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**UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK**

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In re:	:	
	:	Chapter 11
SAINT VINCENTS CATHOLIC MEDICAL	:	Case No. 05-14945 (ASH)
CENTERS OF NEW YORK d/b/a SAINT VINCENT	:	
CATHOLIC MEDICAL CENTERS, <i>et al.</i> ,	:	(Jointly Administered)
	:	
Debtors.	:	
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**NOTICE OF COMMISSION  
TO BE PAID TO MASSEY KNAKAL REALTY SERVICES  
IN CONNECTION WITH THE DISPOSITION OF CERTAIN OF  
THE DEBTORS' REAL PROPERTY LOCATED ON STATEN ISLAND, NEW YORK**

PLEASE TAKE NOTICE of the following:

1. On September 27, 2006, the United States Bankruptcy Court for the Southern District of New York (the "Bankruptcy Court") entered an order (the "Retention Order") pursuant to sections 327(a) and 328 of title 11 of the United States Code (the "Bankruptcy Code") (a) authorizing the retention of Massey Knakal Realty Services ("MKRS") as real estate brokers to Saint Vincents Catholic Medical Centers of New York d/b/a Saint Vincent Catholic Medical Centers ("SVCMC"), and its affiliated debtors (collectively, the

“Debtors”) for certain Marketed Properties<sup>1</sup> and (b) establishing a procedure (the “Broker Compensation Procedure”) for the payment of Commissions to MKRS as set forth in the Brokerage Agreement between the Debtors and MKRS. See Dkt. No. 2196. Under the Broker Compensation Procedure, the Debtors or MKRS are to file and serve a notice setting forth the Commission to be paid to MKRS for a completed sale of a Marketed Property (a “Commission Notice”). The Debtors may only pay the Commission if no objections are filed timely in response to the Commission Notice, or, if an objection is filed timely, the Court enters an order authorizing payment of the Commission.

2. MKRS has requested payment of the Commission in connection with the following dispositions:

- a. 376 Jersey: On April 25, 2007, the Bankruptcy Court entered an order approving the sale of real property located at 376 Jersey Street, Staten Island, New York, Block 447, Lot 86 (“Jersey”) to Michael Behar (the “Jersey Purchaser”) for an aggregate purchase price of \$230,000.00. Jersey is a Marketed Property under the Broker Compensation Procedure. The sale of Jersey to the Jersey Purchaser closed on June 8, 2007. Pursuant to the Brokerage Agreement, MKRS is entitled to a Commission of \$9,200.00.
- b. 155 Vanderbilt: On May 16, 2007, the Bankruptcy Court entered an order approving the sale of real property located at 155 Vanderbilt Avenue, Staten Island, New York, Block 534, Lot 61 (“Vanderbilt”) to the New York City Health and Hospitals Corporation (the “Vanderbilt Purchaser”)

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<sup>1</sup> Capitalized terms used in this Notice but not defined herein are used with the meaning ascribed to such terms in the Retention Order.

for an aggregate purchase price of \$1,375,000.00. Vanderbilt is a Marketed Property under the Broker Compensation Procedure. The sale of Vanderbilt to the Vanderbilt Purchaser closed on June 29, 2007. Pursuant to the Brokerage Agreement, MKRS is entitled to a Commission of \$41,250.00.

- c. 427 Forest: On May 16, 2007, the Bankruptcy Court entered an order approving the sale of real property located at 427 Forest Avenue, Staten Island, New York, Block 132, Lot 1 (“Forest”) to John Calabrese (the “Forest Purchaser”) for an aggregate purchase price of \$767,000.00. Forest is a Marketed Property under the Broker Compensation Procedure. The sale of Forest to the Forest Purchaser closed on June 26, 2007. Pursuant to the Brokerage Agreement, MKRS is entitled to a Commission of \$30,680.00.
- d. 690 Castleton: On June 5, 2007, the Bankruptcy Court entered an order approving the sale of real property located at 690 Castleton Avenue, Staten Island, New York, Block 134, Lot 53 (“Castleton”) to Doug Candella (the “Castleton Purchaser”) for an aggregate purchase price of \$1,200,000.00. Castleton is a Marketed Property under the Broker Compensation Procedure. The sale of Castleton to the Castleton Purchaser closed on June 27, 2007. Pursuant to the Brokerage Agreement, MKRS is entitled to a Commission of \$36,000.00.
- e. The Assemblage: On June 5, 2007, the Bankruptcy Court entered an order approving the sale of real properties located at 143 St. Austins Place, 360

Bard Avenue, and 731 Castleton Avenue (collectively, the “Assemblage”) to Regional Bard Realty, LLC (the “Assemblage Purchaser”) for an aggregate purchase price of \$7,575,000.00. The Assemblage is a Marketed Property under the Broker Compensation Procedure. The sale of the Assemblage to the Assemblage Purchaser closed on July 27, 2007. Pursuant to the Brokerage Agreement, MKRS is entitled to a Commission of \$227,250.00.

3. Accordingly, the Debtors hereby file this Commission Notice to give notice that they intend to pay MKRS a Commission in the amount of \$344,380 pursuant to the terms of the Brokerage Agreement for services rendered in connection with the disposition of Jersey, Vanderbilt, Forest, Castleton, and the Assemblage.

4. Pursuant to the Broker Compensation Procedure, parties have until ten (10) days after the filing of this Commission Notice to file a written objection to the payment of the Commission of \$344,380 to MKRS (the “Objection Deadline”). Any objection must conform to the Federal Rules of Bankruptcy Procedure (the “Bankruptcy Rules”) and the Local Rules of the Bankruptcy Court for the Southern District of New York, must set forth the name of the objecting party, the nature and amount of claims or interests held or asserted by the objecting party against the Debtors’ estates or property, the basis for the objection and the specific grounds therefore, and must be filed with the Bankruptcy Court electronically in accordance with General Order M-242 (General Order M-242 and the User’s Manual for the Electronic Case Filing System may be found at [www.nysb.uscourts.gov](http://www.nysb.uscourts.gov), the official website for the Court) by registered users of the Court’s case filing system, and by all other parties in interest on a 3.5 inch disk, preferably in Portable Document Format (PDF), WordPerfect, or any other Windows-based word

processing format (with a hard copy delivered directly to Chambers) in accordance with General Order M-182, and any objection must further be served upon: (i) the Office of the United States Trustee for the Southern District of New York, 33 Whitehall Street, 21st Floor, New York, New York 10004, Attention: Tracy H. Davis, Esq.; (ii) Cadwalader, Wickersham & Taft LLP, attorneys for the Debtors and Debtors in Possession, One World Financial Center, New York, New York 10281, Attention: Andrew M. Troop, Esq.; (iii) Alston & Bird LLP, attorneys for the Official Committee of Unsecured Creditors, 90 Park Avenue, New York, New York 10016, Attention: Martin G. Bunin, Esq. and Craig E. Freeman, Esq.; (iv) Cooley Godward Kronish LLP, attorneys for the Official Committee of Tort Claimants, 1114 Avenue of the Americas, 46th Floor, New York, New York 10036, Attention: Richard S. Kanowitz, Esq.; (v) Massey Knakal Realty Services, 275 Madison Avenue, 3<sup>rd</sup> Floor, New York, NY 10016, Attention: Paul Massey; and (vi) all other parties on the Master Service List established by the Order Approving Certain Notice, Case Management, and Administrative Procedures, entered July 12, 2005, so as to be received no later than the Objection Deadline.

5. If no objection is timely filed, the Debtors will pay the Commission of \$344,380 to MKRS without further notice or order from the Bankruptcy Court.

Dated: August 9, 2007  
New York, New York

/s/ Andrew M. Troop  
Deryck A. Palmer, Esq. (DAP 6351)  
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\* Admitted *pro hac vice* in these cases