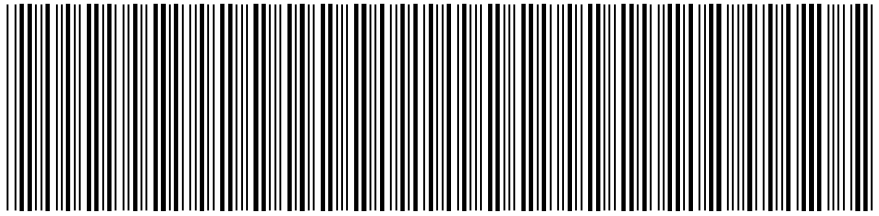


**NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER**

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.



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**RECORDING AND ENDORSEMENT COVER PAGE**

**PAGE 1 OF 6**

**Document ID: 2010100400299001**

Document Date: 09-24-2010

Preparation Date: 10-04-2010

Document Type: DEED

Document Page Count: 5

**PRESENTER:**

LORANCA SETTLEMENT SERVICES  
1001 CLOVE ROAD  
STATEN ISLAND, NY 10301  
718-876-4948  
debra@rosabiancalaw.com

**RETURN TO:**

LORANCA SETTLEMENT SERVICES  
1001 CLOVE ROAD  
STATEN ISLAND, NY 10301  
718-876-4948  
debra@rosabiancalaw.com

**PROPERTY DATA**

| Borough                                        | Block | Lot  | Unit       | Address                |
|------------------------------------------------|-------|------|------------|------------------------|
| MANHATTAN                                      | 491   | 1463 | Entire Lot | 3111 246 SPRING STREET |
| <b>Property Type:</b> COMMERCIAL CONDO UNIT(S) |       |      |            |                        |

**CROSS REFERENCE DATA**

CRFN \_\_\_\_\_ or Document ID \_\_\_\_\_ or \_\_\_\_\_ Year \_\_\_\_\_ Reel \_\_\_\_\_ Page \_\_\_\_\_ or File Number \_\_\_\_\_

**PARTIES**

**GRANTOR/SELLER:**

BAYROCK/SAPIR ORGANIZATION LLC  
160 VARICK STREET, 2ND FLOOR  
NEW YORK, NY 10013

**GRANTEE/BUYER:**

3111 TRUMP SOHO CONDO LLC  
C/O ROSABIANCA & ASSOCS., PLLC, 40 WALL  
STREET, 31ST FLOOR  
NEW YORK, NY 10005

**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:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 31,026.03

NYS Real Estate Transfer Tax:

\$ 4,728.00

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

Recorded/Filed 11-04-2010 10:04

City Register File No.(CRFN):

**2010000367250**



*Annette McHill*

*City Register Official Signature*

**HOTEL SUITE UNIT DEED**

**BAYROCK/SAPIR ORGANIZATION LLC**

**TO**

**3111 Trump Soho Condo LLC**

**TRUMP SOHO HOTEL CONDOMINIUM NEW YORK**

246 Spring Street

New York, New York 10013

Hotel Suite Unit 3111

County: New York

Block: 491

Lot: 1463

**Record and Return to:**

C/O Rosabianca + Associates PLLC  
40 Wall Street, 31st Floor  
NY, NY 10005

## HOTEL SUITE UNIT DEED

**THIS INDENTURE** is made the 24th day of September, 2010, by and between Bayrock/Sapir Organization LLC, a Delaware limited liability company, f/k/a Bayrock/Zar Spring LLC, having an address at c/o Bayrock Group, LLC, 160 Varick Street, 2<sup>nd</sup> Floor, New York, New York 10013 (hereinafter called "**Grantor**") and 3111 Trump Soho Condo LLC, having an address at Mozhaiskoe Shosse 2, Apt 38, Moscow, 121374, Russia (hereinafter called "**Grantee**").

### WITNESSETH:

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

The condominium unit (hereinafter called the "**Unit**") in the building (hereinafter called the "**Building**") known as Trump SoHo Hotel Condominium New York and by the street address 246 Spring Street, New York, New York 10013, Borough of Manhattan, City, County and State of New York, said Unit being designated and described as Hotel Suite Unit 3111 in that certain declaration, dated as of April 20<sup>th</sup>, 2010, made by Grantor, pursuant to Article 9-B of the Real Property Law of the State of New York (hereinafter called the "**Condominium Act**") establishing condominium ownership of the Building and the land (hereinafter called the "**Land**") upon which the Building is situate (which Land is more particularly described in Schedule 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 (the "**City Register's Office**") on May 6, 2010, as CRFN 2010000153443 (which declaration, and any amendments thereto, are hereinafter collectively called the "**Declaration**"). The Unit is also designated as Tax Lot 1463 in Block 491 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 Building certified by New York City Surveyor's office on April 29, 2010, and filed with the Real Property Assessment Bureau of The City of New York on May 5, 2010, as Condominium Plan No. 2162 and also recorded in the City Register's Office on May 6, 2010, as CRFN 2010000153444;

together with an undivided 0.1616% interest in the Common Elements (as such term is defined in the Declaration) of Trump SoHo Hotel Condominium New York;

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

together with, and subject to, all of the rights, obligations, easements, restrictions and other provisions set forth in the Declaration and By-Laws of Trump SoHo Hotel Condominium New York, as each of the same may be amended from time to time (said By-Laws and any amendments thereto are hereinafter collectively called the "**By-Laws**"), and the Restrictive Declaration recorded in the City Register's Office on May 4, 2007, as CRFN 2007000233248 (the "**Restrictive Declaration**"), including, without limitation, the restrictions and other provisions with respect to the permitted uses of the Unit; 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, other matters of record as pertain to the Unit, to the Land and/or to the Building (which Land and Building are hereinafter collectively called the "**Property**").

**TO HAVE AND TO HOLD** the same unto Grantee, and the heirs or successors and assigns of 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 18 of the Declaration shall control.

Except as otherwise expressly stated in the Declaration, the By-Laws and/or the Restrictive Declaration, the Unit may only be used for Transient Occupancy (as defined in the Declaration) and for no other purpose.

Grantor covenants that Grantor has not done or suffered anything whereby the Unit has been encumbered in any way whatever, except as set forth in the Offering Plan, the Agreement (each as defined in the By-Laws), the Declaration, the By-Laws and/or the Restrictive Declaration. This covenant is for the personal benefit of Grantee only and cannot be assigned to, exercised by, or inure to the benefit of any other person or entity, including, without limitation, any insurer of Grantee's title or successor to Grantee's interest.

In the event of a claimed breach of any covenant of Grantor contained in the preceding paragraph, Grantee shall first seek recovery against Grantee's title insurer before proceeding against Grantor for any breach of such covenants, it being agreed that the liability of Grantor shall be limited to the extent only that any loss or damage shall not be covered by such title insurance. In the event that Grantee shall elect not to purchase title insurance, then the liability of Grantor shall be limited to the extent only that any loss or damage would not have been covered by the title insurance that was available to Grantee as of the date of this conveyance. The terms of any marked-up title binder issued by any title insurer that is a member of the New York State Land Title Association, Inc. in connection with any unit in the Building shall be conclusive evidence against Grantee of the title insurance coverage that was available to Grantee as of the date of this conveyance.

Grantor, in compliance with Section 13 of the Lien Law of the State of New York, covenants that Grantor will receive the consideration for this conveyance, and will hold the right to receive such consideration, as a trust fund for the purpose of paying the cost of the improvements at the Property required to be made by Grantor 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.

Grantee hereby accepts and ratifies the provisions of the Declaration, the By-Laws (and any Rules and Regulations adopted under the By-Laws) the Restrictive Declaration and agrees to comply with all the terms and provisions thereof, including, without limitation, all the terms and provisions with respect to the permitted uses of the Unit.

Grantee hereby acknowledges that the Trump Marks (as defined in the Declaration) are owned by the Licensor (as defined in the Declaration), and the Licensor has granted the Board of Managers of the Condominium a license with respect to the use of the Trump Marks in connection with, among other things, the operation of the Condominium, and so long as said license has not been terminated by Licensor pursuant to the terms of the Condominium License Agreement (as defined in the Declaration), the Condominium shall be known as "Trump SoHo Hotel Condominium New York".

This conveyance is made in the regular course of business actually conducted by Grantor. The Unit is not subject to a credit line mortgage.

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

**IN WITNESS WHEREOF**, Grantor and Grantee have duly executed this indenture as of the day and year first above written.

**GRANTOR:**

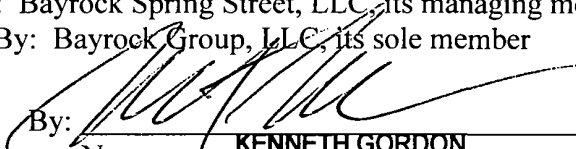
BAYROCK/SAPIR ORGANIZATION LLC

By: 246 Spring Street Holdings II, LLC, its sole member

By: Bayrock/Sapir Realty LLC, its managing member

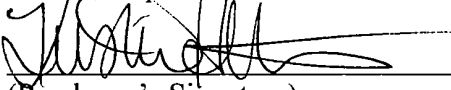
By: Bayrock Spring Street, LLC, its managing member

By: Bayrock Group, LLC, its sole member

By:   
Name: KENNETH GORDON  
Title: AUTHORIZED SIGNATORY

**GRANTEE:**

3111 Trump Soho Condo LLC

  
(Purchaser's Signature)

STATE OF NEW YORK )  
 )  
COUNTY OF NEW YORK )

SS.:

On the 24th day of September in the year 2010 before me, the undersigned, personally appeared Kenneth Gordon, 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.

**SEAL**

YAN SHVARTS  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01SH6113952  
Qualified in Richmond County  
My Commission Expires August 09, 2012

Notary Public

STATE OF NEW YORK )  
 )  
COUNTY OF NEW YORK )

SS.:

YAN SHVARTS  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01SH6113952  
Qualified in Richmond County  
COMMISSION EXPIRES ON 8-9-12

**SEAL**

On the 24th day of September in the year 2010 before me, the undersigned, personally appeared Kristin Pittsax, 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.

YAN SHVARTS  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01SH6113952  
Qualified in Richmond County  
COMMISSION EXPIRES ON 8-9-12

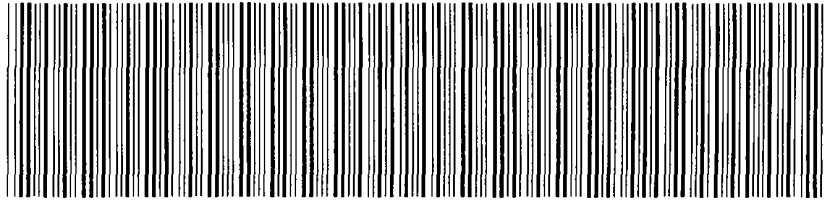
Notary Public

**SEAL**

**SEAL**

YAN SHVARTS  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01SH6113952  
Qualified in Richmond County  
My Commission Expires August 09, 2012

NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



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**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2010100400299001**

**Document Date: 09-24-2010**

**Preparation Date: 10-04-2010**

**Document Type: DEED**

**ASSOCIATED TAX FORM ID: 2010092300467**

**SUPPORTING DOCUMENTS SUBMITTED:**

**Page Count**

RP - 5217 REAL PROPERTY TRANSFER REPORT

2

C1. County Code \_\_\_\_\_ C2. Date Deed Recorded \_\_\_\_\_  
Month Day Year  
C3. Book OR \_\_\_\_\_ C4. Page \_\_\_\_\_  
C5. CRFN \_\_\_\_\_



STATE OF NEW YORK  
STATE BOARD OF REAL PROPERTY SERVICES

**RP - 5217NYC**

## PROPERTY INFORMATION

|                      |               |                    |           |          |
|----------------------|---------------|--------------------|-----------|----------|
| 1. Property Location | 246           | SPRING STREET 3111 | MANHATTAN | 10013    |
|                      | STREET NUMBER | STREET NAME        | BOROUGH   | ZIP CODE |

2. Buyer Name 3111 TRUMP SOHO CONDO LLC

LAST NAME / COMPANY FIRST NAME

LAST NAME / COMPANY FIRST NAME

**3. Tax Billing Address** Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)

|                               |  |              |                |
|-------------------------------|--|--------------|----------------|
| LAST NAME / COMPANY           |  | FIRST NAME   |                |
| STREET NUMBER AND STREET NAME |  | CITY OR TOWN | STATE ZIP CODE |

4. Indicate the number of Assessment Roll parcels transferred on the deed  # of Parcels OR  Part of a Parcel

**4A. Planning Board Approval - N/A for NYC**  
**4B. Agricultural District Notice - N/A for NYC**

5. Deed  
Property  
Size

\_\_\_\_\_ X \_\_\_\_\_ OR \_\_\_\_\_  
FRONT FEET DEPTH ACRES

**Check the boxes below as they apply:**

**6. Ownership Type is Condominium**

## 7. New Construction on Vacant Land

|                |                                |            |
|----------------|--------------------------------|------------|
| 8. Seller Name | BAYROCK/SAPIR ORGANIZATION LLC |            |
|                | LAST NAME / COMPANY            | FIRST NAME |
|                |                                |            |
|                | LAST NAME / COMPANY            | FIRST NAME |

9. Check the box below which most accurately describes the use of the property at the time of sale:

|   |                          |                           |   |                          |                             |   |                                     |            |   |                          |                           |   |                          |                |
|---|--------------------------|---------------------------|---|--------------------------|-----------------------------|---|-------------------------------------|------------|---|--------------------------|---------------------------|---|--------------------------|----------------|
| A | <input type="checkbox"/> | One Family Residential    | C | <input type="checkbox"/> | Residential Vacant Land     | E | <input checked="" type="checkbox"/> | Commercial | G | <input type="checkbox"/> | Entertainment / Amusement | I | <input type="checkbox"/> | Industrial     |
| B | <input type="checkbox"/> | 2 or 3 Family Residential | D | <input type="checkbox"/> | Non-Residential Vacant Land | F | <input type="checkbox"/>            | Apartment  | H | <input type="checkbox"/> | Community Service         | J | <input type="checkbox"/> | Public Service |

## SALE INFORMATION

10. Sale Contract Date 5 / 9 / 2008  
Month Day Year

11. Date of Sale / Transfer 9 / 24 / 2010  
Month Day Year

12. Full Sale Price \$ 

( 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.

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

14. Check one or more of these conditions as applicable to transfer:

|   |                                     |                                                                      |
|---|-------------------------------------|----------------------------------------------------------------------|
| A | <input type="checkbox"/>            | Sale Between Relatives or Former Relatives                           |
| B | <input type="checkbox"/>            | Sale Between Related Companies or Partners in Business               |
| C | <input type="checkbox"/>            | One of the Buyers is also a Seller                                   |
| D | <input type="checkbox"/>            | Buyer or Seller is Government Agency or Lending Institution          |
| E | <input type="checkbox"/>            | Deed Type <b>not</b> Warranty or Bargain and Sale (Specify Below )   |
| F | <input type="checkbox"/>            | Sale of Fractional or Less than Fee Interest ( Specify Below )       |
| G | <input type="checkbox"/>            | Significant Change in Property Between Taxable Status and Sale Dates |
| H | <input type="checkbox"/>            | Sale of Business is Included in Sale Price                           |
| I | <input type="checkbox"/>            | Other Unusual Factors Affecting Sale Price ( Specify Below )         |
| J | <input checked="" type="checkbox"/> | None                                                                 |

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

15. Building Class H 9 16. Total Assessed Value (of all parcels in transfer) \_\_\_\_\_

**17. Borough, Block and Lot / Roll Identifier(s) ( If more than three, attach sheet with additional identifier(s) )**

MANHATTAN 491 1463

## CERTIFICATION

**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 I 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.

BUYER

09/24/10

BUYER SIGNATURE DATE

STREET NUMBER STREET NAME (AFTER SALE)

CITY OR TOWN STATE ZIP CODE

**BUYER'S ATTORNEY**

LAST NAME: Hitsow FIRST NAME: Kristen

212 269-7722  
AREA CODE TELEPHONE NUMBER  
SELLER  
SELLER SIGNATURE DATE 9/24/10

**SELLER SIGNATURE**  
**KENNETH GORDON**  
**AUTHORIZED SIGNATORY**

2010092300467201



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.

**BUYER'S ATTORNEY**

FIRST NAME

269-7722

TELEPHONE NUMBER

DATE \_\_\_\_\_

2010092300467201

**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

|                   |           |       |      |                   |
|-------------------|-----------|-------|------|-------------------|
| 246 SPRING STREET |           |       |      | 3111              |
| Street Address    |           |       |      | Unit/Apt.         |
| MANHATTAN         | New York, | 491   | 1463 | (the "Premises"); |
| Borough           |           | Block | Lot  |                   |

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)  
 \_\_\_\_\_  
 Signature of Grantor  
 KENNETH GORDON  
 AUTHORIZED SIGNATORY

3111 Trump Soho Condo LLC  
Name of Grantee (Type or Print)  
  
Signature of Grantee

Sworn to before me  
this 24<sup>th</sup> date of September 2010

Sworn to before me  
this 24 date of September 19 2010

*M. Hollis Staver*  
**M. HOLLIS STAVER**  
 NOTARY PUBLIC, STATE OF NEW YORK  
 No. 01ST6185663  
 Qualified in New York County  
 Commission Expires April 21, 2021

NOTARY PUBLIC STATE OF NEW YORK  
 QUALIFIED IN No. 01SH6113952  
 COMMISSION EXPIRES Richmond County  
 My Commission Expires August 09, 2012

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.**



The City of New York  
Department of Environmental Protection  
Bureau of Customer Services  
59-17 Junction Boulevard  
Flushing, NY 11373-5108

## Customer Registration Form for Water and Sewer Billing

### Property and Owner Information:

- (1) Property receiving service: BOROUGH: MANHATTAN BLOCK: 491 LOT: 1463
- (2) Property Address: 246 SPRING STREET Unit 3111, NEW YORK, NY 10013
- (3) Owner's Name: 3111 TRUMP SOHO CONDO LLC
- Additional Name:

### Affirmation:



Your water & sewer bills will be sent to the property address shown above.

### Customer Billing Information:

#### Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit [www.nyc.gov/dep](http://www.nyc.gov/dep) to provide us with the other party's information.

### Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

Signature: N/A: Condominium Unit Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable: