

The City of New York
Office of Management and Budget
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Mark Page
Director

July 30, 2010

By E-Mail: rule-comments@sec.gov

Securities and Exchange Commission
100 F Street, NE
Washington, DC 20549-1090
Attn: Elizabeth M. Murphy, Secretary

Re: Release Nos. 33-9117; 34-61858 (File No. S7-08-10)

Ladies and Gentlemen:

The City of New York, as sponsor of the TLBS described herein ("Commenter"), submits this letter in response to the request for comments made by the Securities and Exchange Commission (the "Commission") in Release Nos. 33-9117, 34-61858 dated May 3, 2010 (the "Proposing Release") relating to the registration, disclosure and reporting requirements for asset-backed securities under the Securities Act of 1933 (the "Securities Act") and the Securities Exchange Act of 1934 (the "Exchange Act"). In particular, Commenter is responding to the request for comments on the proposed definition of "structured finance products" for purposes of the Commission's proposed revisions to Rule 144A under the Securities Act.

We commend the Commission for its efforts to develop a thoughtful regulatory proposal to address certain concerns raised about securitizations during, and as a result of, the recent financial crisis. We share the Commission's view that well-considered reforms will help to curb bad practices that became commonplace during that period of crisis and to better protect investors. We hope that our comments assist the Commission in determining that not all securitizations evidence those bad practices, and that subjecting certain types of securitizations to the reforms will result in unnecessary burdens without corresponding protections of the investors and the market.

Background: By operation of law, municipal governments obtain tax liens on the property of taxpayers who do not pay their property taxes or other assessments when due. A municipal government may sell these property tax liens to a business entity

established by such municipality, which business entity will, in turn, issue securities secured by such tax liens.

The New York State Constitution authorizes Commenter to levy and collect taxes on real property for any public or municipal purpose, and to adopt and amend local laws not inconsistent with the New York State Constitution or any general law of New York State relating to the levy, collection and administration of local taxes authorized by the New York State legislature.

Commenter levies taxes and other special charges on real property pursuant to the provisions of the New York State Real Property Tax Law, the City Charter and the City Administrative Code. Commenter's Department of Finance assesses all the taxable real property in New York City (the "City") and is responsible for collecting all real property taxes and other assessments. The New York City Water Board assesses and imposes water and sewer charges on residential properties located in the City. Commenter's Department of Environmental Protection is responsible for collecting such charges. Commenter's Department of Housing Preservation and Development imposes additional charges on residential property for, among other things, emergency repairs of boilers and elevators, fire prevention inspections, and charges for housing cleanup costs.

All real property taxes, assessments, sewer and water charges, and other Commenter charges on property become liens on the day they become due and payable, but unpaid. Under the City Administrative Code, Commenter has the right to enforce delinquent tax liens by foreclosing on the subject property or may sell the delinquent tax liens as described below.

Commenter has the right to sell unpaid tax liens, together with the interest, penalties and costs of advertisement or notices of such sales. Applicable laws impose certain requirements on such sales, including that the liens must be a certain number of months past due to be eligible for sale and that notices of each such sale must be provided. The notice requirements include (i) two publications, one not less than 90 days prior to the date of sale and the second, not less than 10 days prior to the sale date, (ii) a display of the list of tax liens to be sold in the appropriate registry offices of each Borough of the City not less than 90 prior to the date of sale, and (iii) first class mail notice of sale to each registered owner of the property and other registered interested parties not less than 30 days before the sale date.

Since 1996, Commenter has sold 15 pools of tax liens to special purpose entities, each a Delaware business trust created by Commenter (each, an "Issuer"), which issued securities to third-party investors in one or more classes backed by such tax liens. In the case of each such sale, the notice requirements of applicable State of New York and City laws were followed, and many delinquent property owners paid their delinquent taxes before the applicable sale date. The tax lien sale program is the City's primary means of enforcing the payment of delinquent property taxes. Property taxes constitute the single largest source of the City's revenues. The ability to continue this program in

an efficient and cost-effective way is crucial to the City's continuing fiscal stability.

The proceeds of the sales of these Commenter-sponsored tax lien-backed securities ("TLBS") were paid by the issuer to Commenter. Commenter intended to use, and did use, these proceeds for general operating purposes. The TLBS are structured to be paid solely from the collections received from the payment of the tax liens, including through the foreclosure of the properties on which the liens are placed. In Commenter's TLBS, credit enhancement comes in the form of the overcollateralization provided by the residual interest in the pool to all certificateholders and, if subordinate certificates are issued, additionally by the subordinate certificates to the senior certificateholders (for example, a pool of \$100 million face amount of tax liens might result in the issuance of \$70 million senior certificates, \$25 million subordinate certificates and \$5 million residual interest). As tax and assessment payments, together with the interest due thereon, and foreclosure proceeds are received, senior and subordinate certificateholders receive their interest payments in order of priority, followed by principal payments due to them, on a pro rata basis, unless the securities become undercollateralized, in which case, the senior certificateholders receive the principal payments due them before the subordinate certificateholders receive their principal payments. Any remaining receipts relating to the tax liens belong to Commenter (through its ownership of the Issuer), as the holder of the residual interest in the pool. The average term of a series of TLBS is substantially shorter than the stated maturity of the securities because of this paydown structure; indeed, the average term of Commenter's TLBS that have been repaid is between four and five years. Currently, Commenter's TLBS are serviced by MTAG Services, LLC and Plymouth Park Tax Services LLC (d/b/a Xspand) (the "Servicers").

The securities in each series of Commenter's TLBS have been sold to an initial purchaser(s) in reliance on Section 4(2) of the Securities Act and immediately resold (and eligible for further resale) privately to "qualified institutional buyers" in reliance on Rule 144A under the Securities Law. Rule 144A is referred to herein as the "Safe Harbor".

Application of Proposing Release to Commenter's TLBS: In the Proposing Release, the Commission has proposed, through amendments to the Safe Harbor and additional rules relating to them, enhanced disclosure and reporting for issuances of "structured finance products" (Proposing Release at 23395) that are issued and resold in reliance on the Safe Harbor. A structured finance product is proposed to be defined as "a fixed-income or other security collateralized by any pool of self-liquidating financial assets, such as loans, leases, mortgages, and secured or unsecured receivables that entitles its holder to receive payments that depend on the cash from the assets". At the end of the proposed definition, the Commission includes a non-exclusive list of examples, including the following catch-all, "a security that at the time of the offering is commonly known as an-asset backed security or a structured finance product." This definition and this example would seem to include Commenter's TLBS.

Relief Sought: Commenter respectfully requests that municipal-sponsored tax lien-backed securities such as Commenter's TLBS (such excluded TLBS defined with appropriate qualifications as discussed herein) be excluded from the definition of "structured finance products" in the amendments to the Securities Act that are the culmination of the process begun by the Proposing Release. For the reasons summarized below and more fully discussed in this letter, Commenter believes the application of the modifications to the Safe Harbor in the Proposing Release to Commenter's TLBS is not necessary to address the issues the Commission is seeking to address by the regulation of certain privately offered securities. Commenter believes that its TLBS present none of the issues raised by those privately offered securities and brought to light in the recent financial crisis. Those reasons, which are discussed in more detail below are:

I. TLBS are issued in reliance on the Safe Harbor in order to reduce the burden on the municipal government, not as a means of avoiding the disclosure requirements of registered public offerings.

II. Unlike some structured finance products which evidence a loss of market discipline and bad business practices which contributed to the recent financial crisis, the assets underlying TLBS arise by operation of law and are part of the normal business of municipal governments.

III. Asset-backed securities are not all alike. Some are highly complex and involve significant risk, thereby making review and disclosure a significant process requiring detailed and data-laden disclosure. Others, like TLBS, are relatively simple and more easily reviewed with straightforward disclosure and information.

IV. Commenter conducts its business in an open and public manner and, in the issuance of its TLBS, Commenter has followed an offering, disclosure and reporting regimen that results in a level of transparency not evidenced in the case of certain other structured finance products.

V. The TLBS market is a small market.

I. TLBS are issued in reliance on the Safe Harbor in order to reduce the burden on the municipal government, not as a means of avoiding the disclosure requirements of registered public offerings.

The Commission's expressed view is that if complex securitizations had not been exempt from the registration requirements of the Securities Act in reliance on the Safe Harbor, they would have been issued and resold as registered offerings, subject to the more fulsome disclosure and reporting requirements of the Securities Act at the time of their offering and of the Securities Exchange Act of 1934, as amended (the "Exchange Act") on an ongoing basis. (Proposing Release at 23393). In most cases,

there would have been no other exemption from registration available to the issuers and sponsors of those securitizations.

Commenter has offered and sold its TLBS in reliance on Section 4(2) and the Safe Harbor. It has done so primarily for reasons of administrative convenience and cost reduction, not to avoid enhanced disclosure obligations. Commenter believes that it could have monetized its tax liens in a securities offering that would have been exempt from registration under Section 3(a)(2) of the Securities Act, the governmental-entity exemption for securities issued or guaranteed by "the District of Columbia, or by any State of the United States, or by any political subdivision of a State or territory, or by any public instrumentality of one or more States or territories" (sometimes referred to herein as the "Governmental Entity Exemption").

Commenter believes that a structure for the TLBS that would allow reliance on the Governmental Entity Exemption, is the structure used for issuances of securities backed by pools of tobacco settlement receivables ("Tobacco Settlement ABS"). In connection with the Tobacco Settlement ABS, Commenter established a "Local Development Corporation" under the New York Not-for-Profit Corporation Law § 1411 as the issuer of the securities, and under prior interpretations by the Commission, such an entity constitutes a "public instrumentality" for purposes of Section 3(a)(2). Under federal tax law, interest on the Tobacco Settlement ABS are exempt from federal income taxation.

Commenter did not establish a Local Development Corporation as issuer of each of the 15 series of its TLBS (which would have been required for the TLBS because of the taxable mortgage pool rules) because it would have been administratively burdensome and costly for the City to administer 15 separate corporations. Commenter's determination not to securitize its tax liens in a tax-exempt offering was also influenced by the loss of flexibility in the use of the securitization proceeds that would have resulted from the tax rules and regulations governing such an issuance. Those tax rules and regulations also impose cost and administrative burdens on Commenter (due to certain tracking, filing and rebating requirements). In sum, these consequences of structuring the TLBS in reliance on the Governmental Entity Exemption would have put a strain on Commenter's limited resources of personnel and budget.

Therefore, Commenter has an alternative exemption from Securities Act registration under Section 3(a)(2) of the Securities Act. Consequently, subjecting Commenter's 144A offerings to the disclosure requirements of the Proposing Release would not necessarily result in any change in the disclosure or reporting in connection with such transactions, but it would impose significant burdens on the municipality.

II. Unlike some structured finance products which evidence a loss of market discipline and bad business practices which contributed to the recent financial crisis, the assets underlying TLBS arise by operation of law and are part of the normal business of municipal governments.

Citing prominently *The President's Working Group on Financial Markets, Policy Statement on Financial Markets Developments, March 2008* (the "PWG March 2008 Report") and *The Report of the Counterparty Risk Management Policy Group, Containing Systemic Risk: the Road to Reform, August 6, 2008* (the "CRMPG III Report"), the Commission notes that "many of the problems giving rise to the financial crisis involved structured finance products, including mortgage-backed securities. Many of these mortgage-backed securities were issued to collateralize other debt obligations such as collateralized debt obligations and collateralized loan obligations ("CDOs" and "CLOs"), types of asset-backed securities sold in private placements. As the default rate for subprime and other mortgages soared, such securities ...lost their value". (Proposing Release at 23330). The Commission clearly agrees with the conclusion of the drafters of the PWG March 2008 Report (See p.8 thereof) that in the period leading up to the financial crisis, there was a "loss of market discipline on standards of loans to households and businesses" and believes that such loss resulted in improperly originated (that is, without regard for prudent underwriting standards and appropriate credit and collection practices and procedures) mortgage and other assets pools, which, when securitized gave rise to the issuance of high-risk asset backed securities. The modifications in the Proposing Release which would impose enhanced disclosure and related responsibilities on issuers of asset-backed securities issued in reliance on the Safe Harbor are designed to dissuade sponsors from engaging in the undisciplined business practices that contributed to the financial crisis. By requiring that issuers provide investors with more complete information about the asset-backed securities and the performance of securities that have been purchased, the Commission seeks to encourage more discipline in the underlying business practices.

Commenter supports the Commission's goal of bringing more transparency to the risky business practices underlying asset-backed securities, but notes that that goal is not served by imposing on the municipal government sponsors of TLBS the enhanced disclosure requirements of the Proposing Release. The pool of tax liens owned by a municipality does not result from the bad business practices of the municipality, but rather by operation of law. There was no easing of underwriting standards or disregard for risk in the accumulating of the pool. There was no extension of credit by the sponsor or any other person. Indeed, as noted above in "**Background**", in assembling its pools for securitization, Commenter included substantially all tax liens available for securitization at the time of the securitization. A municipal government's major purposes in securitizing tax liens are achieving the most efficient method of collecting such delinquent taxes and generating, in the most cost-effective manner, the much needed revenues that flow from such collections. In Commenter's experience, there are two significant features of the planning and executing of an issuance of TLBS that enable Commenter to achieve these purposes. First, the delivery of notice to delinquent property tax owners that their tax liens will be sold results in a significant increase in payments. Second, the transferring of collection efforts to the Servicers produces dramatically improved receipts and reduction of costs. Imposing the registered offering-like disclosure requirements on municipal government sponsors of TLBS issued in reliance on the Safe Harbor will not bring about more prudent business practices and procedures on the part of municipal sponsors and would do nothing more than impose

additional costs and administrative burdens on them.

III. Asset-backed securities are not all alike. TLBS have neither the complex features nor the high degree of risk that certain other asset-backed securities have.

In the more than 100 pages of text of the Proposing Release, there is a substantial amount of commentary on the ways in which certain types of asset backed securities or structured finance products contributed to the financial crisis. Specific types of ABS, namely, CDOs, CLOs, and subprime mortgage-backed securities, are referenced repeatedly, as are the features of those securitizations, including the loss of market discipline on the part of the underlying originators, the structuring agents, the rating agencies and investors, the multiplier effect of ABS within ABS, the embedded leverage, the complexity of the structures, and the rush to market with inadequate information for credit rating agencies or investors to make informed credit rating or investment decisions. In Commenter's view, none of these features exist for municipal-sponsored TLBS. As discussed herein, loss of market discipline is not evident in the assembling of a tax lien pool or the structuring or offering of TLBS. Transactions have been executed on a reasonable schedule with appropriate time for credit and investment considerations. Commenter did not structure or market any issuance of its TLBS or any class of any series of TLBS for inclusion in a CDO or a CLO. No credit default swap index exists for TLBS and these securitizations were not standard collateral for structured investment vehicles.

Furthermore, the enhanced disclosure that would be required by the Proposing Release for certain structured finance products issued in the private exempt market in reliance on the Safe Harbor is unnecessary for TLBS. As the summary under "**Background**" above makes clear, these transactions are neither high-risk nor complex. Unlike collateralized debt obligations ("CDOs"), repeatedly described in the Proposing Release as "high-risk", "complex" and "not understood by investors", which have (i) a pool of diverse investment securities which are purchased and sold according to a highly-developed set of rating-agency criteria; (b) multiple classes and sub-classes of securities, including debt and equity; (c) a complex series of provisions and rules governing payments under differing scenarios; (d) enhancement often provided by a package of underlying derivatives; and (e) complex rules governing remedies and control following default, TLBS are relatively straightforward and do not give rise to the inadequate disclosure concern addressed by the Proposing Release.

Commenter respectfully comments that the important goals of the modifications to the Safe Harbor in this Proposing Release ought to be aimed at the contributors to the financial crisis, not all securities which fall into the broad category of asset-backed securities. Those securities are not all alike. There is nothing to suggest that TLBS or the practices related to TLBS contributed to the financial crisis or is at risk of contributing to future financial crises. Application of the modifications in the Proposing Release to TLBS would result in nothing more than additional cost and administrative burden to municipal governments.

IV. Commenter conducts its business in an open and public manner and, in the issuance of its TLBS, Commenter has followed an offering, disclosure and reporting regimen that results in a level of transparency not evidenced in the case of certain other structured products.

In the case of certain asset-backed securities sponsored by private sector business entities and issued in reliance on the Safe Harbor, unless those business entities have other reporting requirements, such as in the case of financial regulators to bank regulators, information about the transactions may be non-existent or very limited. This is not true for municipal-sponsored TLBS, even when they are offered and/or resold in reliance on the Safe Harbor. Governmental entities cannot act in secret. Many of their meetings and discussions are subject to sunshine laws, which require that they be open to the public and the press. In addition, many government documents and records that are not protected for reasons of security or privacy are available to the public and those not readily published are discoverable by a requesting party under the Freedom of Information Act. There are also matters of reputation and public relations. Municipalities cannot act under the radar of the press or the public.

The participation of the municipal government sponsor in a TLBS issue is evident as is the openness of the process of forming a tax lien pool. Commenter's process outlined briefly in "**Background**" above demonstrates this quite clearly. All property tax assessments and liens are controlled by state and local law and a list of those assessments and liens are searchable on an online database. The sale process that precedes the issuance of a series of TLBS involves the publication in widely distributed media as well as personal notices to affected property owners. Further, Commenter's consolidated financial statements include each of the Issuers created by Commenter and therefore the Issuers' accounting records are audited and readily available for inspection by the public. Commenter, as part of its normal business of government, reports on all of its financings, including TLBS, to the City Council on a monthly basis. Enhanced transparency is unnecessary in the municipal government-sponsored TLBS market.

Each offering memorandum prepared by Commenter for a TLBS issuance contained: tax lien asset pool data, sorted by type of lien, lien balance, age of delinquency, lien-to-value ratio and type of property; information on prior TLBS sponsored by Commenter, including prior pool composition, the collection experience with respect to the tax liens in prior tax lien pools, liquidation rates and information relating to the City's repurchase of defective assets; and a description of the servicers and the servicing agreements, including a description of the base and incentive fees paid to the servicers. Because a typical tax lien pool will contain thousands of separate tax liens, the vast majority of which will be less than \$25,000, lien-level information is not provided and would not enhance understanding of the pool.

In addition, as provided in each governing agreement, purchasers of each security are entitled to receive ongoing reports as to the performance of the pool, detailing amounts paid to the trustee including as reimbursement for advances, amounts paid to the

holders, amounts on deposit in and withdrawn from the pledged funds and accounts, and updated information regarding the tax liens including (1) the number and aggregate redemptive value of the outstanding tax liens, (2) the number and aggregate redemptive value of the tax liens with respect to which foreclosure actions have been filed, as to which forbearance agreements are in effect, as to which liquidations have been completed, as to which substitutions, repurchases and charge offs have occurred, and as to which the property owners have paid the full amount of the tax liens. A copy of such a report is included as Exhibit A hereto.

Commenter's representatives held extensive discussions with each of the rating agencies that rated its TLBS at which the pool of tax liens was reviewed and discussed, and the servicing arrangements were thoroughly examined. As discussed in sections II. and III. of this letter, Commenter's TLBS were not hastily assembled transactions. Each tax lien pool accumulates over a period of months or years, and when a TLBS issuance is scheduled, substantially all tax liens available for securitization (after publication of the required sale notice and elimination from the pool of delinquent taxes that are paid) are included in the pool underlying such TLBS. There is no rush to create assets, no rush to market and no rush to consummate a transaction without giving due regard to structuring considerations, testing, due diligence, dissemination of relevant information to prospective investors and other involved parties, marketing and finally, actual issuance. The careful and conservative approach taken by Commenter in structuring and offering its TLBS is evidenced by the fact that none of Commenter's TLBS has experienced any default and all of Commenter's issues which have been repaid have done so at least five years before their stated maturities.

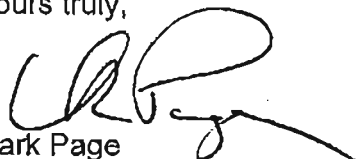
Acknowledging that the process followed by Commenter and described above is not required by federal securities or other applicable laws, Commenter would agree with a decision by Commission staff to include in the final modifications to the Safe Harbor certain qualifications (such as the procedures outlined above with respect to disclosure and reporting) to the exemption of municipal-sponsored TLBS from the definition of "structured finance product". Inclusion of such qualifications for exempt TLBS would enable the Commission to achieve its policy objective of providing all market participants with adequate initial and ongoing information about TLBS issued in reliance on the Safe Harbor without unduly burdening municipal issuers.

V. The TLBS market is a small market.

Unlike the over-heated CDO and residential mortgage-backed securities markets, at no time in the several year period leading up to the financial crisis was there a proliferation of TLBS issues. In fact, Commenter, which is the sponsor of the largest amount of TLBS, has sponsored the issuance of less than \$200 million in aggregate over the last five years. But, as noted above, the majority of property owners pay their delinquent real property taxes after they receive notice of the proposed sale of the tax lien on their property. This program is the most important and effective means available to the City to enforce payment of real property taxes.

Commenter very much appreciates the opportunity to provide the foregoing comments in response to the Commission's Proposing Release. Should you have any questions or desire clarification concerning the matters addressed in this letter, please do not hesitate to contact Katharine I. Crost, Esq. of Orrick, Herrington & Sutcliffe LLP at (212) 506-5070 or Albert F. Moncure, Jr., Esq., Chief, Municipal Finance Division, New York City Law Department at (212) 788-1160. Commenter would also welcome the opportunity to discuss the matters addressed in this letter in an in-person meeting with the Commission's staff and would look forward to such a meeting in Washington if the Commission is so willing.

Yours truly,

A handwritten signature in black ink, appearing to read 'Mark Page', with a stylized flourish extending from the end.

Mark Page
Director of Management and Budget
The City of New York

Exhibit A



THE BANK OF NEW YORK MELLON
 101 BARCLAY STREET - 4W
 NEW YORK, NEW YORK 10286
 ATTN: JACQUELINE KUHN
 212-815-2484

PAGE NUMBER
 PAYMENT DATE

1
 07/12/2010

NYCTL SERIES 2009-A
 TAX LIEN COLLATERALIZED BONDS

CURRENT PAYMENT INFORMATION

CLASS	CUSIP	DTC	BEGINNING CERT BALANCE	PASS THRU RATE	PRINCIPAL DIST AMT	INTEREST DIST AMT	TOTAL DIST	PRINCIPAL LOSS	INTEREST SHORTFALL	ENDING CERT BALANCE
A	670674AA8	YES	\$ 33,415,673.05	6.190000%	\$ 9,365,293.97	\$ 517,107.54	\$ 9,882,401.51	\$ -	\$ -	\$ 24,050,379.08
GRAND TOTAL			\$ 33,415,673.05		\$ 9,365,293.97	\$ 517,107.54	\$ 9,882,401.51	\$ -	\$ -	\$ 24,050,379.08

FACTORS PER 1000

CLASS	ORIGINAL BALANCES	PRINCIPAL FACTOR	INTEREST FACTOR	ENDING FACTOR
A	\$ 59,350,000.00	157.7977080640	8.7128481975	405.2286391106



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NYCTL SERIES 2009-A
 TAX LIEN COLLATERALIZED BONDS
 REPORT TO BONDHOLDERS

CURRENT INTEREST DISTRIBUTION AMOUNTS FOR THIS PERIOD:

CLASS A	\$	517,107.54
TOTAL	\$	517,107.54

CURRENT PRINCIPAL DISTRIBUTION AMOUNTS FOR THIS PERIOD:

CLASS A	\$	9,385,293.97
TOTAL	\$	9,385,293.97

TOTAL PRINCIPAL AMOUNT OUTSTANDING PRIOR TO PAYMENT: \$ 33,415,673.05
 TOTAL PRINCIPAL AMOUNT OUTSTANDING AFTER PAYMENT: \$ 24,050,379.08

ENDING PRINCIPAL BALANCE AMOUNT:

CLASS A	\$	24,050,379.08
TOTAL	\$	24,050,379.08

TAX LIEN CERTIFICATES OUTSTANDING:

NUMBER		2,838
AGG. DETERMINATION DATE REDEMPTIVE VALUE	\$	67,911,558.40
AGG. INITIAL TAX LIEN PRINCIPAL BALANCE	\$	64,154,092.35
AGG. TAX LIEN PRINCIPAL BALANCE	\$	55,826,853.61

TAX LIEN CERTIFICATES UNDER FOREBEARANCE:

NUMBER		302
AGG. DETERMINATION DATE REDEMPTIVE VALUE	\$	6,205,769.85
AGG. INITIAL TAX LIEN PRINCIPAL BALANCE	\$	6,458,998.66

TAX LIEN CERTIFICATES REDEEMED:

NUMBER		377
AGG. DETERMINATION DATE REDEMPTIVE VALUE	\$	9,287,269.62
AGG. INITIAL TAX LIEN PRINCIPAL BALANCE	\$	7,208,691.85

TAX LIEN CERTIFICATES FORECLOSED:

NUMBER		1181
AGG. DETERMINATION DATE REDEMPTIVE VALUE	\$	32,963,538.63
AGG. INITIAL TAX LIEN PRINCIPAL BALANCE	\$	26,440,706.50

REO PROPERTIES:

NUMBER		0
TOTAL BOOK VALUE	\$	-
AGG. INITIAL TAX LIEN PRINCIPAL BALANCE	\$	-

BANKRUPTCIES (See Servicer's Exhibits):

SEE ATTACHED EXHIBITS

ELIGIBLE SUBSTITUTE TAX LIENS:

NUMBER		0
AGG. DETERMINATION DATE REDEMPTIVE VALUE	\$	-
AGG. SUBSTITUTION AMOUNTS	\$	-

REO PROPERTIES RESOLVED OR COLLECTED

NUMBER		0
AMOUNT COLLECTED	\$	-
AGG. DETER. DATE - REDEM. VALUE	\$	-
AGG. INITIAL TAX LIEN BALANCE	\$	-

PERMITTED LIEN CHARGE-OFFS

SECTION 2.09(A)	\$	-
NUMBER		-
SECTION 2.09(B)	\$	-
NUMBER		0

COLLECTIONS ON DEFECTIVE TAX LIENS

\$	-
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PAGE NUMBER
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NYCTL SERIES 2009-A
 TAX LIEN COLLATERALIZED BONDS
 REPORT TO BONDHOLDERS

THE CURRENT OUTSTANDING AND UNPAID AMOUNTS PAID TO THE SERVICERS:	\$	241,653.29
CURRENT AMOUNT PAID TO THE INDENTURE TRUSTEE (includes current and arrears amounts)	\$	21,250.00
CURRENT AMOUNT PAID ON THE ADVANCE CREDIT FACILITY:	\$	8,722.95
CURRENT AMOUNT PAID TO THE OWNER TRUSTEE:	\$	-
AMOUNT REPaid TO THE CREDIT ADVANCE & THE INTEREST DUE THEREON	\$	-
CURRENT AMOUNT PAID FOR LEPCO ADVISORY FEES:	\$	53,750.00
AMOUNT PAID FOR MISC. FEES & EXPENSES:	\$	-
AGG. AMOUNTS OF INTEREST SHORTFALLS AND ACCRUED INTEREST THEREON:		
CLASS A	\$	-
TOTAL	\$	-

ACCOUNT AND FUND BALANCES BELOW ARE FOR THE COLLECTION PERIOD:
 BEGINNING: 04/01/2010 ENDING: 06/30/2010

CURRENT BALANCES OF EACH OF THE PLEDGED ACCOUNTS AND FUNDS (PRIOR TO PAYMENT DATE):

CLASS A INTEREST RESERVE FUND	\$	918,441.25
WORKING CAPITAL RESERVE	\$	2,377,263.33
BOND ACCOUNT	\$	11,830,514.42
PRE-FUNDING ACCOUNT	\$	-
COLLECTION ACCOUNT	\$	-

INTEREST DIFFERENTIAL / COLLECTIONS FOR THE FOLLOWING ACCOUNTS AND FUNDS:

CLASS A INTEREST RESERVE FUND	\$	-
WORKING CAPITAL RESERVE	\$	-
BOND ACCOUNT		N/A
PRE-FUNDING ACCOUNT		N/A
COLLECTION ACCOUNT		N/A

REQUIRED RESERVE BALANCES FOR THE FOLLOWING ACCOUNTS AND FUNDS:

CLASS A INTEREST RESERVE FUND (VARIABLE)	\$	918,441.25
WORKING CAPITAL RESERVE (FIXED)	\$	4,000,000.00

AGG. AMOUNTS (ABOVE) OR BELOW THEIR REQUIRED RESERVE BALANCES

CLASS A INTEREST RESERVE FUND	\$	-
WORKING CAPITAL RESERVE	\$	1,622,736.67

AMOUNT IF ANY WITHDRAWN DURING THE RELATED COLLECTION PERIOD:

CLASS A INTEREST RESERVE FUND:	\$	-
WORKING CAPITAL RESERVE FUND:	\$	1,622,736.67

AGG. AMOUNT WITHDRAWN SINCE THE CLOSING DATE:

CLASS A INTEREST RESERVE FUND	\$	-
WORKING CAPITAL RESERVE FUND:	\$	1,619,908.56

ENDING BALANCES OF EACH OF THE PLEDGED ACCOUNTS AND FUNDS:

CLASS A INTEREST RESERVE FUND	\$	918,441.25
WORKING CAPITAL RESERVE	\$	4,000,000.00
BOND ACCOUNT**	\$	-
PRE-FUNDING ACCOUNT**	\$	-
COLLECTION ACCOUNT**	\$	-

**BALANCES OF ACCOUNT ARE ZERO AFTER PAYMENT



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 07/12/2010

NYCTL SERIES 2009-A
 TAX LIEN COLLATERALIZED BONDS
 PAYMENT DATE WATERFALL

TOTAL BALANCE IN BOND ACCOUNT FOR PAYMENT \$ 11,830,514.42

	DEBIT/(CREDIT)	REMAINING CASH	AVAILABLE ADVANCE FACILITY
CURRENT AVAILABLE DIST. AMOUNT >>>		\$ 11,830,514.42	\$ 6,978,356.70
PAID SERVICERS FEES:	\$ 241,653.29	\$ 11,588,861.13	\$ 6,978,356.70
PAID TRUSTEE FEES:	\$ 21,250.00	\$ 11,567,611.13	\$ 6,978,356.70
PAID CREDIT FACILITY FEES:	\$ 8,722.95	\$ 11,558,888.18	\$ 6,978,356.70
PAID OWNER TRUSTEE FEE:	\$ -	\$ 11,558,888.18	\$ 6,978,356.70
REPAID TRUSTEE ADVANCES & INTEREST DUE THEREON:	\$ -	\$ 11,558,888.18	\$ 6,978,356.70
PAID LEPERCQ ADVISORY FEES:	\$ 53,750.00	\$ 11,505,138.18	\$ 6,978,356.70
MISC. FEES AND EXPENSES (PILLSBURY):	\$ -	\$ 11,505,138.18	\$ 6,978,356.70
CLASS A INTEREST SHORTFALL PAID:	\$ -	\$ 11,505,138.18	\$ 6,978,356.70
CURRENT ACCRUED CLASS A INTEREST PAID:	\$ 517,107.54	\$ 10,988,030.64	\$ 6,978,356.70
RESTORE INT RESERVE FUND TO REQUIREMENT:	\$ -	\$ 10,988,030.64	\$ 6,978,356.70
RESTORE WORKING CAP FUND TO REQUIREMENT:	\$ 1,622,736.67	\$ 9,365,293.97	\$ 6,978,356.70
PREFUNDING ACCOUNT:	\$ -	\$ 9,365,293.97	\$ 6,978,356.70
PAID PRINCIPAL DISTRIBUTION CLASS A:	\$ 9,365,293.97	\$ -	\$ 6,978,356.70
REMAINING CASH:		\$ -	\$ 6,978,356.70

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PAYMENT DATE STATEMENT
Servicing Agreement - Section 7.04
Period: Apr 1, 2010 - June 30, 2010

	Amount/Number
I. Aggregate Servicing Fees	
Base	\$ 107,850.00
Incentive Fee	\$ 62,902.28
ii. Aggregate Outstanding Payments - Section 6.07	
iii. Collections for Distribution (Does not include overages)	\$ 8,078,251.83
iv. Outstanding Tax Liens	
Number	2165
Aggregate Determination Date Redemptive Value	\$ 49,652,663.67
Aggregate Sale Date Redemptive Value*	\$ 40,581,304.18
v. Partial Payment Plans	
Number	198
Aggregate Redemptive Value	\$ 4,254,294.30
Aggregate Sale Date Redemptive Value	\$ 4,058,410.97
vi. Redeemed Tax Lien Certificates(Does not include Partial Payments)	
Number	299
Aggregate Redemptive Value as of Date of Redemption	\$ 6,360,543.02
Aggregate Sale Date Redemptive Value	\$ 4,761,888.94
vii. Foreclosures Filed	
Number	674
Aggregate Redemptive Value	\$ 22,936,884.37
Sale Date Redemptive Value	\$ 17,928,161.39
viii. Related To Foreclosure in Earlier NYCTL Trust	
Number	517
Aggregate Redemptive Value	\$ 10,026,654.26
Sale Date Redemptive Value	\$ 8,514,545.11
ix. Foreclosure Sale Completed	
Number	0
Aggregate Redemptive Value	\$ -
Sale Date Redemptive Value	\$ -
x. (a) REO Properties	
Number	-
Total Book Value	\$ -
Sale Date Redemptive Value	\$ -
x. (b) Foreclosure Bids	
Number	-
Total Book Value	\$ -
Sale Date Redemptive Value	\$ -
xi. Bankruptcy	
Number	20
Aggregate Determination Date Redemptive Value	\$ 668,048.74
Aggregate Sale Date Redemptive Value	\$ 544,943.49
xii. Eligible Substitute Tax Liens	
Number	-
Aggregate Determination Date Redemptive Value	\$ -
Aggregate Dollar Amount of all Substitution Amounts	\$ -
xiii. Resolved REO Properties	
Number	
Aggregate Redemptive Value as of Date of Redemption	
Aggregate Sale Date Redemptive Value	
Amount of Collections	
xiv. Collections on Defective Tax Liens	
xv. Permitted Lien Charge-offs	
Number	

* Includes only liens that are outstanding

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COMPOSITION BY YEAR OF FIRST REAL PROPERTY TAX DELINQUENCY

First Year	Count	Real Property	Water & Sewer	Other Charges	Noticing	5% Surcharge	Capitalized Expenses	Red Value	Initial TLPB	Wtd Avg LTV	Wtd Avg Age	Percent of Initial	Percent of Current
1984	1	\$ 6,659.29	\$ -	\$ -	\$ 310.58	\$ 348.49	\$ -	\$ 7,318.36	\$ 5,940.75	58%	312	0.0%	0.0%
1988	3	\$ 7,000.73	\$ -	\$ 29,357.94	\$ 816.48	\$ 1,858.77	\$ -	\$ 39,033.92	\$ 32,726.11	36%	261	0.1%	0.1%
1989	4	\$ 40,329.21	\$ -	\$ 4,471.47	\$ 1,242.32	\$ 2,302.16	\$ 934.00	\$ 49,279.16	\$ 39,244.65	24%	252	0.1%	0.1%
1990	2	\$ 36,817.73	\$ -	\$ -	\$ 621.16	\$ 1,871.95	\$ 1,890.00	\$ 41,200.84	\$ 31,910.95	39%	242	0.1%	0.1%
1992	3	\$ 60,644.90	\$ -	\$ -	\$ 931.74	\$ 3,078.83	\$ 625.00	\$ 65,280.47	\$ 52,484.70	42%	222	0.1%	0.1%
1993	7	\$ 23,857.54	\$ -	\$ 3,363.72	\$ 2,174.06	\$ 1,469.77	\$ 2,441.50	\$ 33,306.59	\$ 25,055.07	47%	205	0.1%	0.1%
1994	10	\$ 119,485.99	\$ -	\$ 23,021.93	\$ 3,094.23	\$ 7,280.12	\$ 5,256.00	\$ 158,138.27	\$ 125,077.80	19%	192	0.3%	0.3%
1995	86	\$ 420,255.90	\$ 1,283,267.32	\$ 1,138.93	\$ 22,632.70	\$ 85,103.68	\$ 57,186.52	\$ 1,869,585.05	\$ 1,558,933.06	8%	182	3.8%	3.8%
1996	35	\$ 567,927.32	\$ 580,495.91	\$ 147,041.85	\$ 9,949.69	\$ 65,270.71	\$ 28,274.12	\$ 1,398,959.60	\$ 1,139,492.95	35%	169	2.8%	2.8%
1997	26	\$ 70,536.86	\$ 396,159.85	\$ 68.64	\$ 7,383.13	\$ 23,707.38	\$ 19,566.00	\$ 517,421.86	\$ 425,372.99	14%	156	1.0%	1.0%
1998	49	\$ 577,962.45	\$ 489,379.30	\$ 21,676.31	\$ 13,960.08	\$ 55,176.68	\$ 15,332.62	\$ 1,173,487.44	\$ 958,425.52	21%	144	2.4%	2.4%
1999	41	\$ 548,094.44	\$ 409,816.58	\$ 123,497.80	\$ 12,034.48	\$ 54,672.23	\$ 15,294.14	\$ 1,163,409.67	\$ 972,898.24	43%	134	2.4%	2.3%
2000	61	\$ 479,313.23	\$ 535,930.86	\$ 132,042.70	\$ 17,637.79	\$ 58,246.18	\$ 42,037.71	\$ 1,265,208.47	\$ 1,022,243.31	12%	121	2.5%	2.5%
2001	71	\$ 377,250.61	\$ 425,117.32	\$ 9,053.21	\$ 20,858.70	\$ 41,613.95	\$ 28,639.93	\$ 902,533.72	\$ 734,860.96	7%	108	1.8%	1.8%
2002	65	\$ 996,134.10	\$ 431,264.43	\$ 79,756.35	\$ 19,328.39	\$ 76,324.29	\$ 28,276.71	\$ 1,631,084.27	\$ 1,332,281.72	18%	99	3.3%	3.3%
2003	126	\$ 980,210.67	\$ 393,116.12	\$ 118,649.66	\$ 37,530.46	\$ 76,475.53	\$ 84,219.25	\$ 1,690,201.69	\$ 1,343,727.88	6%	84	3.3%	3.4%
2004	192	\$ 1,238,270.88	\$ 695,449.53	\$ 139,383.22	\$ 55,718.29	\$ 106,441.15	\$ 124,927.14	\$ 2,360,190.21	\$ 1,867,223.92	6%	72	4.6%	4.8%
2005	334	\$ 4,226,072.94	\$ 1,324,339.10	\$ 206,980.27	\$ 95,745.28	\$ 292,398.08	\$ 250,215.48	\$ 6,395,751.15	\$ 5,147,511.01	7%	61	12.7%	12.9%
2006	476	\$ 6,773,718.24	\$ 1,344,141.89	\$ 127,266.40	\$ 138,607.11	\$ 417,590.84	\$ 184,144.35	\$ 8,985,468.83	\$ 7,334,191.60	9%	49	18.1%	18.1%
2007	338	\$ 10,469,409.27	\$ 1,182,030.76	\$ 178,494.48	\$ 96,116.38	\$ 599,861.94	\$ 247,915.11	\$ 12,773,827.94	\$ 10,466,832.85	9%	37	25.8%	25.7%
2008	226	\$ 5,870,183.15	\$ 279,762.49	\$ 85,452.17	\$ 65,227.59	\$ 314,604.48	\$ 54,945.84	\$ 6,670,175.72	\$ 5,571,093.41	6%	25	13.7%	13.4%
2009	9	\$ 434,666.44	\$ 1,105.20	\$ 1,471.32	\$ 2,566.97	\$ 21,990.51	\$ -	\$ 461,800.44	\$ 393,774.73	4%	18	1.0%	0.9%
TOTALS	2165	34,324,801.89	9,771,376.66	1,432,188.37	624,487.61	2,307,687.72	1,192,121.42	\$49,652,663.67	40,581,304.18			100.0%	100.0%

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COMPOSITION BY AGE OF DELINQUENCIES

Age in Months	Count	Real Property	Water & Sewer	Other Charges	Noticing	5% Surcharge	Capitalized Expenses	Red Value	Initial TLPB	Wtd Avg LTV	Wtd Avg Age	Percent of Initial	Percent of Current
1 - 20	38	\$798,262.51	\$3,622.06	\$4,027.45	\$10,608.37	\$40,399.26	\$0.00	\$856,919.65	\$729,227.14	4%	19	1.8%	1.7%
21-40	472	\$13,782,242.89	\$1,349,334.54	\$252,767.99	\$135,168.28	\$779,535.03	\$260,678.55	\$16,559,727.28	\$13,595,249.54	8%	32	33.5%	33.4%
41-60	737	\$11,789,094.56	\$1,929,730.14	\$223,331.19	\$212,736.51	\$706,148.93	\$356,026.05	\$15,217,067.38	\$12,487,523.71	9%	50	30.8%	30.6%
61-80	371	\$3,010,380.21	\$1,631,715.88	\$295,091.88	\$108,456.10	\$252,023.37	\$292,039.42	\$5,589,706.86	\$4,407,889.21	6%	69	10.9%	11.3%
81-100	141	\$1,104,151.68	\$674,276.48	\$161,444.34	\$41,874.92	\$99,087.66	\$61,909.15	\$2,142,744.23	\$1,732,956.60	6%	91	4.3%	4.3%
101-120	106	\$1,165,885.97	\$740,193.21	\$139,464.13	\$31,247.49	\$103,839.50	\$45,498.64	\$2,226,128.94	\$1,828,051.24	18%	110	4.5%	4.5%
121-140	82	\$771,088.96	\$773,309.61	\$127,310.79	\$23,554.16	\$84,763.19	\$46,322.85	\$1,826,349.56	\$1,502,390.11	30%	131	3.7%	3.7%
141-160	67	\$620,716.50	\$805,431.51	\$20,354.76	\$19,068.82	\$73,306.30	\$33,039.62	\$1,571,917.51	\$1,287,150.59	20%	148	3.2%	3.2%
161-180	61	\$791,513.73	\$888,135.24	\$147,041.85	\$17,434.24	\$92,206.21	\$42,389.62	\$1,978,720.89	\$1,627,541.66	28%	172	4.0%	4.0%
181-200	71	\$318,127.53	\$975,627.99	\$24,160.86	\$18,552.96	\$65,562.43	\$48,327.02	\$1,450,358.79	\$1,197,907.75	9%	183	3.0%	2.9%
200 PLUS	19	\$173,337.35	\$0.00	\$37,193.13	\$5,785.76	\$10,815.84	\$5,890.50	\$233,022.58	\$185,416.63	37%	239	0.5%	0.5%
TOTALS	2165	\$ 34,324,801.89	\$ 9,771,376.66	\$ 1,432,188.37	\$ 624,487.61	\$ 2,307,687.72	\$ 1,192,121.42	\$ 49,652,663.67	\$ 40,581,304.18			100.0%	100.0%

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COMPOSITION BY INITIAL TAX LIEN PRINCIPAL BALANCE

Initial Tax Lien Principal Balance	Count	Real Property	Water & Sewer	Other Charges	Noticing	5% Surcharge	Capitalized Expenses	Red Value	Initial TLPB	Wtd Avg LTV	Wtd Avg Age	Percent of Initial	Percent of Current
1 - 25,000	1750	\$9,203,196.87	\$4,629,360.95	\$477,554.11	\$508,974.26	\$740,971.58	\$860,887.30	\$16,420,945.07	\$13,066,690.07	5%	71	32.2%	33.1%
25,001 - 50,000	227	\$5,399,854.13	\$2,267,320.84	\$407,630.46	\$61,840.52	\$406,859.88	\$189,300.82	\$8,732,806.65	\$7,195,201.48	9%	68	17.7%	17.6%
50,001 - 75,000	72	\$3,109,214.54	\$1,285,440.41	\$231,103.01	\$20,445.36	\$232,310.19	\$56,757.73	\$4,935,271.24	\$4,125,518.30	11%	67	10.2%	9.9%
75,001 - 100,000	39	\$2,712,725.67	\$583,791.70	\$208,140.56	\$10,913.55	\$175,778.57	\$37,440.11	\$3,728,790.16	\$3,082,028.31	17%	66	7.6%	7.5%
101,000 - 125,000	33	\$3,610,136.53	\$384,936.24	\$10,484.26	\$9,547.26	\$200,755.28	\$21,483.00	\$4,237,342.57	\$3,512,452.94	12%	49	8.7%	8.5%
125,001 - 150,000	10	\$1,251,408.74	\$99,089.83	\$86,534.69	\$2,904.13	\$71,996.90	\$9,876.50	\$1,521,810.79	\$1,278,709.48	11%	62	3.2%	3.1%
150,001 - 175,000	8	\$1,458,807.61	\$60,589.35	\$1,229.39	\$2,449.72	\$76,153.82	\$8,659.50	\$1,607,889.39	\$1,316,513.26	11%	57	3.2%	3.2%
175,001 - 200,000	7	\$1,226,035.63	\$203,073.88	\$1,056.69	\$2,037.46	\$71,610.20	\$870.00	\$1,504,683.86	\$1,281,016.88	12%	49	3.2%	3.0%
201,001 - 225,000	7	\$1,238,884.87	\$247,488.83	\$3,292.84	\$1,862.73	\$74,576.44	\$1,185.00	\$1,567,290.71	\$1,280,563.33	30%	75	3.2%	3.2%
225,000 - 250,000	1	\$169,154.57	\$0.00	\$0.00	\$186.05	\$8,467.04	\$0.00	\$177,807.66	\$151,781.21	10%	48	0.4%	0.4%
250,001 - 275,000	2	\$618,434.05	\$0.00	\$1,071.98	\$621.16	\$31,006.37	\$2,308.50	\$653,442.06	\$528,563.78	9%	49	1.3%	1.3%
275,001 - 300,000	2	\$679,340.73	\$0.00	\$178.72	\$621.16	\$34,007.03	\$2,972.96	\$717,120.60	\$579,716.06	38%	87	1.4%	1.4%
300,001 - 325,000	1	\$356,000.82	\$0.00	\$0.00	\$310.58	\$17,815.57	\$0.00	\$374,126.97	\$303,701.08	52%	144	0.7%	0.8%
350,001 - 375,000	1	\$301,480.77	\$10,284.63	\$593.36	\$220.77	\$15,628.97	\$0.00	\$328,208.50	\$326,069.77	12%	42	0.8%	0.7%
375,001 - 400,000	2	\$901,256.55	\$0.00	\$708.29	\$621.16	\$45,129.30	\$0.00	\$947,715.30	\$769,316.78	22%	103	1.9%	1.9%
400,002 - 425,000	1	\$471,431.19	\$0.00	\$0.00	\$310.58	\$23,587.09	\$0.00	\$495,328.86	\$402,087.85	12%	36	1.0%	1.0%
450,001 - 475,000	1	\$545,107.89	\$0.00	\$2,049.34	\$310.58	\$27,373.39	\$380.00	\$575,221.20	\$466,632.74	8%	36	1.1%	1.2%
600,001 PLUS	1	\$1,072,330.73	\$0.00	\$560.67	\$310.58	\$53,660.10	\$0.00	\$1,126,862.08	\$914,740.86	7%	34	2.3%	2.3%
TOTALS	2165	\$ 34,324,801.85	\$ 9,771,376.66	\$ 1,432,188.37	\$ 624,487.61	\$ 2,307,687.72	\$ 1,192,121.42	\$ 49,652,663.67	\$ 40,581,304.18			100.0%	100.0%

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GEOGRAPHIC DISTRIBUTION OF PROPERTIES

Borough	Count	Real Property	Water & Sewer	Other Charges	Noticing	5% Surcharge	Capitalized Expenses	Red Value	Initial TUPB	Wtd Avg LTV	Wtd Avg Age	Percent of Initial	Percent of Current
1	120	\$4,872,408.15	\$869,606.95	\$72,455.76	\$33,581.82	\$292,402.78	\$114,570.40	\$6,255,025.86	\$5,144,975.08	9%	56	12.7%	12.6%
2	364	\$6,153,966.76	\$1,917,003.97	\$169,841.15	\$102,839.42	\$415,836.50	\$273,119.63	\$9,032,607.43	\$7,391,724.61	8%	56	18.2%	18.2%
3	804	\$10,909,173.30	\$4,460,792.39	\$812,264.19	\$233,172.06	\$824,183.20	\$467,602.18	\$17,707,187.32	\$14,421,894.09	12%	71	35.5%	35.7%
4	558	\$9,945,033.44	\$2,268,432.13	\$300,058.86	\$159,507.37	\$631,629.05	\$256,111.21	\$13,560,772.06	\$11,121,937.96	11%	68	27.4%	27.3%
5	319	\$2,444,220.24	\$255,541.22	\$77,568.41	\$95,386.94	\$143,636.19	\$80,718.00	\$3,097,071.00	\$2,500,772.44	13%	76	6.2%	6.2%
TOTALS	2165	\$34,324,801.85	\$9,771,376.66	\$1,432,188.37	\$624,487.61	\$2,307,687.72	\$1,192,121.42	\$49,652,663.67	\$40,581,304.18			100.0%	100.0%

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PROPERTY FULL VALUE DISTRIBUTION

Full Value of Property	Count	Real Property	Water & Sewer	Other Charges	Noticing	5% Surcharge	Capitalized Expenses	Red Value	Initial TLPB	Wtd Avg LTV	Wtd Avg Age	Percent of Initial	Percent of Current
1 - 25,000	106	\$275,110.24	\$0.00	\$10,828.56	\$32,515.31	\$15,922.79	\$380.00	\$334,756.90	\$274,334.84	36%	102	0.7%	0.7%
25,001 - 50,000	147	\$536,626.56	\$0.00	\$113,877.52	\$44,042.03	\$34,727.48	\$10,173.47	\$739,447.06	\$608,991.97	44%	64	0.8%	0.8%
50,001 - 75,000	64	\$407,541.19	\$2,322.63	\$49,578.94	\$18,427.19	\$23,291.53	\$23,235.70	\$524,397.18	\$412,953.46	23%	87	1.4%	1.4%
75,001 - 100,000	58	\$429,134.61	\$20,353.44	\$40,847.48	\$17,112.44	\$25,372.41	\$24,383.50	\$557,203.88	\$439,476.26	17%	94	1.2%	1.2%
101,000 - 125,000	50	\$331,591.32	\$7,052.32	\$10,024.73	\$14,986.68	\$18,182.81	\$8,157.13	\$389,994.99	\$318,016.14	9%	54	1.2%	1.3%
125,001 - 150,000	61	\$607,563.95	\$7,456.66	\$6,774.53	\$16,755.44	\$31,927.58	\$39,835.18	\$710,313.34	\$555,883.97	14%	60	1.3%	1.3%
150,001 - 175,000	45	\$376,070.75	\$80,548.87	\$74,175.27	\$13,088.10	\$27,194.18	\$16,437.50	\$587,514.67	\$490,377.36	15%	71	1.6%	1.7%
175,001 - 200,000	52	\$485,015.94	\$3,182.95	\$68,630.63	\$15,279.14	\$28,605.50	\$25,981.11	\$626,695.27	\$501,059.19	9%	57	1.5%	1.5%
201,001 - 225,000	48	\$337,523.73	\$235,960.56	\$21,001.11	\$13,077.14	\$29,951.42	\$26,955.98	\$664,469.94	\$535,499.38	13%	93	1.5%	1.5%
225,000 - 250,000	48	\$516,745.64	\$199,112.09	\$19,319.24	\$14,461.66	\$37,481.92	\$44,981.03	\$832,101.58	\$649,697.85	12%	80	2.1%	2.1%
250,001 - 275,000	47	\$422,299.30	\$220,604.92	\$41,593.35	\$13,446.30	\$34,924.93	\$33,469.43	\$766,338.23	\$618,193.76	12%	78	1.5%	1.6%
275,001 - 300,000	46	\$495,805.43	\$449,724.81	\$15,277.83	\$13,414.77	\$48,711.19	\$35,278.04	\$1,058,212.07	\$847,756.06	27%	96	2.7%	2.7%
300,001 - 325,000	41	\$363,468.45	\$330,229.61	\$16,218.77	\$11,697.43	\$35,970.05	\$30,186.60	\$787,770.91	\$620,132.74	16%	73	2.3%	2.4%
325,001 - 350,000	64	\$866,279.02	\$303,520.26	\$40,969.59	\$18,237.19	\$61,450.32	\$53,726.21	\$1,344,182.59	\$1,090,450.00	20%	88	1.7%	1.7%
350,001 - 375,000	61	\$695,659.43	\$353,001.90	\$6,494.58	\$17,331.67	\$53,624.29	\$50,968.18	\$1,177,080.05	\$936,338.55	11%	71	2.8%	2.9%
375,001 - 400,000	63	\$453,788.57	\$225,611.11	\$85,606.08	\$17,848.45	\$38,599.45	\$35,062.98	\$856,516.64	\$686,819.51	6%	73	2.2%	2.2%
400,002 - 425,000	85	\$857,373.80	\$332,262.70	\$96,165.16	\$23,666.44	\$65,473.38	\$42,226.13	\$1,417,167.61	\$1,154,374.17	10%	70	2.8%	2.9%
425,001 - 450,000	72	\$512,928.49	\$450,605.47	\$19,903.58	\$20,392.03	\$50,191.45	\$26,250.24	\$1,080,271.26	\$887,112.96	8%	78	2.9%	2.9%
450,001 - 475,000	87	\$655,994.50	\$573,959.78	\$43,517.52	\$25,102.64	\$63,925.72	\$74,190.29	\$1,436,690.45	\$1,151,386.70	6%	74	1.0%	1.1%
475,001 - 500,000	88	\$705,933.96	\$567,942.57	\$7,954.03	\$25,103.84	\$65,346.69	\$72,724.36	\$1,445,005.45	\$1,157,480.22	8%	67	2.8%	2.8%
500,001 - 525,000	82	\$715,581.17	\$485,763.94	\$49,133.33	\$23,348.70	\$62,749.31	\$36,352.66	\$1,372,929.11	\$1,136,562.85	7%	74	3.7%	3.7%
525,001 - 550,000	99	\$919,651.06	\$591,735.85	\$151,264.03	\$28,487.15	\$84,298.86	\$42,810.28	\$1,818,247.23	\$1,482,616.68	14%	88	2.0%	2.1%
550,001 - 575,000	74	\$446,295.93	\$455,168.43	\$5,691.50	\$20,912.13	\$46,403.46	\$61,293.78	\$1,035,765.23	\$820,064.76	4%	88	2.9%	2.9%
575,001 - 600,000	55	\$1,046,296.17	\$209,064.67	\$70,731.42	\$15,728.26	\$67,091.11	\$48,706.82	\$1,457,618.45	\$1,168,219.85	18%	92	54.3%	53.6%
600,001 PLUS	522	\$20,864,522.68	\$3,666,191.12	\$366,609.59	\$150,025.48	\$1,256,269.89	\$328,354.82	\$26,631,973.58	\$22,037,504.95	8%	55	1.1%	1.1%
TOTALS	2165	\$ 34,324,801.85	\$ 9,771,376.66	\$ 1,432,188.37	\$ 624,487.61	\$ 2,307,687.72	\$ 1,192,121.42	\$ 49,652,663.67	\$ 40,581,304.18			100.0%	100.0%

XSPAND
 NYCTL 2009-A, Series 2009-A
 June 30, 2010

AGGREGATE LIEN TO VALUE RATIO

Initial LTV	Count	Real Property	Water & Sewer	Other Charges	Noticing	5% Surcharge	Capitalized Expenses	Red Value	Initial TLPB	Wtd Avg LTV	Wtd Avg Age	Percent of Initial	Percent of Current
0.01 - 20.00	2047	\$30,519,214.12	\$8,951,448.00	\$1,215,708.42	\$589,160.50	\$2,063,821.55	\$1,151,507.75	\$44,490,860.34	\$36,385,456.96	7%	61	89.7%	89.6%
20.01 - 40.00	82	\$2,612,235.55	\$456,835.87	\$82,298.78	\$24,451.98	\$158,791.14	\$34,628.71	\$3,369,242.03	\$2,715,910.26	28%	88	6.7%	6.8%
40.01 - 60.00	19	\$836,674.82	\$117,699.93	\$28,211.23	\$5,619.43	\$49,410.24	\$1,348.96	\$1,038,964.61	\$862,823.69	50%	148	2.1%	2.1%
60.01 - 80.00	5	\$315,862.00	\$245,392.86	\$791.02	\$1,540.31	\$28,179.30	\$2,763.00	\$594,528.49	\$489,378.99	73%	132	1.2%	1.2%
80.01 - 100.00	7	\$23,290.70	\$0.00	\$1,845.72	\$2,162.49	\$1,364.95	\$0.00	\$28,663.86	\$23,397.73	96%	166	0.1%	0.1%
100.01 - 120.00	4	\$10,521.91	\$0.00	\$897.60	\$1,242.32	\$633.09	\$0.00	\$13,294.92	\$10,792.30	110%	190	0.0%	0.0%
200.01 PLUS	1	\$7,002.79	\$0.00	\$102,435.60	\$310.58	\$5,487.45	\$1,873.00	\$117,109.42	\$93,544.25	213%	138	0.2%	0.2%
TOTALS	2165	\$34,324,801.85	\$9,771,376.66	\$1,432,188.37	\$624,487.61	\$2,307,687.72	\$1,192,121.42	\$49,652,663.67	\$40,581,304.18			100.0%	100.0%

XSPAND
 NYCTL 2009-A, Series 2009-A
 June 30, 2010

CLASS OF PROPERTY

Class of Property	Count	Real Property	Water & Sewer	Other Charges	Noticing	5% Surcharge	Capitalized Expenses	Red Value	Initial TLPB	Wtd Avg LTV	Wtd Avg Age	Percent of Initial	Percent of Current
1	782	\$3,822,815.55	\$5,097,738.83	\$274,924.45	\$225,835.39	\$468,319.68	\$484,758.55	\$10,374,392.45	\$8,238,270.66	7%	94	20.3%	20.9%
1A	4	\$22,853.35	\$6,700.81	\$0.00	\$1,241.25	\$1,539.78	\$4,805.50	\$37,140.69	\$26,269.06	3%	129	0.1%	0.1%
1B	236	\$1,238,006.46	\$24,547.40	\$295,002.72	\$71,105.86	\$81,433.37	\$78,685.50	\$1,788,781.31	\$1,408,896.68	6%	99	3.5%	3.6%
2	226	\$6,626,497.90	\$840,908.71	\$30,644.41	\$65,828.95	\$378,194.16	\$88,154.92	\$8,030,229.05	\$6,575,804.97	12%	53	16.2%	16.2%
2A	217	\$2,647,578.84	\$2,059,921.78	\$229,938.35	\$60,575.81	\$249,900.73	\$148,475.66	\$5,396,391.17	\$4,462,890.05	6%	74	11.0%	10.9%
2B	57	\$1,549,358.09	\$629,831.77	\$175,341.44	\$16,320.65	\$118,542.62	\$71,115.29	\$2,560,509.86	\$2,072,562.69	8%	64	5.1%	5.2%
2C	1	\$0.00	\$6,168.16	\$0.00	\$298.57	\$323.34	\$0.00	\$6,790.07	\$5,733.65	1%	39	0.0%	0.0%
4	642	\$18,417,691.70	\$1,105,559.20	\$426,337.00	\$183,281.13	\$1,009,434.04	\$316,126.00	\$21,458,429.07	\$17,790,876.42	13%	52	43.8%	43.2%
TOTALS	2165	\$ 34,324,801.89	\$ 9,771,376.66	\$ 1,432,188.37	\$ 624,487.61	\$ 2,307,687.72	\$ 1,192,121.42	\$ 49,652,663.67	\$ 40,581,304.18			100.0%	100.0%

XSPAND
 NYCTL 2009-A, Series 2009-A
 June 30, 2010

TYPE OF PROPERTY

Type of Property	Count	Real Property	Water & Sewer	Other Charges	Noticing	5% Surcharge	Capitalized Expenses	Red Value	Initial TLPB	Wtd Avg LTV	Wtd Avg Age	Percent of Initial	Percent of Current
Condominiums	245	\$2,371,682.72	\$6,700.81	\$5,377.20	\$72,231.81	\$122,799.86	\$54,476.06	\$2,633,268.46	\$2,131,786.05	19%	63	5.3%	5.3%
Educational Facilities	10	\$275,478.09	\$11.80	\$4,534.35	\$2,679.49	\$14,135.20	\$1,988.00	\$298,826.93	\$254,897.64	7%	31	0.6%	0.6%
Elevator Apartments	38	\$3,734,825.28	\$192,997.97	\$11,643.60	\$11,048.18	\$197,525.79	\$18,021.16	\$4,166,061.98	\$3,380,228.29	10%	38	8.3%	8.4%
Factories and Industrial Buildings	28	\$609,059.81	\$118,954.31	\$1,558.09	\$8,152.37	\$36,886.22	\$13,165.50	\$787,776.30	\$663,202.67	7%	37	1.6%	1.6%
Garages and Gasoline Stations	121	\$2,145,949.58	\$118,073.02	\$35,861.87	\$34,252.65	\$116,391.54	\$56,904.20	\$2,507,432.86	\$2,067,211.46	8%	44	5.1%	5.0%
Hospitals and Health Facilities	5	\$1,788,760.60	\$0.00	\$1,293.88	\$1,541.33	\$89,579.79	\$10,077.50	\$1,891,253.10	\$1,528,109.66	17%	72	3.8%	3.8%
Hotels	4	\$375,536.11	\$219,768.72	\$11,212.69	\$1,067.65	\$30,379.26	\$11,972.00	\$649,936.43	\$607,066.21	7%	67	1.5%	1.3%
Indoor Public Assembly and Cultural	8	\$119,259.27	\$42,680.67	\$16,987.87	\$2,323.84	\$9,062.55	\$6,814.50	\$197,128.70	\$165,964.51	9%	50	0.4%	0.4%
Loft Buildings	2	\$22,763.01	\$4.86	\$143.44	\$348.88	\$1,162.98	\$0.00	\$24,423.17	\$24,222.57	5%	31	0.1%	0.0%
Miscellaneous	33	\$329,571.31	\$2,910.36	\$109,648.10	\$9,988.04	\$22,605.86	\$10,224.50	\$484,948.17	\$390,737.21	63%	65	1.0%	1.0%
Office Buildings	31	\$1,213,851.95	\$81,145.58	\$25,347.16	\$8,525.12	\$66,443.45	\$29,361.50	\$1,424,674.76	\$1,173,438.63	10%	51	2.9%	2.9%
One Family Dwelling	76	\$1,293,090.44	\$0.00	\$106,762.98	\$22,168.35	\$70,557.96	\$79,433.27	\$1,572,013.00	\$1,233,061.77	4%	67	3.0%	3.2%
Outdoor Recreational Facilities	1	\$41,642.11	\$0.00	\$0.00	\$299.01	\$2,097.05	\$0.00	\$44,038.17	\$37,131.62	3%	24	0.1%	0.1%
Primarily Residential - Mixed Use	198	\$1,560,559.53	\$3,080,582.22	\$74,660.44	\$55,322.27	\$238,556.28	\$139,021.98	\$5,148,702.72	\$4,259,257.07	13%	102	10.5%	10.4%
Religious Facilities	22	\$1,279,845.94	\$962.08	\$17,083.15	\$6,441.66	\$65,216.63	\$21,114.06	\$1,390,663.52	\$1,156,768.69	22%	63	2.9%	2.8%
Store Buildings (Taxpayers Included)	115	\$4,000,581.51	\$441,385.29	\$54,280.76	\$30,013.31	\$225,775.60	\$58,056.81	\$4,810,093.28	\$3,989,067.45	10%	47	9.8%	9.7%
Theatres	1	\$47,704.48	\$0.00	\$79.19	\$299.01	\$2,404.13	\$0.00	\$50,486.81	\$42,568.91	9%	42	0.1%	0.1%
Two Family Dwellings	421	\$1,426,660.32	\$2,061,390.50	\$122,860.44	\$122,859.31	\$185,746.59	\$211,726.71	\$4,131,243.87	\$3,247,504.05	3%	91	8.0%	8.3%
Vacant Land	401	\$5,508,677.94	\$26,366.84	\$426,806.79	\$120,389.45	\$307,755.61	\$149,382.13	\$6,539,378.76	\$5,325,040.71	12%	70	13.1%	13.2%
Walk-Up Apartments	379	\$5,238,787.94	\$3,299,598.56	\$392,618.37	\$107,146.25	\$450,646.56	\$306,221.54	\$9,795,019.22	\$7,979,240.60	7%	70	19.7%	19.7%
Warehouses	26	\$940,513.95	\$77,843.07	\$13,428.00	\$7,389.63	\$51,958.81	\$14,160.00	\$1,105,293.46	\$924,798.41	9%	30	2.3%	2.2%
TOTALS	2165	\$ 34,324,801.89	\$ 9,771,376.66	\$ 1,432,188.37	\$ 624,487.61	\$ 2,307,687.72	\$ 1,192,121.42	\$ 49,652,663.67	\$ 40,581,304.18			100.0%	100.0%

XSPAND
 NYCTL 2009-A, Series 2009-A
 Bankruptcy Assets
 6/30/2010

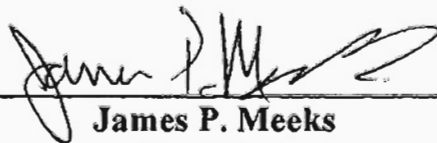
Bankruptcies

LPID	BR Date	First Year	Tax Class	Bldg Class	Red Value	ITLPB
1381037	8/11/09	2007	4	G7	6,860.85	6,070.09
1381104	2/24/10	2005	1	C0	5,917.76	4,820.41
1381388	2/9/10	2005	1	B3	9,512.45	7,748.52
1381526	7/9/09	2007	2	D1	223,166.97	181,418.33
1381635	4/5/10	2005	1	A5	8,604.90	6,416.88
1381649	10/28/09	2005	1	B3	4,033.92	3,285.90
1382022	8/11/09	1995	1	C0	5,159.42	4,656.49
1382124	10/1/09	2007	1	C0	3,894.22	3,172.10
1382294	11/17/09	2006	2	C1	209,964.66	170,523.96
1382358	1/19/10	2007	2	C1	101,844.82	82,732.61
1382805	4/16/10	2006	1	C0	4,514.03	3,676.98
1382907	4/20/10	1995	1	S1	6,639.36	5,408.20
1383055	8/11/09	2006	4	K4	2,214.54	1,998.67
1383101	8/11/09	2006	1	B1	18,841.43	15,294.71
1383247	10/29/09	1996	1	B2	4,409.08	3,591.49
1383409	3/16/10	2005	1B	V0	14,957.34	11,735.89
1474768	8/11/09	2006	1	A2	10,864.92	9,160.96
1474914	3/4/10	2008	1	C0	4,152.04	3,506.06
1474919	5/26/10	1995	1	C0	20,061.00	17,501.98
1475552	8/11/09	2005	4	V1	2,435.03	2,223.26

Xspand, Inc
 NYCTL 2009-A, Series 2009-A
 06/30/10
 Exhibit 5

		Aggregate Tax lien			Aggregate Determination Date
		<u>Principal Balance</u>	<u>Capitalized Expense</u>	<u>Accrued interest</u>	<u>Redemptive Value</u>
Aggregate Tax lien Balance	3/31/2010	\$46,166,272.18	\$518,452.46	\$7,095,439.17	\$53,780,163.81
Interest Income				2,181,237.02	2,181,237.02
Capitalized Judgment Expenses		-	1,788,023.76		1,788,023.76
Collections		5,584,491.59	1,038,465.51	1,455,294.73	8,078,251.83
Shortages		476.41			476.41
Cert Charge Offs					-
Fee Charge Offs			(18,032.68)		(18,032.68)
Cap Int Charge Offs					-
Post Judgment Charge Offs					-
		\$ 40,581,304.18	\$ 1,249,978.03	\$ 7,821,381.46	\$ 49,652,663.67

**MTAG Services, LLC
NYCTL 2010-A
The City of New York
Payment Date Statement
Servicing Agreement – Section 7.04
Period: April 1, 2010 – June 30, 2010**



**James P. Meeks
President**

Mooring Tax Asset Group, LLC

NYCTL 2009-A TRUST
THE CITY OF NEW YORK
PAYMENT DATE STATEMENT
Servicing Agreement – Section 7.04
Period: April 1, 2010 – June 30, 2010

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Mooring Tax Asset Group, LLC
 NYCTL 2009-A

PAYMENT DATE STATEMENT
 Servicing Agreement - Section 7.04
 Period: April 1, 2010 - June 30, 2010

	Amount/Number
I. Aggregate Servicing Fees	
Base	\$ 40,901.96
Incentive Fee	\$ 29,999.05
II. Aggregate Outstanding Payments - Section 15.06	-
III. Collections for Distribution (Does not include overages)	\$ 3,379,977.35
IV. Outstanding Tax Liens	
Number	771
Aggregate Determination Date Redemptive Value	\$18,258,894.73
Aggregate Initial Tax Lien Principal Balance*	16,000,268.10
Aggregate Determination Date Tax Lien Principal Balance	\$15,245,549.43
V. Partial Forebearance Agreements	
Number	104
Aggregate Redemptive Value	\$ 1,951,475.55
Aggregate Sale Date Redemptive Value	\$ 2,400,585.68
VI. Redeemed Tax Lien Certificates (Does not include partial payments)	
Number	78
Aggregate Redemptive Value as of Date of Redemption	\$ 2,926,722.60
Aggregate Sale Date Redemptive Value	\$ 2,446,802.91
VII. Foreclosed Tax Lien Certificates	
Number	0
Aggregate Redemptive Value	-
Sale Date Redemptive Value	-
VIII. REO Properties	
Number	0
Total Book Value	-
Sale Date Redemptive Value	-
IX. Bankruptcy	
Number	6
Aggregate Determination Date Redemptive Value	148,394.26
Aggregate Sale Date Redemptive Value	146,865.72
X. Eligible Substitute Tax Liens	
Number	0
Aggregate Determination Date Redemptive Value	-
Aggregate Dollar Amount of all Substitution Amounts	-
XI. Resolved REO Properties	
Number	0
Aggregate Redemptive Value as of Date of Redemption	-
Aggregate Sale Date Redemptive Value	-
Amount of Collections	-
XII. Collections on Defective Tax Liens	\$ -
XIII. Permitted Lien Charge-Offs	
Number	0

*includes only liens that are outstanding

Mooring Tax Asset Group, LLC
NYCTL 2009-A
Period: April 1, 2010 - June 30, 2010

SUMMARY TAX LIEN SERVICING FEES

Additional Tax Liens	<u>Base</u>	<u>Incentive</u>	<u>Total Fee</u>
NYCTL 2009-A	\$ 40,901.96	\$ 29,999.05	\$ 70,901.01
	<u>\$ 40,901.96</u>	<u>\$ 29,999.05</u>	<u>\$ 70,901.01</u>

5/31/2010	16,053,043.91			16,053,043.91	\$0.00	-			217,215.13	(217,215.13)	63.63%	1.00%	\$ (2,172.15)		
6/1/2010	16,053,043.91	\$13.49	\$24,279.02	16,028,751.40	\$6,487.36	-	\$785.00	31,551.38		31,551.38	63.53%	1.00%	\$ 315.51		
6/2/2010	16,028,751.40	\$0.00	\$4,999.20	16,023,752.20	\$3,339.23	-	\$7,925.00	16,263.43		16,263.43	63.51%	1.00%	\$ 162.43		
6/3/2010	16,023,752.20		\$5,248.09	16,018,504.11	\$2,297.53	-	\$0.00	7,545.82		7,545.82	63.49%	1.00%	\$ 75.48		
6/4/2010	16,018,504.11		\$257.35	16,018,246.76	\$8,172.85	-	\$5,000.00	14,430.00		14,430.00	63.49%	1.00%	\$ 144.30		
6/5/2010	16,018,246.76			16,018,246.76	\$0.00	-					63.49%	1.00%	\$ -		
6/6/2010	16,018,246.76			16,018,246.76	\$0.00	-					63.49%	1.00%	\$ -		
6/7/2010	16,018,246.76		\$189,223.76	15,829,023.00	\$41,532.38	-	\$3,508.18	234,264.33		234,264.33	62.74%	1.00%	\$ 2,342.64		
6/8/2010	15,829,023.00	\$14.85	\$29,694.34	15,799,313.81	\$4,445.72	-	\$0.00	34,140.06		34,140.06	62.62%	1.00%	\$ 341.40		
6/9/2010	15,799,313.81		\$2,953.15	15,796,360.66	\$10,786.65	-	\$3,333.38	17,073.18		17,073.18	62.61%	1.00%	\$ 170.73		
6/10/2010	15,796,360.66	\$0.00	\$47,572.20	15,748,788.46	\$10,759.68	-	\$8,225.00	66,556.88		66,556.88	62.42%	1.00%	\$ 665.57		
6/11/2010	15,748,788.46			15,748,788.46	\$0.00	-					62.42%	1.00%	\$ -		
6/12/2010	15,748,788.46			15,748,788.46	\$0.00	-					62.42%	1.00%	\$ -		
6/13/2010	15,748,788.46			15,748,788.46	\$0.00	-					62.42%	1.00%	\$ -		
6/14/2010	15,748,788.46	\$0.00	\$38,956.03	15,709,832.43	\$9,452.31	-	\$10,808.46	59,216.79		59,216.79	62.27%	1.00%	\$ 592.17		
6/15/2010	15,709,832.43	\$0.00	\$105,331.66	15,604,500.77	\$22,145.66	-	\$16,700.56	144,177.89	186,734.70	(42,556.82)	61.85%	1.00%	\$ (425.57)		
6/16/2010	15,604,500.77	\$0.00	\$18,816.80	15,585,683.97	\$10,489.60	-	\$2,911.00	32,211.40		32,211.40	61.78%	1.00%	\$ 322.11		
6/17/2010	15,585,683.97	\$0.00	\$48,784.06	15,536,905.91	\$15,258.86	-	\$11,966.63	76,008.85		76,008.85	61.58%	1.00%	\$ 760.09		
6/18/2010	15,536,905.91	\$0.00	\$80,310.16	15,456,595.75	\$23,061.90	-	\$18,407.23	121,779.29		121,779.29	61.26%	1.00%	\$ 1,217.79		
6/19/2010	15,456,595.75			15,456,595.75	\$0.00	-					61.26%	1.00%	\$ -		
6/20/2010	15,456,595.75			15,456,595.75	\$0.00	-					61.26%	1.00%	\$ -		
6/21/2010	15,456,595.75	\$0.00	\$8,987.32	15,447,608.43	\$2,037.87	-					61.26%	1.00%	\$ -		
6/22/2010	15,447,608.43		\$412.04	15,447,196.39	\$1,189.16	-	\$3,138.15	14,163.34		14,163.34	61.23%	1.00%	\$ 141.63		
6/23/2010	15,447,196.39	\$0.00	\$20,782.31	15,426,414.08	\$4,734.62	-	\$1,273.80	2,875.00		2,875.00	61.23%	1.00%	\$ 28.75		
6/24/2010	15,426,414.08		\$1,514.18	15,424,899.90	\$825.82	-	\$5,675.00	31,191.93		31,191.93	61.14%	1.00%	\$ 311.92		
6/25/2010	15,424,899.90			15,424,899.90	\$0.00	-	\$0.00	2,140.00		2,140.00	61.14%	1.00%	\$ 21.40		
6/26/2010	15,424,899.90			15,424,899.90	\$0.00	-					61.14%	1.00%	\$ -		
6/27/2010	15,424,899.90			15,424,899.90	\$0.00	-					61.14%	1.00%	\$ -		
6/28/2010	15,424,899.90		\$6,080.21	15,418,819.69	\$2,334.79	-	\$0.00	8,415.00		8,415.00	61.11%	1.00%	\$ 84.15		
6/29/2010	15,418,819.69		\$4,666.51	15,414,153.18	\$2,039.53	-	\$75.00	6,781.04		6,781.04	61.10%	1.00%	\$ 67.81		
6/30/2010	15,414,153.18	\$0.00	\$109,990.06	15,244,163.12	\$25,111.86	-	\$6,350.00	201,451.92		102,476.74	60.42%	1.00%	\$ 989.75		
51		\$	\$ 94.29	\$ 2,743,862.76	\$ 16,405,731.08	\$	\$ 836,414.89	\$	\$ 314,353.49	\$ 3,094,330.84	\$ 2,783.76	\$	\$ 697,209.67	\$ 2,999,904.92	\$ 28,999.06

Base Fee Calculation

Aggregate Daily Average Outstanding	16,405,731.08
Number Of Days In Period	91
2009-A Tax Lien Base Fee Rate	1.00%

Incentive Fee Calculation

Net Collections	2,999,904.92
Sale Date Tax Lien Principal Balance	25,229,572.87

Fee Traunche Portfolio Measurement

>50%	29,999.05	
>25%	<= 50%	-
>15%	<=25%	-
<=15%		-

Total Base Fee \$40,901.86

Total Incentive Fee 29,999.05

Mooring Tax Asset Group, LLC
 NYCTL 2009-A
 Total Collection Summary
 Total Collection for the Period of 4/1/2010 to 6/30/2010

<u>Month</u>	<u>Principal Collections</u>	<u>Interest Collections</u>	<u>Capitalized Expense Collections</u>	<u>Gain On Disposition</u>	<u>Total Asset Collections</u>	<u>Administrative Expense Collections</u>	<u>Total Collections</u>
April	\$1,582,792.53	\$324,739.40	\$0.00	\$0.00	\$1,907,531.93	\$108,577.11	\$2,016,109.04
May	\$351,917.78	\$104,372.00	\$0.00	\$0.00	\$456,289.78	\$99,694.60	\$555,984.38
June	\$808,852.45	\$207,303.19	\$0.00	\$0.00	\$1,016,155.64	\$106,081.78	\$1,122,237.42
Sub Total	\$2,743,562.76	\$636,414.59	\$0.00	\$0.00	\$3,379,977.35	\$314,353.49	\$3,694,330.84
Other Adjustments							
Overages on Lien Payments		\$9,314.95			\$9,314.95		\$9,314.95
Recovery	\$10.20				\$10.20	\$2,773.55	\$2,783.75
	\$2,743,572.96	\$645,729.54	\$0.00	\$0.00	\$3,389,302.50	\$317,127.04	\$3,706,429.54

Mooring Tax Asset Group, LLC
 NYCTL 2009-A
 Composition by year of first real property tax delinquency
 Period ended: June 30, 2010

First Year	Count	Real Property	Water & Sewer	F/T Other	Surcharge	Redemptive	Initial TLPB	Percent of Initial	Percent of Current	Wtd Avg Age
1986	1	431,514.94	0.00	5,204.08	21,851.49	458,570.51	372,248.91	1.48%	2.51%	282.00
1987	1	1,913.03	0.00	7,429.01	483.13	9,825.17	7,975.67	0.03%	0.05%	272.00
1989	1	1,832.60	0.00	0.00	110.12	1,942.72	1,577.02	0.01%	0.01%	251.00
1990	1	6,450.83	0.00	18,274.13	1,251.96	25,976.92	21,087.01	0.08%	0.14%	242.00
1991	2	9,704.24	0.00	30,530.11	2,043.29	42,277.63	34,319.26	0.14%	0.23%	226.60
1992	4	152,689.72	0.00	19,664.78	8,681.61	181,036.11	146,957.76	0.58%	0.99%	216.32
1993	3	17,084.41	0.00	0.00	904.72	17,989.13	14,602.85	0.06%	0.10%	204.90
1994	1	7,680.44	0.00	0.00	400.17	8,080.61	6,559.51	0.03%	0.04%	191.00
1995	30	74,201.61	659,256.35	332,280.43	53,701.33	1,119,439.71	1,673,966.45	6.63%	6.13%	180.82
1996	13	92,642.16	168,741.77	56,899.94	18,102.09	334,385.96	524,337.18	2.08%	1.83%	168.87
1997	13	112,955.85	78,674.86	120.41	9,798.60	201,549.71	264,499.98	1.05%	1.10%	154.13
1998	11	10,364.06	177,982.46	814.28	9,624.99	198,785.79	317,359.33	1.26%	1.09%	140.45
1999	18	237,679.36	140,254.29	6,461.66	19,474.35	403,869.65	576,134.86	2.28%	2.21%	131.63
2000	23	389,042.38	247,079.62	80,905.79	36,213.81	753,241.60	792,576.95	3.14%	4.13%	121.18
2001	19	146,312.36	91,128.26	9,856.50	12,646.98	259,944.10	324,588.68	1.29%	1.42%	106.21
2002	28	153,287.08	122,414.63	2,574.16	14,365.04	292,640.92	411,834.35	1.63%	1.60%	97.05
2003	64	650,927.61	258,618.14	51,800.35	49,016.81	1,010,163.91	1,046,963.20	4.15%	5.53%	83.67
2004	70	588,097.80	329,303.02	77,645.83	48,908.18	1,043,955.83	1,467,584.46	5.82%	5.72%	70.81
2005	108	1,788,750.24	324,089.67	66,646.25	110,605.05	2,290,091.21	3,293,323.03	13.05%	12.54%	61.03
2006	122	2,196,362.76	580,042.15	30,148.37	142,097.02	2,948,650.31	4,070,385.25	16.13%	16.15%	47.26
2007	146	3,266,886.86	410,397.94	273,162.48	199,163.34	4,149,610.62	5,622,596.98	22.29%	22.73%	35.68
2008	91	2,197,802.63	138,045.26	42,765.35	120,259.38	2,498,872.61	4,223,845.44	16.74%	13.69%	25.47
2009	1	7,229.13	369.41	0.00	395.46	7,994.00	14,248.56	0.06%	0.04%	17.00
Total	771	12,541,412.06	3,726,398.82	1,112,983.92	878,099.93	18,258,894.73	25,229,572.67	100.00%	100.00%	74.51

Mooring Tax Asset Group, LLC
 NYCTL 2009-A
 Composition by age of delinquency
 Period ended: June 30, 2010

Age in Months	Count	Real Property	Water & Sewer	F/T Other	Surcharge	Redemptive	Initial TLPB	Percent of Initial	Percent of Current	Wtd Avg Age
13 - 24	53	1,181,972.38	88,070.30	4,186.62	64,498.81	1,338,728.12	1,516,843.50	8.01%	7.33%	22.94
25 - 36	116	3,536,680.89	132,331.14	239,582.62	196,653.45	4,105,248.09	6,159,601.78	24.41%	22.48%	32.55
37 - 48	138	2,296,432.87	578,875.77	79,214.91	149,753.86	3,104,277.41	4,744,542.63	18.81%	17.00%	42.90
49 - 60	112	1,489,655.04	463,158.81	31,852.40	100,828.31	2,085,494.56	3,295,116.42	13.06%	11.42%	54.14
61 - 72	92	1,363,899.81	420,731.27	125,845.04	95,023.86	2,005,499.98	2,553,313.38	10.12%	10.98%	65.85
73 - 84	70	710,093.09	194,745.10	56,195.66	49,088.61	1,010,122.46	1,148,486.09	4.55%	5.53%	79.93
85 - 96	34	146,731.12	197,089.28	7,665.54	18,112.37	369,598.31	492,165.48	1.95%	2.02%	88.50
97 - 108	29	232,411.41	176,071.23	9,856.50	21,366.15	439,705.29	508,083.30	2.01%	2.41%	101.80
109 - 120	17	128,365.22	58,901.32	46,651.46	11,958.73	245,876.73	290,196.54	1.15%	1.35%	115.70
120 +	110	1,455,170.23	1,416,424.60	511,933.16	170,815.79	3,554,343.78	4,521,223.55	17.92%	19.47%	177.63
Total	771	12,541,412.06	3,726,398.82	1,112,983.92	878,099.93	18,258,894.73	25,229,572.67	100.00%	100.00%	74.51

Mooring Tax Asset Group, LLC
 NYCTL 2009-A
 Composition by initial tax lien principal balance
 Period ended: June 30, 2010

Initial Tax Lien Principal Balance	Count	Real Property	Water & Sewer	F/T Other	Surcharge	Redemptive	Initial TLPB	Percent of Initial	Percent of Current	Wtd Avg Age
1 - 25000	820	3,620,611.88	1,949,755.67	228,612.97	298,706.66	6,097,687.17	8,828,945.95	34.99%	33.40%	67.85
25001 - 50000	80	2,090,158.92	672,924.42	238,639.71	149,341.73	3,151,064.77	4,153,096.17	16.46%	17.26%	68.45
50001 - 75000	33	1,715,375.65	461,923.79	105,194.76	114,622.81	2,397,117.00	2,799,854.36	11.10%	13.13%	58.98
75001 - 100000	12	1,110,757.85	42,350.74	12,358.75	58,447.03	1,223,914.36	1,718,824.45	6.81%	6.70%	69.10
100001 - 200000	21	2,454,156.68	489,333.87	208,486.66	157,902.16	3,309,879.36	4,247,978.33	16.84%	18.13%	73.42
200001 - 300000	1	120,253.68	47,501.84	53.87	8,400.82	176,210.21	1,092,605.43	4.33%	0.97%	50.00
300001 - 400000	3	882,130.79	62,608.50	319,637.21	63,264.86	1,327,641.37	1,090,522.67	4.32%	7.27%	175.63
400001 - 500000	1	547,966.62	0.00	0.00	27,413.87	575,380.49	467,070.51	1.85%	3.15%	35.00
800001 - 900000	0	0.00	0.00	0.00	0.00	0.00	830,674.80	3.29%	0.00%	
Total	771	12,541,412.06	3,726,398.82	1,112,983.92	878,099.93	18,258,894.73	25,229,572.67	100.00%	100.00%	74.51

Mooring Tax Asset Group, LLC
 NYCTL 2009-A
 Geographic distribution of Properties
 Period ended: June 30, 2010

Borough	Count	Real Property	Water & Sewer	F/T Other	Surcharge	Redemptive	Initial TLPB	Percent of Initial	Percent of Current	Wtd Avg Age
Manhattan	49	1,730,644.27	593,308.46	30,752.66	118,452.27	2,473,157.66	3,290,768.90	13.04%	13.54%	73.27
Bronx	144	3,394,181.25	611,909.36	119,874.84	208,394.88	4,334,360.33	5,136,831.02	20.36%	23.74%	62.40
Brooklyn	319	4,641,632.84	1,797,808.01	675,856.13	358,109.43	7,473,406.41	9,971,523.01	39.52%	40.93%	86.29
Queens	192	2,123,540.51	552,800.05	169,498.10	145,156.17	2,990,994.83	5,719,363.27	22.67%	16.38%	66.93
Staten Island	67	651,413.20	170,572.93	117,002.19	47,987.19	986,975.50	1,111,086.47	4.40%	5.41%	64.55
Total	771	12,541,412.06	3,726,398.82	1,112,983.92	878,099.93	18,258,894.73	25,229,572.67	100.00%	100.00%	74.51

Mooring Tax Asset Group, LLC
 NYCTL 2009-A
 Property Full Value Distribution
 Period ended: June 30, 2010

Property Full Value Distribution	Count	Real Property	Water & Sewer	F/T Other	Surcharge	Redemptive	Initial TLPB	Percent of Initial	Percent of Current	Wtd Avg Age
1 - 25000	26	85,619.81	0.00	0.00	4,729.85	90,349.66	86,053.92	0.34%	0.49%	111.73
25001 - 50000	11	87,913.45	0.00	30,555.72	6,102.74	124,571.91	150,332.29	0.60%	0.68%	155.59
50001 - 75000	20	213,201.55	0.00	20,413.07	11,963.50	245,578.12	236,237.12	0.94%	1.34%	154.88
75001 - 100000	20	116,771.21	4,085.02	9,574.23	6,838.94	137,269.40	161,364.73	0.64%	0.75%	45.05
100001 - 200000	88	959,986.27	58,731.59	149,614.24	59,242.16	1,227,574.25	1,310,629.91	5.19%	6.72%	81.95
200001 - 300000	75	741,059.35	453,131.54	8,766.96	61,251.82	1,264,209.67	1,481,362.44	5.87%	6.92%	88.38
300001 - 400000	77	838,675.68	483,407.23	160,859.42	75,291.95	1,558,234.29	2,060,678.85	8.17%	8.53%	72.21
400001 - 500000	128	1,416,189.26	594,973.72	295,519.40	117,228.67	2,423,911.06	3,310,068.84	13.12%	13.28%	100.39
500001 - 600000	112	1,281,904.68	540,277.84	33,038.66	94,449.79	1,949,670.97	2,832,498.44	11.23%	10.68%	69.16
600001 - 700000	72	812,669.63	445,044.94	4,090.92	64,183.42	1,325,988.92	1,952,522.11	7.74%	7.26%	62.22
700001 - 800000	36	622,749.11	263,197.36	14,719.42	43,650.68	944,316.57	1,278,570.69	5.07%	5.17%	73.46
800001 - 900000	23	347,007.09	129,618.19	318.59	24,075.64	501,019.52	878,611.20	3.48%	2.74%	50.74
900001 - 1000000	17	331,298.40	193,703.86	1,275.68	26,568.03	552,845.97	616,286.17	2.44%	3.03%	51.05
1000001 - 1500000	33	2,199,958.81	273,413.90	365,680.55	142,445.92	2,981,499.19	3,560,027.60	14.11%	16.33%	72.26
1500001 - 2000000	16	696,054.05	139,942.41	9,434.28	42,516.55	887,947.28	908,041.52	3.60%	4.86%	75.71
2000001 - 2500000	5	384,951.64	13,974.81	2,797.45	20,162.59	421,886.50	880,507.08	3.49%	2.31%	27.30
2500001 - 3000000	5	577,288.56	49,698.69	3,763.52	31,610.30	662,361.07	1,416,142.15	5.61%	3.63%	43.19
3000001 - 3500000	2	169,451.21	45,015.68	0.00	10,739.49	225,206.38	473,761.84	1.88%	1.23%	125.21
3500001 - 4000000	0	0.00	0.00	0.00	0.00	0.00	75,082.90	0.30%	0.00%	
4000001 - 4500000	1	547,966.62	0.00	0.00	27,413.87	575,380.49	467,070.51	1.85%	3.15%	35.00
4500001 +	4	110,695.66	38,182.03	2,561.80	7,634.02	159,073.51	1,093,722.36	4.34%	0.87%	44.55
Total	771	12,541,412.06	3,726,398.82	1,112,983.92	878,099.93	18,258,894.73	25,229,572.67	100.00%	100.00%	74.51

Mooring Tax Asset Group, LLC

NYCTL 2009-A

Aggregate Lien To Value Ratio

Period ended: June 30, 2010

Initial LTV	Count	Real Property	Water & Sewer	F/T Other	Surcharge	Redemptive	Initial TLPB	Percent of Initial	Percent of Current	Wtd Avg Age
-19.99 - 0	0	0.00	0.00	0.00	0.00	0.00	2,251.55	0.01%	0.00%	
0.01 - 20	733	10,815,536.86	3,234,924.85	493,606.07	735,653.48	15,279,721.06	22,466,028.16	89.05%	83.68%	60.36
20.01 - 40	24	903,272.56	311,436.35	591,905.14	90,712.58	1,897,326.63	1,880,959.21	7.46%	10.39%	105.60
40.01 - 60	6	243,690.22	0.00	21,556.53	13,359.06	278,605.80	226,160.87	0.90%	1.53%	149.56
60.01 - 80	1	9,951.90	180,037.82	693.57	9,549.67	200,232.96	164,675.25	0.65%	1.10%	181.00
80.01 - 100	3	436,742.56	0.00	5,204.08	22,147.91	464,094.56	378,733.11	1.49%	2.54%	280.90
100.01 - 120	2	11,333.97	0.00	0.00	599.74	11,933.71	9,687.30	0.04%	0.07%	198.75
120.01 - 140	1	3,919.21	0.00	0.00	212.75	4,131.96	3,354.16	0.01%	0.02%	203.00
180.01 - 180	1	116,964.79	0.00	18.53	5,864.74	122,848.05	99,723.06	0.40%	0.67%	215.00
Total	771	12,541,412.06	3,728,398.82	1,112,983.92	878,099.93	18,258,894.73	25,229,572.67	100.00%	100.00%	74.51

Mooring Tax Asset Group, LLC
 NYCTL 2009-A
 Composition by class of property
 Period ended: June 30, 2010

Class of Property	Count	Real Property	Water & Sewer	F/T Other	Surcharge	Redemptive	Initial TLPB	Percent of Initial	Percent of Current	Wtd Avg Age	Principal Received
1	316	1,471,800.29	2,071,155.72	124,774.37	188,032.84	3,855,763.23	5,432,018.44	21.53%	21.12%	88.66	2,194,610.73
1A	4	21,340.42	10,596.58	0.00	1,661.64	33,598.64	64,538.47	0.26%	0.18%	67.65	37,233.14
1B	66	333,791.98	0.00	255,613.96	30,549.96	619,955.90	542,263.80	2.15%	3.40%	121.90	38,401.27
2	59	3,298,560.07	552,072.75	70,488.87	196,922.85	4,118,044.54	5,010,223.32	19.86%	22.55%	63.17	1,601,813.12
2A	77	741,559.89	634,651.71	566,861.23	98,231.25	2,041,304.07	2,827,626.55	11.21%	11.18%	91.23	1,105,035.64
2B	22	618,532.32	256,683.91	32,391.58	43,802.11	951,409.92	1,184,156.93	4.69%	5.21%	74.99	387,907.17
2C	0	0.00	0.00	0.00	0.00	0.00	43,063.66	0.17%	0.00%		43,063.66
4	227	6,055,827.09	201,238.15	62,853.91	318,899.27	6,638,818.43	10,125,681.50	40.13%	36.36%	63.72	4,595,315.52
Total	771	12,541,412.06	3,726,398.82	1,112,983.92	878,099.93	18,258,894.73	25,229,572.67	100.00%	100.00%	74.51	9,983,380.25

Mooring Tax Asset Group, LLC
 NYCTL 2009-A
 Composition by type of property
 Period ended: June 30, 2010

Type of Property	Count	Real Property	Water & Sewer	F/T Other	Surcharge	Redemptive	Initial TLPB	Percent of Initial	Percent of Current	Wtd Avg Age
	0	0.00	0.00	0.00	0.00	0.00	12,822.67	0.05%	0.00%	
Asylums and Homes	3	462,145.73	0.00	7,314.81	23,522.29	492,982.84	400,183.44	1.59%	2.70%	266.79
Condominiums	37	1,272,779.16	10,596.58	467.63	64,792.42	1,348,635.79	1,324,188.28	5.25%	7.39%	57.34
Educational Facilities	2	50,825.39	0.00	0.00	2,569.86	53,395.25	89,805.61	0.36%	0.29%	35.34
Elevator Apartments	18	1,789,205.42	23,343.44	18,279.45	91,802.91	1,922,631.22	2,261,809.80	8.98%	10.53%	41.61
Factories and Industrial Buildings	11	280,460.85	36,479.33	0.00	16,021.01	332,961.19	413,499.87	1.64%	1.82%	48.34
Garages and Gasoline Stations	45	807,608.95	15,955.01	3,565.15	41,983.35	869,112.46	1,599,614.93	6.34%	4.76%	46.01
Hospitals and Health Facilities	0	0.00	0.00	0.00	0.00	0.00	81,687.14	0.32%	0.00%	
Hotels	1	0.00	38,182.03	2,561.80	2,052.78	42,796.61	34,853.08	0.14%	0.23%	62.00
Indoor Public Assembly and Cultural Facilities	2	15,285.13	0.00	0.00	797.69	16,082.82	33,324.34	0.13%	0.09%	37.53
Loft Buildings	1	80,124.95	0.00	0.00	4,021.26	84,146.21	70,949.48	0.28%	0.46%	23.00
Miscellaneous	13	289,831.87	0.00	18.53	14,676.17	304,326.57	373,143.16	1.48%	1.67%	116.81
Office Buildings	8	219,941.03	1,995.86	1,288.84	11,275.81	234,501.54	769,602.18	3.05%	1.28%	36.42
One Family Dwelling	36	539,096.99	0.00	88,765.80	31,916.88	659,779.67	734,791.45	2.91%	3.61%	66.14
Outdoor Recreational Facilities	1	21,438.89	0.00	0.00	1,087.89	22,526.58	18,286.16	0.07%	0.12%	29.00
Primarily Residential - Mixed Use	66	729,034.85	999,337.54	356,264.96	103,254.48	2,187,891.83	2,882,975.14	11.43%	11.98%	117.44
Religious Facilities	9	703,963.90	0.00	367.35	35,344.24	739,675.49	694,182.58	2.75%	4.05%	56.41
Store Buildings (Taxpayers Included)	49	1,571,264.77	99,960.53	13,458.56	84,485.37	1,769,150.23	2,677,749.31	10.61%	9.69%	42.50
Transportation Facilities (Assessed in Ore)	1	17,114.45	915.07	0.00	916.11	18,945.63	16,571.98	0.07%	0.10%	32.00
Two Family Dwellings	164	485,907.06	889,647.15	18,513.69	72,096.08	1,466,163.98	2,328,127.01	9.23%	8.03%	79.86
Vacant Land	122	985,072.58	0.00	280,041.70	65,196.79	1,330,311.07	2,325,079.88	9.22%	7.29%	82.80
Walk-Up Apartments	172	2,079,255.40	1,602,235.95	312,666.54	202,239.55	4,196,397.43	5,700,412.72	22.59%	22.98%	74.55
Warehouses	10	141,254.70	7,750.31	9,408.12	8,067.19	166,480.32	386,102.38	1.53%	0.91%	33.50
Total	771	12,541,412.06	3,726,398.82	1,112,983.92	878,098.93	18,258,894.73	25,229,572.67	100.00%	100.00%	74.51

Mooring Tax Asset Group, LLC
 NYCTL 2009-A
 EXHIBIT 1 - Liens in Bankrupt During Current Period
 Liens in Bankruptcy Identified From 4/1/2010 to 6/30/2010

<u>Account Number</u>	<u>Borough</u>	<u>Block</u>	<u>Lot</u>	<u>Bankruptcy ID Date</u>	<u>Bankruptcy File Date</u>	<u>Count</u>	<u>First Delinquency</u>	<u>Tax Class</u>	<u>Building Class</u>	<u>Redemptive Value</u>	<u>Initial Tax Lien Principal Balance</u>
799331	2	4678	65	4/1/2010	4/1/2010	1	5/16/2004	2A	C2	\$47,834.08	\$38,906.63
799462	1	741	138	4/1/2010	4/1/2010	1	5/21/2007	2A	C3	\$47,508.87	\$38,572.22
Totals						<u>2</u>				<u>\$95,342.95</u>	<u>\$77,478.85</u>

Lien in Bankruptcy as of the end of period

<u>Account Number</u>	<u>Borough</u>	<u>Block</u>	<u>Lot</u>	<u>Bankruptcy ID Date</u>	<u>Bankruptcy File Date</u>	<u>Count</u>	<u>First Delinquency</u>	<u>Tax Class</u>	<u>Building Class</u>	<u>Redemptive Value</u>	<u>Initial Tax Lien Principal Balance</u>
799104	3	3983	13	7/2/2009	3/10/2004	1	10/1/2007	4	K7	\$8,830.92	\$7,956.35
799331	2	4678	65	4/1/2010	4/1/2010	1	5/16/2004	2A	C2	\$47,834.08	\$38,906.63
799462	1	741	138	4/1/2010	4/1/2010	1	5/21/2007	2A	C3	\$47,508.87	\$38,572.22
800094	2	4840	50	12/3/2009	12/3/2009	1	4/8/2004	1	S0	\$5,265.70	\$25,882.91
804174	3	5998	51	9/30/2009	10/31/2008	1	10/18/2004	2B	S9	\$37,659.35	\$34,357.31
804286	3	1270	24	9/30/2009	4/22/2009	1	2/6/2006	1	B9	\$1,295.34	\$1,190.30
Totals						<u>6</u>				<u>\$148,394.26</u>	<u>\$146,865.72</u>

Number of Aggregate Redemptive Value of all Tax Liens with respect to which the Property Owners thereof remain Bankrupt

	<u>Count</u>	<u>Redemptive Value</u>	<u>Initial Tax Lien Principal Balance</u>
Total Bankruptcy	<u>2</u>	<u>\$95,342.95</u>	<u>\$77,478.85</u>
	<u>6</u>	<u>\$148,394.26</u>	<u>\$146,865.72</u>

Mooring Tax Asset Group, LLC
 NYCTL 2009-A
 EXHIBIT 2 - Collection Report
 Collection for the Period of 4/1/2010 to 6/30/2010

Month
April

Account Number	Borough	Block	Lot	Asset Description	Principal Collections	Interest Collections	Capitalized Expense	Gain on Disposition	Total Asset Collections	Administrative Expense Collections	Total Collections	
799091	3	3447	60	SAMUELS KHISNEN	\$508.01	\$151.99		\$0.00	\$0.00	\$660.00	\$0.00	\$660.00
799092	3	3471	19	NUNEZ BIENVENIDO	\$184.88	\$90.12		\$0.00	\$0.00	\$275.00	\$0.00	\$275.00
799103	3	3977	18	TROIA GIUSEPPE	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$2,200.00	\$2,200.00
799120	3	4678	44	OBIGOR LLC	\$2,032.77	\$987.23		\$0.00	\$0.00	\$3,000.00	\$0.00	\$3,000.00
799127	3	4853	11	LUMA, NICKEL	\$1,107.19	\$52.81		\$0.00	\$0.00	\$1,160.00	\$0.00	\$1,160.00
799132	3	4984	45	MAPP MARGARET	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00
799143	3	5851	30	R RYZINSKI	\$0.00	\$0.00		\$0.00	\$0.00	\$3,200.00	\$0.00	\$3,200.00
799148	3	5919	53	GODDEL KURT	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$900.00	\$900.00
799157	3	8844	480	WESTSHORE 480 DEVELO	\$830,674.80	\$158,888.49		\$0.00	\$0.00	\$989,563.29	\$3,250.00	\$992,813.29
799158	3	8995	79	BURRAFATO, VINCENT	\$16,484.75	\$2,904.72		\$0.00	\$0.00	\$19,389.47	\$3,071.03	\$22,460.50
799162	3	7178	45	TADROUS, ANGELA T	\$1,793.82	\$928.18		\$0.00	\$0.00	\$2,720.00	\$0.00	\$2,720.00
799167	3	7422	307	ISAAKOV, MICHAEL	\$20,268.96	\$3,847.39		\$0.00	\$0.00	\$24,116.35	\$5,625.00	\$29,741.35
799200	4	416	14	41ST AVENUE REALTY AS	\$105,007.67	\$1,827.82		\$0.00	\$0.00	\$106,835.49	\$0.00	\$106,835.49
799204	4	691	11	TARABOCCHIA, JOSEPH	\$248.28	\$17.72		\$0.00	\$0.00	\$320.00	\$0.00	\$320.00
799210	4	1091	22	GALE R. KANE	\$373.91	\$188.09		\$0.00	\$0.00	\$540.00	\$0.00	\$540.00
799218	4	1570	16	PRADEEP SEN	\$420.54	\$164.48		\$0.00	\$0.00	\$585.00	\$0.00	\$585.00
799246	4	3591	48	OTTENBRIT, BUNGUSLOW	\$368.78	\$413.22		\$0.00	\$0.00	\$800.00	\$0.00	\$800.00
799248	4	3916	1302	SLP CORP	\$13,232.16	\$2,582.12		\$0.00	\$0.00	\$15,794.28	\$0.00	\$15,794.28
799249	4	3916	1326	SLP CORP	\$13,577.27	\$2,628.94		\$0.00	\$0.00	\$16,206.21	\$0.00	\$16,206.21
799259	4	4977	1205	WNL TOP ONE REALTY, L	\$14,625.28	\$2,609.51		\$0.00	\$0.00	\$17,234.77	\$3,170.00	\$20,404.77
799267	4	5320	30	TINA KAMBITIS	\$502.67	\$289.33		\$0.00	\$0.00	\$772.00	\$0.00	\$772.00
799279	4	9157	5	KELLERMAN JOHN	\$948.08	\$51.92		\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00
799287	4	9591	65	SINGH KISSOON	\$12,014.14	\$2,347.50		\$0.00	\$0.00	\$14,361.64	\$3,281.03	\$17,642.67
799293	4	9837	9	FLORES TERESITA N	\$8,299.03	\$1,165.30		\$0.00	\$0.00	\$7,464.33	\$3,647.00	\$11,111.33
799300	5	7986	31	RENAISSANCE HOME & DE	\$37,950.16	\$7,391.84		\$0.00	\$0.00	\$45,341.80	\$8,475.00	\$53,816.80
799312	4	11110	62	MADERO, JOSE FERNANDO	\$362.08	\$197.92		\$0.00	\$0.00	\$560.00	\$0.00	\$560.00
799314	4	11215	48	JAMES DANIELS	\$0.00	\$775.00		\$0.00	\$0.00	\$775.00	\$0.00	\$775.00
799320	4	11384	45	LANGONA,VINCENT	\$237.35	\$162.65		\$0.00	\$0.00	\$400.00	\$0.00	\$400.00
799333	2	4757	8	BAYCHESTER REALTY INC	\$504.23	\$80.77		\$0.00	\$0.00	\$585.00	\$0.00	\$585.00
799335	2	4824	31	BERYL DUNCAN	\$548.77	\$266.23		\$0.00	\$0.00	\$815.00	\$0.00	\$815.00
799337	2	4878	70	JAMES PRINCE	\$7,822.82	\$2,177.18		\$0.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00
799340	2	5306	18	MARCIANO CONSTRUCTION	\$649.78	\$30.24		\$0.00	\$0.00	\$680.00	\$0.00	\$680.00
799345	2	5417	154	TERESA ROSEMARIE IANN	\$596.17	\$238.83		\$0.00	\$0.00	\$835.00	\$0.00	\$835.00
799349	2	5639	5	MANGO ANTHONY	\$1,233.57	\$366.43		\$0.00	\$0.00	\$1,600.00	\$0.00	\$1,600.00
799358	3	389	39	78 4TH AVE CORP.	\$12,130.98	\$7,994.02		\$0.00	\$0.00	\$20,125.00	\$5,875.00	\$26,000.00
799363	3	708	13	VELIU-OSMANI HOLDINGC	\$2,971.66	\$1,508.34		\$0.00	\$0.00	\$4,480.00	\$0.00	\$4,480.00
799368	3	931	15	SHAW PETER	\$10,769.46	\$185.86		\$0.00	\$0.00	\$10,935.32	\$0.00	\$10,935.32
799380	3	1212	38	1147 DEAN LLC	\$144.75	\$809.82		\$0.00	\$0.00	\$954.57	\$0.00	\$954.57
799405	3	1818	48	GILL, LYNETTE	\$749.49	\$250.51		\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00
799407	3	1829	38	COXALL, EON	\$313.52	\$156.48		\$0.00	\$0.00	\$470.00	\$0.00	\$470.00
799412	3	1867	20	REINALDO A. MAYNARD	\$1,480.26	\$689.74		\$0.00	\$0.00	\$2,170.00	\$0.00	\$2,170.00
799419	3	2004	46	DEAS TRESSIE M	\$197.01	\$107.99		\$0.00	\$0.00	\$305.00	\$0.00	\$305.00
799439	3	3256	11	DEJESUS SONIA	\$454.59	\$454.41		\$0.00	\$0.00	\$500.00	\$0.00	\$500.00
799447	3	3386	31	LUCILLE DICKERSON	\$220.23	\$79.77		\$0.00	\$0.00	\$300.00	\$0.00	\$300.00
799450	3	3383	4	SAMUEL KAHAN	\$128.80	\$51.20		\$0.00	\$0.00	\$180.00	\$0.00	\$180.00
799457	1	344	170	172 RVINGTON ST. REA	\$142,400.70	\$25,973.74		\$0.00	\$0.00	\$168,374.44	\$3,335.00	\$171,709.44
799481	1	717	65	BEVILACQUA ELIZABETH	\$75,082.90	\$14,317.50		\$0.00	\$0.00	\$89,400.40	\$2,780.00	\$92,180.40
799477	1	1632	145	EL BARRIO ESTATES, IN	\$279.19	\$40.81		\$0.00	\$0.00	\$320.00	\$0.00	\$320.00
799492	1	2109	3	CHURCH ON THE HILL	\$778.04	\$343.96		\$0.00	\$0.00	\$1,120.00	\$0.00	\$1,120.00
799498	2	2370	39	CHRISTIE AKINS	\$147.64	\$52.48		\$0.00	\$0.00	\$200.00	\$0.00	\$200.00
799519	2	2704	44	S.A.K.B. REAL ESTATE	\$452.44	\$97.56		\$0.00	\$0.00	\$550.00	\$0.00	\$550.00
799520	2	2716	2	ROBERT E BUTLER	\$447.44	\$52.56		\$0.00	\$0.00	\$500.00	\$0.00	\$500.00
799527	2	2800	10	CESAR BRITO	\$0.00	\$1,750.00		\$0.00	\$0.00	\$1,750.00	\$2,850.00	\$4,600.00
799535	2	3029	28	2090 WEBSTER REALTYIN	\$2,438.73	\$561.27		\$0.00	\$0.00	\$3,000.00	\$0.00	\$3,000.00
799532	2	3532	140	HAZEL V RAWLINS	\$429.29	\$220.71		\$0.00	\$0.00	\$650.00	\$0.00	\$650.00
799562	2	4170	35	HANTSIIS CONSTANTINE	\$0.00	\$9,245.00		\$0.00	\$0.00	\$9,245.00	\$1,455.00	\$10,700.00
799578	4	12313	84	ELENA RODRIGUEZ	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00
799582	4	12935	33	ANTONIO CROZA	\$361.80	\$193.20		\$0.00	\$0.00	\$555.00	\$0.00	\$555.00
799611	5	513	60	381 VAN DUZER LLC	\$800.74	\$99.26		\$0.00	\$0.00	\$900.00	\$0.00	\$900.00
799643	5	5520	112		\$8,776.89	\$1,308.21		\$0.00	\$0.00	\$8,085.10	\$0.00	\$8,085.10
799645	5	5715	40	RICHARD J & LINDA A K	\$313.79	\$168.21		\$0.00	\$0.00	\$480.00	\$0.00	\$480.00
799656	3	4222	21	MOHAMMED DULAL UDDIN	\$58,755.96	\$10,997.48		\$0.00	\$0.00	\$69,753.44	\$3,480.00	\$73,233.44
799672	3	4784	61	COX, ERNEST L	\$8,343.69	\$2,011.31		\$0.00	\$0.00	\$8,355.00	\$2,925.00	\$11,280.00
799681	3	4904	45	CANTAVE YVA L	\$4,023.30	\$743.64		\$0.00	\$0.00	\$4,766.94	\$1,817.70	\$6,584.64
799682	3	4931	40	HARRIS, MARYLENE	\$0.00	\$250.00		\$0.00	\$0.00	\$250.00	\$0.00	\$250.00
799708	3	5879	8	PEDRO & YOLANDA MAGAN	\$241.81	\$3.36		\$0.00	\$0.00	\$244.97	\$0.00	\$244.97
799709	3	5901	41	AVIGDOR, MORTON M	\$3,942.71	\$718.20		\$0.00	\$0.00	\$4,658.91	\$0.00	\$4,658.91
799714	3	6021	38	MICHAEL S RINALDI	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$2,057.70	\$2,057.70
799719	3	6802	53	VASILIKI KALOUDIS	\$111.21	\$93.79		\$0.00	\$0.00	\$205.00	\$0.00	\$205.00
799735	3	7754	65	INTERDENOMINATIONALBR	\$2,859.40	\$1,406.19		\$0.00	\$0.00	\$4,265.59	\$4,875.00	\$9,140.59

Mooring Tax Asset Group, LLC
 NYCTL 2009-A
 EXHIBIT 2 - Collection Report
 Collection for the Period of 4/1/2010 to 6/30/2010

799743	3	8081	65	LEACOCK, DESRE PAMELA	\$0.00	\$0.00	\$0.00	\$0.00	\$900.00	\$900.00	
799746	3	8111	37	PATRICK DE PASS	\$231.27	\$118.73	\$0.00	\$0.00	\$350.00	\$350.00	
799751	3	8233	68	CECILE CROOKS	\$0.00	\$0.00	\$0.00	\$0.00	\$385.00	\$385.00	
799752	3	8249	42	RODRIGUEZ DANNY	\$140.02	\$84.98	\$0.00	\$0.00	\$225.00	\$225.00	
799771	4	1467	60	DICKY WDJAJA	\$840.22	\$34.78	\$0.00	\$0.00	\$875.00	\$875.00	
799774	4	1601	48	FARFAN JULIO	\$9,043.61	\$1,587.85	\$0.00	\$0.00	\$10,641.46	\$13,789.70	
799781	4	1892	84	CARLOS MELGAR	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00	
799786	4	3086	75	KETNER ROSLYN	\$284.97	\$15.03	\$0.00	\$0.00	\$300.00	\$300.00	
799791	4	3465	27	STOJADIN JANKOVIC	\$730.32	\$299.68	\$0.00	\$0.00	\$1,030.00	\$1,030.00	
799796	4	3559	8	BAE REALTY INC	\$159.58	\$251.29	\$0.00	\$0.00	\$410.87	\$410.87	
799803	4	4965	34	F.B.D. REALTY, L.L.C	\$9,125.21	\$574.79	\$0.00	\$0.00	\$9,700.00	\$9,700.00	
799804	4	5042	38	LIN, HSIU HSIUNG	\$7,144.90	\$1,303.94	\$0.00	\$0.00	\$8,448.84	\$8,448.84	
799819	4	9046	47	HUSSAIN, AHMED	\$5,845.76	\$1,112.88	\$0.00	\$0.00	\$7,058.64	\$7,058.64	
799866	4	12803	52	JALLOH, ALPHA	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00	\$600.00	
799878	4	13622	1	RABEL-LAUTURE, BEATRI	\$4,646.17	\$883.78	\$0.00	\$0.00	\$5,529.93	\$8,935.53	
799880	4	13653	35	PIERRE JOSEPH	\$382.62	\$247.38	\$0.00	\$0.00	\$640.00	\$640.00	
799885	4	15619	43	EAST NEW YORK HOMES,	\$24,781.91	\$4,510.05	\$0.00	\$0.00	\$29,301.96	\$32,820.96	
799928	3	1767	13	DADAILLE, PHILIPPE	\$3,130.25	\$584.06	\$0.00	\$0.00	\$3,714.31	\$6,864.31	
799928	3	1808	37	STEPHEN DUNCAN	\$114.91	\$65.09	\$0.00	\$0.00	\$180.00	\$180.00	
799929	3	1832	44	HAVENS, RANDOLPH J	\$199.64	\$80.38	\$0.00	\$0.00	\$280.00	\$280.00	
799930	3	1842	61	HARVEY E BUTLER	\$4,157.20	\$5,217.80	\$0.00	\$0.00	\$9,375.00	\$15,000.00	
799951	3	3235	7	WILSON EMPIRE INC.	\$7,717.70	\$1,435.51	\$0.00	\$0.00	\$9,153.21	\$9,153.21	
799954	3	3333	32	STABILE, GIOVANNA	\$842.02	\$252.98	\$0.00	\$0.00	\$895.00	\$895.00	
799966	3	3509	21	TAYLOR, JOANNE	\$4,702.40	\$855.44	\$0.00	\$0.00	\$5,557.84	\$5,557.84	
800005	1	877	48	MILLER, RONNIE	\$1,387.11	\$412.89	\$0.00	\$0.00	\$1,800.00	\$1,800.00	
800020	1	2062	34	DUNCAN JONES	\$23,801.98	\$4,455.06	\$0.00	\$0.00	\$28,257.02	\$28,257.02	
800026	2	2405	102	FERNANDEZ, FRANKLIN	\$127.53	\$72.47	\$0.00	\$0.00	\$200.00	\$200.00	
800048	2	3090	4	MEB REALTY CORP	\$711.74	\$298.28	\$0.00	\$0.00	\$1,010.00	\$1,010.00	
800070	2	4053	11	ARROYO, CARMEN M	\$4,080.53	\$713.86	\$0.00	\$0.00	\$4,794.39	\$8,554.39	
800130	4	16169	52	BARRERA, CARMEN	\$542.09	\$780.78	\$0.00	\$0.00	\$1,322.85	\$4,822.85	
800149	5	1188	230	JONES PEARLINE E	\$179.80	\$20.20	\$0.00	\$0.00	\$200.00	\$200.00	
800157	5	1685	88	2220 FOREST AVE CONSU	\$26,186.70	\$4,886.10	\$0.00	\$0.00	\$31,072.80	\$6,475.00	
800168	5	5669	24	JOHN PAOLILLO	\$187.97	\$47.03	\$0.00	\$0.00	\$245.00	\$245.00	
804120	1	1911	29	LENOX 128 REALTY, LLC	\$3,791.76	\$4,446.59	\$0.00	\$0.00	\$8,238.35	\$8,238.35	
804138	4	12755	81	BEVERLY ANN J KHAN	\$70.48	\$929.52	\$0.00	\$0.00	\$1,000.00	\$1,000.00	
804139	4	12780	73	JOSEPHINE BRANCH	\$237.08	\$181.74	\$0.00	\$0.00	\$398.80	\$398.80	
804151	4	10107	101	ROHANI NANKU	\$0.00	\$1,571.33	\$0.00	\$0.00	\$1,571.33	\$1,571.33	
804152	4	10107	106	ROHANI NANKU	\$0.00	\$169.71	\$0.00	\$0.00	\$169.71	\$169.71	
804161	4	680	69	MELVIN LAST	\$2,143.88	\$1,401.76	\$0.00	\$0.00	\$3,545.62	\$3,545.62	
804167	3	8002	9	KALEFA, MALAZ NASSREL	\$0.00	\$1,900.00	\$0.00	\$0.00	\$1,900.00	\$1,900.00	
804172	3	5287	71	DAVE FRIEDMAN	\$350.33	\$156.10	\$0.00	\$0.00	\$506.43	\$506.43	
804173	3	5590	78	MALKA FRIEDMAN	\$486.94	\$206.05	\$0.00	\$0.00	\$674.99	\$874.99	
804199	3	2382	1	JAYLAC CORP	\$693.54	\$2,306.46	\$0.00	\$0.00	\$3,000.00	\$3,000.00	
804209	3	1656	41	DC & FC LAUNDROMAT IN	\$285.26	\$631.23	\$0.00	\$0.00	\$916.49	\$916.49	
804216	3	1297	3	CARMEN STENNETT	\$0.00	\$932.97	\$0.00	\$0.00	\$932.97	\$932.97	
804224	3	1053	3	589 5TH AVENUE LLC	\$1,817.08	\$1,182.82	\$0.00	\$0.00	\$3,000.00	\$3,000.00	
804268	3	6382	58	LOUIS CAMPOREALE	\$240.48	\$109.52	\$0.00	\$0.00	\$350.00	\$350.00	
804289	2	2868	45	MORRISH/GHITS/MEVAS/ASS	\$309.77	\$608.72	\$0.00	\$0.00	\$918.49	\$918.49	
804290	2	2900	7	CESAR BRITO	\$3,907.86	\$534.46	\$0.00	\$0.00	\$4,442.32	\$7,292.13	
				Totals	\$1,582,792.53	\$324,739.40	\$0.00	\$0.00	\$1,807,531.93	\$108,577.11	\$2,016,109.04

May

Account Number	Borough	Block	Lot	Asset Description	Principal Collections	Interest Collections	Capitalized Expense	Gain on Disposition	Total Asset Collections	Administrative Expense Collections	Total Collections
799092	3	3471	19	NUNEZ BIENVENIDO	\$196.23	\$78.77	\$0.00	\$0.00	\$275.00	\$0.00	\$275.00
799103	3	3977	18	TROIA GIUSEPPE	\$0.00	\$0.00	\$0.00	\$0.00	\$950.00	\$0.00	\$950.00
799120	3	4678	44	OBIGOR LLC	\$2,003.21	\$998.79	\$0.00	\$0.00	\$3,000.00	\$0.00	\$3,000.00
799130	3	4902	19	MCVORRAN, MICHELLE	\$0.00	\$2,800.00	\$0.00	\$0.00	\$2,800.00	\$0.00	\$2,800.00
799143	3	5651	30	R RYZINSKI	\$0.00	\$1,230.00	\$0.00	\$0.00	\$1,230.00	\$320.00	\$1,550.00
799162	3	7178	45	TADROUS, ANGELA T	\$956.14	\$403.86	\$0.00	\$0.00	\$1,360.00	\$0.00	\$1,360.00
799168	3	7404	33	SON JUNG H	\$25,347.83	\$5,037.54	\$0.00	\$0.00	\$30,385.37	\$0.00	\$30,385.37
799178	3	8266	59	LOUIS CRETELLA	\$1,435.08	\$494.92	\$0.00	\$0.00	\$1,930.00	\$0.00	\$1,930.00
799204	4	891	11	TARABOCCHIA, JOSEPH	\$247.86	\$72.04	\$0.00	\$0.00	\$320.00	\$0.00	\$320.00
799210	4	1091	22	GALE R. KANE	\$296.43	\$123.57	\$0.00	\$0.00	\$420.00	\$0.00	\$420.00
799217	4	1480	38	CRUZ, JOSE DE LA	\$41,541.28	\$8,807.23	\$0.00	\$0.00	\$50,348.51	\$5,475.00	\$55,823.51
799218	4	1570	16	PRADEEP SEN	\$413.84	\$171.36	\$0.00	\$0.00	\$585.00	\$0.00	\$585.00
799221	4	1665	32	E BRACHEN	\$0.00	\$1,805.00	\$0.00	\$0.00	\$1,805.00	\$4,695.00	\$6,500.00
799230	4	2473	180	KNEELAND CORP.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,100.00	\$2,100.00
799244	4	3552	63	ESCALERA, VICTOR	\$0.00	\$989.00	\$0.00	\$0.00	\$989.00	\$3,351.00	\$4,340.00
799246	4	3591	46	OTTENBRIT, BUNGUSLOW	\$1,331.76	\$288.24	\$0.00	\$0.00	\$1,600.00	\$0.00	\$1,600.00
799252	4	4081	4	O'CONNELL, JAMES	\$13,899.38	\$2,783.74	\$0.00	\$0.00	\$16,483.12	\$3,526.00	\$20,009.12
799267	4	5320	30	TINA KAMBITIS	\$550.74	\$221.26	\$0.00	\$0.00	\$772.00	\$0.00	\$772.00
799279	4	9157	5	KELLERMAN JOHN	\$939.80	\$80.20	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00
799320	4	11384	45	LANGONA,VINCENT	\$202.78	\$197.22	\$0.00	\$0.00	\$400.00	\$0.00	\$400.00
799335	2	4824	31	BERYL DUNCAN	\$573.98	\$241.02	\$0.00	\$0.00	\$815.00	\$0.00	\$815.00

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799337	2	4878	70	JAMES PRINCE	\$347.48	\$52.52	\$0.00	\$0.00	\$400.00	\$0.00	\$400.00
799345	2	5417	154	TERESA ROSEMARIE IANN	\$535.18	\$299.82	\$0.00	\$0.00	\$835.00	\$0.00	\$835.00
799349	2	5639	5	MANGO ANTHONY	\$1,328.04	\$273.96	\$0.00	\$0.00	\$1,600.00	\$0.00	\$1,600.00
799356	3	389	39	78 4TH AVE CORP.	\$1,109.09	\$425.91	\$0.00	\$0.00	\$1,535.00	\$0.00	\$1,535.00
799359	3	587	13	95 DIKEMAN LLC	\$1,435.46	\$784.54	\$0.00	\$0.00	\$2,200.00	\$0.00	\$2,200.00
799363	3	708	13	VELJU-OSMANI HOLDINGC	\$1,833.98	\$406.02	\$0.00	\$0.00	\$2,240.00	\$0.00	\$2,240.00
799374	3	1134	1	RALPH E. HICKS JR.	\$3,668.84	\$104.57	\$0.00	\$0.00	\$3,773.41	\$0.00	\$3,773.41
799405	3	1818	46	GILL, LYNETTE	\$567.67	\$312.33	\$0.00	\$0.00	\$880.00	\$0.00	\$880.00
799407	3	1829	36	COXALL, EON	\$337.58	\$132.42	\$0.00	\$0.00	\$470.00	\$0.00	\$470.00
799412	3	1867	20	REINALDO A. MAYNARD	\$4,808.89	\$466.34	\$0.00	\$0.00	\$45,275.03	\$0.00	\$45,275.03
799419	3	2004	46	DEAS TRESSIE M	\$206.55	\$98.45	\$0.00	\$0.00	\$305.00	\$0.00	\$305.00
799439	3	3256	11	DEJESUS SONIA	\$478.15	\$23.85	\$0.00	\$0.00	\$500.00	\$0.00	\$500.00
799447	3	3366	31	LUCILLE DICKERSON	\$228.49	\$71.51	\$0.00	\$0.00	\$300.00	\$0.00	\$300.00
799466	1	1077	61	FLUENCY LLC	\$10,219.90	\$1,977.09	\$0.00	\$0.00	\$12,196.99	\$0.00	\$12,196.99
799477	1	1632	145	EL BARRIO ESTATES, IN	\$143.66	\$16.34	\$0.00	\$0.00	\$160.00	\$0.00	\$160.00
799492	1	2109	3	CHURCH ON THE HILL	\$809.56	\$310.44	\$0.00	\$0.00	\$1,120.00	\$0.00	\$1,120.00
799496	2	2370	39	CHRISTIE AKINS	\$171.59	\$28.41	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00
799520	2	2716	2	ROBERT E BUTLER	\$446.99	\$53.01	\$0.00	\$0.00	\$500.00	\$0.00	\$500.00
799527	2	2900	10	CESAR BRITO	\$0.00	\$4,200.00	\$0.00	\$0.00	\$4,200.00	\$0.00	\$4,200.00
799535	2	3029	26	2090 WEBSTER REALTYIN	\$2,575.27	\$424.73	\$0.00	\$0.00	\$3,000.00	\$0.00	\$3,000.00
799552	2	3532	140	HAZEL V RAWLINS	\$13,026.25	\$103.16	\$0.00	\$0.00	\$13,129.41	\$0.00	\$13,129.41
799562	2	4170	35	HANTSI CONSTANTINE	\$0.00	\$4,825.00	\$0.00	\$0.00	\$4,825.00	\$0.00	\$4,825.00
799578	4	12313	64	ELENA RODRIGUEZ	\$0.00	\$315.00	\$0.00	\$0.00	\$315.00	\$1,335.00	\$1,650.00
799582	4	12935	33	ANTONIO CROZA	\$362.01	\$192.99	\$0.00	\$0.00	\$555.00	\$0.00	\$555.00
799611	5	513	60	381 VAN DUZER LLC	\$815.60	\$84.40	\$0.00	\$0.00	\$900.00	\$0.00	\$900.00
799617	5	1008	40	ZUPA HOLDING LLC	\$14,721.14	\$24,235.08	\$0.00	\$0.00	\$38,956.22	\$5,625.00	\$44,581.22
799623	5	1266	32		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,900.00	\$1,900.00
799630	5	3391	27	SALAH, FAHD	\$74.82	\$625.18	\$0.00	\$0.00	\$700.00	\$0.00	\$700.00
799645	5	5715	40	RICHARD J & LINDA A K	\$372.92	\$107.08	\$0.00	\$0.00	\$480.00	\$0.00	\$480.00
799660	3	4304	6	AFSHAR, NURUL	\$4,931.36	\$963.56	\$0.00	\$0.00	\$5,894.92	\$7,450.00	\$13,344.92
799666	3	4623	60	CULZAC, JUDITH	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,650.00	\$2,650.00
799671	3	4724	3	JOHNSON, RONALD	\$3,361.10	\$678.59	\$0.00	\$0.00	\$4,039.69	\$5,575.00	\$9,614.69
799672	3	4764	61	COX, ERNEST L	\$211.77	\$68.23	\$0.00	\$0.00	\$280.00	\$0.00	\$280.00
799682	3	4931	40	HARRIS, MARYLENE	\$178.68	\$71.32	\$0.00	\$0.00	\$250.00	\$0.00	\$250.00
799689	3	5170	30	GRIFFITH, NOEL	\$11,924.24	\$2,471.18	\$0.00	\$0.00	\$14,395.42	\$5,375.00	\$19,770.42
799705	3	5698	59	MORDECHAI PERL	\$451.16	\$148.84	\$0.00	\$0.00	\$600.00	\$0.00	\$600.00
799727	3	7023	70	EDWIN MALAVE	\$3,250.38	\$675.55	\$0.00	\$0.00	\$3,925.93	\$4,030.20	\$7,956.13
799741	3	8036	12	JEAN, ELIANNE N NKA	\$5,333.80	\$1,039.05	\$0.00	\$0.00	\$6,372.85	\$0.00	\$6,372.85
799746	3	8111	37	PATRICK DE PASS	\$245.59	\$104.41	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
799752	3	8249	42	RODRIGUEZ DANNY	\$165.58	\$59.42	\$0.00	\$0.00	\$225.00	\$0.00	\$225.00
799776	4	1657	129	HUNTER, IRVING H	\$0.00	\$2,262.94	\$0.00	\$0.00	\$2,262.94	\$3,737.06	\$6,000.00
799786	4	3096	75	KETNER ROSLYN	\$289.50	\$10.50	\$0.00	\$0.00	\$300.00	\$0.00	\$300.00
799791	4	3465	27	STOJADIN JANKOVIC	\$669.10	\$360.90	\$0.00	\$0.00	\$1,030.00	\$0.00	\$1,030.00
799795	4	3559	6	BAE REALTY INC	\$418.14	\$191.86	\$0.00	\$0.00	\$610.00	\$0.00	\$610.00
799803	4	4995	34	F.B.D. REALTY, L.L.C	\$9,237.50	\$462.50	\$0.00	\$0.00	\$9,700.00	\$0.00	\$9,700.00
799827	4	9472	29	MAHMOOD, FAZAL M	\$15,780.50	\$3,182.31	\$0.00	\$0.00	\$18,962.81	\$0.00	\$18,962.81
799831	4	10083	3	PRINCE DEVELOPMENT CO	\$4,028.98	\$832.57	\$0.00	\$0.00	\$4,861.55	\$3,615.00	\$8,476.55
799847	4	11021	25	NABAKABA KATHLEEN	\$2,238.34	\$446.61	\$0.00	\$0.00	\$2,684.95	\$3,196.40	\$5,881.35
799850	4	11139	84	ALDI VALLON	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00
799856	4	11961	50	WILLIAMS, JOSEPH SHAR	\$697.11	\$108.35	\$0.00	\$0.00	\$805.46	\$0.00	\$805.46
799857	4	12049	20	HIBBERT JOY	\$3,990.82	\$819.94	\$0.00	\$0.00	\$4,810.76	\$3,565.98	\$8,376.74
799866	4	12603	52	JALLOH, ALPHA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$600.00	\$600.00
799880	4	13653	35	PIERRE JOSEPH	\$466.84	\$173.16	\$0.00	\$0.00	\$640.00	\$0.00	\$640.00
799886	3	920	18	DOWLING, THOMAS N	\$3,077.56	\$626.82	\$0.00	\$0.00	\$3,704.38	\$3,906.20	\$7,610.58
799928	3	1808	37	STEPHEN DUNCAN	\$126.21	\$53.79	\$0.00	\$0.00	\$180.00	\$0.00	\$180.00
799929	3	1832	44	HAVENS, RANDOLPH J	\$190.71	\$89.29	\$0.00	\$0.00	\$280.00	\$0.00	\$280.00
799930	3	1842	61	HARVEY E BUTLER	\$2,193.55	\$306.45	\$0.00	\$0.00	\$2,500.00	\$0.00	\$2,500.00
799954	3	3333	32	STABILE, GIOVANNA	\$755.18	\$139.82	\$0.00	\$0.00	\$895.00	\$0.00	\$895.00
800023	2	2288	57	395 BROOK AVE LLC	\$5,050.41	\$998.74	\$0.00	\$0.00	\$6,049.15	\$0.00	\$6,049.15
800026	2	2405	102	FERNANDEZ, FRANKLIN	\$155.91	\$44.09	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00
800031	2	2681	17	ELLIS, HAZEL	\$4,262.39	\$850.46	\$0.00	\$0.00	\$5,112.85	\$1,425.00	\$6,537.85
800048	2	3090	4	MEB REALTY CORP	\$701.98	\$308.02	\$0.00	\$0.00	\$1,010.00	\$0.00	\$1,010.00
800050	2	3188	79	MONCLUS BUENAVENTURA	\$0.00	\$591.09	\$0.00	\$0.00	\$591.09	\$3,408.91	\$4,000.00
800052	2	3287	96	HERLIN O BLANCO	\$4,938.43	\$997.64	\$0.00	\$0.00	\$5,936.07	\$3,158.85	\$9,094.92
800094	2	4840	50	MESHACH C. ARIRI	\$4,961.02	\$263.98	\$0.00	\$0.00	\$5,225.00	\$0.00	\$5,225.00
800117	3	763	1	ANCHELL REALTY CORP	\$11,722.71	\$2,436.40	\$0.00	\$0.00	\$14,159.11	\$5,975.00	\$20,134.11
800130	4	16169	52	BARRERA, CARMEN	\$3,640.53	\$46.99	\$0.00	\$0.00	\$3,687.52	\$0.00	\$3,687.52
800131	5	38	127	HOSANG, MARTHA	\$7,023.42	\$1,388.91	\$0.00	\$0.00	\$8,412.33	\$5,875.00	\$14,287.33
800143	5	539	12	DAVID PETEROY	\$680.00	\$48.62	\$0.00	\$0.00	\$728.62	\$0.00	\$728.62
800149	5	1188	230	JONES PEARLINE E	\$182.33	\$17.87	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00
800168	5	5669	24	JOHN PAQUILLO	\$202.50	\$42.50	\$0.00	\$0.00	\$245.00	\$0.00	\$245.00
804120	1	1911	29	LENOX 126 REALTY, LLC	\$23,690.00	\$1,310.00	\$0.00	\$0.00	\$25,000.00	\$0.00	\$25,000.00
804138	4	12755	81	BEVERLY ANN J KHAN	\$329.81	\$89.39	\$0.00	\$0.00	\$419.00	\$0.00	\$419.00
804139	4	12780	73	JOSEPHINE BRANCH	\$264.43	\$134.37	\$0.00	\$0.00	\$398.80	\$0.00	\$398.80

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804151	4	10107	101	ROHANI NANKU	\$203.92	\$1,367.41	\$0.00	\$0.00	\$1,571.33	\$0.00	\$1,571.33
804152	4	10107	106	ROHANI NANKU	\$20.66	\$149.05	\$0.00	\$0.00	\$169.71	\$0.00	\$169.71
804156	4	3803	15	WLNER REALTY	\$10,185.07	\$1,577.09	\$0.00	\$0.00	\$11,762.16	\$0.00	\$11,762.16
804161	4	660	69	MELVIN LAST	\$2,455.95	\$1,089.67	\$0.00	\$0.00	\$3,545.62	\$0.00	\$3,545.62
804167	3	8002	9	KALEFA, MALAZ NASSREL	\$0.00	\$1,900.00	\$0.00	\$0.00	\$1,900.00	\$0.00	\$1,900.00
804172	3	5297	71	DAVE FRIEDMAN	\$392.61	\$113.82	\$0.00	\$0.00	\$506.43	\$0.00	\$506.43
804173	3	5590	76	MALKA FRIEDMAN	\$523.30	\$151.69	\$0.00	\$0.00	\$674.99	\$0.00	\$674.99
804185	3	3843	8	LAMONT ALTON G	\$369.05	\$130.95	\$0.00	\$0.00	\$500.00	\$0.00	\$500.00
804189	3	2362	1	JAYLAC CORP	\$776.56	\$223.44	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00
804209	3	1658	41	DC & FC LAUNDROMAT IN	\$860.72	\$55.77	\$0.00	\$0.00	\$916.49	\$0.00	\$916.49
804224	3	1053	3	599 5TH AVENUE LLC	\$2,909.32	\$90.68	\$0.00	\$0.00	\$3,000.00	\$0.00	\$3,000.00
804236	2	5644	3	PIRRAGLIA, KENNETH W	\$582.37	\$1,722.44	\$0.00	\$0.00	\$2,304.81	\$0.00	\$2,304.81
804268	3	6382	58	LOUIS CAMPOREALE	\$261.73	\$88.27	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
804274	3	3412	57	Q PENNA	\$0.00	\$1,280.00	\$0.00	\$0.00	\$1,280.00	\$0.00	\$1,280.00
804275	3	3837	44	CHAMP, THOMAS	\$0.00	\$802.98	\$0.00	\$0.00	\$802.98	\$5,875.00	\$6,677.98
				Totals	\$351,917.78	\$104,372.00	\$0.00	\$0.00	\$456,289.78	\$99,694.80	\$555,984.38

June

Account Number	Borough	Block	Lot	Asset Description	Principal Collections	Interest Collections	Capitalized Expense	Gain on Disposition	Total Asset Collections	Administrative Expense Collections	Total Collections
799087	3	3406	57	1229 HALSEY ST. LLC	\$26,510.27	\$5,833.33	\$0.00	\$0.00	\$32,343.60	\$5,105.00	\$37,448.60
799091	3	3447	60	SAMUELS KHISNEN	\$197.22	\$137.78	\$0.00	\$0.00	\$335.00	\$0.00	\$335.00
799092	3	3471	19	NUNEZ BIENVENIDO	\$185.27	\$89.73	\$0.00	\$0.00	\$275.00	\$0.00	\$275.00
799094	3	3561	15	ROCKAWAY BLAKE REALT	\$45,248.31	\$9,945.79	\$0.00	\$0.00	\$55,194.10	\$6,725.00	\$61,919.10
799103	3	3977	18	TROIA GIUSEPPE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$950.00	\$950.00
799115	3	4320	2	DAISON VALDINA	\$8,242.86	\$1,831.67	\$0.00	\$0.00	\$10,074.53	\$4,268.45	\$14,342.98
799120	3	4678	44	OBIGOR LLC	\$2,183.13	\$816.87	\$0.00	\$0.00	\$3,000.00	\$0.00	\$3,000.00
799127	3	4853	11	LUMA, NICKEL	\$487.63	\$92.37	\$0.00	\$0.00	\$580.00	\$0.00	\$580.00
799133	3	5171	39	MARCEL NELSON	\$15,884.77	\$3,616.14	\$0.00	\$0.00	\$19,500.91	\$0.00	\$19,500.91
799143	3	5651	30	R RYZINSKI	\$0.00	\$1,550.00	\$0.00	\$0.00	\$1,550.00	\$0.00	\$1,550.00
799146	3	5919	53	GODDEL KURT	\$0.00	\$40.00	\$0.00	\$0.00	\$40.00	\$1,460.00	\$1,500.00
799162	3	7178	45	TADROUS, ANGELA T	\$888.50	\$471.50	\$0.00	\$0.00	\$1,360.00	\$0.00	\$1,360.00
799163	3	7279	1214	ANNABELL MELENDEZ	\$1,603.81	\$357.35	\$0.00	\$0.00	\$1,961.16	\$5,375.00	\$7,336.16
799175	3	8035	57	BONGIORNO, ROSE M	\$79,435.59	\$18,420.49	\$0.00	\$0.00	\$97,856.08	\$5,950.00	\$103,806.08
799178	3	8256	59	LOUIS CRETELLA	\$1,575.95	\$354.05	\$0.00	\$0.00	\$1,930.00	\$0.00	\$1,930.00
799188	3	8672	31	273 BRIGHTON BCH REAL	\$0.00	\$2,375.00	\$0.00	\$0.00	\$2,375.00	\$7,625.00	\$10,000.00
799204	4	691	11	TARABOCCHIA, JOSEPH	\$264.21	\$55.79	\$0.00	\$0.00	\$320.00	\$0.00	\$320.00
799218	4	1570	16	PRADEEP SEN	\$419.39	\$165.61	\$0.00	\$0.00	\$585.00	\$0.00	\$585.00
799221	4	1665	32	E BRACHEN	\$0.00	\$3,000.00	\$0.00	\$0.00	\$3,000.00	\$0.00	\$3,000.00
799222	4	1702	38	ACPT REALTY INC	\$134.39	\$205.61	\$0.00	\$0.00	\$340.00	\$0.00	\$340.00
799230	4	2473	160	KNEELAND CORP.	\$0.00	\$601.20	\$0.00	\$0.00	\$601.20	\$1,273.80	\$1,875.00
799244	4	3552	63	ESCALERA, VICTOR	\$0.00	\$2,000.00	\$0.00	\$0.00	\$2,000.00	\$0.00	\$2,000.00
799266	4	5182	34	FAIRWAY PRIME ESTATE	\$4,425.33	\$7,239.44	\$0.00	\$0.00	\$11,664.77	\$3,335.23	\$15,000.00
799267	4	5320	30	TINA KAMBITIS	\$15,366.28	\$221.28	\$0.00	\$0.00	\$15,587.56	\$0.00	\$15,587.56
799270	4	6957	10	ELLIOT RINDENOW	\$24,171.58	\$5,371.23	\$0.00	\$0.00	\$29,542.81	\$5,015.00	\$34,557.81
799279	4	9157	5	KELLERMAN JOHN	\$953.80	\$46.20	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00
799333	2	4757	8	BAYCHESTER REALTY INC	\$476.60	\$88.40	\$0.00	\$0.00	\$565.00	\$0.00	\$565.00
799335	2	4824	31	BERYL DUNCAN	\$566.07	\$248.93	\$0.00	\$0.00	\$815.00	\$0.00	\$815.00
799337	2	4878	70	JAMES PRINCE	\$337.83	\$62.17	\$0.00	\$0.00	\$400.00	\$0.00	\$400.00
799345	2	5417	154	TERESA ROSEMARIE IANN	\$577.95	\$257.05	\$0.00	\$0.00	\$835.00	\$0.00	\$835.00
799349	2	5639	5	MANGO ANTHONY	\$1,267.25	\$332.75	\$0.00	\$0.00	\$1,600.00	\$0.00	\$1,600.00
799363	3	708	13	VELIU-OSMANI HOLDINGC	\$1,931.24	\$308.76	\$0.00	\$0.00	\$2,240.00	\$0.00	\$2,240.00
799390	3	1522	39	JACKSON, HERBERT	\$412.04	\$587.96	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00
799405	3	1818	46	GILL, LYNETTE	\$638.46	\$241.54	\$0.00	\$0.00	\$880.00	\$0.00	\$880.00
799419	3	2004	46	DEAS TRESSIE M	\$218.82	\$86.18	\$0.00	\$0.00	\$305.00	\$0.00	\$305.00
799422	3	2201	19	A.C.E. DOOR SERVICESI	\$22,527.77	\$4,808.13	\$0.00	\$0.00	\$27,335.90	\$0.00	\$27,335.90
799439	3	3256	11	DEJESUS SONIA	\$482.77	\$172.23	\$0.00	\$0.00	\$655.00	\$0.00	\$655.00
799447	3	3366	31	LUCILLE DICKERSON	\$225.37	\$74.63	\$0.00	\$0.00	\$300.00	\$0.00	\$300.00
799450	3	3383	4	SAMUEL KAHAN	\$118.13	\$61.87	\$0.00	\$0.00	\$180.00	\$0.00	\$180.00
799452	1	180	1604	ZOLTEK, LLC	\$43,063.66	\$9,673.19	\$0.00	\$0.00	\$52,736.85	\$5,625.00	\$58,361.85
799468	1	1143	31	DALMAU EQUITIES, LLC	\$0.00	\$9,666.62	\$0.00	\$0.00	\$9,666.62	\$3,333.38	\$13,000.00
799479	1	1709	15	431 AMA LLC	\$189,307.55	\$41,269.89	\$0.00	\$0.00	\$230,577.44	\$3,508.18	\$234,085.62
799486	1	1833	3151	WINFIELD DREANA K	\$12,964.73	\$2,888.74	\$0.00	\$0.00	\$15,853.47	\$0.00	\$15,853.47
799492	1	2109	3	CHURCH ON THE HILL	\$800.46	\$319.54	\$0.00	\$0.00	\$1,120.00	\$0.00	\$1,120.00
799495	2	2275	11	SUNDAY REALTY INC.	\$67,640.63	\$15,071.37	\$0.00	\$0.00	\$82,712.00	\$3,576.98	\$86,288.98
799519	2	2704	44	S.A.K.B. REAL ESTATE	\$955.32	\$144.68	\$0.00	\$0.00	\$1,100.00	\$0.00	\$1,100.00
799520	2	2716	2	ROBERT E BUTLER	\$454.09	\$45.91	\$0.00	\$0.00	\$500.00	\$0.00	\$500.00
799527	2	2900	10	CESAR BRITO	\$0.00	\$4,200.00	\$0.00	\$0.00	\$4,200.00	\$0.00	\$4,200.00
799535	2	3029	26	2090 WEBSTER REALTYIN	\$1,132.08	\$367.92	\$0.00	\$0.00	\$1,500.00	\$0.00	\$1,500.00
799562	2	4170	35	HANTSIIS CONSTANTINE	\$88,290.78	\$5,940.06	\$0.00	\$0.00	\$94,230.84	\$0.00	\$94,230.84
799582	4	12935	33	ANTONIO CROZA	\$362.59	\$192.41	\$0.00	\$0.00	\$555.00	\$0.00	\$555.00
799611	5	513	60	361 VAN DUZER LLC	\$819.77	\$80.23	\$0.00	\$0.00	\$900.00	\$0.00	\$900.00
799623	5	1268	32		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00
799645	5	5715	40	RICHARD J & LINDA A K	\$306.11	\$173.89	\$0.00	\$0.00	\$480.00	\$0.00	\$480.00
799657	3	4246	32	DE FAY ELAINE	\$4,666.51	\$2,039.53	\$0.00	\$0.00	\$6,706.04	\$5,075.00	\$11,781.04

Mooring Tax Asset Group, LLC
NYCTL 2009-A
EXHIBIT 2 - Collection Report
Collection for the Period of 4/1/2010 to 6/30/2010

799672	3	4764	61	COX, ERNEST L	\$203.83	\$78.17	\$0.00	\$0.00	\$280.00	\$0.00	\$280.00
799682	3	4931	40	HARRIS, MARYLENE	\$137.05	\$112.95	\$0.00	\$0.00	\$250.00	\$0.00	\$250.00
799705	3	5698	59	MORDECHAI PERL	\$454.59	\$145.41	\$0.00	\$0.00	\$600.00	\$0.00	\$600.00
799717	3	6504	33	MCDONALD STATION INC.	\$4,672.17	\$1,043.85	\$0.00	\$0.00	\$5,716.02	\$5,075.00	\$11,391.02
799719	3	6802	53	VASILIKI KALOUDIS	\$100.73	\$104.27	\$0.00	\$0.00	\$205.00	\$0.00	\$205.00
799743	3	8081	65	LEACOCK, DESRE PAMELA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$300.00	\$300.00
799746	3	8111	37	PATRICK DE PASS	\$239.09	\$110.91	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
799751	3	8233	58	CECILE CROOKS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$365.00	\$365.00
799752	3	8249	42	RODRIGUEZ DANNY	\$156.62	\$68.38	\$0.00	\$0.00	\$225.00	\$0.00	\$225.00
799766	4	1220	27	HIGGINS MICHAEL P	\$4,684.28	\$1,040.91	\$0.00	\$0.00	\$5,725.19	\$3,138.15	\$8,863.34
799771	4	1487	60	DICKY WDJAJA	\$844.41	\$30.59	\$0.00	\$0.00	\$875.00	\$0.00	\$875.00
799778	4	1657	129	HUNTER, IRVING H	\$0.00	\$1,482.00	\$0.00	\$0.00	\$1,482.00	\$0.00	\$1,482.00
799781	4	1892	84	CARLOS MELGAR	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$800.00	\$800.00
799782	4	2390	19	VALERIE WEINTRAUB	\$269.56	\$30.44	\$0.00	\$0.00	\$300.00	\$0.00	\$300.00
799786	4	3096	75	KETNER ROSLYN	\$293.92	\$6.08	\$0.00	\$0.00	\$300.00	\$0.00	\$300.00
799791	4	3465	27	STOJADIN JANKOVIC	\$702.18	\$327.82	\$0.00	\$0.00	\$1,030.00	\$0.00	\$1,030.00
799796	4	3559	6	BAE REALTY INC	\$412.52	\$197.48	\$0.00	\$0.00	\$610.00	\$0.00	\$610.00
799803	4	4995	34	F.B.D. REALTY, L.L.C	\$9,436.47	\$263.53	\$0.00	\$0.00	\$9,700.00	\$0.00	\$9,700.00
799817	4	6983	51	AGUDO, CARLOS B	\$5,268.81	\$1,169.07	\$0.00	\$0.00	\$6,417.88	\$3,832.00	\$10,349.88
799838	4	10739	19	MAHABEERSINGH, MAHASE	\$3,211.41	\$677.02	\$0.00	\$0.00	\$3,888.43	\$0.00	\$3,888.43
799850	4	11139	84	ALDI VALLON	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$425.00	\$425.00
799880	4	13653	35	PIERRE JOSEPH	\$368.94	\$271.08	\$0.00	\$0.00	\$640.00	\$0.00	\$640.00
799901	3	1377	35	SCHENECTADY AVE. HOLD	\$20,697.84	\$4,549.48	\$0.00	\$0.00	\$25,247.32	\$5,401.03	\$30,648.35
799902	3	1397	17	REID, DERRICK	\$5,351.21	\$1,169.79	\$0.00	\$0.00	\$6,521.00	\$3,268.58	\$9,789.58
799907	3	1516	43	435 MARION ST. REALTY	\$21,072.95	\$4,644.61	\$0.00	\$0.00	\$25,717.56	\$4,565.00	\$30,282.56
799928	3	1808	37	STEPHEN DUNCAN	\$122.61	\$57.39	\$0.00	\$0.00	\$180.00	\$0.00	\$180.00
799929	3	1832	44	HAVENS, RANDOLPH J	\$142.91	\$137.09	\$0.00	\$0.00	\$280.00	\$0.00	\$280.00
799930	3	1842	61	HARVEY E BUTLER	\$2,074.17	\$426.83	\$0.00	\$0.00	\$2,500.00	\$0.00	\$2,500.00
799954	3	3333	32	STABILE, GIOVANNA	\$753.19	\$141.81	\$0.00	\$0.00	\$895.00	\$0.00	\$895.00
799991	3	4071	31	LOVE, SWEET J	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,100.00	\$1,100.00
799998	3	4130	38	BARRERA, GLADYS	\$0.00	\$8,000.00	\$0.00	\$0.00	\$9,000.00	\$0.00	\$9,000.00
800005	1	877	48	MILLER, RONNIE	\$3,039.85	\$560.15	\$0.00	\$0.00	\$3,600.00	\$0.00	\$3,600.00
800026	2	2405	102	FERNANDEZ, FRANKLIN	\$131.11	\$68.89	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00
800048	2	3090	4	MEB REALTY CORP	\$703.12	\$308.88	\$0.00	\$0.00	\$1,010.00	\$0.00	\$1,010.00
800050	2	3188	79	MONCLUS BUENAVENTURA	\$7,753.63	\$1,246.37	\$0.00	\$0.00	\$9,000.00	\$0.00	\$9,000.00
800079	2	4623	36	SHEPARD, ROHAN	\$4,357.20	\$952.49	\$0.00	\$0.00	\$5,309.69	\$3,425.00	\$8,734.69
800094	2	4840	50	MESHACH C. ARIRI	\$4,944.49	\$280.51	\$0.00	\$0.00	\$5,225.00	\$0.00	\$5,225.00
800096	2	4859	30	BROWN GLORIA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,055.00	\$1,055.00
800112	2	5875	908	MCHUGH MARGARET	\$17,294.41	\$3,790.99	\$0.00	\$0.00	\$21,085.40	\$2,911.00	\$23,996.40
800149	5	1188	230	JONES PEARLINE E	\$187.17	\$12.83	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00
800168	5	5669	24	JOHN PAOLILLO	\$205.62	\$39.38	\$0.00	\$0.00	\$245.00	\$0.00	\$245.00
804120	1	1911	29	LENOX 126 REALTY, LLC	\$5,735.67	\$2,502.73	\$0.00	\$0.00	\$8,238.40	\$0.00	\$8,238.40
804138	4	12755	81	BEVERLY ANN J KHAN	\$663.31	\$174.69	\$0.00	\$0.00	\$838.00	\$0.00	\$838.00
804161	4	660	69	MELVIN LAST	\$2,452.12	\$1,093.50	\$0.00	\$0.00	\$3,545.62	\$0.00	\$3,545.62
804172	3	5297	71	DAVE FRIEDMAN	\$398.26	\$106.17	\$0.00	\$0.00	\$508.43	\$0.00	\$508.43
804173	3	5590	76	MALKA FRIEDMAN	\$530.83	\$144.18	\$0.00	\$0.00	\$674.99	\$0.00	\$674.99
804175	3	6524	66	LMOLISE CORP	\$1,890.92	\$1,531.32	\$0.00	\$0.00	\$3,422.24	\$0.00	\$3,422.24
804191	3	3245	50	DEJESUS, JUAN J.	\$0.00	\$712.00	\$0.00	\$0.00	\$712.00	\$0.00	\$712.00
804199	3	2362	1	JAYLAC CORP	\$766.78	\$233.22	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00
804217	3	1397	16	PLATINUM PAVILLION EN	\$6,411.08	\$1,113.02	\$0.00	\$0.00	\$7,524.10	\$0.00	\$7,524.10
804268	3	6362	58	LOUIS CAMPOREALE	\$276.48	\$73.52	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
804274	3	3412	57	Q PENA	\$0.00	\$508.00	\$0.00	\$0.00	\$508.00	\$0.00	\$508.00
804275	3	3837	44	CHAMP, THOMAS	\$138.92	\$161.08	\$0.00	\$0.00	\$300.00	\$0.00	\$300.00
804289	2	2866	45	MORRIS/HGHTS/MEWS/ASS	\$587.15	\$329.34	\$0.00	\$0.00	\$916.49	\$0.00	\$916.49
				Totals	\$808,852.45	\$207,303.19	\$0.00	\$0.00	\$1,016,155.64	\$106,081.76	\$1,122,237.42
Grand Total					\$2,743,562.76	\$638,414.59	\$0.00	\$0.00	\$3,379,977.36	\$314,353.49	\$3,694,330.84

Mooring Tax Asset Group, LLC

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EXHIBIT 3 - Liens In Forebearance Agreements

Liens with Active Agreements From Monday, May 19, 2008 To Wednesday, June 30, 2010

Account Number	Plan Date	Cnt	Original Lien Balance	Principal Payments	Principal Chargeoffs	Capitalized Interest	Interest Payments	Accrued Interest	Interest Chargeoffs	Capitalized Expense	Capitalized Expense	Redemptive Value	Overpayments
799091	11/13/2009	1	\$8,112.84	(\$1,724.78)	\$0.00	\$0.00	(\$1,540.24)	\$1,629.04	\$0.00	\$0.00	\$0.00	\$6,476.88	-
799092	11/24/2009	1	\$6,802.53	(\$1,317.38)	\$0.00	\$0.00	(\$1,307.62)	\$1,344.23	\$0.00	\$0.00	\$0.00	\$5,321.76	-
799103	4/13/2010	1	\$13,186.33	(\$0.00)	\$0.00	\$0.00	(\$0.00)	\$3,057.80	\$0.00	\$0.00	\$0.00	\$16,244.13	-
799120	8/21/2009	1	\$80,486.83	(\$23,904.28)	\$0.00	\$0.00	(\$14,485.72)	\$14,916.72	\$0.00	\$0.00	\$0.00	\$57,002.55	-
799132	4/20/2010	1	\$14,709.56	(\$0.00)	\$0.00	\$0.00	(\$0.00)	\$3,411.03	\$0.00	\$0.00	\$0.00	\$18,120.59	-
799134	11/3/2009	1	\$14,523.96	(\$7,444.88)	\$0.00	\$0.00	(\$1,875.34)	\$2,233.12	\$0.00	\$0.00	\$0.00	\$7,437.08	-
799143	4/29/2010	1	\$23,999.81	(\$0.00)	\$0.00	\$0.00	(\$2,780.00)	\$5,541.77	\$0.00	\$0.00	\$0.00	\$26,761.38	-
799162	1/8/2010	2	\$31,376.70	(\$5,176.75)	\$0.00	\$0.00	(\$6,483.26)	\$6,560.87	\$0.00	\$0.00	\$0.00	\$26,277.57	-
799178	1/8/2010	1	\$21,886.33	(\$4,230.50)	\$0.00	\$0.00	(\$4,524.50)	\$4,638.03	\$0.00	\$0.00	\$0.00	\$17,769.36	-
799188	6/3/2010	1	\$174,350.89	(\$0.00)	\$0.00	\$0.00	(\$2,375.00)	\$40,397.54	\$0.00	\$0.00	\$0.00	\$212,373.23	-
799204	8/24/2009	1	\$6,542.97	(\$2,793.56)	\$0.00	\$0.00	(\$1,106.44)	\$1,143.59	\$0.00	\$0.00	\$0.00	\$3,786.56	-
799210	1/25/2010	1	\$8,954.78	(\$670.34)	\$0.00	\$0.00	(\$1,779.66)	\$1,928.01	\$0.00	\$0.00	\$0.00	\$8,432.79	-
799218	1/15/2010	1	\$13,740.80	(\$2,246.49)	\$0.00	\$0.00	(\$2,763.61)	\$2,846.83	\$0.00	\$0.00	\$0.00	\$11,579.63	-
799221	5/18/2010	2	\$50,116.13	(\$0.00)	\$0.00	\$0.00	(\$4,805.00)	\$11,484.06	\$0.00	\$0.00	\$0.00	\$56,795.19	-
799222	1/20/2010	1	\$6,054.20	(\$157.88)	\$0.00	\$0.00	(\$1,262.14)	\$1,329.38	\$0.00	\$0.00	\$0.00	\$5,963.58	-
799244	5/14/2010	2	\$33,246.36	(\$0.00)	\$0.00	\$0.00	(\$2,989.00)	\$7,643.79	\$0.00	\$0.00	\$0.00	\$37,901.15	-
799246	1/20/2010	2	\$18,344.05	(\$2,807.36)	\$0.00	\$0.00	(\$3,492.64)	\$3,856.87	\$0.00	\$0.00	\$0.00	\$15,900.92	-
799266	6/21/2010	2	\$32,636.36	(\$4,425.33)	\$0.00	\$0.00	(\$7,239.44)	\$7,406.85	\$0.00	\$0.00	\$0.00	\$28,380.44	-
799279	2/8/2010	1	\$18,551.40	(\$16,404.69)	\$0.00	\$0.00	(\$2,095.31)	\$2,108.05	\$0.00	\$0.00	\$0.00	\$2,159.45	-
799312	8/24/2009	1	\$11,179.38	(\$3,276.71)	\$0.00	\$0.00	(\$1,643.29)	\$1,957.17	\$0.00	\$0.00	\$0.00	\$8,216.55	-
799314	12/9/2009	1	\$12,395.91	(\$317.43)	\$0.00	\$0.00	(\$2,147.57)	\$2,658.19	\$0.00	\$0.00	\$0.00	\$12,589.10	-
799320	2/2/2010	1	\$9,302.81	(\$907.72)	\$0.00	\$0.00	(\$1,794.28)	\$1,974.16	\$0.00	\$0.00	\$0.00	\$8,574.97	-
799333	2/5/2010	2	\$9,150.74	(\$5,437.87)	\$0.00	\$0.00	(\$1,222.13)	\$1,271.53	\$0.00	\$0.00	\$0.00	\$3,603.54	-
799335	12/21/2009	2	\$18,909.12	(\$3,311.83)	\$0.00	\$0.00	(\$3,788.17)	\$3,911.70	\$0.00	\$0.00	\$0.00	\$16,720.82	-
799337	4/13/2010	1	\$11,742.05	(\$8,508.13)	\$0.00	\$0.00	(\$2,291.87)	\$2,317.48	\$0.00	\$0.00	\$0.00	\$3,259.53	-
799340	10/9/2009	1	\$4,134.48	(\$2,820.94)	\$0.00	\$0.00	(\$559.06)	\$619.16	\$0.00	\$0.00	\$0.00	\$1,373.14	-
799345	1/7/2010	1	\$19,199.24	(\$3,086.78)	\$0.00	\$0.00	(\$3,923.24)	\$4,018.85	\$0.00	\$0.00	\$0.00	\$16,208.09	-
799349	2/3/2010	1	\$32,786.84	(\$14,893.48)	\$0.00	\$0.00	(\$5,396.52)	\$5,537.89	\$0.00	\$0.00	\$0.00	\$17,991.44	-
799356	5/28/2010	2	\$41,706.54	(\$13,240.07)	\$0.00	\$0.00	(\$8,419.93)	\$8,886.87	\$0.00	\$0.00	\$0.00	\$28,933.41	-
799359	1/18/2010	2	\$26,550.55	(\$4,509.54)	\$0.00	\$0.00	(\$4,836.95)	\$5,431.65	\$0.00	\$0.00	\$0.00	\$22,635.71	-
799363	8/31/2009	1	\$22,583.78	(\$9,394.45)	\$0.00	\$0.00	(\$4,305.55)	\$4,305.55	\$0.00	\$0.00	\$0.00	\$13,189.33	-
799380	2/4/2010	2	\$21,263.81	(\$144.75)	\$0.00	\$0.00	(\$3,764.39)	\$4,635.69	\$0.00	\$0.00	\$0.00	\$21,990.36	-
799398	9/14/2009	1	\$11,001.50	(\$8,491.98)	\$0.00	\$0.00	(\$1,425.52)	\$1,596.91	\$0.00	\$0.00	\$0.00	\$2,680.91	-
799405	1/7/2010	2	\$21,005.82	(\$4,268.01)	\$0.00	\$0.00	(\$4,131.99)	\$4,297.85	\$0.00	\$0.00	\$0.00	\$16,903.47	-
799407	8/17/2009	1	\$11,786.26	(\$2,597.41)	\$0.00	\$0.00	(\$2,102.59)	\$2,304.10	\$0.00	\$0.00	\$0.00	\$9,390.36	-
799419	11/24/2009	1	\$7,451.76	(\$1,685.85)	\$0.00	\$0.00	(\$1,449.15)	\$1,491.85	\$0.00	\$0.00	\$0.00	\$5,808.70	-
799439	7/15/2009	1	\$5,678.37	(\$4,921.70)	\$0.00	\$0.00	(\$778.30)	\$780.54	\$0.00	\$0.00	\$0.00	\$758.91	-
799447	1/18/2010	1	\$5,655.64	(\$1,468.31)	\$0.00	\$0.00	(\$1,133.69)	\$1,148.17	\$0.00	\$0.00	\$0.00	\$4,203.81	-
799450	1/7/2010	1	\$4,055.09	(\$618.80)	\$0.00	\$0.00	(\$798.20)	\$847.68	\$0.00	\$0.00	\$0.00	\$3,485.77	-
799468	6/14/2010	2	\$104,322.58	(\$0.00)	\$0.00	\$0.00	(\$9,868.82)	\$24,033.20	\$0.00	\$0.00	\$0.00	\$118,689.16	-
799477	7/28/2009	1	\$5,765.94	(\$4,690.03)	\$0.00	\$0.00	(\$549.97)	\$568.70	\$0.00	\$0.00	\$0.00	\$1,094.64	-
799482	1/7/2010	1	\$24,472.21	(\$4,524.86)	\$0.00	\$0.00	(\$4,931.70)	\$5,089.68	\$0.00	\$0.00	\$0.00	\$20,105.33	-
799519	12/9/2009	1	\$7,182.27	(\$1,815.17)	\$0.00	\$0.00	(\$1,484.83)	\$1,527.34	\$0.00	\$0.00	\$0.00	\$5,409.81	-
799520	1/18/2010	1	\$7,214.13	(\$4,781.37)	\$0.00	\$0.00	(\$1,218.63)	\$1,236.66	\$0.00	\$0.00	\$0.00	\$2,450.82	-
799521	2/18/2010	2	\$11,633.22	(\$4,784.05)	\$0.00	\$0.00	(\$1,715.95)	\$2,176.52	\$0.00	\$0.00	\$0.00	\$7,309.74	-
799527	4/28/2010	2	\$74,592.09	(\$0.00)	\$0.00	\$0.00	(\$10,150.00)	\$17,069.60	\$0.00	\$0.00	\$0.00	\$81,511.69	-
799535	11/19/2009	1	\$27,463.56	(\$9,141.12)	\$0.00	\$0.00	(\$5,358.88)	\$5,440.38	\$0.00	\$0.00	\$0.00	\$18,403.92	-
799562	4/28/2010	2	\$88,290.78	(\$88,290.78)	\$0.00	\$0.00	(\$20,010.05)	\$20,010.08	\$0.00	\$0.00	\$0.00	\$0.00	-
799578	4/7/2010	2	\$19,127.92	(\$0.00)	\$0.00	\$0.00	(\$315.00)	\$4,407.33	\$0.00	\$0.00	\$0.00	\$23,220.25	-
799582	10/8/2009	1	\$13,111.11	(\$2,419.21)	\$0.00	\$0.00	(\$2,575.79)	\$2,660.47	\$0.00	\$0.00	\$0.00	\$10,776.58	-

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EXHIBIT 3 - Liens in Forebearance Agreements
Liens with Active Agreements From Monday, May 19, 2008 To Wednesday, June 30, 2010

799611	12/21/2009	1	\$10,127.44	(\$5,902.11)	\$0.00	\$0.00	(\$1,797.89)	\$1,843.97	\$0.00	\$0.00	\$0.00	\$4,271.41	-
799623	5/18/2010	1	\$10,459.60	(\$0.00)	\$0.00	\$0.00	(\$0.00)	\$2,425.50	\$0.00	\$0.00	\$0.00	\$12,885.10	-
799630	12/9/2009	2	\$17,819.95	(\$793.11)	\$0.00	\$0.00	(\$3,371.89)	\$3,796.84	\$0.00	\$0.00	\$0.00	\$17,451.79	-
799645	2/17/2010	1	\$17,775.96	(\$8,636.19)	\$0.00	\$0.00	(\$3,283.81)	\$3,374.38	\$0.00	\$0.00	\$0.00	\$9,230.34	-
799654	3/29/2010	2	\$16,571.98	(\$0.00)	\$0.00	\$0.00	(\$1,400.00)	\$3,773.65	\$0.00	\$0.00	\$0.00	\$18,945.63	-
799666	5/17/2010	1	\$37,866.89	(\$0.00)	\$0.00	\$0.00	(\$0.00)	\$8,620.32	\$0.00	\$0.00	\$0.00	\$46,487.21	-
799672	4/9/2010	1	\$11,845.17	(\$6,759.29)	\$0.00	\$0.00	(\$2,255.71)	\$2,311.17	\$0.00	\$0.00	\$0.00	\$5,141.34	-
799682	7/16/2009	1	\$9,031.66	(\$3,637.44)	\$0.00	\$0.00	(\$1,410.06)	\$1,447.42	\$0.00	\$0.00	\$0.00	\$5,431.58	-
799705	3/5/2010	1	\$9,590.24	(\$1,690.94)	\$0.00	\$0.00	(\$1,874.06)	\$1,960.21	\$0.00	\$0.00	\$0.00	\$7,985.45	-
799719	1/7/2010	1	\$6,737.27	(\$1,854.37)	\$0.00	\$0.00	(\$1,079.88)	\$1,142.88	\$0.00	\$0.00	\$0.00	\$4,945.90	-
799743	4/7/2010	1	\$2,871.16	(\$0.00)	\$0.00	\$0.00	(\$0.00)	\$653.61	\$0.00	\$0.00	\$0.00	\$3,524.77	-
799746	10/14/2009	1	\$8,636.82	(\$2,114.66)	\$0.00	\$0.00	(\$1,585.34)	\$1,653.22	\$0.00	\$0.00	\$0.00	\$6,590.04	-
799751	4/9/2010	1	\$5,172.15	(\$0.00)	\$0.00	\$0.00	(\$800.00)	\$1,132.42	\$0.00	\$0.00	\$0.00	\$5,504.57	-
799752	12/9/2009	1	\$5,215.88	(\$932.38)	\$0.00	\$0.00	(\$997.62)	\$1,052.88	\$0.00	\$0.00	\$0.00	\$4,338.76	-
799771	3/29/2010	1	\$3,002.44	(\$2,185.32)	\$0.00	\$0.00	(\$583.68)	\$595.04	\$0.00	\$0.00	\$0.00	\$828.48	-
799776	5/21/2010	1	\$26,070.33	(\$0.00)	\$0.00	\$0.00	(\$3,744.94)	\$5,876.84	\$0.00	\$0.00	\$0.00	\$28,202.23	-
799781	5/4/2010	1	\$5,366.61	(\$0.00)	\$0.00	\$0.00	(\$0.00)	\$1,221.69	\$0.00	\$0.00	\$0.00	\$6,588.30	-
799782	8/5/2009	1	\$3,075.49	(\$2,642.21)	\$0.00	\$0.00	(\$357.79)	\$363.81	\$0.00	\$0.00	\$0.00	\$439.30	-
799786	8/14/2009	1	\$3,464.87	(\$3,388.07)	\$0.00	\$0.00	(\$411.93)	\$412.46	\$0.00	\$0.00	\$0.00	\$77.33	-
799791	10/13/2009	1	\$28,055.58	(\$5,993.63)	\$0.00	\$0.00	(\$5,246.37)	\$5,410.13	\$0.00	\$0.00	\$0.00	\$22,225.71	-
799795	10/14/2009	1	\$15,326.42	(\$3,699.91)	\$0.00	\$0.00	(\$2,830.09)	\$2,910.62	\$0.00	\$0.00	\$0.00	\$11,707.04	-
799803	8/14/2009	1	\$102,808.57	(\$93,086.57)	\$0.00	\$0.00	(\$13,913.43)	\$13,984.11	\$0.00	\$0.00	\$0.00	\$9,592.68	-
799850	5/14/2010	1	\$4,935.99	(\$0.00)	\$0.00	\$0.00	(\$0.00)	\$1,123.66	\$0.00	\$0.00	\$0.00	\$6,059.65	-
799856	8/10/2009	1	\$6,380.93	(\$3,342.93)	\$0.00	\$0.00	(\$931.64)	\$1,015.15	\$0.00	\$0.00	\$0.00	\$3,121.51	-
799866	3/16/2010	1	\$8,884.65	(\$0.00)	\$0.00	\$0.00	(\$0.00)	\$2,022.57	\$0.00	\$0.00	\$0.00	\$10,907.22	-
799880	2/8/2010	1	\$15,739.57	(\$3,153.62)	\$0.00	\$0.00	(\$3,106.38)	\$3,118.80	\$0.00	\$0.00	\$0.00	\$12,598.37	-
799928	1/12/2010	1	\$4,085.74	(\$599.26)	\$0.00	\$0.00	(\$805.74)	\$845.50	\$0.00	\$0.00	\$0.00	\$3,526.24	-
799929	1/8/2010	1	\$6,350.61	(\$886.97)	\$0.00	\$0.00	(\$1,297.03)	\$1,313.22	\$0.00	\$0.00	\$0.00	\$5,479.83	-
799930	4/13/2010	1	\$28,867.29	(\$8,424.92)	\$0.00	\$0.00	(\$5,950.08)	\$6,111.98	\$0.00	\$0.00	\$0.00	\$20,604.27	-
799954	8/24/2009	1	\$18,299.03	(\$8,060.36)	\$0.00	\$0.00	(\$2,994.64)	\$3,101.20	\$0.00	\$0.00	\$0.00	\$10,345.23	-
799960	2/17/2010	1	\$3,873.90	(\$0.00)	\$0.00	\$0.00	(\$200.00)	\$868.22	\$0.00	\$0.00	\$0.00	\$4,542.12	-
799988	3/18/2010	1	\$6,007.21	(\$0.00)	\$0.00	\$0.00	(\$500.00)	\$1,340.45	\$0.00	\$0.00	\$0.00	\$6,847.66	-
800005	10/8/2009	1	\$43,535.86	(\$28,229.07)	\$0.00	\$0.00	(\$6,170.93)	\$6,239.00	\$0.00	\$0.00	\$0.00	\$15,374.86	-
800026	1/8/2010	1	\$4,266.69	(\$849.23)	\$0.00	\$0.00	(\$850.77)	\$865.97	\$0.00	\$0.00	\$0.00	\$3,432.66	-
800048	1/18/2010	1	\$22,261.61	(\$3,666.83)	\$0.00	\$0.00	(\$4,383.17)	\$4,585.96	\$0.00	\$0.00	\$0.00	\$18,797.57	-
800149	8/31/2009	1	\$2,337.24	(\$1,691.39)	\$0.00	\$0.00	(\$348.61)	\$355.01	\$0.00	\$0.00	\$0.00	\$652.25	-
800168	12/21/2009	1	\$3,633.08	(\$1,281.55)	\$0.00	\$0.00	(\$688.45)	\$707.07	\$0.00	\$0.00	\$0.00	\$2,370.15	-
804120	11/4/2009	2	\$214,762.86	(\$40,453.62)	\$0.00	\$0.00	(\$33,976.73)	\$35,877.70	\$0.00	\$0.00	\$0.00	\$176,210.21	-
804138	4/6/2010	1	\$6,741.16	(\$1,063.40)	\$0.00	\$0.00	(\$1,193.60)	\$1,193.60	\$0.00	\$0.00	\$0.00	\$5,677.76	-
804139	11/3/2009	1	\$10,391.82	(\$1,325.43)	\$0.00	\$0.00	(\$1,466.17)	\$1,719.98	\$0.00	\$0.00	\$0.00	\$9,320.20	-
804151	1/12/2010	2	\$37,993.42	(\$203.92)	\$0.00	\$0.00	(\$6,081.40)	\$6,758.11	\$0.00	\$0.00	\$0.00	\$38,466.21	-
804152	1/12/2010	1	\$4,102.05	(\$20.66)	\$0.00	\$0.00	(\$658.18)	\$731.27	\$0.00	\$0.00	\$0.00	\$4,154.48	-
804161	2/12/2010	1	\$83,496.93	(\$10,014.70)	\$0.00	\$0.00	(\$13,367.78)	\$14,352.50	\$0.00	\$0.00	\$0.00	\$74,466.95	-
804167	3/22/2010	1	\$41,203.92	(\$0.00)	\$0.00	\$0.00	(\$5,700.00)	\$7,474.05	\$0.00	\$0.00	\$0.00	\$42,977.97	-
804172	11/9/2009	1	\$10,260.31	(\$3,147.28)	\$0.00	\$0.00	(\$1,497.30)	\$1,571.33	\$0.00	\$0.00	\$0.00	\$7,187.06	-
804173	11/9/2009	2	\$13,707.56	(\$4,227.75)	\$0.00	\$0.00	(\$1,997.20)	\$2,095.86	\$0.00	\$0.00	\$0.00	\$9,578.47	-
804175	11/10/2009	2	\$33,391.01	(\$6,846.94)	\$0.00	\$0.00	(\$4,997.44)	\$5,273.69	\$0.00	\$0.00	\$0.00	\$26,820.32	-
804199	4/1/2010	1	\$15,688.47	(\$2,236.88)	\$0.00	\$0.00	(\$2,763.12)	\$2,776.39	\$0.00	\$0.00	\$0.00	\$13,464.86	-
804216	2/9/2010	2	\$20,320.68	(\$0.00)	\$0.00	\$0.00	(\$2,798.91)	\$3,634.11	\$0.00	\$0.00	\$0.00	\$21,155.88	-
804236	2/9/2010	2	\$62,800.85	(\$6,968.31)	\$0.00	\$0.00	(\$9,165.60)	\$10,333.79	\$0.00	\$0.00	\$0.00	\$57,000.73	-
804268	1/5/2010	1	\$7,187.81	(\$2,175.38)	\$0.00	\$0.00	(\$1,064.62)	\$1,104.32	\$0.00	\$0.00	\$0.00	\$5,052.13	-
804274	5/6/2010	1	\$11,088.65	(\$0.00)	\$0.00	\$0.00	(\$1,786.00)	\$2,002.63	\$0.00	\$0.00	\$0.00	\$11,305.28	-

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 EXHIBIT 3 - Liens in Forebearance Agreements
 Liens with Active Agreements From Monday, May 19, 2008 To Wednesday, June 30, 2010

804275	5/18/2010	1	\$5,574.49	(\$138.82)	\$0.00	\$0.00	(\$964.06)	\$1,007.11	\$0.00	\$0.00	\$0.00	\$5,478.82	-
804289	11/9/2009	1	\$17,582.09	(\$2,788.61)	\$0.00	\$0.00	(\$2,700.33)	\$2,846.82	\$0.00	\$0.00	\$0.00	\$14,829.97	-
Totals		104	\$2,400,585.68	(\$572,774.42)	\$0.00	\$0.00	(\$344,155.00)	\$468,021.81	\$0.00	\$0.00	\$0.00	\$1,951,475.55	-

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 EXHIBIT 4 - Liens Redeemed During Current Period
 Liens Redeemed From 4/1/2010 to 6/30/2010

Account Number	Redemption Date	Sale Date	Principal Payments	Principal Chargeoffs	Interest Payments	Accrued Interest	Interest Chargeoffs	Capitalized Expense	Capitalized Expense Payments	Redemptive Value	Overpayments	
799087	6/17/2010		\$26,510.27	(\$26,510.27)	\$0.00	(\$5,833.33)	\$5,833.33	\$0.00	\$0.00	\$0.00	(\$15.96)	\$15.96
799094	6/10/2010		\$45,248.31	(\$45,248.31)	\$0.00	(\$9,945.79)	\$9,945.79	\$0.00	\$0.00	\$0.00	(\$0.00)	\$0.00
799115	6/14/2010		\$8,242.86	(\$8,242.86)	\$0.00	(\$1,831.67)	\$1,831.67	\$0.00	\$0.00	\$0.00	(\$108.45)	\$108.45
799133	6/23/2010		\$15,884.77	(\$15,884.77)	\$0.00	(\$3,816.14)	\$3,816.14	\$0.00	\$0.00	\$0.00	(\$87.41)	\$67.41
799157	4/23/2010		\$830,674.80	(\$830,674.80)	\$0.00	(\$158,888.49)	\$158,888.49	\$0.00	\$0.00	\$0.00	(\$0.00)	\$0.00
799158	4/1/2010		\$16,464.75	(\$16,464.75)	\$0.00	(\$2,904.72)	\$2,904.72	\$0.00	\$0.00	\$0.00	(\$47.81)	\$47.81
799163	6/15/2010		\$1,603.81	(\$1,603.81)	\$0.00	(\$357.35)	\$357.35	\$0.00	\$0.00	\$0.00	(\$4.84)	\$4.84
799166	5/6/2010		\$25,362.82	(\$25,347.83)	\$14.99	(\$5,037.54)	\$5,037.54	\$0.00	\$0.00	\$0.00	(\$0.00)	\$0.00
799167	4/21/2010		\$20,268.96	(\$20,268.96)	\$0.00	(\$3,847.39)	\$3,847.39	\$0.00	\$0.00	\$0.00	(\$59.53)	\$59.53
799175	6/30/2010		\$79,435.59	(\$79,435.59)	\$0.00	(\$18,420.49)	\$18,420.49	\$0.00	\$0.00	\$0.00	(\$0.00)	\$0.00
799200	4/9/2010		\$121,458.76	(\$121,458.73)	\$0.03	(\$19,784.73)	\$19,856.97	\$72.24	\$0.00	\$0.00	(\$0.00)	\$0.00
799217	5/28/2010		\$41,541.28	(\$41,541.28)	\$0.00	(\$8,807.23)	\$8,807.23	\$0.00	\$0.00	\$0.00	(\$24.83)	\$24.83
799248	4/27/2010		\$13,232.16	(\$13,232.16)	\$0.00	(\$2,562.12)	\$2,562.12	\$0.00	\$0.00	\$0.00	(\$7.47)	\$7.47
799249	4/27/2010		\$13,577.27	(\$13,577.27)	\$0.00	(\$2,628.94)	\$2,628.94	\$0.00	\$0.00	\$0.00	(\$7.74)	\$7.74
799252	5/13/2010		\$13,707.51	(\$13,699.38)	\$8.13	(\$2,783.74)	\$2,783.74	\$0.00	\$0.00	\$0.00	(\$0.00)	\$0.00
799259	4/1/2010		\$14,625.26	(\$14,625.26)	\$0.00	(\$2,609.51)	\$2,609.51	\$0.00	\$0.00	\$0.00	(\$8.50)	\$8.50
799267	6/8/2010		\$19,661.78	(\$19,661.78)	\$0.00	(\$3,645.78)	\$3,645.78	\$0.00	\$0.00	\$0.00	(\$0.00)	\$0.00
799270	6/14/2010		\$24,171.58	(\$24,171.58)	\$0.00	(\$5,371.23)	\$5,371.23	\$0.00	\$0.00	\$0.00	(\$102.13)	\$102.13
799287	4/30/2010		\$12,014.14	(\$12,014.14)	\$0.00	(\$2,347.50)	\$2,347.50	\$0.00	\$0.00	\$0.00	(\$0.00)	\$0.00
799293	4/13/2010		\$6,299.03	(\$6,299.03)	\$0.00	(\$1,165.30)	\$1,165.30	\$0.00	\$0.00	\$0.00	(\$3.68)	\$3.68
799300	4/29/2010		\$37,950.16	(\$37,950.16)	\$0.00	(\$7,391.64)	\$7,391.64	\$0.00	\$0.00	\$0.00	(\$44.73)	\$44.73
799368	4/9/2010		\$15,569.91	(\$15,569.91)	\$0.00	(\$2,327.41)	\$2,327.41	\$0.00	\$0.00	\$0.00	(\$21.59)	\$21.59
799374	5/14/2010		\$3,992.32	(\$3,992.32)	\$0.00	(\$772.56)	\$772.56	\$0.00	\$0.00	\$0.00	(\$5.58)	\$5.58
799412	5/5/2010		\$52,291.91	(\$52,291.91)	\$0.00	(\$9,433.12)	\$9,433.12	\$0.00	\$0.00	\$0.00	(\$0.00)	\$0.00
799422	6/1/2010		\$22,541.26	(\$22,527.77)	\$13.49	(\$4,808.13)	\$4,808.13	\$0.00	\$0.00	\$0.00	(\$0.00)	\$0.00
799452	6/18/2010		\$43,063.66	(\$43,063.66)	\$0.00	(\$9,673.19)	\$9,673.19	\$0.00	\$0.00	\$0.00	(\$0.00)	\$0.00
799457	4/8/2010		\$142,400.70	(\$142,400.70)	\$0.00	(\$25,973.74)	\$25,973.74	\$0.00	\$0.00	\$0.00	(\$83.03)	\$83.03
799461	4/22/2010		\$75,082.90	(\$75,082.90)	\$0.00	(\$14,317.50)	\$14,317.50	\$0.00	\$0.00	\$0.00	(\$0.00)	\$0.00
799466	5/3/2010		\$10,219.90	(\$10,219.90)	\$0.00	(\$1,977.09)	\$1,977.09	\$0.00	\$0.00	\$0.00	(\$0.00)	\$0.00
799479	6/10/2010		\$189,307.55	(\$189,307.55)	\$0.00	(\$41,269.89)	\$41,269.89	\$0.00	\$0.00	\$0.00	(\$0.17)	\$0.17
799486	6/15/2010		\$12,964.73	(\$12,964.73)	\$0.00	(\$2,888.74)	\$2,888.74	\$0.00	\$0.00	\$0.00	(\$0.00)	\$0.00
799495	6/15/2010		\$67,640.63	(\$67,640.63)	\$0.00	(\$15,071.37)	\$15,071.37	\$0.00	\$0.00	\$0.00	(\$40.79)	\$40.79
799552	5/5/2010		\$16,518.25	(\$16,518.25)	\$0.00	(\$2,811.16)	\$2,811.16	\$0.00	\$0.00	\$0.00	(\$58.39)	\$58.39
799643	4/26/2010		\$6,778.89	(\$6,776.89)	\$0.00	(\$1,308.21)	\$1,308.21	\$0.00	\$0.00	\$0.00	(\$39.96)	\$39.96
799656	4/23/2010		\$58,755.96	(\$58,755.96)	\$0.00	(\$10,997.48)	\$10,997.48	\$0.00	\$0.00	\$0.00	(\$448.51)	\$448.51
799660	5/7/2010		\$4,931.36	(\$4,931.36)	\$0.00	(\$963.56)	\$963.56	\$0.00	\$0.00	\$0.00	(\$14.55)	\$14.55
799671	5/18/2010		\$3,361.10	(\$3,361.10)	\$0.00	(\$678.59)	\$678.59	\$0.00	\$0.00	\$0.00	(\$17.97)	\$17.97
799681	4/19/2010		\$4,023.30	(\$4,023.30)	\$0.00	(\$743.64)	\$743.64	\$0.00	\$0.00	\$0.00	(\$7.06)	\$7.06
799689	5/27/2010		\$11,924.24	(\$11,924.24)	\$0.00	(\$2,471.18)	\$2,471.18	\$0.00	\$0.00	\$0.00	(\$7.10)	\$7.10
799708	4/7/2010		\$5,227.46	(\$5,227.46)	\$0.00	(\$517.51)	\$517.51	\$0.00	\$0.00	\$0.00	(\$1.03)	\$1.03
799709	4/13/2010		\$3,949.61	(\$3,942.71)	\$6.90	(\$716.20)	\$716.20	\$0.00	\$0.00	\$0.00	(\$0.00)	\$0.00
799717	6/23/2010		\$4,672.17	(\$4,672.17)	\$0.00	(\$1,043.85)	\$1,043.85	\$0.00	\$0.00	\$0.00	(\$2.82)	\$2.82
799727	5/28/2010		\$3,250.38	(\$3,250.38)	\$0.00	(\$675.55)	\$675.55	\$0.00	\$0.00	\$0.00	(\$0.00)	\$0.00
799741	5/6/2010		\$5,333.80	(\$5,333.80)	\$0.00	(\$1,039.05)	\$1,039.05	\$0.00	\$0.00	\$0.00	(\$3.15)	\$3.15
799766	6/21/2010		\$4,684.28	(\$4,684.28)	\$0.00	(\$1,040.91)	\$1,040.91	\$0.00	\$0.00	\$0.00	(\$42.49)	\$42.49
799774	4/5/2010		\$9,043.61	(\$9,043.61)	\$0.00	(\$1,597.85)	\$1,597.85	\$0.00	\$0.00	\$0.00	(\$0.00)	\$0.00
799804	4/15/2010		\$7,144.90	(\$7,144.90)	\$0.00	(\$1,303.94)	\$1,303.94	\$0.00	\$0.00	\$0.00	(\$8.33)	\$8.33
799817	6/18/2010		\$5,258.81	(\$5,258.81)	\$0.00	(\$1,159.07)	\$1,159.07	\$0.00	\$0.00	\$0.00	(\$9.50)	\$9.50
799819	4/23/2010		\$5,945.76	(\$5,945.76)	\$0.00	(\$1,112.88)	\$1,112.88	\$0.00	\$0.00	\$0.00	(\$24.40)	\$24.40
799827	5/17/2010		\$15,808.57	(\$15,780.50)	\$28.07	(\$3,182.31)	\$3,182.31	\$0.00	\$0.00	\$0.00	(\$0.00)	\$0.00
799831	5/26/2010		\$4,028.98	(\$4,028.98)	\$0.00	(\$832.57)	\$832.57	\$0.00	\$0.00	\$0.00	(\$0.00)	\$0.00
799839	6/2/2010		\$3,211.41	(\$3,211.41)	\$0.00	(\$677.02)	\$677.02	\$0.00	\$0.00	\$0.00	(\$44.34)	\$44.34
799847	5/14/2010		\$2,238.34	(\$2,238.34)	\$0.00	(\$446.61)	\$446.61	\$0.00	\$0.00	\$0.00	(\$3.97)	\$3.97
799857	5/24/2010		\$3,990.82	(\$3,990.82)	\$0.00	(\$819.94)	\$819.94	\$0.00	\$0.00	\$0.00	(\$0.00)	\$0.00
799878	4/28/2010		\$4,648.89	(\$4,646.17)	\$2.72	(\$883.76)	\$883.76	\$0.00	\$0.00	\$0.00	(\$0.00)	\$0.00
799885	4/14/2010		\$24,791.91	(\$24,791.91)	\$0.00	(\$4,510.05)	\$4,510.05	\$0.00	\$0.00	\$0.00	(\$28.90)	\$28.90
799886	5/21/2010		\$3,077.56	(\$3,077.56)	\$0.00	(\$626.82)	\$626.82	\$0.00	\$0.00	\$0.00	(\$20.15)	\$20.15
799901	6/17/2010		\$20,697.84	(\$20,697.84)	\$0.00	(\$4,549.48)	\$4,549.48	\$0.00	\$0.00	\$0.00	(\$12.45)	\$12.45
799902	6/15/2010		\$5,351.21	(\$5,351.21)	\$0.00	(\$1,169.79)	\$1,169.79	\$0.00	\$0.00	\$0.00	(\$0.00)	\$0.00

Mooring Tax Asset Group, LLC
 NYCTL 2009-A
 EXHIBIT 4 - Liens Redeemed During Current Period
 Liens Redeemed From 4/1/2010 to 6/30/2010

799907	8/18/2010	\$21,072.95	(\$21,072.95)	\$0.00	(\$4,644.61)	\$4,644.61	\$0.00	\$0.00	\$0.00	(\$12.68)	\$12.68
799928	4/22/2010	\$3,130.25	(\$3,130.25)	\$0.00	(\$584.06)	\$584.06	\$0.00	\$0.00	\$0.00	(\$16.52)	\$16.52
799951	4/21/2010	\$7,717.70	(\$7,717.70)	\$0.00	(\$1,435.51)	\$1,435.51	\$0.00	\$0.00	\$0.00	(\$40.70)	\$40.70
799966	4/14/2010	\$4,702.40	(\$4,702.40)	\$0.00	(\$855.44)	\$855.44	\$0.00	\$0.00	\$0.00	(\$24.55)	\$24.55
800020	4/23/2010	\$23,801.98	(\$23,801.98)	\$0.00	(\$4,455.06)	\$4,455.06	\$0.00	\$0.00	\$0.00	(\$111.68)	\$111.68
800023	5/11/2010	\$5,050.41	(\$5,050.41)	\$0.00	(\$998.74)	\$998.74	\$0.00	\$0.00	\$0.00	(\$8.96)	\$8.96
800031	5/14/2010	\$4,262.39	(\$4,262.39)	\$0.00	(\$850.46)	\$850.46	\$0.00	\$0.00	\$0.00	(\$7.57)	\$7.57
800052	5/18/2010	\$4,941.36	(\$4,938.43)	\$2.93	(\$997.64)	\$997.64	\$0.00	\$0.00	\$0.00	(\$0.00)	\$0.00
800070	4/2/2010	\$4,080.53	(\$4,080.53)	\$0.00	(\$713.86)	\$713.88	\$0.00	\$0.00	\$0.00	(\$66.08)	\$66.08
800079	6/15/2010	\$4,357.20	(\$4,357.20)	\$0.00	(\$852.49)	\$952.49	\$0.00	\$0.00	\$0.00	(\$15.73)	\$15.73
800112	6/16/2010	\$17,294.41	(\$17,294.41)	\$0.00	(\$3,790.99)	\$3,790.99	\$0.00	\$0.00	\$0.00	(\$83.33)	\$83.33
800117	5/28/2010	\$11,722.71	(\$11,722.71)	\$0.00	(\$2,436.40)	\$2,436.40	\$0.00	\$0.00	\$0.00	(\$0.00)	\$0.00
800130	5/18/2010	\$4,184.44	(\$4,182.62)	\$1.82	(\$827.75)	\$827.75	\$0.00	\$0.00	\$0.00	(\$0.00)	\$0.00
800131	5/11/2010	\$7,023.42	(\$7,023.42)	\$0.00	(\$1,388.91)	\$1,388.91	\$0.00	\$0.00	\$0.00	(\$29.09)	\$29.09
800143	5/5/2010	\$5,096.47	(\$5,096.11)	\$0.36	(\$632.51)	\$632.51	\$0.00	\$0.00	\$0.00	(\$0.00)	\$0.00
800157	4/22/2010	\$26,186.70	(\$26,186.70)	\$0.00	(\$4,886.10)	\$4,886.10	\$0.00	\$0.00	\$0.00	(\$61.34)	\$61.34
804156	5/7/2010	\$10,185.07	(\$10,185.07)	\$0.00	(\$1,577.09)	\$1,577.09	\$0.00	\$0.00	\$0.00	(\$17.41)	\$17.41
804217	6/8/2010	\$6,425.93	(\$6,411.08)	\$14.85	(\$1,113.02)	\$1,113.02	\$0.00	\$0.00	\$0.00	(\$0.00)	\$0.00
804290	4/8/2010	\$3,907.86	(\$3,907.86)	\$0.00	(\$534.48)	\$534.48	\$0.00	\$0.00	\$0.00	(\$77.87)	\$77.87
Totals	78	\$2,446,802.81	(\$2,446,708.62)	\$94.29	(\$479,847.45)	\$479,819.69	\$72.24	\$0.00	\$0.00	(\$2,022.82)	\$2,022.82

Mooring Tax Asset Group, LLC
 NYCTL 2009-A
 EXHIBIT 5 - Asset Activity Summary
 Period: April 1, 2010 - June 30, 2010

	Aggregate Tax Lien Principal Balance	Capitalized Expense	Accrued Interest	Aggregate Determination Date
Aggregate Tax Lien Balance as of 4/1/2010	\$17,987,820.17		\$2,783,710.06	\$20,771,530.23
Interest Income			\$866,037.21	\$866,037.21
Capitalized Expenses				
Collections	(\$2,743,562.76)		(\$636,414.59)	(\$3,379,977.35)
Cap Expense Collection				
Charge Offs	(\$94.29)		(\$0.00)	(\$94.29)
Other Adjustments	\$1,386.31		\$12.62	\$1,398.93
Current Aggregate Tax Lien Balance	\$15,245,549.43		\$3,013,345.30	\$18,258,894.73