

Ellenoff Grossman & Schole LLP

2007 Representative Commercial Real Estate Financing, Sale and Acquisition Transactions

Areas of Practice Include:

CORPORATE AND
SECURITIES

PUBLIC OFFERING

PRIVATE EQUITY/
VENTURE CAPITAL

MERGERS AND
ACQUISITIONS

PRIVATE
INVESTMENT FUNDS

REAL ESTATE
DEVELOPMENT &
FINANCE

COMMERCIAL LEASING

BROKER-DEALER
REGULATION

INTERNATIONAL AND
DOMESTIC TAX

1440 Partners, LLC

\$434,000,000

has completed a transaction with Prudential Real Estate Investment Advisors and Monday Properties for the recapitalization of the 745,000 s/f Class A office property located at 1440 Broadway, New York, New York

August 8, 2007

EG&S acted as counsel to the exiting joint venture partner

400 Atlantic Title LLC

\$265,000,000

has completed a refinancing with Greenwich Capital Financial Products, Inc. and defeasance of the existing mortgage loan for the office building located at 400 Atlantic Street, Stamford, Connecticut

May 18, 2007

EG&S acted as counsel to the Borrower

Myrtle Owner LLC

\$113,854,971

has completed a construction, project and land loan with Wachovia Bank, N.A., for a development project located at 162-164 Myrtle Avenue, Brooklyn, New York

June 26, 2007

EG&S acted as counsel to the Borrower

Undisclosed Principal

\$108,000,000

has completed the sale of a portfolio of twenty-four apartment buildings to various wholly-owned subsidiaries of Tri Boro Holdings, LLC located in Manhattan, Brooklyn and the Bronx

April 24, 2007

EG&S acted as counsel to the Sellers

XYZ Subdivision Land Company, LLC

\$70,000,000

has completed a construction loan with HSN Nordbank, AG, New York Branch, for construction of a luxury condominium development in Telluride, Colorado

December 11, 2007

EG&S acted as counsel to the Borrower

Primegro Telluride LLC

\$48,000,000

has completed a construction loan with HSH Nordbank, AG, New York Branch for construction of a luxury condominium development in Colorado

June 7, 2007

EG&S acted as counsel to the Borrower

370 Lexington Avenue New York, NY 10017-6503
phone (212) 370-1300 fax (212) 370-7889
www.egsllp.com

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AP 125th Street I, LLC

\$17,800,000

has completed the purchase and related financing of a commercial building located at 54-62 West 125th Street, New York, New York

May 1, 2007

EG&S acted as counsel to the Purchaser

Undisclosed Principal

\$15,350,000

has completed the purchase of a townhouse located on 9 East 84th Street, New York, New York

April 10, 2007

EG&S acted as counsel to the Purchaser

Undisclosed Principal

\$15,000,000

has completed a joint venture agreement and related financing in connection with the first phase of the property assemblage and future development of a luxury high-rise housing and lifestyle complex in Union City, New Jersey

August 3, 2007

EG&S acted as counsel to the Developer

Three Crosswoods Venture, LLC

\$7,300,000

has completed the acquisition of a class A office property located at Three Crossroads Center, 200 Campus View Boulevard, Columbus, Ohio

and a first mortgage loan in the amount of

\$7,450,000

December 14, 2007

EG&S acted as counsel to joint venture partner of the Purchaser/Borrower

MP Dyckman LLC

\$6,500,000

has completed the purchase and related financing of a commercial property located at 290-298 Dyckman Street, New York, New York

April 19, 2007

EG&S acted as counsel to the Purchaser

FC Yonkers Associates, LLC

\$6,007,500

has completed the sale of a commercial property located in Yonkers, New York to Horizon at Ridge Hill LLC

August 7, 2007

EG&S acted as counsel to the Seller

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Clinton Place New Housing, LLC

\$5,940,231

has completed a construction loan with Webster Bank, National Association for construction of an affordable-housing development in New Rochelle, New York

June 29, 2007

EG&S acted as counsel to the Borrower

35 E. 44th Associates, LLC

\$5,850,000

has completed the sale of a commercial building located at 235 East 44th Street, New York, New York

April 19, 2007

EG&S acted as counsel to the Seller

Undisclosed Principal

\$3,060,000

has completed the sale of vacant land located in West Windsor Township, New Jersey to a NYSE listed Real Estate Investment Trust

July 24, 2007

EG&S acted as counsel to the Seller

420 Riverside Owners Corp.

\$2,695,000

has completed a first mortgage loan and a second mortgage revolving line of credit in the amount of

\$1,000,000

from National Consumer Cooperative Bank (dba NCB) for the completion of improvements on the cooperative building located at 420 Riverside Drive, New York, NY

September 24, 2007

EG&S acted as counsel to the Borrower

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Undisclosed Principal \$1,000,000

has completed the sale of a 2.5%
tenancy-in-common interest in the commercial
property located at 136 East 57th Street
to Silk and Halpern 57, LLC

November 19, 2007

EG&S acted as counsel to the Seller

Control Three Crosswoods Investors, LLC

has completed the joint venture agreement of
Three Crosswoods Venture, LLC with Bergman
Crosswoods Associates LLC and BRCCM LLC
with respect to the ownership of the Class A
office property located at Three Crossroads Center,
200 Campus View Boulevard, Columbus, OH

December 14, 2007

EG&S acted as counsel to Control Three Crosswoods Investors, LLC

Gristede's Foods, Inc.

has completed assignments of leasehold
interests in a portfolio of properties
to Duane Reade

August 31, October 12, November 29, 2007

EG&S acted as counsel to Gristede's Foods, Inc.

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