

Message

From: Jeff McConney [FIRST ADMINISTRATIVE GROUP/CN=RECIPIENTS/CN=JMCCONNEY]
Sent: 5/18/2015 3:33:56 PM
Subject: RE: 40 Wall Street
Attachments: image001.png; image002.jpg; image003.jpg; image004.jpg; image005.png; image006.jpg

Donna-please see below and provide Doug with the information you have.

Doug-Steve Lafiosca, copied on this email, can help you with the inspection. Based on the appraisals you've done in the past, do you have any of the below in your files?

From: Douglas Larson [mailto:Douglas.Larson@cushwake.com]
Sent: Monday, May 18, 2015 11:27 AM
To: Jeff McConney
Cc: Michael Papagianopoulos; Kurt Clauss
Subject: 40 Wall Street

Jeff,

We have been engaged by Ladder Capital to prepare an appraisal of the above property. The following information is requested in order for us to prepare the appraisal:

- Current Argus cash flow file
- Ground lease and abstract
- 2015 budget of income and expenses
- Detailed rent roll showing list of monthly rents, occupancies, vacancies, lease dates, options to renew, expense stops, etc.
- Leases or lease abstracts
- Capital expenditure budget
- Real estate tax and operating expense base year amounts for each tenant, including current payments
- Escalation worksheets
- History of income and expenses (3 years) and real estate tax bill
- List of vacant spaces
- List of any recent leases and deals pending
- Stacking plan and floor plans
- Engineering and environmental reports
- Name a telephone number of contact person to arrange for inspection

Thank you in advance and please call me at (212) 841-5051 if you have any questions.

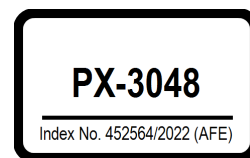
Thanks, Doug

Douglas H. Larson
Executive Director
Valuation & Advisory

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