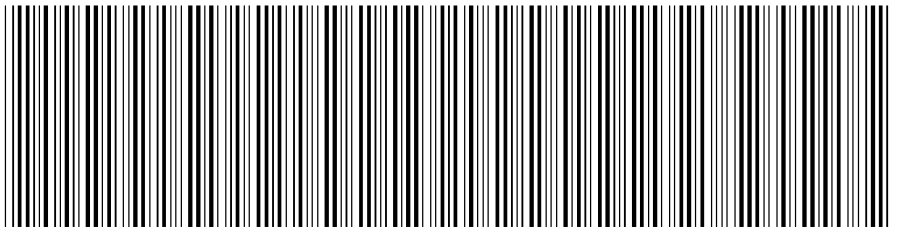


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

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**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 5**

**Document ID: 2018010800419004**  
Document Type: POWER OF ATTORNEY  
Document Page Count: 3

Document Date: 12-21-2017

Preparation Date: 01-08-2018

**PRESENTER:**  
MILLENNIUM ABSTRACT, CORP.  
35 NORTH TYSON AVENUE  
MA-31695-STE-NY  
FLORAL PARK, NY 11001  
516-355-0800  
JISRAEL@MABSTRACT.COM

**RETURN TO:**  
ROMANICK & SKOLNICK  
142 JORALEMON STREET, SUITE 5A  
BROOKLYN, NY 11201

**PROPERTY DATA**

Borough	Block	Lot	Unit	Address
MANHATTAN	1292	1012	Entire Lot 31C	721 5 AVENUE
<b>Property Type: SINGLE RESIDENTIAL CONDO UNIT</b>				

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or DocumentID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**PARTY ONE:**  
NOHEMI DALIA ARCOS ARCIAGA  
1255 FIFTH AVENUE, APT 6F  
NEW YORK, NY 10029

**PARTY TWO:**  
THE RESIDENTIAL BOARD  
1255 FIFTH AVENUE, APT 6F  
NEW YORK, NY 10029

Additional Parties Listed on Continuation Page

**FEES AND TAXES**

<b>Mortgage :</b>	
Mortgage Amount:	\$ 0.00
Taxable Mortgage Amount:	\$ 0.00
Exemption:	
<b>TAXES:</b> County (Basic):	\$ 0.00
City (Additional):	\$ 0.00
Spec (Additional):	\$ 0.00
TASF:	\$ 0.00
MTA:	\$ 0.00
NYCTA:	\$ 0.00
Additional MRT:	\$ 0.00
<b>TOTAL:</b>	\$ 0.00
Recording Fee:	\$ 52.00
Affidavit Fee:	\$ 0.00

Filing Fee:	\$ 0.00
NYC Real Property Transfer Tax:	\$ 0.00
NYS Real Estate Transfer Tax:	\$ 0.00

**RECORDED OR FILED IN THE OFFICE  
OF THE CITY REGISTER OF THE**

**CITY OF NEW YORK**

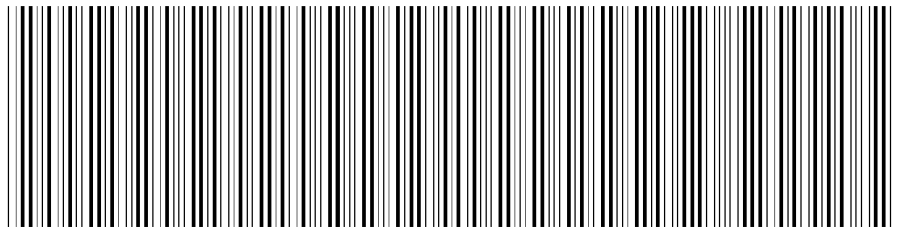
Recorded/Filed 01-08-2018 14:07  
City Register File No.(CRFN):  
**2018000007813**



*Annette McMill*

**City Register Official Signature**

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



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**RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)**

**PAGE 2 OF 5**

**Document ID: 2018010800419004**

Document Date: 12-21-2017

Preparation Date: 01-08-2018

Document Type: POWER OF ATTORNEY

**PARTIES**

**PARTY ONE:**

CARLOS CATANO MURO SANDOVAL  
1255 FIFTH AVENUE, APT 6F  
NEW YORK , NY 10029

RESIDENTIAL UNIT POWER OF ATTORNEY

Terms used in this Residential Unit Power of Attorney which are used (a) in the declaration (the "Declaration") establishing a plan for condominium ownership of the premises known as Trump Tower Condominium and by the street numbers 721-725 Fifth Avenue, New York, New York under Article 9-B of the Real Property Law of the State of New York, dated February 24, 1983, and recorded in the New York County office of the Register of The City of New York on March 23, 1983, in Reel 674, page 848, or (b) in the By-Laws of Trump Tower Condominium (the "By-Laws") attached to, and recorded with the Declaration, shall have the same meanings in this Power of Attorney as in the Declaration or the By-Laws.

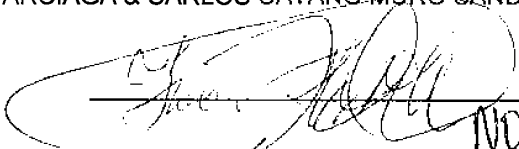
The undersigned, NOHEMI DALIA ARCOS ARCIAGA & CARLOS CATANO MURO SANDOVAL, the Owner of the Residential Unit (the "Unit") known as Unit No. 31C in Trump Tower Condominium, said Unit being designated and described as Unit No. 31C in the Declaration and also designated as Tax Lot No. 1012, in Block 1292 of Section 5 of the Borough of Manhattan on the Tax Map of the Real Property Assessment Department of The City of New York and on the Floor Plans, does hereby nominate, constitute and appoint the persons who may from time to time constitute the Residential Board, true and lawful attorneys in fact for the undersigned, coupled with an interest, with power of substitution, in their own names, as members of the Residential Board or in the name of their designee (corporate or otherwise), on behalf of all Residential Unit Owners, in accordance with such Owners' respective interests in the Common Elements, subject to the provisions of the By-Laws then in effect, (1)(a) following due authorization by the Residential Unit Owners, to acquire or lease any Residential Unit, together with its Appurtenant Interests, from any Unit Owner desiring to sell, convey, transfer, assign or lease the same, upon such terms and conditions, as shall be approved by a Majority of Residential Unit Owners, (b) to acquire any Residential Unit, together with its Appurtenant Interests, whose owner elects to surrender the same pursuant to subsection 6.4-2 of the By-Laws, (c) to acquire any Residential Unit, together with its Appurtenant Interests, which may become the subject of a foreclosure or a similar sale, on such terms and (with respect to any transfer under (c) above) at such price or at such rental, as the case may be, as said attorneys-in-fact shall deem proper, and after such acquisition or leasing, to convey, sell lease, sublease, mortgage or otherwise deal with (but not vote the interest appurtenant thereto) any such Residential Unit so acquired by them, or sublease any Residential Unit so leased by them without the necessity of further authorization by the Residential Unit Owners, on such terms as said attorneys-in-fact may determine, granting to said attorneys-in-fact the power to do all things in the said premises which the undersigned could do if the undersigned were personally present, (2)(a) to authorize the Condominium Board to acquire the Commercial Unit, together with its undivided interest in the Common Elements appurtenant thereto and the interest of the Commercial Unit Owner in any other assets of the Condominium, if the Commercial Unit Owner elects to surrender the same pursuant to Section 6.4-2 of the By-Laws, (b) to authorize the Condominium Board to acquire the Commercial Unit, together with its undivided interest in the Common Elements appurtenant thereto and the interest of the Commercial Unit Owner in any other assets of the Condominium, which becomes the subject of a foreclosure or other similar sale, on such terms and at such price as said attorneys-in-fact may determine and (c) to authorize the Condominium Board to convey, sell, lease, mortgage or otherwise deal with (but not vote the interest appurtenant thereto) the Commercial Unit if so acquired, on such terms as said attorneys-in-fact may determine, granting to said attorneys-in-fact the power to do all things with respect to the Commercial Unit which the undersigned could do if the undersigned were personally present and (3) to execute, acknowledge and deliver (a) any declaration or other instruments affecting the Residential Section which the Residential Board deems necessary or appropriate to comply with any law, ordinance, regulation, zoning resolution or requirement of the Department of Buildings, the City Planning Commission, the Board of Standards and Appeals, or any other public authority, applicable to the maintenance, demolition, construction, alteration, repair or restoration of the Residential Section or (b) any consent, covenant, restriction, easement or declaration, or any amendment thereto, affecting the Residential Section or the Common Elements which the Residential Board deems necessary or appropriate.

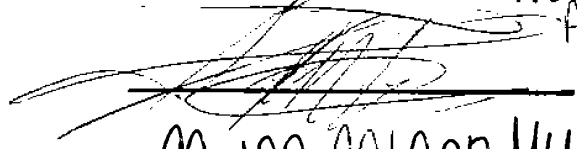
The acts of a majority of such persons constituting the Residential Board shall constitute the acts of said attorneys-in-fact.

This Power of Attorney shall be irrevocable.

*2nd* IN WITNESS WHEREOF, the undersigned **has/have** executed this Power of Attorney as of the day of *December, 2017*

NOHEMI DALIA ARCOS ARCIAGA & CARLOS CATANO MURO SANDOVAL

  
\_\_\_\_\_  
Nohe mi Dalia  
Arcos Arciaga

  
\_\_\_\_\_  
CARLOS CATANO MURO SANDOVAL

State of New York )  
County of ~~New York~~ <sup>Kings</sup> ) ss.:

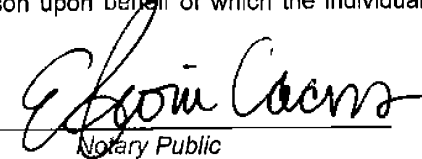
On the 24<sup>th</sup> day of December in the year 2017 before me, the undersigned, a Notary Public in and for said State, personally appeared Roberto Lopez Arce, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

Edwin Caceres  
Notary Public, State of New York  
Registration No. 01CA6213307  
Qualified in Queens County  
Commission Expires November 2, 2021

State of New York )  
County of ~~New York~~ <sup>Kings</sup> ) ss.:

On the 21<sup>st</sup> day of December in the year 2017 before me, the undersigned, a Notary Public in and for said State, personally appeared Carla Gonzalez and others, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.

  
Notary Public

Edwin Caceres  
Notary Public, State of New York  
Registration No. 01CA6213307  
Qualified in Queens County  
Commission Expires November 2, 2021