NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

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RECORDING AND ENDORSEMENT COVER PAGE

Document ID: 2016120900790001
Document Type: DEED
Document Date: 12-05-2016
Preparation Date: 12-23-2016

PRESENTER:
Prestige Title (Pick Up Red Vision)
55 West 39th Street, 9th Floor
New York, NY 10018
212-651-1200
12075

RETURN TO:
Moulinos & Associates
150 West 58th Street, 25th Floor
New York, NY 10155
Attn: Peter Moulinos, Esq

Borough Block Lot Entire Lot Unit Address
MANHATTAN 1011 7010 3C 100 CENTRAL PARK SOUTH

PROPERTY DATA
Property Type: SINGLE RESIDENTIAL CONDO UNIT

CROSS REFERENCE DATA
CRFN______ or DocumentID______ or ______ Year ______ Reel______ Page_______ or File Number_______

GRANTOR/SELLER:
TRUMP CPS LLC
C/O THE TRUMP ORGANIZATION, 725 FIFTH AVENUE, 26TH FLOOR
NEW YORK, NY 10022

GRANTEE/BUYER:
100 CPS REALTY INC.
C/O PETER MOULINOS, ESQ., MOULINOS & ASSOCIATES, 150 WEST 58TH STREET, 25TH FLOOR
NEW YORK, NY 10155

FEES AND TAXES

Mortgage:
Mortgage Amount: $ 0.00
Taxable Mortgage Amount: $ 0.00
Exemption:
TAXES: 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
TOTAL: $ 0.00

Filing Fee: $ 125.00
NYC Real Property Transfer Tax: $ 35,518.68
NYS Real Estate Transfer Tax: $9,972.00 + $24,925.39 = $ 34,897.39

RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK
Recorded/Filed 01-18-2017 09:38
City Register File No.(CRFN):
2017000022601

City Register Official Signature
UNIT DEED

from

Trump CPS LLC
Grantor

to

100 CPS Realty Inc.
Grantee

Affecting Unit 3C in
the Building known as Trump Parc East Condominium

Block: 1011
Lot: 7010
Section: 4
Borough of Manhattan, New York

After recording, please return by mail to:

Peter Moulinos, Esq.
Moulinos & Associates
150 West 58th Street, 25th Floor
New York, NY 10155

Prestige Title Agency Inc
55 West 39th Street, Suite 900
New York, NY 10018
Tel: 212-651-1200 • Fax 212-651-1201
RESIDENTIAL UNIT DEED

THIS INDENTURE, made on December 5, 2016, by and between Trump CPS LLC, having an office at c/o The Trump Organization, 725 Fifth Avenue, New York, New York 10022 (the “Grantor”) and 100 CPS Realty Inc., having an address at c/o Peter Moulinos, Esq., Moulinos & Associates, 150 West 58th Street, 25th Floor, New York, NY 10155 (the “Grantee”).

WITNESSETH:

That the Grantor, in consideration of Ten ($10.00) Dollars and other good and valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, and the heirs or successors and assigns of the Grantee, forever:

The Condominium Unit (the “Unit”) known as Unit No. 3C in the building (the “Building”) known as Trump Parc East Condominium and by the street number 100 Central Park South, Borough of Manhattan, County, City and State of New York, said Unit being designated and described by the above Unit in a certain declaration dated April 2, 1998, made by Grantor pursuant to Article 9-B of the Real Property Law of the State of New York (the “Condominium Act”), establishing a plan for condominium ownership of the Building and the land (the “Land”) upon which the Building is situate (which Land is more particularly described in Exhibit A annexed hereto and by this reference made a part hereof, which declaration was recorded in the New York County Office of the Register of The City of New York on April 30, 1998, in Reel 2568, Page 292 (the “Declaration”). This Unit is also designated as Tax Lot 7010 in Block 1011 of Section 4 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 of the Building, certified by David Gura, on April 20, 1998, and filed with the Real Property Assessment Department of The City of New York on April 28, 1998, as Condominium Plan No. 1018 and also filed in the Register’s Office on April 30, 1998, as Map No. 5508.

Together with an undivided 1.1051 percentage interest in the Common Elements as such term is defined in the Declaration;

Together with the appurtenances and all the estate and rights of the Grantor in and to the Unit;

Together with and subject to, the rights, obligations, easements, restrictions and other provisions set forth in the Declaration, Floor Plans, and the By-Laws of the Condominium (the “By-Laws”), as the same may be amended from time to time all of which shall constitute covenants running with the Land and shall bind any person having at any time any interest or estate in the Unit, as though recited and stipulated at length herein;

Subject also to such other liens, agreements, covenants, easements, restrictions, consents and other matters of record as pertain to the Unit, to the Land and/or to the Building (which Land and Building are hereinafter collectively referred to as the “Property”).
TO HAVE AND TO HOLD the same unto the Grantee, and the heirs or successors and assigns of the Grantee, forever.

If any provision of the Declaration or the By-Laws is invalid under, or would cause the Declaration or the By-Laws to be insufficient to submit the Property to, the provisions of the Condominium Act, or if any provision that is necessary to cause the Declaration and the By-Laws to be sufficient to submit the Property to the provisions of the Condominium Act is missing from the Declaration or the By-Laws, or if the Declaration and the By-Laws are insufficient to submit the Property to the provisions of the Condominium Act, the applicable provisions of Article 17 of the Declaration shall control.

Except for the one (1) Commercial Unit, or as otherwise specifically permitted by the Condominium Board or provided in the Declaration or in the By-Laws, the Unit is intended for residential use only.

The Grantor covenants that the Grantor has not done or suffered anything whereby the Unit has been encumbered in any way whatsoever, except as set forth in the Declaration and the By-Laws (and any Rules and Regulations adopted under the By-Laws).

The Grantor, in compliance with Section 13 of the Lien Law of the State of New York, covenants that the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust filed for the purpose of paying the cost of the improvements at the Property and will apply the same first to the payment of the cost of such improvements before using any part of the same for any other purposes.

The Grantee accepts and ratifies the provisions of the Declaration and the By-Laws (and any Rules and Regulations adopted under the By-Laws) and agrees to comply with all the terms and provisions thereof.

This conveyance is made in the regular course of business actually conducted by the Grantor.

The term "Grantee" shall be read as "Grantees" whenever the sense of this indenture so requires.

All capitalized terms used herein which are not separately defined herein shall have the meanings given to those terms in the Declaration or the By-Laws of the Condominium.
IN WITNESS WHEREOF, the Grantor and the Grantee have duly executed this indenture as of the day and year first above written.

GRANTOR:

TRUMP CPS LLC

By: [Signature]
Name: Sonja Talesnik
Title: Assistant Secretary

GRANTEE:

100 CPS Realty Inc.

By: [Signature]
Name: Anna Nahid As1
Title: President
STATE OF NEW YORK  

COUNTY OF NEW YORK  

On December 1, 2016, before me, the undersigned, personally appeared Sonja Talesnik, 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.

[Signature]
Notary Public

MATTHEW R. MARON
Notary Public, State of New York
Commission Expires March 3, 2018

STATE OF NEW YORK  

COUNTY OF NEW YORK  

On December 5, 2016 before me, the undersigned, personally appeared Anna Naidi, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]
Notary Public

WILLIAM M. TRUSKOWSKI
Notary Public, State of New York
Commission Expires Dec. 20, 2019
EXHIBIT A
DESCRIPTION OF THE LAND

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City, County and State of New York, constituting Block 1011, Lot 33, Section 4 on the Land Map of the City of New York, more particularly bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Central Park South (formerly West 59th Street), with the westerly side of Avenue of the Americas (formerly 6th Avenue);

RUNNING THENCE westerly along said southerly side of Central Park South, 71 feet 6 inches;

THENCE southerly and parallel with Avenue of the Americas, 100 feet 5 inches to the center line of the block;

THENCE easterly along the center line of the block and parallel with Central Park South, 71 feet 6 inches to the easterly side of Avenue of the Americas;

THENCE northerly along the said westerly side of Avenue of the Americas, 100 feet 5 inches to the point or place of BEGINNING.
<table>
<thead>
<tr>
<th>SUPPORTING DOCUMENT SUBMITTED:</th>
</tr>
</thead>
<tbody>
<tr>
<td>RP - 5217 REAL PROPERTY TRANSFER REPORT</td>
</tr>
<tr>
<td>SMOKE DETECTOR AFFIDAVIT</td>
</tr>
</tbody>
</table>

<table>
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<tr>
<th>ASSOCIATED TAX FORM ID:</th>
<th>20161130000372</th>
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<td>SUPPORTING DOCUMENTS SUBMITTED:</td>
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<tr>
<td>Page Count</td>
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<tr>
<td></td>
<td>2</td>
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</table>
REAL PROPERTY TRANSFER REPORT
STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES
RP - 5217NYC

PROPERTY INFORMATION

1. Property Location
   100 CENTRAL PARK SOUTH 3C MANHATTAN 10019

2. Buyer
   Name: CPS REALTY INC.
   LAST NAME / COMPANY: CPS
   FIRST NAME: REALTY

3. Tax Billing Address
   STREET NUMBER AND STREET NAME: 100
   CITY OR TOWN: CENTRAL PARK SOUTH 3C
   STATE: MANHATTAN
   ZIP CODE: 10019

4. Indicate the number of Assessment Rolls parcels transferred on the deed
   No. of Parcels: 1

5. Dead Property Size
   FRONT FEST: X
   DEPTH: Y
   ADJACENT: Z

6. Seller Name: TRUMP CPS LLC
   LAST NAME / COMPANY: TRUMP
   FIRST NAME: CPS

9. Check the box below which most accurately describes the use of the property at the time of sale:
   A. One Family Residential
   B. 2 or 3 Family Residential
   C. Non-Residential Vacant Land
   D. Residential Vacant Land
   E. Commercial Apartment
   F. Hotel
   G. Entertainament / Amusement
   H. Community Service
   J. Industrial
   K. Other

SALE INFORMATION

10. Sale Contract Date
    9 / 12 / 2016

11. Date of Sale / Transfer
    12 / 5 / 2016

12. Full Sale Price $2,492,538

13. Indicate the value of personal property included in the sale

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class: R4

16. Total Assessed Value of all parcels in transfer: 92301

17. Borough, Block and Lot / Roll Identifier(s)
    MANHATTAN 1011 7010

201611300037220101
<table>
<thead>
<tr>
<th>BUYER</th>
<th>BUYER'S ATTORNEY</th>
</tr>
</thead>
<tbody>
<tr>
<td>C/O Péter Moulins, Esq., Moulins &amp; Associates 150 West 56th Street, 25th Floor</td>
<td></td>
</tr>
<tr>
<td>NEW YORK</td>
<td>NY</td>
</tr>
<tr>
<td>BUYER SIGNATURE</td>
<td>DATE</td>
</tr>
<tr>
<td>STREET NUMBER</td>
<td>STREET NAME AFTER SALE</td>
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<tr>
<td>CITY OR TOWN</td>
<td>STATE</td>
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CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.
SIGNATURE PAGE TO RP-6217/NYC

SELLER/GRANTOR: Trump CPS LLC
BUYER/GRANTEE: 100 CPS Realty Inc.

SIGNATURE OF BUYER/GRANTEE: 100 CPS Realty Inc.
By: Anna Niederhoffer
Name: Anna Niederhoffer
Title: President

SIGNATURE OF SELLER/GRANTOR: Trump CPS LLC
By: Sonja Tulesnik
Name: Sonja Tulesnik
Title: Assistant Secretary
AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS

State of New York
) SS:
County of

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

100 CENTRAL PARK SOUTH
MANHATTAN, New York, 10011

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

Name of Grantor (Type or Print) SEE ATTACHED
Signature of Grantor
Sworn to before me this date of 20

Name of Grantee (Type or Print) SEE ATTACHED
Signature of Grantee
Sworn to before me this date of 20

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.

2016113000372101
SIGNATURE PAGE TO SMOKE DETECTOR AFFIDAVIT

GRANTOR: Trump CPS LLC
GRANTEE: 100 CPS Realty Inc.

<table>
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<tr>
<th>SWORN TO AND SUBSCRIBED TO BEFORE ME ON December ___ 2016</th>
<th>SIGNATURE OF GRANTOR:</th>
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<tbody>
<tr>
<td>Notary Public</td>
<td>Trump CPS LLC</td>
</tr>
<tr>
<td>MATTHEW R. MARON</td>
<td></td>
</tr>
<tr>
<td>Notary Public, State of New York</td>
<td></td>
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<tr>
<td>Qualified in Westchester County</td>
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<td>Certification Filed In New York County</td>
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<tr>
<td>No. 020AS14-1948</td>
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<td>Commission Expires March 8, 2018</td>
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<tr>
<td>By:</td>
<td>Name: Sonja Talesnik</td>
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<tr>
<td></td>
<td>Title: Assistant Secretary</td>
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<td>Notary Public</td>
<td>100 CPS Realty Inc.</td>
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<tr>
<td>WILLIAM M. TRUSKOWSKI</td>
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</tr>
<tr>
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<tr>
<td>No. 01TR6061491</td>
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<tr>
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</tr>
<tr>
<td>By:</td>
<td>Name: Anna Nalivkin</td>
</tr>
<tr>
<td></td>
<td>Title: President</td>
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</tbody>
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