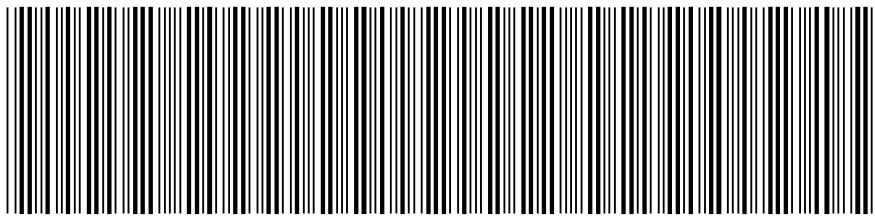


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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2013011800278003001E3AC6

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 3

Document ID: 2013011800278003

Document Date: 01-14-2013

Preparation Date: 01-18-2013

Document Type: POWER OF ATTORNEY

Document Page Count: 2

PRESENTER:

HORIZON LAND SERVICES
15 WEST 44TH STREET, 7TH FLOOR
PICK UP DENISE/TITLE NO. HLS-NY-17958
NEW YORK, NY 10036
212-921-4141
wmcnair@horizonlandservices.com

RETURN TO:

HORIZON LAND SERVICES - PICK UP DENISE
534 WEST 42ND ST. CONDOMINIUM
534 WEST 42ND STREET
NEW YORK, NY 10036
212-921-4141
wmcnair@horizonlandservices.com

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1070	1107	Entire Lot	7 534 WEST 42ND STREET

Property Type: SINGLE RESIDENTIAL CONDO UNIT

Borough	Block	Lot	Unit	Address
MANHATTAN	1070	1107	Entire Lot	7 534 WEST 42ND STREET

Property Type: SINGLE RESIDENTIAL CONDO UNIT

CROSS REFERENCE DATA

CRFN _____ or Document ID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____

PARTIES

PARTY ONE:

THIU KUIK
114 EAST 13TH STREET
NEW YORK, NY 10003

PARTY TWO:

BOARD OF MANAGERS OF THE 534 WEST 42ND
STREET
CONDOMINIUM, 534 WEST 42ND STREET
NEW YORK, NY 10036

FEES AND TAXES

Mortgage

Mortgage Amount:	\$	0.00
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Taxable Mortgage Amount:	\$	0.00
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Exemption:	\$	0.00
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TAXES: County (Basic):	\$	0.00
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City (Additional):	\$	0.00
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Spec (Additional):	\$	0.00
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TASF:	\$	0.00
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MTA:	\$	0.00
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NYCTA:	\$	0.00
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Additional MRT:	\$	0.00
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TOTAL:	\$	0.00
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Recording Fee:	\$	47.00
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Affidavit Fee:	\$	0.00
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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 02-14-2013 16:02

City Register File No.(CRFN):

2013000065364



City Register Official Signature

HLS-NY.17598

Tiiu Kuik, 114 East 13th St, NYC 10003

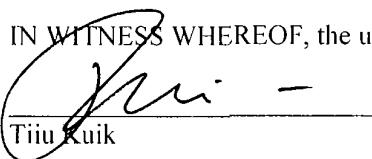
POWER OF ATTORNEY

, the Owner of Unit No. 7 in the Condominium known as THE 534 WEST 42ND STREET CONDOMINIUM, consisting of the property submitted to the provisions of Article 9-B of the Real Property Law of the State of New York pursuant to Declaration recorded the 11th day of December, 2012, in the New York County Office of the Register under CRFN# 2012000484755 and in the floor plan of file in Map No. 2247, do hereby nominate, constitute, and appoint persons who may from time to time constitute the Board of Managers of THE 534 WEST 42ND STREET CONDOMINIUM, true and lawful attorneys-in-fact for the undersigned, coupled with an interest, with power of substitution, to acquire in their own name, as members of the Board of Managers, or in the name of their designee, corporate, or otherwise, on behalf of all Owners of Units whose Owner in said Property, in accordance with their Common Interests, any Unit whose Owner desired to abandon or sell the same, the undivided interest in the Common Elements appurtenant thereto, the interest of such Unit Owner in any other Units theretofore acquired by the Board of Managers, or its designee, on behalf of all Unit Owners, or in the proceeds of sale of such Unit Owner in any other Units theretofore acquired by the Board of Managers, or its designee, on behalf of all Unit Owners in all other assets of the Condominium as defined in the aforementioned Declaration, or any Unit, which shall be the subject of a foreclosure or other judicial sale, or to lease any Unit whose Owner desires to rent the same, at such price or on such rental, as the case may be, and on such terms as said attorneys-in-fact may determine, granting to such attorneys-in-fact the power to do all things in the said premises which the undersigned could do, if the undersigned were personally present. In more particular delineation of, but not in derogation or limitation of, the power set forth above, the Board of Managers, notwithstanding bankruptcy of any Unit Owner, specifically has the power to do any act or thing, and execute any document necessary to effectuate the purposes set forth in the Declaration referenced above including, but not limited to, Amendment of said Declaration, execution of the Deed conveying condominium property, filing for a severance of tax lots, and any other document or thing reasonable or necessary to effectuate the aforementioned purposes.

The acts of majority of such persons shall constitute the acts of said attorneys-in-fact.

The Power of Attorney shall be irrevocable.

IN WITNESS WHEREOF, the undersigned, have executed this Power of Attorney this 14th day of January, 2013.


Tiiu Kuik

State of New York)

) ss.:

County of Nassau

On the 14 day of JANUARY 2013 before me, the undersigned, a Notary Public in and for said State, personally appeared Tiiu Kuik 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

JACK WAINER
Notary Public, State of New York
No. 01WA4846218
Qualified in Nassau County
Commission Expires Sept. 30, 2014
POA-1

SEAL