

Greater Jamaica  
Development  
Corporation

90-04 161 Street  
Jamaica, NY 11432  
718 291-0282  
Fax 718 658-1405

www.gjdc.org

September 8, 2010

Via Federal Express

Honorable Celia G. Morris  
United States Bankruptcy Judge  
United States Bankruptcy Court  
Southern District of New York  
355 Main Street  
Poughkeepsie, NY 12601-3315

In Re: Saint Vincents Catholic Medical Centers of New York, et al. Case No. 10-11963  
(CGM)

Dear Judge Morris,

This letter is an Objection to the Debtor's motion approving the sale of its assets to St. Joseph's Medical Center (the "Assignee") and approving the assignment of certain contracts and leases in connection with the sale. Greater Jamaica Development Corporation ("GJDC") is the parent of Jamaica Hotel Development Corporation ("JHDC") the Landlord under two leases, listed as numbers 18 and 19 on the schedule of Assigned Agreements (Annex "B" to the Notice of Motion). That schedule shows \$7,848.07 and \$5,850 as the Cure Amounts to be paid by the Assignee in connection with the assignment of the leases.

The records of GJDC and JHDC show an amount currently owned under the leases equal to \$12,557.77 and \$26,806, for a total amount due of \$39,364.71. Documentation of this claimed amount is attached to this letter. Therefore, GJDC and JHDC object to the motion with respect to the Cure Amounts listed on Annex B for JHDC.

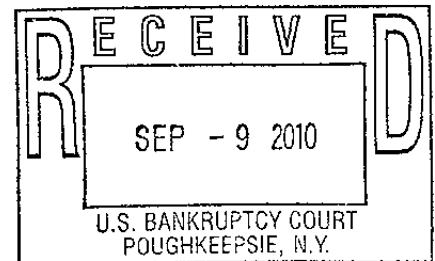
Thank you for your Honor's consideration.

Very truly yours,

Andrew M. Manshel  
Executive Vice President

Enclosures

cc: St. Vincents Catholic Medical Centers of New York  
Kramer Levin Naftalis & Frankel LLP  
Garfunkel Wild, P.C.  
Akin Gump Strauss Hauer & Feld LLP  
Winston & Strawn LLP  
Office of the United States Trustee for the Southern District of New York  
Nixon Peabody, LLP



# Jamaica Hotel Development Company, LLC

90-04 161 Street  
7<sup>th</sup> Floor  
Jamaica NY 11432

Date: September 7, 2010  
STATEMENT # [101]

Bill To St Vincents Catholic  
Medical Center of NY  
170 West 12<sup>th</sup> Street  
New York, NY 10011  
Re: 147-20 Archer Ave

Date	Description	Amount	Balance
7/01/2010	Invoice 2010-00012 Water & Sewer Reimbursement 3/24/10 – 6/20/10	857.77	857.77
8/01/2010	Invoice 2010-00015 Rent – August '10	5,850.00	6,707.77
9/01/2010	Invoice 2010-00029 Rent – September '10	5,850.00	12,557.77

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	Over 90 Days Past Due	Amount Due
0.00	5,850.00	5,850.00	857.77	0.00	12,557.77

## Remittance

Statement #	101
Date	9/03/10
Amount Due	12,557.77
Amount Enclosed	

Make all checks payable to Jamaica Hotel Development Company, LLC

**Thank you for your business!**

Jamaica Hotel Development Company, LLC 90-04 161 Street, Jamaica NY 11432  
Phone 718-291-0282 Fax 718-658-1405 GJDC.org

### St. Vincent's 147-20 Archer Avenue Location

JHDC		JHDC				St. Vincent's	St. Vincent's	St. Vincent's	
Item	Inv. Date	Inv. No	Invoice Memo	Inv. Amt	Ck. Date	Ck. No	Amount paid	Open Bal.	
1	07/01/2010	2010-00012	Water & Sewer 3/14/10 - 6/20/10	857.77			-	857.77	
2	08/01/2010	2010-00015	Rent - August '10	5,850.00			-	5,850.00	
3	09/01/2010	2010-00029	Rent - September '10	5,850.00			-	5,850.00	
								<b>12,557.77</b>	

# Invoice

Date	Invoice #
7/1/2010	2010-00039

Bill To	
St Vincents Catholic Medical Centers	
170 West 12th Street	
New York, NY 10011	
REF: 147-20 Archer Ave Location	

SEE BACKUP ATTACHED

Description	Amount
Water/Sewer - Reimbursement for 147-20 Archer Ave [3/24/10 - 6/20/10]	857.77
<b>Total</b>	<b>\$857.77</b>



ACCOUNT NUMBER	BILL DATE	PAYMENT DUE BY	AMOUNT DUE	AMOUNT ENCLOSED
70010-12251-001	Jun 25, 2010	Jul 23, 2010	\$ 1,660.59	\$

☐ Check for name/address change (See reverse side)

Make check payable to: NYC Water Board.  
Please send payment in the enclosed envelope to:

NYC WATER BOARD  
PO BOX 410, CHURCH STREET STATION  
NEW YORK, NY 10008-0410

041700101225100106252010000001660594

\*\*\*\*\*AUTOMATED DIGIT 110 T4 P1 544



A 05 W 120 7001012251001 D

JAMAICA HOTEL DEVELOPMENT  
9004 161ST ST FL 7  
JAMAICA NY 11432-6101



PLEASE DETACH AND RETURN THIS PORTION WITH YOUR MAILED PAYMENT. PLEASE WRITE YOUR ACCOUNT NUMBER ON YOUR CHECK.

ACCOUNT NUMBER	BILL DATE	PAYMENT DUE BY	AMOUNT DUE	AFTER JUL 23, 2010 LATE PAYMENT CHARGES (LPC) AT THE RATE OF 0.75% PER MONTH ARE INCLUDED.
70010-12251-001	Jun 25, 2010	Jul 23, 2010	\$ 1,660.59	

#### BILLING INFORMATION

Previous bill - Mar 29, 2010

Late Payment Charge - Apr 28, 2010

Late Payment Charge - May 26, 2010

Late payment charge on past due amount

RATE: BASIC WATER AND SEWER

Meter Number M33024760 From 3/24/10 To 6/20/10 Days  
Read type ESTIMATED Prior Read 559300 Current Read 571900 Usage  
12600 Cubic Feet = 126 Hundred Cubic Feet (HCF).

Total Usage

126 HCF

Water charge  
Sewer charge

\$790.91

5.93

5.98

PRIOR BALANCE paid 6/21/10 - 802.82

ck #11235 6.02

\$1802.82

88  
12600 Cubic Feet

328.86

522.89

Total amount due

\$1,660.59

PLEASE PAY THIS AMOUNT

\$1,660.59

Total Due

857.77

This bill reflects payments processed before Jun 25, 2010.  
Your next bill date is scheduled for Sep 24, 2010.  
Your meter(s) will be read during the preceding week.

Please see the back of the bill for an explanation of the rates.

A copy of your bill has been sent to SVC MC CORPORATE REAL ESTAT

Service Address:  
147 - 20 ARCHER AV  
JAMAICA NY 11435-4315

Please direct correspondence or calls to:  
DEP/BCS CUSTOMER SERVICE  
PO BOX 739055  
ELMHURST, NY 11373-9055  
(718) 595-7000

RECEIVED  
JUN 24 2010

BY: 1010-1514

ACCOUNT NUMBER	BILL DATE	PAYMENT DUE BY	AMOUNT DUE	AFTER JUL 23, 2010 LATE PAYMENT CHARGES (LPC) AT THE RATE OF 0.75% PER MONTH ARE INCLUDED.
70010-12251-001	Jun 25, 2010	Jul 23, 2010	\$ 1,660.59	

# IMPORTANT MESSAGES

This billing period:

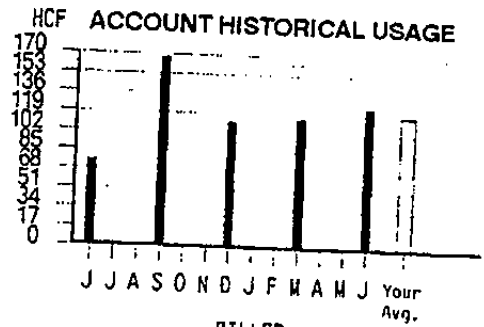
For meter N33024760

Your daily average usage = 1.43 HCF (1070 GALLONS)

Your daily average cost = \$ 9.68

THIS IS A NOTICE OF DELINQUENCY.  
YOUR PAYMENT IS EXPECTED AT THIS TIME.  
IF YOU CANNOT PAY THE FULL AMOUNT DUE, A PARTIAL PAYMENT WILL  
LESSEN THE AMOUNT OF INTEREST ADDED TO YOUR ACCOUNT NEXT MONTH.  
FAILURE TO PAY MAY RESULT IN ADDITIONAL ACTIONS AGAINST YOUR  
ACCOUNT.

THIS BILL IS AN ESTIMATE OF THE WATER YOU HAVE USED. AN  
ESTIMATED BILL BASED ON PREVIOUS CONSUMPTION IS A VALID BILL  
AND WILL ACCRUE INTEREST IF NOT PAID WHEN DUE. THIS BILL MAY BE  
HIGHER OR LOWER THAN YOUR ACTUAL CONSUMPTION, AND WHEN YOUR  
METER IS READ, YOUR CHARGES MAY BE ADJUSTED TO REFLECT THE  
ACTUAL CONSUMPTION REGISTERED ON THE METER IF IT IS OPERATING  
CORRECTLY. IF YOU BELIEVE THERE IS A SUBSTANTIAL DIFFERENCE  
BETWEEN YOUR ESTIMATED AND ACTUAL USAGE, PLEASE CALL  
718-595-7000 TO SCHEDULE AN INSPECTION.



TTA

# Invoice

Date	Invoice #
8/1/2010	2010-00015

Bill To
St Vincents Catholic Medical Centers 170 West 12th Street New York, NY 10011 REF: 147-20 Archer Ave Location

Description	Amount
Rent - August '10	5,850.00
Total	\$5,850.00

JAMAICA HOTEL DEVELOPMENT COMPANY,  
INC.  
90-04 161st Street  
Suite 704  
Jamaica, NY 11432

# Invoice

Date	Invoice #
9/1/2010	2010-00029

Bill To
St Vincents Catholic Medical Centers 170 West 12th Street New York, NY 10011 REF: 147-20 Archer Ave Location

Description	Amount
Rent - September '10	5,850.00
<b>Total</b>	<b>\$5,850.00</b>



# Jamaica Hotel Development Company, LLC

Date: September 7, 2010  
STATEMENT # [100]

90-04 161 Street  
7<sup>th</sup> Floor  
Jamaica NY 11432

Bill To St Vincents Catholic  
Medical Center of NY  
170 West 12<sup>th</sup> Street  
New York, NY 10011  
**RE: 147-18 Archer Ave**

Date	Description	Amount	Balance
4/01/2010	Invoice 2010-0630 Orig. Amount \$5,704.70 - Collection of Real Estate Taxes 4/1/10 - 6/30/10	877.65	877.65
7/01/2010	Invoice 2010-00040 Water & Sewer Reimbursement 12/24/09 - 3/24/10	1,811.47	2,689.12
7/01/2010	Invoice 2010-00012 Water & Sewer Reimbursement 3/24/10 - 6/20/10	1,656.25	4,345.37
7/29/2010	Invoice 2010-00023 Orig. Amount \$13,530.86 - Collection of Real Estate Taxes 7/1/10 - 12/31/10	6,765.43	11,110.80
8/01/2010	Invoice 2010-00016 Rent - August '10	7,848.07	18,958.87
9/01/2010	Invoice 2010-00028 Rent - September '10	7,848.07	26,806.94

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	Over 90 Days Past Due	Amount Due
0.00	7,848.07	14,613.50	0.00	4,345.37	26,806.94

## Remittance

Statement #	100
Date	9/03/10
Amount Due	26,806.94
Amount Enclosed	

Make all checks payable to Jamaica Hotel Development Company, LLC

**Thank you for your business!**

Jamaica Hotel Development Company, LLC 90-04 161 Street, Jamaica NY 11432  
Phone 718-291-0282 Fax 718-658-1405 GJDC.org

### St. Vincent's 147-18 Archer Avenue Location

JHDC		JHDC		St. Vincent's		St. Vincent's	St. Vincent's	
Item	Inv. Date	Inv. No	Invoice Memo	Inv. Amt	Ck. Date	Ck. No	Amount paid	Open Bal.
1	04/01/2010	2010-0630	R/E Taxes 4/1/10 - 6/30/10	5,704.70	05/27/2010	301339	4,827.05	877.65
2	07/01/2010	2010-00040	Water & Sewer 12/24/09 - 3/24/10	1,811.47			-	1,811.47
3	07/01/2010	2010-00012	Water & Sewer 3/14/10 - 6/20/10	1,656.25			-	1,656.25
4	07/29/2010	2010-00023	R/E Taxes 7/1/10 - 12/31/10	13,530.86	08/19/2010	304356	6,765.43	6,765.43
5	08/01/2010	2010-00016	Rent - August '10	7,848.07				7,848.07
6	09/01/2010	2010-0028	Rent - September '10	7,848.07				7,848.07
							<b>26,806.94</b>	

JAMAICA HOTEL DEVELOPMENT COMPANY,  
INC.  
90-04 161st Street  
Suite 704  
Jamaica, NY 11432

COPY

# Invoice

Date	Invoice #
4/1/2010	2010-0630

Bill To
St Vincents Catholic Medical Center of NY 170 West 12th Street New York, NY 10011

SEE ATTACHED BACKUP

Description	Amount
Collection of Real Estate Taxes for 4/1/10 - 6/30/10	5,704.70
Paid \$ 4,827.05 # 301339 (6/10/10 deposit) (check attached) (balance due - \$ 877.65)	
Total	\$5,704.70

①

1 of 6

pd - 4,827.05  
bal. due \$ 877.65

JAMAICA HOTEL DEVELOPMENT COMPANY, LLC  
90-04 161<sup>ST</sup> Street  
Jamaica, NY 11432  
718 291-0282

April 5, 2010

St. Vincents Catholic Medical Center  
170 West 12<sup>th</sup> Street  
New York, NY 10011

Accounts Payable Department:

In accordance with your lease agreement for the premises located at 147-18 Archer Avenue between Jamaica Hotel Development Company, LLC and St. Vincents Catholic Medical Center, St. Vincents Catholic Medical Center is responsible for 100% of the Real Estate Taxes.

The attached bill in the amount of \$5,704.70 represents St. Vincents Catholic Medical Center's portion of April 30, 2010 through June 30, 2010 Real Estate Taxes.

Payment is due ten days of invoice date.

If you have any questions concerning this matter, please contact me at (718) 291-0282.

Sincerely,



Mary Reda  
Director of Real Estate Operations

cc: Todd S. Benenson, CPA  
Chief Financial Officer

# INVOICE

## JAMAICA HOTEL DEVELOPMENT COMPANY, LLC

90-04 161st Street  
Jamaica, NY 11432  
Phone 718.291.0282 Fax 718.658.1405

**Bill To:**

St. Vincents Catholic Medical Center  
170 West 12th Street  
New York, NY 10011

**DATE:** April 1, 2010  
**INVOICE #:** 20100401-1  
**FOR:** 147-18 Archer

DESCRIPTION	AMOUNT
Billing for Tenant Share of Property Taxes:	
Property Taxes 7/01/09 - 12/31/09	\$ 11,823.88
Property Taxes 1/01/10 - 03/31/10	5,704.70
Property Taxes 4/01/10 - 06/30/10	5,704.70
Total Property Taxes 7/1/09 - 06/30/10	23,233.28
Less: 1/2 Base Year	-
Increase Over Base Year	23,233.28
Tenant Percentage	100.00%
Total Taxes Due	\$ 23,233.28
Amount previously paid:	(17,528.58)
<b>TOTAL BALANCE DUE</b>	<b>\$ 5,704.70</b>

Make all checks payable to **Jamaica Hotel Development Company, LLC.**  
If you have any questions concerning this invoice, please contact Mary Reda, 718-291-0282

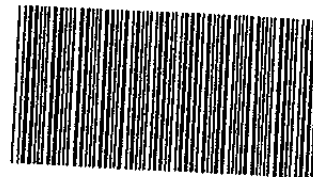
**THANK YOU FOR YOUR BUSINESS!**

**JAMAICA HOTEL DEVELOPMENT COMPANY, INC.**  
Billing for Tenants Share of Property Taxes

Real Estate Taxes	St. Vincents Catholic Medical Center				
	Expense	Percentage	Taxes Owed	Billed	Not Billed
	100%				
07/01/09 - 12/31/09	11,823.88				
01/01/10 - 03/31/10	5,704.70			11,823.88	
04/01/10 - 06/30/10	5,704.70			5,704.70	
Total Taxes and Insurance Due from Tenant	23,233.28	100%	23,233.28	17,528.58	5,704.70
				23,233.28	5,704.70

# City of New York

## NYCSERV Bill



Bill Number: 0009775360  
Location: Internet

0009775360

Bill Date: 03/17/2010

### Items to Pay

Sales Item ID	Agency/Dept.	Item Identifier	Description	Issue Date/Tax Period	Name	Amount to Pay	New Balance
3004	PROPERTY_TAX	4099980089	Finance-Property Tax	04/01/2010	JAMAICA HOTEL DEVELOPMENT COMPANY,	\$5,704.70	\$0.00

Details: Principal: \$5,704.70 Interest: \$0.00 Account ID:

Total Amount to Pay: \$5,704.70

### Instructions:

1. The bill should **not be mailed in** for payment. Please use our Internet ([www.nyc.gov](http://www.nyc.gov)), or IVR (311 or 212-NEW-YORK outside the city) to pay.
2. The bill is not proof of payment (i.e. it is not a receipt.)
3. Bill should not be used for ADJUDICATION

Vendor Number: 49871  
Vendor Name: JAMAICA HOTEL DEVELOPMENT CO  
Check Date: 05/27/10 Vendor Category: MON  
Check Number 301339 Customer Number: 49871

Invoice No.	PO Number	Invoice Date	Comments	Gross Amount	Discounts	Net Amount
TAXES 4/15-6/30/10		05/25/10		4,827.05		4,827.05

■ VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT. ■ CHECK BACKGROUND AREA CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM. ■



62-101  
311

DATE: 05/27/10

### Debtor In Possession

**Pay** ■ FOUR THOUSAND EIGHT HUNDRED TWENTY-SEVEN DOLLARS AND FIVE CENTS \*\*\*\*\*

JAMAICA HOTEL DEVELOPMENT CO  
C/O GREATER JAMAICA  
DEVELOPMENT CORP  
90-04 161ST STREET STE 704  
JAMAICA, NY 11432

**\*\$4,827.05**

\*\$4,827.05  
Lavel Johnson

0000301339# 1:031101017: 950005322#

①

6 of 6



# Invoice

Date	Invoice #
7/1/2010	2010-00040

Bill To
St Vincents Catholic Medical Center of NY 170 West 12th Street New York, NY 10011 REF: 147-18 Archer Avenue Location

SEE ATTACHED BACKUP

Description	Amount
Water/Sewer - Reimbursement for 147-18 Archer Ave [12/24/09 - 3/24/10]	1,811.47
<b>Total</b>	<b>\$1,811.47</b>



New York City Department of  
Environmental Protection

# PAY YOUR WATER AND SEWER BILL!

June 7, 2010



JAMAICA HOTEL DEVELOPMENT T67 P1 17646  
c/o GREATER JAMAICA DEVELOPMEN  
9004 161ST ST  
JAMAICA, NY 11432-6103

**RECEIVED**  
JUN 10 2010

## PROPERTY ADDRESS

147 18 ARCHER AV

**Borough:** Queens

**Block:** 09998 **Lot:** 0089

**Account No:** 9000737989001

Dear Property Owner:

BY: 2010-1375

**Your bill, for water and sewer charges is severely past due. Please make payment immediately to avoid the New York City Lien Sale or Service Termination.**

The New York City Department of Environmental Protection (DEP) is offering payment agreements for customers who qualify. Payment agreements require:

- a 10% - 25% down payment on the total outstanding charges
- a plan to make payments on the remaining amount over 1 to 5 years.

If you are interested in finding out more information regarding payment agreements and your qualification, please contact DEP's Collection Department at (718) 595-7890.

If you have any general questions or questions regarding the charges, please contact DEP's Call Center at (718) 595-7000.

Payments can be made by mailing a check or money order, toll free by phone at (866)-622-8292 or online at [www.nyc.gov/dep](http://www.nyc.gov/dep) using a credit card or electronic funds transfer. You can also pay in person at one of our borough office locations.

Please disregard this notice if you have already submitted payment.

PLEASE DETACH AND RETURN WITH YOUR MAILED PAYMENT. DON'T FORGET TO WRITE YOUR ACCOUNT NUMBER ON YOUR CHECK.

## NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION COLLECTION DEPARTMENT



New York City Department of  
Environmental Protection

ACCOUNT NUMBER	PAYMENT DUE IN FULL UPON RECEIPT OF THIS NOTICE	AMOUNT DUE
9000737989001		\$1,811.47

Make check payable to: NYC Water Board  
Please send payment in the enclosed envelope to:

JAMAICA HOTEL DEVELOPMENT  
c/o GREATER JAMAICA DEVELOPMEN  
9004 161ST ST  
JAMAICA, NY 11432-6103

**NYC WATER BOARD**  
PO BOX 410  
CHURCH STREET STATION  
NEW YORK NY 10008-0410

② 2 of 4

Letter#RAALS0X

## DEP Water Bill | City of New York

### Profile

<b>Billing Name and Address:</b>	<b>Account Number:</b> 90007-37989-001
JAMAICA HOTEL DEVELOPMENT	<b>Bill Date:</b> March 29, 2010
% GREATER JAMAICA DEVELOPMEN	<b>Payment Due By:</b> Apr 26, 2010
90-04 161ST STREET	
JAMAICA NY 11432-6103	<b>Amount Due:</b> \$ 1,784.61

Make check payable to: NYC Water Board.

NYC WATER BOARD  
 PO BOX 410, CHURCH STREET STATION  
 NEW YORK, NY 10008-0410



#### Reminders:

1. Enclose check with Water Account Numbers written on face of check.
2. Enclose top portion of this bill.

**Please note: Late Payment Charges (LPC) will be added to the balance after the Due Date of the bill.**

#### Billing Information

Description	Amount
Previous bill - Dec 29, 2009	\$141.03
Payment Received - Jan 21, 2010 Thank you	141.03-
<b>PRIOR BALANCE</b>	<b>0.00</b>

#### Rate Items

#### Description

**RECEIVED**  
JUN 10 2010

BY: 2010-1377

#### RATE: BASIC WATER AND SEWER

Meter Number	N15675484	From	12/24/09	To	3/24/10	Days	90
Read Type	ESTIMATED	Prior Read	1511800	Current Read	1538200	Usage	26400

26400 Cubic Feet = 264 Hundred Cubic Feet (HCF).

Total Usage 264 HCF

Water charge 689.04  
Sewer charge 1,095.57

This bill reflects payments processed before Mar 29, 2010. Total amount due \$1,784.61

Your next bill date is scheduled for Jun 25, 2010.

Your meter(s) will be read during the preceding week. PLEASE PAY THIS AMOUNT \$1,784.61

A copy of your bill has been sent to SVCMC CORPORATE REAL ESTAT

Service Address:

147 - 18 ARCHER AV  
JAMAICA NY 11435-4315

Please direct correspondence or calls to:  
DEP/BCS CUSTOMER SERVICE  
PO BOX 739055  
ELMHURST, NY 11373-9055  
(718) 595-7000

late fee +26.86  
1,811.47 ✓  
See attached  
Notice

# IMPORTANT MESSAGES

This billing period:

For meter N15675484

Your daily average usage = 2.93 HCF (2192 GALLONS)

Your daily average cost = \$ 19.83

GET NOTIFIED WITH NOTIFY NYC.

LEARN ABOUT EMERGENCIES IN THE COMMUNITIES IMPORTANT TO YOU.

SIGN UP FOR NOTIFY NYC AT [WWW.NYC.GOV/NOTIFYNYC](http://WWW.NYC.GOV/NOTIFYNYC) OR CALL 311.

GET FREE, REAL-TIME INFORMATION ABOUT EMERGENCIES IN NYC.

NOTIFY NYC: E-MAIL, TEXT, PHONE.

THIS BILL IS AN ESTIMATE OF THE WATER YOU HAVE USED. AN ESTIMATED BILL BASED ON PREVIOUS CONSUMPTION IS A VALID BILL AND WILL ACCRUE INTEREST IF NOT PAID WHEN DUE. THIS BILL MAY BE HIGHER OR LOWER THAN YOUR ACTUAL CONSUMPTION, AND WHEN YOUR METER IS READ, YOUR CHARGES MAY BE ADJUSTED TO REFLECT THE ACTUAL CONSUMPTION REGISTERED ON THE METER IF IT IS OPERATING CORRECTLY. IF YOU BELIEVE THERE IS A SUBSTANTIAL DIFFERENCE BETWEEN YOUR ESTIMATED AND ACTUAL USAGE, PLEASE CALL 718-595-7000 TO SCHEDULE AN INSPECTION.

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# Invoice

Date	Invoice #
7/1/2010	2010-00038

Bill To
St Vincents Catholic Medical Center of NY 170 West 12th Street New York, NY 10011 REF: 147-18 Archer Avenue Location

SEE BACKUP ATTACHED

Description	Amount
Water/Sewer - Reimbursement for 147-18 Archer Ave [3/24/10 - 6/20/10]	1,656.25
	<b>Total</b> \$1,656.25



ACCOUNT NUMBER	BILL DATE	PAYMENT DUE BY	AMOUNT DUE	AMOUNT ENCLOSED
90007-37989-001	Jun 25, 2010	Jul 23, 2010	\$ 3,467.72	\$ 1,811.47

☐ Check for name/address change (See reverse side)

041900073798900106252010000003467724

Make check payable to: NYC Water Board.  
Please send payment in the enclosed envelope to:

.....AUTO\*\*3-DIGIT 110 T4 P1 946  
JAMAICA HOTEL DEVELOPMENT  
% GREATER JAMAICA DEVELOPMEN  
9004 161ST ST  
JAMAICA NY 11432-6103

NYC WATER BOARD  
PO BOX 410, CHURCH STREET STATION  
NEW YORK, NY 10008-0410

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR MAILED PAYMENT. PLEASE WRITE YOUR ACCOUNT NUMBER ON YOUR CHECK.

ACCOUNT NUMBER	BILL DATE	PAYMENT DUE BY	AMOUNT DUE	AFTER JUL 23, 2010 LATE PAYMENT CHARGES (LPC) AT THE RATE OF 0.75% PER MONTH ARE INCLUDED.
90007-37989-001	Jun 25, 2010	Jul 23, 2010	\$ 3,467.72	

#### BILLING INFORMATION

Previous bill - Mar 29, 2010

Late Payment Charge - Apr 28, 2010

Late Payment Charge - May 26, 2010

Late payment charge on past due amount

RATE: BASIC WATER AND SEWER

Meter Number N15675484 From 3/24/10 To 6/20/10 Days 88  
Read type ESTIMATED Prior Read 1538200 Current Read 1562500 Usage 24300 Cubic Feet  
24300 Cubic Feet = 243 Hundred Cubic Feet (HCF).

Total Usage 243 HCF  
Water charge 634.23 x  
Sewer charge 1,008.43 x  
Total amount due \$3,467.72

PLEASE PAY THIS AMOUNT \$3,467.72

This bill reflects payments processed before Jun 25, 2010.  
Your next bill date is scheduled for Sep 24, 2010.  
Your meter(s) will be read during the preceding week.

Please see the back of the bill for an explanation of the rates.

A copy of your bill has been sent to SVC MC CORPORATE REAL ESTAT

Service Address:  
147 - 18 ARCHER AV  
JAMAICA NY 11435-4315

Please direct correspondence or calls to:  
DEP/BCS CUSTOMER SERVICE  
PO BOX 739055  
ELMHURST, NY 11373-9055  
(718) 595-7000

RECEIVED

BY: 2010-1517

ACCOUNT NUMBER	BILL DATE	PAYMENT DUE BY	AMOUNT DUE	AFTER JUL 23, 2010 LATE PAYMENT CHARGES (LPC) AT THE RATE OF 0.75% PER MONTH ARE INCLUDED.
90007-37989-001	Jun 25, 2010	Jul 23, 2010	\$ 3,467.72	

# IMPORTANT MESSAGES

This billing period:

For meter N15675484

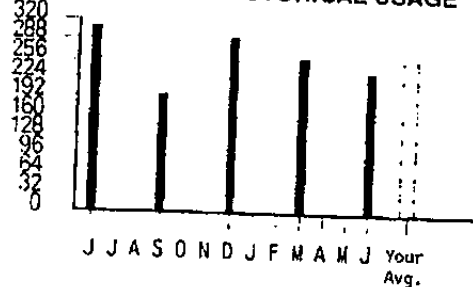
Your daily average usage = 2.76 HCF (2064 GALLONS)

Your daily average cost = \$ 18.67

THIS IS A NOTICE OF DELINQUENCY.  
YOUR PAYMENT IS EXPECTED AT THIS TIME.  
IF YOU CANNOT PAY THE FULL AMOUNT DUE, A PARTIAL PAYMENT WILL  
LESSEN THE AMOUNT OF INTEREST ADDED TO YOUR ACCOUNT NEXT MONTH.  
FAILURE TO PAY MAY RESULT IN ADDITIONAL ACTIONS AGAINST YOUR  
ACCOUNT.

THIS BILL IS AN ESTIMATE OF THE WATER YOU HAVE USED. AN  
ESTIMATED BILL BASED ON PREVIOUS CONSUMPTION IS A VALID BILL  
AND WILL ACCRUE INTEREST IF NOT PAID WHEN DUE. THIS BILL MAY BE  
HIGHER OR LOWER THAN YOUR ACTUAL CONSUMPTION, AND WHEN YOUR  
METER IS READ, YOUR CHARGES MAY BE ADJUSTED TO REFLECT THE  
ACTUAL CONSUMPTION REGISTERED ON THE METER IF IT IS OPERATING  
CORRECTLY. IF YOU BELIEVE THERE IS A SUBSTANTIAL DIFFERENCE  
BETWEEN YOUR ESTIMATED AND ACTUAL USAGE, PLEASE CALL  
718-595-7000 TO SCHEDULE AN INSPECTION.

## HCF ACCOUNT HISTORICAL USAGE



BILLED  
1 HCF = 100 CUBIC FEET = 748 GALLONS

JAMAICA HOTEL DEVELOPMENT COMPANY,  
INC.  
90-04 161st Street  
Suite 704  
Jamaica, NY 11432

**COPY**

# Invoice

Date	Invoice #
7/29/2010	2010-00023

Bill To
St Vincents Catholic Medical Center of NY 170 West 12th Street New York, NY 10011 REF: 147-18 Archer Avenue Location

SEE ATTACHED BACKUP

Description	Amount
Collection of Real Estate Taxes 7/1/10 - 12/31/10	13,530.86
Paid \$6,765.43 # 304356 (8/23/10 deposit) (check attached) (7/1/10 - 9/30/10)	
balance due - \$6,765.43 (10/1/10 - 12/31/10)	
<b>Total</b>	\$13,530.86

(4)

1 of 6

pd - 6,765.43

bal. due 6,765.43



JAMAICA HOTEL DEVELOPMENT COMPANY, LLC  
90-04 161<sup>ST</sup> Street  
Jamaica, NY 11432  
718 291-0282

July 29, 2010

St. Vincents Catholic Medical Center  
170 West 12<sup>th</sup> Street  
New York, NY 10011

Accounts Payable Department:


In accordance with your lease agreement for the premises located at 147-18 Archer Avenue between Jamaica Hotel Development Company, LLC and St. Vincents Catholic Medical Center, St. Vincents Catholic Medical Center is responsible for 100% of the Real Estate Taxes.

The attached bill in the amount of \$13,530.86 represents St. Vincents Catholic Medical Center's portion of July 31, 2010 through December 31, 2010 Real Estate Taxes.

Payment is due ten days of invoice date.

If you have any questions concerning this matter, please contact me at (718) 291-0282.

Sincerely,

  
Mary Reda  
Director of Real Estate Operations

cc: Todd S. Benenson, CPA  
Chief Financial Officer

# INVOICE

## JAMAICA HOTEL DEVELOPMENT COMPANY, LLC

90-04 161st Street  
Jamaica, NY 11432  
Phone 718.291.0282 Fax 718.658.1405

**Bill To:**

St. Vincents Catholic Medical Center  
170 West 12th Street  
New York, NY 10011

**DATE:** July 29, 2010  
**INVOICE #:** 20100701-1  
**FOR:** 147-18 Archer

DESCRIPTION	AMOUNT
Billing for Tenant Share of Property Taxes:	
Property Taxes 07/01/10 - 12/31/10	13,530.86
Property Taxes 01/01/10 - 06/30/11	-
Total Property Taxes 7/1/10 - 06/30/11	13,530.86
Less: 1/2 Base Year	-
Increase Over Base Year	13,530.86
Tenant Percentage	100.00%
Total Taxes Due	\$ 13,530.86
Amount previously paid:	-
<b>TOTAL BALANCE DUE</b>	<b>\$ 13,530.86</b>

Make all checks payable to **Jamaica Hotel Development Company, LLC.**  
If you have any questions concerning this invoice, please contact Mary Reda, 718-291-0282

THANK YOU FOR YOUR BUSINESS!

Real Estate Taxes		St. Vincent's Catholic Medical Center			
	Expense	Percentage	Taxes Owed	Billed	Not Billed
	100%				
07/01/09 - 12/31/09	11,823.88			11,823.88	
01/01/10 - 03/31/10	5,704.70			5,704.70	
04/01/10 - 06/30/10	5,704.70			5,704.70	
<b>Total Taxes and Insurance Due from Tenant</b>	<b>23,233.28</b>	<b>100%</b>	<b>23,233.28</b>	<b>23,233.28</b>	
07/01/10 - 12/31/10	13,530.86			-	
01/01/11 - 06/30/11	13,530.86			-	
<b>Total Taxes and Insurance Due from Tenant</b>	<b>13,530.86</b>	<b>100%</b>	<b>13,530.86</b>	<b>13,530.86</b>	<b>13,530.86</b>
			<b>13,530.86</b>	<b>23,233.28</b>	<b>13,530.86</b>

Back to NYC Serv  The Official New York City Web Site

# City of New York

## NYCSERV Bill



Bill Number: 0010208311  
Location: Internet

0010208311

Bill Date: 06/25/2010

### Items to Pay

Sales Item ID	Agency/Dept.	Item Identifier	Description	Issue Date/Tax Period	Name	Amount to Pay	New Balance
3701	PROPERTY_TAX	4099980089	Finance-Property Tax	07/01/2010	JAMAICA HOTEL DEVELOPMENT COMPANY,	\$13,530.86	\$0.00

Details: Principal: \$13,530.86 Interest: \$0.00 Account ID:

Total Amount to Pay: \$13,530.86

#### Instructions:

1. The bill should **not be mailed in** for payment. Please use our Internet ([www.nyc.gov](http://www.nyc.gov)), or IVR (311 or 212-NEW-YORK outside the city) to pay.
2. The bill is not proof of payment (i.e. it is not a receipt.)
3. Bill should not be used for ADJUDICATION

SAINT VINCENTS CATHOLIC MEDICAL CENTERS

Vendor Number: 49902  
 Vendor Name: JAMAICA HOTEL DEVELOPMENT  
 Check Date: 08/19/10  
 Check Number: 304356  
 Vendor Category: OTH  
 Customer Number: 49902

Invoice No.	PO Number	Invoice Date	Comments	Gross Amount	Discounts	Net Amount
20100701-1		07/29/10		6,765.43		6,765.43

■ VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT. ■ CHECK BACKGROUND AREA CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM. ■

TD Bank  
 317 Madison Avenue  
 New York, NY 10017



SAINT VINCENTS CATHOLIC MEDICAL CENTERS

New York, NY

62-101  
 311

CHECK NO. 304356

DATE: 08/19/10

Debtor In Possession

Pay ■ SIX THOUSAND SEVEN HUNDRED SIXTY-FIVE DOLLARS AND FORTY-THREE CENTS \*\*\*\*\*

TO THE  
 ORDER  
 OF

JAMAICA HOTEL DEVELOPMENT  
 COMPANY, LLC  
 90-04 161ST STREET  
 JAMAICA, NY 11432

AMOUNT
*\$6,765.43

*Devin R. 14*

⑈0000304356⑈ ⑆031101017⑆ 950005322⑈

④ 6 of 6

# Invoice

Date	Invoice #
8/1/2010	2010-00016

Bill To
St Vincents Catholic Medical Center of NY 170 West 12th Street New York, NY 10011 REF: 147-18 Archer Avenue Location

Description	Amount
Rent - August '10	7,848.07
<b>Total</b>	<b>\$7,848.07</b>

⑤

Bill To
St Vincents Catholic Medical Center of NY 170 West 12th Street New York, NY 10011 REF: 147-18 Archer Avenue Location

Date	Invoice #
9/1/2010	2010-00028

6