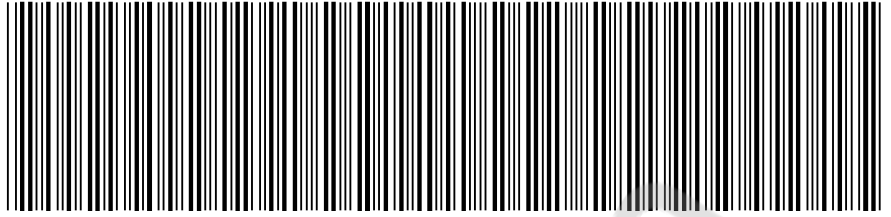


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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 will control for indexing purposes in the event of any conflict with the rest of the document.



2012041600965003001ECBF9

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 6

Document ID: 2012041600965003 Document Date: 04-13-2012 Preparation Date: 04-16-2012
Document Type: POWER OF ATTORNEY
Document Page Count: 5

PRESENTER:
NEW YORK ABSTRACT SERVICES, INC
66 EAST OLD COUNTRY ROAD
(HOLD-FOR-PICKUP-RAPID) - 3597-NY
MINEOLA, NY 11501
516-248-8115
jsantangelo@nyabstractinc.com

RETURN TO:
DOUGLAS ELLIMAN PROPERTY MANAGEMENT
ATTN: CLOSING DEPARTMENT
675 THIRD AVENUE
NEW YORK, NY 10017

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	800	1308	Entire Lot 9A	101 WEST 24TH STREET
Property Type: SINGLE RESIDENTIAL CONDO UNIT				

CROSS REFERENCE DATA

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

PARTIES

PARTY ONE:
SHAFAT SHAH
990 AVENUE OF THE AMERICAS, UNIT 12R
NEW YORK, NY 10018

PARTY TWO:
101 WEST 24TH STREET CONDOMINIUM
101 WEST 24TH STREET
NEW YORK, NY 10011

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
Recording Fee:	\$ 62.00
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 04-30-2012 16:21
City Register File No.(CRFN):
2012000171785

Annette McHill

City Register Official Signature

211

**UNIT OWNER'S
POWER OF ATTORNEY**

to

**THE BOARD OF MANAGERS OF
101 WEST 24TH STREET CONDOMINIUM**

101 West 24th Street
New York, New York 10011
Unit No. 9A

County: New York
Block: 800
Lots: 1308

Record and Return to:

Douglas Elliman
Property Management
675 Third Avenue New York, NY 10017
ATTN: CLOSING DEPARTMENT

**UNIT OWNER'S
POWER OF ATTORNEY**

All terms used in this Unit Owner's Power of Attorney that are used in that certain Declaration, dated as of Jan 9, 2008, by 735 Avenue of the Americas LLC pursuant to Article 9-B of the Real Property Law of the State of New York, establishing condominium ownership of the premises known as 101 West 24th Street Condominium, 101 West 24th Street, New York, New York 10011 (hereinafter called the "Condominium"), which Declaration was recorded in the New York County Office of the Register of the City of New York (hereinafter called the "Register's Office") on May 6, 2008, in Reel CRFN 2008000183376, at page _____ (as the same may have been amended, hereinafter called the "Declaration"), shall have the same meanings in this Unit Owner's Power of Attorney as in the Declaration.

The undersigned: Shafiq Shah,
having an office/residing at: 990 Avenue of the Americas #12R, NY NY the owner of the condominium unit (hereinafter called the "Unit") known as Unit No. 9A at the Condominium, said Unit(s) being so designated and described in the Declaration and also designated as Tax Lot 1308 in Block 800 of the Borough of Manhattan on the Tax Map of the Real Property Assessment Bureau of the City of New York and on the Floor Plans of the Condominium certified by James S. Davidson on March 10, 2008, and filed with the Real Property Assessment Bureau of the City of New York on March 28, 2008, as Condominium Plan No. 1851 and also filed in the Register's Office on May 6, 2008, as Condominium Plan No. _____, [does/do] hereby irrevocably nominate, constitute and appoint the persons who may from time to time constitute:

(A) the board of managers of the Condominium (the "Board"), jointly 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 Board, or in the name of their designee (corporate or otherwise), but subject in all respects to the provisions of the Declaration and the By-Laws (collectively, the "Condominium Documents"), then in effect, to:

(i) acquire in the name of the Board or its designee, corporate or otherwise, on behalf of all Unit Owners, title to any Unit, together with its appurtenant Common Interest:

(a) in connection with the enforcement of the Board's lien for unpaid Common Charges;

(b) whose owner desires to surrender the same pursuant to Section [6.2.2] of the By-Laws;

(c) that becomes the subject of a foreclosure or other similar sale; or

(d) for the use and occupancy by the hotel management company;

on such terms, including, without limitation, price (with respect to subdivisions (c) or (d) above) as said attorneys-in-fact shall deem proper;

(ii) acquire or lease in the name of the Board or its designee, corporate or otherwise, on behalf of all Unit Owners, any Unit, together with its appurtenant Common Interest, from any Unit Owner desiring to sell, convey, transfer, assign or lease the same, on such terms and conditions as said attorneys-in-fact shall deem proper;

(iii) convey, sell, lease, mortgage, or otherwise deal with (but not to vote the Common Interest appurtenant to) any Unit so acquired or to sublease any Unit so leased by them, without the necessity of any authorization by the 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 and to said Unit which the undersigned could do if personally present;

(iv) execute, acknowledge, deliver and (if determined to be necessary or desirable by said attorneys-in-fact) cause to be recorded in the City Register's Office:

(a) any declaration or other instrument affecting the Condominium that the 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 (including, without limitation, Chapter 3 of Title 25 of the New York City Administrative Code) applicable to the maintenance, demolition, construction, alteration, repair, or restoration of the Condominium; or

(b) following due authorization by any affected Unit Owner(s) to the extent required in the Condominium Documents, any consent, covenant, restriction, easement or declaration, or amendment thereto, affecting the Condominium or any of the Common Elements, in each case that the Board deems necessary or appropriate; and

(v) execute, acknowledge, deliver and (if determined to be necessary or desirable by said attorneys-in-fact) cause to be recorded in the City Register's Office a Unit Management Agreement together with a Memorandum of Unit Management Agreement:

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

This Unit Power of Attorney shall be irrevocable.

IN WITNESS WHEREOF, the undersigned (has) (have) executed this Unit
Owner's Power of Attorney as of the 13th day of April, 2012

[Signature]

FactFocus.com

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

On the 12 day of April in the year 12 before me, the undersigned, personally appeared Shafiqat Shih, 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 on behalf of which the individual(s) acted, executed the instrument.

ANGELA V. ROMANO
Notary Public, State Of New York
No. 01RO6094817
Qualified In Nassau County
Commission Expires June 30, 2015

[Signature]
Notary Public



STATE OF _____)
)
) SS.:
COUNTY OF _____)

On the ___ day of _____ in the year _____ before me, the undersigned, personally appeared _____, 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 on behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the City of _____, County of _____ and State of _____.

Notary Public