,166	0			n/a		0.36	0	67.23	0	0	0	0	0		
0300E	Banco De La Nacion Argentina	01/28/2004	01/31/2018	23,407	126,787.91	10/01/2014	01/31/2018	nbr	No	1.62	65	49.67	0	0	0	984.91	0	Termination	Conditional LL Termination
0300W	TOKIO MARINE & FIRE INSURANCE	06/28/2002	06/30/2017	31,207	12,771.25	03/13/2011	06/30/2017	nbr		2.17	0	53	0	0	0	0	0	Renewal	1 5 yr opt @ FMRV
0300W				0	130,029.17	07/01/2011	06/30/2017	nbr		0	0	0	0	0	0	0	0	ROFO	ROFO part of 2nd fl & 4th fl
0300W				0	86,962.50	07/01/2011	06/30/2017	nbr		0	0	0	0	0	0	0	0		
0301	Transnational Management, LLC	04/01/2010	06/30/2020	2,342	10,343.83	04/01/2010	03/31/2015	nbr	No	0.16	53	53	41,381.56	0	142.96	375.74	0	Custom	No options
0301				0	11,319.66	04/01/2015	06/30/2020	nbr		0	0	0	0	0	0	0	0		
0303	BOB MACKIE DESIGN GROUP LTD.	06/30/2010	06/30/2015	1,618	6,179.66	07/01/2014	06/30/2015	nbr	No	0.11	45.83	53	0	nbr	40.55	307.13	9.73	Custom	No options
0416	TOKIO MARINE & FIRE INSURANCE	02/26/2007	06/30/2017	13,384	69,150.67	03/01/2013	06/30/2017	nbr	No	0.93	64.74	53	0	0	1,418.03	0	0	Custom	No options
0416				0	3,058.66	03/01/2013	06/30/2017	nbr		0	0	0	0	0	0	0	0		
0417	HELMSLEY ENTERPRISES	08/01/1998	07/31/2018	5,324	0			n/a	No	0.37	0	53	0	0	0	0	0		
0424	Epstein, Becker & Green, P.C.	05/01/2004	04/30/2019	6,231	9,865.75	05/01/2004	04/30/2019	nbr	No	0.43	19	53	7,594.74	0	2,327.55	0	0	Custom	No options
0430	FIA 230 CORP.	12/04/2009	04/30/2020	21,234	69,010.50	01/01/2015	06/30/2016	nbr	No	1.47	39	53	117,474.53	0	532.59	3,696.92	127.83	ROFO	ROFO contiguous 4th floor
0430				0	79,627.50	07/01/2016	04/30/2020	nbr		0	0	0	0	0	0	0	0	Termination	T Opt to Terminate
0430A	Mechanical Space	08/01/2006	07/31/2020	183	0			n/a	No	0.01	0	53	0	0	0	0	0		
0446	David Barrett Partners, LLC	05/01/2010	04/30/2020	2,354	12,820.84	05/01/2010	04/30/2015	nbr	No	0.16	115.36	53	0	0	119.18	1,043.68	0	Custom	No Options
0446				0	9,808.33	11/19/2010	04/30/2015	nbr		0	0	0	0	0	0	0	0		
0446				0	10,789.16	05/01/2015	04/30/2020	nbr		0	0	0	0	0	0	0	0		
0446				0	14,102.93	05/01/2015	04/30/2020	nbr		0	0	0	0	0	0	0	0		
0450	David Barrett Partners, LLC	05/01/2010	04/30/2020	3,077	12,820.84	05/01/2010	04/30/2015	nbr		0.21	0	53	0	0	0	0	0	Custom	No Options
0450				0	9,808.33	11/19/2010	04/30/2015	nbr		0	0	0	0	0	0	0	0		
0450				0	10,789.16	05/01/2015	04/30/2020	nbr		0	0	0	0	0	0	0	0		
0450				0	14,102.93	05/01/2015	04/30/2020	nbr		0	0	0	0	0	0	0	0		
0451	Emmet Marvin & Martin LLP	10/01/2008	04/30/2020	1,254	5,747.50	10/01/2011	09/30/2016	nbr	No	0.09	55	53	0	0	159.52	3.28	Custom	No options	
0451				0	6,270.00	10/01/2016	04/30/2020	nbr		0	0	0	0	0	0	0	0		
0453	Sageworks Inc	01/31/2014	02/28/2017	2,687	13,435.00	01/31/2014	02/28/2015	nbr	No	0.19	60	40.34	0	0	0	116.56	0	Custom	No Options
0453				0	13,804.46	03/01/2015	02/29/2016	nbr		0	0	0	0	0	0	0	0		
0453				0	14,184.08	03/01/2016	02/28/2017	nbr		0	0	0	0	0	0	0	0		
0455	The Arthur Page Society	05/12/2014	08/31/2019	2,606	13,030.00	05/12/2014	05/11/2015	nbr	No	0.18	60	38.62	0	0	0	115.89	0	Custom	No Options
0455				0	13,355.75	05/12/2015	05/11/2016	nbr		0	0	0	0	0	0	0	0		
0455				0	13,689.65	05/12/2016	05/11/2017	nbr		0	0	0	0	0	0	0	0		
0455				0	14,031.89	05/12/2017	05/11/2018	nbr		0	0	0	0	0	0	0	0		
0455				0	14,382.68	05/12/2018	05/11/2019	nbr		0	0	0	0	0	0	0	0		
0455				0	14,742.25	05/12/2019	08/31/2019	nbr		0	0	0	0	0	0	0	0		
0460	Focus Personnel	09/15/2010	06/30/2017	5,356	20,085.00	09/15/2010	09/14/2015	nbr	No	0.37	45	53	62,052.84	0	0	933.96	0	Custom	No options
0460				0	22,316.67	09/15/2015	06/30/2017	nbr		0	0	0	0	0	0	0	0		
0464	JJJ & R. RESTAURANT	12/01/2010	11/30/2025	1,202	4,407.34	12/01/2010	11/30/2015	nbr	No	0.08	44	53	0	0	0	208.68	0	Renewal	1 5 yr opt @ FMRV
0464				0	4,808.00	12/01/2015	11/30/2020	nbr		0	0	0	0	0	0	0	0	ROFO	ROFO adjacent ground fl
0464				0	5,208.67	12/01/2020	11/30/2025	nbr		0	0	0	0	0	0	0	0		
0500	Monday Properties Investments	08/01/2005	07/31/2015	21,140	22,869.17	06/16/2008	07/31/2015	nbr	No	1.47	50.65	54	0	0	4,595.11	8,348.31	0	Renewal	1 5 yr opt (1 of 2)
0500				0	66,362.17	08/01/2010	07/31/2015	nbr		0	0	0	0	0	0	0	0	Renewal	1 5 yr opt (2 of 2)
0501	Monday Properties Investments	08/01/2005	07/31/2015	4,222	22,869.17	06/16/2008	07/31/2015	nbr		0.29	0	48	0	0	0	0	0	Renewal	1 5 yr opt (1 of 2)
0501				0	66,362.17	08/01/2010	07/31/2015	nbr		0	0	0	0	0	0	0	0	Renewal	1 5 yr opt (2 of 2)
0520	Helmsley Enterprises, Inc.	03/15/2012	06/30/2017	3,406	18,449.16	03/15/2012	06/30/2017	nbr	Yes	0.24	65	70	0	0	0	366.4	8.95	Termination	T opt to terminate
0525	YAMAGATA DENTAL, PC	09/05/2002	09/30/2017	1,376	166.67	10/01/2003	09/30/2017	nsto		0.1	0	70	0	0	0	0	0	Termination	LL Termination opt Storage
0525	YAMAGATA DENTAL, PC	09/05/2002	09/30/2017	1,376	166.67	10/01/2003	09/30/2017	nsto	No	0.1	1.45	70	21,332.26	166.67	653.34	1,058.13	0	Termination	LL Termination opt Storage
0525	YAMAGATA DENTAL, PC	09/05/2002	09/30/2017	1,376	5,618.67	09/05/2012	09/30/2017	nbr		0.1	0	70	0	0	0	0	0	Termination	LL Termination opt Storage
0525	YAMAGATA DENTAL, PC	09/05/2002	09/30/2017	1,376	5,618.67	09/05/2012	09/30/2017	nbr	No	0.1	1.45	70	21,332.26	166.67	653.34	1,058.13	0	Termination	LL Termination opt Storage
0530	The Leona M And Harry B Helmsley Charitable Tr	10/21/2013	01/31/2030	5,392	27,409.33	10/21/2013	09/30/2019	nbr	Yes	0.37	61	55	0	0	0	393.42	0	Renewal	1-5 yr Opt @FMV
0530				0	29,656.00	10/01/2019	09/30/2024	nbr		0	0	0	0	0	0	0	0		

Unit Code	Lease Name	Original	Current	Area	Base Rent	Rent From	Rent To	Charge Code	Rent Concession	Area %	Annual	Annual	Sec Dep	Stor	CAM	Tax	Ins	Option		Description
		Lease From	Lease To								Base Rent Per Area	Market Rent Per Area						Type		
0530				0	31,902.67	10/01/2024	01/31/2030	nbr		0	0	0	0	0	0	0	0			
0534	MARQUIS JET PARTNERS, INC.	09/01/2001	02/28/2016	8,621	49,211.54	10/01/2012	02/28/2016	nbr	No	0.6	68.5	48	175,602.03	0	748.6	2,822.01	0	Custom	No options	
0539	Eagle Advisors, LLC	03/01/2010	04/30/2016	4,466	18,608.34	05/01/2014	04/30/2016	nbr	No	0.31	50	48	88,732.95	0	0	194.57	0	Custom	No options	
0544A	WEINBERGER & SINGER	03/01/2010	04/30/2016	4,256	16,669.33	03/01/2012	04/30/2016	nbr	No	0.3	47	55	65,596.33	0	106.52	607.58	25.57	Custom	No options	
0550	Allegiance Capital Corporation	10/01/2010	04/30/2016	5,051	21,887.67	10/01/2010	09/30/2015	nbr	No	0.35	52	55	135,897.82	0	47.26	876.56	13.42	Custom	No Options	
0550				0	23,992.25	10/01/2015	04/30/2016	nbr		0	0	0	0	0	0	0	0			
0553	HELMSLEY ENTERPRISES	08/01/1998	07/31/2018	7,589	0			n/a		0.53	0	55	0	0	0	0	0			
0561	HELMSLEY ENTERPRISES	08/01/1998	07/31/2018	2,860	0			n/a		0.2	0	48	0	0	0	0	0			
0600	Lee Hecht Harrison LLC	01/03/2014	07/31/2024	22,722	119,290.50	01/03/2014	07/31/2019	nbr	No	1.58	63	54	0	0	0	1,677.20	100.3	Renewal	1 5yr opt @ FMRV	
0600				0	128,758.00	08/01/2019	07/31/2024	nbr		0	0	0	0	0	0	0	0			
0630	Hargraves,McConnell&CostiganPC	10/28/2010	04/30/2021	9,985	1,682.04	08/08/2011	04/30/2021	nsto		0.69	0	65	0	0	0	0	0	Termination	LL Termination - Storage	
0630	Hargraves,McConnell&CostiganPC	10/28/2010	04/30/2021	9,985	1,682.04	08/08/2011	04/30/2021	nsto	No	0.69	2.02	65	0	1,682.04	249.8	1,734.15	59.96	Termination	LL Termination - Storage	
0630	Hargraves,McConnell&CostiganPC	10/28/2010	04/30/2021	9,985	44,932.50	10/28/2010	09/30/2015	nbr		0.69	0	65	0	0	0	0	0	Termination	LL Termination - Storage	
0630	Hargraves,McConnell&CostiganPC	10/28/2010	04/30/2021	9,985	44,932.50	10/28/2010	09/30/2015	nbr	No	0.69	2.02	65	0	1,682.04	249.8	1,734.15	59.96	Termination	LL Termination - Storage	
0630				0	49,092.92	10/01/2015	04/30/2021	nbr		0	0	0	0	0	0	0	0			
0634	COMERICA INCORPORATED	08/01/2010	06/30/2020	4,087	15,326.25	08/01/2010	07/31/2015	nbr	No	0.28	45	48	0	0	242.34	0	0	Custom	NO options	
0634				0	17,029.16	08/01/2015	06/30/2020	nbr		0	0	0	0	0	0	0	0			
0634A	COMERICA INCORPORATED	08/01/2010	06/30/2020	1,785	8,106.88	05/30/2013	05/29/2018	nbr	No	0.12	54.5	0	0	0	0	0	0			
0634A				0	8,925.00	05/30/2018	06/30/2020	nbr		0	0	0	0	0	0	0	0			
0634B	COMERICA INCORPORATED	08/01/2010	06/30/2020	7,286	33,090.58	03/20/2014	03/19/2019	nbr	No	0.51	54.5	0	0	0	0	0	0			
0634B				0	36,429.99	03/20/2019	06/30/2020	nbr		0	0	0	0	0	0	0	0			
0650	The Leona M And Harry B Helmsley Charitable Tr	10/21/2013	01/31/2030	7,917	37,605.75	04/30/2014	01/30/2020	nbr	No	0.55	57	109.47	0	0	0	0	0			
0650				0	41,564.25	01/31/2020	01/30/2025	nbr		0	0	0	0	0	0	0	0			
0650				0	45,522.75	01/31/2025	01/31/2030	nbr		0	0	0	0	0	0	0	0			
0651	HELMSLEY ENTERPRISES	08/01/1998	07/31/2018	11,081	0			n/a		0.77	0	54	0	0	0	0	0			
0664	HELMSLEY ENTERPRISES	08/01/1998	07/31/2018	1,051	0			n/a		0.07	0	48	0	0	0	0	0			
0665	HELMSLEY ENTERPRISES	08/01/1998	07/31/2018	3,575	0			n/a		0.25	0	48	0	0	0	0	0			
0700	Reed Elsevier, Inc	05/05/2014	02/28/2025	71,083	302,102.75	05/05/2014	01/31/2020	nbr	No	4.93	51	50	0	0	0	3,083.31	0	Renewal	1 - 7 year option @ market	
0700				0	331,720.67	02/01/2020	02/28/2025	nbr		0	0	0	0	0	0	0	0	ROFO	Conditional ROFO 6th or 8th fl	
0800	Vacant			37,889	0			n/a	No	2.63	0	53.49	0	0	0	0	0			
0824	LPC Commercial Services	01/01/2012	03/31/2016	2,357	12,374.25	05/14/2012	03/31/2016	nbr	No	0.16	63	70	0	0	0	304.71	6.13	Custom	No options	
0826	CITY OF NY DEPT GEN SERV.	04/01/2009	03/31/2016	4,041	26,940.00	04/01/2009	03/31/2016	nbr	No	0.28	80	65	0	0	318.05	0	0			
0834	MARQUIS JET PARTNERS, INC.	09/01/2001	04/20/2016	9,284	34,815.00	07/21/2013	04/20/2016	nbr	No	0.64	45	48	175,602.03	0	2,256.52	4,160.02	0	Custom	No options	
0846	MARQUIS JET PARTNERS, INC.	09/01/2001	04/20/2016	8,607	32,276.25	11/01/2013	04/20/2016	nbr	No	0.6	45	55	175,602.03	0	2,322.40	0	0	Custom	No options	
0850	MARQUIS JET PARTNERS, INC.	09/01/2001	02/28/2016	4,295	24,338.34	12/01/2013	02/28/2016	nbr	No	0.3	68	55	175,602.03	0	435.69	1,406.54	0	Custom	No options	
0851	MARQUIS JET PARTNERS, INC.	09/01/2001	02/28/2016	2,838	16,082.00	05/01/2012	02/28/2016	nbr	No	0.2	68	55	175,602.03	0	288.21	928.76	0	Custom	No options	
0900	Clearview Trading Advisors Inc	11/24/2014	01/31/2020	6,573	27,387.50	11/24/2014	10/31/2015	nbr	No	0.46	50	25.67	109,550.00	0	0	100.77	0	Termination	LL conditional opt. to term	
0900				0	28,209.13	11/01/2015	10/31/2016	nbr		0	0	0	0	0	0	0	0			
0900				0	29,055.40	11/01/2016	10/31/2017	nbr		0	0	0	0	0	0	0	0			
0900				0	29,927.06	11/01/2017	10/31/2018	nbr		0	0	0	0	0	0	0	0			
0900				0	30,824.87	11/01/2018	10/31/2019	nbr		0	0	0	0	0	0	0	0			
0900				0	31,749.62	11/01/2019	01/31/2020	nbr		0	0	0	0	0	0	0	0			
0904	BIANCONE & WILINSKY,LLP	11/01/2009	09/30/2019	1,730	5,478.33	09/05/2014	09/30/2019	nbr	No	0.12	38	48.67	13,125.41	0	0	0	0	Custom	No options	
0908	Earth Networks, Inc	11/28/2011	07/31/2017	3,998	19,990.00	05/01/2014	07/31/2017	nbr	No	0.28	60	48	0	0	0	194.57	0	Custom	No options	
0910	Shanghai Chentou USA, LLC	08/11/2014	07/31/2017	3,239	16,195.00	08/11/2014	07/31/2015	nbr	No	0.22	60	55.75	97,170.00	0	0	140.29	0	Custom	No Options	
0910				0	16,680.85	08/01/2015	07/31/2016	nbr		0	0	0	0	0	0	0	0			
0910				0	17,181.27	08/01/2016	07/31/2017	nbr		0	0	0	0	0	0	0	0			
0920	James & Company LLC	03/12/2010	07/31/2017	7,282	33,375.83	03/12/2010	03/31/2015	nbr	No	0.51	55	65	201,345.85	0	182.11	1,388.75	43.71	Custom	No options	
0920				0	35,803.17	04/01/2015	07/31/2017	nbr		0	0	0	0	0	0	0	0			
0922	Bank of the Ozarks, Inc	11/11/2013	02/28/2019	2,367	14,793.75	11/11/2013	02/28/2019	nbr	No	0.16	75	70	0	0	0	176	10.33	Custom	No options	
0925	Hatzel & Buehler Inc	12/14/2012	08/31/2023	6,984	35,502.00	12/14/2012	08/31/2018	nbr	No	0.48	61	60	0	0	0	633.08	30.94	Custom	No options	
0925				0	38,412.00	09/01/2018	08/31/2023	nbr		0	0	0	0	0	0	0	0			
0935	Vacant			17,307	0			n/a	No	1.2	0	48	0	0	0	0	0			
0950	Briger Associates	02/06/2009	05/31/2019	4,306	22,247.67	03/01/2014	05/31/2019	nbr	No	0.3	62	55	0	0	0	0	0	Custom	No options	
0951	HIGDON PARTNERS	09/01/2011	04/30/2015	4,915	21,707.92	05/01/2014	04/30/2015	nbr	No	0.34	53	55	9,626.33	0	0	0	0	Termination	LL opt to Terminate Storage	
0955	Terrace RE, LLC	09/12/2014	11/30/2017	2,016	10,416.00	09/12/2014	08/31/2015	nbr	No	0.14	62	55.74	0	0	0	0	0	Custom	No Options	
0955				0	10,676.40	09/01/2015	08/31/2016	nbr		0	0	0	0	0	0	0	0			
0955				0	10,943.31	09/01/2016	08/31/2017	nbr		0	0	0	0	0	0	0	0			
0955				0	11,216.89	09/01/2017	11/30/2017	nbr		0	0	0	0	0	0	0	0			
0960	Vacant			9,507	0			n/a	No	0.66	0	54.82	0	0	0	0	0			
1001A	HQ GLOBAL WORKPLACES, INC.	06/01/2002	04/30/2019	64,090	277,723.33	09/01/2012	08/31/2015	nbr	No	4.45	52	54	78,978.00	0	36,479.02	44,412.21	0	Custom	No options	
1001A				0	299,086.67	09/01/2015	04/30/2019	nbr		0	0	0	0	0	0	0	0			
1101A	SATTERLEE STEPHENS BURKE&BURKE	02/01/2011	03/31/2026	49,367	185,126.25	02/01/2011	01/31/2016	nbr	Yes	3.43	47.08	55	0	0	0	8,311.50	0	Renewal	1 - 5 yr Opt (1 of 2)	
1101A				0	8,546.25	03/16/2011	01/31/2016	nbr		0	0	0	0	0	0	0	0	Renewal	1 - 5 yr Opt (2 of 2)	
1101A				0	9,495.83	02/01/2016	01/31/2021	nbr		0	0	0	0	0	0	0	0	ROFO	ROFO balance of 11th fl	
1101A				0	205,695.83	02/01/2016	01/31/2021	nbr		0	0	0	0	0	0	0	0			
1101A				0	226,265.41	02/01/2021	03/31/2026	nbr		0	0	0	0	0	0	0	0			



Unit Code	Lease Name	Original	Current	Area	Base Rent	Rent From	Rent To	Charge Code	Rent Concession	Area %	Annual	Annual	Sec Dep	Stor	CAM	Tax	Ins	Option	
		Lease From	Lease To								Base Rent Per Area	Market Rent Per Area						Type	Description
1101A				0	10,445.42	02/01/2021	03/31/2026	nbr		0	0	0	0	0	0	0	0		
1145	YOUNG AND PARTNERS	02/01/2011	01/31/2019	3,092	13,141.00	02/01/2011	01/31/2016	nbr	No	0.21	62.97	55	48,499.16	0	0	614.46	0	Custom	No options
1145				0	3,085.50	05/20/2011	01/31/2016	nbr		0	0	0	0	0	0	0	0		
1145				0	14,429.33	02/01/2016	01/31/2019	nbr		0	0	0	0	0	0	0	0		
1145				0	3,388.00	02/01/2016	01/31/2019	nbr		0	0	0	0	0	0	0	0		
1145B	YOUNG AND PARTNERS	02/01/2011	01/31/2019	726	13,141.00	02/01/2011	01/31/2016	nbr		0.05	0	55	0	0	0	0	0	Custom	No options
1145B				0	3,085.50	05/20/2011	01/31/2016	nbr		0	0	0	0	0	0	0	0		
1145B				0	14,429.33	02/01/2016	01/31/2019	nbr		0	0	0	0	0	0	0	0		
1145B				0	3,388.00	02/01/2016	01/31/2019	nbr		0	0	0	0	0	0	0	0		
1150	SATTERLEE STEPHENS BURKE&BURKE	02/01/2011	03/31/2026	2,279	185,126.25	02/01/2011	01/31/2016	nbr		0.16	0	55	0	0	0	0	0	Renewal	1 - 5 yr Opt (1 of 2)
1150				0	8,546.25	03/16/2011	01/31/2016	nbr		0	0	0	0	0	0	0	0	Renewal	1 - 5 yr Opt (2 of 2)
1150				0	9,495.83	02/01/2016	01/31/2021	nbr		0	0	0	0	0	0	0	0	ROFO	ROFO balance of 11th fl
1150				0	205,695.83	02/01/2016	01/31/2021	nbr		0	0	0	0	0	0	0	0		
1150				0	226,265.41	02/01/2021	03/31/2026	nbr		0	0	0	0	0	0	0	0		
1150				0	10,445.42	02/01/2021	03/31/2026	nbr		0	0	0	0	0	0	0	0		
1152	Public Financial Mgt Inc	08/05/2009	12/31/2016	2,551	11,479.50	02/04/2013	12/31/2016	nbr	No	0.18	54	55	34,429.32	0	146.39	407.16	0	Custom	No options
1154A	BMS Intermediaries	01/19/2012	04/30/2019	1,749	8,890.74	11/16/2012	10/31/2017	nbr	No	0.12	61	55	0	0	0	158.91	7.72		
1154A				0	9,619.49	11/01/2017	04/30/2019	nbr		0	0	0	0	0	0	0	0		
1160	BMS Intermediaries	01/19/2012	04/30/2019	5,872	27,402.66	01/19/2012	03/31/2017	nbr	No	0.41	56	55	0	0	0	872.58	15.44	Custom	No options
1160				0	29,849.33	04/01/2017	04/30/2019	nbr		0	0	0	0	0	0	0	0		
1162	JAN LINHART DDS PC	07/01/2001	06/30/2016	1,360	416.67	10/01/2006	06/30/2016	nsto		0.09	0	48	0	0	0	0	0	Renewal	1 10 yr opt @ escalated rent
1162	JAN LINHART DDS PC	07/01/2001	06/30/2016	1,360	416.67	10/01/2006	06/30/2016	nsto	No	0.09	185.74	48	0	416.67	2,319.81	3,158.68	0	Renewal	1 10 yr opt @ escalated rent
1162	JAN LINHART DDS PC	07/01/2001	06/30/2016	1,360	14,136.75	07/01/2011	06/30/2016	nbr		0.09	0	48	0	0	0	0	0	Renewal	1 10 yr opt @ escalated rent
1162	JAN LINHART DDS PC	07/01/2001	06/30/2016	1,360	14,136.75	07/01/2011	06/30/2016	nbr	No	0.09	185.74	48	0	416.67	2,319.81	3,158.68	0	Renewal	1 10 yr opt @ escalated rent
1162				0	6,913.33	07/01/2011	06/30/2016	nbr		0	0	0	0	0	0	0	0		
1163	JAN LINHART DDS PC	07/01/2001	06/30/2016	2,781	416.67	10/01/2006	06/30/2016	nsto		0.19	0	48	0	0	0	0	0	Renewal	1 10 yr opt @ escalated rent
1163	JAN LINHART DDS PC	07/01/2001	06/30/2016	2,781	14,136.75	07/01/2011	06/30/2016	nbr		0.19	0	48	0	0	0	0	0	Renewal	1 10 yr opt @ escalated rent
1163				0	6,913.33	07/01/2011	06/30/2016	nbr		0	0	0	0	0	0	0	0		
1164	JAN LINHART DDS PC	07/01/2001	06/30/2016	894	3,799.50	10/26/2011	06/30/2016	nbr	No	0.06	51	48	0	0	0	118.03	0	Renewal	1 10 yr opt @ escalated rent
1200	Clarion Partners LLC	05/01/2014	04/30/2025	70,949	348,832.58	05/01/2014	04/30/2020	nbr	Yes	4.92	59	41.86	0	0	0	3,082.70	0	Renewal	1 5 yr opt @ FMV
1200				0	378,394.67	05/01/2020	04/30/2025	nbr		0	0	0	0	0	0	0	0	ROFO	ROFO any space on 11 & 13 fl
1300	Voya Financial, Inc	05/01/1999	04/30/2025	72,327	355,607.75	05/01/2014	04/30/2020	nbr	Yes	5.02	117.33	41.06	0	0	0	0	0	Renewal	Ren opt either 5 yrs or 10 yrs
1300				0	351,566.25	05/01/2014	04/30/2020	nbr		0	0	0	0	0	0	0	0	ROFO	ROFO 12th or 15th fl
1300				0	381,360.00	05/01/2020	04/30/2025	nbr		0	0	0	0	0	0	0	0		
1300				0	385,744.00	05/01/2020	04/30/2025	nbr		0	0	0	0	0	0	0	0		
1401	Voya Financial, Inc	05/01/1999	04/30/2025	71,505	355,607.75	05/01/2014	04/30/2020	nbr		4.96	0	18.15	0	0	0	0	0	Renewal	Ren opt either 5 yrs or 10 yrs
1401				0	351,566.25	05/01/2014	04/30/2020	nbr		0	0	0	0	0	0	0	0	ROFO	ROFO 12th or 15th fl
1401				0	381,360.00	05/01/2020	04/30/2025	nbr		0	0	0	0	0	0	0	0		
1401				0	385,744.00	05/01/2020	04/30/2025	nbr		0	0	0	0	0	0	0	0		
1500	Vacant			7,326	0			n/a	No	0.51	0	122.42	0	0	0	0	0		
1510	Cornell University	05/01/2014	09/30/2024	9,411	47,839.25	05/01/2014	04/30/2017	nbr	No	0.65	61	4.38	0	0	0	143.65	0		
1510				0	50,976.25	05/01/2017	04/30/2021	nbr		0	0	0	0	0	0	0	0		
1510				0	54,113.25	05/01/2021	09/30/2024	nbr		0	0	0	0	0	0	0	0		
1515	Catalpa Capital, LLC	04/01/2009		1,260	6,300.00	04/16/2012		nbr	No	0.09	60	55	39,019.65	0	0	142.02	3.32		
1516	D WECKSTEIN & CO.	03/01/2008		1,550	9,687.50	03/01/2008		nbr	No	0.11	75	70	5,477.33	0	266.44	712.76	0	Custom	No options
1517	KERN CORPORATION	05/23/2002		797	4,981.25	05/01/2014		nbr	No	0.06	75	70	1,196.76	0	18.48	104	0		
1518	APACHE CAPITAL MANAGEMENT, LLC	08/20/2010		1,810	4,689.51	08/20/2010		nbr	No	0.13	31.09	70	9,246.84	0	83.71	245.88	0	Custom	No options
1520	EUGENE A. HOFFMAN MGMT. INC.	11/29/2002	01/31/2023	2,451	14,297.50	12/01/2012	01/31/2018	nbr	No	0.17	70	70	0	0	0	0	0		
1520				0	15,523.00	02/01/2018	01/31/2023	nbr		0	0	0	0	0	0	0	0		
1525	Brevet Holdings LLC	05/01/2014	10/31/2019	6,895	33,325.83	06/17/2014	10/31/2019	nbr	Yes	0.48	58	48.87	0	0	0	105.06	0	Custom	No Options
1534	Vacant			2,410	0			n/a	No	0.17	0	131.3	0	0	0	0	0		
1535	Cotter & Kavanaugh LLP	05/05/2014	07/31/2017	3,753	14,073.75	05/05/2014	07/31/2017	nbr	No	0.26	45	0	0	0	0	164.69	0	Custom	No Options
1536	CAPITAL LINK INC.	03/01/2010	04/30/2017	2,936	10,520.67	03/01/2010	02/28/2015	nbr	No	0.2	43	48	13,413.47	0	205.31	695.62	0		
1536				0	11,499.33	03/01/2015	04/30/2017	nbr		0	0	0	0	0	0	0	0		
1540	Law Offices of George Birnbaum	05/21/2010	04/30/2017	1,632	6,800.00	05/21/2010	04/30/2017	nbr	No	0.11	50	48	34,087.97	0	40.89	309.8	9.81		
1541	Thompson Family Foundation, Inc	01/01/2014	04/30/2017	2,941	13,479.59	01/01/2014	04/30/2017	nbr	No	0.2	55	55.88	0	0	0	128.09	0	Custom	No options
1544	STREET SOFTWARE TECH	05/01/2002	04/30/2017	2,605	12,156.66	04/11/2012	04/30/2017	nbr	No	0.18									

Unit Code	Lease Name	Original Lease From	Current Lease To	Area	Base Rent	Rent From	Rent To	Charge Code	Rent Concession	Area %	Annual	Annual	Sec Dep	Stor	CAM	Tax	Ins	Option	
											Base Rent Per Area	Market Rent Per Area						Type	Description
1701				0	137,021.67	08/01/2019	07/31/2024	nbr		0	0	0	0	0	0	0	0		
1701				0	147,839.17	08/01/2024	06/30/2026	nbr		0	0	0	0	0	0	0	0		
1800	ING Investment Management International LLC	04/02/2012	04/30/2023	10,481	52,405.00	04/02/2012	03/31/2018	nbr	No	0.73	60	65	0	0	0	1,179.22	26.96	Renewal	1 5 yr opt @ FMV
1800				0	58,518.92	04/01/2018	04/30/2023	nbr		0	0	0	0	0	0	0	0	ROFO	Any space 18th fl not ste 1825
1820	Vacant			0	0			n/a	No	0	0	0	0	0	0	0	0		
1825	McKenna Long & Aldridge LLP	03/14/2007	06/30/2026	2,356	13,743.33	12/01/2014	07/31/2019	nbr	Yes	0.16	70	0	0	0	0	0	0	Renewal	1 Conditional 5 yr opt @ FMR
1825				0	14,921.33	08/01/2019	07/31/2024	nbr		0	0	0	0	0	0	0	0		
1825				0	16,099.33	08/01/2024	06/30/2026	nbr		0	0	0	0	0	0	0	0		
1850	McKenna Long & Aldridge LLP	03/14/2007	06/30/2026	8,061	47,022.50	01/01/2015	07/31/2019	nbr	Yes	0.56	70	78.01	0	0	0	0	0	Renewal	1 Conditional 5 yr opt @ FMV
1850				0	51,053.00	08/01/2019	07/31/2024	nbr		0	0	0	0	0	0	0	0		
1850				0	55,083.50	08/01/2024	06/30/2026	nbr		0	0	0	0	0	0	0	0		
1900	Hunt Companies, Inc	09/10/2014	11/30/2020	20,643	98,052.08	01/01/2015	11/06/2015	nbr	No	1.43	57	65.03	0	0	5,017.95	9,649.96	0	Custom	No Options
1900				0	104,932.92	11/07/2015	11/30/2020	nbr		0	0	0	0	0	0	0	0		
2000	MUFG Union Bank, NA	09/10/2014	11/30/2020	20,642	89,450.83	09/10/2014	11/06/2015	nbr	No	1.43	52	64.97	0	0	5,017.95	9,649.96	0	Renewal	1 - 5 yr renewal
2000				0	96,331.67	11/07/2015	11/30/2020	nbr		0	0	0	0	0	0	0	0		
2100	Novartis Finance Corporation	01/01/2011	12/31/2026	22,050	112,087.50	01/01/2011	12/31/2016	nbr	No	1.53	61	65	0	0	0	3,548.06	0	Renewal	1 conditional 5 yr Opt @ mkt
2100				0	121,275.00	01/01/2017	12/31/2021	nbr		0	0	0	0	0	0	0	0	Termination	T Term. opt
2100				0	130,462.50	01/01/2022	12/31/2026	nbr		0	0	0	0	0	0	0	0	ROFO	ROFO any of 20th or 22nd fls
2201	Simon Property Group	02/28/2011	09/30/2021	11,652	59,231.00	02/28/2011	09/30/2016	nbr	No	0.81	61	65	0	0	0	2,022.36	0	Renewal	1 - 5 yr opt @ FMV
2201				0	64,086.00	10/01/2016	09/30/2021	nbr		0	0	0	0	0	0	0	0		
2250	Orion Consultants, LLC	03/01/2010	09/30/2021	10,401	56,338.75	02/01/2014	02/28/2017	nbr	No	0.72	65	65	338,138.57	0	0	1,673.57	0	Custom	No Options
2250				0	61,539.25	03/01/2017	09/30/2021	nbr		0	0	0	0	0	0	0	0		
2300	Vacant			21,646	0			n/a	No	1.5	0	69.99	0	0	0	0	0		
2401	Lathrop & Gage, LLP	08/27/2010	12/31/2022	15,406	79,597.67	08/27/2010	12/31/2015	nbr	No	1.07	62	70	0	0	853.18	0	0	Renewal	1 5 yr opt @ FMRV
2401				0	86,016.83	01/01/2016	12/31/2020	nbr		0	0	0	0	0	0	0	0		
2401				0	92,436.00	01/01/2021	12/31/2022	nbr		0	0	0	0	0	0	0	0		
2415	Lathrop & Gage, LLP	08/27/2010	12/31/2022	5,001	25,838.50	02/04/2013	12/31/2015	nbr	No	0.35	62	70	0	0	276.79	749.48	0	Renewal	1 5 yr opt @ FMRV
2415				0	27,922.25	01/01/2016	12/31/2020	nbr		0	0	0	0	0	0	0	0		
2415				0	30,006.00	01/01/2021	12/31/2022	nbr		0	0	0	0	0	0	0	0		
2500	Desmarais LLP	04/01/2011	12/31/2023	22,168	129,313.33	02/04/2013	11/30/2018	nbr	No	1.54	70	70	0	0	0	2,381.35	58.08	Renewal	1 5 yr opt: contingent on ROFO
2500				0	140,397.33	12/01/2018	12/31/2023	nbr		0	0	0	0	0	0	0	0	ROFO	Rofo entire area fls 24 or 27
2600	Desmarais LLP	04/01/2011	12/31/2023	22,408	115,774.67	04/01/2011	09/30/2016	nbr	No	1.56	62	70	0	0	0	3,607.81	0	Renewal	1 5 yr opt: contingent on ROFO
2600				0	125,111.33	10/01/2016	09/30/2021	nbr		0	0	0	0	0	0	0	0	ROFO	ROFO on 24th or 27th fl
2600				0	141,917.33	10/01/2021	12/31/2023	nbr		0	0	0	0	0	0	0	0		
2700	SWISS RE AMERICAN HOLDING	04/20/2000	08/31/2020	19,672	119,671.33	05/01/2010	04/30/2015	nbr	No	1.37	339.38	70	0	0	56,136.94	0	0	Custom	No options
2700				0	46,105.58	05/01/2010	04/30/2015	nbr		0	0	0	0	0	0	0	0		
2700				0	129,374.25	07/01/2011	04/30/2015	nbr		0	0	0	0	0	0	0	0		
2700				0	95,429.25	07/01/2011	04/30/2015	nbr		0	0	0	0	0	0	0	0		
2700				0	123,266.58	07/01/2011	04/30/2015	nbr		0	0	0	0	0	0	0	0		
2700				0	42,516.41	07/01/2011	04/30/2015	nbr		0	0	0	0	0	0	0	0		
2700				0	45,428.50	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0		
2700				0	101,965.50	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0		
2700				0	131,709.50	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0		
2700				0	138,235.50	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0		
2700				0	49,263.50	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0		
2700				0	127,868.00	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0		
2800	Vacant			14,169	0			n/a	No	0.98	0	24.79	0	0	0	0	0		
2829	SWISS RE AMERICAN HOLDING	04/20/2000	08/31/2020	7,579	119,671.33	05/01/2010	04/30/2015	nbr		0.53	0	70	0	0	0	0	0	Custom	No options
2829				0	46,105.58	05/01/2010	04/30/2015	nbr		0	0	0	0	0	0	0	0		
2829				0	129,374.25	07/01/2011	04/30/2015	nbr		0	0	0	0	0	0	0	0		
2829				0	95,429.25	07/01/2011	04/30/2015	nbr		0	0	0	0	0	0	0	0		
2829				0	123,266.58	07/01/2011	04/30/2015	nbr		0	0	0	0	0	0	0	0		
2829				0	42,516.41	07/01/2011	04/30/2015	nbr		0	0	0	0	0	0	0	0		
2829				0	45,428.50	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0		
2829				0	101,965.50	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0		
2829				0	131,709.50	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0		
2829				0	138,235.50	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0		
2829				0	49,263.50	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0		
2829				0	127,868.00	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0		
2900	OTTERBOURG STEINDLER HOUSTON	11/01/1998	02/28/2029	22,480	889.58	11/01/2013	02/28/2019	nsto		1.56	0	46.26	0	0	0	0	0	Renewal	5 yr conditional renewal opt
2900	OTTERBOURG STEINDLER HOUSTON	11/01/1998	02/28/2029	22,480	889.58	11/01/2013	02/28/2019	nsto	No	1.56	3.81	46.26	0	7,145.83	0	1,163.86	0	Renewal	5 yr conditional renewal opt
2900	OTTERBOURG STEINDLER HOUSTON	11/01/1998	02/28/2029	22,480	134,880.00	11/01/2013	02/28/2019	nbr		1.56	0	46.26	0	0	0	0	0	Renewal	5 yr conditional renewal opt
2900	OTTERBOURG STEINDLER HOUSTON	11/01/1998	02/28/2029	22,480	134,880.00	11/01/2013	02/28/2019	nbr	No	1.56	3.81	46.26	0	7,145.83	0	1,163.86	0	Renewal	5 yr conditional renewal opt
2900				0	1,134.58	11/01/2013	02/28/2019	nsto		0	0	0	0	0	0	0	0		
2900				0	134,958.00	11/01/2013	02/28/2019	nbr		0	0	0	0	0	0	0	0		
2900				0	146,204.50	03/01/2019	02/29/2024	nbr		0	0	0	0	0	0	0	0		
2900				0	1,927.92	11/01/2013	02/28/2019	nsto		0	0	0	0	0	0	0	0		

Unit Code	Lease Name	Original Lease From	Current Lease To	Area	Base Rent	Rent From	Rent To	Charge Code	Rent Concession	Area %	Annual Base Rent Per Area	Annual Market Rent Per Area	Sec Dep	Stor	CAM	Tax	Ins	Option Type	Description
2900				0	860.42	11/01/2013	02/28/2019	nsto		0	0	0	0	0	0	0	0		
2900				0	146,120.00	03/01/2019	02/29/2024	nbr		0	0	0	0	0	0	0	0		
2900				0	157,360.00	03/01/2024	02/28/2029	nbr		0	0	0	0	0	0	0	0		
2900				0	1,642.08	11/01/2013	02/28/2019	nsto		0	0	0	0	0	0	0	0		
2900				0	691.25	11/01/2013	02/28/2019	nsto		0	0	0	0	0	0	0	0		
2900				0	157,451.00	03/01/2024	02/28/2029	nbr		0	0	0	0	0	0	0	0		
2900				0	740.63	03/01/2019	02/29/2024	nsto		0	0	0	0	0	0	0	0		
2900				0	1,759.38	03/01/2019	02/29/2024	nsto		0	0	0	0	0	0	0	0		
2900				0	921.88	03/01/2019	02/29/2024	nsto		0	0	0	0	0	0	0	0		
2900				0	2,065.63	03/01/2019	02/29/2024	nsto		0	0	0	0	0	0	0	0		
2900				0	1,215.62	03/01/2019	02/29/2024	nsto		0	0	0	0	0	0	0	0		
2900				0	953.12	03/01/2019	02/29/2024	nsto		0	0	0	0	0	0	0	0		
2900				0	1,016.66	03/01/2024	02/28/2029	nsto		0	0	0	0	0	0	0	0		
2900				0	1,296.66	03/01/2024	02/28/2029	nsto		0	0	0	0	0	0	0	0		
2900				0	2,203.34	03/01/2024	02/28/2029	nsto		0	0	0	0	0	0	0	0		
2900				0	983.34	03/01/2024	02/28/2029	nsto		0	0	0	0	0	0	0	0		
2900				0	790	03/01/2024	02/28/2029	nsto		0	0	0	0	0	0	0	0		
2900				0	1,876.67	03/01/2024	02/28/2029	nsto		0	0	0	0	0	0	0	0		
3000	OTTERBOURG STEINDLER HOUSTON	11/01/1998	02/28/2029	22,493	889.58	11/01/2013	02/28/2019	nsto		1.56	0	46.01	0	0	0	0	0	Renewal	5 yr conditional renewal opt
3000	OTTERBOURG STEINDLER HOUSTON	11/01/1998	02/28/2029	22,493	134,880.00	11/01/2013	02/28/2019	nbr		1.56	0	46.01	0	0	0	0	0	Renewal	5 yr conditional renewal opt
3000				0	1,134.58	11/01/2013	02/28/2019	nsto		0	0	0	0	0	0	0	0		
3000				0	134,958.00	11/01/2013	02/28/2019	nbr		0	0	0	0	0	0	0	0		
3000				0	1,927.92	11/01/2013	02/28/2019	nsto		0	0	0	0	0	0	0	0		
3000				0	146,204.50	03/01/2019	02/29/2024	nbr		0	0	0	0	0	0	0	0		
3000				0	146,120.00	03/01/2019	02/29/2024	nbr		0	0	0	0	0	0	0	0		
3000				0	860.42	11/01/2013	02/28/2019	nsto		0	0	0	0	0	0	0	0		
3000				0	1,642.08	11/01/2013	02/28/2019	nsto		0	0	0	0	0	0	0	0		
3000				0	157,360.00	03/01/2024	02/28/2029	nbr		0	0	0	0	0	0	0	0		
3000				0	157,451.00	03/01/2024	02/28/2029	nbr		0	0	0	0	0	0	0	0		
3000				0	691.25	11/01/2013	02/28/2019	nsto		0	0	0	0	0	0	0	0		
3000				0	740.63	03/01/2019	02/29/2024	nsto		0	0	0	0	0	0	0	0		
3000				0	1,759.38	03/01/2019	02/29/2024	nsto		0	0	0	0	0	0	0	0		
3000				0	921.88	03/01/2019	02/29/2024	nsto		0	0	0	0	0	0	0	0		
3000				0	2,065.63	03/01/2019	02/29/2024	nsto		0	0	0	0	0	0	0	0		
3000				0	1,215.62	03/01/2019	02/29/2024	nsto		0	0	0	0	0	0	0	0		
3000				0	953.12	03/01/2019	02/29/2024	nsto		0	0	0	0	0	0	0	0		
3000				0	1,016.66	03/01/2024	02/28/2029	nsto		0	0	0	0	0	0	0	0		
3000				0	1,296.66	03/01/2024	02/28/2029	nsto		0	0	0	0	0	0	0	0		
3000				0	2,203.34	03/01/2024	02/28/2029	nsto		0	0	0	0	0	0	0	0		
3000				0	983.34	03/01/2024	02/28/2029	nsto		0	0	0	0	0	0	0	0		
3000				0	790	03/01/2024	02/28/2029	nsto		0	0	0	0	0	0	0	0		
3000				0	1,876.67	03/01/2024	02/28/2029	nsto		0	0	0	0	0	0	0	0		
3100	SWISS RE AMERICAN HOLDING	04/20/2000	08/31/2020	21,267	119,671.33	05/01/2010	04/30/2015	nbr		1.48	0	70	0	0	0	0	0	Custom	No options
3100				0	46,105.58	05/01/2010	04/30/2015	nbr		0	0	0	0	0	0	0	0		
3100				0	129,374.25	07/01/2011	04/30/2015	nbr		0	0	0	0	0	0	0	0		
3100				0	95,429.25	07/01/2011	04/30/2015	nbr		0	0	0	0	0	0	0	0		
3100				0	123,266.58	07/01/2011	04/30/2015	nbr		0	0	0	0	0	0	0	0		
3100				0	42,516.41	07/01/2011	04/30/2015	nbr		0	0	0	0	0	0	0	0		
3100				0	45,428.50	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0		
3100				0	101,965.50	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0		
3100				0	131,709.50	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0		
3100				0	138,235.50	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0		
3100				0	49,263.50	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0		
3100				0	127,868.00	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0		
3200	SWISS RE AMERICAN HOLDING	04/20/2000	08/31/2020	20,263	119,671.33	05/01/2010	04/30/2015	nbr		1.41	0	70	0	0	0	0	0	Custom	No options
3200				0	46,105.58	05/01/2010	04/30/2015	nbr		0	0	0	0	0	0	0	0		
3200				0	129,374.25	07/01/2011	04/30/2015	nbr		0	0	0	0	0	0	0	0		
3200				0	95,429.25	07/01/2011	04/30/2015	nbr		0	0	0	0	0	0	0	0		
3200				0	123,266.58	07/01/2011	04/30/2015	nbr		0	0	0	0	0	0	0	0		
3200				0	42,516.41	07/01/2011	04/30/2015	nbr		0	0	0	0	0	0	0	0		
3200				0	45,428.50	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0		
3200				0	101,965.50	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0		
3200				0	131,709.50	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0		
3200				0	138,235.50	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0		
3200				0	49,263.50	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0		
3200				0	127,868.00	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0		
3300	SWISS RE AMERICAN HOLDING	04/20/2000	08/31/2020	6,989	119,671.33	05/01/2010	04/30/2015	nbr		0.49	0	70	0	0	0	0	0	Custom	No options

Unit Code	Lease Name	Original	Current	Area	Base Rent	Rent From	Rent To	Charge Code	Rent Concession	Area %	Annual	Annual	Sec Dep	Stor	CAM	Tax	Ins	Option		Description
		Lease From	Lease To								Base Rent Per Area	Market Rent Per Area						Type		
3300				0	46,105.58	05/01/2010	04/30/2015	nbr		0	0	0	0	0	0	0	0	0		
3300				0	129,374.25	07/01/2011	04/30/2015	nbr		0	0	0	0	0	0	0	0	0		
3300				0	95,429.25	07/01/2011	04/30/2015	nbr		0	0	0	0	0	0	0	0	0		
3300				0	123,266.58	07/01/2011	04/30/2015	nbr		0	0	0	0	0	0	0	0	0		
3300				0	42,516.41	07/01/2011	04/30/2015	nbr		0	0	0	0	0	0	0	0	0		
3300				0	45,428.50	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0	0		
3300				0	101,965.50	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0	0		
3300				0	131,709.50	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0	0		
3300				0	138,235.50	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0	0		
3300				0	49,263.50	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0	0		
3300				0	127,868.00	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0	0		
3330	Vacant			6,832	0			n/a	No	0.47	0	52.23	0	0	0	0	0	0		
3350	Vacant			4,312	0			n/a	No	0.3	0	180.91	0	0	0	0	0	0		
3400	SWISS RE AMERICAN HOLDING	04/20/2000	08/31/2020	15,687	119,671.33	05/01/2010	04/30/2015	nbr		1.09	0	70	0	0	0	0	0	0	Custom	No options
3400				0	46,105.58	05/01/2010	04/30/2015	nbr		0	0	0	0	0	0	0	0	0		
3400				0	129,374.25	07/01/2011	04/30/2015	nbr		0	0	0	0	0	0	0	0	0		
3400				0	95,429.25	07/01/2011	04/30/2015	nbr		0	0	0	0	0	0	0	0	0		
3400				0	123,266.58	07/01/2011	04/30/2015	nbr		0	0	0	0	0	0	0	0	0		
3400				0	42,516.41	07/01/2011	04/30/2015	nbr		0	0	0	0	0	0	0	0	0		
3400				0	45,428.50	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0	0		
3400				0	101,965.50	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0	0		
3400				0	131,709.50	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0	0		
3400				0	138,235.50	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0	0		
3400				0	49,263.50	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0	0		
3400				0	127,868.00	05/01/2015	08/31/2020	nbr		0	0	0	0	0	0	0	0	0		
BSMNT	FIBERNET EQUAL ACCESS LLC	01/22/1998		0	0			n/a	No	0	0	0	0	0	0	0	0	0		
LIC2	COGENET COMMUNICATIONS	09/03/2003	09/02/2018	0	0			n/a	No	0	0	0	0	0	0	0	0	0		
MEZZ1	JJJ & R REST INC.	12/01/2010	11/30/2015	360	1,449.58	12/01/2010	11/30/2015	nsto		0.02	0	150	0	0	0	0	0	0		
MEZZ1	JJJ & R REST INC.	12/01/2010	11/30/2015	360	1,449.58	12/01/2010	11/30/2015	nsto	No	0.02	1,209.93	150	0	1,841.96	0	537.51	0	0		
MEZZ1	JJJ & R REST INC.	12/01/2010	11/30/2015	360	36,298.02	12/01/2014	11/30/2015	nrtl		0.02	0	150	0	0	0	0	0	0		
MEZZ1	JJJ & R REST INC.	12/01/2010	11/30/2015	360	36,298.02	12/01/2014	11/30/2015	nrtl	No	0.02	1,209.93	150	0	1,841.96	0	537.51	0	0		
MEZZ1				0	392.38	03/06/2013	11/30/2015	nsto		0	0	0	0	0	0	0	0	0		
MZ-2	JJJ & R REST INC.	12/01/2010	11/30/2015	497	1,449.58	12/01/2010	11/30/2015	nsto		0.03	0	150	0	0	0	0	0	0		
MZ-2	JJJ & R REST INC.	12/01/2010	11/30/2015	497	36,298.02	12/01/2014	11/30/2015	nrtl		0.03	0	150	0	0	0	0	0	0		
MZ-2				0	392.38	03/06/2013	11/30/2015	nsto		0	0	0	0	0	0	0	0	0		
MZ-45	Urban Space Grand Central LLC	02/20/2014	03/31/2035	985	79,166.67	03/20/2015	03/19/2018	nrtl	No	0.07	0	0	0	0	0	0	0	0	Custom	No Options
MZ-45				0	86,291.67	03/20/2018	03/19/2021	nrtl		0	0	0	0	0	0	0	0	0		
MZ-45				0	94,057.92	03/20/2021	03/19/2024	nrtl		0	0	0	0	0	0	0	0	0		
MZ-45				0	102,523.13	03/20/2024	03/19/2027	nrtl		0	0	0	0	0	0	0	0	0		
MZ-45				0	111,750.21	03/20/2027	03/19/2030	nrtl		0	0	0	0	0	0	0	0	0		
MZ-45				0	121,807.73	03/20/2030	03/19/2033	nrtl		0	0	0	0	0	0	0	0	0		
MZ-45				0	132,770.43	03/20/2033	03/31/2035	nrtl		0	0	0	0	0	0	0	0	0		
ROOF1	IDT Corporation	06/28/2000		0	0			n/a	No	0	0	0	0	0	0	0	0	0		
S02A	JJJ & R REST INC.	12/01/2010	11/30/2015	129	1,449.58	12/01/2010	11/30/2015	nsto		0.01	0	76.65	0	0	0	0	0	0		
S02A	JJJ & R REST INC.	12/01/2010	11/30/2015	129	36,298.02	12/01/2014	11/30/2015	nrtl		0.01	0	76.65	0	0	0	0	0	0		
S02A				0	392.38	03/06/2013	11/30/2015	nsto		0	0	0	0	0	0	0	0	0		
S03A	Vacant			1,040	0			n/a	No	0.07	0	36.64	0	0	0	0	0	0		
S03D	Satterlee Stephens Burke&Burke	02/01/2011	03/31/2026	323	955.54	02/01/2011	01/31/2016	nsto	No	0.02	63.09	36.5	0	1,698.08	0	0	0	0	Renewal	1 - 5 yr Opt (1 of 2)
S03D				0	742.54	02/01/2011	01/31/2016	nsto		0	0	0	0	0	0	0	0	0	Renewal	1 - 5 yr Opt (2 of 2)
S03D				0	784.38	02/01/2016	01/31/2021	nsto		0	0	0	0	0	0	0	0	0	Termination	LL or T may terminate storage
S03D				0	1,009.38	02/01/2016	01/31/2021	nsto		0	0	0	0	0	0	0	0	0		
S03D				0	826.21	02/01/2021	03/31/2026	nsto		0	0	0	0	0	0	0	0	0		
S03D				0	1,063.21	02/01/2021	03/31/2026	nsto		0	0	0	0	0	0	0	0	0		
S03E	Vacant			327	0			n/a	No	0.02	0	36.5	0	0	0	0	0	0		
S03F	Vacant			421	0			n/a	No	0.03	0	36.5	0	0	0	0	0	0		
S03G	Teitler & Teitler, LLP	08/01/2013		325	1,115.83	08/01/2014	07/31/2015	nsto	No	0.02	59.96	36.5	0	1,623.96	0	0	0	0	Custom	No options
S03G				0	508.13	08/01/2014	07/31/2015	nsto		0	0	0	0	0	0	0	0	0		
S03G				0	523.37	08/01/2015	07/31/2016	nsto		0	0	0	0	0	0	0	0	0		
S03G				0	1,149.30	08/01/2015	07/31/2016	nsto		0	0	0	0	0	0	0	0	0		
S03G				0	1,183.78	08/01/2016	07/31/2017	nsto		0	0	0	0	0	0	0	0	0		
S03G				0	539.08	08/01/2016	07/31/2017	nsto		0	0	0	0	0	0	0	0	0		
S03G				0	555.25	08/01/2017	07/31/2018	nsto		0	0	0	0	0	0	0	0	0		
S03G				0	1,219.30	08/01/2017	07/31/2018	nsto		0	0	0	0	0	0	0	0	0		
S03G				0	1,255.88	08/01/2018	07/31/2019	nsto		0	0	0	0	0	0	0	0	0		
S03G				0	571.9	08/01/2018	07/31/2019	nsto		0	0	0	0	0	0	0	0	0		
S03G				0	589.06	08/01/2019	07/31/2020	nsto		0	0	0	0	0	0	0	0	0		
S03G				0	1,293.55	08/01/2019	07/31/2020	nsto		0	0	0	0	0	0	0	0	0		

Unit Code	Lease Name	Original	Current	Area	Base Rent	Rent From	Rent To	Charge Code	Rent Concession	Area %	Annual	Annual	Sec Dep	Stor	CAM	Tax	Ins	Option		Description
		Lease From	Lease To								Base Rent Per Area	Market Rent Per Area						Type		
S03G				0	1,332.36	08/01/2020	07/31/2021	nsto		0	0	0	0	0	0	0	0	0		
S03G				0	606.73	08/01/2020	07/31/2021	nsto		0	0	0	0	0	0	0	0	0		
S03G				0	624.94	08/01/2021	09/30/2021	nsto		0	0	0	0	0	0	0	0	0		
S03G				0	1,372.33	08/01/2021	09/30/2021	nsto		0	0	0	0	0	0	0	0	0		
S03H	James & Company	05/08/2006		400	216.67	07/17/2012		nsto	No	0.03	6.5	36.5	0	216.67	0	0	0	0	Custom	No options
S0422	Eugene A. Hoffman Mgmt, Inc.	03/01/2008	01/31/2023	347	663.85	12/01/2014	11/30/2015	nsto	No	0.02	22.96	36.5	0	663.85	0	0	0	0		
S0422				0	683.76	12/01/2015	11/30/2016	nsto		0	0	0	0	0	0	0	0	0		
S0422				0	704.28	12/01/2016	11/30/2017	nsto		0	0	0	0	0	0	0	0	0		
S0422				0	725.4	12/01/2017	11/30/2018	nsto		0	0	0	0	0	0	0	0	0		
S0422				0	747.17	12/01/2018	11/30/2019	nsto		0	0	0	0	0	0	0	0	0		
S0422				0	769.58	12/01/2019	11/30/2020	nsto		0	0	0	0	0	0	0	0	0		
S0422				0	792.67	12/01/2020	11/30/2021	nsto		0	0	0	0	0	0	0	0	0		
S0422				0	816.45	12/01/2021	11/30/2022	nsto		0	0	0	0	0	0	0	0	0		
S0422				0	840.94	12/01/2022	01/31/2023	nsto		0	0	0	0	0	0	0	0	0		
S0466	BUILDING STORAGE	08/01/1998		889	0			n/a	No	0.06	0	36.29	0	0	0	0	0	0		
S04A1	Lathrop & Gage	06/09/2011	12/31/2022	329	822.5	06/09/2011	12/31/2015	nsto	No	0.02	56.72	36.5	0	1,555.00	0	0	0	0		
S04A1				0	732.5	06/09/2011	12/31/2015	nsto		0	0	0	0	0	0	0	0	0		
S04A1				0	877.33	01/01/2016	12/31/2020	nsto		0	0	0	0	0	0	0	0	0		
S04A1				0	781.33	01/01/2016	12/31/2020	nsto		0	0	0	0	0	0	0	0	0		
S04A1				0	830.16	01/01/2021	12/31/2022	nsto		0	0	0	0	0	0	0	0	0		
S04A1				0	932.16	01/01/2021	12/31/2022	nsto		0	0	0	0	0	0	0	0	0		
S04A2	Lathrop & Gage	06/09/2011	12/31/2022	293	822.5	06/09/2011	12/31/2015	nsto		0.02	0	36.5	0	0	0	0	0	0		
S04A2				0	732.5	06/09/2011	12/31/2015	nsto		0	0	0	0	0	0	0	0	0		
S04A2				0	877.33	01/01/2016	12/31/2020	nsto		0	0	0	0	0	0	0	0	0		
S04A2				0	781.33	01/01/2016	12/31/2020	nsto		0	0	0	0	0	0	0	0	0		
S04A2				0	830.16	01/01/2021	12/31/2022	nsto		0	0	0	0	0	0	0	0	0		
S04A2				0	932.16	01/01/2021	12/31/2022	nsto		0	0	0	0	0	0	0	0	0		
S04E	HELMSLEY ENTERPRISES	08/01/1998	07/31/2018	1,230	0			n/a		0.09	0	36.5	0	0	0	0	0	0		
S04F	JJJ & R. RESTAURANT	12/01/2010	11/30/2025	206	4,407.34	12/01/2010	11/30/2015	nbr		0.01	0	36.5	0	0	0	0	0	0	Renewal	1.5 yr opt @ FMRV
S04F				0	4,808.00	12/01/2015	11/30/2020	nbr		0	0	0	0	0	0	0	0	0	ROFO	ROFO adjacent ground fl
S04F				0	5,208.67	12/01/2020	11/30/2025	nbr		0	0	0	0	0	0	0	0	0		
S04G	HELMSLEY ENTERPRISES	08/01/1998	07/31/2018	922	0			n/a		0.06	0	36.5	0	0	0	0	0	0		
S04H	TOKIO MARINE & FIRE INSURANCE	02/26/2007	06/30/2017	592	69,150.67	03/01/2013	06/30/2017	nbr		0.04	0	36.5	0	0	0	0	0	0	Custom	No options
S04H				0	3,058.66	03/01/2013	06/30/2017	nbr		0	0	0	0	0	0	0	0	0		
S04K	BUILDING STORAGE	08/01/1998		147	0			n/a	No	0.01	0	35.51	0	0	0	0	0	0		
S04L	David Barrett Partners, LLC	06/08/2011	04/30/2020	141	428.88	06/08/2011	04/30/2020	nsto	No	0.01	36.5	36.5	0	428.88	0	0	0	0		
S04M	Vacant			527	0			n/a	No	0.04	0	36.43	0	0	0	0	0	0		
S04N	BUILDING STORAGE	08/01/1998		124	0			n/a	No	0.01	0	36.21	0	0	0	0	0	0		
S04O	OTTERBOURG STEINDLER HOUSTON	11/01/1998	02/28/2029	237	889.58	11/01/2013	02/28/2019	nsto		0.02	0	36.5	0	0	0	0	0	0	Renewal	5 yr conditional renewal opt
S04O	OTTERBOURG STEINDLER HOUSTON	11/01/1998	02/28/2029	237	134,880.00	11/01/2013	02/28/2019	nbr		0.02	0	36.5	0	0	0	0	0	0	Renewal	5 yr conditional renewal opt
S04O				0	1,134.58	11/01/2013	02/28/2019	nsto		0	0	0	0	0	0	0	0	0		
S04O				0	134,958.00	11/01/2013	02/28/2019	nbr		0	0	0	0	0	0	0	0	0		
S04O				0	1,927.92	11/01/2013	02/28/2019	nsto		0	0	0	0	0	0	0	0	0		
S04O				0	146,204.50	03/01/2019	02/29/2024	nbr		0	0	0	0	0	0	0	0	0		
S04O				0	146,120.00	03/01/2019	02/29/2024	nbr		0	0	0	0	0	0	0	0	0		
S04O				0	860.42	11/01/2013	02/28/2019	nsto		0	0	0	0	0	0	0	0	0		
S04O				0	1,642.08	11/01/2013	02/28/2019	nsto		0	0	0	0	0	0	0	0	0		
S04O				0	157,360.00	03/01/2024	02/28/2029	nbr		0	0	0	0	0	0	0	0	0		
S04O				0	157,451.00	03/01/2024	02/28/2029	nbr		0	0	0	0	0	0	0	0	0		
S04O				0	691.25	11/01/2013	02/28/2019	nsto		0	0	0	0	0	0	0	0	0		
S04O				0	740.63	03/01/2019	02/29/2024	nsto		0	0	0	0	0	0	0	0	0		
S04O				0	1,759.38	03/01/2019	02/29/2024	nsto		0	0	0	0	0	0	0	0	0		
S04O				0	921.88	03/01/2019	02/29/2024	nsto		0	0	0	0	0	0	0	0	0		
S04O				0	2,065.63	03/01/2019	02/29/2024	nsto		0	0	0	0	0	0	0	0	0		
S04O				0	1,215.62	03/01/2019	02/29/2024	nsto		0	0	0	0	0	0	0	0	0		
S04O				0	953.12	03/01/2019	02/29/2024	nsto		0	0	0	0	0	0	0	0	0		
S04O				0	1,016.66	03/01/2024	02/28/2029	nsto		0	0	0	0	0	0	0	0	0		
S04O				0	1,296.66	03/01/2024	02/28/2029	nsto		0	0	0	0	0	0	0	0	0		
S04O				0	2,203.34	03/01/2024	02/28/2029	nsto		0	0	0	0	0	0	0	0	0		
S04O				0	983.34	03/01/2024	02/28/2029	nsto		0	0	0	0	0	0	0	0	0		
S04O				0	790	03/01/2024	02/28/2029	nsto		0	0	0	0	0	0	0	0	0		
S04O				0	1,876.67	03/01/2024	02/28/2029	nsto		0	0	0	0	0	0	0	0	0		
S04P	OTTERBOURG STEINDLER HOUSTON	11/01/1998	02/28/2029	661	889.58	11/01/2013	02/28/2019	nsto		0.05	0	36.5	0	0	0	0	0	0	Renewal	5 yr conditional renewal opt
S04P	OTTERBOURG STEINDLER HOUSTON	11/01/1998	02/28/2029	661	134,880.00	11/01/2013	02/28/2019	nbr		0.05	0	36.5	0	0	0	0	0	0	Renewal	5 yr conditional renewal opt
S04P				0	1,134.58	11/01/2013	02/28/2019	nsto		0	0	0	0	0	0	0	0	0		
S04P				0	134,958.00	11/01/2013	02/28/2019	nbr		0	0	0	0	0	0	0	0	0		
S04P				0	1,927.92	11/01/2013	02/28/2019	nsto		0	0	0	0	0	0	0	0	0		

Unit Code	Lease Name	Original	Current	Area					Charge Code	Rent Concession	Area %	Annual	Annual	Sec Dep	Stor	CAM	Tax	Ins	Option	Description
		Lease From	Lease To		Base Rent	Rent From	Rent To	Base Rent Per Area				Market Rent Per Area	Type							
S04P				0	146,204.50	03/01/2019	02/29/2024	nbr			0	0	0	0	0	0	0	0		
S04P				0	146,120.00	03/01/2019	02/29/2024	nbr			0	0	0	0	0	0	0	0		
S04P				0	860.42	11/01/2013	02/28/2019	nsto			0	0	0	0	0	0	0	0		
S04P				0	157,360.00	03/01/2024	02/28/2029	nbr			0	0	0	0	0	0	0	0		
S04P				0	1,642.08	11/01/2013	02/28/2019	nsto			0	0	0	0	0	0	0	0		
S04P				0	157,451.00	03/01/2024	02/28/2029	nbr			0	0	0	0	0	0	0	0		
S04P				0	691.25	11/01/2013	02/28/2019	nsto			0	0	0	0	0	0	0	0		
S04P				0	740.63	03/01/2019	02/29/2024	nsto			0	0	0	0	0	0	0	0		
S04P				0	1,759.38	03/01/2019	02/29/2024	nsto			0	0	0	0	0	0	0	0		
S04P				0	921.88	03/01/2019	02/29/2024	nsto			0	0	0	0	0	0	0	0		
S04P				0	2,065.63	03/01/2019	02/29/2024	nsto			0	0	0	0	0	0	0	0		
S04P				0	1,215.62	03/01/2019	02/29/2024	nsto			0	0	0	0	0	0	0	0		
S04P				0	953.12	03/01/2019	02/29/2024	nsto			0	0	0	0	0	0	0	0		
S04P				0	1,016.66	03/01/2024	02/28/2029	nsto			0	0	0	0	0	0	0	0		
S04P				0	1,296.66	03/01/2024	02/28/2029	nsto			0	0	0	0	0	0	0	0		
S04P				0	2,203.34	03/01/2024	02/28/2029	nsto			0	0	0	0	0	0	0	0		
S04P				0	983.34	03/01/2024	02/28/2029	nsto			0	0	0	0	0	0	0	0		
S04P				0	790	03/01/2024	02/28/2029	nsto			0	0	0	0	0	0	0	0		
S04P				0	1,876.67	03/01/2024	02/28/2029	nsto			0	0	0	0	0	0	0	0		
S04Q	OTTERBOURG STEINDLER HOUSTON	11/01/1998	02/28/2029	563	889.58	11/01/2013	02/28/2019	nsto			0.04	0	36.5	0	0	0	0	0	Renewal	5 yr conditional renewal opt
S04Q	OTTERBOURG STEINDLER HOUSTON	11/01/1998	02/28/2029	563	134,880.00	11/01/2013	02/28/2019	nbr			0.04	0	36.5	0	0	0	0	0	Renewal	5 yr conditional renewal opt
S04Q				0	1,134.58	11/01/2013	02/28/2019	nsto			0	0	0	0	0	0	0	0		
S04Q				0	134,958.00	11/01/2013	02/28/2019	nbr			0	0	0	0	0	0	0	0		
S04Q				0	1,927.92	11/01/2013	02/28/2019	nsto			0	0	0	0	0	0	0	0		
S04Q				0	146,204.50	03/01/2019	02/29/2024	nbr			0	0	0	0	0	0	0	0		
S04Q				0	146,120.00	03/01/2019	02/29/2024	nbr			0	0	0	0	0	0	0	0		
S04Q				0	860.42	11/01/2013	02/28/2019	nsto			0	0	0	0	0	0	0	0		
S04Q				0	157,360.00	03/01/2024	02/28/2029	nbr			0	0	0	0	0	0	0	0		
S04Q				0	1,642.08	11/01/2013	02/28/2019	nsto			0	0	0	0	0	0	0	0		
S04Q				0	157,451.00	03/01/2024	02/28/2029	nbr			0	0	0	0	0	0	0	0		
S04Q				0	691.25	11/01/2013	02/28/2019	nsto			0	0	0	0	0	0	0	0		
S04Q				0	740.63	03/01/2019	02/29/2024	nsto			0	0	0	0	0	0	0	0		
S04Q				0	1,759.38	03/01/2019	02/29/2024	nsto			0	0	0	0	0	0	0	0		
S04Q				0	921.88	03/01/2019	02/29/2024	nsto			0	0	0	0	0	0	0	0		
S04Q				0	2,065.63	03/01/2019	02/29/2024	nsto			0	0	0	0	0	0	0	0		
S04Q				0	1,215.62	03/01/2019	02/29/2024	nsto			0	0	0	0	0	0	0	0		
S04Q				0	953.12	03/01/2019	02/29/2024	nsto			0	0	0	0	0	0	0	0		
S04Q				0	1,016.66	03/01/2024	02/28/2029	nsto			0	0	0	0	0	0	0	0		
S04Q				0	1,296.66	03/01/2024	02/28/2029	nsto			0	0	0	0	0	0	0	0		
S04Q				0	2,203.34	03/01/2024	02/28/2029	nsto			0	0	0	0	0	0	0	0		
S04Q				0	983.34	03/01/2024	02/28/2029	nsto			0	0	0	0	0	0	0	0		
S04Q				0	790	03/01/2024	02/28/2029	nsto			0	0	0	0	0	0	0	0		
S04Q				0	1,876.67	03/01/2024	02/28/2029	nsto			0	0	0	0	0	0	0	0		
S04R	OTTERBOURG STEINDLER HOUSTON	11/01/1998	02/28/2029	389	889.58	11/01/2013	02/28/2019	nsto			0.03	0	36.5	0	0	0	0	0	Renewal	5 yr conditional renewal opt
S04R	OTTERBOURG STEINDLER HOUSTON	11/01/1998	02/28/2029	389	134,880.00	11/01/2013	02/28/2019	nbr			0.03	0	36.5	0	0	0	0	0	Renewal	5 yr conditional renewal opt
S04R				0	1,134.58	11/01/2013	02/28/2019	nsto			0	0	0	0	0	0	0	0		
S04R				0	134,958.00	11/01/2013	02/28/2019	nbr			0	0	0	0	0	0	0	0		
S04R				0	1,927.92	11/01/2013	02/28/2019	nsto			0	0	0	0	0	0	0	0		
S04R				0	146,204.50	03/01/2019	02/29/2024	nbr			0	0	0	0	0	0	0	0		
S04R				0	146,120.00	03/01/2019	02/29/2024	nbr			0	0	0	0	0	0	0	0		
S04R				0	860.42	11/01/2013	02/28/2019	nsto			0	0	0	0	0	0	0	0		
S04R				0	1,642.08	11/01/2013	02/28/2019	nsto			0	0	0	0	0	0	0	0		
S04R				0	157,360.00	03/01/2024	02/28/2029	nbr			0	0	0	0	0	0	0	0		
S04R				0	157,451.00	03/01/2024	02/28/2029	nbr			0	0	0	0	0	0	0	0		
S04R				0	691.25	11/01/2013	02/28/2019	nsto			0	0	0	0	0	0	0	0		
S04R				0	740.63	03/01/2019	02/29/2024	nsto			0	0	0	0	0	0	0	0		
S04R				0	1,759.38	03/01/2019	02/29/2024	nsto			0	0	0	0	0	0	0	0		
S04R				0	921.88	03/01/2019	02/29/2024	nsto			0	0	0	0	0	0	0	0		
S04R				0	2,065.63	03/01/2019	02/29/2024	nsto			0	0	0	0	0	0	0	0		
S04R				0	1,215.62	03/01/2019	02/29/2024	nsto			0	0	0	0	0	0	0	0		
S04R				0	953.12	03/01/2019	02/29/2024	nsto			0	0	0	0	0	0	0	0		
S04R				0	1,016.66	03/01/2024	02/28/2029	nsto			0	0	0	0	0	0	0	0		
S04R				0	1,296.66	03/01/2024	02/28/2029	nsto			0	0	0	0	0	0	0	0		
S04R				0	2,203.34	03/01/2024	02/28/2029	nsto			0	0	0	0	0	0	0	0		
S04R				0	983.34	03/01/2024	02/28/2029	nsto			0	0	0	0	0	0	0	0		
S04R				0	790	03/01/2024	02/28/2029	nsto			0	0	0	0	0	0	0	0		
S04R				0	1,876.67	03/01/2024	02/28/2029	nsto			0	0	0	0	0	0	0	0		

Unit Code	Lease Name	Original	Current	Area	Base Rent	Rent From	Rent To	Charge Code	Rent Concession	Area %	Annual	Annual	Sec Dep	Stor	CAM	Tax	Ins	Option	
		Lease From	Lease To								Base Rent Per Area	Market Rent Per Area						Type	Description
S04S	OTTERBOURG STEINDLER HOUSTON	11/01/1998	02/28/2029	295	889.58	11/01/2013	02/28/2019	nsto		0.02	0	36.5	0	0	0	0	0	Renewal	5 yr conditional renewal opt
S04S	OTTERBOURG STEINDLER HOUSTON	11/01/1998	02/28/2029	295	134,880.00	11/01/2013	02/28/2019	nbr		0.02	0	36.5	0	0	0	0	0	Renewal	5 yr conditional renewal opt
S04S				0	1,134.58	11/01/2013	02/28/2019	nsto		0	0	0	0	0	0	0	0		
S04S				0	134,958.00	11/01/2013	02/28/2019	nbr		0	0	0	0	0	0	0	0		
S04S				0	1,927.92	11/01/2013	02/28/2019	nsto		0	0	0	0	0	0	0	0		
S04S				0	146,204.50	03/01/2019	02/29/2024	nbr		0	0	0	0	0	0	0	0		
S04S				0	146,120.00	03/01/2019	02/29/2024	nbr		0	0	0	0	0	0	0	0		
S04S				0	860.42	11/01/2013	02/28/2019	nsto		0	0	0	0	0	0	0	0		
S04S				0	1,642.08	11/01/2013	02/28/2019	nsto		0	0	0	0	0	0	0	0		
S04S				0	157,360.00	03/01/2024	02/28/2029	nbr		0	0	0	0	0	0	0	0		
S04S				0	157,451.00	03/01/2024	02/28/2029	nbr		0	0	0	0	0	0	0	0		
S04S				0	691.25	11/01/2013	02/28/2019	nsto		0	0	0	0	0	0	0	0		
S04S				0	740.63	03/01/2019	02/29/2024	nsto		0	0	0	0	0	0	0	0		
S04S				0	1,759.38	03/01/2019	02/29/2024	nsto		0	0	0	0	0	0	0	0		
S04S				0	921.88	03/01/2019	02/29/2024	nsto		0	0	0	0	0	0	0	0		
S04S				0	2,065.63	03/01/2019	02/29/2024	nsto		0	0	0	0	0	0	0	0		
S04S				0	1,215.62	03/01/2019	02/29/2024	nsto		0	0	0	0	0	0	0	0		
S04S				0	953.12	03/01/2019	02/29/2024	nsto		0	0	0	0	0	0	0	0		
S04S				0	1,016.66	03/01/2024	02/28/2029	nsto		0	0	0	0	0	0	0	0		
S04S				0	1,296.66	03/01/2024	02/28/2029	nsto		0	0	0	0	0	0	0	0		
S04S				0	2,203.34	03/01/2024	02/28/2029	nsto		0	0	0	0	0	0	0	0		
S04S				0	983.34	03/01/2024	02/28/2029	nsto		0	0	0	0	0	0	0	0		
S04S				0	790	03/01/2024	02/28/2029	nsto		0	0	0	0	0	0	0	0		
S04S				0	1,876.67	03/01/2024	02/28/2029	nsto		0	0	0	0	0	0	0	0		
S04T	OTTERBOURG STEINDLER HOUSTON	11/01/1998	02/28/2029	305	889.58	11/01/2013	02/28/2019	nsto		0.02	0	36.5	0	0	0	0	0	Renewal	5 yr conditional renewal opt
S04T	OTTERBOURG STEINDLER HOUSTON	11/01/1998	02/28/2029	305	134,880.00	11/01/2013	02/28/2019	nbr		0.02	0	36.5	0	0	0	0	0	Renewal	5 yr conditional renewal opt
S04T				0	1,134.58	11/01/2013	02/28/2019	nsto		0	0	0	0	0	0	0	0		
S04T				0	134,958.00	11/01/2013	02/28/2019	nbr		0	0	0	0	0	0	0	0		
S04T				0	1,927.92	11/01/2013	02/28/2019	nsto		0	0	0	0	0	0	0	0		
S04T				0	146,204.50	03/01/2019	02/29/2024	nbr		0	0	0	0	0	0	0	0		
S04T				0	860.42	11/01/2013	02/28/2019	nsto		0	0	0	0	0	0	0	0		
S04T				0	146,120.00	03/01/2019	02/29/2024	nbr		0	0	0	0	0	0	0	0		
S04T				0	1,642.08	11/01/2013	02/28/2019	nsto		0	0	0	0	0	0	0	0		
S04T				0	157,360.00	03/01/2024	02/28/2029	nbr		0	0	0	0	0	0	0	0		
S04T				0	157,451.00	03/01/2024	02/28/2029	nbr		0	0	0	0	0	0	0	0		
S04T				0	691.25	11/01/2013	02/28/2019	nsto		0	0	0	0	0	0	0	0		
S04T				0	740.63	03/01/2019	02/29/2024	nsto		0	0	0	0	0	0	0	0		
S04T				0	1,759.38	03/01/2019	02/29/2024	nsto		0	0	0	0	0	0	0	0		
S04T				0	921.88	03/01/2019	02/29/2024	nsto		0	0	0	0	0	0	0	0		
S04T				0	2,065.63	03/01/2019	02/29/2024	nsto		0	0	0	0	0	0	0	0		
S04T				0	1,215.62	03/01/2019	02/29/2024	nsto		0	0	0	0	0	0	0	0		
S04T				0	953.12	03/01/2019	02/29/2024	nsto		0	0	0	0	0	0	0	0		
S04T				0	1,016.66	03/01/2024	02/28/2029	nsto		0	0	0	0	0	0	0	0		
S04T				0	1,296.66	03/01/2024	02/28/2029	nsto		0	0	0	0	0	0	0	0		
S04T				0	2,203.34	03/01/2024	02/28/2029	nsto		0	0	0	0	0	0	0	0		
S04T				0	983.34	03/01/2024	02/28/2029	nsto		0	0	0	0	0	0	0	0		
S04T				0	790	03/01/2024	02/28/2029	nsto		0	0	0	0	0	0	0	0		
S04T				0	1,876.67	03/01/2024	02/28/2029	nsto		0	0	0	0	0	0	0	0		
S05A	BUILDING STORAGE	08/01/1998		254	0			n/a	No	0.02	0	0	0	0	0	0	0		
S05B	BUILDING STORAGE	08/01/1998		65	0			n/a	No	0	0	36.5	0	0	0	0	0		
S06A	Lee Hecht Harrison LLC	01/03/2014	07/31/2024	148	450.17	07/03/2014	07/02/2015	nsto	No	0.01	36.5	36.5	0	450.17	0	0	0		
S06A				0	463.67	07/03/2015	07/02/2016	nsto		0	0	0	0	0	0	0	0		
S06A				0	477.58	07/03/2016	07/02/2017	nsto		0	0	0	0	0	0	0	0		
S06A				0	491.91	07/03/2017	07/02/2018	nsto		0	0	0	0	0	0	0	0		
S06A				0	506.67	07/03/2018	07/02/2019	nsto		0	0	0	0	0	0	0	0		
S06A				0	521.87	07/03/2019	07/02/2020	nsto		0	0	0	0	0	0	0	0		
S06A				0	537.52	07/03/2020	07/02/2021	nsto		0	0	0	0	0	0	0	0		
S06A				0	553.65	07/03/2021	07/02/2022	nsto		0	0	0	0	0	0	0	0		
S06A				0	570.26	07/03/2022	07/02/2023	nsto		0	0	0	0	0	0	0	0		
S06A				0	587.37	07/03/2023	07/02/2024	nsto		0	0	0	0	0	0	0	0		
S06A				0	604.99	07/03/2024	07/31/2024	nsto		0	0	0	0	0	0	0	0		
S08A	Teitler & Teitler, LLP	08/01/2013		148	1,115.83	08/01/2014	07/31/2015	nsto		0.01	0	54	0	0	0	0	0	Custom	No options
S08A				0	508.13	08/01/2014	07/31/2015	nsto		0	0	0	0	0	0	0	0		
S08A				0	523.37	08/01/2015	07/31/2016	nsto		0	0	0	0	0	0	0	0		
S08A				0	1,149.30	08/01/2015	07/31/2016	nsto		0	0	0	0	0	0	0	0		
S08A				0	1,183.78	08/01/2016	07/31/2017	nsto		0	0	0	0	0	0	0	0		
S08A				0	539.08	08/01/2016	07/31/2017	nsto		0	0	0	0	0	0	0	0		

Unit Code	Lease Name	Original	Current	Area	Base Rent	Rent From	Rent To	Charge Code	Rent Concession	Area %	Annual	Annual	Sec Dep	Stor	CAM	Tax	Ins	Option		Description
		Lease From	Lease To								Base Rent	Market Rent						Type		
S08A				0	555.25	08/01/2017	07/31/2018	nsto		0	0	0	0	0	0	0	0	0		
S08A				0	1,219.30	08/01/2017	07/31/2018	nsto		0	0	0	0	0	0	0	0	0		
S08A				0	1,255.88	08/01/2018	07/31/2019	nsto		0	0	0	0	0	0	0	0	0		
S08A				0	571.9	08/01/2018	07/31/2019	nsto		0	0	0	0	0	0	0	0	0		
S08A				0	589.06	08/01/2019	07/31/2020	nsto		0	0	0	0	0	0	0	0	0		
S08A				0	1,293.55	08/01/2019	07/31/2020	nsto		0	0	0	0	0	0	0	0	0		
S08A				0	1,332.36	08/01/2020	07/31/2021	nsto		0	0	0	0	0	0	0	0	0		
S08A				0	606.73	08/01/2020	07/31/2021	nsto		0	0	0	0	0	0	0	0	0		
S08A				0	624.94	08/01/2021	09/30/2021	nsto		0	0	0	0	0	0	0	0	0		
S08A				0	1,372.33	08/01/2021	09/30/2021	nsto		0	0	0	0	0	0	0	0	0		
S08D	Vacant			110	0			n/a	No	0.01	0	54	0	0	0	0	0	0		
S09A	Vacant			468	0			n/a	No	0.03	0	37.12	0	0	0	0	0	0		
S09B	Hatzel & Buehler Inc	12/14/2012	08/31/2023	270	787.5	08/05/2014	08/04/2015	nsto	No	0.02	35	37.04	0	787.5	0	0	0	0		
S09B				0	807.19	08/05/2015	08/04/2016	nsto		0	0	0	0	0	0	0	0	0		
S09B				0	827.37	08/05/2016	08/04/2017	nsto		0	0	0	0	0	0	0	0	0		
S09B				0	848.05	08/05/2017	08/04/2018	nsto		0	0	0	0	0	0	0	0	0		
S09B				0	869.25	08/05/2018	08/04/2019	nsto		0	0	0	0	0	0	0	0	0		
S09B				0	890.98	08/05/2019	08/04/2020	nsto		0	0	0	0	0	0	0	0	0		
S09B				0	913.26	08/05/2020	08/04/2021	nsto		0	0	0	0	0	0	0	0	0		
S09B				0	936.09	08/05/2021	08/04/2022	nsto		0	0	0	0	0	0	0	0	0		
S09B				0	959.49	08/05/2022	08/04/2023	nsto		0	0	0	0	0	0	0	0	0		
S09B				0	983.48	08/05/2023	08/31/2023	nsto		0	0	0	0	0	0	0	0	0		
S09C	Vacant			149	0			n/a	No	0.01	0	31.36	0	0	0	0	0	0		
S09E	Vacant			451	0			n/a	No	0.03	0	34.8	0	0	0	0	0	0		
S09F	Vacant			62	0			n/a	No	0	0	36.5	0	0	0	0	0	0		
S09G	YAMAGATA DENTAL, PC	09/05/2002	09/30/2017	100	166.67	10/01/2003	09/30/2017	nsto		0.01	0	36.5	0	0	0	0	0	0	Termination	LL Termination opt Storage
S09G	YAMAGATA DENTAL, PC	09/05/2002	09/30/2017	100	5,618.67	09/05/2012	09/30/2017	nbr		0.01	0	36.5	0	0	0	0	0	0	Termination	LL Termination opt Storage
S09H	Vacant			150	0			n/a	No	0.01	0	36.5	0	0	0	0	0	0		
S10B	HQ GLOBAL WORKPLACES, INC.	05/01/1999	04/30/2019	2,154	2,310.00	10/01/2006	04/30/2019	nsto	No	0.15	12.87	36.5	0	2,310.00	0	0	0	0	Custom	No options
S11A	JAN LINHART DDS PC	07/01/2001	06/30/2016	200	416.67	10/01/2006	06/30/2016	nsto		0.01	0	36.5	0	0	0	0	0	0	Renewal	1 10 yr opt @ escalated rent
S11A	JAN LINHART DDS PC	07/01/2001	06/30/2016	200	14,136.75	07/01/2011	06/30/2016	nbr		0.01	0	36.5	0	0	0	0	0	0	Renewal	1 10 yr opt @ escalated rent
S11A				0	6,913.33	07/01/2011	06/30/2016	nbr		0	0	0	0	0	0	0	0	0		
S11B	JAN LINHART DDS PC	11/07/2001	06/30/2016	34	85	10/01/2006	06/30/2016	nsto	No	0	30	36.5	0	85	0	0	0	0		
S11C	YOUNG & PARTNERS LLC	10/01/1997		63	51	10/01/2006		nsto	No	0	9.71	36.5	0	51	23.63	40.43	0	Custom	No options	
S11D	Satterlee Stephens Burke&Burke	02/01/2011	03/31/2026	251	955.54	02/01/2011	01/31/2016	nsto		0.02	0	36.5	0	0	0	0	0	0	Renewal	1 - 5 yr Opt (1 of 2)
S11D				0	742.54	02/01/2011	01/31/2016	nsto		0	0	0	0	0	0	0	0	0	Renewal	1 - 5 yr Opt (2 of 2)
S11D				0	784.38	02/01/2016	01/31/2021	nsto		0	0	0	0	0	0	0	0	0	Termination	LL or T may terminate storage
S11D				0	1,009.38	02/01/2016	01/31/2021	nsto		0	0	0	0	0	0	0	0	0		
S11D				0	826.21	02/01/2021	03/31/2026	nsto		0	0	0	0	0	0	0	0	0		
S11D				0	1,063.21	02/01/2021	03/31/2026	nsto		0	0	0	0	0	0	0	0	0		
S15A	BUILDING STORAGE	08/01/1998		352	0			n/a	No	0.02	0	36.81	0	0	0	0	0	0		
S15B	Vacant			215	0			n/a	No	0.01	0	36.84	0	0	0	0	0	0		
S15C	Vacant			311	0			n/a	No	0.02	0	36.85	0	0	0	0	0	0		
S15D	Vacant			29	0			n/a	No	0	0	99.43	0	0	0	0	0	0		
S15E	Vacant			35	0			n/a	No	0	0	37.54	0	0	0	0	0	0		
S401	HELMSLEY ENTERPRISES	08/01/1998	07/31/2018	3,639	0			n/a	No	0.25	0	36.5	0	0	0	0	0	0		
S437	Hargraves,McConnell&CostiganPC	10/28/2010	04/30/2021	553	1,682.04	08/08/2011	04/30/2021	nsto		0.04	0	36.5	0	0	0	0	0	0	Termination	LL Termination - Storage
S437	Hargraves,McConnell&CostiganPC	10/28/2010	04/30/2021	553	44,932.50	10/28/2010	09/30/2015	nbr		0.04	0	36.5	0	0	0	0	0	0	Termination	LL Termination - Storage
S437				0	49,092.92	10/01/2015	04/30/2021	nbr		0	0	0	0	0	0	0	0	0		
S439	BUILDING STORAGE	08/01/1998		778	0			n/a	No	0.05	0	36.17	0	0	0	0	0	0		
SIGN1	VAN WAGNER COMMUNICATIONS LLC	03/01/2003	02/28/2023	0	0			n/a	No	0	0	0	0	0	0	0	0	0		
ST10	ROUGE, LLC	06/01/2002	05/31/2022	1,500	350	10/01/2006	05/31/2022	nsto		0.1	0	80	0	0	0	0	0	0	Custom	No options
ST10	ROUGE, LLC	06/01/2002	05/31/2022	1,500	350	10/01/2006	05/31/2022	nsto	No	0.1	2.8	80	0	350	0	0	0	0	Custom	No options
ST10	ROUGE, LLC	06/01/2002	05/31/2022	1,500	13,225.00	12/01/2012	11/30/2017	nrfl		0.1	0	80	0	0	0	0	0	0	Custom	No options
ST10	ROUGE, LLC	06/01/2002	05/31/2022	1,500	13,225.00	12/01/2012	11/30/2017	nrfl	No	0.1	2.8	80	0	350	0	0	0	0	Custom	No options
ST10				0	15,208.75	12/01/2017	05/31/2022	nrfl		0	0	0	0	0	0	0	0	0		
ST13	JJJ & R REST INC.	12/01/2010	11/30/2015	176	1,449.58	12/01/2010	11/30/2015	nsto		0.01	0	80	0	0	0	0	0	0		
ST13	JJJ & R REST INC.	12/01/2010	11/30/2015	176	36,298.02	12/01/2014	11/30/2015	nrfl		0.01	0	80	0	0	0	0	0	0		
ST13				0	392.38	03/06/2013	11/30/2015	nsto		0	0	0	0	0	0	0	0	0		
ST14	JJJ & R REST INC.	12/01/2010	11/30/2015	2,920	1,449.58	12/01/2010	11/30/2015	nsto		0.2	0	150	0	0	0	0	0	0		
ST14	JJJ & R REST INC.	12/01/2010	11/30/2015	2,920	36,298.02	12/01/2014	11/30/2015	nrfl		0.2	0	150	0	0	0	0	0	0		
ST14				0	392.38	03/06/2013	11/30/2015	nsto		0	0	0	0	0	0	0	0	0		
ST1A	DUANE READE	08/29/2001	02/28/2022	8,949	118,188.00	03/01/2012	02/28/2017	nrfl	No	0.62	158.48	80	0	0	0	0	0	0	Custom	No options
ST1A				0	132,370.56	03/01/2017	02/28/2022	nrfl		0	0	0	0	0	0	0	0	0		
ST1B	GRAND CAFE LLC	09/10/2002	09/30/2017	2,675	16,569.17	02/10/2015	09/30/2017	nrfl	No	0.19	74.33	80	34,148.55	0	0	0	0	0	Custom	No options
ST2	Urban Space Grand Central LLC	02/20/2014	03/31/2035	9,664	79,166.67	03/20/2015	03/19/2018	nrfl		0.67	0	100	0	0	0	0	0	0	Custom	No Options
ST2				0	86,291.67	03/20/2018	03/19/2021	nrfl		0	0	0	0	0	0	0	0	0		



Unit Code	Lease Name	Original Lease From	Current Lease To	Area	Base Rent	Rent From	Rent To	Charge Code	Rent Concession	Area %	Annual Base Rent Per Area	Annual Market Rent Per Area	Sec Dep	Stor	CAM	Tax	Ins	Option Type	Description
ST2				0	94,057.92	03/20/2021	03/19/2024	nrtl		0	0	0	0	0	0	0	0		
ST2				0	102,523.13	03/20/2024	03/19/2027	nrtl		0	0	0	0	0	0	0	0		
ST2				0	111,750.21	03/20/2027	03/19/2030	nrtl		0	0	0	0	0	0	0	0		
ST2				0	121,807.73	03/20/2030	03/19/2033	nrtl		0	0	0	0	0	0	0	0		
ST2				0	132,770.43	03/20/2033	03/31/2035	nrtl		0	0	0	0	0	0	0	0		
ST6	STARBUCKS CORPORATION	11/01/2000	03/31/2016	890	14,685.00	10/13/2010	03/31/2016	nrtl	No	0.06	198	150	0	0	0	0	0	Renewal	1 5 yr opt @ FMV
ST7	Wachovia Bank, National Assoc.	01/26/2004	05/31/2019	1,615	32,415.42	05/26/2013	05/25/2016	nrtl	No	0.11	240.86	150	0	0	0	0	0	Custom	No options
ST7				0	35,657.00	05/26/2016	05/31/2019	nrtl		0	0	0	0	0	0	0	0		
ST8	45th Street Park Avenue Shoe Repair Inc	09/01/2008	08/31/2018	651	3,413.41	09/01/2014	08/31/2018	nrtl	No	0.05	62.92	150	0	0	0	189.28	0		
STGEW	ROUGE, LLC	06/01/2002	05/31/2022	140	350	10/01/2006	05/31/2022	nsto		0.01	0	36.5	0	0	0	0	0	Custom	No options
STGEW	ROUGE, LLC	06/01/2002	05/31/2022	140	13,225.00	12/01/2012	11/30/2017	nrtl		0.01	0	36.5	0	0	0	0	0	Custom	No options
STGEW				0	15,208.75	12/01/2017	05/31/2022	nrtl		0	0	0	0	0	0	0	0		
	All Properties/Units Total			1,371,467	4,648,672.43					100	45.16	53.99	2,569,277.40	21,473.28	148,469.37	144,505.09	695.75		
	All Properties/Units Leased			1,224,277	4,648,672.43					89.79	50.3	53.33	2,569,277.40	21,473.28	148,469.37	144,505.09	695.75		
	All Properties/Units Vacant			147,190	0					10.21	0	59.82	0	0	0	0	0		
	All Properties/Units GLA			1,371,467	0					0	0	0	0	0	0	0	0		
	GLA Minus Units Total			0	0					0	0	0	0	0	0	0	0		

February 28, 2015		
Total Sq Ft	1,371,467	
Vacant Sq Ft	147,190	10.73%
Occupied sq Ft	1,224,277	89.27%
Future Leases:		
Ste 2800 - Appletree - Upon Substanti:	14,169	
Move Out in Process:		
Occupied Space but not Leased:		
Leased but Unoccupied Space:		
	-	
Leased Sq Ft	1,238,446	90.30%
Vacant Sq Ft	133,021	9.70%
	1,371,467	

# Rent Roll - Lease Charges

From Date: 02/28/2015 By Property

Unit(s)	Lease	Lease	Lease	Security	LOC	Amendment	Area	Amendment	Amendment	Charge	Charge	Charge	Monthly	Mgmt	Gross	Amt.	Annualized	Amt				
Unit(s)	Lease	Type	From	To	Deposit	Amount	Type	Unit(s)	Label	Area	Term	From	To	Code	From	To	Amount	Fee	Amount	per Area	Gross Amount	per Area
oe2300 - 230 Park Avenue Holdco, LLC,New York																						
0200, 0202, 0300W	TOKIO MARINE & F Office		6/28/2002	6/30/2017	0.00	0.00	Original Lease	200	GLA	20,871.00	181.00	6/28/2002	6/30/2017	nbr	7/1/2011	6/30/2017	86,962.50	0.00	86,962.50	4.17	1,043,550.00	50.00
								202	GLA	2,944.00			nbr	3/13/2011	6/30/2017	12,771.25	0.00	12,771.25	4.34	153,255.00	52.06	
								0300W	GLA	26,129.00			nbr	7/1/2011	6/30/2017	130,029.17	0.00	130,029.17	4.98	1,560,350.04	59.72	
								202	GLA	2,944.00			nretre	6/30/2014	6/30/2015	1,224.15	0.00	1,224.15	0.42	14,689.76	4.99	
								0300W	GLA	26,129.00			fedcon	8/1/2014	6/30/2017	1,275.00	0.00	1,275.00	0.05	15,300.00	0.59	
								200	GLA	20,871.00			fedcon	8/1/2014	6/30/2017	750.00	0.00	750.00	0.04	9,000.00	0.43	
								200	GLA	20,871.00			noere	1/1/2015	6/30/2017	23,480.20	0.00	23,480.20	1.13	281,762.40	13.50	
								202	GLA	2,944.00			noere	1/1/2015	6/30/2017	544.99	0.00	544.99	0.19	6,539.88	2.22	
										49,944.00						257,037.26	0.00	257,037.26	5.15	3,084,447.08	61.76	
0300E	Banco De La Nacion Office		1/28/2004	1/31/2018	0.00	0.00	Renewal	0300E	GLA	23,407.00	40.00	10/1/2014	1/31/2018	nretre	1/1/2015	6/30/2015	984.91	0.00	984.91	0.04	11,818.92	0.50
								0300E	GLA	23,407.00			nbr	10/1/2014	1/31/2018	126,787.91	0.00	126,787.91	5.42	1,521,454.92	65.00	
										23,407.00							127,772.82	0.00	127,772.82	5.46	1,533,273.84	65.50
301	Transnational Mans Office		4/1/2010	6/30/2020	41,381.56	0.00	Original Lease	301	GLA	2,342.00	123.00	4/1/2010	6/30/2020	nretre	6/30/2014	6/30/2015	375.74	0.00	375.74	0.16	4,508.89	1.93
								301	GLA	2,342.00			nbr	4/1/2010	3/31/2015	10,343.83	0.00	10,343.83	4.42	124,125.96	53.00	
								301	GLA	2,342.00			nere	4/1/2010	6/30/2020	683.08	0.00	683.08	0.29	8,196.96	3.50	
								301	GLA	2,342.00			noere	1/1/2015	6/30/2020	142.96	0.00	142.96	0.06	1,715.52	0.73	
										2,342.00						11,545.61	0.00	11,545.61	4.93	138,547.33	59.16	
303	BOB MACKIE DESIG Office		6/30/2010	6/30/2015	0.00	32,501.33	Renewal	303	GLA	1,618.00	24.00	7/1/2013	6/30/2015	nretre	1/1/2015	6/30/2015	307.13	0.00	307.13	0.19	3,685.56	2.28
								303	GLA	1,618.00			noere	1/1/2015	6/30/2015	40.55	0.00	40.55	0.03	486.60	0.30	
								303	GLA	1,618.00			nire	1/1/2015	6/30/2015	9.73	0.00	9.73	0.01	116.76	0.07	
								303	GLA	1,618.00			nur	1/1/2015	6/30/2015	32.60	0.00	32.60	0.02	391.20	0.24	
								303	GLA	1,618.00			nere	7/1/2013	6/30/2015	471.92	0.00	471.92	0.29	5,663.04	3.50	
								303	GLA	1,618.00			nbr	7/1/2014	6/30/2015	6,179.66	0.00	6,179.66	3.82	74,155.92	45.83	
										1,618.00						7,041.59	0.00	7,041.59	4.35	84,499.08	52.22	
0416, S04H	TOKIO MARINE & F Office		2/26/2007	6/30/2017	0.00	0.00	Original Lease	416	GLA	0.00	125.00	2/26/2007	6/30/2017	nbr	3/1/2013	6/30/2017	69,150.67	0.00	69,150.67	0.00	829,808.04	0.00
								S04H	GLA	0.00			nbr	3/1/2013	6/30/2017	3,058.66	0.00	3,058.66	0.00	36,703.92	0.00	
								416	GLA	0.00			noere	1/1/2015	6/30/2017	1,418.03	0.00	1,418.03	0.00	17,016.36	0.00	
										0.00						73,627.36	0.00	73,627.36	0.00	883,528.32	0.00	
424	Epstein, Becker & C Office		5/1/2004	4/30/2019	7,594.74	0.00	Original Lease	424	GLA	6,231.00	180.00	5/1/2004	4/30/2019	noere	1/1/2015	4/30/2019	2,327.55	0.00	2,327.55	0.37	27,930.60	4.48
								424	GLA	6,231.00			nbr	5/1/2004	4/30/2019	9,865.75	0.00	9,865.75	1.58	118,389.00	19.00	
										6,231.00							12,193.30	0.00	12,193.30	1.96	146,319.60	23.48
430	FIA 230 CORP. Office		12/4/2009	4/30/2020	117,474.53	0.00	Original Lease	430	GLA	14,509.00	125.00	12/4/2009	4/30/2020	nbr	1/1/2015	6/30/2016	69,010.50	0.00	69,010.50	4.76	828,126.00	57.08
								430	GLA	14,509.00			nere	2/1/2010	4/30/2020	5,308.50	0.00	5,308.50	0.37	63,702.00	4.39	
								430	GLA	14,509.00			fedcon	8/1/2014	4/30/2020	1,079.33	0.00	1,079.33	0.07	12,951.93	0.89	
								430	GLA	14,509.00			nretre	1/1/2015	4/30/2020	3,696.92	0.00	3,696.92	0.25	44,363.04	3.06	
								430	GLA	14,509.00			noere	1/1/2015	4/30/2020	532.59	0.00	532.59	0.04	6,391.08	0.44	
								430	GLA	14,509.00			nire	1/1/2015	4/30/2020	127.83	0.00	127.83	0.01	1,533.96	0.11	
								430	GLA	14,509.00			nur	1/1/2015	4/30/2020	428.25	0.00	428.25	0.03	5,139.00	0.35	
										14,509.00						80,183.92	0.00	80,183.92	5.53	962,207.01	66.32	
0446, 0450	David Barrett Partn Office		5/1/2010	4/30/2020	0.00	113,145.83	Original Lease	446	GLA	2,216.00	120.00	5/1/2010	4/30/2020	noere	1/1/2015	4/30/2020	51.66	0.00	51.66	0.02	619.92	0.28
								450	GLA	3,077.00			noere	1/1/2015	4/30/2020	67.52	0.00	67.52	0.02	810.24	0.26	
								446	GLA	2,216.00			nretre	1/1/2015	6/30/2015	452.41	0.00	452.41	0.20	5,428.92	2.45	
								450	GLA	3,077.00			nretre	1/1/2015	6/30/2015	591.27	0.00	591.27	0.19	7,095.24	2.31	
								446	GLA	2,216.00			nbr	11/19/2010	4/30/2015	9,808.33	0.00	9,808.33	4.43	117,699.96	53.11	
								446	GLA	2,216.00			nere	11/19/2010	4/30/2020	686.58	0.00	686.58	0.31	8,238.96	3.72	
								450	GLA	3,077.00			nbr	5/1/2010	4/30/2015	12,820.84	0.00	12,820.84	4.17	153,850.08	50.00	
								450	GLA	3,077.00			nere	5/1/2010	4/30/2020	897.45	0.00	897.45	0.29	10,769.40	3.50	
		5,293.00						25,376.06	0.00	25,376.06	4.79	304,512.72	57.53									
451	Emmet Marvin & M Office		10/1/2008	4/30/2020	0.00	0.00	Renewal	451	GLA	1,254.00	103.00	10/1/2011	4/30/2020	nbr	10/1/2011	9/30/2016	5,747.50	0.00	5,747.50	4.58	68,970.00	55.00
								451	GLA	1,254.00			nere	10/1/2011	4/30/2020	365.75	0.00	365.75	0.29	4,389.00	3.50	
								451	GLA	1,254.00			noere	1/1/2014	4/30/2020	0.00	0.00	0.00	0.00	0.00	0.00	
								451	GLA	1,254.00			nretre	1/1/2015	4/30/2020	159.52	0.00	159.52	0.13	1,914.24	1.53	
								451	GLA	1,254.00			nur	1/1/2015	4/30/2020	52.65	0.00	52.65	0.04	631.80	0.50	
								451	GLA	1,254.00			nire	1/1/2015	4/30/2020	3.28	0.00	3.28	0.00	39.36	0.03	
										1,254.00						6,328.70	0.00	6,328.70	5.05	75,944.40	60.56	
453	Sageworks Inc Office		1/31/2014	2/28/2017	0.00	56,875.00	Original Lease	453	GLA	2,687.00	38.00	1/31/2014	2/28/2017	nretre	1/1/2015	2/28/2017	116.56	0.00	116.56	0.04	1,398.72	0.52
								453	GLA	2,687.00			nbr	1/31/2014	2/28/2015	13,435.00	0.0					

From Date: 02/28/2015 By Property

		Lease	Lease	Lease	Security		Amendment		Area			Amendment	Amendment	Charge	Charge	Charge		Mgmt	Gross	Amt.	Annualized	Amt								
Unit(s)	Lease	Type	From	To	Deposit	LOC Amount	Type	Unit(s)	Label	Area	Term	From	To	Code	Charge From	Charge To	Monthly Amount	Fee	Gross Amount	per Area	Gross Amount	per Area								
oe2300 - 230 Park Avenue Holdco, LLC,New York																														
0464, S04F	JJJ & R. RESTAURA Office		12/1/2010	1/31/2031	0.00	0.00	Original Lease	464	GLA	1,202.00	180.00	12/1/2010	11/30/2025	nbr	12/1/2010	11/30/2015	4,407.34	0.00	4,407.34	3.67	52,888.08	44.00								
								464	GLA	1,202.00				nere	12/1/2010	11/30/2025	350.58	0.00	350.58	0.29	4,206.96	3.50								
								464	GLA	1,202.00				nur	1/1/2012	11/30/2025	0.00	0.00	0.00	0.00	0.00	0.00								
								464	GLA	1,202.00				nire	1/1/2014	11/30/2025	0.00	0.00	0.00	0.00	0.00	0.00								
								464	GLA	1,202.00				noere	1/1/2014	11/30/2025	0.00	0.00	0.00	0.00	0.00	0.00								
								464	GLA	1,202.00				nretre	1/1/2015	11/30/2025	208.68	0.00	208.68	0.17	2,504.16	2.08								
										1,408.00							4,966.60	0.00	4,966.60	3.53	59,599.20	42.33								
0500, 050I	Monday Properties Office		8/1/2005	7/31/2015	0.00	0.00	Original Lease	500	GLA	23,084.00	120.00	8/1/2005	7/31/2015	noere	1/1/2015	7/31/2015	4,238.77	0.00	4,238.77	0.18	50,865.24	2.20								
								501	GLA	0.00				noere	1/1/2015	7/31/2015	356.34	0.00	356.34	0.00	4,276.08	0.00								
								500	GLA	23,084.00				nretre	6/30/2014	6/30/2015	7,394.96	0.00	7,394.96	0.32	88,739.52	3.84								
								501	GLA	0.00				nretre	6/30/2014	6/30/2015	953.35	0.00	953.35	0.00	11,440.17	0.00								
								500	GLA	23,084.00				nbr	8/1/2010	7/31/2015	66,362.17	0.00	66,362.17	2.87	796,346.04	34.50								
								500	GLA	23,084.00				nere	11/1/2006	7/31/2015	1,662.83	0.00	1,662.83	0.07	19,953.96	0.86								
								501	GLA	0.00				nbr	6/16/2008	7/31/2015	22,869.17	0.00	22,869.17	0.00	274,430.04	0.00								
										23,084.00							103,837.59	0.00	103,837.59	4.50	1,246,051.05	53.98								
520	Helmsley Enterprisr Office		3/15/2012	6/30/2017	0.00	0.00	Original Lease	520	GLA	3,406.00	64.00	3/15/2012	6/30/2017	nbr	3/15/2012	6/30/2017	18,449.16	0.00	18,449.16	5.42	221,389.92	65.00								
								520	GLA	3,406.00				nere	3/15/2012	6/30/2017	993.42	0.00	993.42	0.29	11,921.04	3.50								
								520	GLA	3,406.00				noere	1/1/2014	6/30/2017	0.00	0.00	0.00	0.00	0.00	0.00								
								520	GLA	3,406.00				nretre	1/1/2015	6/30/2017	366.40	0.00	366.40	0.11	4,396.80	1.29								
								520	GLA	3,406.00				nur	1/1/2015	6/30/2017	143.54	0.00	143.54	0.04	1,722.48	0.51								
								520	GLA	3,406.00				nire	1/1/2015	6/30/2017	8.95	0.00	8.95	0.00	107.40	0.03								
										3,406.00							19,961.47	0.00	19,961.47	5.86	239,537.64	70.33								
0525, S09G	YAMAGATA DENTAL Office		9/5/2002	9/30/2017	21,332.26	0.00	Original Lease	S09G	GLA	0.00	181.00	9/5/2002	9/30/2017	nretre	1/1/2015	6/30/2015	73.33	0.00	73.33	0.00	879.96	0.00								
								S25	GLA	1,376.00				nretre	1/1/2015	6/30/2015	984.80	0.00	984.80	0.72	11,817.60	8.59								
								S25	GLA	1,376.00				noere	1/1/2015	9/30/2017	620.20	0.00	620.20	0.45	7,442.40	5.41								
								S09G	GLA	0.00				noere	1/1/2015	9/30/2017	33.14	0.00	33.14	0.00	397.68	0.00								
								S25	GLA	1,376.00				nbr	9/5/2012	9/30/2017	5,618.67	0.00	5,618.67	4.08	67,424.04	49.00								
								S25	GLA	1,376.00				nere	1/1/2010	9/30/2017	536.25	0.00	536.25	0.39	6,435.00	4.68								
								S09G	GLA	0.00				nsto	10/1/2003	9/30/2017	166.67	0.00	166.67	0.00	2,000.04	0.00								
										1,376.00							8,033.06	0.00	8,033.06	5.84	96,396.72	70.06								
								0530, 0650	The Leona M And H Office		10/21/2013	1/31/2030	0.00	0.00	Original Lease	530	GLA	5,392.00	196.00	10/21/2013	1/31/2030	nbr	10/21/2013	9/30/2019	27,409.33	0.00	27,409.33	5.08	328,911.96	61.00
530	GLA	5,392.00				nere	10/21/2013	1/31/2030								1,572.67	0.00	1,572.67	0.29	18,872.04	3.50									
530	GLA	5,392.00				nretre	1/1/2015	1/31/2030								393.42	0.00	393.42	0.07	4,721.04	0.88									
Expansion	650	GLA	7,917.00	190.00	4/30/2014	1/31/2030	nretre	4/30/2014								4/30/2015	0.00	0.00	0.00	0.00	0.00	0.00								
650	GLA	7,917.00				nere	2/1/2015	1/31/2030								2,309.13	0.00	2,309.13	0.29	27,709.56	3.50									
650	GLA	7,917.00				nbr	4/30/2014	1/30/2020	37,605.75	0.00	37,605.75	4.75	451,269.00	57.00																
									13,309.00								69,290.30	0.00	69,290.30	5.21	831,483.60	62.48								
, 0834, 0846, 0850, MARQUIS JET PART Office			9/1/2001	4/20/2016	175,602.03	173,409.00	Original Lease	846	GLA	8,607.00	175.00	9/1/2001	4/20/2016	nbr	11/1/2010	4/20/2016	32,276.25	0.00	32,276.25	3.75	387,315.00	45.00								
								846	GLA	8,607.00				nere	1/1/2010	4/20/2016	3,354.35	0.00	3,354.35	0.39	40,252.20	4.68								
								846	GLA	8,607.00				noere	1/1/2015	4/20/2016	2,322.40	0.00	2,322.40	0.27	27,868.80	3.24								
								Expansion	834	GLA	5,981.00	129.00	7/21/2005	4/20/2016	noere	1/1/2015	4/20/2016	2,256.52	0.00	2,256.52	0.38	27,078.24	4.53							
								834	GLA	5,981.00				nbr	7/21/2013	4/20/2016	34,815.00	0.00	34,815.00	5.82	417,780.00	69.85								
								834	GLA	5,981.00				nere	1/1/2010	4/20/2016	2,876.59	0.00	2,876.59	0.48	34,519.08	5.77								
								834	GLA	5,981.00				nretre	6/30/2014	6/30/2015	4,160.02	0.00	4,160.02	0.70	49,920.21	8.35								
								Expansion	851	GLA	2,838.00	105.00	5/1/2007	2/28/2016	nretre	6/30/2014	6/30/2015	928.76	0.00	928.76	0.33	11,145.16	3.93							
								851	GLA	2,838.00				nbr	5/1/2012	2/28/2016	16,082.00	0.00	16,082.00	5.67	192,984.00	68.00								
								851	GLA	2,838.00				noere	1/1/2015	2/28/2016	288.21	0.00	288.21	0.10	3,458.52	1.22								
								Expansion	534	GLA	8,391.00	100.00	10/1/2007	2/28/2016	noere	1/1/2015	2/28/2016	748.60	0.00	748.60	0.09	8,983.20	1.07							
								534	GLA	8,391.00				nbr	10/1/2012	2/28/2016	49,211.54	0.00	49,211.54	5.86	590,538.48	70.38								
								534	GLA	8,391.00				nere	1/1/2010	2/28/2016	2,671.16	0.00	2,671.16	0.32	32,053.92	3.82								
								534	GLA	8,391.00				nretre	6/30/2014	6/30/2015	2,822.01	0.00	2,822.01	0.34	33,864.16	4.04								
								534	GLA	8,391.00				fedcon	8/1/2014	2/28/2016	162.50	0.00	162.50	0.02	1,950.00	0.23								
								Expansion	850	GLA	4,237.00	86.00	12/1/2008	2/28/2016	nretre	6/30/2014	6/30/2015	1,406.54	0.00	1,406.54	0.33	16,878.49	3.98							
								850	GLA	4,237.00				nbr	12/1/2013	2/28/2016	24,338.34	0.00	24,338.34	5.74	292,060.08	68.93								
								850	GLA	4,237.00				nere	1/1/2010	2/28/2016	1,213.66	0.00	1,213.66	0.29	14,563.92	3.44								
								850	GLA	4,237.00				noere	1/1/2015	2/28/2016	435.69	0.00	435.69	0.10	5,228.28	1.23								
																	30,054.00								182,370.14	0.00	182,370.14	6.07	2,188,441.74	72.82
								539	Eagle Advisors, LLC Office		3/1/2010	4/30/2016	88,732.95	0.00	Renewal	539	GLA	4,466.00	24.00	5/1/2014	4/30/2016	nretre	1/1/2015	4/30/2016	194.57	0.00	194.57	0.04	2,334.84	0.52
																539	GLA	4,466.00				nere	5/1/2014	4/30/2016	1,302.58	0.00	1,302.58	0.29	15,630.96	3.50
																539	GLA	4,466.00				nbr	5/1/2014	4/30/2016	18,608.34	0.00	18,608.34	4.17	223,300.08	50.00
																		4,466.00							20,105.49	0.00	20,105.49	4.50	241,265.88	54.02
								0544A	WEINBERGER & SII Office		3/1/2010	4/30/2016	65,596.33	0.00	Original Lease	0544A	GLA	4,256.00	74.00	3/1/2010	4/30/2016	nretre	6/30/2014	6/30/2015	607.58	0.00	607.58	0.14	7,290.97	1.71
																0544A	GLA	4,256.00				nbr	3/1/2012	4/30/2016	16,669.33	0.00	16,669.33	3.92	200,031.96	47.00
																0544A	GLA	4,256.00				nere	3/1/2010	4/30/2016	1,241.33	0.00	1,241.33	0.29	14,895.96	3.50
																0544A	GLA	4,256.00				noere	1/1/2015	4/30/2016	106.52	0.00	106.52	0.03	1,278.24	0.30
																0544A	GLA	4,256.00				nire	1/1/2015	4/30/2016	25.57	0.00	25.57	0.01	306.84	0.07
																0544A	GLA	4,256.00				nur	1/1/2015	4/30/2016	85.65	0.00	85.65	0.02	1,027.80	0.24
																		4,256.00							18,735.98	0.00	18,735.98	4.40	224,831.77	52.83
								550	Allegiance Capital C Office		10/1/2010	4/30/2016	135,897.82	0.00	Original Lease	550	GLA	5,051.00	67.00	10/1/2010	4/30/2016	nretre	1/1/2015	4/30/2016	876.56	0.00	876.56	0.17	10,518.72	2.08
																550	GLA	5,051.00				nire	1/1/2015	4/30/2016	13.42	0.00	13.42	0.00	161.04	0.03
																550	GLA	5,051.00				noere	1/1/2015	4/30/2016	47.26	0.00	47.26	0.01	567.12	0.11

# Rent Roll - Lease Charges

From Date: 02/28/2015 By Property

Unit(s)	Lease	Lease Type	Lease From	Lease To	Security Deposit	LOC Amount	Amendment Type	Unit(s)	Area Label	Area	Term	Amendment From	Amendment To	Charge Code	Charge From	Charge To	Monthly Amount	Mgmt Fee	Gross Amount	Amt. per Area	Annualized Gross Amount	Amt per Area
oe2300 - 230 Park Avenue Holdco, LLC,New York																						
								550	GLA	5,051.00				nur	1/1/2015	4/30/2016	38.56	0.00	38.56	0.01	462.72	0.09
								550	GLA	5,051.00				nbr	10/1/2010	9/30/2015	21,887.67	0.00	21,887.67	4.33	262,652.04	52.00
								550	GLA	5,051.00				nere	10/1/2010	4/30/2016	1,473.21	0.00	1,473.21	0.29	17,678.52	3.50
										5,051.00							24,336.68	0.00	24,336.68	4.82	292,040.16	57.82
0600, S06A	Lee Hecht Harrison Office		1/3/2014	7/31/2024	0.00	357,871.50	Original Lease	600	GLA	22,722.00	127.00	1/3/2014	7/31/2024	nbr	1/3/2014	7/31/2019	119,290.50	0.00	119,290.50	5.25	1,431,486.00	63.00
								600	GLA	22,722.00				fedcon	4/1/2014	7/31/2024	325.00	0.00	325.00	0.01	3,900.00	0.17
								600	GLA	22,722.00				nretre	1/1/2015	7/31/2024	1,677.20	0.00	1,677.20	0.07	20,126.40	0.89
								600	GLA	22,722.00				nur	1/1/2015	7/31/2024	466.21	0.00	466.21	0.02	5,594.52	0.25
								600	GLA	22,722.00				nire	1/1/2015	7/31/2024	100.30	0.00	100.30	0.00	1,203.60	0.05
							Expansion	S06A	GLA	148.00	127.00	1/3/2014	7/31/2024	nsto	7/3/2014	7/2/2015	450.17	0.00	450.17	3.04	5,402.04	36.50
										22,870.00							122,309.38	0.00	122,309.38	5.35	1,467,712.56	64.18
0630, S437	Hargraves,McConnr Office		10/28/2010	4/30/2021	0.00	269,595.00	Original Lease	630	GLA	9,985.00	127.00	10/28/2010	4/30/2021	nbr	10/28/2010	9/30/2015	44,932.50	0.00	44,932.50	4.50	539,190.00	54.00
								S437	GLA	0.00				nsto	8/8/2011	4/30/2021	1,682.04	0.00	1,682.04	0.00	20,184.48	0.00
								630	GLA	9,985.00				nretre	1/1/2015	4/30/2021	1,734.15	0.00	1,734.15	0.17	20,809.80	2.08
								630	GLA	9,985.00				noere	1/1/2015	4/30/2021	249.80	0.00	249.80	0.03	2,997.60	0.30
								630	GLA	9,985.00				nire	1/1/2015	4/30/2021	59.96	0.00	59.96	0.01	719.52	0.07
								630	GLA	9,985.00				nur	1/1/2015	4/30/2021	200.86	0.00	200.86	0.02	2,410.32	0.24
										9,985.00							48,859.31	0.00	48,859.31	4.89	586,311.72	58.72
D634, 0634A, 0634F COMERICA INCORP Office			8/1/2010	6/30/2020	0.00	0.00	Original Lease	634	GLA	4,087.00	119.00	8/1/2010	6/30/2020	noere	1/1/2015	6/30/2020	242.34	0.00	242.34	0.06	2,908.08	0.71
								634	GLA	4,087.00				nbr	8/1/2010	7/31/2015	15,326.25	0.00	15,326.25	3.75	183,915.00	45.00
								634	GLA	4,087.00				nere	8/1/2010	6/30/2020	1,253.15	0.00	1,253.15	0.31	15,037.80	3.68
							Expansion	0634A	GLA	1,785.00	86.00	5/30/2013	6/30/2020	nbr	5/30/2013	5/29/2018	8,106.88	0.00	8,106.88	4.54	97,282.56	54.50
								0634A	GLA	1,785.00				nere	5/30/2013	6/30/2020	547.40	0.00	547.40	0.31	6,568.80	3.68
							Expansion	0634B	GLA	7,286.00	76.00	3/20/2014	6/30/2020	nere	3/20/2014	6/30/2020	2,125.09	0.00	2,125.09	0.29	25,501.08	3.50
								0634B	GLA	7,286.00				nbr	3/20/2014	3/19/2019	33,090.58	0.00	33,090.58	4.54	397,086.96	54.50
										13,158.00							60,691.69	0.00	60,691.69	4.61	728,300.28	55.35
824	LPC Commercial Se Office		1/1/2012	3/31/2016	0.00	39,185.12	Original Lease	824	GLA	2,357.00	51.00	1/1/2012	3/31/2016	noere	1/1/2014	3/31/2016	0.00	0.00	0.00	0.00	0.00	0.00
								824	GLA	2,357.00				nbr	5/14/2012	3/31/2016	12,374.25	0.00	12,374.25	5.25	148,491.00	63.00
								824	GLA	2,357.00				nere	5/1/2012	3/31/2016	687.46	0.00	687.46	0.29	8,249.52	3.50
								824	GLA	2,357.00				nretre	1/1/2015	3/31/2016	304.71	0.00	304.71	0.13	3,656.52	1.55
								824	GLA	2,357.00				nur	1/1/2015	3/31/2016	98.35	0.00	98.35	0.04	1,180.20	0.50
								824	GLA	2,357.00				nire	1/1/2015	3/31/2016	6.13	0.00	6.13	0.00	73.56	0.03
										2,357.00							13,470.90	0.00	13,470.90	5.72	161,650.80	68.58
826	CITY OF NY DEPT C Office		4/1/2009	3/31/2016	0.00	0.00	Original Lease	826	GLA	5,041.00	84.00	4/1/2009	3/31/2016	noere	1/1/2015	3/31/2016	318.05	0.00	318.05	0.06	3,816.60	0.76
								826	GLA	5,041.00				nur	1/1/2015	3/31/2016	164.18	0.00	164.18	0.03	1,970.16	0.39
								826	GLA	5,041.00				nire	1/1/2013	3/31/2016	0.00	0.00	0.00	0.00	0.00	0.00
								826	GLA	5,041.00				nbr	4/1/2009	3/31/2016	26,940.00	0.00	26,940.00	5.34	323,280.00	64.13
										5,041.00							27,422.23	0.00	27,422.23	5.44	329,066.76	65.28
900	Clearview Trading / Office		11/24/2014	1/31/2020	109,550.00	0.00	Original Lease	900	GLA	6,573.00	63.00	11/24/2014	1/31/2020	nbr	11/24/2014	10/31/2015	27,387.50	0.00	27,387.50	4.17	328,650.00	50.00
								900	GLA	6,573.00				nretre	1/1/2015	1/31/2020	100.77	0.00	100.77	0.02	1,209.24	0.18
										6,573.00							27,488.27	0.00	27,488.27	4.18	329,859.24	50.18
904	BIANCONE & WILIN Office		11/1/2009	9/30/2019	13,125.41	0.00	Relocation	904	GLA	1,730.00	61.00	9/5/2014	9/30/2019	nbr	9/5/2014	9/30/2019	5,478.33	0.00	5,478.33	3.17	65,739.96	38.00
								904	GLA	1,730.00				nere	9/5/2014	9/30/2019	504.59	0.00	504.59	0.29	6,055.08	3.50
										1,730.00							5,982.92	0.00	5,982.92	3.46	71,795.04	41.50
908	Earth Networks, In Office		11/28/2011	7/31/2017	0.00	57,471.25	Renewal	908	GLA	3,998.00	39.00	5/1/2014	7/31/2017	nbr	5/1/2014	7/31/2017	19,990.00	0.00	19,990.00	5.00	239,880.00	60.00
								908	GLA	3,998.00				nere	5/1/2014	7/31/2017	1,166.08	0.00	1,166.08	0.29	13,992.96	3.50
								908	GLA	3,998.00				nire	5/1/2014	7/31/2017	0.00	0.00	0.00	0.00	0.00	0.00
								908	GLA	3,998.00				noere	5/1/2014	7/31/2017	0.00	0.00	0.00	0.00	0.00	0.00
								908	GLA	3,998.00				nretre	1/1/2015	7/31/2017	194.57	0.00	194.57	0.05	2,334.84	0.58
										3,998.00							21,350.65	0.00	21,350.65	5.34	256,207.80	64.08
910	Shanghai Chentou Office		8/11/2014	7/31/2017	97,170.00	0.00	Original Lease	910	GLA	3,239.00	36.00	8/11/2014	7/31/2017	nretre	1/1/2015	7/31/2017	140.29	0.00	140.29	0.04	1,683.48	0.52
								910	GLA	3,239.00				nbr	8/11/2014	7/31/2015	16,195.00	0.00	16,195.00	5.00	194,340.00	60.00
								910	GLA	3,239.00				nere	8/11/2014	7/31/2017	944.71	0.00	944.71	0.29	11,336.52	3.50
										3,239.00							17,280.00	0.00	17,280.00	5.33	207,360.00	64.02
920	James & Company Office		3/12/2010	7/31/2017	201,345.85	0.00	Original Lease	920	GLA	7,282.00	89.00	3/12/2010	7/31/2017	nbr	3/12/2010	3/31/2015	33,375.83	0.00	33,375.83	4.58	400,509.96	55.00
								920	GLA	7,282.00				nere	3/12/2010	7/31/2017	1,972.21	0.00	1,972.21	0.27	23,666.52	3.25
								920	GLA	7,282.00				nire	1/1/2015	7/31/2017	43.71	0.00	43.71	0.01	524.52	0.07
								920	GLA	7,282.00				noere	1/1/2015	7/31/2017	182.11	0.00	182.11	0.03	2,185.32	0.30
								920	GLA	7,282.00				nretre	1/1/2015	7/31/2017	1,388.75	0.00	1,388.75	0.19	16,665.00	2.29
								920	GLA	7,282.00				nur	1/1/2015	7/31/2017	146.43	0.00	146.43	0.02	1,757.16	0.24
										7,282.00							37,109.04	0.00	37,109.04	5.10	445,308.48	61.15
922	Bank of the Ozarks Office		11/11/2013	2/28/2019	0.00	0.00	Original Lease	922	GLA	2,367.00	64.00	11/11/2013	2/28/2019	nur	1/1/2015	2/28/2019	48.03	0.00	48.03	0.02	576.36	0.24
								922	GLA	2,367.00				nire	1/1/2015	2/28/2019	10.33	0.00	10.33	0.00	123.96	0.05
								922	GLA	2,367.00				nretre	1/1/2015	2/28/2019	176.00	0.00	176.00	0.07		

# Rent Roll - Lease Charges

From Date: 02/28/2015 By Property

Unit(s)	Lease	Type	From	To	Security Deposit	LOC Amount	Amendment Type	Unit(s)	Label	Area	Term	From	To	Charge Code	Charge From	Charge To	Monthly Amount	Mgmt Fee	Gross Amount	Amt. per Area	Annualized Gross Amount	Amt per Area
oe2300 - 230 Park Avenue Holdco, LLC,New York																						
								925	GLA	6,984.00				nbr	12/14/2012	8/31/2018	35,502.00	0.00	35,502.00	5.08	426,024.00	61.00
								925	GLA	6,984.00				nere	12/14/2012	8/31/2023	2,037.00	0.00	2,037.00	0.29	24,444.00	3.50
								925	GLA	6,984.00				nretre	1/1/2015	8/31/2023	633.08	0.00	633.08	0.09	7,596.96	1.09
								925	GLA	6,984.00				nur	1/1/2015	8/31/2023	143.82	0.00	143.82	0.02	1,725.84	0.25
								925	GLA	6,984.00				nire	1/1/2015	8/31/2023	30.94	0.00	30.94	0.00	371.28	0.05
							Expansion	S09B	GLA	270.00	109.00	8/5/2014	8/31/2023	nere	8/5/2014	8/31/2023	33.75	0.00	33.75	0.13	405.00	1.50
								S09B	GLA	270.00				nsto	8/5/2014	8/4/2015	787.50	0.00	787.50	2.92	9,450.00	35.00
										7,254.00							39,334.55	0.00	39,334.55	5.42	472,014.60	65.07
950	Briger Associates	Office	2/6/2009	5/31/2019	0.00	178,863.00	Renewal	950	GLA	4,306.00	63.00	3/1/2014	5/31/2019	nbr	3/1/2014	5/31/2019	22,247.67	0.00	22,247.67	5.17	266,972.04	62.00
								950	GLA	4,306.00				nere	3/1/2014	5/31/2019	1,318.17	0.00	1,318.17	0.31	15,818.04	3.67
										4,306.00							23,565.84	0.00	23,565.84	5.47	282,790.08	65.67
951	HIGDON PARTNERS	Office	9/1/2011	4/30/2015	9,626.33	76,746.94	Renewal	951	GLA	4,915.00	12.00	5/1/2014	4/30/2015	nbr	5/1/2014	4/30/2015	21,707.92	0.00	21,707.92	4.42	260,495.04	53.00
								951	GLA	4,915.00				nere	5/1/2014	4/30/2015	1,433.54	0.00	1,433.54	0.29	17,202.48	3.50
								951	GLA	4,915.00				noere	5/1/2014	4/30/2015	0.00	0.00	0.00	0.00	0.00	0.00
										4,915.00							23,141.46	0.00	23,141.46	4.71	277,697.52	56.50
955	Terrace RE, LLC	Office	9/12/2014	11/30/2017	0.00	0.00	Original Lease	955	GLA	2,016.00	39.00	9/12/2014	11/30/2017	nbr	9/12/2014	8/31/2015	10,416.00	0.00	10,416.00	5.17	124,992.00	62.00
								955	GLA	2,016.00				nere	9/12/2014	11/30/2017	588.00	0.00	588.00	0.29	7,056.00	3.50
										2,016.00							11,004.00	0.00	11,004.00	5.46	132,048.00	65.50
1001A	HQ GLOBAL WORKI	Office	6/1/2002	4/30/2019	78,978.00	1,000,000.00	Original Lease	1001A	GLA	64,090.00	203.00	6/1/2002	4/30/2019	nbr	9/1/2012	8/31/2015	277,723.33	0.00	277,723.33	4.33	3,332,679.96	52.00
								1001A	GLA	64,090.00				noere	1/1/2015	4/30/2019	36,479.02	0.00	36,479.02	0.57	437,748.24	6.83
								1001A	GLA	64,090.00				nretre	1/1/2015	4/30/2019	44,412.21	0.00	44,412.21	0.69	532,946.52	8.32
										64,090.00							358,614.56	0.00	358,614.56	5.60	4,303,374.72	67.15
1101A, 1150	SATTERLEE STEPHI	Office	2/1/2011	3/31/2026	0.00	774,690.00	Original Lease	1101A	GLA	49,367.00	182.00	2/1/2011	3/31/2026	nretre	1/1/2015	3/31/2026	8,311.50	0.00	8,311.50	0.17	99,738.00	2.02
								1101A	GLA	49,367.00				nbr	2/1/2011	1/31/2016	185,126.25	0.00	185,126.25	3.75	2,221,515.00	45.00
								1101A	GLA	49,367.00				nur	1/1/2012	3/31/2026	0.00	0.00	0.00	0.00	0.00	0.00
								1150	GLA	3,005.00				nbr	3/16/2011	1/31/2016	8,546.25	0.00	8,546.25	2.84	102,555.00	34.13
								1101A	GLA	49,367.00				fedcon	8/1/2014	3/31/2026	287.70	0.00	287.70	0.01	3,452.43	0.07
								1101A	GLA	49,367.00				nire	1/1/2014	3/31/2026	0.00	0.00	0.00	0.00	0.00	0.00
								1101A	GLA	49,367.00				noere	1/1/2014	3/31/2026	0.00	0.00	0.00	0.00	0.00	0.00
										52,372.00							202,271.70	0.00	202,271.70	3.86	2,427,260.43	46.35
1145, 1145B	YOUNG AND PARTN	Office	2/1/2011	1/31/2019	48,499.16	0.00	Original Lease	1145	GLA	3,092.00	96.00	2/1/2011	1/31/2019	nire	1/1/2014	1/31/2019	0.00	0.00	0.00	0.00	0.00	0.00
								1145	GLA	3,092.00				noere	1/1/2014	1/31/2019	0.00	0.00	0.00	0.00	0.00	0.00
								1145	GLA	3,092.00				nbr	2/1/2011	1/31/2016	13,141.00	0.00	13,141.00	4.25	157,692.00	51.00
								1145	GLA	3,092.00				nur	1/1/2012	1/31/2019	0.00	0.00	0.00	0.00	0.00	0.00
								1145B	GLA	0.00				nbr	5/20/2011	1/31/2016	3,085.50	0.00	3,085.50	0.00	37,026.00	0.00
								1145B	GLA	0.00				nere	5/20/2011	1/31/2019	211.75	0.00	211.75	0.00	2,541.00	0.00
								1145	GLA	3,092.00				nretre	1/1/2015	1/31/2019	614.46	0.00	614.46	0.20	7,373.52	2.38
										3,092.00							17,052.71	0.00	17,052.71	5.52	204,632.52	66.18
1152	Public Financial Mgt	Office	8/5/2009	12/31/2016	34,429.32	0.00	Original Lease	1152	GLA	2,326.00	89.00	8/5/2009	12/31/2016	noere	1/1/2015	12/31/2016	146.39	0.00	146.39	0.06	1,756.68	0.76
								1152	GLA	2,326.00				nur	1/1/2015	12/31/2016	75.57	0.00	75.57	0.03	906.84	0.39
								1152	GLA	2,326.00				nire	1/1/2013	12/31/2016	0.00	0.00	0.00	0.00	0.00	0.00
								1152	GLA	2,326.00				nbr	2/4/2013	12/31/2016	11,479.50	0.00	11,479.50	4.94	137,754.00	59.22
								1152	GLA	2,326.00				nere	1/1/2010	12/31/2016	744.04	0.00	744.04	0.32	8,928.48	3.84
								1152	GLA	2,326.00				nretre	6/30/2014	6/30/2015	407.16	0.00	407.16	0.18	4,885.86	2.10
										2,326.00							12,852.66	0.00	12,852.66	5.53	154,231.86	66.31
1154A, 1160	BMS Intermediarie:	Office	1/19/2012	4/30/2019	0.00	145,173.67	Original Lease	1160	GLA	5,872.00	88.00	1/19/2012	4/30/2019	nbr	1/19/2012	3/31/2017	27,402.66	0.00	27,402.66	4.67	328,831.92	56.00
								1160	GLA	5,872.00				nere	1/19/2012	4/30/2019	1,712.67	0.00	1,712.67	0.29	20,552.04	3.50
								1160	GLA	5,872.00				nretre	1/1/2015	4/30/2019	872.58	0.00	872.58	0.15	10,470.96	1.78
								1160	GLA	5,872.00				nur	1/1/2015	4/30/2019	247.62	0.00	247.62	0.04	2,971.44	0.51
								1160	GLA	5,872.00				nire	1/1/2015	4/30/2019	15.44	0.00	15.44	0.00	185.28	0.03
							Expansion	1154A	GLA	1,749.00	78.00	11/16/2012	4/30									

# Rent Roll - Lease Charges

From Date: 02/28/2015 By Property

Unit(s)	Lease	Lease	Lease	Security	LOC	Amendment	Unit(s)	Area	Area	Term	Amendment	Amendment	Charge	Charge	Charge	Monthly	Mgmt	Gross	Amt.	Annualized	Amt
	Type	From	To	Deposit	Amount	Type		Label			From	To	Code	From	To	Amount	Fee	Amount	per	Gross	per
																			Area	Amount	Area
oe2300 - 230 Park Avenue Holdco, LLC,New York																					
1200	Clarion Partners LLI Office	5/1/2014	4/30/2025	0.00	0.00	Original Lease	1200	GLA	70,949.00	132.00	5/1/2014	4/30/2025	nbr	5/1/2014	4/30/2020	348,832.58	0.00	348,832.58	4.92	4,185,990.96	59.00
							1200	GLA	70,949.00				nbrf	5/1/2014	4/30/2015	-348,832.58	0.00	-348,832.58	-4.92	-4,185,990.96	-59.00
							1200	GLA	70,949.00				nretre	1/1/2015	4/30/2025	3,082.70	0.00	3,082.70	0.04	36,992.40	0.52
									70,949.00							3,082.70	0.00	3,082.70	0.04	36,992.40	0.52
1300, 1401	Voya Financial, Inc. Office	5/1/1999	4/30/2025	0.00	0.00	Renewal	1300	GLA	72,327.00	132.00	5/1/2014	4/30/2025	nbr	5/1/2014	4/30/2020	355,607.75	0.00	355,607.75	4.92	4,267,293.00	59.00
							1300	GLA	72,327.00				nere	5/1/2014	4/30/2025	1,302.09	0.00	1,302.09	0.02	15,625.08	0.22
							1300	GLA	72,327.00				nbrf	5/1/2014	4/30/2015	-355,607.75	0.00	-355,607.75	-4.92	-4,267,293.00	-59.00
							1401	GLA	71,505.00				nere	5/1/2014	4/30/2025	1,302.08	0.00	1,302.08	0.02	15,624.96	0.22
							1401	GLA	71,505.00				nbr	5/1/2014	4/30/2020	351,566.25	0.00	351,566.25	4.92	4,218,795.00	59.00
							1401	GLA	71,505.00				nbrf	5/1/2014	4/30/2015	-351,566.25	0.00	-351,566.25	-4.92	-4,218,795.00	-59.00
									143,832.00							2,604.17	0.00	2,604.17	0.02	31,250.04	0.22
1510	Cornell University Office	5/1/2014	9/30/2024	0.00	0.00	Original Lease	1510	GLA	9,411.00	125.00	5/1/2014	9/30/2024	nbr	5/1/2014	4/30/2017	47,839.25	0.00	47,839.25	5.08	574,071.00	61.00
							1510	GLA	9,411.00				nere	5/1/2014	9/30/2024	2,548.81	0.00	2,548.81	0.27	30,585.72	3.25
							1510	GLA	9,411.00				nretre	1/1/2015	9/30/2024	143.65	0.00	143.65	0.02	1,723.80	0.18
									9,411.00							50,531.71	0.00	50,531.71	5.37	606,380.52	64.43
1515	Catalpa Capital, LLC Office	4/1/2009		39,019.65	0.00	Relocation	1515	GLA	1,260.00		4/16/2012		nretre	1/1/2015	12/31/2015	142.02	0.00	142.02	0.11	1,704.24	1.35
							1515	GLA	1,260.00				nur	1/1/2015		53.23	0.00	53.23	0.04	638.76	0.51
							1515	GLA	1,260.00				nire	1/1/2015		3.32	0.00	3.32	0.00	39.84	0.03
							1515	GLA	1,260.00				noere	1/1/2014		0.00	0.00	0.00	0.00	0.00	0.00
							1515	GLA	1,260.00				nbr	4/16/2012		6,300.00	0.00	6,300.00	5.00	75,600.00	60.00
							1515	GLA	1,260.00				nere	4/16/2012		367.50	0.00	367.50	0.29	4,410.00	3.50
									1,260.00							6,866.07	0.00	6,866.07	5.45	82,392.84	65.39
1516	D WECKSTEIN & C Office	3/1/2008		5,477.33	0.00	Original Lease	1516	GLA	1,550.00		3/1/2008		nbr	3/1/2008		9,687.50	0.00	9,687.50	6.25	116,250.00	75.00
							1516	GLA	1,550.00				nretre	1/1/2015	6/30/2015	712.76	0.00	712.76	0.46	8,553.12	5.52
							1516	GLA	1,550.00				noere	1/1/2015		266.44	0.00	266.44	0.17	3,197.28	2.06
									1,550.00							10,666.70	0.00	10,666.70	6.88	128,000.40	82.58
1517	KERN CORPORATIC Office	5/23/2002		1,196.76	0.00	Renewal	1517	GLA	797.00		6/1/2012		nretre	1/1/2015		104.00	0.00	104.00	0.13	1,248.00	1.57
							1517	GLA	797.00				nbr	5/1/2014		4,981.25	0.00	4,981.25	6.25	59,775.00	75.00
							1517	GLA	797.00				nere	6/1/2012		232.46	0.00	232.46	0.29	2,789.52	3.50
							1517	GLA	797.00				noere	1/1/2015		18.48	0.00	18.48	0.02	221.76	0.28
									797.00							5,336.19	0.00	5,336.19	6.70	64,034.28	80.34
1518	APACHE CAPITAL IV Office	8/20/2010		9,246.84	0.00	Original Lease	1518	GLA	1,810.00		8/20/2010		nbr	8/20/2010		4,689.51	0.00	4,689.51	2.59	56,274.12	31.09
							1518	GLA	1,810.00				nere	8/20/2010		385.34	0.00	385.34	0.21	4,624.08	2.55
							1518	GLA	1,810.00				nretre	1/1/2015	6/30/2015	245.88	0.00	245.88	0.14	2,950.56	1.63
							1518	GLA	1,810.00				noere	1/1/2015		83.71	0.00	83.71	0.05	1,004.52	0.55
									1,810.00							5,404.44	0.00	5,404.44	2.99	64,853.28	35.83
1520	EUGENE A. HOFFM Office	11/29/2002	1/31/2023	0.00	0.00	Renewal	1520	GLA	2,451.00	122.00	12/1/2012	1/31/2023	nbr	12/1/2012	1/31/2018	14,297.50	0.00	14,297.50	5.83	171,570.00	70.00
							1520	GLA	2,451.00				nere	12/1/2012	1/31/2023	714.88	0.00	714.88	0.29	8,578.56	3.50
									2,451.00							15,012.38	0.00	15,012.38	6.13	180,148.56	73.50
1525	Brevet Holdings LLC Office	5/1/2014	10/31/2019	0.00	0.00	Expansion	1525	GLA	6,895.00	65.00	6/17/2014	10/31/2019	nbr	6/17/2014	10/31/2019	33,325.83	0.00	33,325.83	4.83	399,909.96	58.00
							1525	GLA	6,895.00				nere	6/17/2014	10/31/2019	2,011.05	0.00	2,011.05	0.29	24,132.60	3.50
							1525	GLA	6,895.00				nretre	1/1/2015	10/31/2019	105.06	0.00	105.06	0.02	1,260.72	0.18
									6,895.00							35,441.94	0.00	35,441.94	5.14	425,303.28	61.68
1535	Cotter & Kavanaugh Office	5/5/2014	7/31/2017	0.00	45,505.13	Original Lease	1535	GLA	3,753.00	39.00	5/5/2014	7/31/2017	nretre	1/1/2015	7/31/2017	164.69	0.00	164.69	0.04	1,976.28	0.53
							1535	GLA	3,753.00				nbr	5/5/2014	7/31/2017	14,073.75	0.00	14,073.75	3.75	168,885.00	45.00
							1535	GLA	3,753.00				nere	5/5/2014	7/31/2017	1,094.63	0.00	1,094.63	0.29	13,135.56	3.50
									3,753.00							15,333.07	0.00	15,333.07	4.09	183,996.84	49.03
1536	CAPITAL LINK INC. Office	3/1/2010	4/30/2017	13,413.47	0.00	Original Lease	1536	GLA	2,936.00	86.00	3/1/2010	4/30/2017	nretre	1/1/2015	6/30/2015	695.62	0.00	695.62	0.24	8,347.44	2.84
							1536	GLA	2,936.00				noere	1/1/2015	4/30/2017	205.31	0.00	205.31	0.07	2,463.72	0.84
							1536	GLA	2,936.00				nbr	3/1/2010	2/28/2015	10,520.67	0.00	10,520.67	3.58	126,248.04	43.00
									2,936.00							11,421.60	0.00	11,421.60	3.89	137,059.20	46.68
1540	Law Offices of Geor Office	5/21/2010	4/30/2017	34,087.97	0.00	Original Lease	1540	GLA	1,632.00	84.00	5/21/2010	4/30/2017	nbr	5/21/2010	4/30/2017	6,800.00	0.00	6,800.00	4.17	81,600.00	50.00
							1540	GLA	1,632.00				nere	5/21/2010	4/30/2017	476.00	0.00	476.00	0.29	5,712.00	3.50
							1540	GLA	1,632.00				nretre	1/1/2015	4/30/2017	309.80	0.00	309.80	0.19	3,717.60	2.28
							1540	GLA	1,632.00				nire	1/1/2015	4/30/2017	9.81	0.00	9.81	0.01	117.72	0.07
							1540	GLA	1,632.00				noere	1/1/2015	4/30/2017	40.89	0.00	40.89	0.03	490.68	0.30
							1540	GLA	1,632.00				nur	1/1/2015	4/30/2017	32.88	0.00	32.88	0.02	394.56	0.24
									1,632.00							7,669.38	0.00	7,669.38	4.70	92,032.56	56.39
1541	Thompson Family F Office	1/1/2014	4/30/2017	0.00	0.00	Original Lease	1541	GLA	2,941.00	40.00	1/1/2014	4/30/2017	nretre	1/1/2015	4/30/2017	128.09	0.00	128.09	0.04	1,537.08	0.52
							1541	GLA	2,941.00				nbr	1/1/2014	4/30/2017	13,479.59	0.00	13,479.59	4.58	161,755.08	55.00
									2,941.00							13,607.68	0.00	13,607.68	4.63	163,292.16	55.52
1544	STREET SOFTWARE Office	5/1/2002	4/30/2017	36,483.75	0.00	Relocation	1544	GLA	2,605.00	61.00	4/11/2012	4/30/2017	noere	1/1/2014	4/30/2017	0.00	0.00	0.00	0.00	0.00	0.00
							1544	GLA	2,605.00				nbr	4/11/2012	4/30/2017	12,156.66	0.00	12,156.66	4.67	145,879.92	56.00
							1544	GLA	2,605.00				nere	4/11/2012	4/30/2017	759.79	0.00	759.79	0.29	9,117.48	3.50
							1544	GLA	2,605.00				nretre	1/1/2015	4/30/2017	333.38	0.00	333.38	0.13	4,000.56	1.54
							1544	GLA	2,605.00				nur	1/1/2015	4/30/2017	109.92	0.00	109.92	0.04	1,319.04	0.51

From Date: 02/28/2015 By Property

From Date: 02/28/2015 By Property

[illegible]

# Rent Roll - Lease Charges

From Date: 02/28/2015 By Property

Unit(s)	Lease	Lease Type	Lease From	Lease To	Security Deposit	LOC Amount	Amendment Type	Unit(s)	Area Label	Area	Term	Amendment From	Amendment To	Charge Code	Charge From	Charge To	Monthly Amount	Mgmt Fee	Gross Amount	Amt. per Area	Annualized Gross Amount	Amt per Area
oe2300 - 230 Park Avenue Holdco, LLC,New York																						
2500, 2600	Desmarais LLP	Office	4/1/2011	12/31/2023	0.00	1,777,226.00	Original Lease	2600	GLA	22,408.00	153.00	4/1/2011	12/31/2023	nretre	1/1/2015	12/31/2023	3,607.81	0.00	3,607.81	0.16	43,293.72	1.93
								2600	GLA	22,408.00				fedcon	8/1/2014	12/31/2023	485.62	0.00	485.62	0.02	5,827.44	0.26
								2600	GLA	22,408.00				noere	1/1/2014	12/31/2023	0.00	0.00	0.00	0.00	0.00	0.00
							Expansion	2600	GLA	22,408.00				nbr	4/1/2011	9/30/2016	115,774.67	0.00	115,774.67	5.17	1,389,296.04	62.00
								2500	GLA	22,168.00	131.00	2/4/2013	12/31/2023	nbr	2/4/2013	11/30/2018	129,313.33	0.00	129,313.33	5.83	1,551,759.96	70.00
								2500	GLA	22,168.00				noere	1/1/2014	12/31/2023	0.00	0.00	0.00	0.00	0.00	0.00
								2500	GLA	22,168.00				fedcon	8/1/2014	12/31/2023	514.19	0.00	514.19	0.02	6,170.30	0.28
								2500	GLA	22,168.00				nretre	1/1/2015	12/31/2023	2,381.35	0.00	2,381.35	0.11	28,576.20	1.29
								2500	GLA	22,168.00				nur	1/1/2015	12/31/2023	931.46	0.00	931.46	0.04	11,177.52	0.50
								2500	GLA	22,168.00				nire	1/1/2015	12/31/2023	58.08	0.00	58.08	0.00	696.96	0.03
										44,576.00							253,066.51	0.00	253,066.51	5.68	3,036,798.14	68.13
i29, 3100, 3200, 33	SWISS RE AMERIC,Office	4/20/2000	8/31/2020	0.00	0.00	Original Lease	2700	GLA	19,672.00	245.00	4/20/2000	8/31/2020	noere	1/1/2015	8/31/2020	56,136.94	0.00	56,136.94	2.85	673,643.28	34.24	
							2700	GLA	19,672.00				fedcon	10/1/2013	8/31/2020	9,750.00	0.00	9,750.00	0.50	117,000.00	5.95	
							2700	GLA	19,672.00				nbr	5/1/2010	4/30/2015	119,671.33	0.00	119,671.33	6.08	1,436,055.96	73.00	
							2829	GLA	7,579.00				nbr	5/1/2010	4/30/2015	46,105.58	0.00	46,105.58	6.08	553,266.96	73.00	
							3100	GLA	21,839.00				nbr	7/1/2011	4/30/2015	129,374.25	0.00	129,374.25	5.92	1,552,491.00	71.09	
							3200	GLA	42,367.00				nbr	7/1/2011	4/30/2015	123,266.58	0.00	123,266.58	2.91	1,479,198.96	34.91	
							3300	GLA	0.00				nbr	7/1/2011	4/30/2015	42,516.41	0.00	42,516.41	0.00	510,196.92	0.00	
							3400	GLA	0.00				nbr	7/1/2011	4/30/2015	95,429.25	0.00	95,429.25	0.00	1,145,151.00	0.00	
									91,457.00							622,250.34	0.00	622,250.34	6.80	7,467,004.08	81.64	
4O, S04P, S04Q, SC	OTTERBOURG STEI,Office	11/1/1998	2/28/2029	0.00	1,619,028.00	Renewal	S04O	GLA	237.00	184.00	11/1/2013	2/28/2029	nere	11/1/2013	2/28/2029	29.63	0.00	29.63	0.13	355.56	1.50	
							S04P	GLA	661.00				nere	11/1/2013	2/28/2029	82.62	0.00	82.62	0.12	991.44	1.50	
							S04R	GLA	389.00				nere	11/1/2013	2/28/2029	48.63	0.00	48.63	0.13	583.56	1.50	
							S04S	GLA	295.00				nere	11/1/2013	2/28/2029	36.87	0.00	36.87	0.12	442.44	1.50	
							S04T	GLA	305.00				nere	11/1/2013	2/28/2029	38.13	0.00	38.13	0.13	457.56	1.50	
							S04Q	GLA	563.00				nere	11/1/2013	2/28/2029	70.38	0.00	70.38	0.13	844.56	1.50	
							S04Q	GLA	563.00				nsto	11/1/2013	2/28/2019	1,642.08	0.00	1,642.08	2.92	19,704.96	35.00	
							S04O	GLA	237.00				nsto	11/1/2013	2/28/2019	691.25	0.00	691.25	2.92	8,295.00	35.00	
							S04P	GLA	661.00				nsto	11/1/2013	2/28/2019	1,927.92	0.00	1,927.92	2.92	23,135.04	35.00	
							S04R	GLA	389.00				nsto	11/1/2013	2/28/2019	1,134.58	0.00	1,134.58	2.92	13,614.96	35.00	
							S04S	GLA	295.00				nsto	11/1/2013	2/28/2019	860.42	0.00	860.42	2.92	10,325.04	35.00	
							S04T	GLA	305.00				nsto	11/1/2013	2/28/2019	889.58	0.00	889.58	2.92	10,674.96	35.00	
							2900	GLA	22,480.00				nbr	11/1/2013	2/28/2019	134,880.00	0.00	134,880.00	6.00	1,618,560.00	72.00	
							3000	GLA	22,493.00				nbr	11/1/2013	2/28/2019	134,958.00	0.00	134,958.00	6.00	1,619,496.00	72.00	
							2900	GLA	22,480.00				fedcon	8/1/2014	2/28/2029	443.89	0.00	443.89	0.02	5,326.71	0.24	
							3000	GLA	22,493.00				fedcon	8/1/2014	2/28/2029	443.89	0.00	443.89	0.02	5,326.71	0.24	
							2900	GLA	22,480.00				nretre	6/30/2014	6/30/2015	581.93	0.00	581.93	0.03	6,983.15	0.31	
							3000	GLA	22,493.00				nretre	6/30/2014	6/30/2015	581.93	0.00	581.93	0.03	6,983.15	0.31	
									47,423.00							279,341.73	0.00	279,341.73	5.89	3,352,100.80	70.69	
700	Reed Elsevier, Inc	Office	5/5/2014	2/28/2025	0.00	0.00	Original Lease	700	GLA	71,083.00	130.00	5/5/2014	2/28/2025	nbr	5/5/2014	1/31/2020	302,102.75	0.00	302,102.75	4.25	3,625,233.00	51.00
								700	GLA	71,083.00				fedcon	5/5/2014	2/28/2025	812.50	0.00	812.50	0.01	9,750.00	0.14
								700	GLA	71,083.00				nretre	1/1/2015	2/28/2025	3,083.31	0.00	3,083.31	0.04	36,999.72	0.52
									71,083.00							305,998.56	0.00	305,998.56	4.30	3,671,982.72	51.66	
LIC2	COGENT COMMUNI	Office	9/3/2003	9/2/2018	0.00	0.00	Renewal	LIC2	GLA	0.00	60.00	9/3/2013	9/2/2018	nere	10/1/2013	9/2/2018	61.97	0.00	61.97	0.00	743.64	0.00
								LIC2	GLA	0.00				nttr	10/1/2014	9/30/2015	1,243.37	0.00	1,243.37	0.00	14,920.48	0.00
									0.00							1,305.34	0.00	1,305.34	0.00	15,664.12	0.00	
, MZ-2, S02A, ST1: JJJ & R REST INC.	Office	12/1/2010	1/31/2031	0.00	93,385.54	Original Lease	S02A	GLA	206.00	60.00	12/1/2010	11/30/2015	nsto	3/6/2013	11/30/2015	392.38	0.00	392.38	1.90	4,708.56	22.86	
							MZ-2	GLA	497.00				nsto	12/1/2010	11/30/2015	1,449.58	0.00	1,449.58	2.92	17,394.96	35.00	
							ST14	GLA	2,920.00				nrtl	12/1/2014	11/30/2015	36,298.02	0.00	36,298.02	12.43	435,576.24	149.17	
							ST14	GLA	2,920.00				nretre	1/1/2015	11/30/2015	537.51	0.00	537.51	0.18	6,450.12	2.21	
									4,159.00							38,677.49	0.00	38,677.49	9.30	464,129.88	111.60	
MZ-45, ST2	Urban Space Grand	Office	2/20/2014	3/31/2035	0.00	0.00	Original Lease	ST2	GLA	9,664.00	254.00	2/20/2014	3/31/2035	nere	2/20/2014	3/31/2035	3,422.67	0.00	3,422.67	0.35	41,072.04	4.25
								MZ-45	GLA	0.00				nere	2/20/2014	3/31/2035	348.85	0.00	348.85	0.00	4,186.20	0.00
									9,664.00							3,771.52	0.00	3,771.52	0.39	45,258.24	4.68	
S03D, S11D	Satterlee Stephens	Office	2/1/2011	3/31/2026	0.00	0.00	Original Lease	S03D	GLA	323.00	182.00	2/1/2011	3/31/2026	nsto	2/1/2011	1/31/2016	955.54	0.00	955.54	2.96	11,466.48	35.50
								S11D	GLA	251.00				nsto	2/1/2011	1/31/2016	742.54	0.00	742.54	2.96	8,910.48	35.50
									574.00							1,698.08	0.00	1,698.08	2.96	20,376.96	35.50	
S03G, S08A	Teitler & Teitler, LL	Office	8/1/2013		0.00	0.00	Original Lease	S03G	GLA	325.00		8/1/2013		nsto	8/1/2014	7/31/2015	1,115.83	0.00	1,115.83	3.43	13,389.96	41.20
								S08A	GLA	148.00				nsto	8/1/2014	7/31/2015	508.13	0.00	508.13	3.43	6,097.56	41.20
									473.00							1,623.96	0.00	1,623.96	3.43	19,487.52	41.20	
S03H	James & Company	Office	5/8/2006		0.00	0.00	Relocation	S03H	GLA	400.00		7/17/2012		nsto	7/17/2012		216.67	0.00	216.67	0.54	2,600.04	6.50
									400.00							216.67	0.00	216.67	0.54	2,600.04	6.50	
S0422	Eugene A. Hoffman	Office	3/1/2008	1/31/2023	0.00	0.00	Renewal	S0422	GLA	347.00	122.00	12/1/2012	1/31/2023	nsto	12/1/2014	11/30/2015	663.85	0.00	663.85	1.91	7,966.20	22.96
								S0422	GLA	347.00				nere	12/1/2012	1/31/2023	84.81	0.00	84.81	0.24	1,017.72	2.93
									347.00							748.66	0.00	748.66	2.16	8,983.92	25.89	
S04A1, S04A2	Lathrop & Gage	Office	6/9/2011	12/31/2022	0.00	0.00	Original Lease	S04A1	GLA	329.00	139.00	6/9/2011	12/31/2022	nere	6/9/2011	12/31/2022	41.13	0.00	41.13	0.13	493.56	1.50
								S04A1	GLA	329.00				nsto	6/9/2011	12/31/2015	822.50	0.00	822.50	2.50	9,870.00	30.00
								S04A2	GLA	293.00				nere	6/9/2011	12/31/2022	36.63	0.00	36.63	0.13	439.56	1.50



Rent Roll - Lease Charges

From Date: 02/28/2015 By Property

Unit(s)	Lease	Lease Type	Lease From	Lease To	Security Deposit	LOC Amount	Amendment Type	Unit(s)	Area Label	Area	Term	Amendment From	Amendment To	Charge Code	Charge From	Charge To	Monthly Amount	Mgmt Fee	Gross Amount	Amt. per Area	Annualized Gross Amount	Amt per Area
oe2300 - 230 Park Avenue Holdco, LLC,New York																						
								S04A2	GLA	293.00				nsto	6/9/2011	12/31/2015	732.50	0.00	732.50	2.50	8,790.00	30.00
										622.00							1,632.76	0.00	1,632.76	2.63	19,593.12	31.50
S04L	David Barrett Partn Office		6/8/2011	4/30/2020	0.00	0.00	Original Lease	S04L	GLA	141.00	107.00	6/8/2011	4/30/2020	nsto	6/8/2011	4/30/2020	428.88	0.00	428.88	3.04	5,146.56	36.50
										141.00							428.88	0.00	428.88	3.04	5,146.56	36.50
S10B	HQ GLOBAL WORKI Office		5/1/1999	4/30/2019	0.00	0.00	Original Lease	S10B	GLA	2,154.00	240.00	5/1/1999	4/30/2019	nsto	10/1/2006	4/30/2019	2,310.00	0.00	2,310.00	1.07	27,720.00	12.87
										2,154.00							2,310.00	0.00	2,310.00	1.07	27,720.00	12.87
S11B	JAN LINHART DDS Office		11/7/2001	9/30/2031	0.00	0.00	Original Lease	S11B	GLA	34.00	176.00	11/7/2001	6/30/2016	nere	1/1/2010	6/30/2016	51.96	0.00	51.96	1.53	623.52	18.34
								S11B	GLA	34.00				nsto	10/1/2006	6/30/2016	85.00	0.00	85.00	2.50	1,020.00	30.00
										34.00							136.96	0.00	136.96	4.03	1,643.52	48.34
S11C	YOUNG & PARTNER Office		10/1/1997		0.00	0.00	Original Lease	S11C	GLA	51.00		10/1/1997		ncpi	7/1/2011		9.32	0.00	9.32	0.18	111.84	2.19
								S11C	GLA	51.00				nere	1/1/2010		5.05	0.00	5.05	0.10	60.60	1.19
								S11C	GLA	51.00				nsto	10/1/2006		51.00	0.00	51.00	1.00	612.00	12.00
								S11C	GLA	51.00				nretre	6/30/2014	6/30/2015	40.43	0.00	40.43	0.79	485.13	9.51
								S11C	GLA	51.00				noere	1/1/2015		23.63	0.00	23.63	0.46	283.56	5.56
										51.00							129.43	0.00	129.43	2.54	1,553.13	30.45
SIGN1	VAN WAGNER COM Office		3/1/2003	2/28/2023	0.00	0.00	Renewal	SIGN1	GLA	0.00	120.00	3/1/2013	2/28/2023	nttr	3/1/2013	2/28/2018	16,666.67	0.00	16,666.67	0.00	200,000.04	0.00
								SIGN1	GLA	0.00				nere	3/1/2013	2/28/2023	476.41	0.00	476.41	0.00	5,716.92	0.00
										0.00							17,143.08	0.00	17,143.08	0.00	205,716.96	0.00
ST10, STGEW	ROUGE, LLC	Office	6/1/2002	5/31/2022	0.00	40,000.00	Original Lease	ST10	GLA	1,716.00	240.00	6/1/2002	5/31/2022	nrtl	12/1/2012	11/30/2017	13,225.00	0.00	13,225.00	7.71	158,700.00	92.48
								STGEW	GLA	140.00				nsto	10/1/2006	5/31/2022	350.00	0.00	350.00	2.50	4,200.00	30.00
								ST10	GLA	1,716.00				fedcon	8/1/2014	5/31/2022	406.25	0.00	406.25	0.24	4,875.00	2.84
										1,856.00							13,981.25	0.00	13,981.25	7.53	167,775.00	90.40
ST1A	DUANE READE	Office	8/29/2001	2/28/2022	0.00	0.00	Original Lease	ST1A	GLA	8,949.00	247.00	8/29/2001	2/28/2022	fedcon	8/1/2014	2/28/2022	541.67	0.00	541.67	0.06	6,500.00	0.73
								ST1A	GLA	8,949.00				nrtl	3/1/2012	2/28/2017	118,188.00	0.00	118,188.00	13.21	1,418,256.00	158.48
										8,949.00							118,729.67	0.00	118,729.67	13.27	1,424,756.00	159.21
ST1B	GRAND CAFE LLC	Office	9/10/2002	9/30/2017	34,148.55	0.00	Original Lease	ST1B	GLA	3,859.00	181.00	9/10/2002	9/30/2017	nrtl	2/10/2015	9/30/2017	16,569.17	0.00	16,569.17	4.29	198,830.04	51.52
								ST1B	GLA	3,859.00				fedcon	8/1/2014	9/30/2017	1,000.00	0.00	1,000.00	0.26	12,000.00	3.11
										3,859.00							17,569.17	0.00	17,569.17	4.55	210,830.04	54.63
ST6	STARBUCKS CORPC Office		11/1/2000	3/31/2026	0.00	0.00	Original Lease	ST6	GLA	890.00	185.00	11/1/2000	3/31/2016	fedcon	8/1/2014	3/31/2016	541.67	0.00	541.67	0.61	6,500.00	7.30
								ST6	GLA	890.00				nrtl	10/13/2010	3/31/2016	14,685.00	0.00	14,685.00	16.50	176,220.00	198.00
										890.00							15,226.67	0.00	15,226.67	17.11	182,720.00	205.30
ST7	Wachovia Bank, Na Office		1/26/2004	5/31/2019	0.00	0.00	Original Lease	ST7	GLA	1,615.00	185.00	1/26/2004	5/31/2019	nrtl	5/26/2013	5/25/2016	32,415.42	0.00	32,415.42	20.07	388,985.04	240.86
								ST7	GLA	1,615.00				fedcon	8/1/2014	5/31/2019	270.83	0.00	270.83	0.17	3,250.00	2.01
										1,615.00							32,686.25	0.00	32,686.25	20.24	392,235.04	242.87
ST8	45th Street Park Aa Office		9/1/2008	8/31/2018	0.00	0.00	Original Lease	ST8	GLA	651.00	120.00	9/1/2008	8/31/2018	nere	1/1/2010	8/31/2018	211.55	0.00	211.55	0.32	2,538.60	3.90
								ST8	GLA	651.00				nrtl	9/1/2014	8/31/2018	3,413.41	0.00	3,413.41	5.24	40,960.92	62.92
								ST8	GLA	651.00				nretre	1/1/2015	6/30/2015	189.28	0.00	189.28	0.29	2,271.36	3.49
										651.00							3,814.24	0.00	3,814.24	5.86	45,770.88	70.31
Total					1,866,869.28	10,091,395.14				1,151,211.00							5,041,886.70	0.00	5,041,886.70	5.49	60,502,640.41	65.91
Summary by Charge Code		Amount																				
		22,527.58																				
fedcon		22,527.58																				
nbr		5,502,788.39																				
nbrf		-1,128,293.30																				
ncpi		9.32																				
nere		72,612.24																				
nire		695.75																				
noere		148,469.37																				
nretre		144,505.09																				
nrtl		234,794.02																				
nsto		21,473.28																				
nttr		17,910.04																				
nur		4,394.91																				
Total		5,041,886.70																				
Grand Total					1,866,869.28	10,091,395.14				1,151,211.00							5,041,886.70	0.00	5,041,886.70	4.38	60,502,640.41	52.56

**Invesco Lease Expiration**  
**Property Criteria: Physical Property=Yes, Stage=S Operating**  
**As of Date=02/28/2015**

Property=oe2300 AND NCREIF Property Type=Industrial,Office,Retail AND Report Order=Customer

Year End	Unit Code	Lease Name	Unit Area	Unit Area %	Current Market Rent Monthly	Current Market Rent Monthly %	Current Market Rent Annual	Current Market Rent Annual Per Unit Area	Rent Concession	Current Base Rent Monthly	Current Base/Market Rent Monthly % (See Notes 1)	Current Base Rent Annual	Current Base Rent Annual Per Unit Area	Current Lease From	Current Lease To	Month To Month	Current Lease To Document (See Notes 2)	Month Fiscal Year Ends
YEAR END: 0	206	VACANT	5,166	0.38	28,942.42	0.47	347,309.04	67.23	No	0.00	0.54	0.00	0.00		No			12
YEAR END: 0	800	VACANT	37,889	2.76	168,894.00	2.74	2,026,728.00	53.49	No	0.00	3.14	0.00	0.00		No			12
YEAR END: 0	935	VACANT	17,307	1.26	69,228.00	1.12	830,736.00	48.00	No	0.00	1.29	0.00	0.00		No			12
YEAR END: 0	960	VACANT	9,507	0.69	43,434.00	0.70	521,208.00	54.82	No	0.00	0.81	0.00	0.00		No			12
YEAR END: 0	1500	VACANT	7,326	0.53	74,736.00	1.21	896,832.00	122.42	No	0.00	1.39	0.00	0.00		No			12
YEAR END: 0	1534	VACANT	2,410	0.18	26,370.00	0.43	316,440.00	131.30	No	0.00	0.49	0.00	0.00		No			12
YEAR END: 0	1552	VACANT	16,331	1.19	14,962.50	0.24	179,550.00	10.99	No	0.00	0.28	0.00	0.00		No			12
YEAR END: 0	1820	VACANT	0	0.00	43,571.67	0.71	522,860.04	0.00	No	0.00	0.81	0.00	0.00		No			12
YEAR END: 0	2300	VACANT	21,646	1.58	126,245.00	2.05	1,514,940.00	69.99	No	0.00	2.35	0.00	0.00		No			12
YEAR END: 0	2800	VACANT	14,169	1.03	29,271.67	0.48	351,260.04	24.79	No	0.00	0.54	0.00	0.00		No			12
YEAR END: 0	3330	VACANT	6,832	0.50	29,738.50	0.48	356,862.00	52.23	No	0.00	0.55	0.00	0.00		No			12
YEAR END: 0	3350	VACANT	4,312	0.31	65,006.67	1.05	780,080.04	180.91	No	0.00	1.21	0.00	0.00		No			12
YEAR END: 0	S03A	VACANT	1,040	0.08	3,175.50	0.05	38,106.00	36.64	No	0.00	0.06	0.00	0.00		No			12
YEAR END: 0	S03E	VACANT	327	0.02	994.62	0.02	11,935.44	36.50	No	0.00	0.02	0.00	0.00		No			12
YEAR END: 0	S03F	VACANT	421	0.03	1,280.54	0.02	15,366.48	36.50	No	0.00	0.02	0.00	0.00		No			12
YEAR END: 0	S04M	VACANT	527	0.04	1,599.92	0.03	19,199.04	36.43	No	0.00	0.03	0.00	0.00		No			12
YEAR END: 0	S08D	VACANT	110	0.01	495.00	0.01	5,940.00	54.00	No	0.00	0.01	0.00	0.00		No			12
YEAR END: 0	S09A	VACANT	468	0.03	1,447.83	0.02	17,373.96	37.12	No	0.00	0.03	0.00	0.00		No			12
YEAR END: 0	S09C	VACANT	149	0.01	389.33	0.01	4,671.96	31.36	No	0.00	0.01	0.00	0.00		No			12
YEAR END: 0	S09E	VACANT	451	0.03	1,307.92	0.02	15,695.04	34.80	No	0.00	0.02	0.00	0.00		No			12
YEAR END: 0	S09F	VACANT	62	0.00	188.58	0.00	2,262.96	36.50	No	0.00	0.00	0.00	0.00		No			12
YEAR END: 0	S09H	VACANT	150	0.01	456.25	0.01	5,475.00	36.50	No	0.00	0.01	0.00	0.00		No			12
YEAR END: 0	S15B	VACANT	215	0.02	660.04	0.01	7,920.48	66.04	No	0.00	0.01	0.00	0.00		No			12
YEAR END: 0	S15C	VACANT	311	0.02	955.08	0.02	11,460.96	36.85	No	0.00	0.02	0.00	0.00		No			12
YEAR END: 0	S15D	VACANT	29	0.00	240.29	0.00	2,883.48	99.43	No	0.00	0.00	0.00	0.00		No			12
YEAR END: 0	S15E	VACANT	35	0.00	109.50	0.00	1,314.00	37.54	No	0.00	0.00	0.00	0.00		No			12
YEAR END: 0	UNIT: ALL	LEASE: ALL	147,190	9.71	733,700.83	11.26	8,804,409.96	59.82		0.00	13.65	0.00	0.00					
YEAR END: 0	CUMI UNIT: ALL	LEASE: ALL	147,190	9.71	733,700.83	11.26	8,804,409.96	59.82		0.00	13.65	0.00	0.00					
			0	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00					
YEAR END: 2015	951	HIGDON PARTNERS	4,915	0.36	22,527.08	0.37	270,324.96	55.00	No	21,707.92	0.40	260,495.04	53.00	5/1/2014	4/30/2015	No	Renewal	12
YEAR END: 2015	S03H	James & Company	400	0.03	1,216.67	0.02	14,600.04	36.50	No	216.67	0.00	2,600.04	6.50	7/1/2012		Yes	Relocation	12
YEAR END: 2015	500	Monday Properties Investments	21,140	1.54	95,130.00	1.54	1,141,560.00	54.00	No	66,362.17	1.24	796,346.04	37.67	8/1/2005	7/31/2015	No	Original Lease	12
YEAR END: 2015	501	Monday Properties Investments	4,222	0.31	16,888.00	0.27	202,656.00	48.00	No	22,869.17	0.43	274,430.04	65.00	8/1/2005	7/31/2015	No	Original Lease	12
YEAR END: 2015	303	BOB MACKIE DESIGN GROUP LTC	1,618	0.12	7,146.17	0.12	85,754.04	53.00	No	6,179.66	0.12	74,155.92	45.83	7/1/2013	6/30/2015	No	Renewal	12
YEAR END: 2015	1515	Catalpa Capital, LLC	1,260	0.09	5,775.00	0.09	69,300.00	55.00	No	6,300.00	0.12	75,600.00	60.00	4/16/2012		Yes	Relocation	12
YEAR END: 2015	1516	D WECKSTEIN & CO.	1,550	0.11	9,041.67	0.15	108,500.04	70.00	No	9,687.50	0.18	116,250.00	75.00	3/1/2008		Yes	Original Lease	12
YEAR END: 2015	1517	KERN CORPORATION	797	0.06	4,649.17	0.08	55,790.04	70.00	No	4,981.25	0.09	59,775.00	75.00	6/1/2012		Yes	Renewal	12
YEAR END: 2015	1518	APACHE CAPITAL MANAGEMENT,	1,810	0.13	10,558.33	0.17	126,699.96	70.00	No	4,689.51	0.09	56,274.12	31.09	8/20/2010		Yes	Original Lease	12
YEAR END: 2015	1550	Weiskopf Silver Equities	1,881	0.14	8,369.17	0.14	100,430.04	53.39	No	9,405.00	0.18	112,860.00	60.00	11/1/2014	10/31/2015	No	Renewal	12
YEAR END: 2015	BSMNT	FIBERNET EQUAL ACCESS LLC	0	0.00	0.00	0.00	0.00	0.00	No	0.00	0.00	0.00	0.00	1/22/1998		Yes	Original Lease	12
YEAR END: 2015	ROOF1	IDT Corporation	0	0.00	0.00	0.00	0.00	0.00	No	0.00	0.00	0.00	0.00	6/28/2000		Yes	Original Lease	12
YEAR END: 2015	S0466	BUILDING STORAGE	889	0.06	2,688.83	0.04	32,265.96	36.29	No	0.00	0.00	0.00	0.00	4/22/2014		Yes	Expansion	12
YEAR END: 2015	S04K	BUILDING STORAGE	147	0.01	434.96	0.01	5,219.52	35.51	No	0.00	0.00	0.00	0.00	4/1/2014		Yes	Expansion	12
YEAR END: 2015	S04N	BUILDING STORAGE	124	0.01	374.12	0.01	4,489.44	36.21	No	0.00	0.00	0.00	0.00	5/1/2014		Yes	Expansion	12
YEAR END: 2015	S05A	BUILDING STORAGE	254	0.02	0.00	0.00	0.00	0.00	No	0.00	0.00	0.00	0.00	5/1/2014		Yes	Expansion	12
YEAR END: 2015	S05B	BUILDING STORAGE	65	0.00	197.71	0.00	2,372.52	36.50	No	0.00	0.00	0.00	0.00	4/1/2014		Yes	Expansion	12
YEAR END: 2015	S15A	BUILDING STORAGE	352	0.03	1,079.79	0.02	12,957.48	36.81	No	0.00	0.00	0.00	0.00	7/1/2014		Yes	Expansion	12
YEAR END: 2015	S439	BUILDING STORAGE	778	0.06	2,345.12	0.04	28,141.44	36.17	No	0.00	0.00	0.00	0.00	5/1/2014		Yes	Renewal	12
YEAR END: 2015	S03G	Teitler & Teitler, LLP	325	0.02	988.54	0.02	11,862.48	36.50	No	1,115.83	0.02	13,389.96	41.20	8/1/2013		Yes	Original Lease	12
YEAR END: 2015	S08A	Teitler & Teitler, LLP	148	0.01	666.00	0.01	7,992.00	54.00	No	508.13	0.01	6,097.56	41.20	8/1/2013		Yes	Original Lease	12
YEAR END: 2015	S11C	YOUNG & PARTNERS LLC	63	0.00	191.62	0.00	2,299.44	36.50	No	51.00	0.00	612.00	9.71	10/1/1997		Yes	Original Lease	12
YEAR END: 2015	UNIT: ALL	LEASE: ALL	42,738	2.82	190,267.95	2.92	2,283,215.40	53.42		154,073.81	2.87	1,848,885.72	1.22					
YEAR END: 2015	C UNIT: ALL	LEASE: ALL	189,928	12.53	923,968.78	14.18	11,087,625.36	58.38		154,073.81	16.52	1,848,885.72	9.73					
			0	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00					
YEAR END: 2016	534	MARQUIS JET PARTNERS, INC.	8,621	0.63	34,484.00	0.56	413,808.00	48.00	No	49,211.54	0.92	590,538.48	68.50	10/1/2007	2/28/2016	No	Expansion	12
YEAR END: 2016	834	MARQUIS JET PARTNERS, INC.	9,284	0.68	37,136.00	0.60	445,632.00	48.00	No	34,815.00	0.65	417,780.00	45.00	7/21/2005	4/20/2016	No	Expansion	12
YEAR END: 2016	846	MARQUIS JET PARTNERS, INC.	8,607	0.63	39,448.75	0.64	473,385.00	55.00	No	32,276.25	0.60	387,315.00	45.00	9/1/2001	4/20/2016	No	Original Lease	12
YEAR END: 2016	850	MARQUIS JET PARTNERS, INC.	4,295	0.31	19,685.42	0.32	236,225.04	55.00	No	24,338.34	0.45	292,060.08	68.00	12/1/2008	2/28/2016	No	Expansion	12
YEAR END: 2016	851	MARQUIS JET PARTNERS, INC.	2,838	0.21	13,007.50	0.21	156,090.00	55.00	No	16,082.00	0.30	192,984.00	68.00	5/1/2007	2/28/2016	No	Expansion	12
YEAR END: 2016	539	Eagle Advisors, LLC	4,466	0.33	17,864.00	0.29	214,368.00	48.00	No	18,608.34	0.35	223,300.08	50.00	5/1/2014	4/30/2016	No	Renewal	12
YEAR END: 2016	0544A	WEINBERGER & SINGER	4,256	0.31	19,506.67	0.32	234,080.04	55.00	No	16,669.33	0.31	200,031.96	47.00	3/1/2010	4/30/2016	No	Original Lease	12
YEAR END: 2016	550	Alliance Capital Corporation	5,051	0.37	23,150.42	0.38	277,805.04	55.00	No	21,887.67	0.41	262,652.04	52.00	10/1/2010	4/30/2016	No	Original Lease	12
YEAR END: 2016	824	LPC Commercial Services	2,357	0.17	13,749.17	0.22	164,990.04	70.00	No	12,374.25	0.23	148,491.00	63.00	1/1/2012	3/31/2016	No	Original Lease	12
YEAR END: 2016	826	CITY OF NY DEPT GEN SERV.	4,041	0.29	21,888.75	0.36	262,665.00	65.00	No	26,940.00	0.50	323,280.00	80.00	4/1/2009	3/31/2016	No	Original Lease	12
YEAR END: 2016	1152	Public Financial Mgt Inc	2,551	0.19	11,692.08	0.19	140,304.96	55.00	No	11,479.50	0.21	137,754.00	54.00	8/5/2009	12/31/2016	No	Original Lease	12

**Invesco Lease Expiration**  
**Property Criteria: Physical Property=Yes, Stage=S Operating**  
**As of Date=02/28/2015**

Property=oe2300 AND NCREIF Property Type=Industrial,Office,Retail AND Report Order=Customer

Year End	Unit Code	Lease Name	Unit Area	Unit Area %	Current Market Rent Monthly	Current Market Rent Monthly %	Current Market Rent Annual	Current Market Rent Annual Per Unit Area	Rent Concession	Current Base Rent Monthly	Current Base/Market Rent Monthly % (See Notes 1)	Current Base Rent Annual	Current Lease From	Current Lease To	Month To Month	Current Lease To Document (See Notes 2)	Month Fiscal Year Ends	
YEAR END: 2016	UNIT: ALL	LEASE: ALL	56,367	3.72	251,612.76	3.86	3,019,353.12	53.57		264,682.22	4.93	3,176,186.64	2.10					
YEAR END: 2016	C UNIT: ALL	LEASE: ALL	246,295	16.25	1,175,581.54	18.04	14,106,978.48	57.28		418,756.03	21.45	5,025,072.36	20.40					
			0	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00					
YEAR END: 2017	520	Helmsley Enterprises, Inc.	3,406	0.25	19,868.33	0.32	238,419.96	70.00	No	18,449.16	0.34	221,389.92	65.00	3/15/2012	6/30/2017	No	Original Lease	12
YEAR END: 2017	920	James & Company LLC	7,282	0.53	39,444.17	0.64	473,330.04	65.00	No	33,375.83	0.62	400,509.96	55.00	3/12/2010	7/31/2017	No	Original Lease	12
YEAR END: 2017	453	Sageworks Inc	2,687	0.20	9,032.08	0.15	108,384.96	40.34	No	13,435.00	0.25	161,220.00	60.00	1/31/2014	2/28/2017	No	Original Lease	12
YEAR END: 2017	460	Focus Personnel	5,356	0.39	23,655.67	0.38	283,868.04	53.00	No	20,085.00	0.37	241,020.00	45.00	9/15/2010	6/30/2017	No	Original Lease	12
YEAR END: 2017	908	Earth Networks, Inc	3,998	0.29	15,992.00	0.26	191,904.00	48.00	No	19,990.00	0.37	239,880.00	60.00	5/1/2014	7/31/2017	No	Renewal	12
YEAR END: 2017	910	Shanghai Chentou USA, LLC	3,239	0.24	15,047.08	0.24	180,564.96	55.75	No	16,195.00	0.30	194,340.00	60.00	8/11/2014	7/31/2017	No	Original Lease	12
YEAR END: 2017	955	Terrace RE, LLC	2,016	0.15	9,363.75	0.15	112,365.00	55.74	No	10,416.00	0.19	124,992.00	62.00	9/12/2014	11/30/2017	No	Original Lease	12
YEAR END: 2017	1535	Cotter & Kavanaugh LLP	3,753	0.27	0.00	0.00	0.00	0.00	No	14,073.75	0.26	168,885.00	45.00	5/5/2014	7/31/2017	No	Original Lease	12
YEAR END: 2017	1536	CAPITAL LINK INC.	2,936	0.21	11,744.00	0.19	140,928.00	48.00	No	10,520.67	0.20	126,248.04	43.00	3/1/2010	4/30/2017	No	Original Lease	12
YEAR END: 2017	1540	Law Offices of George Birnbaum	1,632	0.12	6,528.00	0.11	78,336.00	48.00	No	6,800.00	0.13	81,600.00	50.00	5/21/2010	4/30/2017	No	Original Lease	12
YEAR END: 2017	1541	Thompson Family Foundation, Inc	2,941	0.21	13,695.00	0.22	164,340.00	55.88	No	13,479.59	0.25	161,755.08	55.00	1/1/2014	4/30/2017	No	Original Lease	12
YEAR END: 2017	1544	STREET SOFTWARE TECH	2,605	0.19	11,939.58	0.19	143,274.96	55.00	No	12,156.66	0.23	145,879.92	56.00	4/11/2012	4/30/2017	No	Relocation	12
YEAR END: 2017	ST1B	GRAND CAFE LLC	2,675	0.20	17,833.33	0.29	213,999.96	80.00	No	16,569.17	0.31	198,830.04	74.33	9/10/2002	9/30/2017	No	Original Lease	12
YEAR END: 2017	200	TOKIO MARINE & FIRE INSURANC	20,871	1.52	92,180.25	1.50	1,106,163.00	53.00	No	86,962.50	1.62	1,043,550.00	50.00	6/28/2002	6/30/2017	No	Original Lease	12
YEAR END: 2017	202	TOKIO MARINE & FIRE INSURANC	3,005	0.22	13,272.08	0.22	159,264.96	53.00	No	12,771.25	0.24	153,255.00	51.00	6/28/2002	6/30/2017	No	Original Lease	12
YEAR END: 2017	0300W	TOKIO MARINE & FIRE INSURANC	31,207	2.28	137,830.92	2.24	1,653,971.04	53.00	No	130,029.17	2.42	1,560,350.04	50.00	6/28/2002	6/30/2017	No	Original Lease	12
YEAR END: 2017	416	TOKIO MARINE & FIRE INSURANC	13,384	0.98	59,112.67	0.96	709,352.04	53.00	No	69,150.67	1.29	829,808.04	62.00	2/26/2007	6/30/2017	No	Original Lease	12
YEAR END: 2017	504H	TOKIO MARINE & FIRE INSURANC	592	0.04	1,800.67	0.03	21,608.04	36.50	No	3,058.66	0.06	36,703.92	62.00	2/26/2007	6/30/2017	No	Original Lease	12
YEAR END: 2017	525	YAMAGATA DENTAL, PC	1,376	0.10	8,026.67	0.13	96,320.04	70.00	No	5,618.67	0.10	67,424.04	49.00	9/5/2002	9/30/2017	No	Original Lease	12
YEAR END: 2017	509G	YAMAGATA DENTAL, PC	100	0.01	304.17	0.00	3,650.04	36.50	No	0.00	0.00	0.00	0.00	9/5/2002	9/30/2017	No	Original Lease	12
YEAR END: 2017	UNIT: ALL	LEASE: ALL	115,061	7.59	506,670.42	7.77	6,080,045.04	52.84		513,136.75	9.55	6,157,641.00	4.06					
YEAR END: 2017	C UNIT: ALL	LEASE: ALL	361,356	23.85	1,682,251.96	25.81	20,187,023.52	55.86		931,892.78	31.00	11,182,713.36	30.95					
			0	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00					
YEAR END: 2018	0300E	Banco De La Nacion Argentina	23,407	1.71	96,884.00	1.57	1,162,608.00	49.67	No	126,787.91	2.36	1,521,454.92	65.00	10/1/2014	1/31/2018	No	Renewal	12
YEAR END: 2018	417	HELMLEY ENTERPRISES	5,324	0.39	23,514.33	0.38	282,171.96	53.00	No	0.00	0.00	0.00	0.00	8/1/1998	7/31/2018	No	Original Lease	12
YEAR END: 2018	553	HELMLEY ENTERPRISES	7,589	0.55	34,782.92	0.56	417,395.04	55.00	No	0.00	0.00	0.00	0.00	8/1/1998	7/31/2018	No	Original Lease	12
YEAR END: 2018	561	HELMLEY ENTERPRISES	2,860	0.21	11,440.00	0.19	137,280.00	48.00	No	0.00	0.00	0.00	0.00	8/1/1998	7/31/2018	No	Original Lease	12
YEAR END: 2018	651	HELMLEY ENTERPRISES	11,081	0.81	49,864.50	0.81	598,374.00	54.00	No	0.00	0.00	0.00	0.00	8/1/1998	7/31/2018	No	Original Lease	12
YEAR END: 2018	664	HELMLEY ENTERPRISES	1,051	0.08	4,204.00	0.07	50,448.00	48.00	No	0.00	0.00	0.00	0.00	8/1/1998	7/31/2018	No	Original Lease	12
YEAR END: 2018	665	HELMLEY ENTERPRISES	3,575	0.26	14,300.00	0.23	171,600.00	48.00	No	0.00	0.00	0.00	0.00	8/1/1998	7/31/2018	No	Original Lease	12
YEAR END: 2018	504E	HELMLEY ENTERPRISES	1,230	0.09	3,741.25	0.06	44,895.00	36.50	No	0.00	0.00	0.00	0.00	8/1/1998	7/31/2018	No	Original Lease	12
YEAR END: 2018	504G	HELMLEY ENTERPRISES	922	0.07	2,804.42	0.05	33,653.04	36.50	No	0.00	0.00	0.00	0.00	8/1/1998	7/31/2018	No	Original Lease	12
YEAR END: 2018	5401	HELMLEY ENTERPRISES	3,639	0.27	11,068.62	0.18	132,823.44	36.50	No	0.00	0.00	0.00	0.00	8/1/1998	7/31/2018	No	Original Lease	12
YEAR END: 2018	1549	American Immigration Group, LLC	1,585	0.12	7,383.75	0.12	88,605.00	55.90	Yes	0.00	0.00	0.00	0.00	2/9/2015	4/30/2018	No	Original Lease	12
YEAR END: 2018	LIC2	COGENT COMMUNICATIONS	0	0.00	0.00	0.00	0.00	0.00	No	3,730.12	0.07	44,761.44	0.00	9/3/2013	9/2/2018	No	Renewal	12
YEAR END: 2018	5T8	45th Street Park Avenue Shoe Re	651	0.05	8,137.50	0.13	97,650.00	150.00	No	3,413.41	0.06	40,960.92	62.92	9/1/2008	8/31/2018	No	Original Lease	12
YEAR END: 2018	UNIT: ALL	LEASE: ALL	62,914	4.15	268,125.29	4.11	3,217,503.48	51.14		133,931.44	2.49	1,607,177.28	1.06					
YEAR END: 2018	C UNIT: ALL	LEASE: ALL	424,270	28.00	1,950,377.25	29.92	23,404,527.00	55.16		1,065,824.22	33.49	12,789,890.64	30.15					
			0	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00					
YEAR END: 2019	1154A	BMS Intermediaries	1,749	0.13	8,016.25	0.13	96,195.00	55.00	No	8,890.74	0.17	106,688.88	61.00	11/16/2012	4/30/2019	No	Expansion	12
YEAR END: 2019	1160	BMS Intermediaries	5,872	0.43	26,913.33	0.44	322,959.96	55.00	No	27,402.66	0.51	328,831.92	56.00	1/19/2012	4/30/2019	No	Original Lease	12
YEAR END: 2019	1001A	HQ GLOBAL WORKPLACES, INC.	64,090	4.67	288,405.00	4.68	3,460,860.00	54.00	No	277,723.33	5.17	3,332,679.96	52.00	6/1/2002	4/30/2019	No	Original Lease	12
YEAR END: 2019	510B	HQ GLOBAL WORKPLACES, INC.	2,154	0.16	6,551.75	0.11	78,621.00	36.50	No	2,310.00	0.04	27,720.00	12.87	5/1/1999	4/30/2019	No	Original Lease	12
YEAR END: 2019	424	Epstein, Becker & Green, P.C.	6,231	0.45	27,520.25	0.45	330,243.00	53.00	No	9,865.75	0.18	118,389.00	19.00	5/1/2004	4/30/2019	No	Original Lease	12
YEAR END: 2019	455	The Arthur Page Society	2,606	0.19	8,387.25	0.14	100,647.00	38.62	No	13,030.00	0.24	156,360.00	60.00	5/12/2014	8/31/2019	No	Original Lease	12
YEAR END: 2019	904	BIANCONE & WILINSKY,LLP	1,730	0.13	7,016.00	0.11	84,192.00	48.67	No	5,478.33	0.10	65,739.96	38.00	9/5/2014	9/30/2019	No	Relocation	12
YEAR END: 2019	922	Bank of the Ozarks, Inc	2,367	0.17	13,807.50	0.22	165,690.00	70.00	No	14,793.75	0.28	177,525.00	75.00	11/11/2013	2/28/2019	No	Original Lease	12
YEAR END: 2019	950	Briger Associates	4,306	0.31	19,735.83	0.32	236,829.96	55.00	No	22,247.67	0.41	266,972.04	62.00	3/1/2014	5/31/2019	No	Renewal	12
YEAR END: 2019	1525	Brevet Holdings LLC	6,895	0.50	28,080.00	0.46	336,960.00	48.87	No	33,325.83	0.62	399,909.96	58.00	6/17/2014	10/31/2019	No	Expansion	12
YEAR END: 2019	5T7	Wachovia Bank, National Assoc.	1,615	0.12	20,187.50	0.33	242,250.00	150.00	No	32,415.42	0.60	388,985.04	240.86	1/26/2004	5/31/2019	No	Original Lease	12
YEAR END: 2019	1145	YOUNG AND PARTNERS	3,092	0.23	14,171.67	0.23	170,060.04	55.00	No	13,141.00	0.24	157,692.00	51.00	2/1/2011	1/31/2019	No	Original Lease	12
YEAR END: 2019	1145B	YOUNG AND PARTNERS	726	0.05	3,327.50	0.05	39,930.00	55.00	No	3,085.50	0.06	37,026.00	51.00	2/1/2011	1/31/2019	No	Original Lease	12
YEAR END: 2019	UNIT: ALL	LEASE: ALL	103,433	6.83	472,119.83	7.24	5,665,437.96	54.77		463,709.98	8.63	5,564,519.76	3.67					
YEAR END: 2019	C UNIT: ALL	LEASE: ALL	527,703	34.83	2,422,497.08	37.17	29,069,964.96	55.09		1,529,534.20	42.12	18,354,410.40	34.78					
			0	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00					
YEAR END: 2020	900	Clearview Trading Advisors Inc	6,573	0.48	14,060.00	0.23	168,720.00	25.67	No	27,387.50	0.51	328,650.00	50.00	11/24/2014	1/31/2020	No	Original Lease	12
YEAR END: 2020	1545	Stanley Black & Decker Inc	2,674	0.19	3,116.67	0.05	37,400.04	13.99	Yes	11,680.78	0.22	140,169.36	52.42	10/7/2014	2/29/2020	No	Original Lease	12
YEAR END: 2020	1900	Hunt Companies, Inc	20,643	1.51	111,875.83	1.82	1,342,509.96	65.03	No	98,052.08	1.82	1,176,624.96	57.00	9/10/2014	11/30/2020	No	Original Lease	12
YEAR END: 2020	2000	MUFG Union Bank, NA	20,642	1.51	111,751.25	1.81	1,341,015.00	64.97	No	89,450.83	1.66							

**Invesco Lease Expiration**  
**Property Criteria: Physical Property=Yes, Stage=S Operating**  
**As of Date=02/28/2015**  
 Property=oe2300 AND NCREIF Property Type=Industrial,Office,Retail AND Report Order=Customer

Year End	Unit Code	Lease Name	Unit Area	Unit Area %	Current Market Rent Monthly	Current Market Rent Monthly %	Current Market Rent Annual	Current Market Rent Annual Per Unit Area	Rent Concession	Current Base Rent Monthly	Current Base/Market Rent Monthly % (See Notes 1)	Current Base Rent Annual	Current Base Rent Annual Per Unit Area	Current Lease From	Current Lease To	Month To Month	Current Lease To Document (See Notes 2)	Month Fiscal Year Ends
YEAR END: 2020	446	David Barrett Partners, LLC	2,354	0.17	10,396.83	0.17	124,761.96	53.00	No	9,808.33	0.18	117,699.96	50.00	5/1/2010	4/30/2020	No	Original Lease	12
YEAR END: 2020	450	David Barrett Partners, LLC	3,077	0.22	13,590.08	0.22	163,080.96	53.00	No	12,820.84	0.24	153,850.08	50.00	5/1/2010	4/30/2020	No	Original Lease	12
YEAR END: 2020	S04L	David Barrett Partners, LLC	141	0.01	428.88	0.01	5,146.56	36.50	No	428.88	0.01	5,146.56	36.50	6/8/2011	4/30/2020	No	Original Lease	12
YEAR END: 2020	430	FIA 230 CORP.	21,234	1.55	93,783.50	1.52	1,125,402.00	53.00	No	69,010.50	1.28	828,126.00	39.00	12/4/2009	4/30/2020	No	Original Lease	12
YEAR END: 2020	301	Transnational Management, LLC	2,342	0.17	10,343.83	0.17	124,125.96	53.00	No	10,343.83	0.19	124,125.96	53.00	4/1/2010	6/30/2020	No	Original Lease	12
YEAR END: 2020	0430A	Mechanical Space	183	0.01	808.25	0.01	9,699.00	53.00	No	0.00	0.00	0.00	0.00	8/1/2006	7/31/2020	No	Original Lease	12
YEAR END: 2020	451	Emmet Marvin & Martin LLP	1,254	0.09	5,538.50	0.09	66,462.00	53.00	No	5,747.50	0.11	68,970.00	55.00	10/1/2011	4/30/2020	No	Renewal	12
YEAR END: 2020	1600	PP Data Services, Inc	21,217	1.55	88,404.17	1.43	1,060,850.04	50.00	No	79,563.75	1.48	954,765.00	45.00	7/2/2010	12/31/2020	No	Original Lease	12
YEAR END: 2020	2700	SWISS RE AMERICAN HOLDING	19,672	1.43	114,753.33	1.86	1,377,039.96	70.00	No	119,671.33	2.23	1,436,055.96	73.00	4/20/2000	8/31/2020	No	Original Lease	12
YEAR END: 2020	2829	SWISS RE AMERICAN HOLDING	7,579	0.55	44,210.83	0.72	530,529.96	70.00	No	46,105.58	0.86	553,266.96	73.00	4/20/2000	8/31/2020	No	Original Lease	12
YEAR END: 2020	3100	SWISS RE AMERICAN HOLDING	21,267	1.55	124,057.50	2.01	1,488,690.00	70.00	No	129,374.25	2.41	1,552,491.00	73.00	4/20/2000	8/31/2020	No	Original Lease	12
YEAR END: 2020	3200	SWISS RE AMERICAN HOLDING	20,263	1.48	118,200.83	1.92	1,418,409.96	70.00	No	123,266.58	2.29	1,479,198.96	73.00	4/20/2000	8/31/2020	No	Original Lease	12
YEAR END: 2020	3300	SWISS RE AMERICAN HOLDING	6,989	0.51	40,769.17	0.66	489,230.04	70.00	No	42,516.41	0.79	510,196.92	73.00	4/20/2000	8/31/2020	No	Original Lease	12
YEAR END: 2020	3400	SWISS RE AMERICAN HOLDING	15,687	1.14	91,507.50	1.49	1,098,090.00	70.00	No	95,429.25	1.78	1,145,151.00	73.00	4/20/2000	8/31/2020	No	Original Lease	12
YEAR END: 2020	UNIT: ALL	LEASE: ALL	206,949	13.66	1,013,944.95	15.56	12,167,339.40	58.79		1,027,181.93	19.12	12,326,183.16	8.13					
YEAR END: 2020	C UNIT: ALL	LEASE: ALL	734,652	48.48	3,436,442.03	52.72	41,237,304.36	56.13		2,556,716.13	61.23	30,680,593.56	41.76					
			0	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00					
YEAR END: 2021	630	Hargraves, McConnell&CostiganPC	9,985	0.73	54,085.42	0.88	649,025.04	65.00	No	44,932.50	0.84	539,190.00	54.00	10/28/2010	4/30/2021	No	Original Lease	12
YEAR END: 2021	S437	Hargraves, McConnell&CostiganPC	553	0.04	1,682.04	0.03	20,184.48	36.50	No	0.00	0.00	0.00	0.00	10/28/2010	4/30/2021	No	Original Lease	12
YEAR END: 2021	2250	Orion Consultants, LLC	10,401	0.76	56,338.75	0.91	676,065.00	65.00	No	56,338.75	1.05	676,065.00	65.00	2/1/2014	9/30/2021	No	Renewal	12
YEAR END: 2021	2201	Simon Property Group	11,652	0.85	63,115.00	1.02	757,380.00	65.00	No	59,231.00	1.10	710,772.00	61.00	2/28/2011	9/30/2021	No	Original Lease	12
YEAR END: 2021	UNIT: ALL	LEASE: ALL	32,591	2.15	175,221.21	2.69	2,102,654.52	64.52		160,502.25	2.99	1,926,027.00	1.27					
YEAR END: 2021	C UNIT: ALL	LEASE: ALL	767,243	50.63	3,611,663.24	55.41	43,339,958.88	56.49		2,717,218.38	64.22	33,606,620.56	42.50					
			0	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00					
YEAR END: 2022	2401	Lathrop & Gage, LLP	15,406	1.12	89,868.33	1.46	1,078,419.96	70.00	No	79,597.67	1.48	955,172.04	62.00	8/27/2010	12/31/2022	No	Original Lease	12
YEAR END: 2022	2415	Lathrop & Gage, LLP	5,001	0.36	29,172.50	0.47	350,070.00	70.00	No	25,838.50	0.48	310,062.00	62.00	2/4/2013	12/31/2022	No	Expansion	12
YEAR END: 2022	S04A1	Lathrop & Gage	329	0.02	1,000.71	0.02	12,008.52	36.50	No	822.50	0.02	9,870.00	30.00	6/9/2011	12/31/2022	No	Original Lease	12
YEAR END: 2022	S04A2	Lathrop & Gage	293	0.02	891.21	0.01	10,694.52	36.50	No	732.50	0.01	8,790.00	30.00	6/9/2011	12/31/2022	No	Original Lease	12
YEAR END: 2022	ST10	ROUGE, LLC	1,500	0.11	10,000.00	0.16	120,000.00	80.00	No	13,225.00	0.25	158,700.00	105.80	6/1/2002	5/31/2022	No	Original Lease	12
YEAR END: 2022	STGEW	ROUGE, LLC	140	0.01	425.83	0.01	5,109.96	36.50	No	0.00	0.00	0.00	0.00	6/1/2002	5/31/2022	No	Original Lease	12
YEAR END: 2022	ST1A	DUANE READE	8,949	0.65	59,660.00	0.97	715,920.00	80.00	No	118,188.00	2.20	1,418,256.00	158.48	8/29/2001	2/28/2022	No	Original Lease	12
YEAR END: 2022	UNIT: ALL	LEASE: ALL	31,618	2.09	191,018.58	2.93	2,292,222.96	72.50		238,404.17	4.44	2,860,850.04	1.89					
YEAR END: 2022	C UNIT: ALL	LEASE: ALL	798,861	52.72	3,802,681.82	58.34	45,632,181.84	57.12		2,955,622.55	68.66	35,467,470.60	44.40					
			0	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00					
YEAR END: 2023	2500	Desmarais LLP	22,168	1.62	129,313.33	2.10	1,551,759.96	70.00	No	129,313.33	2.41	1,551,759.96	70.00	2/4/2013	12/31/2023	No	Expansion	12
YEAR END: 2023	2600	Desmarais LLP	22,408	1.63	130,713.33	2.12	1,568,559.96	70.00	No	115,774.67	2.15	1,389,296.04	62.00	4/1/2011	12/31/2023	No	Original Lease	12
YEAR END: 2023	1520	EUGENE A. HOFFMAN MGMT. INC	2,451	0.18	14,297.50	0.23	171,570.00	70.00	No	14,297.50	0.27	171,570.00	70.00	12/1/2012	1/31/2023	No	Renewal	12
YEAR END: 2023	S0422	Eugene A. Hoffman Mgmt, Inc.	347	0.03	1,055.46	0.02	12,665.52	36.50	No	663.85	0.01	7,966.20	22.96	12/1/2012	1/31/2023	No	Renewal	12
YEAR END: 2023	1800	ING Investment Management Int	10,481	0.76	56,772.08	0.92	681,264.96	65.00	No	52,405.00	0.98	628,860.00	60.00	4/2/2012	4/30/2023	No	Original Lease	12
YEAR END: 2023	925	Hatzel & Buehler Inc	6,984	0.51	34,920.00	0.57	419,040.00	60.00	No	35,502.00	0.66	426,024.00	61.00	12/14/2012	8/31/2023	No	Original Lease	12
YEAR END: 2023	S09B	Hatzel & Buehler Inc	270	0.02	833.42	0.01	10,001.04	37.04	No	787.50	0.01	9,450.00	35.00	8/5/2014	8/31/2023	No	Expansion	12
YEAR END: 2023	SIGN1	VAN WAGNER COMMUNICATIONS	0	0.00	16,666.67	0.27	200,000.04	0.00	No	16,666.67	0.31	200,000.04	0.00	3/1/2013	2/28/2023	No	Renewal	12
YEAR END: 2023	UNIT: ALL	LEASE: ALL	65,109	4.30	384,571.79	5.90	4,614,861.48	70.88		365,410.52	6.80	4,384,926.24	2.89					
YEAR END: 2023	C UNIT: ALL	LEASE: ALL	863,970	57.02	4,187,253.61	64.24	50,247,043.32	58.16		3,321,033.07	75.46	39,852,396.84	46.13					
			0	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00					
YEAR END: 2024	600	Lee Hecht Harrison LLC	22,722	1.66	102,249.00	1.66	1,226,988.00	54.00	No	119,290.50	2.22	1,431,486.00	63.00	1/3/2014	7/31/2024	No	Original Lease	12
YEAR END: 2024	S06A	Lee Hecht Harrison LLC	148	0.01	450.17	0.01	5,402.04	36.50	No	450.17	0.01	5,402.04	36.50	1/3/2014	7/31/2024	No	Expansion	12
YEAR END: 2024	1510	Cornell University	9,411	0.69	3,433.50	0.06	41,202.00	4.38	No	47,839.25	0.89	574,071.00	61.00	5/1/2014	9/30/2024	No	Original Lease	12
YEAR END: 2024	UNIT: ALL	LEASE: ALL	32,281	2.13	106,132.67	1.63	1,273,592.04	39.45		167,579.92	3.12	2,010,959.04	1.33					
YEAR END: 2024	C UNIT: ALL	LEASE: ALL	896,251	59.15	4,293,386.28	65.87	51,520,635.36	57.48		3,488,612.99	78.58	41,863,355.88	46.71					
			0	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00					
YEAR END: 2025	1200	Clarion Partners LLC	70,949	5.17	247,500.00	4.02	2,970,000.00	41.86	Yes	0.00	0.00	0.00	0.00	5/1/2014	4/30/2025	No	Original Lease	12
YEAR END: 2025	1300	Voya Financial, Inc	72,327	5.27	247,500.00	4.02	2,970,000.00	41.06	Yes	0.00	0.00	0.00	0.00	5/1/2014	4/30/2025	No	Renewal	12
YEAR END: 2025	1401	Voya Financial, Inc	71,505	5.21	108,166.50	1.76	1,297,998.00	18.15	Yes	0.00	0.00	0.00	0.00	5/1/2014	4/30/2025	No	Renewal	12
YEAR END: 2025	700	Reed Elsevier, Inc	71,083	5.18	296,179.17	4.81	3,554,150.04	50.00	No	302,102.75	5.62	3,625,233.00	51.00	5/5/2014	2/28/2025	No	Original Lease	12
YEAR END: 2025	UNIT: ALL	LEASE: ALL	285,864	20.83	899,345.67	14.61	10,792,148.04	37.75		302,102.75	5.62	3,625,233.00	51.00					
YEAR END: 2025	C UNIT: ALL	LEASE: ALL	1,182,115	79.98	5,192,731.95	80.48	62,312,783.40	52.71		3,790,715.74	84.20	45,488,588.88	97.71					
			0	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00					
YEAR END: 2026	1701	McKenna Long & Aldridge LLP	21,635	1.58	114,064.17	1.85	1,368,770.04	63.27	No	126,204.17	2.35	1,514,450.04	70.00	8/14/2014	6/30/2026	No	Renewal	12
YEAR END: 2026	1825	McKenna Long & Aldridge LLP	2,356	0.17	0.00	0.00	0.00	0.00	Yes	0.00	0.00	0.00	0.00	12/1/2014	6/30/2026	No	Expansion	12
YEAR END: 2026	1850	McKenna Long & Aldridge LLP	8,061	0.59	52,405.00	0.85	628,860.00	78.01	Yes	0.00	0.00	0.00	0.00	1/1/2015	6/30/2026	No	Renewal	12
YEAR END: 2026	2100	Novartis Finance Corporation	22,050	1.61	119,437.50	1.94	1,433,250.00	65.00	No	112,087.50	2.09	1,345,050.00	61.00	1/1/2011	12/31/2026	No	Original Lease	12
YEAR END: 2026	1101A	SATTERLEE STEPHENS BURKE&B	49,367	3.60	226,265.42	3.67	2,715,185.											

**Invesco Lease Expiration**  
**Property Criteria: Physical Property=Yes, Stage=S Operating**  
**As of Date=02/28/2015**  
 Property=oe2300 AND NCREIF Property Type=Industrial,Office,Retail AND Report Order=Customer

Year End	Unit Code	Lease Name	Unit Area	Unit Area %	Current Market Rent Monthly	Current Market Rent Monthly %	Current Market Rent Annual	Current Market Rent Annual Per Unit Area	Rent Concession	Current Base Rent Monthly	Current Base/Market Rent Monthly % (See Notes 1)	Current Base Rent Annual	Current Base Rent Annual Per Unit Area	Current Lease From	Current Lease To	Month To Month	Current Lease To Document (See Notes 2)	Month Fiscal Year
YEAR END: 2026	S11D	Satterlee Stephens Burke&Burke	251	0.02	763.46	0.01	9,161.52	36.50	No	742.54	0.01	8,910.48	35.50	2/1/2011	3/31/2026	No	Original Lease	12
YEAR END: 2026	ST6	STARBUCKS CORPORATION	890	0.06	11,125.00	0.18	133,500.00	150.00	No	14,685.00	0.27	176,220.00	198.00	11/1/2000	3/31/2026	No	Renewal	12
YEAR END: 2026	UNIT: ALL	LEASE: ALL	107,212	7.08	535,488.43	8.22	6,425,861.16	59.94		448,347.25	8.34	5,380,167.00	3.55					
YEAR END: 2026	C UNIT: ALL	LEASE: ALL	1,289,327	87.06	5,728,220.38	88.70	68,738,644.56	53.31		4,239,062.99	92.54	50,868,755.88	32.38					
			0	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00					
YEAR END: 2029	2900	OTTERBOURG STEINDLER HOUST	22,480	1.64	86,654.17	1.41	1,039,850.04	46.26	No	134,880.00	2.51	1,618,560.00	72.00	11/1/2013	2/28/2029	No	Renewal	12
YEAR END: 2029	3000	OTTERBOURG STEINDLER HOUST	22,493	1.64	86,234.17	1.40	1,034,810.04	46.01	No	134,958.00	2.51	1,619,496.00	72.00	11/1/2013	2/28/2029	No	Renewal	12
YEAR END: 2029	S040	OTTERBOURG STEINDLER HOUST	237	0.02	720.88	0.01	8,650.56	36.50	No	0.00	0.00	0.00	0.00	11/1/2013	2/28/2029	No	Renewal	12
YEAR END: 2029	S04P	OTTERBOURG STEINDLER HOUST	661	0.05	2,010.54	0.03	24,126.48	36.50	No	0.00	0.00	0.00	0.00	11/1/2013	2/28/2029	No	Renewal	12
YEAR END: 2029	S04Q	OTTERBOURG STEINDLER HOUST	563	0.04	1,712.46	0.03	20,549.52	36.50	No	0.00	0.00	0.00	0.00	11/1/2013	2/28/2029	No	Renewal	12
YEAR END: 2029	S04R	OTTERBOURG STEINDLER HOUST	389	0.03	1,183.21	0.02	14,198.52	36.50	No	0.00	0.00	0.00	0.00	11/1/2013	2/28/2029	No	Renewal	12
YEAR END: 2029	S04S	OTTERBOURG STEINDLER HOUST	295	0.02	897.29	0.01	10,767.48	36.50	No	0.00	0.00	0.00	0.00	11/1/2013	2/28/2029	No	Renewal	12
YEAR END: 2029	S04T	OTTERBOURG STEINDLER HOUST	305	0.02	927.71	0.02	11,132.52	36.50	No	0.00	0.00	0.00	0.00	11/1/2013	2/28/2029	No	Renewal	12
YEAR END: 2029	UNIT: ALL	LEASE: ALL	47,423	3.13	180,340.43	2.77	2,164,085.16	45.63		269,838.00	5.02	3,238,056.00	2.14					
YEAR END: 2029	C UNIT: ALL	LEASE: ALL	1,336,750	90.19	5,908,560.81	91.47	70,902,729.72	53.04		4,508,900.99	97.56	54,106,811.88	33.53					
			0	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00					
YEAR END: 2030	530	The Leona M And Harry B Helmsk	5,392	0.39	24,713.33	0.40	296,559.96	55.00	No	27,409.33	0.51	328,911.96	61.00	10/21/2013	1/31/2030	No	Original Lease	12
YEAR END: 2030	650	The Leona M And Harry B Helmsk	7,917	0.58	72,224.50	1.17	866,694.00	109.47	No	37,605.75	0.70	451,269.00	57.00	4/30/2014	1/31/2030	No	Expansion	12
YEAR END: 2030	UNIT: ALL	LEASE: ALL	13,309	0.88	96,937.83	1.49	1,163,253.96	87.40		65,015.08	1.21	780,180.96	0.51					
YEAR END: 2030	C UNIT: ALL	LEASE: ALL	1,350,059	91.07	6,005,498.64	92.96	72,065,983.68	53.38		4,573,916.07	98.77	54,886,992.84	33.45					
			0	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00					
YEAR END: 2031	1162	JAN LINHART DDS PC	1,360	0.10	5,440.00	0.09	65,280.00	48.00	No	6,913.33	0.13	82,959.96	61.00	7/1/2001	9/30/2031	No	Renewal	12
YEAR END: 2031	1163	JAN LINHART DDS PC	2,781	0.20	11,124.00	0.18	133,488.00	48.00	No	14,136.75	0.26	169,641.00	61.00	7/1/2001	9/30/2031	No	Renewal	12
YEAR END: 2031	1164	JAN LINHART DDS PC	894	0.07	3,576.00	0.06	42,912.00	48.00	No	3,799.50	0.07	45,594.00	51.00	10/26/2011	9/30/2031	No	Renewal	12
YEAR END: 2031	S11A	JAN LINHART DDS PC	200	0.01	608.33	0.01	7,299.96	36.50	No	0.00	0.00	0.00	0.00	7/1/2001	9/30/2031	No	Renewal	12
YEAR END: 2031	S11B	JAN LINHART DDS PC	34	0.00	103.42	0.00	1,241.04	36.50	No	85.00	0.00	1,020.00	30.00	11/7/2001	9/30/2031	No	Renewal	12
YEAR END: 2031	MEZZ1	JJJ & R REST INC.	360	0.03	4,500.00	0.07	54,000.00	150.00	No	0.00	0.00	0.00	0.00	12/1/2010	1/31/2031	No	Renewal	12
YEAR END: 2031	MZ-2	JJJ & R REST INC.	497	0.04	6,212.50	0.10	74,550.00	150.00	No	0.00	0.00	0.00	0.00	12/1/2010	1/31/2031	No	Renewal	12
YEAR END: 2031	S02A	JJJ & R REST INC.	129	0.01	824.00	0.01	9,888.00	76.65	No	0.00	0.00	0.00	0.00	12/1/2010	1/31/2031	No	Renewal	12
YEAR END: 2031	ST13	JJJ & R REST INC.	176	0.01	1,173.33	0.02	14,079.96	80.00	No	0.00	0.00	0.00	0.00	12/1/2010	1/31/2031	No	Renewal	12
YEAR END: 2031	ST14	JJJ & R REST INC.	2,920	0.21	36,500.00	0.59	438,000.00	150.00	No	36,298.02	0.68	435,576.24	149.17	12/1/2010	1/31/2031	No	Renewal	12
YEAR END: 2031	464	JJJ & R RESTAURANT	1,202	0.09	5,308.83	0.09	63,705.96	53.00	No	4,407.34	0.08	52,888.08	44.00	12/1/2010	1/31/2031	No	Renewal	12
YEAR END: 2031	S04F	JJJ & R RESTAURANT	206	0.02	626.58	0.01	7,518.96	36.50	No	0.00	0.00	0.00	0.00	12/1/2010	1/31/2031	No	Renewal	12
YEAR END: 2031	UNIT: ALL	LEASE: ALL	10,759	0.71	75,996.99	1.17	911,963.88	84.76		65,639.94	1.22	787,679.28	0.52					
YEAR END: 2031	C UNIT: ALL	LEASE: ALL	1,360,818	91.78	6,081,495.63	94.13	72,977,947.56	53.63		4,639,556.01	99.99	55,674,672.12	33.73					
			0	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00					
YEAR END: 2035	MZ-45	Urban Space Grand Central LLC	985	0.07	0.00	0.00	0.00	0.00	No	0.00	0.00	0.00	0.00	2/20/2014	3/31/2035	No	Original Lease	12
YEAR END: 2035	ST2	Urban Space Grand Central LLC	9,664	0.70	80,533.23	1.31	966,398.76	100.00	No	0.00	0.00	0.00	0.00	2/20/2014	3/31/2035	No	Original Lease	12
YEAR END: 2035	UNIT: ALL	LEASE: ALL	10,649	0.70	80,533.23	1.24	966,398.76	90.75		0.00	0.00	0.00	0.00					
YEAR END: 2035	C UNIT: ALL	LEASE: ALL	1,371,467	92.48	6,162,028.86	95.37	73,944,346.32	53.92		4,639,556.01	99.99	55,674,672.12	33.49					
			0	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00					
YEAR END: ALL	CU UNIT: ALL	LEASE: ALL	1,371,467	92.48	6,162,028.86	95.37	73,944,346.32	53.92	0	4,639,556.01	99.99	55,674,672.12	33.49					
			0	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00					
YEAR END: ALL	UNIT: ALL	LEASE: ALL	1,371,467	92.48	6,162,028.86	95.37	73,944,346.32	53.92	0	4,639,556.01	99.99	55,674,672.12	33.49					
		GLA	1,371,467	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00					
		GLA MINUS ALL UNIT AREA	0	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00					

33	13'6"											Vacant (3330): 6,832 sf			Vacant (3350): 4,312 sf			Swiss Re (2880): 5,999 sf • 8/31/20 Shelton Group - 3,200 sq-ft • 2,980 (Excludes First Floor Easement - 4,330 sq-ft of HSH)																			
32	15'6"											Swiss Re (3200): 20,263 sf • 8/31/20 (HSH Nordbank) {(Lebenthal - 22,382 sf)}																									
31	14'6"											Swiss Re (3100): 21,267 sf • 8/31/20 (HSH Nordbank) {(Lebenthal - 20,913 sf)}																									
30	11'											Otterbourg, Steindler, Houston & Rosen (3000): 22,493 sf • 2/28/29																									
29	11'9"											Otterbourg, Steindler, Houston & Rosen (2900): 22,480 sf • 2/28/29																									
28	12'4"											Apple Tree Life Sciences (2800): 14,169 sf • 7/31/25 [R - 5 yrs w/ 18 mos notice] [ROFO on balance of floor]			Swiss Re (2829): 7,579 sf • 8/31/20 (JVL Ventures LLC - 8,111 sf)																						
27	11'9"											Swiss Re (2700): 19,672 sf • 8/31/20 (JVL Ventures LLC - 22,246 SF)																									
26	11'9"											Desmarais LLP (2600): 22,408 sf • 12/31/23 [R - 5 yr w/ 16 mos notice]																									
25	11'9"											Desmarais LLP (2500): 22,168 sf • 12/31/23 [R - 5 yr w/ 16 mos notice]																									
24	11'9"											Lathrop & Gage (2401): 20,407 sf • 12/31/22 [R - 5 yr Notice by 12/31/21]																									
23	11'9"											Vacant (2300): 21,646 sf																									
22	11'9"											Simon Property Group (2200): 11,652 sf • 9/30/21 (Teitler & Teitler - 11,652 sf) [ROFO floor for Novartis]			Orion Consultants (Suite 2250): 10,401 sf • 9/30/21 [ROFO floor for Novartis]																						
21	11'9"											Novartis Finance Corporation (2100): 22,050 sf • 12/31/26 [R - 5 yr Notice by 12/31/25]																									
20	11'9"											MUFG Union Bank, N.A. (2000): 20,642 sf • 11/30/20 [ROFO floor for Novartis]																									
19	11'9"											Hunt Companies, Inc. (1900): 20,643 sf • 11/30/20																									
18	11'9"											ING Investment Management International LLC (1800): 10,481 sf • 4/30/23 [R - 5 yr w/ notice by 4/30/22] [ROFO - McKenna Long]			McKenna Long (1825) 2,354 sf • 4/30/26 [R - 5 yr w/ notice by 12/31/24]		McKenna Long (1850) 8,061 sf • 6/30/26 [R - 5 yr w/ notice by 12/31/24]																				
17	11'9"											McKenna Long & Aldridge (1700): 21,635 sf • 6/30/26 [R - 5 yr w/ notice by 12/31/24]																									
16	11'9"											Six Flags (1600): 21,217 sf • 12/31/20 [R - 5 yr w/ notice by 9/30/19] (Visual Marketing Partners - 5,238 RSF)																									
15	18'11"	Street Software Tech. (1544): 2,605 sf 4/30/17		Thompson Family Foundation (1541): 2,941 sf 4/30/17		George Birnbaum (1540): 2,936 sf 4/30/2017		Capital Link (1536): 2,936 sf 4/30/2017		Brevet Holdings (1525) 6,895 sf • 10/31/19		E.Hoffman (1520): 2,451 sf 1/31/23		Apache Capital (1518): 1,310 sf M-I-M		Kern (1517): 797 sf M-I-M		D. Wickham (1514A): 1,550 sf M-I-M		Catalpa Capital (1513): 1,260 sf M-I-M		Cornell University: 9,411 sf 9/30/24		Vacant (1534) 2,410 sf		Cotter & Kavanaugh (1535) 3,753 sf 7/17		Vacant (1500) 7,326 sf		Vacant (1552) 16,331 sf		Reidinger (1508) 1,881 sf 10/31/17		American Investment (1504) 2,614 sf 11/30/19		Stanley Black & Decker, Inc. (1545) 2,614 sf 11/30/19	
14	11'5"	Voya Financial, Inc. (1300) 71,505 sf • 4/30/25 [R - 5 or 10 yr w/ notice by 2/28/24]																																			
13	11'5"	Voya Financial, Inc. (1300) 72,327 sf • 4/30/25 [R - 5 or 10 yr w/ notice by 2/28/24]																																			
12	11'5"	Clarion Partners LLC (1200): 70,949 sf • 4/30/25 [One 5 yr w/ notice by 2/1/2024]																																			
11	11'5"	Satterlee Stephens (1101): 49,367 sf • 3/31/26 [Two 5 yr w/ notice by 9/30/24]																				J.Linhart (1164): 5,035 sf 6/30/16		BMS Intermediaries, Inc. (1160): 5,872 sf • 4/30/19		RBC Investment Inc. (1156) 1,914 sf • 12/31/19 (1-Rose)		Pacific Financial Mgmt. (1152) 2,551 sf 12/31/19 (Valuers Capital Mgmt.)		Satterlee (1150): 2,279 sf 3/31/26 [Amex Group]		Young & Partners (1145): 3,818 sf 1/31/19					
10	11'5"	H.Q. Global Workplaces aka Vantas (1000): 66,244 sf (includes storage 510B) • 4/30/19																																			
9	11'5"	Vacant (935): 17,307 sf				Hatzel & Buehler (925): 6,984 sf 8/31/23				Bank of the Ozarks (922): 2,367 sf 2/28/19		James & Co. (920): 7,282 sf 7/31/17		Shanghai Chengtau USA LLC (910) 3,239 sf 7/31/17		Earth Networks (908) 3,998 sf 7/31/17		Blanchette & Wentworth (905): 1,754 sf 7/31/19 [R - 5 yrs w/ notice by 7/31/17]		Clearview Trading Advisors (900): 6,573 sf • 12/31/19 [LL Right to Terminate 7/31/17]		Vacant (960): 9,507sf		Terrace RE (903): 2,016 sf 11/30/17		Higdon (951) 4,915 sf 4/30/15		Briger (950): 4,306 sf 5/31/19									
8	11'5"	Marquis Jet Partners (846): 8,607 sf • 4/20/16  (Paramount Pictures through 9/30/15)				Marquis Jet Partners (834) 8,621 sf • 2/28/16  (Paramount Pictures through 9/30/15)				City of NY Dept. of Gen. Svcs (826): 4,041 sf 3/31/16		LPC Commercial Services (824): 2,357 sf 3/31/16		Vacant (800) 37,889 sf																Marquis Jet Partners (851): 2,838 sf 2/28/16 (Oisink LLC)		Marquis Jet Partners (850) 4,295 sf • 2/28/16 (Butzel Long)					
7	11'5"	Reed Elsevier, Inc. (700): 71,083 sf • 2/28/25 [R - 7 years with 20 months notice] [T - Tenant right to terminate 12/31/21 with notice by 12/31/20]																																			
6	11'5"	Hargraves McConnell & Castigan (630): 9,985 sf 4/30/21				Comerica Inc (634, 634A, 634B): 13,158 sf • 6/30/20 [R - 5 yrs w/ notice by May 31, 2019]				Helmsley Trust (650): 7,917 sf • 1/31/30 [R - Two 5 yrs w/ notice by 1/31/29]				Helmsley Enterprises (651) 11,081 sf • 7/31/18				Helmsley (665) 3,575 sf 7/31/18		Helmsley (664) 1,051 sf 7/31/18		Lee Hecht Harrison, LLC (600) 22,722 sf • 8/31/24 [R - 5 years with 16 months notice]															
5	11'5"	Eagle Advisers (539) 4,466 sf • 4/30/16 (Ducat Investments) (Prosepect Capital)		Marquis Jet Partners (534) 8,621 sf • 2/28/16		Helmsley (530): 5,392 sf • 1/31/30 (Must take on 500 at LXD - Tenant Termination Right) [R - Two 5 yrs w/ notice by 10/1/29]		Yamagata (525) 1,376 sf 9/30/17		Helmsley Enterprises (520) 3,406 sf 6/30/17  [Tenant right to terminate effective 10/31/15 w/ notice by 3/31/15]		Monday Properties (500 - 501) 25,362 sf • 7/31/15				Helmsley (551): 2,890 sf 7/31/18		Helmsley (553): 7,589 sf • 7/31/18		Alliance Capital (550) 5,051 sf • 4/30/16 (Helmsley Must Take on May 2016)		Weinberger Berman & Singer (545) 4,256 sf • 4/30/16															
4	11'5"	FIA 230 (422) 21,234 sf • 4/30/20						Epstein Becker (424) 6,231 sf • 4/30/19		Helmsley (417) 5,324 sf • 7/31/18		Tokio Marine Mgmt. Inc. (416, 462, S-4H): 13,976 sf • 6/30/17 [R - 5 yrs w/ notice by 6/30/16]				Focus (460) 5,356 sf 6/30/17 [ROFO - Tokio]		JBAR Restaurant, Inc. (444): 1,202sf 10/31/11		Arthur Page Society (455): 2,806 sf • 8/31/19		Sageworks (453): 2,687sf 2/28/17		Emmet, (491) 1,254 sf 4/30/20		D Barrett (450) 5,431 sf 10/30/20 [RFA - ROFO]											
3	14'6"	Banco De La Nacion Argentina, NY Branch (300E) 23,407 sf • 1/31/18										Bob Mackie (303) 1,618 sf 6/30/15		TransNational (301) 2,342 sf LXD 6/30/20		Tokio Marine & Fire Insurance (300W) 31,207 sf • 6/30/17 [R - 5 yrs w/ notice by 6/30/16]																					
2	18'6"	Vacant (206) 5,166 sf										JJJ & R (S-2A):120 sf 11/30/15		Tokio Marine & Fire Insurance (200) 20,871 sf • 6/30/17 [R - 5 yrs w/ notice by 6/30/16]																		Tokio Marine (202): 3,005 sf • 6/30/17					
MZ		JJJ & R Restaurant (MZ-1): 360 sf 11/30/15										JJJ & R Restaurant (MZ - 2): 497 sf 11/30/15																									
1	Varies	Edward's Shoe Repair (ST8) 651 sf 8/31/18				JJJ & R Restaurant (dba Bobby Van's) (ST138.14): 3,096 sf • 1/31/31				Rouge Wine Bar (ST10) 1,500 sf • 5/31/22		Wachovia (ST7) 1,615 sf • 5/31/19		Starbucks (ST6) 940 sf • 3/31/26		Grand Café (ST1B) 2,675 sf • 9/30/17				Duane Reade (ST1A) 8,949 sf • 2/28/22				Urban Space Grand Central (ST2) 9,664 sf • 3/31/35													
		Vacant		Mo to Mo		2014		2015		2016		2017		2018		2019		2020+																			

## **SECTION 6**

### Capital Expenditure Analysis

---

# Capital Expense Summary

230 Park Avenue

February 28, 2015

Capital Expenditure (Place in order of balance sheet account #)	YTD Actual	YTD Budget	Variance	% Complete	Expected Completion Date	Comments (Explain WHY there is a difference between the actual and the original expectation)
<b>Building Improvements</b>						
23rd Flr Demo/WB	-	103,000	103,000	0%	N/A	Project on hold due to pending sale
OSHR HVAC Modification	-	128,750	128,750	0%	N/A	Project on hold due to pending sale
Condenser Bypass	-	206,000	206,000	0%	N/A	Project on hold due to pending sale
Fire System Upgrade	-	206,000	206,000	0%	N/A	Project on hold due to pending sale
Condenser Water Riser	1,613	-	(1,613)	10%	N/A	Project on hold due to pending sale
Air Handler Unit Replacement - Interiors (2)	-	643,750	643,750	0%	N/A	Project on hold due to pending sale
Corridor Upgrade - 28th & 33rd Floor	-	309,000	309,000	0%	N/A	Project on hold due to pending sale
	-	-	-			

Subtotal - Building Improvements G/L Acct# 1441-0000

1,613

1,596,500

1,594,887

Add: Construction Payroll (timing)

G/L Acct# 1441-0000

1,613

## Tenant Improvements

McKenna TI carryover from 2014	353,117	1,030,000	676,883	50%	3/2015	McKenna's construction is ongoing.
Urban Space TI carryover from 2014	610,996	515,000	(95,996)	100%	1/15	Variance due to earlier than budgeted exhaustion of Tenant Allowance
Suite 2800 Appletree Carry over	22,773	412,000	389,227	45%	03/2015	Variance due to tenant billed for change orders
Suite 1549 American Immigration LL	4,710	32,651	27,941	90%	2/2015	To be complete by 2/27/15.
Voya 13th Floor LL Work	8,795	-	(8,795)	100%	2014	Carryover of 2014 LL Work
Ste 600 Lee Hecht LL Work	(10,300)	-	10,300	100%	2014	Over Accrual of PY LL Work
Ste 700 REED LL Work	27,810	-	(27,810)	100%	2014	Submeter installation for PY LL Work
Ste 900 Clearview Traading LL Work	19,529	-	(19,529)	100%	2014	Submeter installation and unaccrued Tenant Allowance for PY LL Work
	-	-	-			

Subtotal - Tenant Improvements

1,037,429

1,989,651

952,222

Less: TI Reimb

-

G/L Acct# 1455-0000

1,037,429

## Lease Commissions

Suite 1515 Catalpa OB	-	6,143	6,143			Variance due to no leasing activity
Month to Month Commissions	1,477	-	(1,477)	8%	12/2015	Unbudgeted Commision for month to month tenants
	-	-	-			

Subtotal - Lease Commissions G/L Acct# 1458-0000

1,477

6,143

4,666

## Capitalized Legal Costs

Suite 955 Terrace RE	441	4,032	3,591	100%	12/2014	Variance due to legal fees mostly incurred in 2014
Suite 951 Higdon	-	2,458	2,458			Variance due to no leasing activity
Suite 500 Monday	-	12,483	12,483			Variance due to no leasing activity
Suite 303 Bob Mackie	-	2,427	2,427			Variance due to no leasing activity
Suite 1515 Catalpa	-	2,520	2,520			Variance due to no leasing activity
Suite 1549 American Immigration	5,302	3,170	(2,132)	100%	12/2014	
	-	-	-			

Subtotal - Capitalized Legal Costs G/L Acct# 1459-0000

5,743

27,090

21,347

## Total Capital Expenditures

1,046,262

3,619,384

(2,573,122)



[illegible]

230 Park Ave	ACCT	SSA 02/13/15		01/15	02/15	YTD Balance	03/15	04/15	05/15	06/15	07/15	08/15	09/15	10/15	11/15	12/15	TOTAL	Budget	Variance	
Leasing Commission - Outside Brokers	Lease Sq Ft	2013 Leasing	Full Commission																	
230 Park Ave				12/31/13 Balance	01/15	02/15	YTD Balance	03/15	04/15	05/15	06/15	07/15	08/15	09/15	10/15	11/15	12/15	TOTAL	Budget	Variance
Suite 2300 Vacant OB		732,338	732,338									732,338.00						732,338	732,338	-
Suite 2300 Vacant JLL		183,085	183,085									183,085.00						183,085	183,085	-
Suite 1518 Vacant OB		60,662	60,662													60,662.00		60,662	60,662	-
Suite 1518 Vacant JLL		15,165	15,165													15,165.00		15,165	15,165	-
Suite 1515 Catalpa OB		4,095	4,095					4,095.00										4,095	4,095	-
Suite 1515 Catalpa JLL		512	512					512.00										512	512	-
Suite 1552 Clarion Swing OB		319,664	319,664													319,664.00		319,664	319,664	-
Suite 1552 Clarion Swing JLL		79,916	79,916													79,916.00		79,916	79,916	-
Suite 1550 Welskopf OB		6,113	6,113													6,113.00		6,113	6,113	-
Suite 1550 Welskopf JLL		764	764													764.00		764	764	-
Suite 960 Vacant OB		185,306	185,306									185,306.00						185,306	185,306	-
Suite 960 Vacant JLL		46,327	46,327									46,327.00						46,327	46,327	-
Suite 951 Higdon OB		13,025	13,025							13,025.00								13,025	13,025	-
Suite 951 Higdon JLL		1,628	1,628							1,628.00								1,628	1,628	-
Suite 303 Bob Mackie OB		9,101	9,101									9,101.00						9,101	9,101	-
Suite 303 Bob Mackie JLL		1,138	1,138									1,138.00						1,138	1,138	-
Suite 3330 Vacant OB		95,016	95,016							95,016.00								95,016	95,016	-
Suite 3330 Vacant JLL		23,754	23,754							23,754.00								23,754	23,754	-
Suite 3350 Vacant OB		64,071	64,071						64,071.00									64,071	64,071	-
Suite 3350 Vacant JLL		16,018	16,018						16,018.00									16,018	16,018	-
Suite 206 Vacant OB		61,003	61,003										61,003.00					61,003	61,003	-
Suite 206 Vacant JLL		15,251	15,251										15,251.00					15,251	15,251	-
Urban Space 2nd Half LC		441,482	441,482				441,482.00											441,482	441,482	-
Enter unbudgeted activity here																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-
																		-	-	-</

230 Park Ave	ACCT	SSA 02/13/15	01/15	02/15	YTD Balance	03/15	04/15	05/15	06/15	07/15	08/15	09/15	10/15	11/15	12/15	TOTAL	Budget	Variance																																					
Leasing Commission - Monday	Lease Sq Ft	2013 Leasing	Full Commission	12/31/13 Balance	01/15	02/15	YTD Balance	03/15	04/15	05/15	06/15	07/15	08/15	09/15	10/15	11/15	12/15	TOTAL	Budget	Variance																																			
Suite 2300 Vacant Monday	11,144	183,085	183,085									183,085.00					183,085	183,085	-																																				
Suite 1518 Vacant Monday		15,165	15,165					1,536.00								15,165.00	15,165	15,165	-																																				
Suite 1515 Catalpa Monday		1,536	1,536														1,536	1,536	-																																				
Suite 1552 Clarion Swing Monday		79,916	79,916														79,916	79,916	-																																				
Suite 1550 Weiskopf Monday		2,292	2,292													2,292.00	2,292	2,292	-																																				
Suite 960 Vacant Monday		46,327	46,327									46,327.00					46,327	46,327	-																																				
Suite 951 Higdon Monday		4,884	4,884						4,884.00								4,884	4,884	-																																				
Suite 500 Monday Monday		267,750	267,750										267,750.00				267,750	267,750	-																																				
Suite 303 Bob Mackie Monday		3,413	3,413									3,413.00					3,413	3,413	-																																				
Suite 3330 Vacant JLL		23,754	23,754							23,754.00							23,754	23,754	-																																				
Suite 3350 Vacant JLL		16,018	16,018						16,018.00								16,018	16,018	-																																				
Suite 206 Vacant JLL		15,251	15,251										15,251.00				15,251	15,251	-																																				
Enter unbudgeted activity here																	-	-	-																																				
Month to Month Commissions																	-	-	-																																				
																	-	-	-																																				
																	-	-	-																																				
TOTAL 230 Park																	11,144	\$	659,391	\$	659,391	\$	4,869,762	\$	-	\$	1,477	\$	4,871,239	\$	4,490	\$	17,495	\$	30,115	\$	1,477	\$	234,302	\$	284,478	\$	1,477	\$	1,477	\$	3,769	\$	96,558	\$	677,116	\$	659,391	\$	(17,725)
																	\$	17,051,616	\$	17,053,093	Total Outside Brokers & Monday												Total Budgeted Commission					\$	3,034,825																
																	Acct 1458-0000																																						



230 Park Ave	ACCT	SSA 02/13/15	01/15	02/15	YTD Balance	03/15	04/15	05/15	06/15	07/15	08/15	09/15	10/15	11/15	12/15	TOTAL	Budget	Variance
Enter unbudgeted activity here																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-
																-	-	-

## **SECTION 7**

### **Property Management Reports**

Contract Summary

Schedule of Liens, Violations and Litigation

---

Vendor Name	Type of Service	Start Date	End Date	Payment Schedule	Scheduled Amount	Contract Amount	Budget Acct #	Current Yr Cost	Termination Rights	MBE/WBE Status
Tyco Integrated Security LLC	Central Station Monitoring	12/19/05	M-t-M	Quarterly	\$ 727.92	\$ 14,558.40	8020-0000	\$ 2,911.68	Early Cancellation - 90% of contract to be payed by customer	No
Assured Environmental	Pest management	1/1/13	12/31/15	Monthly	448.57	16,148.52	7845-0000	5,382.84	30 Days	No
At Site Real Estate	Energy Monitoring Program	2/28/13	2/28/16	Monthly	1,000.00	12,000.00	7839-0000	12,000.00	30 Days	No
Dynamex Operations East, Inc	Messenger Center	8/17/12	7/16/15	Monthly	4,214.91	151,736.76	8003-0000	50,578.92	30 Days	No
Blondie's Holiday Decorations	Holiday Decorations	7/1/14	6/30/17	Nov/Dec/Jan	30,250.92	90,752.76	8400-0000	30,250.92	30 Days	No
Code Green Solutions Inc	Energy Optimization Program	9/1/12	8/31/13	Monthly	416.67	5,000.00	7810-0000	416.67	30 Days	No
Energy Curtailment Specilaits, Inc.	Energy Curtailment Specialists	7/1/12	6/30/13	Estimated	-	-	-	(2,000.00)	30 Days	No
Electronic Tenant Handbook/Red Hand	Electronic Handbook Website	1/1/13	12/31/13	Annual	3,256.25	3,256.25	7839-0000	3,256.25	30 Days	No
Energy Management Control Corp	Preventative Maintenance	7/1/12	6/30/13	Monthly	21,339.60	21,339.00	7816-0000	21,339.50	30 Days	No
Energy Watch	Energy Consultant	On Call	On Call	Open	-	-	7308-0000	3,500.00	30 Days	No
Five Star Carting Inc	Rubbish Removal	6/1/13	5/31/15	Monthly	1,742.00	41,808.00	7930-0000	20,904.00	30 Days	No
Barclay Water Management	Water Treatment	6/1/14	5/31/15	Monthly	2,401.11	28,813.26	7809-0000	28,813.32	30 Days	No
Guardian Service Industries	Window Washing	4/1/12	3/31/14	Monthly	9,196.17	110,354.04	7940-0000	110,354.04	30 Days	No
Hillman Environmental Group	Indoor Air Quality & Water Databases	2/1/08	On Call	Monthly	\$1,159.61	-	7308-0000	1,240.00	30 Days	No
Homeyer Consulting, Inc.	Water Treatment - Consultant	1/1/13	12/31/13	Monthly	625.00	22,500.00	7809-0000	7,500.00	30 Days	No
Aggressive Energy	Electricity (commodity)	7/1/12	6/30/13	Monthly	Varies with Consumption		8110-0000 / 8455-0000	-	30 Days	No
Joseph Neto & Associates	Elevator Evaluation	3/1/12	1/31/13	Annual	20,352.50	20,352.50	7850-0000	20,352.50	30 Days	No
Monday Properties Services LLC	Property Management/Leasing	1/1/13	12/31/13	Monthly	1.5% of Collections - Mg Fee	1,002,880.00	7380-0000	1,002,880.00	30 Days	No
Remco Maintenance	Metal and Marble Maintenance	9/16/11	9/15/14	Monthly	10,109.04	363,925.44	7839-0000	121,308.48	30 Days	No
Power Performance	Preventive Maintenance - generator	1/1/11	12/31/13	Monthly	320.34	3,844.08	7810-0000	3,844.08	30 Days	No
Remlu Inc	EAP training	1/1/13	12/31/13	on training sessions	8,400.00	8,400.00	8020-0000	8,400.00	30 Days	No
Universal Protection Service	Security guards and FSD's	7/1/14	6/30/17	Monthly	108,388.00	3,926,826.00	8001-0000	108,388.00	30 Days	No
ThyssenKrupp Elevator Corporation	Elevator Maintenance	6/1/13	5/31/14	Monthly	38,757.32	465,087.84	7850-0000	465,087.84	30 Days	No
Time Warner Cable	Cable TV Access for PMO	7/5/05	M-t-M	Monthly	73.34	880.08	7330-0000	880.08	30 Days	No
SourceOne Inc	Meter Reading	1/1/13	On Call	Monthly	1,850.00	46,250.00	8455-0000	22,200.00	30 Days	No
Smart Choice Communications LLC	Internet Services - Building	9/1/10	8/31/12	Open	10% Credit (Total Subscriber Fees)	-	7274-0000	Credit Varies Mth	30 Days	No
Telco Experts	Phone Service			Monthly	102.39		7205-0000			
Broadview networks	Phone Service			Monthly	1,774.05		7205-0000			
W.H. Christian & Sons, Inc.	Uniform Rental - Engineers	1/1/11	12/31/13	Monthly	881.83	10,581.96	7839-0000	10,581.96	30 Days	No
W.H. Christian & Sons, Inc.	Uniform Rental - Cleaning	1/1/11	12/31/13	Monthly	1,518.83	18,225.96	7945-0000	18,225.96	30 Days	No
JDP Mechanical, Inc.	Chiller Maintenance	6/1/12	5/31/15	Quarterly	4,355.00	52,260.00	7816-0000	17,420.00	30 Days	No
Northeast Lamp Recycling, Inc.	Universal Waste Disposal	2/1/11	1/31/14	Open	-	-	7930-0000	3,600.00	30 Days	No
Remco Maintenance	Elevator - Wood Veneer Maintenance	1/1/12	MTM	Monthly	566.15	19,117.35	7851-0000	6,793.80	30 Days	No
QSCS of NY, Inc.	Fire Alarm Maintenance	1/1/11	MTM	Monthly	2,830.75	33,969.00	8020-0000	33,969.00	30 Days	No

LIENS

Name	Issue (s)	Date Initiated		Status
ING Upgrades - \$33,500.00	Mechanics Liens issued by Adria Infrastructure	5/23/2014		King Freeze is handling.
15th & 16th Floor - \$22,275.00	Mechanics Liens issued by Adria Infrastructure	5/23/2014		King Freeze is handling.

VIOLATIONS

Name	Issue (s)	Date Initiated	Summons Date	Status
#012026734H	FDNY Violation	09/17/13	10/22/13	Dismissed.
#11279166H	FDNY Violation - Standpipe Test	06/08/11		Dismissed.
#E297683	FDNY Violation	05/04/10		Dismissed.
#E305328	FDNY Violation	05/12/10		AKF - 4th Floor. Eagle Advisors
#E322674	FDNY Violation	12/06/12		Dismissed.
#E357068	FDNY Violation	11/26/12	06/03/14	Dismissed. Reduced fine to \$750.00. Submitted payment.
#E376530	FDNY Violation	01/07/13	10/22/13	Dismissed. D&G submitted \$5,000.
#E384818	FDNY Violation	03/05/13	05/20/14	Dismissed. Reduced fine to \$2,500. Sent payment of \$2,500.
#E384975	FDNY Violation	02/01/13	08/16/13	Submitted \$5,000 and billback to Wells Fargo
#E384983	FDNY Violation	03/26/13		Dismissed.
#E394643	FDNY Violation	07/11/14		Deon handling/ letter from Brookbridge for elevator cab signage violation. Waiting on inspection.
#E405279	FDNY Violation	07/18/14		Dismissed.
#E405767	FDNY Violation	06/25/14		Helmley LOA/ As-built drawings. Still pending.
#E418600	FDNY Violation	09/09/13		Dismissed.
#E418748	FDNY Violation	08/27/13		As-built drawings were rejected.
#E418749	FDNY Violation	08/27/13		Dismissed.
#E423242	FDNY Violation	03/26/14		Dismissed.
#E423516	FDNY Violation	03/06/14		OSHR handling. Still pending. Waiting on inspection.
#E453648	FDNY Violation	10/18/14		Waiting on letter of approval for Voya's pre-action system.
#03023, #03027, #03031, #03022, #03026, #03030, #03034, #03025, #03029, #03033, #03024, #03028, #03032	DOB Violation - Fail to Correct Defects on 2012 CAT 1 INSP/TST	05/30/14		Dismissed.
#011402701L	FDNY Violation - VC 13: Flame-Resistant Materials	07/14/14		Dismissed.
#011400864R	FDNY Violation -VC 06: Sign, Postings, Notices and Instructions; VC 19: Affidavits, Design/ Installation Documents and Other Documentation; VC 17: Certificates of Fitness and Certificates of Qualification; VC 05: Posting of Permits and Record Keeping	07/11/14		Engineering handling. Signage from new code/ pending sign.
#0102038450Y	FDNY Violation - VC 12: Fire Protection Systems	11/13/14		Dismissed.
#38232346R	ECB Violation	12/08/14		TKE handling. 64M07,39M07.(64M07)TOP OF CAR NYC DEVICE # MISSING PROVIDE(39M07)CAR TOP CROSSHEAD INFO TAGS MISSING MUST PROVIDE. TKE is filing for the stipulation offer. This will provide an additional 45 days after 1/22/15 to address the violation.

LITIGATION

Name	Issue (s)	Date Initiated		Status
Otterbourg, Steindler, Houston & Rosen	General liability	07/11/12		Tenant made claim to insurance company. All requested documents have been submitted to Wells Fargo.
Darren Alfred Welch	General liability	09/04/12		A non-tenant alledged he sustained personal injuries as a result of an accident on the sidewalk. All requested documents have been submitted to Wells Fargo. The insurance company has retained defense counsel.
Jamel Haloui - Neptune Machine	General liability	08/09/14		Jamel Haloui, an employee of Neptune Machine, fell from a ladder on the 13th floor. Claim has been filed.
Michelle Squillante - Otterbourg	General liability	01/12/15		Michelle Squillante slipped and fell on the steps while entering Duane Reade. Claim has been filed.



**Monday Properties**  
**Standard Workpaper Package**  
**February 28, 2015**

Property Name	230 Park Avenue Holdco LLC
Entity ID	oe2300
Location	NY
Prepared By	Saief Abbassi
Reviewed By	Mary Vira

Included		Approved	
Yes	No	Yes	No

**WP Reference      Workpapers**

A      Cash & Cash Equivalents

A-1 Operating Bank Rec package  
A-2 Lockbox Reconciliation package  
A-3 Security Deposit Bank Reconciliation  
A-4 Money Market Account  
A-5 T&I Account Reconciliation

Yes			
Yes			
Yes			
Yes			
Yes			

B      Accounts Receivable

B-1 Due to/from managing agent schedule & Payroll exchange  
B-2 Due to/from Subsidiary schedule  
B-3 Tenant A/R  
B-4 Aged Delinquencies  
B-5 Accrued Tenant Recovery  
B-6 Other Receivables  
B-7 Reserve for Bad Debts  
B-8 Bad Debts expenses

Yes			
Yes			
Yes			
Yes			
Yes			
Yes			
Yes			
Yes			

C      Prepaid & Other Assets

C-1 Deposits  
C-2 Prepaid Other  
C-3 Prepaid Insurance  
C-4 Prepaid Taxes

Yes			
Yes			
Yes			
Yes			

D      Accounts Payable & Accrued Expenses

D-1 Accounts Payable/A/R Prior Owner/A/P Prior Owner Rec  
D-2 Open Status Report  
D-3 Accrued Expenses  
D-4 A/P Prior Owner  
D-5 Management fees  
D-6 Accrued Taxes  
D-7 Accrued Interest  
D-8 Prepaid Rent  
D-9 Accrued Sales Tax  
D-10 Security Payable Reconciliation  
D-11 Security Deposit Ledger  
D-12 Deferred Income

Yes			
Yes			
Yes			
Yes			
Yes			
	No		
Yes			
Yes			
Yes			
Yes			
Yes			
	No		
Yes			

E      Equity Accounts

E-1 Equity Reconciliation

Yes			
-----	--	--	--

F      Mortgage Notes Payable

F-1 Mortgage statement

Yes			
-----	--	--	--

G      Yardi Reports

G-1 Current Month General Ledger

Yes			
-----	--	--	--



Saief Abbassi 02/12/2015

**230 Holdco Operating  
Bank Reconciliation Report  
02/10/2015  
483039089208**

02/11/2015

**Balance Per Bank Statement as of 02/10/2015****3,784,589.49****Outstanding Checks**

<u>Check date</u>	<u>Check number</u>	<u>Payee</u>	<u>Amount</u>
04/07/2014	3486	ewnyc002 - City of New York	5,191.10
01/13/2015	4239	ewbed001 - 29 Bedell Corp	300.00
01/28/2015	4284	ewene004 - EnergyWatch Inc.	6,250.00
01/28/2015	4288	ewloc007 - LOCAL 94 UNION DUES	505.67
01/28/2015	4289	ewloc014 - LOCAL 94 POLITICAL ACTION FUND	36.47
02/09/2015	4298	ewass004 - ASSURED ENVIRONMENTS	448.57
02/09/2015	4299	ewbpr001 - BP INDEPENDENT REPROGRAPHICS	80.35
02/09/2015	4300	ewcom028 - Complete Building Supply	3,399.17
02/09/2015	4301	ewdyn001 - Dynamex Operations East, Inc	20.55
02/09/2015	4302	ewfiv001 - FIVE STAR CARTING, INC	108.88
02/09/2015	4303	ewfor006 - FORREST SIGN CO.	1,279.28
02/09/2015	4304	ewgua001 - Guardian Service Industries	9,531.83
02/09/2015	4305	ewjdp001 - JDP MECHANICAL, INC.	8,774.79
02/09/2015	4306	ewjos005 - Joseph Neto & Associates	4,169.41
02/09/2015	4307	ewloc001 - LOCAL 32B-J S.E.I.U.	3,245.00
02/09/2015	4308	ewloc003 - LOCAL 94 ANNUITY FUND	5,642.50
02/09/2015	4309	ewloc004 - LOCAL 94 PENSION FUND	5,261.25
02/09/2015	4310	ewloc005 - LOCAL 94 SICKNESS FUND	2,180.95
02/09/2015	4311	ewloc006 - LOCAL 94 TRAINING FUND	320.25
02/09/2015	4312	ewmet024 - Meter Data Acquisition Service	60.00
02/09/2015	4313	ewnay001 - Naylor, LLC	2,506.43
02/09/2015	4314	ewnyc011 - NYC FIRE DEPARTMENT	61.25
02/09/2015	4315	ewnyc011 - NYC FIRE DEPARTMENT	490.00
02/09/2015	4316	ewper016 - Perfection Carpet Care & Maint. Inc	517.16
02/09/2015	4317	ewrei002 - REIMER LOCKSMITH CORP.	299.40
02/09/2015	4318	ewrem001 - Remco Maintenance, LLC	10,118.30
02/09/2015	4319	ewsea005 - SEAMLESSWEB PROFESSIONAL	1.41
02/09/2015	4320	ewsma001 - SMART CHOICE COMMUNICATIONS, INC	114.73
02/09/2015	4321	ewsou001 - SourceOne Inc (DE)	1,905.00
02/09/2015	4322	ewstr005 - STRAUSS PAPER CO, INC	10,684.79
02/09/2015	4323	ewthy002 - Thyssenkrupp Elevator Corp.	1,998.68
02/09/2015	4324	ewuni001 - Universal Protection Service LLC	1,049.18
02/09/2015	4325	ewver007 - Versatile Services, LLC	2,613.00

**Less: Outstanding Checks****89,165.35****Bank Reconciling Items**

<u>Date</u>	<u>Notes</u>	<u>Amount</u>
08/06/2013	prev marked clear in error	-1.00

**Plus/Minus: Bank Reconciling Items****-1.00****Reconciled Bank Balance****3,695,423.14**

**230 Holdco Operating**  
**Bank Reconciliation Report**  
**02/10/2015**  
**483039089208**

02/11/2015

**Balance per GL as of 02/10/2015** **5,787,002.04**

**Book Reconciling Items**

Date	Notes	Amount
02/10/2015	To record 03/14 check adj	-76,882.11
02/10/2015	To record 03/14 handcheck adj	-2,014,696.79

**Plus/Minus: Book Reconciling Items** **-2,091,578.90**

**Reconciled Balance Per G/L** **3,695,423.14**

**Difference** (Reconciled Bank Balance And Reconciled Balance Per G/L) **0.00**

**Cleared Items :**

**Cleared Checks**

Date	Tran #	Notes	Amount	Date Cleared
12/01/2014	4142	ewmaj003 - Majestic Graphics & Designs, Inc	489.94	02/10/2015
01/05/2015	4233	ewloc003 - LOCAL 94 ANNUITY FUND	6,746.95	02/10/2015
01/05/2015	4234	ewloc004 - LOCAL 94 PENSION FUND	6,291.08	02/10/2015
01/05/2015	4235	ewloc005 - LOCAL 94 SICKNESS FUND	2,457.01	02/10/2015
01/13/2015	4237	ewagg001 - Aggressive Energy LLC	175,687.87	02/10/2015
01/13/2015	4238	ewalt004 - ALTECH ELECTRONICS INC	190.53	02/10/2015
01/13/2015	4240	ewblo001 - BLONDIE'S HOLIDAY HOUSE,LLC	30,250.92	02/10/2015
01/13/2015	4241	ewcom028 - Complete Building Supply	1,675.41	02/10/2015
01/13/2015	4242	ewdav004 - DAVIS & GILBERT LLP	18,307.81	02/10/2015
01/13/2015	4243	ewene002 - Energy Management Control Corp.	1,778.30	02/10/2015
01/13/2015	4244	ewg4s001 - G4S Technology LLC	1,699.54	02/10/2015
01/13/2015	4245	ewgeo001 - George Breslaw Plumbing, LLC	12,538.05	02/10/2015
01/13/2015	4246	ewhka001 - H. Kaplan Paint Supply Corp.	20.63	02/10/2015
01/13/2015	4247	ewhom001 - HOMEYER CONSULTING SERVICES, INC	1,875.00	02/10/2015
01/13/2015	4248	ewjdp001 - JDP MECHANICAL, INC.	8,350.34	02/10/2015
01/13/2015	4249	ewkni001 - Knickerbocker Glass Corp	3,380.57	02/10/2015
01/13/2015	4250	ewkpm003 - KPMG LLC	7,950.00	02/10/2015
01/13/2015	4251	ewlan013 - Landmark Painting & Decorating Inc	1,197.63	02/10/2015
01/13/2015	4252	ewloc008 - LOCAL 94 WELFARE FUND	14,223.30	02/10/2015
01/13/2015	4253	ewloc010 - LOCAL 32B-32J AMERICAN DREAM FUND	60.00	02/10/2015
01/13/2015	4254	ewmit001 - MITCHELL AND ASSOCIATES d/b/a	3,377.00	02/10/2015
01/13/2015	4255	ewnep001 - Neptune Machine, Inc	8,982.19	02/10/2015
01/13/2015	4256	ewqua002 - QSCS OF NEW YORK, INC	4,355.00	02/10/2015
01/13/2015	4257	ewrei002 - REIMER LOCKSMITH CORP.	1,410.61	02/10/2015
01/13/2015	4258	ewrem001 - Remco Maintenance, LLC	10,693.69	02/10/2015
01/13/2015	4259	ewros001 - Rosewood Fire Equipment Company, Inc	1,154.08	02/10/2015
01/13/2015	4260	ewsma001 - SMART CHOICE COMMUNICATIONS, INC	109.90	02/10/2015
01/13/2015	4261	ewtec001 - TECH SERV	19,246.92	02/10/2015
01/13/2015	4262	ewtel005 - Telco Experts LLC	102.41	02/10/2015
01/13/2015	4263	ewthy002 - Thyssenkrupp Elevator Corp.	39,454.85	02/10/2015

**230 Holdco Operating**  
**Bank Reconciliation Report**  
**02/10/2015**  
**483039089208**

02/11/2015

**Cleared Checks**

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
01/13/2015	4264	ewuni001 - Universal Protection Service LLC	108,388.00	02/10/2015
01/13/2015	4265	ewuni026 - United Restoration Services	2,177.50	02/10/2015
01/13/2015	4266	ewvan005 - Van Stolatiss	700.00	02/10/2015
01/13/2015	4267	ewvan04 - Vantage Group, Inc.	315.00	02/10/2015
01/13/2015	4268	ewver007 - Versatile Services, LLC	6,246.13	02/10/2015
01/13/2015	4269	ewwhc001 - W H Christian & Sons, Inc.	58.24	02/10/2015
01/15/2015	1152015	ewkpm003 - KPMG LLC	50,500.00	02/10/2015
01/16/2015	4270	ewloc001 - LOCAL 32B-J S.E.I.U.	3,245.00	02/10/2015
01/28/2015	4271	ewabi001 - Abigail Michaels Concierge, Inc	1,666.67	02/10/2015
01/28/2015	4272	ewaew002 - AEW CLEANING LLC	653.25	02/10/2015
01/28/2015	4273	ewagg001 - Aggressive Energy LLC	128,545.74	02/10/2015
01/28/2015	4274	ewass004 - ASSURED ENVIRONMENTS	103.43	02/10/2015
01/28/2015	4275	ewbr0012 - Broadview Networks, Inc.	1,812.60	02/10/2015
01/28/2015	4276	ewcas002 - CASH	533.91	02/10/2015
01/28/2015	4277	ewcbr001 - CBRE Inc	89,896.18	02/10/2015
01/28/2015	4278	ewcom028 - Complete Building Supply	1,055.07	02/10/2015
01/28/2015	4279	ewdav004 - DAVIS & GILBERT LLP	5,066.40	02/10/2015
01/28/2015	4280	ewdis001 - Distinctive Offices, Inc	751.24	02/10/2015
01/28/2015	4281	ewdyn001 - Dynamex Operations East, Inc	5,772.90	02/10/2015
01/28/2015	4282	ewedm001 - EDMAR	362.99	02/10/2015
01/28/2015	4283	ewene002 - Energy Management Control Corp.	391.95	02/10/2015
01/28/2015	4285	ewfiv001 - FIVE STAR CARTING, INC	1,742.01	02/10/2015
01/28/2015	4286	ewfri002 - FRIEDMAN LLP	14,381.00	02/10/2015
01/28/2015	4287	ewifd001 - Interior Foliage Design, Inc.	2,003.30	02/10/2015
01/28/2015	4290	ewpal001 - PAL ENVIRONMENTAL SAFETY CORP	53,200.00	02/10/2015
01/28/2015	4291	ewpow003 - POWER PERFORMANCE INDUSTRIES	1,420.64	02/10/2015
01/28/2015	4292	ewsou001 - SourceOne Inc (DE)	1,905.00	02/10/2015
01/28/2015	4293	ewthy002 - Thyssenkrupp Elevator Corp.	51,079.67	02/10/2015
01/28/2015	4294	ewtws001 - T W SMITH CORP	26.18	02/10/2015
01/28/2015	4295	ewuni001 - Universal Protection Service LLC	108,750.68	02/10/2015
01/28/2015	4296	ewwbm001 - W.B. MASON	1,344.98	02/10/2015
01/28/2015	4297	ewxer005 - Xerox Financial Services LLC	642.36	02/10/2015
01/06/2015	1062015	ewcon002 - CON EDISON	161,764.02	02/10/2015
01/09/2015	1092015	ewbld004 - BLDG SERVICE 32BJ BENEFIT FUNDS	418.37	02/10/2015
01/09/2015	1092015	ewbld004 - BLDG SERVICE 32BJ BENEFIT FUNDS	76,010.90	02/10/2015
01/15/2015	1152015	ewcon002 - CON EDISON	53,825.00	02/10/2015
01/16/2015	1162015	ew230new - 230 Park Avenue Holdco LLC	1,630,000.00	02/10/2015
01/16/2015	1162015	ewmonmgt - MONDAY PROPERTIES SERVICES LLC	82,847.76	02/10/2015
01/22/2015	1222015	ewloc001 - LOCAL 32B-J S.E.I.U.	418.37	02/10/2015
01/22/2015	1222015	ewnew017 - NYS SALES TAX PROCESSING	8,944.00	02/10/2015
02/06/2015	2062015	ewbld004 - BLDG SERVICE 32BJ BENEFIT FUNDS	468.37	02/10/2015

**Total Cleared Checks**

**3,043,492.34**

**Cleared Deposits**

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
01/20/2015	82		1,633.13	02/10/2015

**Total Cleared Deposits**

**1,633.13**

**230 Holdco Operating**  
**Bank Reconciliation Report**  
**02/10/2015**  
**483039089208**

02/11/2015

**Cleared Other Items**


<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
01/14/2015	JE 3084320	NY Union Payroll 01/14/2015	-65,876.62	02/10/2015
01/15/2015	JE 3084314	Corporate Semi-Monthly Payroll 01/15/2015	-31,187.42	02/10/2015
01/15/2015	JE 3087594		-15,000.00	02/10/2015
01/15/2015	JE 3087610		-15,000.00	02/10/2015
01/21/2015	JE 3084317	NY Union Payroll 01/21/2015	-66,806.06	02/10/2015
01/28/2015	JE 3084316	NY Union Payroll 01/28/2015	-66,973.97	02/10/2015
01/29/2015	JE 3084367		-72,788.67	02/10/2015
01/29/2015	JE 3087609		15,000.00	02/10/2015
01/30/2015	JE 3084312	Corporate Semi-Monthly Payroll 01/30/2015	-118,786.15	02/10/2015
01/30/2015	JE 3084313	Corporate Semi-Monthly Payroll 01/30/2015	-31,392.81	02/10/2015
02/01/2015	JE 3077019		238,193.29	02/10/2015
02/04/2015	JE 3084315	NY Union Payroll 02/04/2015	-73,554.70	02/10/2015
02/10/2015	JE 3084240		5,228,057.70	02/10/2015
02/10/2015	JE 3084648		359,662.69	02/10/2015
02/10/2015	JE 3084871		-1,312,500.00	02/10/2015
02/10/2015	JE 3085398		-221,353.46	02/10/2015
<b>Total Cleared Other Items</b>			<b><u><u>3,749,693.82</u></u></b>	

230 PARK AVENUE HOLDCO LLC  
OPERATING (CHECKING) ACCOUNT  
C/O MONDAY PROPERTIES  
ATTN: THERESA PISCITELLI  
230 PARK AVE RM 500  
NEW YORK, NY 10169-0500

#### Customer service information

 Customer service: 1.888.400.9009

 bankofamerica.com

 Bank of America, N.A.  
P.O. Box 25118  
Tampa, FL 33622-5118

## Your Full Analysis Business Checking

for January 11, 2015 to February 10, 2015

Account number: 4830 3908 9208

**230 PARK AVENUE HOLDCO LLC    OPERATING (CHECKING) ACCOUNT    C/O MONDAY PROPERTIES**

### Account summary

Beginning balance on January 11, 2015	\$4,449,214.88
Deposits and other credits	5,589,353.52
Withdrawals and other debits	-5,275,683.36
Checks	-978,295.55
Service fees	-0.00
<b>Ending balance on February 10, 2015</b>	<b>\$3,784,589.49</b>

# of deposits/credits: 22

# of withdrawals/debits: 82

# of days in cycle: 10

Average ledger balance: \$4,086,915.83

## IMPORTANT INFORMATION: BANK DEPOSIT ACCOUNTS

**Updating your contact information** - We encourage you to keep your contact information up-to-date. This includes address, email and phone number. If your information has changed, the easiest way to update it is by visiting the Help & Support tab of Online Banking. Or, you can call our Customer Service team.

**Deposit agreement** - When you opened your account, you received a deposit agreement and fee schedule and agreed that your account would be governed by the terms of these documents, as we may amend them from time to time. These documents are part of the contract for your deposit account and govern all transactions relating to your account, including all deposits and withdrawals. Copies of both the deposit agreement and fee schedule which contain the current version of the terms and conditions of your account relationship may be obtained at our banking centers.

**Electronic transfers: In case of errors or questions about your electronic transfers** - If you think your statement or receipt is wrong or you need more information about an electronic transfer (e.g., ATM transactions, direct deposits or withdrawals, point-of-sale transactions) on the statement or receipt, telephone or write us at the address and number listed on the front of this statement as soon as you can. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- Tell us your name and account number.
- Describe the error or transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

For consumer accounts used primarily for personal, family or household purposes, we will investigate your complaint and will correct any error promptly. If we take more than 10 business days (10 calendar days if you are a Massachusetts customer) (20 business days if you are a new customer, for electronic transfers occurring during the first 30 days after the first deposit is made to your account) to do this, we will credit your account for the amount you think is in error, so that you will have use of the money during the time it will take to complete our investigation.

For other accounts, we investigate, and if we find we have made an error, we credit your account at the conclusion of our investigation.

**Reporting other problems** - You must examine your statement carefully and promptly. You are in the best position to discover errors and unauthorized transactions on your account. If you fail to notify us in writing of suspected problems or an unauthorized transaction within the time period specified in the deposit agreement (which periods are no more than 60 days after we make the statement available to you and in some cases are 30 days or less), we are not liable to you for, and you agree to not make a claim against us for the problems or unauthorized transactions.

**Direct deposits** - If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you may call us at the telephone number listed on the front of this statement to find out if the deposit was made as scheduled. You may also review your activity online or visit a banking center for information.

© 2015 Bank of America Corporation

Bank of America, N.A. Member FDIC and



Equal Housing Lender

## Deposits and other credits

Date	Transaction description	Customer reference	Bank reference	Amount
01/12/15	ZBA TRANSFER FROM 00483039100747		081301122000000	525,997.57
01/13/15	ZBA TRANSFER FROM 00483039100747		081301132000000	44,296.22
01/14/15	ZBA TRANSFER FROM 00483039100747		081301142000000	65,237.32
01/15/15	ZBA TRANSFER FROM 00483039100747		081301152000000	10,474.17
01/16/15	ZBA TRANSFER FROM 00483039100747		081301162000000	83,910.24
01/20/15	ZBA TRANSFER FROM 00483039100747		081301202000000	27,304.07
01/20/15	Counter Credit		813003842446923	1,633.13
01/21/15	ZBA TRANSFER FROM 00483039100747		081301212000000	172,779.19
01/22/15	ZBA TRANSFER FROM 00483039100747		081301222000000	12,440.09
01/23/15	ZBA TRANSFER FROM 00483039100747		081301232000000	35,727.87
01/26/15	ZBA TRANSFER FROM 00483039100747		081301262000000	267,527.40
01/27/15	ZBA TRANSFER FROM 00483039100747		081301272000000	20,456.30
01/28/15	ZBA TRANSFER FROM 00483039100747		081301282000000	42,476.44
01/29/15	ZBA TRANSFER FROM 00483039100747		081301292000000	81,236.90
01/30/15	ZBA TRANSFER FROM 00483039100747		081301302000000	904,220.57
02/02/15	ZBA TRANSFER FROM 00483039100747		081302022000000	1,366,685.96
02/03/15	ZBA TRANSFER FROM 00483039100747		081302032000000	112,795.90
02/04/15	ZBA TRANSFER FROM 00483039100747		081302042000000	172,311.22
02/05/15	ZBA TRANSFER FROM 00483039100747		081302052000000	846,591.98
02/06/15	ZBA TRANSFER FROM 00483039100747		081302062000000	39,898.45
02/09/15	ZBA TRANSFER FROM 00483039100747		081302092000000	395,689.84
02/10/15	ZBA TRANSFER FROM 00483039100747		081302102000000	359,662.69

**Total deposits and other credits**

**\$5,589,353.52**



## Withdrawals and other debits

Date	Transaction description	Customer reference	Bank reference	Amount
01/14/15	MONDAY PROP-PAY DES:BI-MONTHLY ID:0003 INDN:230 PARK AVENUE HOLD CO ID:2202783116 CCD		902313012460853	-65,876.62
01/14/15	MONDAY PROP-PAY DES:BI-MONTHLY ID:0003 INDN:230 PARK AVENUE HOLD CO ID:2202783116 CCD		902313012460859	-31,187.42
01/15/15	WIRE TYPE:WIRE OUT DATE:150115 TIME:1519 ET TRN:2015011500317115 SERVICE REF:011496 BNF:KPMG LLP ID:0306931 BNF BK:THE BANK OF NEW YOR K ME ID:043000261 PMT DET:Inv 8000479817 Monday Pr operties Invoice 800047981Client Number 1000501699		903701150317115	-50,500.00
01/15/15	CON ED OF NY DES:INTELL CK ID:494203800250006 INDN:230 PARK AVE HOLDCO CO ID:0135009340 PPD		902314015834873	-53,825.00
01/15/15	ACCOUNT TRANSFER TRSF TO 483039089185 1511454202		906801150010032	-15,000.00
01/15/15	32BJBF DES:401kl ID:32BJBF000198003 INDN:PingolBenny CO ID:9200412252 CCD		902315009685594	-418.37
01/16/15	WIRE TYPE:WIRE OUT DATE:150116 TIME:1423 ET TRN:2015011600292336 SERVICE REF:009862 BNF:MONDAY PROPERTIES SERVICES ID:1501462280 BNF BK:SIGNATURE BANK ID:026013576 PMT DET:230Park 1/15mgt		903701160292336	-82,847.76
01/16/15	WIRE TYPE:BOOK OUT DATE:150116 TIME:1423 ET TRN:2015011600292337 RELATED REF:1/12 RE tax dist BNF:230 PARK AVENUE HOLDCO LLC ID:483043513825		903701160292337	-1,372,460.00
01/16/15	WIRE TYPE:WIRE OUT DATE:150116 TIME:1423 ET TRN:2015011600292335 SERVICE REF:009866 BNF:230 CO-INVESTORS LLC ID:4123816571 BNF BK:WELL S FARGO BANK, N.A. ID:121000248 PMT DET:1/15distri bution230 Park Ave 01/2015 Distribution		903701160292335	-1,630,000.00
01/21/15	MONDAY PROP-PAY DES:BI-MONTHLY ID:0003 INDN:230 PARK AVENUE HOLD CO ID:2202783116 CCD		902320023323935	-66,806.06
01/22/15	NYS TAX & FINANC DES:SALES TAX ID:SW1508440747 2 INDN:XXXXX5415 CO ID:1001010042 CCD		902321017392526	-8,944.00
01/22/15	32BJBF DES:401kl ID:32BJBF000203658 INDN:PingolBenny CO ID:9200412252 CCD		902322010509615	-418.37
01/26/15	MONDAY PROP-PAY DES:BI-MONTHLY ID:0003 INDN:230 PARK AVENUE HOLD CO ID:2202783116 CCD		902323012133352	-118,786.15
01/27/15	MONDAY PROP-PAY DES:BI-MONTHLY ID:0003 INDN:230 PARK AVENUE HOLD CO ID:2202783116 CCD		902326016082841	-66,973.97

continued on the next page

## Withdrawals and other debits - continued

Date	Transaction description	Customer reference	Bank reference	Amount
01/27/15	MONDAY PROP-PAY DES:BI-MONTHLY ID:0003 INDN:230 PARK AVENUE HOLD CO ID:2202783116 CCD		902326016082852	-31,392.81
01/29/15	WIRE TYPE:WIRE OUT DATE:150129 TIME:0940 ET TRN:2015012900184387 SERVICE REF:004581 BNF:MONDAY PROPERTIES SERVICES ID:1501462280 BNF BK:SIGNATURE BANK ID:026013576 PMT DET:230Park 12/14due		903701290184387	-72,788.67
01/29/15	32BJBF DES:401kl ID:32BJBF000206208 INDN:PingolBenny CO ID:9200412252 CCD		902329004004983	-418.37
02/04/15	MONDAY PROP-PAY DES:BI-MONTHLY ID:0003 INDN:230 PARK AVENUE HOLD CO ID:2202783116 CCD		902334019820885	-73,554.70
02/06/15	32BJBF DES:401kl ID:32BJBF000208906 INDN:PingolBenny CO ID:9200412252 CCD		902337006078494	-468.37
02/09/15	CON ED OF NY DES:INTELL CK ID:848407196711504 INDN:230 PARK AVENUE HOLD C CO ID:0135009340 PPD		902340004345270	-220,516.72
02/10/15	NEW YORK LIFE DES:NYL MRTGAG ID:3740332 INDN: 483039089208 CO ID:9958869001 CCD		902341006380393	-1,312,500.00

**Total withdrawals and other debits**

**-\$5,275,683.36**

## Checks

Date	Check #	Bank reference	Amount	Date	Check #	Bank reference	Amount
01/20		813008492555704	-1,699.54	01/20	4250	813004892323520	-7,950.00
02/03		813004992487834	-53,200.00	01/20	4251	813003842070465	-1,197.63
01/30	4142	813004492419976	-489.94	01/21	4252	813008792487317	-14,223.30
01/21	4233*	813008792487314	-6,746.95	01/23	4254*	813005592150950	-3,377.00
01/21	4234	813008792491343	-6,291.08	01/16	4255	813004692104676	-8,982.19
01/21	4235	813008792487319	-2,457.01	01/16	4256	813009892573130	-4,355.00
01/20	4237*	813008292690866	-175,687.87	01/20	4257	813008392372623	-1,410.61
01/20	4238	813008392380222	-190.53	01/16	4258	813009792589133	-10,693.69
01/20	4240*	813008392702287	-30,250.92	01/20	4259	813005092094097	-1,154.08
01/21	4241	813005292368465	-1,675.41	01/16	4260	813009892203041	-109.90
01/20	4242	813004892378169	-18,307.81	01/16	4261	813009792723990	-19,246.92
01/16	4243	813009792722604	-1,778.30	01/20	4262	813008292594219	-102.41
01/16	4245*	813004692838220	-12,538.05	01/27	4263	813009792314670	-39,454.85
01/16	4246	813004692022302	-20.63	01/20	4264	813008092955373	-108,388.00
01/16	4248*	813004692837531	-8,350.34	02/09	4265	813005892721403	-2,177.50
01/16	4249	813004692104710	-3,380.57	01/20	4266	813008192838568	-700.00

*continued on the next page*

## Checks - continued

Date	Check #	Bank reference	Amount
01/16	4267	813006642144362	-315.00
01/16	4268	813004692255337	-6,246.13
01/16	4269	813009792413772	-58.24
02/10	4271*	813006092599750	-1,666.67
01/29	4272	813004392336951	-653.25
02/03	4273	813009092836401	-128,545.74
02/02	4274	813004792533306	-103.43
02/02	4275	813004792754265	-1,812.60
02/05	4276	813003842487599	-533.91
02/02	4277	813007592074280	-89,896.18
02/04	4278	813005292190754	-1,055.07
02/02	4279	813004692748569	-5,066.40
02/03	4280	813004992501683	-751.24
02/05	4281	813006492620647	-5,772.90
02/02	4282	813008892148406	-362.99

Date	Check #	Bank reference	Amount
02/02	4283	813008892756073	-391.95
02/05	4285*	813005392880570	-1,742.01
02/04	4286	813009292725267	-14,381.00
02/02	4287	813001142143926	-2,003.30
02/03	4291*	813004992564680	-1,420.64
02/02	4292	813007392392458	-1,905.00
02/09	4293	813008392018378	-51,079.67
02/02	4294	813008792537132	-26.18
02/04	4295	813009392402835	-108,750.68
02/04	4296	813005092871850	-1,344.98
02/04	4297	813009392260262	-642.36
01/21	5247*	813005192714371	-1,875.00
01/16	5253*	813004692315512	-60.00
01/20	5270*	813005092318127	-3,245.00

**Total checks** **-\$978,295.55**  
**Total # of checks** **61**

\* There is a gap in sequential check numbers

## Daily ledger balances

Date	Balance (\$)
01/11	4,449,214.88
01/12	4,975,212.45
01/13	5,019,508.67
01/14	4,987,681.95
01/15	4,878,412.75
01/16	1,800,880.27
01/20	1,479,533.07
01/21	1,552,237.45

Date	Balance(\$)
01/22	1,555,315.17
01/23	1,587,666.04
01/26	1,736,407.29
01/27	1,619,041.96
01/28	1,661,518.40
01/29	1,668,895.01
01/30	2,572,625.64

Date	Balance (\$)
02/02	3,837,743.57
02/03	3,766,621.85
02/04	3,739,204.28
02/05	4,577,747.44
02/06	4,617,177.52
02/09	4,739,093.47
02/10	3,784,589.49

 To help you BALANCE YOUR CHECKING ACCOUNT, print a copy of the "How to Balance Your Bank of America Merrill Lynch Account" page by visiting CashPro® University at [cashproonline.bankofamerica.com](http://cashproonline.bankofamerica.com).

## Account Ledger

Property=oe2300 AND mm/yy=02/2015-02/2015 AND Beginning account=1010-0000 AND Ending account=1010-0000

Excel

Property	Date	Period	Desc	Control	Refer	Debit	Credit	Balance	Remarks
<b>1010-0000 (Cash - Operating Acct/Money Market)</b>									
						0.00	0.00	4,428,037.80	== Beginning Balance ==
oe2300	01/13/2015	02/2015	(ewbed001) 29 Bedell Corp	K-3062158	4239	0.00	300.00	4,427,737.80	Brick Storage - Jan. 2015
oe2300	01/13/2015	02/2015	(ewalt004) ALTECH ELECTRONICS INC	K-3062159	4238	0.00	190.53	4,427,547.27	Rack Charger Repair
oe2300	01/13/2015	02/2015	(ewcom028) Complete Building Supply	K-3062165	4241	0.00	1,675.41	4,425,871.86	Painting Supplies
oe2300	01/13/2015	02/2015	(ewhom001) HOMEYER CONSULTING SERVICES, INC.	K-3062166	4247	0.00	1,875.00	4,423,996.86	11/14 Water Treatment
oe2300	01/13/2015	02/2015	(ewjdp001) JDP MECHANICAL, INC.	K-3062167	4248	0.00	293.96	4,423,702.90	Service Call 12/3 - Suite 303
oe2300	01/13/2015	02/2015	(ewjdp001) JDP MECHANICAL, INC.	K-3062168	4248	0.00	3,955.43	4,419,747.47	Service Call 11/25 - Boardroom
oe2300	01/13/2015	02/2015	(ewjdp001) JDP MECHANICAL, INC.	K-3062169	4248	0.00	1,197.63	4,418,549.84	Repair to Florida Heat Pump
oe2300	01/13/2015	02/2015	(ewqua002) QSCS OF NEW YORK, INC	K-3062171	4256	0.00	871.00	4,417,678.84	Class E System Testing
oe2300	01/13/2015	02/2015	(ewqua002) QSCS OF NEW YORK, INC	K-3062172	4256	0.00	653.25	4,417,025.59	Strobe Batteries
oe2300	01/13/2015	02/2015	(ewrei002) REIMER LOCKSMITH CORP.	K-3062173	4257	0.00	424.61	4,416,600.98	Engineer Shop Door
oe2300	01/13/2015	02/2015	(ewrem001) Remco Maintenance, LLC	K-3062174	4258	0.00	10,118.29	4,406,482.69	1/15 #2381
oe2300	01/13/2015	02/2015	(ewrem001) Remco Maintenance, LLC	K-3062175	4258	0.00	575.40	4,405,907.29	1/15 #2202
oe2300	01/13/2015	02/2015	(ewsma001) SMART CHOICE COMMUNICATIONS, INC	K-3062176	4260	0.00	109.90	4,405,797.39	12/14 #1120
oe2300	01/13/2015	02/2015	(ewvan005) Van Stolat	K-3062181	4266	0.00	700.00	4,405,097.39	Sidewalk Medallion, Passageway & Planters
oe2300	01/13/2015	02/2015	(ewver007) Versatile Services, LLC	K-3062182	4268	0.00	2,395.25	4,402,702.14	45th Street Interior Door - Closer Repair
oe2300	01/13/2015	02/2015	(ewwhc001) W H Christian & Sons, Inc.	K-3062183	4269	0.00	58.24	4,402,643.90	Uniform Cleaning
oe2300	01/13/2015	02/2015	(ewthy002) Thyssenkrupp Elevator Corp.	K-3062469	4263	0.00	39,454.85	4,363,189.05	12/14 #141864
oe2300	01/13/2015	02/2015	(ewtec001) TECH SERV	K-3062472	4261	0.00	19,246.92	4,343,942.13	Service Calls 11/7 - 11/9, 11/14 - 11/16, 11,
oe2300	01/13/2015	02/2015	(ewblo001) BLONDIE'S HOLIDAY HOUSE,LLC	K-3062474	4240	0.00	30,250.92	4,313,691.21	2014 Holiday Decorations
oe2300	01/13/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3062476	4242	0.00	736.90	4,312,954.31	Trademark Issues
oe2300	01/13/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3062476	4242	0.00	1,122.90	4,311,831.41	Helmsley
oe2300	01/13/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3062476	4242	0.00	5,016.90	4,306,814.51	Otterbourg
oe2300	01/13/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3062476	4242	0.00	330.00	4,306,484.51	BMS Intermediaries
oe2300	01/13/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3062476	4242	0.00	1,146.00	4,305,338.51	Lee Hecht Harrison
oe2300	01/13/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3062476	4242	0.00	2,358.80	4,302,979.71	Lumenpulse
oe2300	01/13/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3062476	4242	0.00	3,247.31	4,299,732.40	General Legal
oe2300	01/13/2015	02/2015	(ewuni001) Universal Protection Service LLC	K-3063458	4264	0.00	108,388.00	4,191,344.40	12/14 Guard Service
oe2300	01/13/2015	02/2015	(ewagg001) Aggressive Energy LLC	K-3063462	4237	0.00	105,412.73	4,085,931.67	10/28-12/1/14#494203800250006
oe2300	01/13/2015	02/2015	(ewagg001) Aggressive Energy LLC	K-3063462	4237	0.00	70,275.14	4,015,656.53	10/28-12/1/14#494203800250006
oe2300	01/13/2015	02/2015	(ewloc010) LOCAL 32B-32J AMERICAN DREAM FUND	K-3063468	4253	0.00	60.00	4,015,596.53	12/14 DREAM FUND
oe2300	01/13/2015	02/2015	(ewkpm003) KPMG LLC	K-3063672	4250	0.00	5,250.00	4,010,346.53	4Q TAXABLE INCOME PROJECTION
oe2300	01/13/2015	02/2015	(ewkpm003) KPMG LLC	K-3063672	4250	0.00	2,700.00	4,007,646.53	PROPERTY SVC QUESTIONAIRE
oe2300	01/13/2015	02/2015	(ewloc008) LOCAL 94 WELFARE FUND	K-3064714	4252	0.00	14,223.30	3,993,423.23	12/14 WELFARE
oe2300	01/13/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3066880	4242	0.00	637.00	3,992,786.23	Eagle Advisers
oe2300	01/13/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3066880	4242	0.00	264.00	3,992,522.23	Desmarais
oe2300	01/13/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3066880	4242	0.00	3,432.00	3,989,090.23	Otterbourg
oe2300	01/13/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3066880	4242	0.00	264.00	3,988,826.23	Van Wagner
oe2300	01/13/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3066880	4242	0.00	637.00	3,988,189.23	Lee Hecht
oe2300	01/13/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3066880	4242	885.00	0.00	3,989,074.23	Overpayment
oe2300	01/13/2015	02/2015	(ewene002) Energy Management Control Corp.	K-3066889	4243	0.00	1,778.30	3,987,295.93	2/15 Maintenance
oe2300	01/13/2015	02/2015	(ewg4s001) G4S Technology LLC	K-3066890	4244	0.00	1,699.54	3,985,596.39	12/14 Security Supplies
oe2300	01/13/2015	02/2015	(ewgeo001) George Breslaw Plumbing, LLC	K-3066891	4245	0.00	11,516.00	3,974,080.39	Waste Line - 46th Street
oe2300	01/13/2015	02/2015	(ewgeo001) George Breslaw Plumbing, LLC	K-3066891	4245	0.00	1,022.05	3,973,058.34	Waste Line - 46th Street - Tax
oe2300	01/13/2015	02/2015	(ewhka001) H. Kaplan Paint Supply Corp.	K-3066893	4246	0.00	20.63	3,973,037.71	Painting Supplies

## Account Ledger

Property=oe2300 AND mm/yy=02/2015-02/2015 AND Beginning account=1010-0000 AND Ending account=1010-0000

Excel

Property	Date	Period	Desc	Control	Refer	Debit	Credit	Balance	Remarks
oe2300	01/13/2015	02/2015	(ewjdp001) JDP MECHANICAL, INC.	K-3066896	4248	0.00	2,903.32	3,970,134.39	1/15 & 2/15 Absorber Maintenance
oe2300	01/13/2015	02/2015	(ewkni001) Knickerbocker Glass Corp	K-3066897	4249	0.00	734.91	3,969,399.48	Lobby Door Glass
oe2300	01/13/2015	02/2015	(ewkni001) Knickerbocker Glass Corp	K-3066898	4249	0.00	2,645.66	3,966,753.82	45th Street Glass Repair (Urban)
oe2300	01/13/2015	02/2015	(ewlan013) Landmark Painting & Decorating Inc	K-3066899	4251	0.00	1,100.00	3,965,653.82	9th Floor Elevator H Bank
oe2300	01/13/2015	02/2015	(ewlan013) Landmark Painting & Decorating Inc	K-3066899	4251	0.00	97.63	3,965,556.19	9th Floor Elevator H Bank - Tax
oe2300	01/13/2015	02/2015	(ewnep001) Neptune Machine, Inc	K-3066900	4255	0.00	8,982.19	3,956,574.00	Steam Valve Repair
oe2300	01/13/2015	02/2015	(ewmit001) MITCHELL AND ASSOCIATES d/b/a	K-3066902	4254	0.00	3,377.00	3,953,197.00	TOBY Award Submission - 7 & 8th Pymt
oe2300	01/13/2015	02/2015	(ewqua002) QSCS OF NEW YORK, INC	K-3066903	4256	0.00	2,830.75	3,950,366.25	1/15 Class E System
oe2300	01/13/2015	02/2015	(ewrei002) REIMER LOCKSMITH CORP.	K-3066904	4257	0.00	171.00	3,950,195.25	Billback Union Bank
oe2300	01/13/2015	02/2015	(ewrei002) REIMER LOCKSMITH CORP.	K-3066905	4257	0.00	165.00	3,950,030.25	Billback Comerica
oe2300	01/13/2015	02/2015	(ewrei002) REIMER LOCKSMITH CORP.	K-3066906	4257	0.00	225.00	3,949,805.25	Billback Clearview Trading
oe2300	01/13/2015	02/2015	(ewrei002) REIMER LOCKSMITH CORP.	K-3066907	4257	0.00	325.00	3,949,480.25	Billback HQ Global
oe2300	01/13/2015	02/2015	(ewrei002) REIMER LOCKSMITH CORP.	K-3066908	4257	0.00	100.00	3,949,380.25	Billback Lexis Nexis
oe2300	01/13/2015	02/2015	(ewros001) Rosewood Fire Equipment Company, Inc	K-3066909	4259	0.00	1,154.08	3,948,226.17	Yearly Inspection & Servicing of Fire Extingui
oe2300	01/13/2015	02/2015	(ewtel005) Telco Experts LLC	K-3066910	4262	0.00	102.41	3,948,123.76	1/15 #2057
oe2300	01/13/2015	02/2015	(ewuni026) United Restoration Services	K-3066911	4265	0.00	2,177.50	3,945,946.26	45th Street Caulking
oe2300	01/13/2015	02/2015	(ewvan004) Vantage Group, Inc.	K-3066914	4267	0.00	315.00	3,945,631.26	Monthly Costs (Jan - March)
oe2300	01/13/2015	02/2015	(ewver007) Versatile Services, LLC	K-3066915	4268	0.00	2,000.00	3,943,631.26	Billback Starbucks
oe2300	01/13/2015	02/2015	(ewver007) Versatile Services, LLC	K-3066916	4268	0.00	1,850.88	3,941,780.38	Brass Swing Doors - Screws
oe2300	01/14/2015	02/2015	NY Union Payroll 01/14/2015	J-3084320	PR0161	0.00	65,876.62	3,875,903.76	NY Union Payroll 01/14/2015
oe2300	01/15/2015	02/2015	Corporate Semi-Monthly Payroll 01/15/2015	J-3084314	PR0163	0.00	31,187.42	3,844,716.34	Corporate Semi-Monthly Payroll 01/15/2015
oe2300	01/15/2015	02/2015		J-3087594		0.00	15,000.00	3,829,716.34	rec 1/15 Dist to REIT Operating
oe2300	01/15/2015	02/2015		J-3087610	Rev R-906793	0.00	15,000.00	3,814,716.34	Rev Control R-906793 recorded in wrong ent

oe2300	01/15/2015	02/2015	(ewkpm003) KPMG LLC	K-3064712	1152015	0.00	50,500.00	3,764,216.34	2014 230 PARK AUDIT
oe2300	01/15/2015	02/2015	(t0013412) JJJ & R REST INC.	R-906611	:ReverseChg	15,026.14	0.00	3,779,242.48	:Prog Gen Reverse for chg# 2403589
oe2300	01/15/2015	02/2015	(t0013412) JJJ & R REST INC.	R-906611	:ReverseChg	0.00	15,026.14	3,764,216.34	:Prog Gen Reverse for chg# 2403589
oe2300	01/15/2015	02/2015	ib23rei	R-906793	WT0115	15,000.00	0.00	3,779,216.34	Reversed by ctrl#908375
oe2300	01/16/2015	02/2015	(ewloc001) LOCAL 32B-J S.E.I.U.	K-3069636	4270	0.00	3,245.00	3,775,971.34	01/2015 DUES
oe2300	01/16/2015	02/2015	230 PARK AVENUE HOLD	R-906938	WT0116	1,372,460.00	0.00	5,148,431.34	Reversed by ctrl#908357
oe2300	01/16/2015	02/2015	230 PARK AVENUE HOLDCO L	R-908365	WT0116	0.00	1,372,460.00	3,775,971.34	
oe2300	01/20/2015	02/2015	RAMAC COMPORATION	R-907494	027341	1,633.13	0.00	3,777,604.47	
oe2300	01/21/2015	02/2015	NY Union Payroll 01/21/2015	J-3084317	PRO164	0.00	66,806.06	3,710,798.41	NY Union Payroll 01/21/2015
oe2300	01/28/2015	02/2015	NY Union Payroll 01/28/2015	J-3084316	PRO169	0.00	66,973.97	3,643,824.44	NY Union Payroll 01/28/2015
oe2300	01/28/2015	02/2015	(ewedm001) EDMAR	K-3067451	4282	0.00	362.99	3,643,461.45	Kerosene
oe2300	01/28/2015	02/2015	(ewfri002) FRIEDMAN LLP	K-3068996	4286	0.00	14,381.00	3,629,080.45	SALES TAX EXAM-2011 THRU 2013
oe2300	01/28/2015	02/2015	(ewuni001) Universal Protection Service LLC	K-3068997	4295	0.00	108,388.00	3,520,692.45	1/15 Guard Service
oe2300	01/28/2015	02/2015	(ewbr0012) Broadview Networks, Inc.	K-3073233	4275	0.00	1,812.60	3,518,879.85	1/15 #212-682-3061 407
oe2300	01/28/2015	02/2015	(ewthy002) Thyssenkrupp Elevator Corp.	K-3074035	4293	0.00	39,454.85	3,479,425.00	1/15 #141864
oe2300	01/28/2015	02/2015	(ewene004) EnergyWatch Inc.	K-3077342	4284	0.00	6,250.00	3,473,175.00	Electric Rent Inclusion (ERI)
oe2300	01/28/2015	02/2015	(ewagg001) Aggressive Energy LLC	K-3077344	4273	0.00	77,127.44	3,396,047.56	12/1-12/30#494203800250006
oe2300	01/28/2015	02/2015	(ewagg001) Aggressive Energy LLC	K-3077344	4273	0.00	51,418.30	3,344,629.26	12/1-12/30#494203800250006
oe2300	01/28/2015	02/2015	(ewaew002) AEW CLEANING LLC	K-3077349	4272	0.00	261.30	3,344,367.96	PYMT-CLEARVIEW TRADING CLNG
oe2300	01/28/2015	02/2015	(ewloc007) LOCAL 94 UNION DUES	K-3077350	4288	0.00	505.67	3,343,862.29	01/2015 DUES
oe2300	01/28/2015	02/2015	(ewloc014) LOCAL 94 POLITICAL ACTION FUND	K-3077351	4289	0.00	36.47	3,343,825.82	01/2015 PAC
oe2300	01/28/2015	02/2015	(ewass004) ASSURED ENVIRONMENTS	K-3077353	4274	0.00	103.43	3,343,722.39	1/15 Satterlee Pest Prevention
oe2300	01/28/2015	02/2015	(ewdis001) Distinctive Offices, Inc	K-3077354	4280	0.00	751.24	3,342,971.15	4th Floor Carpet Repair
oe2300	01/28/2015	02/2015	(ewene002) Energy Management Control Corp.	K-3077355	4283	0.00	391.95	3,342,579.20	Replaced BMS comm.wire

## Account Ledger

Property=oe2300 AND mm/yy=02/2015-02/2015 AND Beginning account=1010-0000 AND Ending account=1010-0000

Excel

Property	Date	Period	Desc	Control	Refer	Debit	Credit	Balance	Remarks
oe2300	01/28/2015	02/2015	(ewsou001) SourceOne Inc (DE)	K-3077357	4292	0.00	1,905.00	3,340,674.20	Sub - Meter Reading (November)
oe2300	01/28/2015	02/2015	(ewtws001) T W SMITH CORP	K-3077358	4294	0.00	26.18	3,340,648.02	12/14 #18746
oe2300	01/28/2015	02/2015	(ewwbm001) W.B. MASON	K-3077361	4296	0.00	948.89	3,339,699.13	Office Supplies
oe2300	01/28/2015	02/2015	(ewwbm001) W.B. MASON	K-3077361	4296	0.00	396.09	3,339,303.04	Visitor Center Ink
oe2300	01/28/2015	02/2015	(ewxer005) Xerox Financial Services LLC	K-3077362	4297	0.00	642.36	3,338,660.68	1/15 #010-0007854-001
oe2300	01/28/2015	02/2015	(ewabi001) Abigail Michaels Concierge, Inc	K-3077363	4271	0.00	1,666.67	3,336,994.01	Concierge Service - 10th Pymt
oe2300	01/28/2015	02/2015	(ewcas002) CASH	K-3077366	4276	0.00	12.19	3,336,981.82	Lunch - A. Barrett
oe2300	01/28/2015	02/2015	(ewcas002) CASH	K-3077366	4276	0.00	22.62	3,336,959.20	Dinner - B. Jauntig & J. Clerici
oe2300	01/28/2015	02/2015	(ewcas002) CASH	K-3077366	4276	0.00	46.13	3,336,913.07	Supplies
oe2300	01/28/2015	02/2015	(ewcas002) CASH	K-3077366	4276	0.00	33.88	3,336,879.19	Cab Service
oe2300	01/28/2015	02/2015	(ewcas002) CASH	K-3077366	4276	0.00	81.65	3,336,797.54	Scrub Pads
oe2300	01/28/2015	02/2015	(ewcas002) CASH	K-3077366	4276	0.00	112.44	3,336,685.10	Toys for Tots
oe2300	01/28/2015	02/2015	(ewcas002) CASH	K-3077366	4276	0.00	5.00	3,336,680.10	Tenant Reimbursement - Lathrop
oe2300	01/28/2015	02/2015	(ewcas002) CASH	K-3077366	4276	0.00	120.00	3,336,560.10	A. Barrett - Medical Reimbursement
oe2300	01/28/2015	02/2015	(ewcas002) CASH	K-3077366	4276	0.00	100.00	3,336,460.10	Clean Table Cloths
oe2300	01/28/2015	02/2015	(ewcom028) Complete Building Supply	K-3077367	4278	0.00	254.12	3,336,205.98	Supplies
oe2300	01/28/2015	02/2015	(ewcom028) Complete Building Supply	K-3077368	4278	0.00	158.59	3,336,047.39	Fan Belts
oe2300	01/28/2015	02/2015	(ewcom028) Complete Building Supply	K-3077369	4278	0.00	642.36	3,335,405.03	Supplies
oe2300	01/28/2015	02/2015	(ewdyn001) Dynamex Operations East, Inc	K-3077370	4281	0.00	5,772.90	3,329,632.13	1/15 Messenger Service
oe2300	01/28/2015	02/2015	(ewfiv001) FIVE STAR CARTING, INC	K-3077371	4285	0.00	1,742.01	3,327,890.12	1/15 Rubbish Removal
oe2300	01/28/2015	02/2015	(ewifd001) Interior Foliage Design, Inc.	K-3077372	4287	0.00	2,003.30	3,325,886.82	1/15 Lobby Flowers
oe2300	01/28/2015	02/2015	(ewpal001) PAL ENVIRONMENTAL SAFETY CORP	K-3077374	4290	0.00	53,200.00	3,272,686.82	ACM Removal - 19th Floor
oe2300	01/28/2015	02/2015	(ewpow003) POWER PERFORMANCE INDUSTRIES	K-3077375	4291	0.00	1,420.64	3,271,266.18	Repairs to Caterpillar 1500KW
oe2300	01/28/2015	02/2015	(ewthy002) Thyssenkrupp Elevator Corp.	K-3077377	4293	0.00	9,918.79	3,261,347.39	Water Damaged Cars - G Bank (71 - 74)
oe2300	01/28/2015	02/2015	(ewthy002) Thyssenkrupp Elevator Corp.	K-3077383	4293	0.00	1,706.03	3,259,641.36	Mechanic to assist BOCA inspection 12/11
oe2300	01/28/2015	02/2015	(ewuni001) Universal Protection Service LLC	K-3077384	4295	0.00	362.68	3,259,278.68	FSD & Elevator Testing
oe2300	01/28/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3077388	4279	0.00	604.40	3,258,674.28	Marquis Jets
oe2300	01/28/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3077388	4279	0.00	1,650.00	3,257,024.28	Otterbourg
oe2300	01/28/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3077388	4279	0.00	264.00	3,256,760.28	BMS Intermediaries
oe2300	01/28/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3077388	4279	0.00	330.00	3,256,430.28	Van Wagner
oe2300	01/28/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3077388	4279	0.00	1,327.00	3,255,103.28	Lee Hecht
oe2300	01/28/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3077388	4279	0.00	392.00	3,254,711.28	McKenna Long
oe2300	01/28/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3077388	4279	0.00	132.00	3,254,579.28	Lumenpulse
oe2300	01/28/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3077388	4279	0.00	264.00	3,254,315.28	Apple Tree
oe2300	01/28/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3077388	4279	0.00	103.00	3,254,212.28	Fire Violations
oe2300	01/28/2015	02/2015	(ewaew002) AEW CLEANING LLC	K-3077389	4272	0.00	391.95	3,253,820.33	PYMT FOR MUFG UNION BNK CLN ACCT
oe2300	01/28/2015	02/2015	(ewcbr001) CBRE Inc	K-3077504	4277	0.00	89,896.18	3,163,924.15	LEASING COMMISSION
oe2300	01/29/2015	02/2015		J-3084367	:Reversed by 3084368	0.00	72,788.67	3,091,135.48	12/14 Due to From MPS
oe2300	01/29/2015	02/2015		J-3087609	rev control R-908375	15,000.00	0.00	3,106,135.48	Rev Control R-908375 recorded with incorrec
oe2300	01/29/2015	02/2015	230 PARK AVENUE HOLD	R-908357	WT0116	0.00	1,372,460.00	1,733,675.48	:Prog Gen Reverses receipt Ctrl# 906938
oe2300	01/29/2015	02/2015	ib23rei	R-908375	WT0115	0.00	15,000.00	1,718,675.48	:Prog Gen Reverses receipt Ctrl# 906793
oe2300	01/30/2015	02/2015	Corporate Semi-Monthly Payroll 01/30/2015	J-3084312	PRO166	0.00	118,786.15	1,599,889.33	Corporate Semi-Monthly Payroll 01/30/2015
oe2300	01/30/2015	02/2015	Corporate Semi-Monthly Payroll 01/30/2015	J-3084313	PRO170	0.00	31,392.81	1,568,496.52	Corporate Semi-Monthly Payroll 01/30/2015
oe2300	02/01/2015	02/2015		J-3077019	:Reversal of 3076980	161,764.02	0.00	1,730,260.54	11/18/2014 - 12/22/2014 charges
oe2300	02/01/2015	02/2015		J-3077019	:Reversal of 3076980	418.37	0.00	1,730,678.91	230HLD401K01082015
oe2300	02/01/2015	02/2015		J-3077019	:Reversal of 3076980	76,010.90	0.00	1,806,689.81	230HLD32BJ 12/ 2014
oe2300	02/04/2015	02/2015	NY Union Payroll 02/04/2015	J-3084315	PRO173	0.00	73,554.70	1,733,135.11	NY Union Payroll 02/04/2015

## Account Ledger

Property=oe2300 AND mm/yy=02/2015-02/2015 AND Beginning account=1010-0000 AND Ending account=1010-0000

Excel

Property	Date	Period	Desc	Control	Refer	Debit	Credit	Balance	Remarks
oe2300	02/10/2015	02/2015		J-3084240		525,997.57	0.00	2,259,132.68	01/12 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		44,296.22	0.00	2,303,428.90	01/13 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		65,237.32	0.00	2,368,666.22	01/14 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		10,474.17	0.00	2,379,140.39	01/15 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		83,910.24	0.00	2,463,050.63	01/16 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		27,304.07	0.00	2,490,354.70	01/20 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		172,779.19	0.00	2,663,133.89	01/21 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		12,440.09	0.00	2,675,573.98	01/22 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		35,727.87	0.00	2,711,301.85	01/23 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		267,527.40	0.00	2,978,829.25	01/26 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		20,456.30	0.00	2,999,285.55	01/27 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		42,476.44	0.00	3,041,761.99	01/28 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		81,236.90	0.00	3,122,998.89	01/29 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		904,220.57	0.00	4,027,219.46	01/30 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		1,366,685.96	0.00	5,393,905.42	02/02 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		112,795.90	0.00	5,506,701.32	02/03 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		172,311.22	0.00	5,679,012.54	02/04 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		846,591.98	0.00	6,525,604.52	02/05 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		39,898.45	0.00	6,565,502.97	02/06 Transfer from OP to LB
oe2300	02/10/2015	02/2015		J-3084240		395,689.84	0.00	6,961,192.81	02/09 Transfer from OP to LB
oe2300	02/10/2015	02/2015		J-3084648		359,662.69	0.00	7,320,855.50	02/10 Transfer from OP to LB
oe2300	02/10/2015	02/2015		J-3084871		0.00	1,312,500.00	6,008,355.50	02/15 Mortgage Interest
oe2300	02/10/2015	02/2015		J-3085398	:Reversed by 3086402	0.00	418.37	6,007,937.13	230HLD401K01152015
oe2300	02/10/2015	02/2015		J-3085398	:Reversed by 3086402	0.00	418.37	6,007,518.76	230HLD401K01082015
oe2300	02/10/2015	02/2015		J-3085398	:Reversed by 3086402	0.00	220,516.72	5,787,002.04	12/22/2014 - 01/23/2015
<b>Total 1010-0000 (Cash - Operating Acct/Money Market)</b>						<b>7,245,917.95</b>	<b>5,886,953.71</b>	<b>0.00</b>	
						<b>7,245,917.95</b>	<b>5,886,953.71</b>	<b>0.00</b>	



Saief Abbassi 02/12/2015

**230 Holdco Capital**  
**Bank Reconciliation Report**  
**02/10/2015**  
**483039100983**

02/11/2015

**Balance Per Bank Statement as of 02/10/2015****2,440,436.22****Outstanding Checks**

<u>Check date</u>	<u>Check number</u>	<u>Payee</u>	<u>Amount</u>
07/01/2014	2130	ewnyc003 - NYC DEPARTMENT OF BUILDINGS	165.00
07/01/2014	2133	ewnyc003 - NYC DEPARTMENT OF BUILDINGS	485.00
07/01/2014	2136	ewnyc003 - NYC DEPARTMENT OF BUILDINGS	265.00
07/01/2014	2137	ewnyc003 - NYC DEPARTMENT OF BUILDINGS	165.00
07/01/2014	2144	ewnyc003 - NYC DEPARTMENT OF BUILDINGS	275.30
07/01/2014	2146	ewnyc003 - NYC DEPARTMENT OF BUILDINGS	165.00
07/01/2014	2151	ewnyc011 - NYC FIRE DEPARTMENT	420.00
07/01/2014	2153	ewnyc011 - NYC FIRE DEPARTMENT	420.00
08/19/2014	2226	ewnyc003 - NYC DEPARTMENT OF BUILDINGS	749.10
08/19/2014	2227	ewnyc003 - NYC DEPARTMENT OF BUILDINGS	3,447.70
08/19/2014	2228	ewnyc003 - NYC DEPARTMENT OF BUILDINGS	165.00
08/19/2014	2229	ewnyc003 - NYC DEPARTMENT OF BUILDINGS	230.00
01/13/2015	2400	t0014832 - Clarion Partners LLC	1,068,307.84
02/09/2015	2405	ewale005 - Alexander Wolf & Son	119,292.31
02/09/2015	2406	ewatk001 - Atkinson Koven Feinberg	13,280.00
02/09/2015	2407	ewbli001 - Bliss Fasman Inc	521.88
02/09/2015	2408	ewbro002 - Brookbridge Consulting Services Inc	800.00
02/09/2015	2409	ewcons05 - Consolidated Carpet Assoc., Inc.	1,638.57
02/09/2015	2410	ewfir002 - Firecom, Inc	38,709.00
02/09/2015	2411	ewgen001 - Gensler Architecture & Planning, PC	12,721.68
02/09/2015	2412	ewhat001 - Hatzel & Buehler, Inc	120,833.83
02/09/2015	2413	ewhil001 - Hillmann Consulting LLC	4,431.00
02/09/2015	2415	ewlig002 - The lighting Practice, Inc.	460.00
02/09/2015	2418	ewnew002 - New York Electrical Power Services, LLC	7,664.80
02/09/2015	2419	ewsou001 - SourceOne Inc (DE)	37,000.00
02/09/2015	2420	ewthy002 - Thyssenkrupp Elevator Corp.	4,210.91
02/09/2015	2421	ewuni001 - Universal Protection Service LLC	11,648.50

**Less: Outstanding Checks****1,448,472.42****Reconciled Bank Balance****991,963.80****Balance per GL as of 02/10/2015****1,605,842.66****Book Reconciling Items**

<u>Date</u>	<u>Notes</u>	<u>Amount</u>
02/10/2015	2405	-119,292.31
02/10/2015	2406	-13,280.00
02/10/2015	2407	-521.88
02/10/2015	2408	-800.00
02/10/2015	2409	-1,638.57
02/10/2015	2410	-38,709.00
02/10/2015	2411	-12,721.68
02/10/2015	2411	-12,721.68

**230 Holdco Capital**  
**Bank Reconciliation Report**  
**02/10/2015**  
**483039100983**

02/11/2015

**Book Reconciling Items**

<u>Date</u>	<u>Notes</u>	<u>Amount</u>
02/10/2015	2411	-12,721.68
02/10/2015	2411	25,443.36
02/10/2015	2412	-120,833.83
02/10/2015	2413	-4,431.00
02/10/2015	2414	-232,192.05
02/10/2015	2415	-460.00
02/10/2015	2416	-6,997.22
02/10/2015	2417	-1,477.11
02/10/2015	2418	-7,664.80
02/10/2015	2419	-37,000.00
02/10/2015	2420	-4,210.91
02/10/2015	2421	-11,648.50

**Plus/Minus: Book Reconciling Items** **-613,878.86**

**Reconciled Balance Per G/L** **991,963.80**

**Difference** (Reconciled Bank Balance And Reconciled Balance Per G/L) **0.00**

**Cleared Items :**

**Cleared Checks**

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
12/10/2014	2362	ewmaj003 - Majestic Graphics & Designs, Inc	5,291.33	02/10/2015
01/08/2015	2374	ewamb001 - Ambassador Construction Co Inc	272.19	02/10/2015
01/08/2015	2375	ewatk001 - Atkinson Koven Feinberg	13,076.50	02/10/2015
01/08/2015	2376	ewbro002 - Brookbridge Consulting Services Inc	13,253.86	02/10/2015
01/08/2015	2377	ewcom028 - Complete Building Supply	27,273.20	02/10/2015
01/08/2015	2378	ewdav004 - DAVIS & GILBERT LLP	1,782.00	02/10/2015
01/08/2015	2379	ewdis001 - Distinctive Offices, Inc	32,139.90	02/10/2015
01/08/2015	2382	ewnyc011 - NYC FIRE DEPARTMENT	735.00	02/10/2015
01/13/2015	2383	ewbey001 - Beyer Blinder Belle	2,440.16	02/10/2015
01/13/2015	2384	ewbli001 - Bliss Fasman Inc	521.88	02/10/2015
01/13/2015	2385	ewene002 - Energy Management Control Corp.	10,822.18	02/10/2015
01/13/2015	2386	ewfre002 - Fred Geller Electrical, Inc.	11,753.06	02/10/2015
01/13/2015	2387	ewgen001 - Gensler Architecture & Planning, PC	1,633.32	02/10/2015
01/13/2015	2388	ewhil001 - Hillmann Consulting LLC	10,270.50	02/10/2015
01/13/2015	2389	ewjos005 - Joseph Neto & Associates	6,610.00	02/10/2015
01/13/2015	2390	ewlan013 - Landmark Painting & Decorating Inc	24,877.94	02/10/2015
01/13/2015	2391	ewmat001 - Matiz Architecture & Design	2,450.00	02/10/2015
01/13/2015	2392	ewmep003 - MEP Inspections	6,000.00	02/10/2015
01/13/2015	2393	ewmil008 - Milo Kleinberg Design Associates	1,565.63	02/10/2015
01/13/2015	2394	ewmoncmf - MONDAY PROPERTIES SERVICES LLC	43,962.98	02/10/2015
01/13/2015	2395	ewnep001 - Neptune Machine, Inc	6,913.56	02/10/2015
01/13/2015	2396	ewrem001 - Remco Maintenance, LLC	1,409.93	02/10/2015



**230 Holdco Capital**  
**Bank Reconciliation Report**  
**02/10/2015**  
**483039100983**

02/11/2015

**Cleared Checks**

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
01/13/2015	2397	ewspe007 - Spectorgroup	208.00	02/10/2015
01/13/2015	2398	ewstr010 - Structuretone	370,785.90	02/10/2015
01/13/2015	2399	ewuni001 - Universal Protection Service LLC	14,627.51	02/10/2015
01/16/2015	1162015	t0013398 - HELMSLEY ENTERPRISES	593,775.00	02/10/2015
01/29/2015	2401	ewamb001 - Ambassador Construction Co Inc	552,243.60	02/10/2015
01/29/2015	2402	ewmonlc - MONDAY PROPERTIES SERVICES LLC	421.16	02/10/2015
01/29/2015	2403	ewnat002 - National Elevator Cab & Door Corp	141,833.75	02/10/2015
01/29/2015	2404	ewthy002 - Thyssenkrupp Elevator Corp.	273,929.00	02/10/2015
02/09/2015	2414	ewkin001 - King Freeze	232,192.05	02/10/2015
02/09/2015	2416	ewmoncmf - MONDAY PROPERTIES SERVICES LLC	6,997.22	02/10/2015
02/09/2015	2417	ewmonlc - MONDAY PROPERTIES SERVICES LLC	1,477.11	02/10/2015

**Total Cleared Checks**

**2,513,545.42**

**Cleared Deposits**

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
01/12/2015	47		2,870,000.00	02/10/2015
02/06/2015	48		1,600,000.00	02/10/2015

**Total Cleared Deposits**


**4,470,000.00**

230 PARK AVENUE HOLDCO LLC  
CAPITAL (CHECKING) ACCOUNT  
C/O MONDAY PROPERTIES  
ATTN: THERESA PISCITELLI  
230 PARK AVE RM 500  
NEW YORK, NY 10169-0500

#### Customer service information

 Customer service: 1.888.400.9009

 bankofamerica.com

 Bank of America, N.A.  
P.O. Box 25118  
Tampa, FL 33622-5118

## Your Full Analysis Business Checking

for January 11, 2015 to February 10, 2015

Account number: 4830 3910 0983

**230 PARK AVENUE HOLDCO LLC   CAPITAL (CHECKING) ACCOUNT   C/O MONDAY PROPERTIES**

### Account summary

Beginning balance on January 11, 2015	\$483,981.64
Deposits and other credits	4,470,000.00
Withdrawals and other debits	-593,775.00
Checks	-1,919,770.42
Service fees	-0.00
<b>Ending balance on February 10, 2015</b>	<b>\$2,440,436.22</b>

# of deposits/credits: 2

# of withdrawals/debits: 33

# of days in cycle: 10

Average ledger balance: \$1,856,188.52

## IMPORTANT INFORMATION: BANK DEPOSIT ACCOUNTS

**Updating your contact information** - We encourage you to keep your contact information up-to-date. This includes address, email and phone number. If your information has changed, the easiest way to update it is by visiting the Help & Support tab of Online Banking. Or, you can call our Customer Service team.

**Deposit agreement** - When you opened your account, you received a deposit agreement and fee schedule and agreed that your account would be governed by the terms of these documents, as we may amend them from time to time. These documents are part of the contract for your deposit account and govern all transactions relating to your account, including all deposits and withdrawals. Copies of both the deposit agreement and fee schedule which contain the current version of the terms and conditions of your account relationship may be obtained at our banking centers.

**Electronic transfers: In case of errors or questions about your electronic transfers** - If you think your statement or receipt is wrong or you need more information about an electronic transfer (e.g., ATM transactions, direct deposits or withdrawals, point-of-sale transactions) on the statement or receipt, telephone or write us at the address and number listed on the front of this statement as soon as you can. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- Tell us your name and account number.
- Describe the error or transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

For consumer accounts used primarily for personal, family or household purposes, we will investigate your complaint and will correct any error promptly. If we take more than 10 business days (10 calendar days if you are a Massachusetts customer) (20 business days if you are a new customer, for electronic transfers occurring during the first 30 days after the first deposit is made to your account) to do this, we will credit your account for the amount you think is in error, so that you will have use of the money during the time it will take to complete our investigation.

For other accounts, we investigate, and if we find we have made an error, we credit your account at the conclusion of our investigation.

**Reporting other problems** - You must examine your statement carefully and promptly. You are in the best position to discover errors and unauthorized transactions on your account. If you fail to notify us in writing of suspected problems or an unauthorized transaction within the time period specified in the deposit agreement (which periods are no more than 60 days after we make the statement available to you and in some cases are 30 days or less), we are not liable to you for, and you agree to not make a claim against us for the problems or unauthorized transactions.

**Direct deposits** - If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you may call us at the telephone number listed on the front of this statement to find out if the deposit was made as scheduled. You may also review your activity online or visit a banking center for information.

© 2015 Bank of America Corporation

Bank of America, N.A. Member FDIC and



Equal Housing Lender

## Deposits and other credits

Date	Transaction description	Customer reference	Bank reference	Amount
01/12/15	WIRE TYPE:WIRE IN DATE: 150112 TIME:1113 ET TRN:2015011200226759 SEQ:2015011200057848/015153 ORIG:230 CO-INVESTORS, LLC ID:000004123816571 SND BK:WELLS FARGO BANK, NA ID:121000248 PMT DET:0 00003400 230 PARK AVENUE HOLDCO CAPITAL FUNDING		903701120226759	2,870,000.00
02/06/15	WIRE TYPE:WIRE IN DATE: 150206 TIME:1139 ET TRN:2015020600212369 SEQ:2015020600060723/017553 ORIG:230 CO-INVESTORS, LLC ID:000004123816571 SND BK:WELLS FARGO BANK, NA ID:121000248 PMT DET:0 00003597 230 PARK AVENUE HOLDCO CAPITAL FUNDING		903702060212369	1,600,000.00

### Total deposits and other credits

**\$4,470,000.00**

## Withdrawals and other debits

Date	Transaction description	Customer reference	Bank reference	Amount
01/16/15	WIRE TYPE:WIRE OUT DATE:150116 TIME:1423 ET TRN:2015011600292338 SERVICE REF:428915 BNF:LEONA M AND HARRY B HELMSL ID:403211118 BNF BK:JPMORGAN CHASE BANK, N. ID:0002 PMT DET:St 650 TI Allowa230 Park Avenue Holdco Suite 650 Cons		903701160292338	-593,775.00

### Total withdrawals and other debits

**-\$593,775.00**

## Checks

Date	Check #	Bank reference	Amount	Date	Check #	Bank reference	Amount
01/30	2362	813004492419977	-5,291.33	01/14	2377	813004392028944	-27,273.20
01/14	2374*	813009492101385	-272.19	01/12	2378	813005792860338	-1,782.00
01/13	2375	813009292173229	-13,076.50	01/13	2379	813006092768122	-32,139.90
01/16	2376	813003642265235	-13,253.86	01/14	2382*	813004292507585	-735.00

*continued on the next page*

## Checks - continued

Date	Check #	Bank reference	Amount
01/21	2383	813005192276722	-2,440.16
01/16	2384	813009892116689	-521.88
01/16	2385	813009792722606	-10,822.18
01/20	2386	813005092019057	-11,753.06
01/16	2387	813005342977362	-1,633.32
01/21	2388	813005192716801	-10,270.50
01/21	2389	813008692250222	-6,610.00
01/20	2390	813003842070466	-24,877.94
01/21	2391	813008692245471	-2,450.00
01/22	2392	813005392509673	-6,000.00
01/20	2393	813004992538810	-1,565.63
01/13	2394	813004192573056	-143,962.98

Date	Check #	Bank reference	Amount
01/16	2395	813004692104670	-6,913.56
01/16	2396	813009792589132	-1,409.93
01/21	2397	813008692882469	-208.00
01/14	2398	813009492115183	-370,785.90
01/20	2399	813008092955306	-14,627.51
01/30	2401*	813008392619333	-552,243.60
01/30	2402	813004492850932	-421.16
01/30	2403	813004492927562	-141,833.75
01/30	2404	813008492579434	-273,929.00
02/10	2414*	813004192570236	-232,192.05
02/09	2416*	813005992105244	-6,997.22
02/09	2417	813005992105243	-1,477.11

**Total checks** **-\$1,919,770.42**

**Total # of checks** **32**

\* There is a gap in sequential check numbers

## Daily ledger balances

Date	Balance (\$)	Date	Balance (\$)	Date	Balance (\$)
01/11	483,981.64	01/16	2,135,624.24	01/30	1,081,102.60
01/12	3,352,199.64	01/20	2,082,800.10	02/06	2,681,102.60
01/13	3,163,020.26	01/21	2,060,821.44	02/09	2,672,628.27
01/14	2,763,953.97	01/22	2,054,821.44	02/10	2,440,436.22

✓ To help you BALANCE YOUR CHECKING ACCOUNT, print a copy of the "How to Balance Your Bank of America Merrill Lynch Account" page by visiting CashPro® University at [cashproonline.bankofamerica.com](http://cashproonline.bankofamerica.com).

## Account Ledger

Property=oe2300 AND mm/yy=02/2015-02/2015 AND Beginning account=1010-0001 AND Ending account=1010-0001

Excel

Property	Date	Period	Desc	Control	Refer	Debit	Credit	Balance	Remarks
<b>1010-0001 (Cash - Operating Acct/Money Market)</b>									
oe2300	01/12/2015	02/2015	230 CO-INVESTORS LLC	R-905931	WT0112	0.00	0.00	383,205.56	== Beginning Balance ==
oe2300	01/13/2015	02/2015	(ewfre002) Fred Geller Electrical, Inc.	K-3036855	2386	0.00	10,903.83	3,242,301.73	Voya Temp Lines
oe2300	01/13/2015	02/2015	(ewlan013) Landmark Painting & Decorating Inc	K-3038661	2390	0.00	1,088.75	3,241,212.98	Suite 900
oe2300	01/13/2015	02/2015	(ewlan013) Landmark Painting & Decorating Inc	K-3038662	2390	0.00	1,306.50	3,239,906.48	Protection of Rugs & Vinyl
oe2300	01/13/2015	02/2015	(ewlan013) Landmark Painting & Decorating Inc	K-3038663	2390	0.00	6,151.44	3,233,755.04	Suite 900 Painting
oe2300	01/13/2015	02/2015	(ewene002) Energy Management Control Corp.	K-3038684	2385	0.00	10,822.18	3,222,932.86	Suite 1525 FCU
oe2300	01/13/2015	02/2015	(ewhil001) Hillmann Consulting LLC	K-3038686	2388	0.00	7,685.50	3,215,247.36	ACM - Suite 900
oe2300	01/13/2015	02/2015	(ewspe007) Spectorgroup	K-3038693	2397	0.00	168.87	3,215,078.49	23rd Floor Revisions
oe2300	01/13/2015	02/2015	(ewspe007) Spectorgroup	K-3038693	2397	0.00	39.13	3,215,039.36	23rd Floor Revisions
oe2300	01/13/2015	02/2015	(ewmat001) Matiz Architecture & Design	K-3038701	2391	0.00	12.50	3,215,026.86	Suite 955 Reimbursables
oe2300	01/13/2015	02/2015	(ewmat001) Matiz Architecture & Design	K-3038702	2391	0.00	1,237.50	3,213,789.36	Suite 1516 -1518- 2nd Pymt
oe2300	01/13/2015	02/2015	(ewmat001) Matiz Architecture & Design	K-3038703	2391	0.00	1,200.00	3,212,589.36	Suite 650 - 2nd Pymt
oe2300	01/13/2015	02/2015	(ewjos005) Joseph Neto & Associates	K-3040078	2389	0.00	6,610.00	3,205,979.36	Elevator Modernization - (Cabs)
oe2300	01/13/2015	02/2015	(ewuni001) Universal Protection Service LLC	K-3040082	2399	0.00	5,529.62	3,200,449.74	Guard Service - Shutdown
oe2300	01/13/2015	02/2015	(ewuni001) Universal Protection Service LLC	K-3040082	2399	0.00	1,214.98	3,199,234.76	Guard Service - Urban Space
oe2300	01/13/2015	02/2015	(ewuni001) Universal Protection Service LLC	K-3040082	2399	0.00	809.98	3,198,424.78	Guard Service
oe2300	01/13/2015	02/2015	(ewbey001) Beyer Blinder Belle	K-3040088	2383	0.00	2,440.16	3,195,984.62	Elevator Cab Refurbishment
oe2300	01/13/2015	02/2015	(ewbli001) Bliss Fasman Inc	K-3040089	2384	0.00	521.88	3,195,462.74	28th Floor Apple Tree - 3rd Pymt
oe2300	01/13/2015	02/2015	(ewmep003) MEP Inspections	K-3040092	2392	0.00	2,700.00	3,192,762.74	ING Mechanical Upgrade
oe2300	01/13/2015	02/2015	(ewnep001) Neptune Machine, Inc	K-3040093	2395	0.00	6,913.56	3,185,849.18	FCU 13-11 Unit Repair
oe2300	01/13/2015	02/2015	(ewrem001) Remco Maintenance, LLC	K-3040094	2396	0.00	1,409.93	3,184,439.25	Elevator Cab Metal Maintenance
oe2300	01/13/2015	02/2015	(ewlan013) Landmark Painting & Decorating Inc	K-3052005	2390	0.00	16,331.25	3,168,108.00	2nd Floor White Box
oe2300	01/13/2015	02/2015	(ewmep003) MEP Inspections	K-3052616	2392	0.00	3,300.00	3,164,808.00	ING Mechanical Upgrade
oe2300	01/13/2015	02/2015	(ewuni001) Universal Protection Service LLC	K-3052659	2399	0.00	896.77	3,163,911.23	Guard Service - 11/14 - 11/20 -
oe2300	01/13/2015	02/2015	(ewuni001) Universal Protection Service LLC	K-3052659	2399	0.00	1,272.84	3,162,638.39	Guard Service - 11/14 - 11/20 - Elec. Upgrade
oe2300	01/13/2015	02/2015	(ewuni001) Universal Protection Service LLC	K-3052659	2399	0.00	564.10	3,162,074.29	Guard Service - 11/14 - 11/20
oe2300	01/13/2015	02/2015	(ewuni001) Universal Protection Service LLC	K-3052660	2399	0.00	1,938.19	3,160,136.10	Guard Service - 11/7 - 11/13
oe2300	01/13/2015	02/2015	(ewuni001) Universal Protection Service LLC	K-3052660	2399	0.00	896.77	3,159,239.33	Guard Service - 11/7 - 11/13 - Urban Space
oe2300	01/13/2015	02/2015	(ewuni001) Universal Protection Service LLC	K-3052661	2399	0.00	231.42	3,159,007.91	Guard Service - 11/21 - 11/27 - Urban
oe2300	01/13/2015	02/2015	(ewuni001) Universal Protection Service LLC	K-3052661	2399	0.00	318.21	3,158,689.70	Guard Service - 11/21 - 11/27
oe2300	01/13/2015	02/2015	(ewfre002) Fred Geller Electrical, Inc.	K-3052666	2386	0.00	849.23	3,157,840.47	2nd Floor Lights
oe2300	01/13/2015	02/2015	(ewgen001) Gensler Architecture & Planning, PC	K-3052773	2387	0.00	1,633.32	3,156,207.15	Apple Tree Follow Up Meeting
oe2300	01/13/2015	02/2015	(ewmil008) Milo Kleinberg Design Associates	K-3052778	2393	0.00	1,565.63	3,154,641.52	New Condenser Water - 2nd Pymt
oe2300	01/13/2015	02/2015	(ewhil001) Hillmann Consulting LLC	K-3052863	2388	0.00	775.00	3,153,866.52	ACM - 28th Floor
oe2300	01/13/2015	02/2015	(ewhil001) Hillmann Consulting LLC	K-3052864	2388	0.00	1,810.00	3,152,056.52	ACM - Suite 1549
oe2300	01/13/2015	02/2015	(ewuni001) Universal Protection Service LLC	K-3052867	2399	0.00	347.14	3,151,709.38	Urban Space Guard 11/28 - 12/4
oe2300	01/13/2015	02/2015	(ewuni001) Universal Protection Service LLC	K-3052867	2399	0.00	607.49	3,151,101.89	Extra Guard 11/28 - 12/4
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	31,927.05	3,119,174.84	STE 1200 CLARION TI
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	833.44	3,118,341.40	STE 1300 & 1400 ING LL WORK
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	10,256.59	3,108,084.81	STE 2800-APPLETREE TI
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	10,128.78	3,097,956.03	URBAN SPACE STE# ST2 TI
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	30,909.75	3,067,046.28	URBAN SPACE STE# ST2 LL WORK
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	11.03	0.00	3,067,057.31	STE 600
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	7,379.78	3,059,677.53	ING 13&14 FL TENANT IMPROVEMENT

## Account Ledger

Property=oe2300 AND mm/yy=02/2015-02/2015 AND Beginning account=1010-0001 AND Ending account=1010-0001

Excel

Property	Date	Period	Desc	Control	Refer	Debit	Credit	Balance	Remarks
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	21.00	3,059,656.53	28FL WHITEBOX
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	29.40	3,059,627.13	SUITE 1525 BREVET LL WORK
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	38.25	3,059,588.88	SUITE 453 & 455 RENOVATION
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	0.38	3,059,588.50	SUITE 955
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	537.24	3,059,051.26	23FL LL WORK
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	74.27	3,058,976.99	SUITE 1547 REBUILD
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	37.13	3,058,939.86	COMBINE SUITES 1516 TO 1518
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	36.00	3,058,903.86	SUITE 650 LL WORK
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	2,813.25	3,056,090.61	SUITE 650 HELMSLEY TRUST TI
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	2,730.51	3,053,360.10	SUITE 900 CLEARVIEW TRADING LL WORK
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	13,431.89	3,039,928.21	SUITE 1701 MCKENNA TI
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	1,102.95	3,038,825.26	SUITE 1520 EUGENE HOFFMAN TI
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	1,099.12	3,037,726.14	12TH FLR RESTROOMS
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	66.00	3,037,660.14	7FL BATHROOM-NORTHSHIDE
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	66.00	3,037,594.14	FREIGHT CAR MODERNIZATION
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	1,130.00	3,036,464.14	46ST FACADE EXTERIOR LIGHTING
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	143.61	3,036,320.53	SUITE 3350 PREBUILD
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	58.50	0.00	3,036,379.03	EAST & WEST WALKWAYS
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	444.44	3,035,934.59	33FL CORRIDOR
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	12,453.57	3,023,481.02	ELEV CAB RENOVATION
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	5,318.40	3,018,162.62	ELECTRICAL UPGRADE
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	24.00	3,018,138.62	RENOVATING 46ST PLAZA
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	247.50	3,017,891.12	45ST ENTRANCE DOORS

oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	2,489.18	3,015,401.94	15FL CORRIDOR
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	143.96	3,015,257.98	23FL BATHROOM
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	575.68	3,014,682.30	28FL CORRIDOR
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	10.94	3,014,671.36	13 & 14FL ING RESTROOMS
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	6,105.95	3,008,565.41	FIRE ALARM UPGRADE
oe2300	01/13/2015	02/2015	(ewmoncmf) MONDAY PROPERTIES SERVICES LLC	K-3063463	2394	0.00	1,426.50	3,007,138.91	REED HVAC UPGRADE
oe2300	01/13/2015	02/2015	(t0014832) Clarion Partners LLC	K-3067448	2400	0.00	1,068,307.84	1,938,831.07	Tenant Reimbursement #5 - Clarion Partners
oe2300	01/13/2015	02/2015	(ewstr010) Structuretone	K-3067450	2398	0.00	370,785.90	1,568,045.17	Application #22 - Electrical Upgrade
oe2300	01/16/2015	02/2015	(t0013398) HELMSLEY ENTERPRISES	K-3077892	1162015	0.00	593,775.00	974,270.17	Tenant Reimbursement #1 - Helmsley
oe2300	01/29/2015	02/2015	(ewmonic) MONDAY PROPERTIES SERVICES LLC	K-3069635	2402	0.00	421.16	973,849.01	MTM COMMISSIONS 12/14
oe2300	01/29/2015	02/2015	(ewthy002) Thyssenkrupp Elevator Corp.	K-3074034	2404	0.00	53,889.00	919,960.01	Application # 6 - Elevator Cab Renovation
oe2300	01/29/2015	02/2015	(ewthy002) Thyssenkrupp Elevator Corp.	K-3077347	2404	0.00	151,793.00	768,167.01	Application # 5 - Elevator Cab Renovation
oe2300	01/29/2015	02/2015	(ewnat002) National Elevator Cab & Door Corp	K-3077356	2403	0.00	49,668.83	718,498.18	Application #10 - Elevator Cab Renovation
oe2300	01/29/2015	02/2015	(ewthy002) Thyssenkrupp Elevator Corp.	K-3077359	2404	0.00	41,029.00	677,469.18	Application #8 - Elevator Cab Renovation
oe2300	01/29/2015	02/2015	(ewthy002) Thyssenkrupp Elevator Corp.	K-3077360	2404	0.00	27,218.00	650,251.18	Application #9 - Elevator Cab Renovation
oe2300	01/29/2015	02/2015	(ewnat002) National Elevator Cab & Door Corp	K-3078008	2403	0.00	92,164.92	558,086.26	Application #11 - Elevator Cab Renovation
oe2300	01/29/2015	02/2015	(ewamb001) Ambassador Construction Co Inc	K-3078013	2401	0.00	552,243.60	5,842.66	Application # 1 - Apple Tree
oe2300	02/06/2015	02/2015	230 CO-INVESTORS LLC	R-911574	WT0602	1,600,000.00	0.00	1,605,842.66	
<b>Total 1010-0001 (Cash - Operating Acct/Money Market)</b>						<b>4,470,069.53</b>	<b>3,247,432.43</b>	<b>0.00</b>	
						<b>4,470,069.53</b>	<b>3,247,432.43</b>	<b>0.00</b>	



Saief Abbassi 02/12/2015

**230 Holdco Lockbox**  
**Bank Reconciliation Report**  
**02/10/2015**  
483039100747

02/11/2015

<b>Balance Per Bank Statement as of 02/10/2015</b>	<b>6.10</b>
<b>Reconciled Bank Balance</b>	<b><u>6.10</u></b>
<b>Balance per GL as of 02/10/2015</b>	<b>6.10</b>
<b>Reconciled Balance Per G/L</b>	<b><u>6.10</u></b>
<b>Difference</b> (Reconciled Bank Balance And Reconciled Balance Per G/L)	<b><u><u>0.00</u></u></b>

**Cleared Items :****Cleared Deposits**

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
01/31/2014	1590		8,428.12	02/10/2015
01/12/2015	1556		434,567.17	02/10/2015
01/12/2015	1557		86,169.10	02/10/2015
01/12/2015	1558		261.30	02/10/2015
01/12/2015	1560		5,000.00	02/10/2015
01/13/2015	1559		44,296.22	02/10/2015
01/14/2015	1561		54,043.53	02/10/2015
01/14/2015	1562		11,193.79	02/10/2015
01/15/2015	1564		11,491.90	02/10/2015
01/16/2015	1565		24,940.52	02/10/2015
01/16/2015	1566		58,969.72	02/10/2015
01/20/2015	1567		8,896.75	02/10/2015
01/20/2015	1568		391.95	02/10/2015
01/20/2015	1574		18,015.37	02/10/2015
01/21/2015	1569		60,691.69	02/10/2015
01/21/2015	1570		112,087.50	02/10/2015
01/22/2015	1572		5,725.21	02/10/2015
01/22/2015	1573		6,714.88	02/10/2015
01/23/2015	1575		35,727.87	02/10/2015
01/26/2015	1576		6,253.07	02/10/2015
01/26/2015	1580		261,274.33	02/10/2015
01/27/2015	1577		20,456.30	02/10/2015
01/28/2015	1579		6,608.65	02/10/2015
01/28/2015	1583		35,867.79	02/10/2015
01/29/2015	1581		30,705.19	02/10/2015
01/29/2015	1582		50,531.71	02/10/2015
01/30/2015	1584		7,669.38	02/10/2015
01/30/2015	1585		804,873.99	02/10/2015
01/30/2015	1586		83,249.08	02/10/2015



**230 Holdco Lockbox**  
**Bank Reconciliation Report**  
**02/10/2015**  
**483039100747**

02/11/2015

**Cleared Deposits**

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
02/02/2015	1587		908,160.76	02/10/2015
02/02/2015	1588		458,462.20	02/10/2015
02/02/2015	1589		63.00	02/10/2015
02/03/2015	1592		66,144.52	02/10/2015
02/03/2015	1593		46,651.38	02/10/2015
02/04/2015	1594		61,935.00	02/10/2015
02/04/2015	1596		110,376.22	02/10/2015
02/05/2015	1598		145,821.52	02/10/2015
02/05/2015	1599		700,770.46	02/10/2015
02/06/2015	1600		217.75	02/10/2015
02/06/2015	1601		39,680.70	02/10/2015
02/09/2015	1602		395,689.84	02/10/2015
02/10/2015	1603		359,573.69	02/10/2015
02/10/2015	1604		89.00	02/10/2015
<b>Total Cleared Deposits</b>			<b><u><u>5,588,738.12</u></u></b>	

**Cleared Other Items**


<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
02/10/2015	JE 3084206		-1,017.73	02/10/2015
02/10/2015	JE 3084240		-5,228,057.70	02/10/2015
02/10/2015	JE 3084648		-359,662.69	02/10/2015
02/10/2015	JE 3085417		-25.99	02/10/2015
<b>Total Cleared Other Items</b>			<b><u><u>-5,588,764.11</u></u></b>	

230 PARK AVENUE HOLDCO LLC  
LOCK BOX / BLOCK PENDING  
C/O MONDAY PROPERTIES  
ATTN: THERESA PISCITELLI  
230 PARK AVE RM 500  
NEW YORK, NY 10169-0500

**Customer service information**

 Customer service: 1.888.400.9009

 bankofamerica.com

 Bank of America, N.A.  
P.O. Box 25118  
Tampa, FL 33622-5118

## Your Full Analysis Business Checking

for January 11, 2015 to February 10, 2015

Account number: 4830 3910 0747

**230 PARK AVENUE HOLDCO LLC   LOCK BOX / BLOCK PENDING   C/O MONDAY PROPERTIES**

### Account summary

Beginning balance on January 11, 2015	\$0.00
Deposits and other credits	5,588,738.12
Withdrawals and other debits	-5,587,720.39
Checks	-0.00
Service fees	-1,017.73
<b>Ending balance on February 10, 2015</b>	<b>\$0.00</b>

# of deposits/credits: 65

# of withdrawals/debits: 22

# of days in cycle: 10

Average ledger balance: \$0.00

## IMPORTANT INFORMATION: BANK DEPOSIT ACCOUNTS

**Updating your contact information** - We encourage you to keep your contact information up-to-date. This includes address, email and phone number. If your information has changed, the easiest way to update it is by visiting the Help & Support tab of Online Banking. Or, you can call our Customer Service team.

**Deposit agreement** - When you opened your account, you received a deposit agreement and fee schedule and agreed that your account would be governed by the terms of these documents, as we may amend them from time to time. These documents are part of the contract for your deposit account and govern all transactions relating to your account, including all deposits and withdrawals. Copies of both the deposit agreement and fee schedule which contain the current version of the terms and conditions of your account relationship may be obtained at our banking centers.

**Electronic transfers: In case of errors or questions about your electronic transfers** - If you think your statement or receipt is wrong or you need more information about an electronic transfer (e.g., ATM transactions, direct deposits or withdrawals, point-of-sale transactions) on the statement or receipt, telephone or write us at the address and number listed on the front of this statement as soon as you can. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- Tell us your name and account number.
- Describe the error or transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

For consumer accounts used primarily for personal, family or household purposes, we will investigate your complaint and will correct any error promptly. If we take more than 10 business days (10 calendar days if you are a Massachusetts customer) (20 business days if you are a new customer, for electronic transfers occurring during the first 30 days after the first deposit is made to your account) to do this, we will credit your account for the amount you think is in error, so that you will have use of the money during the time it will take to complete our investigation.

For other accounts, we investigate, and if we find we have made an error, we credit your account at the conclusion of our investigation.

**Reporting other problems** - You must examine your statement carefully and promptly. You are in the best position to discover errors and unauthorized transactions on your account. If you fail to notify us in writing of suspected problems or an unauthorized transaction within the time period specified in the deposit agreement (which periods are no more than 60 days after we make the statement available to you and in some cases are 30 days or less), we are not liable to you for, and you agree to not make a claim against us for the problems or unauthorized transactions.

**Direct deposits** - If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you may call us at the telephone number listed on the front of this statement to find out if the deposit was made as scheduled. You may also review your activity online or visit a banking center for information.

© 2015 Bank of America Corporation

Bank of America, N.A. Member FDIC and



Equal Housing Lender

## Deposits and other credits

Date	Transaction description	Customer reference	Bank reference	Amount
01/12/15	Swiss Re America DES:2063187 ID:300000262045 INDN:230 PARK AVENUE CO ID:8230186953 CCD PMT INFO:20150101SUM43129866 PROP OE2300 / LEASE T0013451 / JAN 2015 / TAX BILLING RECON		902309008065221	431,298.66
01/12/15	Lockbox Deposit	0417314000	813000030617484	86,430.40
01/12/15	Counter Credit		813003242619275	5,000.00
01/12/15	LEE HECHT HARRIS DES:ACHPAY ID: 6320393 INDN:230 PARK AVENUE HOLDCO CO ID:1113575564 PPD PMT INFO:ACHPAY		902312000542139	3,268.51
01/13/15	Lockbox Deposit	0417314000	813000029810069	44,296.22
01/14/15	ING INVESTME2699 DES:PAYMENTS ID: INDN:MONDAY PROPERTIES CO ID:1452872871 CCD PMT INFO:NTE*LEASE ID: T0013829 - FEBRUARY 2015 R ENT \		902313009591230	54,043.53
01/14/15	Counter Credit		813003442534150	8,193.79
01/14/15	Counter Credit		813003442534148	3,000.00
01/15/15	Lockbox Deposit	0417314000	813000029811621	11,491.90
01/16/15	HUNT COMPANIES, DES:ACCTS PAY ID: 1986625 INDN:230 PARK AVENUE HOLDCO CO ID:1743001055 CCD PMT INFO:ACCTS PAY		902315015809177	53,200.00
01/16/15	Lockbox Deposit	0417314000	813000029810784	24,940.52
01/16/15	NOVARTIS 8302 DES:EDI PAYMNT ID:6600001257 INDN:230 PARK AVENUE CO ID:1133922240 CTX ADDITIONAL INFORMATION IS AVAILABLE FOR THIS PMT. CONTACT A TREASURY SALES OFFICER FOR ASSISTANCE.		902315016044262	5,769.72
01/20/15	Lockbox Deposit	0417314000	813000030633001	18,407.32

continued on the next page

## Deposits and other credits - continued

Date	Transaction description	Customer reference	Bank reference	Amount
01/20/15	LEE HECHT HARRIS DES:ACHPAY ID: 6320393 INDN:230 PARK AVENUE HOLDCO CO ID:1113575564 PPD PMT INFO:ACHPAY		902320009428179	8,896.75
01/21/15	NOVARTIS 8302 DES:EDI PAYMNT ID:6600001652 INDN:230 PARK AVENUE CO ID:1133922240 CTX ADDITIONAL INFORMATION IS AVAILABLE FOR THIS PMT. CONTACT A TREASURY SALES OFFICER FOR ASSISTANCE.		902320023325916	112,087.50
01/21/15	Lockbox Deposit	0417314000	813000029815294	60,691.69
01/22/15	Lockbox Deposit	0417314000	813000029811461	6,714.88
01/22/15	ING INVESTME2699 DES:PAYMENTS ID: INDN:MONDAY PROPERTIES CO ID:1452872871 CCD PMT INFO:NTE*LEASE ID: T0013829 - ELECTRIC 9/29-1 0/28; 10/28-12/01, ACCESSCARD, REIM/TAX\		902322013183286	5,725.21
01/23/15	Clarion Partners DES:CONCUR INV ID:C00KDLKAX003 INDN:230 Park Avenue CO ID:5911608052 CTX ADDITIONAL INFORMATION IS AVAILABLE FOR THIS PMT. CONTACT A TREASURY SALES OFFICER FOR ASSISTANCE.		902323008439698	26,578.47
01/23/15	WIRE TYPE:WIRE IN DATE: 150123 TIME:0857 ET TRN:2015012300162744 SEQ:0123979100006321/006221 ORIG:DEUTSCHE BANK AG - GLOBAL ID:01477302 SND BK: DEUTSCHE BANK TRUST CO. AMERI ID:021001033 PMT DET:/INV/1610-50		903701230162744	9,149.40
01/26/15	LEXIS-NEXIS DES:AP PAYMENT ID: INDN:230 PARK AVENUE HOLDCO CO ID:1521471842 CCD		902326004715427	138,964.95
01/26/15	LEE HECHT HARRIS DES:ACHPAY ID: 6320393 INDN:230 PARK AVENUE HOLDCO CO ID:1113575564 PPD PMT INFO:ACHPAY		902326004672563	122,309.38
01/26/15	Lockbox Deposit	0417314000	813000030623393	6,253.07
01/27/15	VOYA FIN 762 DES:DIRECT PAY ID:0000065857 INDN:230 PARK AVENUE HOLDCO CO ID:2521317217 PPD		902326015918812	20,456.30
01/28/15	THE CITY OF NEW DES:Payments ID:201501261498620 INDN:VC00139502 CO ID:7136400434 CTX ADDITIONAL INFORMATION IS AVAILABLE FOR THIS PMT. CONTACT A TREASURY SALES OFFICER FOR ASSISTANCE.		902327016197912	35,867.79
01/28/15	Lockbox Deposit	0417314000	813000029804263	6,608.65
01/29/15	Counter Credit		813003242450158	50,531.71

continued on the next page

## Deposits and other credits - continued

Date	Transaction description	Customer reference	Bank reference	Amount
01/29/15	BANK OF THE OZAR DES:PAYMENTS ID:230 PARK AVENUE INDN:230 PARK AVENUE HOLDCO CO ID:71-0130170 CCD PMT INFO:RMT*INV*T0015016 FEB 2015**15718.49\DTM* 20150128\		902328021360033	15,718.49
01/29/15	WIRE TYPE:WIRE IN DATE: 150129 TIME:0938 ET TRN:2015012900183518 SEQ:2015012900039710/011342 ORIG:VICTOR SEVEN INC ID:002030061507950 SND BK:WE LLS FARGO BANK, NA ID:121000248 PMT DET:TERRACE RE LLC RENT		903701290183518	11,004.00
01/29/15	WIRE TYPE:WIRE IN DATE: 150129 TIME:0524 ET TRN:2015012900086560 SEQ:D0350281218401/145114 ORIG:NOVARTIS SERVICES - PTM ID:39008093 SND BK:CI TIBANK, N.A. ID:0008 PMT DET:NOVARTIS SERVICES-PTM , MONTHLY PAYMENTS FOR NY OFFICE (JAN THRU DEC 201		903701290086560	3,982.70
01/30/15	Swiss Re America DES:2064392 ID:300000265190 INDN:230 PARK AVENUE CO ID:8230186953 CCD PMT INFO:20150101SUM2733467 PROP OE2300 / LEASE T0013451 / JAN 2015 20150101SUM62225034		902329010070622	673,916.28
01/30/15	WIRE TYPE:WIRE IN DATE: 150130 TIME:1414 ET TRN:2015013000330956 SEQ:RTGSMT15030K3R51/000261 ORIG:BANCO DE LA NACION ARGENT SND BK:BANCO DE LA NACION ARGENTINA ID:026008552 PMT DET:PU.2015/49 M ONTHLY RENT ACC. LEASE ID.T0013361		903701300330956	127,772.82
01/30/15	Counter Credit		813003342638919	83,249.08
01/30/15	Counter Credit		813003342638923	8,428.12
01/30/15	Lockbox Deposit	0417314000	813000029812738	7,669.38
01/30/15	WIRE TYPE:WIRE IN DATE: 150130 TIME:1417 ET TRN:2015013000332463 SEQ:RTGSMT15030V8TM5/000263 ORIG:BANCO DE LA NACION ARGENT SND BK:BANCO DE LA NACION ARGENTINA ID:026008552 PMT DET:PU.2015/50 E LECTRICITY ACC. LEASE ID.T0013361		903701300332463	3,184.89
02/02/15	Lockbox Deposit	0417314000	813000030612750	458,462.20

continued on the next page

## Deposits and other credits - continued

Date	Transaction description	Customer reference	Bank reference	Amount
02/02/15	WIRE TYPE:WIRE IN DATE: 150202 TIME:1309 ET TRN:2015020200308152 SEQ:150202014183000/419932 ORIG:TOKIO MARINE MANAGEMENT I ID:0210003774 SND BK:THE BANK OF TOKYO-MITSUBISHI ID:0963 PMT DET:NY OFFICE RENT-OPERATING EXPENSE 3ND AND 3		903702020308152	253,788.11
02/02/15	WIRE TYPE:WIRE IN DATE: 150202 TIME:0510 ET TRN:2015020200093371 SEQ:4873100030JO/000087 ORIG:SATTERLEE STEPHENS BURKE ID:006977472 SND BK: JPMORGAN CHASE BANK, NA ID:021000021 PMT DET:ATS O F 15/01/30 230 PARK AVENUE HOLDCO LLC FEB.2015 REN		903702020093371	206,879.58
02/02/15	HUNT COMPANIES, DES:ACCTS PAY ID: 1986625 INDN:230 PARK AVENUE HOLDCO CO ID:1743001055 CCD PMT INFO:ACCTS PAY		902333006497587	117,986.93
02/02/15	WIRE TYPE:WIRE IN DATE: 150202 TIME:1453 ET TRN:2015020200346079 SEQ:150202144701H101/000919 ORIG:MONDAY PROPERTIES SERVICE ID:1501462280 SND BK:SIGNATURE BANK ID:026013576 PMT DET:B/O=MON DAY PROPERTIES SERVICES LLC OPER REF=FEB 2015 RENT		903702020346079	103,145.91
02/02/15	SFTP WIRE DES:CORP PAY ID:W2007 MONDAY 23 INDN:W2007 MONDAY 230 PARK CO ID:9886502001 CCD PMT INFO:NTE**SX FLAGS SEPTEMBER RENT\		902333006498562	89,268.32
02/02/15	WIRE TYPE:WIRE IN DATE: 150202 TIME:1309 ET TRN:2015020200308151 SEQ:150202014182000/419929 ORIG:TOKIO MARINE MANAGEMENT I ID:0210003774 SND BK:THE BANK OF TOKYO-MITSUBISHI ID:0963 PMT DET:NY OFFICE RENT-OPERATING EXPENSE 4TH FLOOR		903702020308151	73,627.36
02/02/15	WIRE TYPE:WIRE IN DATE: 150202 TIME:0651 ET TRN:2015020200185794 SEQ:2015013000133495/002597 ORIG:DAVID BARRETT PARTNERS LL ID:002000013119915 SND BK:WELLS FARGO BANK, NA ID:121000248 PMT DET:O 00000292 LEASE ID: T0013379		903702020185794	25,376.06
02/02/15	AWS CONV TECH IN DES:PAYMENTS ID:230 PARK NY INDN:230 PARK AVENUE HOLDCO CO ID:8522252566 CCD PMT INFO:RENT FEB 2015 - LEASE ID T0013468		902333007040105	21,350.65
02/02/15	STARBUCKS COFFEE DES:1010061061 ID:1010061061 INDN:230 PARK AVENUE HOLDCO CO ID:3911325671 CCD		902328022057730	14,685.00

continued on the next page

**Deposits and other credits - continued**

Date	Transaction description	Customer reference	Bank reference	Amount
02/02/15	WIRE TYPE:WIRE IN DATE: 150202 TIME:1052 ET TRN:2015020200257427 SEQ:1113200033ES/372418 ORIG:TEITLER & TEITLER LLP ID:000739027921 SND BK: JPMORGAN CHASE BANK, N.A. ID:0002 PMT DET:OS1 OF 1 5/02/02		903702020257427	1,623.96
02/02/15	WIRE TYPE:WIRE IN DATE: 150202 TIME:0651 ET TRN:2015020200185793 SEQ:2015013000133686/002598 ORIG:DAVID BARRETT PARTNERS LL ID:002000013119915 SND BK:WELLS FARGO BANK, NA ID:121000248 PMT DET:0 00000293 LEASE ID: T0013378		903702020185793	428.88
02/02/15	Counter Credit		813005142193593	63.00
02/03/15	Lockbox Deposit	0417314000	813000029805935	46,651.38
02/03/15	BMS INTERMEDIARI DES:BMS RENT ID:BMS RENT INDN:230 PARK AVENUE HOLDCO CO ID:1752857254 CCD		902334010115592	39,854.35
02/03/15	WIRE TYPE:WIRE IN DATE: 150203 TIME:1140 ET TRN:2015020300219143 SEQ:2160700034JO/338320 ORIG:HELMSLEY ENTERPRISES INC ID:000230191460 SND BK:JPMORGAN CHASE BANK, N.A. ID:0002 PMT DET:A TS OF 15/02/03 FOR PROP OE2300 LEASE ID T0013755 R		903702030219143	19,961.47
02/03/15	WIRE TYPE:WIRE IN DATE: 150203 TIME:1134 ET TRN:2015020300216791 SEQ:FTJ1502030342666/336437 ORIG:EMMET MARVIN & MARTIN SND BK:THE BANK OF NEW YORK MELLON ID:0001 PMT DET:230 PARK RENT ATTN: SH ERETTE CHAMBERS (888) 715-1000 EXT 85890 ACCT # 23		903702030216791	6,328.70
02/04/15	WIRE TYPE:WIRE IN DATE: 150204 TIME:1324 ET TRN:2015020400246400 SEQ:3408900035JO/371016 ORIG:T&M PROTECTION RESOURCES, ID:000945958056 SND BK:JPMORGAN CHASE BANK, N.A. ID:0002 PMT DET:A TS OF 15/02/04 RENT FEBRUARY 2015 /BNF/ABA/0260095		903702040246400	79,104.59
02/04/15	Lockbox Deposit	0417314000	813000029805876	61,935.00
02/04/15	THE LEONA M AND DES:PAYMENT ID:116 INDN:230 PARK AVENUE HOLDCO CO ID:9211118001 PPD		902334019533372	31,271.63
02/05/15	Lockbox Deposit	0417314000	813000029804835	700,770.46
02/05/15	MCKENNA L AND A DES:MCKENNA ID:32705 INDN:230 PARK AVENUE HOLDCO CO ID:1521237458 PPD		902334020540675	126,204.17

continued on the next page



**Deposits and other credits - continued**

Date	Transaction description	Customer reference	Bank reference	Amount
02/05/15	Clarion Partners DES:CONCUR INV ID:C00K01FMX003 INDN:230 Park Avenue CO ID:5911608052 CTX ADDITIONAL INFORMATION IS AVAILABLE FOR THIS PMT. CONTACT A TREASURY SALES OFFICER FOR ASSISTANCE.		902336006764335	11,116.39
02/05/15	WIRE TYPE:WIRE IN DATE: 150205 TIME:1453 ET TRN:2015020500281331 SEQ:8985500036FS/416879 ORIG:HSB NORDBANK AG ID:HSBNUS33 SND BK:JPMORGAN C HASE BANK, N.A. ID:0002 PMT DET:SWF OF 15/02/05 IN VOICE FEB 2015 LEASE ID T0013402 /INS/400807955 HS		903702050281331	8,500.96
02/06/15	Counter Credit		813003942769984	27,647.98
02/06/15	Counter Credit		813003942769988	12,250.47
02/09/15	Lockbox Deposit	0417314000	813000030610403	395,689.84
02/10/15	HQ GLOBAL WO2246 DES:CCD+ ID:0000151093 INDN:230 PARK AVENUE HOLDCO CO ID:HF20139957 CCD		902340003913687	359,573.69
02/10/15	Lockbox Deposit	0417314000	813000029803542	89.00
<b>Total deposits and other credits</b>				<b>\$5,588,738.12</b>

**Withdrawals and other debits**

Date	Transaction description	Customer reference	Bank reference	Amount
01/12/15	ZBA TRANSFER TO 00483039089208		081301122000000	-525,997.57
01/13/15	ZBA TRANSFER TO 00483039089208		081301132000000	-44,296.22
01/14/15	ZBA TRANSFER TO 00483039089208		081301142000000	-65,237.32
01/15/15	ZBA TRANSFER TO 00483039089208		081301152000000	-10,474.17
01/16/15	ZBA TRANSFER TO 00483039089208		081301162000000	-83,910.24
01/20/15	ZBA TRANSFER TO 00483039089208		081301202000000	-27,304.07
01/21/15	ZBA TRANSFER TO 00483039089208		081301212000000	-172,779.19
01/22/15	ZBA TRANSFER TO 00483039089208		081301222000000	-12,440.09
01/23/15	ZBA TRANSFER TO 00483039089208		081301232000000	-35,727.87
01/26/15	ZBA TRANSFER TO 00483039089208		081301262000000	-267,527.40
01/27/15	ZBA TRANSFER TO 00483039089208		081301272000000	-20,456.30
01/28/15	ZBA TRANSFER TO 00483039089208		081301282000000	-42,476.44
01/29/15	ZBA TRANSFER TO 00483039089208		081301292000000	-81,236.90
01/30/15	ZBA TRANSFER TO 00483039089208		081301302000000	-904,220.57
02/02/15	ZBA TRANSFER TO 00483039089208		081302022000000	-1,366,685.96
02/03/15	ZBA TRANSFER TO 00483039089208		081302032000000	-112,795.90
02/04/15	ZBA TRANSFER TO 00483039089208		081302042000000	-172,311.22

continued on the next page

## Withdrawals and other debits - continued

Date	Transaction description	Customer reference	Bank reference	Amount
02/05/15	ZBA TRANSFER TO	00483039089208	081302052000000	-846,591.98
02/06/15	ZBA TRANSFER TO	00483039089208	081302062000000	-39,898.45
02/09/15	ZBA TRANSFER TO	00483039089208	081302092000000	-395,689.84
02/10/15	ZBA TRANSFER TO	00483039089208	081302102000000	-359,662.69

**Total withdrawals and other debits** **-\$5,587,720.39**

## Service fees

Date	Transaction description	Amount
01/15/15	12/14 ACCT ANALYSIS FEE	-1,017.73

**Total service fees** **-\$1,017.73**

*Note your Ending Balance already reflects the subtraction of Service Fees.*

- ✓ To help you BALANCE YOUR CHECKING ACCOUNT, print a copy of the "How to Balance Your Bank of America Merrill Lynch Account" page by visiting CashPro® University at [cashproonline.bankofamerica.com](http://cashproonline.bankofamerica.com).

This page intentionally left blank



**ANALYZED BUSINESS CHKG**  
**Statement of Account**  
Account Number 048-32774-3

\*\*\*\*

MDG2015 000131 1 SP 0500

**January 1, 2015 - January 30, 2015**  
Page 1 of 1



230 PARK AVENUE HOLDCO LLC  
FBO NYLIC AXA EQUITABLE LIC  
& MONY LIC  
C/O MONDAY PROPERTIES - S ABBASSI  
230 PARK AVE RM 500  
NEW YORK NY 10169-0500



**Questions?**  
Call 1-877-472-2249 or write:  
HSBC  
P.O. Box 9  
Buffalo, New York 14240

**SUMMARY OF ACTIVITY FOR THE PERIOD 01/01/15 TO 01/30/15**

**DATE OF LAST STATEMENT WAS 12/31/14**

YOUR BALANCE ON 12/31/14 WAS	32.09
THERE WERE CHECKS AND OTHER SUBTRACTIONS	.00
THERE WERE DEPOSITS AND OTHER ADDITIONS	.00
THERE WERE CHARGES AND FEES OF	-25.99
YOUR BALANCE ON 01/30/15	6.10

**TRANSACTION DETAIL**

DATE POSTED	DESCRIPTION OF TRANSACTIONS	CHECKS AND OTHER SUBTRACTIONS	DEPOSITS AND OTHER ADDITIONS	BALANCE
01/30/15	MONTHLY ANALYSIS CHARGE	25.99		6.10

**ITEMS PAID ON THIS STATEMENT:**

**OTHER ITEMS:**

DATE	AMOUNT
01/30 .....	25.99

Please examine your statement at once. For your convenience,  
instructions for balancing your account are included.

If you change your address, please notify your branch office of your  
new address. All deposited items are credited subject to final payment.

000000 0101000131000313



## Account Ledger

Property=oe2300 AND mm/yy=02/2015-02/2015 AND Beginning account=1010-0000 AND Ending account=1010-0000

Excel

Property	Date	Period	Desc	Control	Refer	Debit	Credit	Balance	Remarks
<b>1010-0000 (Cash - Operating Acct/Money Market)</b>									
oe2300	01/13/2015	02/2015	(ewbed001) 29 Bedell Corp	K-3062158	4239	0.00	0.00	4,428,037.80	== Beginning Balance ==
oe2300	01/13/2015	02/2015	(ewalt004) ALTECH ELECTRONICS INC	K-3062159	4238	0.00	300.00	4,427,737.80	Brick Storage - Jan. 2015
oe2300	01/13/2015	02/2015	(ewcom028) Complete Building Supply	K-3062165	4241	0.00	190.53	4,427,547.27	Rack Charger Repair
oe2300	01/13/2015	02/2015	(ewhom001) HOMEYER CONSULTING SERVICES, INC.	K-3062166	4247	0.00	1,675.41	4,425,871.86	Painting Supplies
oe2300	01/13/2015	02/2015	(ewjdp001) JDP MECHANICAL, INC.	K-3062167	4248	0.00	1,875.00	4,423,996.86	11/14 Water Treatment
oe2300	01/13/2015	02/2015	(ewjdp001) JDP MECHANICAL, INC.	K-3062168	4248	0.00	293.96	4,423,702.90	Service Call 12/3 - Suite 303
oe2300	01/13/2015	02/2015	(ewjdp001) JDP MECHANICAL, INC.	K-3062169	4248	0.00	3,955.43	4,419,747.47	Service Call 11/25 - Boardroom
oe2300	01/13/2015	02/2015	(ewqua002) QSCS OF NEW YORK, INC	K-3062171	4256	0.00	1,197.63	4,418,549.84	Repair to Florida Heat Pump
oe2300	01/13/2015	02/2015	(ewqua002) QSCS OF NEW YORK, INC	K-3062172	4256	0.00	871.00	4,417,678.84	Class E System Testing
oe2300	01/13/2015	02/2015	(ewrei002) REIMER LOCKSMITH CORP.	K-3062173	4257	0.00	653.25	4,417,025.59	Strobe Batteries
oe2300	01/13/2015	02/2015	(ewrem001) Remco Maintenance, LLC	K-3062174	4258	0.00	424.61	4,416,600.98	Engineer Shop Door
oe2300	01/13/2015	02/2015	(ewrem001) Remco Maintenance, LLC	K-3062175	4258	0.00	10,118.29	4,406,482.69	1/15 #2381
oe2300	01/13/2015	02/2015	(ewsmo001) SMART CHOICE COMMUNICATIONS, INC	K-3062176	4260	0.00	575.40	4,405,907.29	1/15 #2202
oe2300	01/13/2015	02/2015	(ewvan005) Van Stolat	K-3062181	4266	0.00	109.90	4,405,797.39	12/14 #1120
oe2300	01/13/2015	02/2015	(ewver007) Versatile Services, LLC	K-3062182	4268	0.00	700.00	4,405,097.39	Sidewalk Medallion, Passageway & Planters
oe2300	01/13/2015	02/2015	(ewwhc001) W H Christian & Sons, Inc.	K-3062183	4269	0.00	2,395.25	4,402,702.14	45th Street Interior Door - Closer Repair
oe2300	01/13/2015	02/2015	(ewthy002) Thyssenkrupp Elevator Corp.	K-3062469	4263	0.00	58.24	4,402,643.90	Uniform Cleaning
oe2300	01/13/2015	02/2015	(ewtec001) TECH SERV	K-3062472	4261	0.00	39,454.85	4,363,189.05	12/14 #141864
oe2300	01/13/2015	02/2015	(ewblo001) BLONDIE'S HOLIDAY HOUSE, LLC	K-3062474	4240	0.00	19,246.92	4,343,942.13	Service Calls 11/7 - 11/9, 11/14 - 11/16, 11,
oe2300	01/13/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3062476	4242	0.00	30,250.92	4,313,691.21	2014 Holiday Decorations
oe2300	01/13/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3062476	4242	0.00	736.90	4,312,954.31	Trademark Issues
oe2300	01/13/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3062476	4242	0.00	1,122.90	4,311,831.41	Helmsley
oe2300	01/13/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3062476	4242	0.00	5,016.90	4,306,814.51	Otterbourg
oe2300	01/13/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3062476	4242	0.00	330.00	4,306,484.51	BMS Intermediaries
oe2300	01/13/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3062476	4242	0.00	1,146.00	4,305,338.51	Lee Hecht Harrison
oe2300	01/13/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3062476	4242	0.00	2,358.80	4,302,979.71	Lumenpulse
oe2300	01/13/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3062476	4242	0.00	3,247.31	4,299,732.40	General Legal
oe2300	01/13/2015	02/2015	(ewuni001) Universal Protection Service LLC	K-3063458	4264	0.00	108,388.00	4,191,344.40	12/14 Guard Service
oe2300	01/13/2015	02/2015	(ewagg001) Aggressive Energy LLC	K-3063462	4237	0.00	105,412.73	4,085,931.67	10/28-12/1/14#494203800250006
oe2300	01/13/2015	02/2015	(ewagg001) Aggressive Energy LLC	K-3063462	4237	0.00	70,275.14	4,015,656.53	10/28-12/1/14#494203800250006
oe2300	01/13/2015	02/2015	(ewloc010) LOCAL 32B-32J AMERICAN DREAM FUND	K-3063468	4253	0.00	60.00	4,015,596.53	12/14 DREAM FUND
oe2300	01/13/2015	02/2015	(ewkpm003) KPMG LLC	K-3063672	4250	0.00	5,250.00	4,010,346.53	4Q TAXABLE INCOME PROJECTION
oe2300	01/13/2015	02/2015	(ewkpm003) KPMG LLC	K-3063672	4250	0.00	2,700.00	4,007,646.53	PROPERTY SVC QUESTIONAIRE
oe2300	01/13/2015	02/2015	(ewloc008) LOCAL 94 WELFARE FUND	K-3064714	4252	0.00	14,223.30	3,993,423.23	12/14 WELFARE
oe2300	01/13/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3066880	4242	0.00	637.00	3,992,786.23	Eagle Advisers
oe2300	01/13/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3066880	4242	0.00	264.00	3,992,522.23	Desmarais
oe2300	01/13/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3066880	4242	0.00	3,432.00	3,989,090.23	Otterbourg
oe2300	01/13/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3066880	4242	0.00	264.00	3,988,826.23	Van Wagner
oe2300	01/13/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3066880	4242	0.00	637.00	3,988,189.23	Lee Hecht
oe2300	01/13/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3066880	4242	885.00	0.00	3,989,074.23	Overpayment
oe2300	01/13/2015	02/2015	(ewene002) Energy Management Control Corp.	K-3066889	4243	0.00	1,778.30	3,987,295.93	2/15 Maintenance
oe2300	01/13/2015	02/2015	(ewg4s001) G4S Technology LLC	K-3066890	4244	0.00	1,699.54	3,985,596.39	12/14 Security Supplies
oe2300	01/13/2015	02/2015	(ewgeo001) George Breslaw Plumbing, LLC	K-3066891	4245	0.00	11,516.00	3,974,080.39	Waste Line - 46th Street
oe2300	01/13/2015	02/2015	(ewgeo001) George Breslaw Plumbing, LLC	K-3066891	4245	0.00	1,022.05	3,973,058.34	Waste Line - 46th Street - Tax
oe2300	01/13/2015	02/2015	(ewhka001) H. Kaplan Paint Supply Corp.	K-3066893	4246	0.00	20.63	3,973,037.71	Painting Supplies

## Account Ledger

Property=oe2300 AND mm/yy=02/2015-02/2015 AND Beginning account=1010-0000 AND Ending account=1010-0000

Excel

Property	Date	Period	Desc	Control	Refer	Debit	Credit	Balance	Remarks
oe2300	01/13/2015	02/2015	(ewjdp001) JDP MECHANICAL, INC.	K-3066896	4248	0.00	2,903.32	3,970,134.39	1/15 & 2/15 Absorber Maintenance
oe2300	01/13/2015	02/2015	(ewkni001) Knickerbocker Glass Corp	K-3066897	4249	0.00	734.91	3,969,399.48	Lobby Door Glass
oe2300	01/13/2015	02/2015	(ewkni001) Knickerbocker Glass Corp	K-3066898	4249	0.00	2,645.66	3,966,753.82	45th Street Glass Repair (Urban)
oe2300	01/13/2015	02/2015	(ewlan013) Landmark Painting & Decorating Inc	K-3066899	4251	0.00	1,100.00	3,965,653.82	9th Floor Elevator H Bank
oe2300	01/13/2015	02/2015	(ewlan013) Landmark Painting & Decorating Inc	K-3066899	4251	0.00	97.63	3,965,556.19	9th Floor Elevator H Bank - Tax
oe2300	01/13/2015	02/2015	(ewnep001) Neptune Machine, Inc	K-3066900	4255	0.00	8,982.19	3,956,574.00	Steam Valve Repair
oe2300	01/13/2015	02/2015	(ewmit001) MITCHELL AND ASSOCIATES d/b/a	K-3066902	4254	0.00	3,377.00	3,953,197.00	TOBY Award Submission - 7 & 8th Pymt
oe2300	01/13/2015	02/2015	(ewqua002) QSCS OF NEW YORK, INC	K-3066903	4256	0.00	2,830.75	3,950,366.25	1/15 Class E System
oe2300	01/13/2015	02/2015	(ewrei002) REIMER LOCKSMITH CORP.	K-3066904	4257	0.00	171.00	3,950,195.25	Billback Union Bank
oe2300	01/13/2015	02/2015	(ewrei002) REIMER LOCKSMITH CORP.	K-3066905	4257	0.00	165.00	3,950,030.25	Billback Comerica
oe2300	01/13/2015	02/2015	(ewrei002) REIMER LOCKSMITH CORP.	K-3066906	4257	0.00	225.00	3,949,805.25	Billback Clearview Trading
oe2300	01/13/2015	02/2015	(ewrei002) REIMER LOCKSMITH CORP.	K-3066907	4257	0.00	325.00	3,949,480.25	Billback HQ Global
oe2300	01/13/2015	02/2015	(ewrei002) REIMER LOCKSMITH CORP.	K-3066908	4257	0.00	100.00	3,949,380.25	Billback Lexis Nexis
oe2300	01/13/2015	02/2015	(ewros001) Rosewood Fire Equipment Company, Inc	K-3066909	4259	0.00	1,154.08	3,948,226.17	Yearly Inspection & Servicing of Fire Extingui
oe2300	01/13/2015	02/2015	(ewtel005) Telco Experts LLC	K-3066910	4262	0.00	102.41	3,948,123.76	1/15 #2057
oe2300	01/13/2015	02/2015	(ewuni026) United Restoration Services	K-3066911	4265	0.00	2,177.50	3,945,946.26	45th Street Caulking
oe2300	01/13/2015	02/2015	(ewvan004) Vantage Group, Inc.	K-3066914	4267	0.00	315.00	3,945,631.26	Monthly Costs (Jan - March)
oe2300	01/13/2015	02/2015	(ewver007) Versatile Services, LLC	K-3066915	4268	0.00	2,000.00	3,943,631.26	Billback Starbucks
oe2300	01/13/2015	02/2015	(ewver007) Versatile Services, LLC	K-3066916	4268	0.00	1,850.88	3,941,780.38	Brass Swing Doors - Screws
oe2300	01/14/2015	02/2015	NY Union Payroll 01/14/2015	J-3084320	PRO161	0.00	65,876.62	3,875,903.76	NY Union Payroll 01/14/2015
oe2300	01/15/2015	02/2015	Corporate Semi-Monthly Payroll 01/15/2015	J-3084314	PRO163	0.00	31,187.42	3,844,716.34	Corporate Semi-Monthly Payroll 01/15/2015
oe2300	01/15/2015	02/2015	(ewkpm003) KPMG LLC	K-3064712	1152015	0.00	50,500.00	3,794,216.34	2014 230 PARK AUDIT
oe2300	01/15/2015	02/2015	(t0013412) JJJ & R REST INC.	R-906611	:ReverseChg	15,026.14	0.00	3,809,242.48	:Prog Gen Reverse for chg# 2403589

oe2300	01/15/2015	02/2015	(t0013412) JJJ & R REST INC.	R-906611	:ReverseChg	0.00	15,026.14	3,794,216.34	:Prog Gen Reverse for chg# 2403589
oe2300	01/15/2015	02/2015	ib23rei	R-906793	WT0115	15,000.00	0.00	3,809,216.34	Reversed by ctrl#908375
oe2300	01/16/2015	02/2015	(ewloc001) LOCAL 32B-J S.E.I.U.	K-3069636	4270	0.00	3,245.00	3,805,971.34	01/2015 DUES
oe2300	01/16/2015	02/2015	230 PARK AVENUE HOLD	R-906938	WT0116	1,372,460.00	0.00	5,178,431.34	Reversed by ctrl#908357
oe2300	01/16/2015	02/2015	230 PARK AVENUE HOLDCO L	R-908365	WT0116	0.00	1,372,460.00	3,805,971.34	
oe2300	01/20/2015	02/2015	RAMAC COMPORATION	R-907494	027341	1,633.13	0.00	3,807,604.47	
oe2300	01/21/2015	02/2015	NY Union Payroll 01/21/2015	J-3084317	PRO164	0.00	66,806.06	3,740,798.41	NY Union Payroll 01/21/2015
oe2300	01/28/2015	02/2015	NY Union Payroll 01/28/2015	J-3084316	PRO169	0.00	66,973.97	3,673,824.44	NY Union Payroll 01/28/2015
oe2300	01/28/2015	02/2015	(ewedm001) EDMAR	K-3067451	4282	0.00	362.99	3,673,461.45	Kerosene
oe2300	01/28/2015	02/2015	(ewfri002) FRIEDMAN LLP	K-3068996	4286	0.00	14,381.00	3,659,080.45	SALES TAX EXAM-2011 THRU 2013
oe2300	01/28/2015	02/2015	(ewuni001) Universal Protection Service LLC	K-3068997	4295	0.00	108,388.00	3,550,692.45	1/15 Guard Service
oe2300	01/28/2015	02/2015	(ewbr0012) Broadview Networks, Inc.	K-3073233	4275	0.00	1,812.60	3,548,879.85	1/15 #212-682-3061 407
oe2300	01/28/2015	02/2015	(ewthy002) Thyssenkrupp Elevator Corp.	K-3074035	4293	0.00	39,454.85	3,509,425.00	1/15 #141864
oe2300	01/28/2015	02/2015	(ewene004) EnergyWatch Inc.	K-3077342	4284	0.00	6,250.00	3,503,175.00	Electric Rent Inclusion (ERI)
oe2300	01/28/2015	02/2015	(ewagg001) Aggressive Energy LLC	K-3077344	4273	0.00	77,127.44	3,426,047.56	12/1-12/30#494203800250006
oe2300	01/28/2015	02/2015	(ewagg001) Aggressive Energy LLC	K-3077344	4273	0.00	51,418.30	3,374,629.26	12/1-12/30#494203800250006
oe2300	01/28/2015	02/2015	(ewaew002) AEW CLEANING LLC	K-3077349	4272	0.00	261.30	3,374,367.96	PYMT-CLEARVIEW TRADING CLNG
oe2300	01/28/2015	02/2015	(ewloc007) LOCAL 94 UNION DUES	K-3077350	4288	0.00	505.67	3,373,862.29	01/2015 DUES
oe2300	01/28/2015	02/2015	(ewloc014) LOCAL 94 POLITICAL ACTION FUND	K-3077351	4289	0.00	36.47	3,373,825.82	01/2015 PAC
oe2300	01/28/2015	02/2015	(ewass004) ASSURED ENVIRONMENTS	K-3077353	4274	0.00	103.43	3,373,722.39	1/15 Satterlee Pest Prevention
oe2300	01/28/2015	02/2015	(ewdis001) Distinctive Offices, Inc	K-3077354	4280	0.00	751.24	3,372,971.15	4th Floor Carpet Repair
oe2300	01/28/2015	02/2015	(ewene002) Energy Management Control Corp.	K-3077355	4283	0.00	391.95	3,372,579.20	Replaced BMS comm.wire
oe2300	01/28/2015	02/2015	(ewsou001) SourceOne Inc (DE)	K-3077357	4292	0.00	1,905.00	3,370,674.20	Sub - Meter Reading (November)
oe2300	01/28/2015	02/2015	(ewtws001) T W SMITH CORP	K-3077358	4294	0.00	26.18	3,370,648.02	12/14 #18746

## Account Ledger

Property=oe2300 AND mm/yy=02/2015-02/2015 AND Beginning account=1010-0000 AND Ending account=1010-0000

Excel

Property	Date	Period	Desc	Control	Refer	Debit	Credit	Balance	Remarks
oe2300	01/28/2015	02/2015	(ewwbm001) W.B. MASON	K-3077361	4296	0.00	948.89	3,369,699.13	Office Supplies
oe2300	01/28/2015	02/2015	(ewwbm001) W.B. MASON	K-3077361	4296	0.00	396.09	3,369,303.04	Visitor Center Ink
oe2300	01/28/2015	02/2015	(ewxer005) Xerox Financial Services LLC	K-3077362	4297	0.00	642.36	3,368,660.68	1/15 #010-0007854-001
oe2300	01/28/2015	02/2015	(ewabi001) Abigail Michaels Concierge, Inc	K-3077363	4271	0.00	1,666.67	3,366,994.01	Concierge Service - 10th Pymt
oe2300	01/28/2015	02/2015	(ewcas002) CASH	K-3077366	4276	0.00	12.19	3,366,981.82	Lunch - A. Barrett
oe2300	01/28/2015	02/2015	(ewcas002) CASH	K-3077366	4276	0.00	22.62	3,366,959.20	Dinner - B. Jauntig & J. Clerici
oe2300	01/28/2015	02/2015	(ewcas002) CASH	K-3077366	4276	0.00	33.88	3,366,925.32	Cab Service
oe2300	01/28/2015	02/2015	(ewcas002) CASH	K-3077366	4276	0.00	112.44	3,366,812.88	Toys for Tots
oe2300	01/28/2015	02/2015	(ewcas002) CASH	K-3077366	4276	0.00	5.00	3,366,807.88	Tenant Reimbursement - Lathrop
oe2300	01/28/2015	02/2015	(ewcas002) CASH	K-3077366	4276	0.00	120.00	3,366,687.88	A. Barrett - Medical Reimbursement
oe2300	01/28/2015	02/2015	(ewcas002) CASH	K-3077366	4276	0.00	100.00	3,366,587.88	Clean Table Cloths
oe2300	01/28/2015	02/2015	(ewcas002) CASH	K-3077366	4276	0.00	81.65	3,366,506.23	Scrub Pads
oe2300	01/28/2015	02/2015	(ewcas002) CASH	K-3077366	4276	0.00	46.13	3,366,460.10	Supplies
oe2300	01/28/2015	02/2015	(ewcom028) Complete Building Supply	K-3077367	4278	0.00	254.12	3,366,205.98	Supplies
oe2300	01/28/2015	02/2015	(ewcom028) Complete Building Supply	K-3077368	4278	0.00	158.59	3,366,047.39	Fan Belts
oe2300	01/28/2015	02/2015	(ewcom028) Complete Building Supply	K-3077369	4278	0.00	642.36	3,365,405.03	Supplies
oe2300	01/28/2015	02/2015	(ewdyn001) Dynamex Operations East, Inc	K-3077370	4281	0.00	5,772.90	3,359,632.13	1/15 Messenger Service
oe2300	01/28/2015	02/2015	(ewfiv001) FIVE STAR CARTING, INC	K-3077371	4285	0.00	1,742.01	3,357,890.12	1/15 Rubbish Removal
oe2300	01/28/2015	02/2015	(ewifd001) Interior Foliage Design, Inc.	K-3077372	4287	0.00	2,003.30	3,355,886.82	1/15 Lobby Flowers
oe2300	01/28/2015	02/2015	(ewpal001) PAL ENVIRONMENTAL SAFETY CORP	K-3077374	4290	0.00	53,200.00	3,302,686.82	ACM Removal - 19th Floor
oe2300	01/28/2015	02/2015	(ewpow003) POWER PERFORMANCE INDUSTRIES	K-3077375	4291	0.00	1,420.64	3,301,266.18	Repairs to Caterpillar 1500KW
oe2300	01/28/2015	02/2015	(ewthy002) Thyssenkrupp Elevator Corp.	K-3077377	4293	0.00	9,918.79	3,291,347.39	Water Damaged Cars - G Bank (71 - 74)
oe2300	01/28/2015	02/2015	(ewthy002) Thyssenkrupp Elevator Corp.	K-3077383	4293	0.00	1,706.03	3,289,641.36	Mechanic to assist BOCA inspection 12/11
oe2300	01/28/2015	02/2015	(ewuni001) Universal Protection Service LLC	K-3077384	4295	0.00	362.68	3,289,278.68	FSD & Elevator Testing
oe2300	01/28/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3077388	4279	0.00	604.40	3,288,674.28	Marquis Jets
oe2300	01/28/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3077388	4279	0.00	1,650.00	3,287,024.28	Otterbourg
oe2300	01/28/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3077388	4279	0.00	264.00	3,286,760.28	BMS Intermediaries
oe2300	01/28/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3077388	4279	0.00	330.00	3,286,430.28	Van Wagner
oe2300	01/28/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3077388	4279	0.00	1,327.00	3,285,103.28	Lee Hecht
oe2300	01/28/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3077388	4279	0.00	392.00	3,284,711.28	McKenna Long
oe2300	01/28/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3077388	4279	0.00	132.00	3,284,579.28	Lumenpulse
oe2300	01/28/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3077388	4279	0.00	264.00	3,284,315.28	Apple Tree
oe2300	01/28/2015	02/2015	(ewdav004) DAVIS & GILBERT LLP	K-3077388	4279	0.00	103.00	3,284,212.28	Fire Violations
oe2300	01/28/2015	02/2015	(ewaew002) AEW CLEANING LLC	K-3077389	4272	0.00	391.95	3,283,820.33	PYMT FOR MUFJG UNION BNK CLN ACCT
oe2300	01/28/2015	02/2015	(ewcbr001) CBRE Inc	K-3077504	4277	0.00	89,896.18	3,193,924.15	LEASING COMMISSION
oe2300	01/29/2015	02/2015		J-3084367	:Reversed by 3084368	0.00	72,788.67	3,121,135.48	12/14 Due to From MPS
oe2300	01/29/2015	02/2015	230 PARK AVENUE HOLD	R-908357	WT0116	0.00	1,372,460.00	1,748,675.48	:Prog Gen Reverses receipt Ctrl# 906938
oe2300	01/29/2015	02/2015	ib23rei	R-908375	WT0115	0.00	15,000.00	1,733,675.48	:Prog Gen Reverses receipt Ctrl# 906793
oe2300	01/30/2015	02/2015	Corporate Semi-Monthly Payroll 01/30/2015	J-3084312	PRO166	0.00	118,786.15	1,614,889.33	Corporate Semi-Monthly Payroll 01/30/2015
oe2300	01/30/2015	02/2015	Corporate Semi-Monthly Payroll 01/30/2015	J-3084313	PRO170	0.00	31,392.81	1,583,496.52	Corporate Semi-Monthly Payroll 01/30/2015
oe2300	02/01/2015	02/2015		J-3077019	:Reversal of 3076980	161,764.02	0.00	1,745,260.54	11/18/2014 - 12/22/2014 charges
oe2300	02/01/2015	02/2015		J-3077019	:Reversal of 3076980	418.37	0.00	1,745,678.91	230HLD401K01082015
oe2300	02/01/2015	02/2015		J-3077019	:Reversal of 3076980	76,010.90	0.00	1,821,689.81	230HLD32BJ 12/ 2014
oe2300	02/04/2015	02/2015	NY Union Payroll 02/04/2015	J-3084315	PRO173	0.00	73,554.70	1,748,135.11	NY Union Payroll 02/04/2015
oe2300	02/10/2015	02/2015		J-3084240		267,527.40	0.00	2,015,662.51	01/26 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		20,456.30	0.00	2,036,118.81	01/27 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		42,476.44	0.00	2,078,595.25	01/28 Transfer from LB to OP

## Account Ledger

Property=oe2300 AND mm/yy=02/2015-02/2015 AND Beginning account=1010-0000 AND Ending account=1010-0000

Excel

Property	Date	Period	Desc	Control	Refer	Debit	Credit	Balance	Remarks
oe2300	02/10/2015	02/2015		J-3084240		81,236.90	0.00	2,159,832.15	01/29 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		904,220.57	0.00	3,064,052.72	01/30 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		1,366,685.96	0.00	4,430,738.68	02/02 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		10,474.17	0.00	4,441,212.85	01/15 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		83,910.24	0.00	4,525,123.09	01/16 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		27,304.07	0.00	4,552,427.16	01/20 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		172,779.19	0.00	4,725,206.35	01/21 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		12,440.09	0.00	4,737,646.44	01/22 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		35,727.87	0.00	4,773,374.31	01/23 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		525,997.57	0.00	5,299,371.88	01/12 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		44,296.22	0.00	5,343,668.10	01/13 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		65,237.32	0.00	5,408,905.42	01/14 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		112,795.90	0.00	5,521,701.32	02/03 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		172,311.22	0.00	5,694,012.54	02/04 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		846,591.98	0.00	6,540,604.52	02/05 Transfer from LB to OP
oe2300	02/10/2015	02/2015		J-3084240		39,898.45	0.00	6,580,502.97	02/06 Transfer from OP to LB
oe2300	02/10/2015	02/2015		J-3084240		395,689.84	0.00	6,976,192.81	02/09 Transfer from OP to LB
oe2300	02/10/2015	02/2015		J-3084648		359,662.69	0.00	7,335,855.50	02/10 Transfer from OP to LB
<b>Total 1010-0000 (Cash - Operating Acct/Money Market)</b>						<b>7,230,917.95</b>	<b>4,323,100.25</b>	<b>0.00</b>	
						<b>7,230,917.95</b>	<b>4,323,100.25</b>	<b>0.00</b>	



Saief Abbassi 02/12/2015

**230 Holdco Security**  
**Bank Reconciliation Report**  
**02/10/2015**  
**483039100734**

02/11/2015

**Balance Per Bank Statement as of 02/10/2015****1,850,145.36****Reconciled Bank Balance****1,850,145.36****Balance per GL as of 02/10/2015****1,850,034.65****Book Reconciling Items**

<u>Date</u>	<u>Notes</u>	<u>Amount</u>
01/31/2014	To record 01/14 interest withheld	-7.85
02/28/2014	To record 01/14 interest	14.03
02/28/2014	To record 02/14 interest withheld	-7.09
04/10/2014	To record 01/14 interest	15.52
04/10/2014	To record 03/14 interest	15.52
04/10/2014	To record 03/14 interest withheld	-7.85
05/10/2014	To record 04/14 interest	15.02
05/10/2014	To record 04/14 interest withheld	-7.60
06/10/2014	To adjust the interest paid to tenant	-3.26
06/10/2014	To record 05/14 interest	15.09
06/10/2014	To record 05/14 interest withheld	-7.85
07/10/2014	To record 06/14 interest	14.30
07/10/2014	To record 06/14 interest withheld	-7.60
08/10/2014	To record 07/14 interest	14.79
08/10/2014	To record 07/14 interest withheld	-7.85
09/10/2014	To record 08/14 interest	15.16
09/10/2014	To record 08/14 interest withheld	-7.85
10/10/2014	To record 09/14 interest	15.11
10/10/2014	To record 09/14 interest withheld	-7.60
11/10/2014	To record 10/14 interest	16.52
11/10/2014	To record 10/14 interest withheld	-7.85
12/10/2014	To record 10/14 interest withheld.	-3.27
12/10/2014	To record 11/14 interest	16.02
01/10/2015	To record 12/14 interest	16.71
01/10/2015	To record 12/14 interest withheld.	-3.38
02/10/2015	To record 01/15 interest	15.67
02/10/2015	To record 01/15 interest withheld	-1.85

**Plus/Minus: Book Reconciling Items****110.71****Reconciled Balance Per G/L****1,850,145.36****Difference****(Reconciled Bank Balance And Reconciled Balance Per G/L)****0.00****Cleared Items :**



**230 Holdco Security**  
**Bank Reconciliation Report**  
**02/10/2015**  
**483039100734**

02/11/2015

**Cleared Other Items**


<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
02/10/2015	JE 3084115		123.92	02/10/2015
<b>Total Cleared Other Items</b>			<b>123.92</b>	

230 PARK AVENUE HOLDCO LLC  
TENANT SECURITY ACCOUNT  
C/O MONDAY PROPERTIES  
ATTN: THERESA PISCITELLI  
230 PARK AVE RM 500  
NEW YORK, NY 10169-0500

**Customer service information**

 Customer service: 1.888.400.9009

 bankofamerica.com

 Bank of America, N.A.  
P.O. Box 25118  
Tampa, FL 33622-5118

## Your Full Analysis Business Checking

for January 11, 2015 to February 10, 2015

Account number: 4830 3910 0734

**230 PARK AVENUE HOLDCO LLC    TENANT SECURITY ACCOUNT    C/O MONDAY PROPERTIES**

### Account summary

Beginning balance on January 11, 2015	\$1,850,007.62
Deposits and other credits	139.59
Withdrawals and other debits	-1.85
Checks	-0.00
Service fees	-0.00
<b>Ending balance on February 10, 2015</b>	<b>\$1,850,145.36</b>

# of deposits/credits: 2

# of withdrawals/debits: 1

# of days in cycle: 10

Average ledger balance: \$1,850,131.58

## IMPORTANT INFORMATION: BANK DEPOSIT ACCOUNTS

**Updating your contact information** - We encourage you to keep your contact information up-to-date. This includes address, email and phone number. If your information has changed, the easiest way to update it is by visiting the Help & Support tab of Online Banking. Or, you can call our Customer Service team.

**Deposit agreement** - When you opened your account, you received a deposit agreement and fee schedule and agreed that your account would be governed by the terms of these documents, as we may amend them from time to time. These documents are part of the contract for your deposit account and govern all transactions relating to your account, including all deposits and withdrawals. Copies of both the deposit agreement and fee schedule which contain the current version of the terms and conditions of your account relationship may be obtained at our banking centers.

**Electronic transfers: In case of errors or questions about your electronic transfers** - If you think your statement or receipt is wrong or you need more information about an electronic transfer (e.g., ATM transactions, direct deposits or withdrawals, point-of-sale transactions) on the statement or receipt, telephone or write us at the address and number listed on the front of this statement as soon as you can. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- Tell us your name and account number.
- Describe the error or transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

For consumer accounts used primarily for personal, family or household purposes, we will investigate your complaint and will correct any error promptly. If we take more than 10 business days (10 calendar days if you are a Massachusetts customer) (20 business days if you are a new customer, for electronic transfers occurring during the first 30 days after the first deposit is made to your account) to do this, we will credit your account for the amount you think is in error, so that you will have use of the money during the time it will take to complete our investigation.

For other accounts, we investigate, and if we find we have made an error, we credit your account at the conclusion of our investigation.

**Reporting other problems** - You must examine your statement carefully and promptly. You are in the best position to discover errors and unauthorized transactions on your account. If you fail to notify us in writing of suspected problems or an unauthorized transaction within the time period specified in the deposit agreement (which periods are no more than 60 days after we make the statement available to you and in some cases are 30 days or less), we are not liable to you for, and you agree to not make a claim against us for the problems or unauthorized transactions.

**Direct deposits** - If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you may call us at the telephone number listed on the front of this statement to find out if the deposit was made as scheduled. You may also review your activity online or visit a banking center for information.

© 2015 Bank of America Corporation

Bank of America, N.A. Member FDIC and



Equal Housing Lender

## Deposits and other credits

Date	Transaction description	Customer reference	Bank reference	Amount
02/02/15	ADMINISTRATION FEE		935302020005566	123.92
02/02/15	INTEREST - CLOSED ESCROWEE		935302020005565	15.67

**Total deposits and other credits**

**\$139.59**

## Withdrawals and other debits

Date	Transaction description	Customer reference	Bank reference	Amount
02/02/15	INTEREST WITHHELD		935302020003972	-1.85

**Total withdrawals and other debits**

**-\$1.85**

## Daily ledger balances

Date	Balance (\$)	Date	Balance(\$)
01/11	1,850,007.62	02/02	1,850,145.36



To help you BALANCE YOUR CHECKING ACCOUNT, print a copy of the "How to Balance Your Bank of America Merrill Lynch Account" page by visiting CashPro® University at [cashproonline.bankofamerica.com](http://cashproonline.bankofamerica.com).

This page intentionally left blank

**Account Ledger**[Excel](#)

Property=oe2300 AND mm/yy=02/2015-02/2015 AND Beginning account=1055-0000 AND Ending account=1055-0000

Property	Date	Period	Desc	Control	Refer	Debit	Credit	Balance	Remarks
<b>1055-0000 (Security Deposits - Money Market)</b>						0.00	0.00	1,849,910.73	== Beginning Balance ==
<b>Total 1055-0000 (Security Deposits - Money Market)</b>						<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
						<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	



Saief Abbassi 02/12/2015

**230 Holdco RE Tax/Insurance**  
**Bank Reconciliation Report**  
**02/10/2015**  
483043513825

02/11/2015

Balance Per Bank Statement as of 02/10/2015	1,372,460.00	
Reconciled Bank Balance		<u>1,372,460.00</u>
Balance per GL as of 02/10/2015	1,372,460.00	
Reconciled Balance Per G/L		<u>1,372,460.00</u>
Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	<u><u>0.00</u></u>

**Cleared Items :**

**Cleared Deposits**


<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
01/16/2015	28		1,372,460.00	02/10/2015
<b>Total Cleared Deposits</b>			<u><u>1,372,460.00</u></u>	

230 PARK AVENUE HOLDCO LLC  
RE TAX AND INSURANCE ACCOUNT  
C/O MONDAY PROPERTIES  
ATTN: THERESA PISCITELLI  
230 PARK AVE RM 500  
NEW YORK, NY 10169-0500

**Customer service information**

 Customer service: 1.888.400.9009

 bankofamerica.com

 Bank of America, N.A.  
P.O. Box 25118  
Tampa, FL 33622-5118

## Your Full Analysis Business Checking

for January 11, 2015 to February 10, 2015

Account number: 4830 4351 3825

**230 PARK AVENUE HOLDCO LLC   RE TAX AND INSURANCE ACCOUNT   C/O MONDAY PROPERTIES**

### Account summary

Beginning balance on January 11, 2015	\$0.00
Deposits and other credits	1,372,460.00
Withdrawals and other debits	-0.00
Checks	-0.00
Service fees	-0.00
<b>Ending balance on February 10, 2015</b>	<b>\$1,372,460.00</b>

# of deposits/credits: 1

# of withdrawals/debits: 0

# of days in cycle: 10

Average ledger balance: \$1,372,460.00



## IMPORTANT INFORMATION: BANK DEPOSIT ACCOUNTS

**Updating your contact information** - We encourage you to keep your contact information up-to-date. This includes address, email and phone number. If your information has changed, the easiest way to update it is by visiting the Help & Support tab of Online Banking. Or, you can call our Customer Service team.

**Deposit agreement** - When you opened your account, you received a deposit agreement and fee schedule and agreed that your account would be governed by the terms of these documents, as we may amend them from time to time. These documents are part of the contract for your deposit account and govern all transactions relating to your account, including all deposits and withdrawals. Copies of both the deposit agreement and fee schedule which contain the current version of the terms and conditions of your account relationship may be obtained at our banking centers.

**Electronic transfers: In case of errors or questions about your electronic transfers** - If you think your statement or receipt is wrong or you need more information about an electronic transfer (e.g., ATM transactions, direct deposits or withdrawals, point-of-sale transactions) on the statement or receipt, telephone or write us at the address and number listed on the front of this statement as soon as you can. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- Tell us your name and account number.
- Describe the error or transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

For consumer accounts used primarily for personal, family or household purposes, we will investigate your complaint and will correct any error promptly. If we take more than 10 business days (10 calendar days if you are a Massachusetts customer) (20 business days if you are a new customer, for electronic transfers occurring during the first 30 days after the first deposit is made to your account) to do this, we will credit your account for the amount you think is in error, so that you will have use of the money during the time it will take to complete our investigation.

For other accounts, we investigate, and if we find we have made an error, we credit your account at the conclusion of our investigation.

**Reporting other problems** - You must examine your statement carefully and promptly. You are in the best position to discover errors and unauthorized transactions on your account. If you fail to notify us in writing of suspected problems or an unauthorized transaction within the time period specified in the deposit agreement (which periods are no more than 60 days after we make the statement available to you and in some cases are 30 days or less), we are not liable to you for, and you agree to not make a claim against us for the problems or unauthorized transactions.

**Direct deposits** - If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you may call us at the telephone number listed on the front of this statement to find out if the deposit was made as scheduled. You may also review your activity online or visit a banking center for information.

© 2015 Bank of America Corporation

Bank of America, N.A. Member FDIC and



Equal Housing Lender

## Deposits and other credits

Date	Transaction description	Customer reference	Bank reference	Amount
01/16/15	WIRE TYPE:BOOK IN DATE:150116 TIME:1423 ET TRN:2015011600292337 SNDR REF:1/12 RE tax dist ORIG:230 PARK AVENUE HOLDCO LL ID:483039089208		903701160292337	1,372,460.00

### Total deposits and other credits

**\$1,372,460.00**

## Daily ledger balances

Date	Balance (\$)
01/16	1,372,460.00



To help you BALANCE YOUR CHECKING ACCOUNT, print a copy of the "How to Balance Your Bank of America Merrill Lynch Account" page by visiting CashPro® University at [cashproonline.bankofamerica.com](http://cashproonline.bankofamerica.com).

This page intentionally left blank

**Account Ledger**[Excel](#)

Property=oe2300 AND mm/yy=02/2015-02/2015 AND Beginning account=1070-0004 AND Ending account=1070-0004

Property	Date	Period	Desc	Control	Refer	Debit	Credit	Balance	Remarks
<b>1070-0004 (Escrow - 4)</b>									
						0.00	0.00	0.00	== Beginning Balance ==
oe2300	01/16/2015	02/2015	230 PARK AVENUE HOLD	R-906938	WT0116	0.00	1,372,460.00	-1,372,460.00	Reversed by ctrl#908357
oe2300	01/16/2015	02/2015	230 PARK AVENUE HOLDCO L	R-908365	WT0116	1,372,460.00	0.00	0.00	
oe2300	01/29/2015	02/2015	230 PARK AVENUE HOLD	R-908357	WT0116	1,372,460.00	0.00	1,372,460.00	:Prog Gen Reverses receipt Ctrl# 906938
<b>Total 1070-0004 (Escrow - 4)</b>						<b>2,744,920.00</b>	<b>1,372,460.00</b>	<b>0.00</b>	
						<b>2,744,920.00</b>	<b>1,372,460.00</b>	<b>0.00</b>	



Saief Abbassi 02/12/2015

**230 REIT Operating**  
**Bank Reconciliation Report**  
**02/10/2015**  
**483039089185**

02/11/2015

**Balance Per Bank Statement as of 02/10/2015** **8,296.01**

**Outstanding Checks**

<u>Check date</u>	<u>Check number</u>	<u>Payee</u>	<u>Amount</u>
02/09/2015	113	ewrei001 - REIT Administration LLC	6,350.00

**Less: Outstanding Checks** **6,350.00**

**Reconciled Bank Balance** **1,946.01**

**Balance per GL as of 02/10/2015** **23,921.01**

**Book Reconciling Items**

<u>Date</u>	<u>Notes</u>	<u>Amount</u>
02/10/2014	REIT Administration LLC	-15,625.00
02/10/2015	REIT Administration LLC	-6,325.00
02/10/2015	REIT Administration LLC	-25.00
02/10/2015	REIT Administration LLC	15,625.00
02/10/2015	REIT Administration LLC	-15,625.00

**Plus/Minus: Book Reconciling Items** **-21,975.00**

**Reconciled Balance Per G/L** **1,946.01**

**Difference** (Reconciled Bank Balance And Reconciled Balance Per G/L) **0.00**

**Cleared Items :**

**Cleared Checks**

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
02/04/2015	2042014	ewrei001 - REIT Administration LLC	15,625.00	02/10/2015

**Total Cleared Checks** **15,625.00**

**Cleared Deposits**

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
01/15/2015	2		15,000.00	02/10/2015

**230 REIT Operating  
Bank Reconciliation Report  
02/10/2015  
483039089185**

02/11/2015

**Total Cleared Deposits**


**15,000.00**

230 REIT LLC  
OPERATING (CHECKING) ACCOUNT  
C/O MONDAY PROPERTIES  
ATTN: THERESA PISCITELLI  
230 PARK AVE RM 500  
NEW YORK, NY 10169-0500

**Customer service information**

 Customer service: 1.888.400.9009

 bankofamerica.com

 Bank of America, N.A.  
P.O. Box 25118  
Tampa, FL 33622-5118

## Your Full Analysis Business Checking

for January 11, 2015 to February 10, 2015

Account number: 4830 3908 9185

**230 REIT LLC    OPERATING (CHECKING) ACCOUNT    C/O MONDAY PROPERTIES**

### Account summary

Beginning balance on January 11, 2015	\$8,921.01
Deposits and other credits	15,000.00
Withdrawals and other debits	-15,625.00
Checks	-0.00
Service fees	-0.00
<b>Ending balance on February 10, 2015</b>	<b>\$8,296.01</b>

# of deposits/credits: 1

# of withdrawals/debits: 1

# of days in cycle: 10

Average ledger balance: \$8,296.01

## IMPORTANT INFORMATION: BANK DEPOSIT ACCOUNTS

**Updating your contact information** - We encourage you to keep your contact information up-to-date. This includes address, email and phone number. If your information has changed, the easiest way to update it is by visiting the Help & Support tab of Online Banking. Or, you can call our Customer Service team.

**Deposit agreement** - When you opened your account, you received a deposit agreement and fee schedule and agreed that your account would be governed by the terms of these documents, as we may amend them from time to time. These documents are part of the contract for your deposit account and govern all transactions relating to your account, including all deposits and withdrawals. Copies of both the deposit agreement and fee schedule which contain the current version of the terms and conditions of your account relationship may be obtained at our banking centers.

**Electronic transfers: In case of errors or questions about your electronic transfers** - If you think your statement or receipt is wrong or you need more information about an electronic transfer (e.g., ATM transactions, direct deposits or withdrawals, point-of-sale transactions) on the statement or receipt, telephone or write us at the address and number listed on the front of this statement as soon as you can. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- Tell us your name and account number.
- Describe the error or transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- Tell us the dollar amount of the suspected error.

For consumer accounts used primarily for personal, family or household purposes, we will investigate your complaint and will correct any error promptly. If we take more than 10 business days (10 calendar days if you are a Massachusetts customer) (20 business days if you are a new customer, for electronic transfers occurring during the first 30 days after the first deposit is made to your account) to do this, we will credit your account for the amount you think is in error, so that you will have use of the money during the time it will take to complete our investigation.

For other accounts, we investigate, and if we find we have made an error, we credit your account at the conclusion of our investigation.

**Reporting other problems** - You must examine your statement carefully and promptly. You are in the best position to discover errors and unauthorized transactions on your account. If you fail to notify us in writing of suspected problems or an unauthorized transaction within the time period specified in the deposit agreement (which periods are no more than 60 days after we make the statement available to you and in some cases are 30 days or less), we are not liable to you for, and you agree to not make a claim against us for the problems or unauthorized transactions.

**Direct deposits** - If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you may call us at the telephone number listed on the front of this statement to find out if the deposit was made as scheduled. You may also review your activity online or visit a banking center for information.

© 2015 Bank of America Corporation

Bank of America, N.A. Member FDIC and



Equal Housing Lender



## Deposits and other credits

Date	Transaction description	Customer reference	Bank reference	Amount
01/15/15	ACCOUNT TRANSFER TRSF FROM 483039089208	1511454202	906801150010031	15,000.00

**Total deposits and other credits**

**\$15,000.00**

## Withdrawals and other debits

Date	Transaction description	Customer reference	Bank reference	Amount
01/15/15	WIRE TYPE:BOOK OUT DATE:150115 TIME:1519 ET TRN:2015011500317116 RELATED REF:230Park-REIT Div BNF:REIT ADMINISTRATION LLC ID:334003910361		903701150317116	-15,625.00

**Total withdrawals and other debits**

**-\$15,625.00**

## Daily ledger balances

Date	Balance (\$)	Date	Balance(\$)
01/11	8,921.01	01/15	8,296.01



To help you BALANCE YOUR CHECKING ACCOUNT, print a copy of the "How to Balance Your Bank of America Merrill Lynch Account" page by visiting CashPro® University at [cashproonline.bankofamerica.com](http://cashproonline.bankofamerica.com).

This page intentionally left blank

**Account Ledger**[Excel](#)

Property=ib23rei AND mm/yy=02/2015-02/2015 AND Beginning account=1010-0000 AND Ending account=1010-0000

Property	Date	Period	Desc	Control	Refer	Debit	Credit	Balance	Remarks
<b>1010-0000 (Cash - Operating Acct/Money Market)</b>									
						0.00	0.00	8,921.01	== Beginning Balance ==
ib23rei	01/15/2015	02/2015	230HLD - Account transfe	R-908416	WT0115	15,000.00	0.00	23,921.01	
<b>Total 1010-0000 (Cash - Operating Acct/Money Market)</b>						<b>15,000.00</b>	<b>0.00</b>	<b>0.00</b>	
						<b>15,000.00</b>	<b>0.00</b>	<b>0.00</b>	

230 Park Avenue Holdco LLC  
A/R-Tenant Unbilled Reim - A/C 1101-0000  
February 28, 2015

Account Number	Description	Period	Budget	Amount	From	To	
*5083-0000	Submetered Electric	12/14 - 01/15		\$ 293,988.00	12/31/2014	2/28/2015	60
5086-0000	Condenser Water Annual Billers	01/15 - 02/15		22,477.58	1/1/2015	2/28/2015	59
5060-0000	Tax Reimb True Up	2014		15,088.17	1/1/2014	12/31/2014	
5082-0000	Util Reimb True Up	2014		23,617.21	1/1/2014	12/31/2014	
5055-0000	Ins Reimb True Up	2014		13,169.30	1/1/2014	12/31/2014	
5050-0000	Opex Reimb True Up	2014		4,307.77	1/1/2014	12/31/2014	
				<u>\$ 372,648.03</u>			
<b>General Account # 1101-0000</b>				<u><u>\$ 372,648.03</u></u>			

\* Accrual based on 12/01/14 - 12/30/14 ELS billed to tenants totalling \$146994.08

230 Park Avenue  
Allowance For Doubtful Accounts  
February 28, 2015

			Total
Kurzman Karelsen & Frank - Amounts deemed uncollectable.	7/11-09/12 charges	\$	911,026.63
<b>Allow For Doubtful Accounts as of 02/28/15 (1102-0000)</b>		<b>\$</b>	<b>911,026.63</b>

**kurzman**  
911,026.63 02/15 newco balance  
-  
**911,026.63 allowance at 02/15**

Kurzman & Karelsen court proceedings were heard in November 2014; Decision Expected in January.

**230 Park Avenue Holdco LLC**  
**Due General Partner - 1104-0005**  
**February 28, 2015**

<u>Date</u>	<u>Activity</u>	<u>Balance</u>
12/6/2011	2011 Deferred Compensation Prefund - Admin	\$ 6,246.32
12/6/2011	2011 Deferred Compensation Prefund - PM	11,710.95
12/6/2011	2011 Deferred Compensation Prefund - Cleaning	2,201.10
11/28/2012	Refund 2011 Over Funded Deferred Comp	(2,355.00)
11/27/2012	2012 Deferred Compensation Prefund - Admin	8,835.27
11/27/2012	2012 Deferred Compensation Prefund - PM	14,963.35
11/27/2012	2012 Deferred Compensation Prefund - Cleaning	4,279.09
6/30/2013	Deferred Comp Forfeiture	(8,390.00)
12/31/2013	Deferred Comp Forfeiture	(5,000.00)
12/31/2013	2013 Deferred Compensation Funding	14,827.40
1/15/2014	Deferred Comp Forfeiture	(3,000.00)
3/31/2014	Deferred Comp Forfeiture	(2,210.08)
1/31/2015	January Dues Collected	(3,516.50)
1/31/2015	January Dream Fund Collected	(49.85)
1/31/2015	January Dues Paid	3,787.14
2/28/2015	February Dues Collected	(3,471.99)
2/28/2015	February Dream Fund Collected	(12.50)
<b>Total</b>		<b>\$ 38,844.70</b>

\*The Deferred Compensation plan provides for the future payment of a preset lump sum amount to an employee. The plan provides for a 5 year vesting schedule and employees who continue their employment with Monday properties will receive the deferred compensation after year 5. Employees who leave prior to the completion of five years of service may or may not be entitled to the deferred compensation

**For Property-Level Deferred Compensation**

1. Each employee is awarded deferred compensation as part of the annual review.
2. Each employee's deferred compensation is allocated according to that person's payroll allocation in existence at year end.
3. All deferred compensation allocable to an operating property is charged to that property's Due from Monday Properties account and cash is wired to Monday Properties deferred compensation cash account. Monday Properties receives the cash and a Due to Property account is setup on the books.
4. Any deferred compensation allocable to an operating property that is due to forfeiture is returned to the property which funded it. Monday Properties reduces the Due to Property account and the Properties receives cash and reduces the due from Monday Properties account.
5. When deferred compensation allocable to an operating property is paid out to an employee, Monday reduces the Due to Property account and the Properties reduce the due from Monday Properties account and debits Payroll Expense.

**230 Park Avenue Holdco LLC**  
**Due from Subsidiary - A/C 1104-0014**  
**February 28, 2015**

<u>Vendor</u>	<u>Description</u>	<u>Amount</u>
Baker & Mackenzie, LLP	9/11 charges - REIT matters	\$ 1,623.59
Baker & Mackenzie, LLP	10/11 charges - REIT matters	11,445.27
KPMG	Investor LLC q1 - q4 2013 tax projection services	19,520.00
KPMG	Investor LLC 2012 tax return	7,000.00
KPMG	Investor LLC q1 - q4 2014 tax projection services	20,250.00
KPMG	Investor LLC 2013 tax return	7,200.00
<b>BALANCE @ 02/28/15</b>		<b><u>\$ 67,038.86</u></b>

**Insurance Schedule**  
**230 Park Avenue**  
**February 28, 2015**

DATE	DESCRIPTION		ACCRUED INSURANCE ACCT 2289	PREPAID INSURANCE ACCT 1300	INSURANCE EXPENSE ACCT 8204	
	Beginning Balance		\$ -	\$ 770,040.00	\$ -	
Jan-15	01/15 Ins Exp		-	(96,255.00)	96,255.00	
Feb-15	02/15 Ins Exp			(96,255.00)	96,255.00	
Mar-15	03/15 Ins Exp		-		-	
Apr-15	04/15 Ins Exp		-		-	
May-15	05/15 Ins Exp		-		-	
Jun-15	06/15 Ins Exp		-		-	
Jul-15	07/15 Ins Exp		-		-	
Aug-15	08/15 Ins Exp		-		-	
Sep-15	09/15 Ins Renewal Premium		-		-	
Sep-15	09/15 Ins Exp		-		-	
Oct-15	10/15 Ins Exp		-		-	
Nov-15	11/15 Ins Exp		-		-	
Dec-15	12/15 Ins Exp		-		-	
	<b>TOTALS</b>		<b>\$ -</b>	<b>\$ 577,530.00</b>	<b>\$ 192,510.00</b>	<b>\$ -</b>

Period Covered		Account/Description	# of months	Premium	Monthly Amortization	(update monthly) Remaining Months	Prepaid Balance	Carrier
11/23/2012	9/1/2015	Pollution	33.27	15,768.38	474.00	6	2,844.00	Wells Fargo
9/1/2013	9/1/2014	General Liability	12	69,258.00	5,771.50	0	-	Liberty Mutual Wausau
9/1/2013	9/1/2014	Umbrella Liability	12	71,887.00	5,990.58	0	-	National Union
9/1/2013	9/1/2014	Building & Personal Property	12	1,016,372.00	84,697.67	0	-	FM Factory Mutual
9/1/2014	9/1/2015	General Liability	12	59,884.00	4,990.33	6	29,942.00	Liberty Mutual Wausau
9/1/2014	9/1/2015	Umbrella Liability	12	34,103.00	2,841.92	6	17,051.50	National Union
9/1/2014	9/1/2015	Umbrella Liability	12	28,179.00	2,348.25	6	14,089.50	Chubb Insurance Solutions
9/1/2014	9/1/2015	Building & Personal Property	12	1,027,206.00	85,600.50	6	513,603.00	FM Factory Mutual
Total				3,484,790.03	96,255.00		577,530.00	



(update  
monthly)

						Acct 7085		Acct 2289		Acct 1310			
										Prepaid			
										Workers			
										Comp			
												Carrier	
3/29/2014	3/29/2015	\$ 184,379.70	\$ 184,379.70	\$ 15,364.98	\$ 140,814.72	11	\$ 28,200.06	\$ -	\$ 15,364.92	New York State Insurance Fund			
				\$ -	-	\$ -	\$ -	\$ -	NYS Insurance Fund - True Up				
				\$ -	-	\$ -	0	\$ -	Durman Group				
<hr/>													
Total							\$ 28,200.06	-	\$ 15,364.92				

230 Park Avenue Holdco LLC  
Schedule of Prepaid taxes (G/L #1315-0000)  
February 28, 2015

GL Number	Account Name	Period	Prior Year Expenses												Total Expense	1315-0000 Prepaid Amount	2280-0000 Accrued Amount			
			Amount	Amount	Jun-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15				
8310-0000	Real Estate Taxes	01/01/15-06/30/15	274,541.93	8,399,766.34	1,354,204.07	1,354,204.07											2,708,408.14	5,416,816.27	-	
8330-0000	Add'l Bid Tax	01/01/15-06/30/15		109,529.28	18,254.88	18,254.88											36,509.76	73,019.52	-	
8310-0000	Real Estate Taxes	07/01/15-12/31/15															-	-	-	
8330-0000	Add'l Bid Tax	07/01/15-12/31/15															-	-	-	
Subtotal			\$ 274,541.93	\$ 8,509,295.62	\$ 1,372,458.95	\$ 1,372,458.95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,744,917.90	\$ 5,489,835.79	\$ -	
																		#8310-0000 & 8330-0000	# 1315-0000	# 2280-0000

#8310-0000 & 8330-0000    # 1315-0000    # 2280-0000

Next tax payment date:                      July 2015

Recalc of current accrual or prepaid:	1/1/15 RE tax	7/1/15 add'l BID	Total
Basis for current accrual:	actual bill	actual bill	
Amount of current basis:	8,125,224.41	109,529.28	
Monthly amount	1,354,204.07	18,254.88	1,372,458.95
Months remaining	4	4	
Prepaid Balance	5,416,816.27	73,019.52	5,489,835.79

Historical Tax Payments and Refunds (from inception)		
Payment Date	Period Covered	Amount
7/1/2011	7/1/11-12/31/12	7,082,506.04
7/1/2011	7/1/11-12/31/12	100,452.48
1/1/2012	1/1/12-6/30/12	6,832,707.10
1/1/2012	1/1/12-6/30/12	100,452.48
4/1/2012	4/1/12-6/30/12	19,869.51
7/1/2012	7/1/12-12/31/12	7,269,991.86
7/1/2012	7/1/12-12/31/12	109,589.60
1/1/2013	1/1/13-6/30/13	7,464,774.92
1/1/2013	1/1/13-6/30/13	109,589.60
7/1/2013	7/1/13-12/31/13	7,624,667.04
7/1/2013	7/1/13-12/31/13	109,667.66
1/1/2014	1/1/14-6/30/14	7,676,369.40
1/1/2014	1/1/14-6/30/14	109,667.66
7/1/2014	7/1/14-12/31/14	7,850,857.48
7/1/2014	7/1/14-12/31/14	109,529.28
1/1/2015	1/1/15-6/30/15	8,399,766.34
1/1/2015	1/1/15-6/30/15	109,529.28

230 Park Avenue Holdco LLC  
Deposit - Utilities A/C 1330-0000  
February 28, 2015

Deposits	Acct No.	Beginning Balance	Additions	Refunds	Ending Balance
Dep New Con Edison Electric Acct - 10/8/13	1330-0000	97,106.00	-	-	97,106.00
Totals		<u>\$ 563,361.00</u>	<u>\$ -</u>	<u>\$ (466,255.00)</u>	<u>\$ 97,106.00</u>

Notes:

230 Park Avenue Holdco LLC  
Accounts Payable - A/C #2000-0000  
February 28, 2015

Accounts Payable

Open Status Report	\$	(2,737,663)
AP Seller - see schedule		(258,230)
Adjusted Balance		<u>(2,995,893)</u>
<b>G/L # 2000-0000 Balance</b>	<b>\$</b>	<b><u><u>(2,995,893)</u></u></b>
Difference	\$	-

DB Caption: Domestic Production SQL 2008    Property: oe2300    Status: Current, Past, Future    Age As Of: 02/28/2015    Post To: 02/2015

Property	Customer	Lease	Status	Tran#	Charge Code	Date	Month	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Pre-payments	Total Owed
230 Park Avenue Holdco, LLC (oe2300)														
Allegiance Capital Corporation (t0013357)														
oe2300	na	Allegiance Capital Corporation	Current	C-2429185	nbr	02/01/2015	02/2015	21,887.67	21,887.67	0.00	0.00	0.00	0.00	21,887.67
oe2300	na	Allegiance Capital Corporation	Current	C-2429186	nere	02/01/2015	02/2015	1,473.21	1,473.21	0.00	0.00	0.00	0.00	1,473.21
oe2300	na	Allegiance Capital Corporation	Current	C-2429187	nire	02/01/2015	02/2015	13.42	13.42	0.00	0.00	0.00	0.00	13.42
oe2300	na	Allegiance Capital Corporation	Current	C-2429188	noere	02/01/2015	02/2015	47.26	47.26	0.00	0.00	0.00	0.00	47.26
oe2300	na	Allegiance Capital Corporation	Current	C-2429189	nretre	02/01/2015	02/2015	876.56	876.56	0.00	0.00	0.00	0.00	876.56
oe2300	na	Allegiance Capital Corporation	Current	C-2429190	nur	02/01/2015	02/2015	38.56	38.56	0.00	0.00	0.00	0.00	38.56
Allegiance Capital Corporation								24,336.68	24,336.68	0.00	0.00	0.00	0.00	24,336.68
American Immigration Group, LLC (t0016407)														
oe2300	na	American Immigration Group, LLC	Current	R-902978	Prepay	12/29/2014	01/2015	0.00	0.00	0.00	0.00	0.00	-9,179.79	-9,179.79
oe2300	na	American Immigration Group, LLC	Current	C-2437404	nere	02/09/2015	02/2015	330.21	330.21	0.00	0.00	0.00	0.00	330.21
American Immigration Group, LLC								330.21	330.21	0.00	0.00	0.00	-9,179.79	-8,849.58
APACHE CAPITAL MANAGEMENT, LLC (t0013358)														
oe2300	na	APACHE CAPITAL MANAGEMENT, LLC	Current	C-2154277	nlat	11/01/2013	11/2013	266.00	0.00	0.00	0.00	266.00	0.00	266.00
oe2300	na	APACHE CAPITAL MANAGEMENT, LLC	Current	C-2410033	noere	01/01/2015	01/2015	24.37	0.00	24.37	0.00	0.00	0.00	24.37
oe2300	na	APACHE CAPITAL MANAGEMENT, LLC	Current	C-2410034	nretre	01/01/2015	01/2015	71.38	0.00	71.38	0.00	0.00	0.00	71.38
oe2300	na	APACHE CAPITAL MANAGEMENT, LLC	Current	C-2429193	noere	02/01/2015	02/2015	24.37	24.37	0.00	0.00	0.00	0.00	24.37
oe2300	na	APACHE CAPITAL MANAGEMENT, LLC	Current	C-2429194	nretre	02/01/2015	02/2015	71.38	71.38	0.00	0.00	0.00	0.00	71.38
oe2300	na	APACHE CAPITAL MANAGEMENT, LLC	Current	R-911562	Prepay	02/06/2015	02/2015	0.00	0.00	0.00	0.00	0.00	-48.11	-48.11
APACHE CAPITAL MANAGEMENT, LLC								457.50	95.75	95.75	0.00	266.00	-48.11	409.39
Apple Tree Life Sciences, Inc (t0015667)														
oe2300		Apple Tree Life Sciences, Inc	Future	R-859285	Prepay	05/30/2014	06/2014	0.00	0.00	0.00	0.00	0.00	-93,279.25	-93,279.25
oe2300		Apple Tree Life Sciences, Inc	Future	C-2419162	ntri	01/01/2015	01/2015	532,741.00	0.00	532,741.00	0.00	0.00	0.00	532,741.00
oe2300		Apple Tree Life Sciences, Inc	Future	C-2419163	ncmf	01/01/2015	01/2015	15,982.23	0.00	15,982.23	0.00	0.00	0.00	15,982.23
oe2300		Apple Tree Life Sciences, Inc	Future	C-2419164	ntri	01/01/2015	01/2015	226,357.00	0.00	226,357.00	0.00	0.00	0.00	226,357.00
oe2300		Apple Tree Life Sciences, Inc	Future	C-2419169	ncmf	01/01/2015	01/2015	6,790.71	0.00	6,790.71	0.00	0.00	0.00	6,790.71
Apple Tree Life Sciences, Inc								781,870.94	0.00	781,870.94	0.00	0.00	-93,279.25	688,591.69

DB Caption: Domestic Production SQL 2008    Property: oe2300    Status: Current, Past, Future    Age As Of: 02/28/2015    Post To: 02/2015

Property	Customer	Lease	Status	Tran#	Charge Code	Date	Month	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Pre-payments	Total Owed
Bank of the Ozarks, Inc (t0015016)														
oe2300	na	Bank of the Ozarks, Inc	Current	C-2402587	nretrr	01/01/2015	01/2015	331.85	0.00	331.85	0.00	0.00	0.00	331.85
Bank of the Ozarks, Inc								331.85	0.00	331.85	0.00	0.00	0.00	331.85
BIANCONE & WILINSKY,LLP (t0013362)														
oe2300	na	BIANCONE & WILINSKY,LLP	Current	R-863131	Prepay	06/19/2014	07/2014	0.00	0.00	0.00	0.00	0.00	-720.49	-720.49
oe2300	na	BIANCONE & WILINSKY,LLP	Current	C-2395933	nere	12/01/2014	12/2014	504.59	0.00	0.00	504.59	0.00	0.00	504.59
BIANCONE & WILINSKY,LLP								504.59	0.00	0.00	504.59	0.00	-720.49	-215.90
BOB MACKIE DESIGN GROUP LTD. (t0013363)														
oe2300	na	BOB MACKIE DESIGN GROUP LTD.	Current	C-2402590	nretrr	01/01/2015	01/2015	192.66	0.00	192.66	0.00	0.00	0.00	192.66
oe2300	na	BOB MACKIE DESIGN GROUP LTD.	Current	C-2408808	nlat	01/01/2015	01/2015	348.40	0.00	348.40	0.00	0.00	0.00	348.40
oe2300	na	BOB MACKIE DESIGN GROUP LTD.	Current	C-2410039	nbr	01/01/2015	01/2015	6,179.66	0.00	6,179.66	0.00	0.00	0.00	6,179.66
oe2300	na	BOB MACKIE DESIGN GROUP LTD.	Current	C-2410040	nere	01/01/2015	01/2015	471.92	0.00	471.92	0.00	0.00	0.00	471.92
oe2300	na	BOB MACKIE DESIGN GROUP LTD.	Current	C-2410041	nire	01/01/2015	01/2015	9.73	0.00	9.73	0.00	0.00	0.00	9.73
oe2300	na	BOB MACKIE DESIGN GROUP LTD.	Current	C-2410042	noere	01/01/2015	01/2015	40.55	0.00	40.55	0.00	0.00	0.00	40.55
oe2300	na	BOB MACKIE DESIGN GROUP LTD.	Current	C-2410043	nretre	01/01/2015	01/2015	307.13	0.00	307.13	0.00	0.00	0.00	307.13
oe2300	na	BOB MACKIE DESIGN GROUP LTD.	Current	C-2410044	nur	01/01/2015	01/2015	32.60	0.00	32.60	0.00	0.00	0.00	32.60
oe2300	na	BOB MACKIE DESIGN GROUP LTD.	Current	C-2428423	nlat	02/01/2015	02/2015	379.13	379.13	0.00	0.00	0.00	0.00	379.13
oe2300	na	BOB MACKIE DESIGN GROUP LTD.	Current	C-2429199	nbr	02/01/2015	02/2015	6,179.66	6,179.66	0.00	0.00	0.00	0.00	6,179.66
oe2300	na	BOB MACKIE DESIGN GROUP LTD.	Current	C-2429200	nere	02/01/2015	02/2015	471.92	471.92	0.00	0.00	0.00	0.00	471.92
oe2300	na	BOB MACKIE DESIGN GROUP LTD.	Current	C-2429201	nire	02/01/2015	02/2015	9.73	9.73	0.00	0.00	0.00	0.00	9.73
oe2300	na	BOB MACKIE DESIGN GROUP LTD.	Current	C-2429202	noere	02/01/2015	02/2015	40.55	40.55	0.00	0.00	0.00	0.00	40.55
oe2300	na	BOB MACKIE DESIGN GROUP LTD.	Current	C-2429203	nretre	02/01/2015	02/2015	307.13	307.13	0.00	0.00	0.00	0.00	307.13
oe2300	na	BOB MACKIE DESIGN GROUP LTD.	Current	C-2429204	nur	02/01/2015	02/2015	32.60	32.60	0.00	0.00	0.00	0.00	32.60
BOB MACKIE DESIGN GROUP LTD.								15,003.37	7,420.72	7,582.65	0.00	0.00	0.00	15,003.37
Brevet Holdings LLC (t0015569)														
oe2300	na	Brevet Holdings LLC	Current	R-901011	Prepay	12/19/2014	01/2015	0.00	0.00	0.00	0.00	0.00	-35,231.82	-35,231.82
oe2300	na	Brevet Holdings LLC	Current	C-2421194	ttwo	02/01/2015	02/2015	32.00	32.00	0.00	0.00	0.00	0.00	32.00
oe2300	na	Brevet Holdings LLC	Current	C-2421195	stx	02/01/2015	02/2015	2.84	2.84	0.00	0.00	0.00	0.00	2.84

DB Caption: Domestic Production SQL 2008    Property: oe2300    Status: Current, Past, Future    Age As Of: 02/28/2015    Post To: 02/2015

Property	Customer	Lease	Status	Tran#	Charge Code	Date	Month	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Pre-payments	Total Owed
oe2300	na	Brevet Holdings LLC	Current	C-2429524	nretre	02/01/2015	02/2015	105.06	105.06	0.00	0.00	0.00	0.00	105.06
Brevet Holdings LLC								139.90	139.90	0.00	0.00	0.00	-35,231.82	-35,091.92
Catalpa Capital, LLC (t0013371)														
oe2300	na	Catalpa Capital, LLC	Current	C-2429212	nire	02/01/2015	02/2015	0.61	0.61	0.00	0.00	0.00	0.00	0.61
oe2300	na	Catalpa Capital, LLC	Current	C-2429213	nretre	02/01/2015	02/2015	142.02	142.02	0.00	0.00	0.00	0.00	142.02
Catalpa Capital, LLC								142.63	142.63	0.00	0.00	0.00	0.00	142.63
CITY OF NY DEPT GEN SERVS. (t0013372)														
oe2300	na	CITY OF NY DEPT GEN SERVS.	Current	R-741827	Prepay	11/16/2012	12/2012	0.00	0.00	0.00	0.00	0.00	-5.60	-5.60
oe2300	na	CITY OF NY DEPT GEN SERVS.	Current	C-2087088	nretre	07/01/2013	07/2013	71.88	0.00	0.00	0.00	71.88	0.00	71.88
oe2300	na	CITY OF NY DEPT GEN SERVS.	Current	C-2316340	ttwo	08/01/2014	08/2014	27.08	0.00	0.00	0.00	27.08	0.00	27.08
oe2300	na	CITY OF NY DEPT GEN SERVS.	Current	C-2392128	ttwo	12/01/2014	12/2014	45.00	0.00	0.00	45.00	0.00	0.00	45.00
oe2300	na	CITY OF NY DEPT GEN SERVS.	Current	C-2402854	ttwo	01/01/2015	01/2015	104.00	0.00	104.00	0.00	0.00	0.00	104.00
oe2300	na	CITY OF NY DEPT GEN SERVS.	Current	R-908802	Prepay	01/28/2015	02/2015	0.00	0.00	0.00	0.00	0.00	-31.51	-31.51
oe2300	na	CITY OF NY DEPT GEN SERVS.	Current	C-2421094	ttwo	02/01/2015	02/2015	52.00	52.00	0.00	0.00	0.00	0.00	52.00
oe2300	na	CITY OF NY DEPT GEN SERVS.	Current	C-2424133	tels	02/01/2015	02/2015	898.00	898.00	0.00	0.00	0.00	0.00	898.00
oe2300	na	CITY OF NY DEPT GEN SERVS.	Current	C-2429215	nbr	02/01/2015	02/2015	26,940.00	26,940.00	0.00	0.00	0.00	0.00	26,940.00
oe2300	na	CITY OF NY DEPT GEN SERVS.	Current	C-2429216	noere	02/01/2015	02/2015	318.05	318.05	0.00	0.00	0.00	0.00	318.05
oe2300	na	CITY OF NY DEPT GEN SERVS.	Current	C-2429217	nur	02/01/2015	02/2015	164.18	164.18	0.00	0.00	0.00	0.00	164.18
CITY OF NY DEPT GEN SERVS.								28,620.19	28,372.23	104.00	45.00	98.96	-37.11	28,583.08
Clarion Partners LLC (t0014832)														
oe2300	clapa001	Clarion Partners LLC	Current	R-773115	Prepay	03/27/2013	04/2013	0.00	0.00	0.00	0.00	0.00	-348,832.58	-348,832.58
oe2300	clapa001	Clarion Partners LLC	Current	C-2392029	stx	12/01/2014	12/2014	0.80	0.00	0.00	0.80	0.00	0.00	0.80
oe2300	clapa001	Clarion Partners LLC	Current	C-2402591	nretrr	01/01/2015	01/2015	23,989.08	0.00	23,989.08	0.00	0.00	0.00	23,989.08
oe2300	clapa001	Clarion Partners LLC	Current	C-2405364	tels	01/01/2015	01/2015	9,891.01	0.00	9,891.01	0.00	0.00	0.00	9,891.01
oe2300	clapa001	Clarion Partners LLC	Current	C-2405365	stx	01/01/2015	01/2015	877.83	0.00	877.83	0.00	0.00	0.00	877.83
oe2300	clapa001	Clarion Partners LLC	Current	C-2410330	nretre	01/01/2015	01/2015	3,082.70	0.00	3,082.70	0.00	0.00	0.00	3,082.70
oe2300	clapa001	Clarion Partners LLC	Current	C-2429486	nbr	02/01/2015	02/2015	4,746.58	4,746.58	0.00	0.00	0.00	0.00	4,746.58
oe2300	clapa001	Clarion Partners LLC	Current	C-2429489	nretre	02/01/2015	02/2015	3,082.70	3,082.70	0.00	0.00	0.00	0.00	3,082.70
Clarion Partners LLC								45,670.70	7,829.28	37,840.62	0.80	0.00	-348,832.58	-303,161.88

DB Caption: Domestic Production SQL 2008    Property: oe2300    Status: Current, Past, Future    Age As Of: 02/28/2015    Post To: 02/2015

Property	Customer	Lease	Status	Tran#	Charge Code	Date	Month	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Pre-payments	Total Owed
COMERICA INCORPORATED (t0013374)														
oe2300	comer001	COMERICA INCORPORATED	Current	C-2369663	ttwo	11/01/2014	11/2014	52.00	0.00	0.00	0.00	52.00	0.00	52.00
oe2300	comer001	COMERICA INCORPORATED	Current	C-2369664	stx	11/01/2014	11/2014	4.62	0.00	0.00	0.00	4.62	0.00	4.62
oe2300	comer001	COMERICA INCORPORATED	Current	C-2369684	tdamage	11/01/2014	11/2014	96.00	0.00	0.00	0.00	96.00	0.00	96.00
oe2300	comer001	COMERICA INCORPORATED	Current	C-2369685	stx	11/01/2014	11/2014	8.52	0.00	0.00	0.00	8.52	0.00	8.52
oe2300	comer001	COMERICA INCORPORATED	Current	C-2392080	ttwo	12/01/2014	12/2014	78.00	0.00	0.00	78.00	0.00	0.00	78.00
oe2300	comer001	COMERICA INCORPORATED	Current	C-2392081	stx	12/01/2014	12/2014	6.92	0.00	0.00	6.92	0.00	0.00	6.92
oe2300	comer001	COMERICA INCORPORATED	Current	C-2392118	tdamage	12/01/2014	12/2014	96.00	0.00	0.00	96.00	0.00	0.00	96.00
oe2300	comer001	COMERICA INCORPORATED	Current	C-2392119	stx	12/01/2014	12/2014	8.52	0.00	0.00	8.52	0.00	0.00	8.52
oe2300	comer001	COMERICA INCORPORATED	Current	C-2392174	tdamage	12/01/2014	12/2014	96.00	0.00	0.00	96.00	0.00	0.00	96.00
oe2300	comer001	COMERICA INCORPORATED	Current	C-2392175	stx	12/01/2014	12/2014	8.52	0.00	0.00	8.52	0.00	0.00	8.52
oe2300	comer001	COMERICA INCORPORATED	Current	C-2402563	nretrr	01/01/2015	01/2015	1,708.51	0.00	1,708.51	0.00	0.00	0.00	1,708.51
oe2300	comer001	COMERICA INCORPORATED	Current	C-2402564	nretrr	01/01/2015	01/2015	768.86	0.00	768.86	0.00	0.00	0.00	768.86
oe2300	comer001	COMERICA INCORPORATED	Current	C-2402565	nretrr	01/01/2015	01/2015	1,337.66	0.00	1,337.66	0.00	0.00	0.00	1,337.66
oe2300	comer001	COMERICA INCORPORATED	Current	C-2402876	ttwo	01/01/2015	01/2015	360.40	0.00	360.40	0.00	0.00	0.00	360.40
oe2300	comer001	COMERICA INCORPORATED	Current	C-2402877	stx	01/01/2015	01/2015	31.99	0.00	31.99	0.00	0.00	0.00	31.99
oe2300	comer001	COMERICA INCORPORATED	Current	C-2419464	ntwo	02/01/2015	02/2015	199.65	199.65	0.00	0.00	0.00	0.00	199.65
oe2300	comer001	COMERICA INCORPORATED	Current	C-2419465	stx	02/01/2015	02/2015	17.72	17.72	0.00	0.00	0.00	0.00	17.72
oe2300	comer001	COMERICA INCORPORATED	Current	C-2421060	ttwo	02/01/2015	02/2015	104.00	104.00	0.00	0.00	0.00	0.00	104.00
oe2300	comer001	COMERICA INCORPORATED	Current	C-2421061	stx	02/01/2015	02/2015	9.23	9.23	0.00	0.00	0.00	0.00	9.23
COMERICA INCORPORATED								4,993.12	330.60	4,207.42	293.96	161.14	0.00	4,993.12
Cornell University (t0015604)														
oe2300	na	Cornell University	Current	C-2297464	ntc	06/10/2014	06/2014	-50,388.06	0.00	0.00	0.00	-50,388.06	0.00	-50,388.06
oe2300	na	Cornell University	Current	R-878345	Prepay	09/02/2014	09/2014	0.00	0.00	0.00	0.00	0.00	-3,167.97	-3,167.97
Cornell University								-50,388.06	0.00	0.00	0.00	-50,388.06	-3,167.97	-53,556.03
Cotter & Kavanaugh LLP (t0015495)														
oe2300	na	Cotter & Kavanaugh LLP	Current	C-2330489	nbrf	08/01/2014	08/2014	-1,589.51	0.00	0.00	0.00	-1,589.51	0.00	-1,589.51
oe2300	na	Cotter & Kavanaugh LLP	Current	C-2429519	nbr	02/01/2015	02/2015	14,073.75	14,073.75	0.00	0.00	0.00	0.00	14,073.75



DB Caption: Domestic Production SQL 2008    Property: oe2300    Status: Current, Past, Future    Age As Of: 02/28/2015    Post To: 02/2015

Property	Customer	Lease	Status	Tran#	Charge Code	Date	Month	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Pre-payments	Total Owed
oe2300	na	Cotter & Kavanaugh LLP	Current	C-2429520	nere	02/01/2015	02/2015	1,094.63	1,094.63	0.00	0.00	0.00	0.00	1,094.63
oe2300	na	Cotter & Kavanaugh LLP	Current	C-2429521	nretre	02/01/2015	02/2015	164.69	164.69	0.00	0.00	0.00	0.00	164.69
Cotter & Kavanaugh LLP								13,743.56	15,333.07	0.00	0.00	-1,589.51	0.00	13,743.56
D WECKSTEIN & CO. (t0013377)														
oe2300	na	D WECKSTEIN & CO.	Current	C-2429227	nretre	02/01/2015	02/2015	711.61	711.61	0.00	0.00	0.00	0.00	711.61
D WECKSTEIN & CO.								711.61	711.61	0.00	0.00	0.00	0.00	711.61
DUANE READE (t0013384)														
oe2300	walgr001	DUANE READE	Current	C-1890743	nlat	08/01/2012	08/2012	277.03	0.00	0.00	0.00	277.03	0.00	277.03
oe2300	walgr001	DUANE READE	Current	C-2221114	nlat	03/01/2014	03/2014	409.36	0.00	0.00	0.00	409.36	0.00	409.36
oe2300	walgr001	DUANE READE	Current	C-2272655	nlat	05/01/2014	05/2014	232.15	0.00	0.00	0.00	232.15	0.00	232.15
oe2300	walgr001	DUANE READE	Current	C-2311223	nretre	07/01/2014	07/2014	143.24	0.00	0.00	0.00	143.24	0.00	143.24
oe2300	walgr001	DUANE READE	Current	C-2402630	nretre	01/01/2015	01/2015	144.03	0.00	144.03	0.00	0.00	0.00	144.03
oe2300	walgr001	DUANE READE	Current	C-2424142	tels	02/01/2015	02/2015	5,327.60	5,327.60	0.00	0.00	0.00	0.00	5,327.60
oe2300	walgr001	DUANE READE	Current	C-2424143	stx	02/01/2015	02/2015	472.82	472.82	0.00	0.00	0.00	0.00	472.82
DUANE READE								7,006.23	5,800.42	144.03	0.00	1,061.78	0.00	7,006.23
Eagle Advisors, LLC (t0013385)														
oe2300	na	Eagle Advisors, LLC	Current	R-912086	Prepay	02/09/2015	02/2015	0.00	0.00	0.00	0.00	0.00	-1,479.31	-1,479.31
Eagle Advisors, LLC								0.00	0.00	0.00	0.00	0.00	-1,479.31	-1,479.31
Earth Networks, Inc (t0013468)														
oe2300	na	Earth Networks, Inc	Current	C-2402596	nretrr	01/01/2015	01/2015	-538.61	0.00	-538.61	0.00	0.00	0.00	-538.61
oe2300	na	Earth Networks, Inc	Current	C-2402897	ttwo	01/01/2015	01/2015	32.00	0.00	32.00	0.00	0.00	0.00	32.00
oe2300	na	Earth Networks, Inc	Current	C-2402898	stx	01/01/2015	01/2015	2.84	0.00	2.84	0.00	0.00	0.00	2.84
Earth Networks, Inc								-503.77	0.00	-503.77	0.00	0.00	0.00	-503.77
FIA 230 CORP. (t0013393)														
oe2300	mp00210 2	FIA 230 CORP.	Current	C-2402598	nretrr	01/01/2015	01/2015	2,546.72	0.00	2,546.72	0.00	0.00	0.00	2,546.72
oe2300	mp00210 2	FIA 230 CORP.	Current	C-2421140	ttwo	02/01/2015	02/2015	48.40	48.40	0.00	0.00	0.00	0.00	48.40
oe2300	mp00210 2	FIA 230 CORP.	Current	C-2421141	ttwo	02/01/2015	02/2015	48.00	48.00	0.00	0.00	0.00	0.00	48.00
oe2300	mp00210 2	FIA 230 CORP.	Current	C-2421142	stx	02/01/2015	02/2015	8.56	8.56	0.00	0.00	0.00	0.00	8.56
FIA 230 CORP.								2,651.68	104.96	2,546.72	0.00	0.00	0.00	2,651.68
Focus Personnel (t0013395)														

DB Caption: Domestic Production SQL 2008    Property: oe2300    Status: Current, Past, Future    Age As Of: 02/28/2015    Post To: 02/2015

Property	Customer	Lease	Status	Tran#	Charge Code	Date	Month	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Pre-payments	Total Owed
oe2300	na	Focus Personnel	Current	C-2031089	nlat	04/01/2013	04/2013	429.90	0.00	0.00	0.00	429.90	0.00	429.90
oe2300	na	Focus Personnel	Current	C-2053600	nlat	05/01/2013	05/2013	428.65	0.00	0.00	0.00	428.65	0.00	428.65
oe2300	na	Focus Personnel	Current	C-2070663	nlat	06/01/2013	06/2013	429.97	0.00	0.00	0.00	429.97	0.00	429.97
oe2300	na	Focus Personnel	Current	C-2087687	nlat	07/01/2013	07/2013	429.86	0.00	0.00	0.00	429.86	0.00	429.86
oe2300	na	Focus Personnel	Current	C-2104807	nlat	08/01/2013	08/2013	428.64	0.00	0.00	0.00	428.64	0.00	428.64
oe2300	na	Focus Personnel	Current	C-2187037	nlat	01/01/2014	01/2014	430.29	0.00	0.00	0.00	430.29	0.00	430.29
oe2300	na	Focus Personnel	Current	C-2223300	nlat	03/01/2014	03/2014	431.37	0.00	0.00	0.00	431.37	0.00	431.37
oe2300	na	Focus Personnel	Current	C-2272656	nlat	05/01/2014	05/2014	432.46	0.00	0.00	0.00	432.46	0.00	432.46
oe2300	na	Focus Personnel	Current	C-2290650	nlat	06/01/2014	06/2014	430.30	0.00	0.00	0.00	430.30	0.00	430.30
oe2300	na	Focus Personnel	Current	C-2302301	nlat	07/01/2014	07/2014	430.95	0.00	0.00	0.00	430.95	0.00	430.95
oe2300	na	Focus Personnel	Current	C-2321955	nlat	08/01/2014	08/2014	423.15	0.00	0.00	0.00	423.15	0.00	423.15
oe2300	na	Focus Personnel	Current	C-2339081	nlat	09/01/2014	09/2014	424.73	0.00	0.00	0.00	424.73	0.00	424.73
oe2300	na	Focus Personnel	Current	C-2355373	nlat	10/01/2014	10/2014	425.15	0.00	0.00	0.00	425.15	0.00	425.15
oe2300	na	Focus Personnel	Current	C-2395623	nlat	12/01/2014	12/2014	417.48	0.00	0.00	417.48	0.00	0.00	417.48
oe2300	na	Focus Personnel	Current	C-2408809	nlat	01/01/2015	01/2015	424.53	0.00	424.53	0.00	0.00	0.00	424.53
oe2300	na	Focus Personnel	Current	C-2421186	ttwo	02/01/2015	02/2015	13.00	13.00	0.00	0.00	0.00	0.00	13.00
oe2300	na	Focus Personnel	Current	C-2421187	stx	02/01/2015	02/2015	1.15	1.15	0.00	0.00	0.00	0.00	1.15
oe2300	na	Focus Personnel	Current	C-2424146	tels	02/01/2015	02/2015	331.09	331.09	0.00	0.00	0.00	0.00	331.09
oe2300	na	Focus Personnel	Current	C-2424147	stx	02/01/2015	02/2015	29.38	29.38	0.00	0.00	0.00	0.00	29.38
oe2300	na	Focus Personnel	Current	C-2428422	nlat	02/01/2015	02/2015	449.96	449.96	0.00	0.00	0.00	0.00	449.96
oe2300	na	Focus Personnel	Current	C-2429268	nbr	02/01/2015	02/2015	20,085.00	20,085.00	0.00	0.00	0.00	0.00	20,085.00
oe2300	na	Focus Personnel	Current	C-2429269	nretre	02/01/2015	02/2015	933.96	933.96	0.00	0.00	0.00	0.00	933.96
Focus Personnel								28,260.97	21,843.54	424.53	417.48	5,575.42	0.00	28,260.97
GRAND CAFE LLC (t0013396)														
oe2300	na	GRAND CAFE LLC	Current	C-2429270	nrtl	02/01/2015	02/2015	4,812.43	4,812.43	0.00	0.00	0.00	0.00	4,812.43
oe2300	na	GRAND CAFE LLC	Current	C-2429271	nrtl	02/01/2015	02/2015	11,243.37	11,243.37	0.00	0.00	0.00	0.00	11,243.37
GRAND CAFE LLC								16,055.80	16,055.80	0.00	0.00	0.00	0.00	16,055.80
HQ GLOBAL WORKPLACES, INC. (t0013400)														

Property	Customer	Lease	Status	Tran#	Charge Code	Date	Month	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Pre-payments	Total Owed
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	R-889020	Prepay	10/22/2014	11/2014	0.00	0.00	0.00	0.00	0.00	-34.84	-34.84
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2369633	stx	11/01/2014	11/2014	5.41	0.00	0.00	0.00	5.41	0.00	5.41
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2385435	ntwo	12/01/2014	12/2014	2,182.89	0.00	0.00	2,182.89	0.00	0.00	2,182.89
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2385442	ntwo	12/01/2014	12/2014	1,500.00	0.00	0.00	1,500.00	0.00	0.00	1,500.00
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2389417	tels	12/01/2014	12/2014	4,379.09	0.00	0.00	4,379.09	0.00	0.00	4,379.09
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2389418	stx	12/01/2014	12/2014	388.64	0.00	0.00	388.64	0.00	0.00	388.64
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2392035	tflf	12/01/2014	12/2014	144.00	0.00	0.00	144.00	0.00	0.00	144.00
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2392036	stx	12/01/2014	12/2014	12.78	0.00	0.00	12.78	0.00	0.00	12.78
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2392073	ttwo	12/01/2014	12/2014	32.00	0.00	0.00	32.00	0.00	0.00	32.00
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2392074	stx	12/01/2014	12/2014	2.84	0.00	0.00	2.84	0.00	0.00	2.84
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2392120	ttwo	12/01/2014	12/2014	156.00	0.00	0.00	156.00	0.00	0.00	156.00
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2392121	stx	12/01/2014	12/2014	13.84	0.00	0.00	13.84	0.00	0.00	13.84
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2392133	tflf	12/01/2014	12/2014	1,296.00	0.00	0.00	1,296.00	0.00	0.00	1,296.00
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2392134	stx	12/01/2014	12/2014	115.02	0.00	0.00	115.02	0.00	0.00	115.02
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2392154	ttwo	12/01/2014	12/2014	32.00	0.00	0.00	32.00	0.00	0.00	32.00
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2392155	stx	12/01/2014	12/2014	2.84	0.00	0.00	2.84	0.00	0.00	2.84
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2402603	nretrr	01/01/2015	01/2015	8,628.65	0.00	8,628.65	0.00	0.00	0.00	8,628.65
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2402846	ttwo	01/01/2015	01/2015	32.00	0.00	32.00	0.00	0.00	0.00	32.00
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2402847	stx	01/01/2015	01/2015	2.84	0.00	2.84	0.00	0.00	0.00	2.84
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2402852	ttwo	01/01/2015	01/2015	52.00	0.00	52.00	0.00	0.00	0.00	52.00
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2402853	stx	01/01/2015	01/2015	4.62	0.00	4.62	0.00	0.00	0.00	4.62
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2402917	ttwo	01/01/2015	01/2015	32.00	0.00	32.00	0.00	0.00	0.00	32.00
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2402918	stx	01/01/2015	01/2015	2.84	0.00	2.84	0.00	0.00	0.00	2.84
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2405384	tels	01/01/2015	01/2015	4,301.79	0.00	4,301.79	0.00	0.00	0.00	4,301.79
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2405385	stx	01/01/2015	01/2015	381.78	0.00	381.78	0.00	0.00	0.00	381.78
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2410123	nretre	01/01/2015	01/2015	1,350.87	0.00	1,350.87	0.00	0.00	0.00	1,350.87
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2419459	ntwo	02/01/2015	02/2015	393.25	393.25	0.00	0.00	0.00	0.00	393.25

Property	Customer	Lease	Status	Tran#	Charge Code	Date	Month	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Pre-payments	Total Owed
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2419460	stx	02/01/2015	02/2015	34.90	34.90	0.00	0.00	0.00	0.00	34.90
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2421054	tdamage	02/01/2015	02/2015	48.00	48.00	0.00	0.00	0.00	0.00	48.00
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2421055	stx	02/01/2015	02/2015	4.26	4.26	0.00	0.00	0.00	0.00	4.26
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2421068	tdamage	02/01/2015	02/2015	48.00	48.00	0.00	0.00	0.00	0.00	48.00
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2421069	stx	02/01/2015	02/2015	4.26	4.26	0.00	0.00	0.00	0.00	4.26
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2421095	ttwo	02/01/2015	02/2015	32.00	32.00	0.00	0.00	0.00	0.00	32.00
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2421096	stx	02/01/2015	02/2015	2.84	2.84	0.00	0.00	0.00	0.00	2.84
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2421115	ttwo	02/01/2015	02/2015	32.00	32.00	0.00	0.00	0.00	0.00	32.00
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2421116	stx	02/01/2015	02/2015	2.84	2.84	0.00	0.00	0.00	0.00	2.84
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2421129	tdamage	02/01/2015	02/2015	48.00	48.00	0.00	0.00	0.00	0.00	48.00
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2421130	stx	02/01/2015	02/2015	4.26	4.26	0.00	0.00	0.00	0.00	4.26
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2421133	ttwo	02/01/2015	02/2015	30.00	30.00	0.00	0.00	0.00	0.00	30.00
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2421134	stx	02/01/2015	02/2015	2.66	2.66	0.00	0.00	0.00	0.00	2.66
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2421166	ttwo	02/01/2015	02/2015	104.00	104.00	0.00	0.00	0.00	0.00	104.00
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2421167	stx	02/01/2015	02/2015	9.23	9.23	0.00	0.00	0.00	0.00	9.23
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2424154	tels	02/01/2015	02/2015	4,322.38	4,322.38	0.00	0.00	0.00	0.00	4,322.38
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2424155	stx	02/01/2015	02/2015	383.61	383.61	0.00	0.00	0.00	0.00	383.61
oe2300	mp000930	HQ GLOBAL WORKPLACES, INC.	Current	C-2429282	nretre	02/01/2015	02/2015	1,350.87	1,350.87	0.00	0.00	0.00	0.00	1,350.87
HQ GLOBAL WORKPLACES, INC.								31,910.10	6,857.36	14,789.39	10,257.94	5.41	-34.84	31,875.26

HSH Nordbank - Suisse Re (t0013402)														
oe2300	na	HSH Nordbank - Suisse Re	Current	C-2369650	ttwo	11/01/2014	11/2014	152.40	0.00	0.00	0.00	152.40	0.00	152.40
oe2300	na	HSH Nordbank - Suisse Re	Current	C-2369651	stx	11/01/2014	11/2014	13.53	0.00	0.00	0.00	13.53	0.00	13.53
oe2300	na	HSH Nordbank - Suisse Re	Current	C-2369656	ttwo	11/01/2014	11/2014	32.00	0.00	0.00	0.00	32.00	0.00	32.00
oe2300	na	HSH Nordbank - Suisse Re	Current	C-2369657	stx	11/01/2014	11/2014	2.84	0.00	0.00	0.00	2.84	0.00	2.84
oe2300	na	HSH Nordbank - Suisse Re	Current	C-2369658	tdamage	11/01/2014	11/2014	48.00	0.00	0.00	0.00	48.00	0.00	48.00
oe2300	na	HSH Nordbank - Suisse Re	Current	C-2369659	stx	11/01/2014	11/2014	4.26	0.00	0.00	0.00	4.26	0.00	4.26
oe2300	na	HSH Nordbank - Suisse Re	Current	C-2369674	ttwo	11/01/2014	11/2014	304.80	0.00	0.00	0.00	304.80	0.00	304.80

DB Caption: Domestic Production SQL 2008    Property: oe2300    Status: Current, Past, Future    Age As Of: 02/28/2015    Post To: 02/2015

Property	Customer	Lease	Status	Tran#	Charge Code	Date	Month	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Pre-payments	Total Owed
oe2300	na	HSH Nordbank - Suisse Re	Current	C-2369675	stx	11/01/2014	11/2014	27.05	0.00	0.00	0.00	27.05	0.00	27.05
oe2300	na	HSH Nordbank - Suisse Re	Current	C-2369748	ttwo	11/01/2014	11/2014	90.00	0.00	0.00	0.00	90.00	0.00	90.00
oe2300	na	HSH Nordbank - Suisse Re	Current	C-2369749	ttwo	11/01/2014	11/2014	48.00	0.00	0.00	0.00	48.00	0.00	48.00
oe2300	na	HSH Nordbank - Suisse Re	Current	C-2369750	stx	11/01/2014	11/2014	12.25	0.00	0.00	0.00	12.25	0.00	12.25
oe2300	na	HSH Nordbank - Suisse Re	Current	C-2369753	ttwo	11/01/2014	11/2014	32.00	0.00	0.00	0.00	32.00	0.00	32.00
oe2300	na	HSH Nordbank - Suisse Re	Current	C-2369754	stx	11/01/2014	11/2014	2.84	0.00	0.00	0.00	2.84	0.00	2.84
oe2300	na	HSH Nordbank - Suisse Re	Current	C-2369765	ttwo	11/01/2014	11/2014	32.00	0.00	0.00	0.00	32.00	0.00	32.00
oe2300	na	HSH Nordbank - Suisse Re	Current	C-2369766	stx	11/01/2014	11/2014	2.84	0.00	0.00	0.00	2.84	0.00	2.84
HSH Nordbank - Suisse Re								804.81	0.00	0.00	0.00	804.81	0.00	804.81
ING Investment Management International LLC (t0013829)														
oe2300	mp001871	ING Investment Management International LLC	Current	C-2424158	tels	02/01/2015	02/2015	1,087.86	1,087.86	0.00	0.00	0.00	0.00	1,087.86
oe2300	mp001871	ING Investment Management International LLC	Current	C-2424159	stx	02/01/2015	02/2015	96.55	96.55	0.00	0.00	0.00	0.00	96.55
ING Investment Management International LLC								1,184.41	1,184.41	0.00	0.00	0.00	0.00	1,184.41
KERN CORPORATION (t0013416)														
oe2300	na	KERN CORPORATION	Current	C-2402567	nretrr	01/01/2015	01/2015	173.00	0.00	173.00	0.00	0.00	0.00	173.00
oe2300	na	KERN CORPORATION	Current	C-2410162	noere	01/01/2015	01/2015	16.65	0.00	16.65	0.00	0.00	0.00	16.65
oe2300	na	KERN CORPORATION	Current	C-2410163	nretre	01/01/2015	01/2015	104.00	0.00	104.00	0.00	0.00	0.00	104.00
oe2300	na	KERN CORPORATION	Current	C-2429321	noere	02/01/2015	02/2015	16.65	16.65	0.00	0.00	0.00	0.00	16.65
oe2300	na	KERN CORPORATION	Current	C-2429322	nretre	02/01/2015	02/2015	104.00	104.00	0.00	0.00	0.00	0.00	104.00
KERN CORPORATION								414.30	120.65	293.65	0.00	0.00	0.00	414.30
KURZMAN KARELSEN & FRANK (t0013418)														
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1773968	nretre	07/01/2011	12/2011	91,194.47	0.00	0.00	0.00	91,194.47	0.00	91,194.47
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	R-673847	Prepay	07/07/2011	12/2011	0.00	0.00	0.00	0.00	0.00	-60.00	-60.00
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1773969	nbr	09/01/2011	12/2011	41,135.63	0.00	0.00	0.00	41,135.63	0.00	41,135.63
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1773970	nlgr	09/01/2011	12/2011	3,508.62	0.00	0.00	0.00	3,508.62	0.00	3,508.62
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1773971	noere	09/01/2011	12/2011	6,022.29	0.00	0.00	0.00	6,022.29	0.00	6,022.29

Property	Customer	Lease	Status	Tran#	Charge Code	Date	Month	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Pre-payments	Total Owed
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1773972	nbr	10/01/2011	12/2011	41,135.63	0.00	0.00	0.00	41,135.63	0.00	41,135.63
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1773973	nlat	10/01/2011	12/2011	301.92	0.00	0.00	0.00	301.92	0.00	301.92
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1773974	noere	10/01/2011	12/2011	6,022.29	0.00	0.00	0.00	6,022.29	0.00	6,022.29
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1773975	stx	10/01/2011	12/2011	119.40	0.00	0.00	0.00	119.40	0.00	119.40
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1773976	tels	10/01/2011	12/2011	1,345.38	0.00	0.00	0.00	1,345.38	0.00	1,345.38
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1773977	nbr	11/01/2011	12/2011	41,135.63	0.00	0.00	0.00	41,135.63	0.00	41,135.63
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1773978	nlat	11/01/2011	12/2011	290.37	0.00	0.00	0.00	290.37	0.00	290.37
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1773979	nlgr	11/01/2011	12/2011	577.05	0.00	0.00	0.00	577.05	0.00	577.05
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1773980	noere	11/01/2011	12/2011	6,022.29	0.00	0.00	0.00	6,022.29	0.00	6,022.29
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1773981	stx	11/01/2011	12/2011	14.15	0.00	0.00	0.00	14.15	0.00	14.15
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1773982	tels	11/01/2011	12/2011	159.45	0.00	0.00	0.00	159.45	0.00	159.45
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1773983	nbr	12/01/2011	12/2011	41,135.63	0.00	0.00	0.00	41,135.63	0.00	41,135.63
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1773984	nlat	12/01/2011	12/2011	284.45	0.00	0.00	0.00	284.45	0.00	284.45
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1773985	nlgr	12/01/2011	12/2011	1,142.59	0.00	0.00	0.00	1,142.59	0.00	1,142.59
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1773986	noere	12/01/2011	12/2011	6,022.29	0.00	0.00	0.00	6,022.29	0.00	6,022.29
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1773987	stx	12/01/2011	12/2011	83.56	0.00	0.00	0.00	83.56	0.00	83.56
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1773988	tels	12/01/2011	12/2011	941.53	0.00	0.00	0.00	941.53	0.00	941.53
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1773989	nbr	01/01/2012	12/2011	41,135.63	0.00	0.00	0.00	41,135.63	0.00	41,135.63
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1773990	nlat	01/01/2012	12/2011	297.41	0.00	0.00	0.00	297.41	0.00	297.41
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1773991	nlgr	01/01/2012	12/2011	5,281.40	0.00	0.00	0.00	5,281.40	0.00	5,281.40
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1773992	noere	01/01/2012	12/2011	6,505.54	0.00	0.00	0.00	6,505.54	0.00	6,505.54
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1774479	nretre	01/01/2012	12/2011	-3,904.20	0.00	0.00	0.00	-3,904.20	0.00	-3,904.20
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1774667	nretre	01/01/2012	12/2011	-6.09	0.00	0.00	0.00	-6.09	0.00	-6.09
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1778774	nlgr	02/01/2012	02/2012	1,078.10	0.00	0.00	0.00	1,078.10	0.00	1,078.10
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1802900	nlgr	03/01/2012	03/2012	305.75	0.00	0.00	0.00	305.75	0.00	305.75
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1813995	nlgr	04/01/2012	04/2012	143.05	0.00	0.00	0.00	143.05	0.00	143.05
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1820827	nlat	04/01/2012	04/2012	12.23	0.00	0.00	0.00	12.23	0.00	12.23

Property	Customer	Lease	Status	Tran#	Charge Code	Date	Month	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Pre-payments	Total Owed
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1832480	nlgr	05/01/2012	05/2012	4,810.75	0.00	0.00	0.00	4,810.75	0.00	4,810.75
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1832871	noerr	05/01/2012	05/2012	10,131.70	0.00	0.00	0.00	10,131.70	0.00	10,131.70
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1837630	nlatt	05/01/2012	05/2012	5.72	0.00	0.00	0.00	5.72	0.00	5.72
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1864968	nbr	02/01/2012	06/2012	41,135.63	0.00	0.00	0.00	41,135.63	0.00	41,135.63
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1864975	noere	02/01/2012	06/2012	6,505.54	0.00	0.00	0.00	6,505.54	0.00	6,505.54
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1864969	nbr	03/01/2012	06/2012	41,135.63	0.00	0.00	0.00	41,135.63	0.00	41,135.63
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1864976	noere	03/01/2012	06/2012	6,505.54	0.00	0.00	0.00	6,505.54	0.00	6,505.54
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1864971	nbr	04/01/2012	06/2012	41,135.63	0.00	0.00	0.00	41,135.63	0.00	41,135.63
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1864977	noere	04/01/2012	06/2012	6,505.54	0.00	0.00	0.00	6,505.54	0.00	6,505.54
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1864973	nbr	05/01/2012	06/2012	41,135.63	0.00	0.00	0.00	41,135.63	0.00	41,135.63
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1864978	noere	05/01/2012	06/2012	6,505.54	0.00	0.00	0.00	6,505.54	0.00	6,505.54
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1851580	nlatt	06/01/2012	06/2012	910.50	0.00	0.00	0.00	910.50	0.00	910.50
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1856207	nlgr	06/01/2012	06/2012	3,079.00	0.00	0.00	0.00	3,079.00	0.00	3,079.00
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1864974	nbr	06/01/2012	06/2012	41,135.63	0.00	0.00	0.00	41,135.63	0.00	41,135.63
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1864979	noere	06/01/2012	06/2012	6,505.54	0.00	0.00	0.00	6,505.54	0.00	6,505.54
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1866966	nlgr	07/01/2012	07/2012	2,977.50	0.00	0.00	0.00	2,977.50	0.00	2,977.50
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1869088	nlatt	07/01/2012	07/2012	9,687.81	0.00	0.00	0.00	9,687.81	0.00	9,687.81
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1880878	nbr	07/01/2012	07/2012	41,135.63	0.00	0.00	0.00	41,135.63	0.00	41,135.63
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1880879	nretre	07/01/2012	07/2012	57,799.55	0.00	0.00	0.00	57,799.55	0.00	57,799.55
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1880880	nlatt	07/01/2012	07/2012	11,538.65	0.00	0.00	0.00	11,538.65	0.00	11,538.65
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1880881	noere	07/01/2012	07/2012	6,505.54	0.00	0.00	0.00	6,505.54	0.00	6,505.54
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1890745	nlatt	08/01/2012	08/2012	4,359.19	0.00	0.00	0.00	4,359.19	0.00	4,359.19
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1891682	nlgr	08/01/2012	08/2012	2,422.85	0.00	0.00	0.00	2,422.85	0.00	2,422.85
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1906752	nlatt	09/01/2012	09/2012	4,395.19	0.00	0.00	0.00	4,395.19	0.00	4,395.19
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1969180	nretre	01/01/2013	01/2013	-20,934.56	0.00	0.00	0.00	-20,934.56	0.00	-20,934.56
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1983410	nlgr	02/01/2013	02/2013	4,639.20	0.00	0.00	0.00	4,639.20	0.00	4,639.20
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1987034	nbr	02/01/2013	02/2013	41,135.63	0.00	0.00	0.00	41,135.63	0.00	41,135.63

DB Caption: Domestic Production SQL 2008    Property: oe2300    Status: Current, Past, Future    Age As Of: 02/28/2015    Post To: 02/2015

Property	Customer	Lease	Status	Tran#	Charge Code	Date	Month	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Pre-payments	Total Owed
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1987035	nbr	02/01/2013	02/2013	41,135.63	0.00	0.00	0.00	41,135.63	0.00	41,135.63
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-1987036	nbr	02/01/2013	02/2013	29,193.02	0.00	0.00	0.00	29,193.02	0.00	29,193.02
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-2019916	nlgr	04/01/2013	04/2013	2,871.25	0.00	0.00	0.00	2,871.25	0.00	2,871.25
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-2042603	nlgr	05/01/2013	05/2013	413.25	0.00	0.00	0.00	413.25	0.00	413.25
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-2056241	noerr	05/01/2013	05/2013	20,744.79	0.00	0.00	0.00	20,744.79	0.00	20,744.79
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-2081786	nlgr	07/01/2013	07/2013	2,304.00	0.00	0.00	0.00	2,304.00	0.00	2,304.00
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-2096677	nlgr	08/01/2013	08/2013	1,197.50	0.00	0.00	0.00	1,197.50	0.00	1,197.50
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-2114752	nlgr	09/01/2013	09/2013	427.25	0.00	0.00	0.00	427.25	0.00	427.25
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-2131014	nlgr	10/01/2013	10/2013	988.75	0.00	0.00	0.00	988.75	0.00	988.75
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-2152167	nlgr	11/01/2013	11/2013	2,398.75	0.00	0.00	0.00	2,398.75	0.00	2,398.75
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-2184201	nlgr	01/01/2014	01/2014	2,942.56	0.00	0.00	0.00	2,942.56	0.00	2,942.56
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-2221535	nlgr	03/01/2014	03/2014	641.18	0.00	0.00	0.00	641.18	0.00	641.18
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-2238305	nlgr	04/01/2014	04/2014	3,808.75	0.00	0.00	0.00	3,808.75	0.00	3,808.75
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-2260059	nlgr	05/01/2014	05/2014	2,455.75	0.00	0.00	0.00	2,455.75	0.00	2,455.75
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-2279457	nlgr	06/01/2014	06/2014	483.75	0.00	0.00	0.00	483.75	0.00	483.75
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-2298041	nlgr	07/01/2014	07/2014	15,637.75	0.00	0.00	0.00	15,637.75	0.00	15,637.75
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-2316749	nlgr	08/01/2014	08/2014	8,381.50	0.00	0.00	0.00	8,381.50	0.00	8,381.50
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-2351127	nlgr	10/01/2014	10/2014	8,523.99	0.00	0.00	0.00	8,523.99	0.00	8,523.99
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-2367669	nlgr	01/11/2014	11/2014	1,001.32	0.00	0.00	0.00	1,001.32	0.00	1,001.32
oe2300	mp001014	KURZMAN KARELSEN & FRANK	Past	C-2401503	nlgr	01/01/2015	01/2015	3,286.75	0.00	3,286.75	0.00	0.00	0.00	3,286.75
KURZMAN KARELSEN & FRANK								911,086.63	0.00	3,286.75	0.00	907,799.88	-60.00	911,026.63
Lathrop & Gage. LLP (t0013420)														
oe2300	mp003092	Lathrop & Gage. LLP	Current	C-2402568	nretrr	01/01/2015	01/2015	6,037.72	0.00	6,037.72	0.00	0.00	0.00	6,037.72
oe2300	mp003092	Lathrop & Gage. LLP	Current	C-2402569	nretrr	01/01/2015	01/2015	2,059.44	0.00	2,059.44	0.00	0.00	0.00	2,059.44
oe2300	mp003092	Lathrop & Gage. LLP	Current	C-2402855	ttwo	01/01/2015	01/2015	104.00	0.00	104.00	0.00	0.00	0.00	104.00
oe2300	mp003092	Lathrop & Gage. LLP	Current	C-2402856	stx	01/01/2015	01/2015	9.23	0.00	9.23	0.00	0.00	0.00	9.23
oe2300	mp003092	Lathrop & Gage. LLP	Current	C-2402867	ttwo	01/01/2015	01/2015	52.00	0.00	52.00	0.00	0.00	0.00	52.00



DB Caption: Domestic Production SQL 2008    Property: oe2300    Status: Current, Past, Future    Age As Of: 02/28/2015    Post To: 02/2015

Property	Customer	Lease	Status	Tran#	Charge Code	Date	Month	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Pre-payments	Total Owed
oe2300	mp00309 2	Lathrop & Gage. LLP	Current	C-2402868	stx	01/01/2015	01/2015	4.62	0.00	4.62	0.00	0.00	0.00	4.62
oe2300	mp00309 2	Lathrop & Gage. LLP	Current	C-2402882	ttwo	01/01/2015	01/2015	32.00	0.00	32.00	0.00	0.00	0.00	32.00
oe2300	mp00309 2	Lathrop & Gage. LLP	Current	C-2402883	stx	01/01/2015	01/2015	2.84	0.00	2.84	0.00	0.00	0.00	2.84
oe2300	mp00309 2	Lathrop & Gage. LLP	Current	C-2405392	tels	01/01/2015	01/2015	1,546.26	0.00	1,546.26	0.00	0.00	0.00	1,546.26
oe2300	mp00309 2	Lathrop & Gage. LLP	Current	C-2405393	stx	01/01/2015	01/2015	137.23	0.00	137.23	0.00	0.00	0.00	137.23
oe2300	mp00309 2	Lathrop & Gage. LLP	Current	C-2424162	tels	02/01/2015	02/2015	1,753.86	1,753.86	0.00	0.00	0.00	0.00	1,753.86
oe2300	mp00309 2	Lathrop & Gage. LLP	Current	C-2424163	stx	02/01/2015	02/2015	155.66	155.66	0.00	0.00	0.00	0.00	155.66
Lathrop & Gage. LLP								11,894.86	1,909.52	9,985.34	0.00	0.00	0.00	11,894.86
Lee Hecht Harrison LLC (t0015123)														
oe2300	leehe001	Lee Hecht Harrison LLC	Current	C-2424164	tels	02/01/2015	02/2015	1,363.04	1,363.04	0.00	0.00	0.00	0.00	1,363.04
oe2300	leehe001	Lee Hecht Harrison LLC	Current	C-2424165	stx	02/01/2015	02/2015	120.97	120.97	0.00	0.00	0.00	0.00	120.97
Lee Hecht Harrison LLC								1,484.01	1,484.01	0.00	0.00	0.00	0.00	1,484.01
LPC Commercial Services (t0013465)														
oe2300	na	LPC Commercial Services	Current	R-857665	Prepay	05/28/2014	06/2014	0.00	0.00	0.00	0.00	0.00	-638.66	-638.66
oe2300	na	LPC Commercial Services	Current	C-2377856	nlat	11/01/2014	11/2014	670.16	0.00	0.00	0.00	670.16	0.00	670.16
oe2300	na	LPC Commercial Services	Current	C-2402612	nretrr	01/01/2015	01/2015	298.91	0.00	298.91	0.00	0.00	0.00	298.91
LPC Commercial Services								969.07	0.00	298.91	0.00	670.16	-638.66	330.41
MARQUIS JET PARTNERS, INC. (t0013423)														
oe2300	mp00160 8	MARQUIS JET PARTNERS, INC.	Current	R-906515	Prepay	01/14/2015	02/2015	0.00	0.00	0.00	0.00	0.00	-3,000.00	-3,000.00
oe2300	mp00160 8	MARQUIS JET PARTNERS, INC.	Current	R-909457	Prepay	02/02/2015	02/2015	0.00	0.00	0.00	0.00	0.00	-3,000.00	-3,000.00
MARQUIS JET PARTNERS, INC.								0.00	0.00	0.00	0.00	0.00	-6,000.00	-6,000.00
McKenna Long & Aldridge LLP (t0013425)														
oe2300	mp00205 4	McKenna Long & Aldridge LLP	Current	C-2421080	ttwo	02/01/2015	02/2015	45.00	45.00	0.00	0.00	0.00	0.00	45.00
oe2300	mp00205 4	McKenna Long & Aldridge LLP	Current	C-2421081	stx	02/01/2015	02/2015	3.99	3.99	0.00	0.00	0.00	0.00	3.99
oe2300	mp00205 4	McKenna Long & Aldridge LLP	Current	C-2421111	ttwo	02/01/2015	02/2015	135.00	135.00	0.00	0.00	0.00	0.00	135.00
oe2300	mp00205 4	McKenna Long & Aldridge LLP	Current	C-2421112	stx	02/01/2015	02/2015	11.98	11.98	0.00	0.00	0.00	0.00	11.98
oe2300	mp00205 4	McKenna Long & Aldridge LLP	Current	C-2421158	tflf	02/01/2015	02/2015	1,296.00	1,296.00	0.00	0.00	0.00	0.00	1,296.00
oe2300	mp00205 4	McKenna Long & Aldridge LLP	Current	C-2421159	stx	02/01/2015	02/2015	115.02	115.02	0.00	0.00	0.00	0.00	115.02
oe2300	mp00205 4	McKenna Long & Aldridge LLP	Current	C-2421160	ttwo	02/01/2015	02/2015	90.00	90.00	0.00	0.00	0.00	0.00	90.00

DB Caption: Domestic Production SQL 2008    Property: oe2300    Status: Current, Past, Future    Age As Of: 02/28/2015    Post To: 02/2015

Property	Customer	Lease	Status	Tran#	Charge Code	Date	Month	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Pre-payments	Total Owed
oe2300	mp002054	McKenna Long & Aldridge LLP	Current	C-2421161	stx	02/01/2015	02/2015	7.99	7.99	0.00	0.00	0.00	0.00	7.99
oe2300	mp002054	McKenna Long & Aldridge LLP	Current	C-2421170	ttwo	02/01/2015	02/2015	90.00	90.00	0.00	0.00	0.00	0.00	90.00
oe2300	mp002054	McKenna Long & Aldridge LLP	Current	C-2421171	stx	02/01/2015	02/2015	7.99	7.99	0.00	0.00	0.00	0.00	7.99
oe2300	mp002054	McKenna Long & Aldridge LLP	Current	C-2421180	tflf	02/01/2015	02/2015	1,296.00	1,296.00	0.00	0.00	0.00	0.00	1,296.00
oe2300	mp002054	McKenna Long & Aldridge LLP	Current	C-2421181	stx	02/01/2015	02/2015	115.02	115.02	0.00	0.00	0.00	0.00	115.02
oe2300	mp002054	McKenna Long & Aldridge LLP	Current	C-2421190	tdamage	02/01/2015	02/2015	48.00	48.00	0.00	0.00	0.00	0.00	48.00
oe2300	mp002054	McKenna Long & Aldridge LLP	Current	C-2421191	stx	02/01/2015	02/2015	4.26	4.26	0.00	0.00	0.00	0.00	4.26
oe2300	mp002054	McKenna Long & Aldridge LLP	Current	C-2421196	ttwo	02/01/2015	02/2015	104.00	104.00	0.00	0.00	0.00	0.00	104.00
oe2300	mp002054	McKenna Long & Aldridge LLP	Current	C-2421197	stx	02/01/2015	02/2015	9.23	9.23	0.00	0.00	0.00	0.00	9.23
oe2300	mp002054	McKenna Long & Aldridge LLP	Current	C-2421206	ttwo	02/01/2015	02/2015	104.00	104.00	0.00	0.00	0.00	0.00	104.00
oe2300	mp002054	McKenna Long & Aldridge LLP	Current	C-2421207	stx	02/01/2015	02/2015	9.23	9.23	0.00	0.00	0.00	0.00	9.23
oe2300	mp002054	McKenna Long & Aldridge LLP	Current	C-2424168	tels	02/01/2015	02/2015	5,402.69	5,402.69	0.00	0.00	0.00	0.00	5,402.69
oe2300	mp002054	McKenna Long & Aldridge LLP	Current	C-2424169	stx	02/01/2015	02/2015	479.49	479.49	0.00	0.00	0.00	0.00	479.49
McKenna Long & Aldridge LLP								9,374.89	9,374.89	0.00	0.00	0.00	0.00	9,374.89
MUFG Union Bank, NA (t0016107)														
oe2300		MUFG Union Bank, NA	Current	R-889944	Prepay	10/21/2014	11/2014	0.00	0.00	0.00	0.00	0.00	-2,822.57	-2,822.57
oe2300		MUFG Union Bank, NA	Current	R-892155	Prepay	10/31/2014	11/2014	0.00	0.00	0.00	0.00	0.00	-0.03	-0.03
oe2300		MUFG Union Bank, NA	Current	R-894908	Prepay	11/19/2014	12/2014	0.00	0.00	0.00	0.00	0.00	-2,822.58	-2,822.58
oe2300		MUFG Union Bank, NA	Current	R-897174	Prepay	12/02/2014	12/2014	0.00	0.00	0.00	0.00	0.00	-0.03	-0.03
oe2300		MUFG Union Bank, NA	Current	R-900799	Prepay	12/17/2014	01/2015	0.00	0.00	0.00	0.00	0.00	-2,822.58	-2,822.58
oe2300		MUFG Union Bank, NA	Current	R-901489	Prepay	12/24/2014	01/2015	0.00	0.00	0.00	0.00	0.00	-1,367.79	-1,367.79
oe2300		MUFG Union Bank, NA	Current	C-2419453	ntwo	02/01/2015	02/2015	206.91	206.91	0.00	0.00	0.00	0.00	206.91
oe2300		MUFG Union Bank, NA	Current	C-2419454	stx	02/01/2015	02/2015	18.36	18.36	0.00	0.00	0.00	0.00	18.36
oe2300		MUFG Union Bank, NA	Current	C-2424199	tels	02/01/2015	02/2015	2,297.76	2,297.76	0.00	0.00	0.00	0.00	2,297.76
oe2300		MUFG Union Bank, NA	Current	C-2424200	stx	02/01/2015	02/2015	203.93	203.93	0.00	0.00	0.00	0.00	203.93
oe2300		MUFG Union Bank, NA	Current	R-909462	Prepay	02/02/2015	02/2015	0.00	0.00	0.00	0.00	0.00	-0.02	-0.02
MUFG Union Bank, NA								2,726.96	2,726.96	0.00	0.00	0.00	-9,835.60	-7,108.64
Novartis Finance Corporation (t0013431)														
oe2300	mp003066	Novartis Finance Corporation	Current	C-2424172	tels	02/01/2015	02/2015	2,889.42	2,889.42	0.00	0.00	0.00	0.00	2,889.42
oe2300	mp003066	Novartis Finance Corporation	Current	C-2424173	stx	02/01/2015	02/2015	256.44	256.44	0.00	0.00	0.00	0.00	256.44
Novartis Finance Corporation								3,145.86	3,145.86	0.00	0.00	0.00	0.00	3,145.86

DB Caption: Domestic Production SQL 2008    Property: oe2300    Status: Current, Past, Future    Age As Of: 02/28/2015    Post To: 02/2015

Property	Customer	Lease	Status	Tran#	Charge Code	Date	Month	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Pre-payments	Total Owed
Orion Consultants, LLC (t0013433)														
oe2300	mp001067	Orion Consultants, LLC	Current	R-908808	Prepay	01/30/2015	02/2015	0.00	0.00	0.00	0.00	0.00	-7,995.24	-7,995.24
Orion Consultants, LLC								0.00	0.00	0.00	0.00	0.00	-7,995.24	-7,995.24
OTTERBOURG STEINDLER HOUSTON (t0013434)														
oe2300	mp001028	OTTERBOURG STEINDLER HOUSTON	Current	C-2314009	nretre	07/01/2014	07/2014	-571.52	0.00	0.00	0.00	-571.52	0.00	-571.52
oe2300	mp001028	OTTERBOURG STEINDLER HOUSTON	Current	C-2314010	nretre	07/01/2014	07/2014	-571.52	0.00	0.00	0.00	-571.52	0.00	-571.52
OTTERBOURG STEINDLER HOUSTON								-1,143.04	0.00	0.00	0.00	-1,143.04	0.00	-1,143.04
PBS Gould Venture LLC (t0013436)														
oe2300	na	PBS Gould Venture LLC	Current	C-2419214	nsd	01/01/2015	01/2015	10.31	0.00	10.31	0.00	0.00	0.00	10.31
PBS Gould Venture LLC								10.31	0.00	10.31	0.00	0.00	0.00	10.31
Reed Elsevier, Inc (t0015386)														
oe2300	reel001	Reed Elsevier, Inc	Current	R-877878	Prepay	08/26/2014	09/2014	0.00	0.00	0.00	0.00	0.00	-13,256.46	-13,256.46
oe2300	reel001	Reed Elsevier, Inc	Current	C-2392076	tdamage	12/01/2014	12/2014	48.00	0.00	0.00	48.00	0.00	0.00	48.00
oe2300	reel001	Reed Elsevier, Inc	Current	C-2392077	stx	12/01/2014	12/2014	4.26	0.00	0.00	4.26	0.00	0.00	4.26
oe2300	reel001	Reed Elsevier, Inc	Current	R-901494	Prepay	12/24/2014	01/2015	0.00	0.00	0.00	0.00	0.00	-301,280.25	-301,280.25
oe2300	reel001	Reed Elsevier, Inc	Current	C-2402869	ttwo	01/01/2015	01/2015	32.00	0.00	32.00	0.00	0.00	0.00	32.00
oe2300	reel001	Reed Elsevier, Inc	Current	C-2402870	stx	01/01/2015	01/2015	2.84	0.00	2.84	0.00	0.00	0.00	2.84
oe2300	reel001	Reed Elsevier, Inc	Current	R-908314	Prepay	01/26/2015	02/2015	0.00	0.00	0.00	0.00	0.00	-26,777.65	-26,777.65
oe2300	reel001	Reed Elsevier, Inc	Current	C-2419457	ntwo	02/01/2015	02/2015	121.00	121.00	0.00	0.00	0.00	0.00	121.00
oe2300	reel001	Reed Elsevier, Inc	Current	C-2419458	stx	02/01/2015	02/2015	10.74	10.74	0.00	0.00	0.00	0.00	10.74
oe2300	reel001	Reed Elsevier, Inc	Current	C-2421058	tdamage	02/01/2015	02/2015	48.00	48.00	0.00	0.00	0.00	0.00	48.00
oe2300	reel001	Reed Elsevier, Inc	Current	C-2421059	stx	02/01/2015	02/2015	4.26	4.26	0.00	0.00	0.00	0.00	4.26
oe2300	reel001	Reed Elsevier, Inc	Current	C-2421119	ttwo	02/01/2015	02/2015	32.00	32.00	0.00	0.00	0.00	0.00	32.00
oe2300	reel001	Reed Elsevier, Inc	Current	C-2421120	stx	02/01/2015	02/2015	2.84	2.84	0.00	0.00	0.00	0.00	2.84
oe2300	reel001	Reed Elsevier, Inc	Current	C-2421148	ttwo	02/01/2015	02/2015	32.00	32.00	0.00	0.00	0.00	0.00	32.00
oe2300	reel001	Reed Elsevier, Inc	Current	C-2421149	stx	02/01/2015	02/2015	2.84	2.84	0.00	0.00	0.00	0.00	2.84
oe2300	reel001	Reed Elsevier, Inc	Current	C-2421184	tdamage	02/01/2015	02/2015	48.00	48.00	0.00	0.00	0.00	0.00	48.00
oe2300	reel001	Reed Elsevier, Inc	Current	C-2421185	stx	02/01/2015	02/2015	4.26	4.26	0.00	0.00	0.00	0.00	4.26
oe2300	reel001	Reed Elsevier, Inc	Current	C-2424178	nere	02/01/2015	02/2015	11,847.17	11,847.17	0.00	0.00	0.00	0.00	11,847.17

DB Caption: Domestic Production SQL 2008    Property: oe2300    Status: Current, Past, Future    Age As Of: 02/28/2015    Post To: 02/2015

Property	Customer	Lease	Status	Tran#	Charge Code	Date	Month	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Pre-payments	Total Owed
oe2300	reeel001	Reed Elsevier, Inc	Current	C-2429511	nbrf	02/01/2015	02/2015	-43,157.54	-43,157.54	0.00	0.00	0.00	0.00	-43,157.54
oe2300	reeel001	Reed Elsevier, Inc	Current	C-2429512	nretre	02/01/2015	02/2015	3,083.31	3,083.31	0.00	0.00	0.00	0.00	3,083.31
oe2300	reeel001	Reed Elsevier, Inc	Current	C-2429513	fedcon	02/01/2015	02/2015	812.50	812.50	0.00	0.00	0.00	0.00	812.50
Reed Elsevier, Inc								-27,021.52	-27,108.62	34.84	52.26	0.00	-341,314.36	-368,335.88
Sageworks Inc (t0015413)														
oe2300	na	Sageworks Inc	Current	R-889392	Prepay	10/27/2014	11/2014	0.00	0.00	0.00	0.00	0.00	-14,218.71	-14,218.71
Sageworks Inc								0.00	0.00	0.00	0.00	0.00	-14,218.71	-14,218.71
Shanghai Chentou USA, LLC (t0015816)														
oe2300	na	Shanghai Chentou USA, LLC	Current	R-875224	Prepay	08/11/2014	09/2014	0.00	0.00	0.00	0.00	0.00	-17,139.71	-17,139.71
Shanghai Chentou USA, LLC								0.00	0.00	0.00	0.00	0.00	-17,139.71	-17,139.71
Stanley Black & Decker Inc (t0015692)														
oe2300		Stanley Black & Decker Inc	Current	R-904613	Prepay	10/14/2014	01/2015	0.00	0.00	0.00	0.00	0.00	-5,702.87	-5,702.87
oe2300		Stanley Black & Decker Inc	Current	R-904614	Prepay	11/20/2014	01/2015	0.00	0.00	0.00	0.00	0.00	-13,526.14	-13,526.14
oe2300		Stanley Black & Decker Inc	Current	R-904615	Prepay	12/19/2014	01/2015	0.00	0.00	0.00	0.00	0.00	-13,526.14	-13,526.14
oe2300		Stanley Black & Decker Inc	Current	C-2429531	nbr	02/01/2015	02/2015	14,484.17	14,484.17	0.00	0.00	0.00	0.00	14,484.17
oe2300		Stanley Black & Decker Inc	Current	C-2429532	nbrf	02/01/2015	02/2015	-2,803.39	-2,803.39	0.00	0.00	0.00	0.00	-2,803.39
Stanley Black & Decker Inc								11,680.78	11,680.78	0.00	0.00	0.00	-32,755.15	-21,074.37
Stanley Works (t0013446)														
oe2300	na	Stanley Works	Current	C-2421088	ttwo	02/01/2015	02/2015	65.00	65.00	0.00	0.00	0.00	0.00	65.00
oe2300	na	Stanley Works	Current	C-2421089	stx	02/01/2015	02/2015	5.77	5.77	0.00	0.00	0.00	0.00	5.77
Stanley Works								70.77	70.77	0.00	0.00	0.00	0.00	70.77
STARBUCKS CORPORATION (t0013447)														
oe2300	starb001	STARBUCKS CORPORATION	Current	R-848220	Prepay	04/01/2014	04/2014	0.00	0.00	0.00	0.00	0.00	-41.26	-41.26
oe2300	starb001	STARBUCKS CORPORATION	Current	C-2389452	stx	12/01/2014	12/2014	170.95	0.00	0.00	170.95	0.00	0.00	170.95
oe2300	starb001	STARBUCKS CORPORATION	Current	C-2402638	nretre	01/01/2015	01/2015	4,229.15	0.00	4,229.15	0.00	0.00	0.00	4,229.15
oe2300	starb001	STARBUCKS CORPORATION	Current	C-2419455	ntwo	02/01/2015	02/2015	2,420.00	2,420.00	0.00	0.00	0.00	0.00	2,420.00
oe2300	starb001	STARBUCKS CORPORATION	Current	C-2419456	stx	02/01/2015	02/2015	214.78	214.78	0.00	0.00	0.00	0.00	214.78
oe2300	starb001	STARBUCKS CORPORATION	Current	C-2423774	nwre	02/01/2015	02/2015	311.54	311.54	0.00	0.00	0.00	0.00	311.54
oe2300	starb001	STARBUCKS CORPORATION	Current	C-2424187	tels	02/01/2015	02/2015	1,889.98	1,889.98	0.00	0.00	0.00	0.00	1,889.98

DB Caption: Domestic Production SQL 2008    Property: oe2300    Status: Current, Past, Future    Age As Of: 02/28/2015    Post To: 02/2015

Property	Customer	Lease	Status	Tran#	Charge Code	Date	Month	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Pre-payments	Total Owed
oe2300	starb001	STARBUCKS CORPORATION	Current	C-2424188	stx	02/01/2015	02/2015	167.74	167.74	0.00	0.00	0.00	0.00	167.74
		STARBUCKS CORPORATION						9,404.14	5,004.04	4,229.15	170.95	0.00	-41.26	9,362.88
The Arthur Page Society (t0015621)														
oe2300	na	The Arthur Page Society	Current	C-2429530	nretre	02/01/2015	02/2015	115.89	115.89	0.00	0.00	0.00	0.00	115.89
		The Arthur Page Society						115.89	115.89	0.00	0.00	0.00	0.00	115.89
The Leona M And Harry B Helmsley Charitable Trust (t0014987)														
oe2300	mp000873	The Leona M And Harry B Helmsley Charitable Trust	Current	R-852205	Prepay	05/01/2014	05/2014	0.00	0.00	0.00	0.00	0.00	-39,914.88	-39,914.88
oe2300	mp000873	The Leona M And Harry B Helmsley Charitable Trust	Current	C-2410337	nretre	01/01/2015	01/2015	120.07	0.00	120.07	0.00	0.00	0.00	120.07
oe2300	mp000873	The Leona M And Harry B Helmsley Charitable Trust	Current	C-2429490	nbr	02/01/2015	02/2015	27,409.33	27,409.33	0.00	0.00	0.00	0.00	27,409.33
oe2300	mp000873	The Leona M And Harry B Helmsley Charitable Trust	Current	C-2429491	nbr	02/01/2015	02/2015	37,605.75	37,605.75	0.00	0.00	0.00	0.00	37,605.75
oe2300	mp000873	The Leona M And Harry B Helmsley Charitable Trust	Current	C-2429492	nere	02/01/2015	02/2015	1,572.67	1,572.67	0.00	0.00	0.00	0.00	1,572.67
oe2300	mp000873	The Leona M And Harry B Helmsley Charitable Trust	Current	C-2429493	nere	02/01/2015	02/2015	2,309.13	2,309.13	0.00	0.00	0.00	0.00	2,309.13
oe2300	mp000873	The Leona M And Harry B Helmsley Charitable Trust	Current	C-2429494	nretre	02/01/2015	02/2015	393.42	393.42	0.00	0.00	0.00	0.00	393.42
		The Leona M And Harry B Helmsley Charitable Trust						69,410.37	69,290.30	120.07	0.00	0.00	-39,914.88	29,495.49
Thompson Family Foundation, Inc (t0015169)														
oe2300	na	Thompson Family Foundation, Inc	Current	C-2237939	nere	02/01/2014	04/2014	-673.98	0.00	0.00	0.00	-673.98	0.00	-673.98
oe2300	na	Thompson Family Foundation, Inc	Current	C-2237940	nere	03/01/2014	04/2014	-857.79	0.00	0.00	0.00	-857.79	0.00	-857.79
oe2300	na	Thompson Family Foundation, Inc	Current	R-912096	Prepay	02/09/2015	02/2015	0.00	0.00	0.00	0.00	0.00	-13,607.68	-13,607.68
		Thompson Family Foundation, Inc						-1,531.77	0.00	0.00	0.00	-1,531.77	-13,607.68	-15,139.45
Urban Space Grand Central LLC (t0015412)														
oe2300	urbsp001	Urban Space Grand Central LLC	Current	R-834162	Prepay	02/05/2014	02/2014	0.00	0.00	0.00	0.00	0.00	-79,166.00	-79,166.00
oe2300	urbsp001	Urban Space Grand Central LLC	Current	C-2421121	tflf	02/01/2015	02/2015	2,448.00	2,448.00	0.00	0.00	0.00	0.00	2,448.00
oe2300	urbsp001	Urban Space Grand Central LLC	Current	C-2421122	stx	02/01/2015	02/2015	217.26	217.26	0.00	0.00	0.00	0.00	217.26
		Urban Space Grand Central LLC						2,665.26	2,665.26	0.00	0.00	0.00	-79,166.00	-76,500.74
Voya Financial, Inc (t0013404)														
oe2300	mp000949	Voya Financial, Inc	Current	C-2369686	noue	11/01/2014	11/2014	697.50	0.00	0.00	0.00	697.50	0.00	697.50
oe2300	mp000949	Voya Financial, Inc	Current	C-2369687	noue	11/01/2014	11/2014	697.50	0.00	0.00	0.00	697.50	0.00	697.50

DB Caption: Domestic Production SQL 2008    Property: oe2300    Status: Current, Past, Future    Age As Of: 02/28/2015    Post To: 02/2015

Property	Customer	Lease	Status	Tran#	Charge Code	Date	Month	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Pre-payments	Total Owed
oe2300	mp000949	Voya Financial, Inc	Current	C-2369744	noue	11/01/2014	11/2014	930.00	0.00	0.00	0.00	930.00	0.00	930.00
oe2300	mp000949	Voya Financial, Inc	Current	C-2369769	noue	11/01/2014	11/2014	1,860.00	0.00	0.00	0.00	1,860.00	0.00	1,860.00
oe2300	mp000949	Voya Financial, Inc	Current	C-2392075	noue	12/01/2014	12/2014	1,395.00	0.00	0.00	1,395.00	0.00	0.00	1,395.00
oe2300	mp000949	Voya Financial, Inc	Current	C-2429288	nerere	02/01/2015	02/2015	1,302.09	1,302.09	0.00	0.00	0.00	0.00	1,302.09
oe2300	mp000949	Voya Financial, Inc	Current	C-2429289	nerere	02/01/2015	02/2015	1,302.08	1,302.08	0.00	0.00	0.00	0.00	1,302.08
Voya Financial, Inc								8,184.17	2,604.17	0.00	1,395.00	4,185.00	0.00	8,184.17
Wachovia Bank, National Assoc. (t0013458)														
oe2300	wacho001	Wachovia Bank, National Assoc.	Current	C-2219705	nlat	03/01/2014	03/2014	53.47	0.00	0.00	0.00	53.47	0.00	53.47
oe2300	wacho001	Wachovia Bank, National Assoc.	Current	C-2424205	tels	02/01/2015	02/2015	931.14	931.14	0.00	0.00	0.00	0.00	931.14
oe2300	wacho001	Wachovia Bank, National Assoc.	Current	C-2424206	stx	02/01/2015	02/2015	82.64	82.64	0.00	0.00	0.00	0.00	82.64
Wachovia Bank, National Assoc.								1,067.25	1,013.78	0.00	0.00	53.47	0.00	1,067.25
YAMAGATA DENTAL, PC (t0013461)														
oe2300	mp001775	YAMAGATA DENTAL, PC	Current	R-901949	Prepay	12/29/2014	01/2015	0.00	0.00	0.00	0.00	0.00	-131.88	-131.88
oe2300	mp001775	YAMAGATA DENTAL, PC	Current	C-2428421	nlat	02/01/2015	02/2015	393.32	393.32	0.00	0.00	0.00	0.00	393.32
oe2300	mp001775	YAMAGATA DENTAL, PC	Current	C-2429437	nbr	02/01/2015	02/2015	5,618.67	5,618.67	0.00	0.00	0.00	0.00	5,618.67
oe2300	mp001775	YAMAGATA DENTAL, PC	Current	C-2429438	nerere	02/01/2015	02/2015	536.25	536.25	0.00	0.00	0.00	0.00	536.25
oe2300	mp001775	YAMAGATA DENTAL, PC	Current	C-2429439	noere	02/01/2015	02/2015	620.20	620.20	0.00	0.00	0.00	0.00	620.20
oe2300	mp001775	YAMAGATA DENTAL, PC	Current	C-2429440	noere	02/01/2015	02/2015	33.14	33.14	0.00	0.00	0.00	0.00	33.14
oe2300	mp001775	YAMAGATA DENTAL, PC	Current	C-2429441	nretre	02/01/2015	02/2015	984.80	984.80	0.00	0.00	0.00	0.00	984.80
oe2300	mp001775	YAMAGATA DENTAL, PC	Current	C-2429442	nretre	02/01/2015	02/2015	73.33	73.33	0.00	0.00	0.00	0.00	73.33
oe2300	mp001775	YAMAGATA DENTAL, PC	Current	C-2429443	nsto	02/01/2015	02/2015	166.67	166.67	0.00	0.00	0.00	0.00	166.67
YAMAGATA DENTAL, PC								8,426.38	8,426.38	0.00	0.00	0.00	-131.88	8,294.50
oe2300								1,976,274.59	229,413.81	867,693.15	13,137.98	866,029.65	-1,054,830.40	921,444.19
Grand Total								1,976,274.59	229,413.81	867,693.15	13,137.98	866,029.65	-1,054,830.40	921,444.19

230 Park Avenue Holdco LLC

As of February 28, 2015

Leasing Costs Proration- Tenant Inducement Costs

Tenant	Suite	Item	Total Commitment	Responsibility Seller	Amount Paid by Seller	Seller/ (Buyer)	Paid YTD	7/13/2012 True Up Pmt	Expired Allowance	Balance	Notes
<b>For Leases Prior to Invesco Closing</b>											
Comerica	634	Tenant Improvements	\$ 61,305.00	\$ 61,305.00	\$ -	\$ (61,305.00)	\$ 61,305.00			\$ -	
Suite 2525 LLC	2525	Tenant Improvements	277,540.00	277,540.00	251,671.00	(25,869.00)	25,869.00			-	
Satterlee	1101	Tenant Improvements	1,481,010.00	1,481,010.00	1,091,156.00	(389,854.00)	389,854.00			-	
Satterlee	1101	Tenant Improvements	246,835.00	246,835.00	-	(246,835.00)	68,369.95			(178,465.05)	Sunset Date 12/31/2021
Satterlee	1150	Tenant Improvements	79,765.00	79,765.00	-	(79,765.00)	-			(79,765.00)	Sunset Date 12/31/2021
Jan Linhart	1162-1163	Tenant Improvements	31,290.00	31,290.00	-	(31,290.00)	31,290.00			-	
Novartis	2100	Tenant Improvements	1,433,250.00	1,433,250.00	-	(1,433,250.00)	1,289,925.00	-	143,325.00	-	10% TI Retainage still due to tenant
Desmarais	2600	Landlord Work	1,700,146.79	1,700,146.79	1,121,192.00	(578,954.79)	643,261.36	(64,306.57)	-	-	
Simon Properties	2201	Landlord Work	1,243,786.00	1,243,786.00	1,118,268.40	(125,517.60)	202,712.76	(77,195.16)	-	(0.00)	
Young & Partners	1145	Landlord Work	66,037.00	66,037.00	61,169.00	(4,868.00)	20,960.00	(16,092.00)	-	-	
<b>Total</b>			\$ 6,620,964.79	\$ 6,620,964.79	\$ 3,643,456.40	\$(2,977,508.39)	\$2,733,547.07	\$ (157,593.73)	\$ 143,325.00	\$ (258,230.05)	

Leasing Costs Proration- Committed Capital

Tenant	Suite	Item	Total Commitment	Responsibility Seller	Amount Paid by Seller	Seller/ (Buyer)	Paid YTD			Balance
Bathroom Upgrades 6 & 9 Northside	-	Capital Work	\$ 627,780.00	\$ 627,780.00	\$ 282,776.00	\$ (345,004.00)	\$ 355,943.05	\$ (10,939.05)		-
6th and 9th Floor Common Corridor:	-	Capital Work	27,000.00	27,000.00	16,031.00	(10,969.00)	19,953.29	(8,984.29)		-
Bathroom Upgrade 8th Floor Northside	-	Capital Work	11,000.00	11,000.00	1,250.00	(9,750.00)	14,563.20	(4,813.20)		-
21st Floor Demo/Restroom	2100	Tenant Improvements	511,215.00	511,215.00	486,911.00	(24,304.00)	89,703.16	(65,399.16)		-
Suite #1547	1547	Landlord Work	24,236.00	24,236.00	15,322.00	(8,914.00)	-	8,914.00		-
Suite 1159/1160	1160	Landlord Work	48,439.00	48,439.00	34,030.00	(14,409.00)	11,750.76	2,658.24		-
Prebuild #925	925	Landlord Work	543,704.00	543,704.00	385,422.00	(158,282.00)	181,986.06	(23,704.06)		-
18th Floor Whitebox	1810	Landlord Work	33,964.00	33,964.00	8,762.00	(25,202.00)	16,830.45	8,371.55		-
7th Floor Temp Lighting	700	Landlord Work	147,535.00	147,535.00	103,846.00	(43,689.00)	67,876.38	(24,187.38)		-
NW Corner of 6th Floor	600	Demo/White box	42,367.00	42,367.00	13,470.00	(28,897.00)	9,346.40	19,550.60		-
SE Corner of 6th Floor	650	Demo/White box	19,646.00	19,646.00	988.00	(18,658.00)	11,934.37	6,723.63		-
Suite 2202 & 2203	2202-2203	Landlord Work	71,737.00	71,737.00	23,883.00	(47,854.00)	32,029.03	15,824.97		-
Suite #910	910	Landlord Work	27,230.00	27,230.00	22,043.00	(5,187.00)	1,575.00	3,612.00		-
Suite #527	527	Landlord Work	12,116.00	12,116.00	-	(12,116.00)	12,735.20	(619.20)		-
<b>Total</b>			\$ 2,147,969.00	\$ 2,147,969.00	\$ 1,394,734.00	\$(753,235.00)	\$ 826,226.35	\$ (72,991.35)	\$ -	\$ -

Total Tenant Inducement costs: (258,230.05)

Total Committed Capital costs:

Total (258,230.05)

Per GL# 2000-0000 (258,230.05)

Variance -

**230 Park Avenue Holdco LLC**  
**Prepaid Rent A/C - 2010-0000**  
**February 28, 2015**

Prepaid Rent - per Aged Delinquency report		\$ 1,054,830.40
	Adjusted Balance	<u>1,054,830.40</u>
<b>Prepaid Rent (per GL# 2010-0000)</b>		<u><u>\$ 1,054,830.40</u></u>
	Difference \$	-



**230 Park Avenue Holdco LLC**  
**Security Deposit Liability - A/C 2100-0000**  
**February 28, 2015**

Security Deposit Cash	\$	1,850,034.65
-----------------------	----	--------------

Security Deposit Liability		<u>1,866,869.28</u>
----------------------------	--	---------------------

<b>Difference</b>	<b>\$</b>	<b>(16,834.63)</b>
-------------------	-----------	--------------------

**Reconciling items**

LL admin fee		(10,715.06)
--------------	--	-------------

American Immigration deposit to be transferred to security account		27,539.38
--	--	-----------

PBS Gould Security Deposit Interest to be recorded in March		<u>10.31</u>
---	--	--------------

<b>Variance</b>	<b>\$</b>	<b>0.00</b>
-----------------	-----------	-------------

230 Park Avenue Holdco LLC  
Due to General Partner - 2102-0000  
February 28, 2015

Date	Activity	Balance
2/28/2015	12/10/14 - 02/4/15 Aflac Collected	(1,132.26)
2/28/2015	12/10/14 - 02/4/15 Tansit Check Collected	(2,850.45)
Total		<u>\$ (3,982.71)</u>

230 Park Avenue Holdco LLC

Accrued Interest Expense - A/C 2240-0000, 8610-0000

February 28, 2015

**Accrued Interest Expense**

<u>Date</u>	<u>Activity</u>
Senior Debt	\$ 350,000,000.00
Fixed Interest Rate	4.50%
Annualized Interest	<u>\$ 15,750,000.00</u>
Monthly Interest	\$ 1,312,500.00
02.01-02.10.15 paid on 02.10.15	\$ (437,500.00)
Accrued 02.11-02.28.15 mortgage interest	\$ 875,000.00
G/L # 2240-0000 Balance	<u><u>\$ 875,000.00</u></u>

230 Park Avenue Holdco LLC  
Accrued Sales Tax - A/C 2281-0000  
February 28, 2015

**Accrued Sales Tax**

<u>Date</u>	<u>Activity</u>	<u>Balance</u>
1/1/2015	January sales tax to be remitted	(12,970.66)
1/1/2015	February sales tax to be remitted	(14,278.22)
Balance @ 02/28/15		<u>\$ (27,248.88)</u>

[illegible]

																	2014 True Up Adjustment GL#	2015 RET Income GL#	Deferred Inc RE Tax GL#
Description	Amount billed 1/1/15	Amount billed 7/1/15	Balance @ 12/31/14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	1101-0000	5060-0000	2300-0000	
Hunt Companies	\$ 8,622.50			9,649.96	9,649.96											(2,874.17)	16,425.75		
MUFG Union Bank	\$ 8,622.50			9,649.96	9,649.96											(2,874.17)	16,425.75		
PP Data Services, Inc (t0013439)				4,043.41	4,043.41											-	8,086.82		
Reed Elsevier				3,083.31	3,083.31											-	6,166.62		
Sageworks				116.56	116.56											-	233.12		
SATTERLEE STEPHENS BURKE&BURKE (t0013443)				8,311.50	8,311.50											-	16,623.00		
Shanghai Chengtou				140.29	140.29											-	280.58		
Simon Property Group (t0013445)				2,022.36	2,022.36											-	4,044.72		
STREET SOFTWARE TECH (t0013448)				333.38	333.38											-	666.76		
The Arthur Page Society				115.89	115.89											-	231.78		
The Leona M And Harry B Helmsley Charitable Trust (t0014987)				393.42	393.42											-	786.84		
The Leona M And Harry B Helmsley Charitable Trust (t0015169)	\$ -			120.07	-											-	120.07		
Thompson Family Foundation, Inc (t0015169)				128.09	128.09											-	256.18		
Weiskopf Silver Equities (t0013460)				85.39	85.39											-	170.78		
YAMAGATA DENTAL, PC (t0013461)	\$ 338.87			984.80	984.80											(112.96)	1,856.64		
YAMAGATA DENTAL, PC (t0013461)	\$ 27.47			73.33	73.33											(9.16)	137.50		
YOUNG AND PARTNERS (t0013463)				614.46	614.46											-	1,228.92		
				-1109.62													0.04		
Total:	\$ 806,892.44	\$ -	\$ 170,200.45	\$ 280,698.67	\$ 281,688.22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (7,544.11)	\$ 555,952.44	\$ 635,626.29	
Plus Deferred Revenue from Condenser Water Schedule																		\$ -	
Total Deferred Revenue																\$	\$ 635,626.29		

230 Park Avenue																										
Deferred Income - Condenser Water A/C 2300-0000																										
February 28, 2015																										

230 Park Avenue  
Bad Debt Loss (#5171-0000)  
February 28, 2015

[illegible]



**230 Park Avenue Holdco LLC (Consolidated)**  
**Owners Equity**  
**February 28, 2015**

February 28, 2015

	5		4		2		3		1		
	oe2300		ib23rei		el2301		ib23llc		el2300		Total
<b><u>Contributions</u></b>											
Initial Contribution June 9, 2011	\$	428,762,418	\$	428,762,858	\$	(428,762,418)	\$	428,952,695	\$	(428,762,858)	\$ 428,952,695
Additional Contribution		104,273,147		104,273,147		(104,273,147)		104,273,147		(104,273,147)	104,273,147
Minority Interest Contribution		-		125,000		-		-		-	125,000
Minority Interest Distribution		-		(31,250)		-		-		-	(31,250)
Total Contributions		533,035,565		533,129,755		(533,035,565)		533,225,842		(533,036,005)	533,319,592
<b><u>Distributions</u></b>											
Distributions		(62,376,000)		(62,311,000)		62,376,000		(62,311,000)		62,311,000	(62,311,000)
<b><u>Retained Earnings</u></b>											
Retained Earnings - 2014		177,069,699		(148,337)		-		(256,558)		-	61,705,332
Net Income(Loss) 01/01/15 - 02/28/15		1,436,254		-		-		-		-	1,436,254
Unrealized Gain/(Loss) - FMV		-		-		-		-		-	-
Total Retained Earnings		178,505,954		(148,337)		-		(256,558)		-	178,101,059
Total Owners Equity	\$	649,165,519	\$	470,670,417	\$	(470,659,565)	\$	470,658,285	\$	(470,725,005)	\$ 649,109,651

**230 Park Avenue**  
**Schedule of Accrued Liabilities**  
**February 28, 2015**

Control	Batch #	Account	Account		Job Code	Vendor	Period Accrued		Debit	Remarks
			Name				Start	End		
J-3065820	685722	72050000	Telephone			Broadview Networks, Inc	1/3/2015	2/28/2015	3,307.32	Accr 01/03-02/28/15 212-682-3061
J-3089279	700135	72050000	Telephone			Telco Experts LLC	2/5/2015	2/28/2015	92.50	Accr 02/15 2057
J-3089279	700135	72740000	Computer Equipment, Repairs and Fees			Accenture LLP	1/1/2015	2/28/2015	1,803.08	Accr 01/15 - 02/15 Accenture LLP Fees
J-3089279	700135	72740000	Computer Equipment, Repairs and Fees			Smart Choice Communications, Inc	2/1/2015	2/28/2015	114.73	Accr 02/15 #1120
J-3089282	700143	72740000	Computer Equipment, Repairs and Fees			Accenture LLP	10/1/2014	12/31/2014	2,704.62	Reaccr 10/14 - 12/14 Accenture LLP Fees
J-3089279	700135	76800000	Landscaping R&M Exterior			Interior Foliage Design	2/1/2015	2/28/2015	2,504.12	Accr 02/15 Lobby Flowers
J-3089279	700135	78090000	Water Treatment			HOMEYER CONSULTING SERVICES, INC	1/1/2015	2/28/2015	1,250.00	Accr 1/15 - 2/15 Water Treatment Consultant
J-3089279	700135	78090000	Water Treatment			Barclay Water Management, Inc	1/1/2015	2/28/2015	871.40	Accr 1/15 - 2/15 Water Treatment
J-3089282	700143	78090000	Water Treatment			HOMEYER CONSULTING SERVICES, INC	12/1/2014	12/31/2014	625.00	Reaccr 12/14 Water Treatment Consultant
J-3089282	700143	78090000	Water Treatment			Barclay Water Management, Inc	12/1/2014	12/31/2014	871.40	Reaccr 12/14 Water Treatment
J-3089279	700135	78390000	Repairs / Labor			W H Christian & Sons, Inc	1/1/2015	2/28/2015	1,036.00	Accrue 01/15 - 02/15 engineer uniforms
J-3089279	700135	78390000	Repairs / Labor			At Site Real Estate	1/1/2015	2/28/2015	2,000.00	Accrue 01/15 - 02/15 At Site Real Estate
J-3089279	700135	78390000	Repairs / Labor			Remco Maintenance, LLC	2/1/2015	2/28/2015	10,118.29	Accr 02/15 Metal Maint Contract
J-3089279	700135	78450000	Exterminating			ASSURED ENVIRONMENTS	2/1/2015	2/28/2015	448.54	Accr 02/15 Assured pest control
J-3089279	700135	78500000	Elevator/Escalator Maint Contract			Thyssenkrupp Elevator Corp	2/1/2015	2/28/2015	39,454.85	Accr 02/15 Elevator Maintenance
J-3089282	700143	78500000	Elevator/Escalator Maint Contract			-	9/1/2014	9/30/2014	147,069.75	Reaccr balance elevator damage
J-3089279	700135	78510000	Elevator/Escalator R&M			Remco Maintenance, LLC	2/1/2015	2/28/2015	575.40	Accr 02/15 Elevator - Wood Veneer Maintenance
J-3089282	700143	78770000	Roof Repair & Maintenance				10/1/2014	12/31/2014	3,200.00	Reaccr Roof Repairs
J-3089279	700135	79100000	Cleaning Supplies			-	1/1/2015	2/28/2015	14,259.66	Accr Strauss 01/15 - 02/15 Cleaning Supp
J-3089279	700135	79300000	Trash Removal			FIVE STAR CARTING, INC	2/1/2015	2/28/2015	1,742.01	Accr 02/15 Rubbish Removal
J-3089279	700135	79400000	Window Washing			Guardian Service Industries	2/1/2015	2/28/2015	9,531.83	Accr 02/15 Window Cleaning
J-3089282	700143	79400000	Window Washing			Guardian Service Industries	12/1/2014	12/31/2014	9,531.83	Reaccr 12/14 Window Cleaning
J-3089279	700135	79450000	Janitorial - Other			W H Christian & Sons, Inc	1/1/2015	2/28/2015	3,380.00	Accrue 01/15 - 02/15 Cleaning uniforms
J-3089279	700135	80010000	Security - Guard Service			Universal Protection Service LLC	2/1/2015	2/28/2015	108,388.00	Accr 02/15 Guard Service
J-3089279	700135	80020000	Security - Equipment			G4S Technology LLC (ewg4s001)	1/1/2015	2/28/2015	3,399.08	Accr 01/15 - 02/15 Security Supplies
J-3089279	700135	80030000	Security - Other			Dynamex Operations East, Inc	2/1/2015	2/28/2015	5,772.90	Accr Feb 2015 Avant Msg center
J-3089279	700135	80200000	Fire Alarm & Sprinkler			Remlu Inc	1/1/2015	2/28/2015	866.67	Accr 01/15 - 02/15 Fire Drill Service
J-3089279	700135	80200000	Fire Alarm & Sprinkler			OSCS of NY, Inc.	2/1/2015	2/28/2015	2,830.75	Accr 02/15 Class E System
J-3089279	700135	81100000	Electricity - Common Area			Hess	12/31/2014	2/28/2015	131,964.48	Accr 12/31/14 - 02/28/15 Hess
J-3089279	700135	81100000	Electricity - Common Area			Con Edison	12/31/2014	2/28/2015	55,625.05	Accr 12/31/14 - 02/28/15 Con Ed
J-3089279	700135	81350000	Steam			Con Edison	12/23/2014	2/28/2015	583,566.89	Accr 12/23/14 - 02/28/15 Con Ed steam
J-3089279	700135	81490000	Water and Sewer			NYC WATER BOARD	7/2/2014	2/28/2015	202,308.44	Accr 07/02 - 02/28/15 Water
J-3089282	700143	81490000	Water and Sewer			NYC WATER BOARD	5/24/2013	8/20/2014	(48,058.40)	Reaccr Credit from NYC Water Board
J-3089279	700135	84000000	Advertising & Promo - LL			-	1/1/2015	2/28/2015	10,000.00	Accr 01/15 - 02/15 Monday Reim Est
J-3089282	700143	84020000	Tenant Relations - LL			AKF	9/1/2014	12/31/2014	6,500.00	Reaccr 8th Fir Test Fits
J-3089282	700143	84020000	Tenant Relations - LL				9/1/2014	12/31/2014	5,989.00	Reaccr Tenant Appreciation Breakfast
J-3089279	700135	84550000	Sub metered Electric - LL			Hess	12/31/2014	2/28/2015	197,946.73	Accr 12/31/14 - 02/28/15 Hess
J-3089279	700135	84550000	Sub metered Electric - LL			Con Edison	12/31/2014	2/28/2015	83,437.59	Accr 12/31/14 - 02/28/15 Con Ed
J-3089279	700135	91000000	Ownership Auditing				1/1/2015	12/31/2015	14,000.00	Accr 01/15 - 12/15 Audit Fee
J-3089282	700143	91000000	Ownership Auditing			-	1/1/2014	12/31/2014	39,000.00	Reaccr 01/14 - 12/14 Audit fee
J-3089282	700143	91000000	Ownership Auditing			-	12/1/2014	12/31/2014	11,500.00	Reaccr 2014 TC 201 Certification
J-3089282	700143	91000000	Ownership Auditing			-	12/1/2014	12/31/2014	10,000.00	Reaccr 2014 REIT Compliance Audit
J-3089282	700143	91100000	Ownership Accounting				7/1/2014	12/31/2014	4,250.00	Reaccr Q4 Reit Testing Service
J-3089282	700143	91100000	Ownership Accounting				7/1/2014	12/31/2014	44,550.00	Reaccr 2014 tax Ret Prep
J-3089279	700135	91210000	Ownership Miscellaneous			-	1/1/2015	2/28/2015	3,045.34	Accr 01/15 - 02/15 Sales Tax Preparation
J-3089282	700143	91210000	Ownership Miscellaneous			-	9/1/2014	12/31/2014	6,090.68	Reaccr 09/14 - 12/14 Sales Tax Preparation
J-3089282	700143	91250000	Appraisal			Cushman & Wakefield	10/1/2014	12/31/2014	5,750.00	Reaccr 4th Quarter 2014 Appraisal

**Accrued Liabilities (2001-0000): \$ 1,745,215.53** CR

J-3082687	697709	73800000	Management Fees			Monday Propety Services	2/1/2015	2/28/2015	83,659.70	Accr 02/15 mgmt fee
-----------	--------	----------	-----------------	--	--	-------------------------	----------	-----------	-----------	---------------------

Account			Period Accrued						
Control	Batch #	Account	Name	Job Code	Vendor	Start	End	Debit	Remarks
Accrued Management Fees (2200-0000):								\$ 83,659.70	CR
A						A			
J-3089289	700148	70000000	Property Manager Salary		MONDAY PROPERTIES SERVICES, LLC (ewmon016)	2/1/2015	2/28/2015	\$ 53,632.70	Accr 02/01/15-02/28/15 Actg & PM payroll
J-3089286	700145	70000000	Property Manager Salary		MONDAY PROPERTIES SERVICES, LLC	1/1/2014	12/31/2014	70,430.81	Reaccr Additional Admin Prl
J-3089289	700148	70240000	Repairs and Maintenance Salaries / Benefits		Local 94	1/1/2015	2/28/2015	10,522.50	Accr Loc 94 01/15 - 02/15 Pension
J-3089289	700148	70240000	Repairs and Maintenance Salaries / Benefits		Local 94	1/1/2015	2/28/2015	23,790.00	Accr Loc 94 01/15 - 02/15 welfare
J-3089289	700148	70240000	Repairs and Maintenance Salaries / Benefits		Local 94	1/1/2015	2/28/2015	11,285.00	Accr Loc 94 01/15 - 02/15 annuity
J-3089289	700148	70240000	Repairs and Maintenance Salaries / Benefits		Local 94	1/1/2015	2/28/2015	4,361.90	Accr Loc 94 01/15 - 02/15 sickness
J-3089289	700148	70240000	Repairs and Maintenance Salaries / Benefits		BLDG SERVICE 32BJ BENEFIT FUNDS	1/1/2015	2/28/2015	7,397.34	Accr 32BJ 01/15 - 02/15 health
J-3089289	700148	70240000	Repairs and Maintenance Salaries / Benefits		BLDG SERVICE 32BJ BENEFIT FUNDS	1/1/2015	2/28/2015	2,274.00	Accr 32BJ 01/15 - 02/15 pension
J-3089289	700148	70240000	Repairs and Maintenance Salaries / Benefits		BLDG SERVICE 32BJ BENEFIT FUNDS	1/1/2015	2/28/2015	21.78	Accr 32BJ 01/15 - 02/15 legal
J-3089289	700148	70240000	Repairs and Maintenance Salaries / Benefits		BLDG SERVICE 32BJ BENEFIT FUNDS	1/1/2015	2/28/2015	208.00	Accr 32BJ 01/15 - 02/15 Prof sharing
J-3089289	700148	70240000	Repairs and Maintenance Salaries / Benefits		BLDG SERVICE 32BJ BENEFIT FUNDS	1/1/2015	2/28/2015	84.78	Accr 32BJ 01/15 - 02/15 training
J-3089289	700148	70240000	Repairs and Maintenance Salaries / Benefits		PAYROLL BLDG	2/2/2015	2/28/2015	83,108.24	Accr 02/02/15-02/28/15 R&M GRS
J-3089289	700148	70400000	Taxes - FUTA/FICA/SUTA		PAYROLL BLDG	2/2/2015	2/28/2015	8,961.07	Accr 02/02/15-02/28/15 R&M Taxes
J-3089289	700148	70400000	Taxes - FUTA/FICA/SUTA		PAYROLL BLDG	2/1/2015	2/28/2015	4,046.04	Accr 02/01/15-02/28/15 Actg & PM taxes
J-3089289	700148	70500000	Salary Related Exp - Property Manager		PAYROLL BLDG	1/1/2015	2/28/2015	7,498.56	accr 01/15 - 02/15 Actg & PM benefits
J-3089286	700145	70500000	Salary Related Exp - Property Manager		PAYROLL BLDG	12/1/2014	12/31/2014	27,350.24	Reaccr Additional Admin Benefits
J-3089289	700148	79000000	Janitorial Contract		BLDG SERVICE 32BJ BENEFIT FUNDS	1/1/2015	2/28/2015	96,165.42	Accr 32BJ 01/15 - 02/15 health
J-3089289	700148	79000000	Janitorial Contract		BLDG SERVICE 32BJ BENEFIT FUNDS	1/1/2015	2/28/2015	27,288.00	Accr 32BJ 01/15 - 02/15 pension
J-3089289	700148	79000000	Janitorial Contract		BLDG SERVICE 32BJ BENEFIT FUNDS	1/1/2015	2/28/2015	283.14	Accr 32BJ 01/15 - 02/15 legal
J-3089289	700148	79000000	Janitorial Contract		BLDG SERVICE 32BJ BENEFIT FUNDS	1/1/2015	2/28/2015	3,744.00	Accr 32BJ 01/15 - 02/15 prof sharing
J-3089289	700148	79000000	Janitorial Contract		BLDG SERVICE 32BJ BENEFIT FUNDS	1/1/2015	2/28/2015	1,102.14	Accr 32BJ 01/15 - 02/15 training
J-3089289	700148	79000000	Janitorial Contract		PAYROLL BLDG	2/2/2015	2/28/2015	177,428.57	Accr 02/02/15-02/28/15 Jan Grs-OT-Tax
J-3089289	700148	79000000	Janitorial Contract		PAYROLL BLDG	2/1/2015	2/28/2015	5,106.88	Accr Cleang supev P/R 02/01/15-02/28/15
J-3089286	700145	79000000	Janitorial Contract		PAYROLL BLDG	1/1/2014	12/31/2014	36,060.54	Unused sick day payout accrual
								(4,275.88)	
								473.00	
Accrued Payroll (2260-0000):								\$ 658,348.77	-
J-3088926	699939	14410000	Building Improvements	230WALK	-	12/1/2014	12/31/2014	800.00	reaccrue 12/14 Building Improvements
J-3088926	699939	14410000	Building Improvements	H23012BR	-	12/1/2014	12/31/2014	69,728.00	reaccrue 12/14 Building Improvements
J-3088926	699939	14410000	Building Improvements	H23015CORR	-	12/1/2014	12/31/2014	109,393.13	reaccrue 12/14 Building Improvements
J-3088926	699939	14410000	Building Improvements	H23028CORR	-	12/1/2014	12/31/2014	1,924.50	reaccrue 12/14 Building Improvements
J-3088926	699939	14410000	Building Improvements	H2303350PB	-	12/1/2014	12/31/2014	1,360.00	reaccrue 12/14 Building Improvements
J-3088926	699939	14410000	Building Improvements	H23033CORR	-	12/1/2014	12/31/2014	2,105.00	reaccrue 12/14 Building Improvements
J-3088926	699939	14410000	Building Improvements	H2307NBRU	-	12/1/2014	12/31/2014	2,200.00	reaccrue 12/14 Building Improvements
J-3088926	699939	14410000	Building Improvements	H230DR45	-	12/1/2014	12/31/2014	8,250.00	reaccrue 12/14 Building Improvements
J-3088926	699939	14410000	Building Improvements	H230ECAB	-	12/1/2014	12/31/2014	332,601.58	reaccrue 12/14 Building Improvements
J-3088926	699939	14410000	Building Improvements	H230ELNF	-	12/1/2014	12/31/2014	36,581.68	reaccrue 12/14 Building Improvements
J-3088926	699939	14410000	Building Improvements	H230ELU	-	12/1/2014	12/31/2014	721,503.38	reaccrue 12/14 Building Improvements
J-3088926	699939	14410000	Building Improvements	H230FANRP1	-	12/1/2014	12/31/2014	46,950.00	reaccrue 12/14 Building Improvements
J-3088926	699939	14410000	Building Improvements	H230FAUG	-	12/1/2014	12/31/2014	338,222.26	reaccrue 12/14 Building Improvements
J-3088926	699939	14410000	Building Improvements	H230FCAR	-	12/1/2014	12/31/2014	23,187.50	reaccrue 12/14 Building Improvements
J-3088926	699939	14410000	Building Improvements	H230METERS	-	12/1/2014	12/31/2014	48,000.00	reaccrue 12/14 Building Improvements
J-3088926	699939	14410000	Building Improvements	H230PLZ46	-	12/1/2014	12/31/2014	44,491.47	reaccrue 12/14 Building Improvements
J-3088868	699908	14410000	Building Improvements	H230CWR	-	1/1/2015	1/31/2015	46.97	Accrue 01/15 CM Fee
J-3088926	699939	14550000	Tenant Improvements	H23012TI	-	12/1/2014	12/31/2014	727,234.05	reaccrue 12/14 Tenant Improvements
J-3088926	699939	14550000	Tenant Improvements	H23013TI	-	12/1/2014	12/31/2014	645,343.45	reaccrue 12/14 Tenant Improvements
J-3088926	699939	14550000	Tenant Improvements	H2301547PB	-	12/1/2014	12/31/2014	35,094.19	reaccrue 12/14 Tenant Improvements
J-3088926	699939	14550000	Tenant Improvements	H23023LL	-	12/1/2014	12/31/2014	13,639.00	reaccrue 12/14 Tenant Improvements
J-3088926	699939	14550000	Tenant Improvements	H23028TI	-	12/1/2014	12/31/2014	504,352.96	reaccrue 12/14 Tenant Improvements
J-3088926	699939	14550000	Tenant Improvements	H230MKTI	-	12/1/2014	12/31/2014	790,561.18	reaccrue 12/14 Tenant Improvements

Control	Batch #	Account		Job Code	Vendor	Period Accrued		Debit	Remarks
		Account	Name			Start	End		
J-3088926	699939	14550000	Tenant Improvements	H230ST2LL	-	12/1/2014	12/31/2014	707,726.03	reaccrue 12/14 Tenant Improvements
J-3088926	699939	14550000	Tenant Improvements	H23028WB	-	12/1/2014	12/31/2014	700.00	reaccrue 12/14 capital accrual
J-3088926	699939	14550000	Tenant Improvements	H230ST2TI	-	1/1/2015	1/31/2015	213,970.79	accrue 01/15 Tenant Improvement
J-3088868	699908	14550000	Tenant Improvements	H23013LL	-	1/1/2015	1/31/2015	48.75	Accrue 01/15 CM Fee
J-3088868	699908	14550000	Tenant Improvements	H230ST2TI	-	1/1/2015	1/31/2015	17,796.01	Accrue 01/15 CM Fee
J-3088868	699908	14550000	Tenant Improvements	H230MKTI	-	1/1/2015	1/31/2015	2,956.76	Accrue 01/15 CM Fee
J-3088868	699908	14550000	Tenant Improvements	H23028TI	-	1/1/2015	1/31/2015	22,772.94	Accrue 01/15 CM Fee
J-3088929	699941	14550000	Tenant Improvements	H23013LL	-	1/1/2015	1/31/2015	207.41	Accrue 02/15 CM Fee
J-3088929	699941	14550000	Tenant Improvements	H230600LL	-	1/1/2015	1/31/2015	(300.00)	Accrue 02/15 CM Fee
J-3088929	699941	14550000	Tenant Improvements	H230MKTI	-	1/1/2015	1/31/2015	7,328.19	Accrue 02/15 CM Fee
J-3088929	699941	14550000	Tenant Improvements	H230700LL	-	1/1/2015	1/31/2015	810.00	Accrue 02/15 CM Fee
J-3088929	699941	14550000	Tenant Improvements	H230900LL	-	1/1/2015	1/31/2015	568.81	Accrue 02/15 CM Fee
J-3088929	699941	14550000	Tenant Improvements	H2301549LL	-	1/1/2015	1/31/2015	137.18	Accrue 02/15 CM Fee
Accrued Capital Expenditures (2275-0000):								<u>\$ 5,478,293.17</u>	
J-3006491	644446	10100000	Cash - Operating Acct/Money Market		-	4/1/2014	4/30/2014	1,088.00	NYC - Dept. of Finance
J-3076980	693794	10100000	Cash - Operating Acct/Money Market		-	1/1/2015	1/31/2015	220,516.72	12/22/2014 - 01/23/2015 charges

Accrued other (2270-0000): \$ 221,604.72



**NYL  
INVESTORS**

Real Estate  
51 Madison Avenue  
New York, NY 10010-1603  
(212) 576-7591

230 PARK AVENUE HOLDCO, LLC  
TERRY PISCITELLI  
C/O MONDAY PROPERTIES  
230 PARK AVENUE  
SUITE 500  
NEW YORK, NY 10169

**PROPERTY INFORMATION**

230 PARK AVENUE NEW YORK NY

**LOAN NUMBER:** 3740332

PRINCIPAL BALANCE: 350,000,000.00  
INTEREST RATE: 4.50000000%  
MATURITY DATE: 06/10/2018  
STATEMENT DATE: 01/21/2015  
PRIN PAID TO DATE:  
INT PAID TO DATE 01/10/2015

PRINCIPAL: 0.00

INTEREST: 1,312,500.00

ESCROW: 0.00

MISC FEES: 0.00

LATE CHARGE: 0.00

PAST DUE PRINCIPAL: 0.00

PAST DUE INTEREST: 0.00

PAST DUE ESCROW: 0.00

PAST DUE MISC FEES: 0.00

PAST DUE LATE CHARGE: 0.00

**TOTAL DUE: 02/10/2015 1,312,500.00**

Escrow amounts include replacement reserves, residual receipts and specific performance, if any.

**YTD BALANCES**

ESCROW BALANCE: 0.00

PRINCIPAL PAID: 0.00

INTEREST PAID: 1,312,500.00

THE AMOUNTS AND BALANCES QUOTED IN THIS INVOICE ARE GIVEN WITH THE EXPRESS RESERVATION THAT THE COMPANY WILL HAVE THE RIGHT TO MAKE CORRECTIONS AND UPON THE CONDITION THAT THEY WILL NOT AT ANY TIME BE USED AS AN ESTOPPEL AGAINST THE COMPANY. PAYMENTS NOT RECEIVED IN OUR OFFICE BEFORE THE DUE DATE ARE SUBJECT TO ADDITIONAL INTEREST CHARGES AS PROVIDED FOR IN YOUR LOAN DOCUMENTS. PLEASE ALLOW FOR MAILING TIME IN ORDER TO PRESERVE YOUR CREDIT RATING WITH THE COMPANY. INQUIRIES ABOUT YOUR LOAN ACCOUNT SHOULD BE MADE TO THE ABOVE ADDRESS OR PHONE NUMBER.

Please cut along the dotted line and mail the lower portion with your payment.

MAKE CHECKS PAYABLE TO: NEW YORK LIFE INSURANCE COMPANY

This statement is provided for reference only. Do not remit payment!  
On the Debit Date, an ACH Payment will be debited from the checking account previously designated on the Authorization Form for this loan.

**REMIT PAYMENT TO:**

NEW YORK LIFE INSURANCE COMPANY  
POST OFFICE BOX #360984  
PITTSBURG, PA 15251-6984

**LOAN NUMBER:** 3740332

PAYMENT DUE DATE: 02/10/2015

TOTAL DUE: 1,312,500.00

ADDITIONAL PAYMENT: \_\_\_\_\_

AMOUNT REMITTED: \_\_\_\_\_

Please identify the purpose of any additional payments.

**Property Management Fee Analysis**  
**230 Park Avenue Holdco LLC**  
**28-Feb-15**

<b>Month</b>	<b><u>Current Month</u></b> <b>Receipts</b>	<b>Fee % (1)</b>	<b>Amount</b>
Cash Collections	11,432,831.25		
Less Balance Sheet Account Collections	(5,853,885.03)		
Less Misc Exp Refund	(1,633.13)		
Less Misc Exclusions	0.00		
Total for Fee Calculation	<u>\$5,577,313.09</u>	1.50%	<u>\$83,659.70</u>
<b>(1) Per Agreement Dated 06/13/2011</b>			

<b>Month</b>	<b><u>Year-to-Date</u></b> <b>Receipts</b>	<b>Fee %</b>	<b>Amount</b>
January	5,563,184.10	1.50%	\$83,447.76
February	5,577,313.09	1.50%	83,659.70
March	0.00	1.50%	0.00
April	0.00	1.50%	0.00
May	0.00	1.50%	0.00
June	0.00	1.50%	0.00
July	0.00	1.50%	0.00
August	0.00	1.50%	0.00
September	0.00	1.50%	0.00
October	0.00	1.50%	0.00
November	0.00	1.50%	0.00
December	0.00	1.50%	0.00
Total	<u>\$11,140,497.19</u>		<u>\$167,107.46</u>
Plus/(Minus)Reconciliation Adjustments			-
Adjusted Mgmt Fee			<u>\$167,107.46</u>
<b>Agrees to GL #7380</b>			

**PMC NOTE: If a minimum fee exists in the PMA, insert a note here. (ex: min. fee: \$2,000)**

**PMC NOTE: If there is a difference between the monthly accrual in account #2200 and the calculation above, reconcile here:**

February 2015 Accrual	\$83,659.70	-
Accrual in GL account # 2200	<u>83,659.70</u>	<u>-</u>

# Income Register

oe2300 - 230 Park Avenue Holdco, LLC  
Post Month: 02/2015 - 02/2015

Batch#	Ctrl#	Chk Num Chg Num	Date Rec Chg Date	Post Month	A/R Acct	Cash Acct Inc Acct	Payer Property	Payer's Name Account Name	Amount	Notes
	912219			02/15		1015-0000	t0013412	JJJ & R REST INC.		
				02/15		1015-0000	t0013412	JJJ & R REST INC.		
				02/15		1015-0000	t0013412	JJJ & R REST INC.		
				02/15		1015-0000	t0013412	JJJ & R REST INC.		
438399		2429315	02/01/15		1100-0000	5010-0000	oe2300		24,296.08	
		2424160	02/01/15		1100-0000	5083-0000	oe2300		84.09	
			02/01/15		1100-0000	5085-0000	oe2300		2,668.39	
		2429312	02/01/15		1100-0000	5060-0000	oe2300		537.51	
		2429313	02/01/15		1100-0000	5040-0000	oe2300		1,449.58	
		2429314	02/01/15		1100-0000	5040-0000	oe2300		392.38	
		2424161	02/01/15		1100-0000	2281-0000	oe2300		458.33	
									<b>29,886.36</b>	
	912649			02/15		1015-0000	t0013462	YOUNG & PARTNERS LLC		
				02/15		1015-0000	t0013462	YOUNG & PARTNERS LLC		
				02/15		1015-0000	t0013462	YOUNG & PARTNERS LLC		
				02/15		1015-0000	t0013462	YOUNG & PARTNERS LLC		
438610		2429446	02/01/15		1100-0000	5040-0000	oe2300		51.00	
		2429444	02/01/15		1100-0000	5083-0000	oe2300		5.05	
		2429445	02/01/15		1100-0000	5050-0000	oe2300		23.63	
		2429447	02/01/15		1100-0000	5010-0000	oe2300		9.32	
									<b>89.00</b>	
	912650			02/15		1015-0000	t0013401	HQ GLOBAL WORKPLACE		
438611		2429283	02/01/15		1100-0000	5040-0000	oe2300		2,310.00	
									<b>2,310.00</b>	
	912651			02/15		1015-0000	t0013400	HQ GLOBAL WORKPLACE		
				02/15		1015-0000	t0013400	HQ GLOBAL WORKPLACE		
				02/15		1015-0000	t0013400	HQ GLOBAL WORKPLACE		
438611		2429282	02/01/15		1100-0000	5060-0000	oe2300		43,061.34	
		2429280	02/01/15		1100-0000	5010-0000	oe2300		277,723.33	
		2429281	02/01/15		1100-0000	5050-0000	oe2300		36,479.02	
									<b>357,263.69</b>	
	912911			02/15		1015-0000	t0016407	American Immigration Group		
				02/15		1015-0000	t0016407	American Immigration Group		
438735			02/09/15		1100-0000	5010-0000	oe2300		6,226.79	
			02/09/15		1100-0000	5020-0000	oe2300		-6,226.79	
									<b>0.00</b>	
									<b>11,432,831.25</b>	
<b>Grand Total:</b>									<b>11,432,831.25</b>	

# Income Register

oe2300 - 230 Park Avenue Holdco, LLC  
Post Month: 02/2015 - 02/2015

Batch#	Ctrl#	Chk Num Chg Num	Date Rec Chg Date	Post Month	A/R Acct	Cash Acct Inc Acct	Payer Property	Payer's Name Account Name	Amount	Notes
--------	-------	--------------------	----------------------	---------------	----------	-----------------------	-------------------	------------------------------	--------	-------

## Account Totals

1010-0000		Cash - Operating Acct/Money Market						1,633.13		
1010-0001		Cash - Operating Acct/Money Market						4,470,000.00		
1015-0000		Cash - Lock Box/Depository						5,588,738.12		
1070-0004		Escrow - 4						1,372,460.00		
1455-0000		Tenant Improvements						-7,500.00		
2010-0000		Prepaid Rents						-313,134.86		
2100-0000		Security Deposit Liability						-100,693.13		
2101-0000		Tenant Clearing						101,644.13		
2281-0000		Sales Tax Payable						17,974.03		
3011-0000		Owner Contr - Additional						4,470,000.00		
5010-0000		Base Rent Income						5,698,193.06		
5015-0000		Temporary Tenant Income						16,666.67		
5020-0000		Rent Concessions / Incentives						-1,122,999.20		
5040-0000		Storage Rent						21,473.28		
5050-0000		Operating Exp Reimb - Current Year						151,255.14		
5051-0000		Operating Exp Reimb - PY Recon						217.10		
5055-0000		Insurance Reimb - Current Year						850.55		
5060-0000		Tax Reimbursement - Current Year						624,498.76		
5061-0000		Tax Reimbursement - PY Recon						57,171.31		
5081-0000		Other Tenant Receipts						27,216.00		
5082-0000		Utility Reimbursement						5,133.81		
5083-0000		Electricity Reimbursement						326,949.62		
5085-0000		Sewer/Water Reimbursement						940.91		
5086-0000		Other Utility Reimbursement						13,099.20		
5200-0000		Late Charges						2,140.15		
5245-0000		Miscellaneous						-80.02		
5260-0000		Damage / Cleaning Fees						1,536.00		
5340-0000		Tenant Work Orders						63,185.61		
7845-0000		Exterminating						1,633.13		
8412-0000		Legal Reim From Tenant - LL						3,000.00		