NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTER

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page of any conflict with the rest of the document.

NYCTA:

Recording Fee:

Affidavit Fee:

Additional MRT:

TOTAL:

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will control for indexing purposes in the event 2016120900790001002E5C7 RECORDING AND ENDORSEMENT COVER PAGE PAGE 1 OF 7 Document Date: 12-05-2016 Document ID: 2016120900790001 Preparation Date: 12-23-2016 Document Type: DEED Document Page Count: 6 PRESENTER: **RETURN TO:** PRESTIGE TITLE (PICK UP RED VISION) MOULINOS & ASSOCIATES 55 WEST 39TH STREET, 9TH FLOOR 150 WEST 58TH STREET, 25TH FLOOR NEW YORK, NY 10155 NEW YORK, NY 10018 212-651-1200 Attn: Peter Moulinos, Esq. 12075 PROPERTY DATA Borough Block Lot Unit Address MANHATTAN 1011 7010 Entire Lot 3C 100 CENTRAL PARK SOUTH Property Type: SINGLE RESIDENTIAL CONDO UNIT **CROSS REFERENCE DATA** CRFN or DocumentID or _____ Year___ Reel__ Page___ or File Number_ **PARTIES** GRANTOR/SELLER: **GRANTEE/BUYER:** TRUMP CPS LLC 100 CPS REALTY INC. C/O PETER MOULINOS, ESQ., MOULINOS & C/O THE TRUMP ORGANIZATION, 725 FIFTH AVENUE, 26TH FLOOR ASSOCIATES, 150 WEST 58TH STREET, 25TH FLOOR NEW YORK, NY 10022 NEW YORK, NY 10155 FEES AND TAXES Mortgage: Filing Fee: Mortgage Amount: 0.00 125.00 Taxable Mortgage Amount: NYC Real Property Transfer Tax: 0.00 Exemption: 35,518.68 TAXES: County (Basic): 0.00 NYS Real Estate Transfer Tax: City (Additional): \$ 0.00 \$9,972.00 + \$24,925.39 = \$ 34,897.39 Spec (Additional): \$ 0.00 RECORDED OR FILED IN THE OFFICE \$ TASF: 0.00 OF THE CITY REGISTER OF THE MTA: \$ 0.00

2017000022601

Recorded/Filed

CITY OF NEW YORK

City Register File No.(CRFN):

City Register Official Signature

01-18-2017 09:38

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, Ste 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

Name: Sonja Talesnik

Title: Assistant Secretary

GRANTEE:

100 CPS Realty Inc.

Name:

Title:

NY 76422188v2

STATE OF NEW YORK) ss.: 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.

Mulla

Notary Public

SEAL

MATTHEW R. MARON Notary Public, State of New York Qualified in Weatchester County Certificate Filed in New York County No. 02MA6141948 Commission Expires March 6, 2018

STATE OF NEW YORK))ss.:
COUNTY OF NEW YORK)

On December 5, 2016 before me, the undersigned, personally appeared An Marid/3i, 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.

Notary Public

WILLIAM M. TRUSKOWSKI Notary Public, State of New York No. 01TRB061491 Qualified in Queens County Commission Expires Dec. 20, 2019

SEAL

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.

NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTER



2016120900790001002S92F0

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2016120900790001Document Type: DEED

Document Date: 12-05-2016

Preparation Date: 12-23-2016

ASSOCIATED TAX FORM ID: 2016113000372

SUPPORTING DOCUMENTS SUBMITTED:

RP - 5217 REAL PROPERTY TRANSFER REPORT SMOKE DETECTOR AFFIDAVIT Page Count 3

2

C1. County Code C2. Date Deed / C2. Date Deed / C3. Book , C4. Page , C5. CRFN	REAL PROPERTY TRANSFER REPORT STATE OF NEW YORK STATE BOARD OF REAL PROPERTY SERVICES RP - 5217NYC
PROPERTYINFORMATION	i "
1. Property 100 CENTRAL PARK SOUTH 3C STREET NAME	MANHATTAN 10019 BOROUGH ZEP COOE
2. Buyer 100 CPS REALTY INC. Name LAST NAME / COMPANY	FIRST NAME
LAST HAME / COMPANY	FIRST NAME
3. Tax Indicate where future Tax Billia are to be sent Billing if other than buyer address (at bottom of form) LAST NAME / COMPANY Address	FIRST NAME
STREET NUMBER AND STREET NAME CITY OR T	OWN STATE ZIP CODE
4. Indicate the number of Assessment Roll parcels transferred on the deed # of Parcels OR # of Parcels OR	4A. Planning Board Approval - N/A for NYC Part of a Parcel 4B. Agricultural District Notice - N/A for NYC
6. Deed Property X DEPTH OR ACRES	Check the boxes below as they apply: 6. Ownership Type is Condominium 7. New Construction on Vacant Land
8. Seller TRUMP CPS LLC Name LAST NAME/COMPANY	FIRST NAME
LAST NAME / COMPANY	FIRST NAME
Check the box below which most accurately describes the use of the property at A One Family Residential C Residential Vacant Land B One Family Residential D Non-Residential Vacant Land P One Family Residential Vacant Land P One	the time of sale: Commercial G Entertainment / Amusement I Industrial Apartment H Community Service J Public Service
SALE INFORMATION	14. Check one or more of these conditions as applicable to transfer:
10. Sale Contract Date 9	A Sale Between Relatives or Former Relatives B Sale Between Related Companies or Partners in Business C One of the Buyers is also a Seller Buyer or Seller is Government Agency or Lending Institution B Deed Type not Warranty or Bargain and Sale (Specify Below)
12. Full Sale Price \$ 2 4 9 2 5 3 8	F Sale of Fractional or Less than Fee Interest (Specify Below) G Significant Change in Property Between Texable Status and Sale Dates
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.	H Sale of Business is Included in Sale Price I Other Unusual Factors Affecting Sale Price (Specify Below) J V None
13. Indicate the value of personal property included in the sale]
ASSESSMENT INFORMATION - Data should reflect the letest Final Assessmen	it Rofl and Tax Bill
15. Building Class R, 4 16. Total Assessed Value (of all parcel	ls in transfer)
17. Borough, Block and Lot I Roll identifier(s) (if more than three, attach sheet w	vith additional identifier(s))
MANHATTAN 1011 7010	II '

CER	TIFI	c	ATION	ı

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 filling of false instruments.

SEE ATTACHED BUY			BUYER'S AT	S ATTORNEY		
BUYER SIGNATURE C/O PETER MOULINOS, ESQ., MOUL WEST 58TH STREET, 25TH FLOOR	INOS & ASSOCIA	AYE TES 150	LAST NAME		FIRST NAME	
STREET WOMBER STREET NAME O	FTER SALE)		AREA CODE	TELEPHONE NUMBER		
NEW YORK	1	1		SELLER	p. •	
	NY	10155	SEE ATTACHED		,	
CITY OR TOWN	STATE	ZIP CODE	BELLER BIGNATURE		DATE	

SIGNATURE PAGE TO RP-5217NYC

SELLER/GRANTOR:

Trump CPS LLC

BUYER/GRANTEE:

100 CPS Realty Inc.

SIGNATURE OF BUYER/GRANTEE:

SIGNATURE OF SELLER/GRANTOR:

100 CPS Realty Inc.

Trump CPS LLC

Name:

Title:

Name: Sonjatralesnik Title: Assistant Secretary

AFFIDAVIT OF COMPLIANCE WITH SMOKE DETECTOR REQUIREMENT FOR ONE- AND TWO-FAMILY DWELLINGS

State of New York)) SS.:			i le			
County of)	•		ρ :			
	r of the cooperative	shares in a cooper	ative corporation own	- 1			
		TTRAL PARK S	OUTH	· · ·	, <u>3C</u>		
3.7.43		et Address	1011	7010	Unit/Apt.		
MANHATTAN		New York,			_ (the "Premises");		
t	Borough		Block	Lot			
			City Administrative Coursed, and must be not		2105 (g). (The		
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		1	1	1 5			
Name of Grantor (Type or Print)			Name of Grantee (type or Print)				
SEE ATTACHED Signature of Grantor			SEE ATTACHED				
			Signature of Grantee				
Sworn to before me	.		Sworn to before me	P			
thisdate		20	thisdate	· · · · · · · · · · · · · · · · · · ·	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.

SIGNATURE PAGE TO SMOKE DETECTOR AFFIDAVIT

GRANTOR: Trump CPS LLC

GRANTEE: 100 CPS Realty Inc.

SWORN TO AND SUBSCRIBED TO BEFORE ME ON December ______, 2016

Notary Public

MATTHEW R. MARON Notary Public, State of New York Qualified in Westchester County Certificate Filed in New York County No. 02/MA6141948 Commission Expires March 8, 2018

SWORN TO AND SUBSCRIBED TO BEFORE ME ON December 5, 2016

Notary Public WILLIAM M. TRUSKOWSKI
Notary Public, State of New York
No. 01TR6061491
Qualified in Queens County
Commission Expires Dec. 20, 2018

SIGNATURE OF GRANTOR:

Trump CPS LLC

By: Name: Sonja/Talesnik Title: Assistant Secretary

SIGNATURE OF GRANTEE:

100 CPS Realty Inc.

Name: Title:

NY 76422188v2