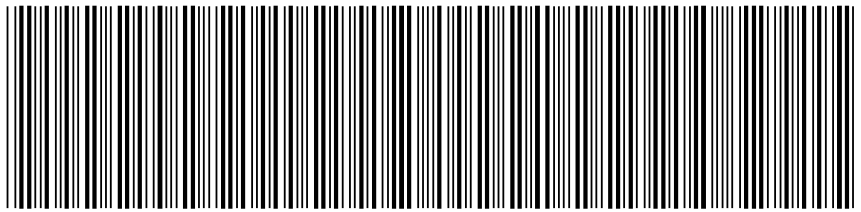


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 6

Document ID: 2008072901232006 Document Date: 07-25-2008 Preparation Date: 07-31-2008
Document Type: POWER OF ATTORNEY
Document Page Count: 4

<p>PRESENTER: NATIONAL GRANITE TITLE (PICK UP- DENNISE) 155 NORTH MAIN STREET AGENT CHICAGO - GR-22197CH NEW CITY, NY 10956 845-639-1415 mwittenberg@nationalgranite.com</p>	<p>RETURN TO: NATIONAL GRANITE TITLE (PICK UP- DENNISE) 155 NORTH MAIN STREET AGENT CHICAGO - GR-22197CH NEW CITY, NY 10956 845-639-1415 mwittenberg@nationalgranite.com</p>
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PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1171	3532	Entire Lot 25E	100 RIVERSIDE BOULEVARD

Property Type: SINGLE RESIDENTIAL CONDO UNIT

CROSS REFERENCE DATA

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

PARTIES


<p>PARTY ONE: NAJAM SETHI 100 RIVERSIDE BLVD., UNIT 25E NEW YORK, NY 10069</p>	<p>PARTY TWO: AVERY CONDOMINIUM 100 RIVERSIDE BLVD. NEW YORK, NY 10069</p>
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Additional Parties Listed on Continuation Page

FEES AND TAXES			
Mortgage		Filing Fee:	
Mortgage Amount:	\$	0.00	\$ 0.00
Taxable Mortgage Amount:	\$	0.00	NYC Real Property Transfer Tax:
Exemption:			\$ 0.00
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:
City (Additional):	\$	0.00	\$ 0.00
Spec (Additional):	\$	0.00	
TASF:	\$	0.00	
MTA:	\$	0.00	
NYCTA:	\$	0.00	
Additional MRT:	\$	0.00	
TOTAL:	\$	0.00	
Recording Fee:	\$	57.00	
Affidavit Fee:	\$	0.00	

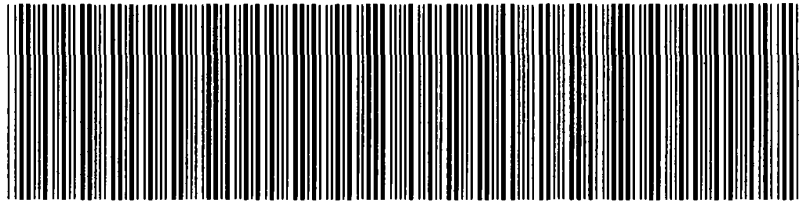
**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**

Recorded/Filed 08-04-2008 10:03
City Register File No.(CRFN):
2008000307451



Annette McMill
City Register Official Signature

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



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RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION) PAGE 2 OF 6

Document ID: 2008072901232006

Document Date: 07-25-2008

Preparation Date: 07-31-2008

Document Type: POWER OF ATTORNEY

PARTIES

PARTY ONE:

**SYEDA MAIMANAT MOHSIN
100 RIVERSIDE BLVD., UNIT 25E
NEW YORK, NY 10069**

POWER OF ATTORNEY

Terms used in this Power of Attorney which are used (a) in the declaration (the "Declaration") submitted by CRP/Extell Parcel H, L.P. ("Declarant") establishing a plan for condominium ownership of the premises known as Avery and by the street number 100 Riverside Boulevard, New York, New York 10069 under Article 9-B of the Real Property Law of the State of New York, dated December 6, 2007, and recorded in the New York County Office of the Register of The City of New York on December 12, 2007, as CRFN 2007000609967, or (b) in the by-laws of Avery (the "By-Laws") attached to, and recorded together with, the Declaration, shall have the same meanings in this Power of Attorney as in the Declaration or the By-Laws.

The undersigned, Najam Sethi and Syeda Maimanat Mohsin, the owner(s) of the Condominium Unit (the "Unit") in Avery which is (are) designated and described as Residential Unit No. 25E in the Declaration and also designated as Tax Lot 3532, in Block 1171 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, do(es) hereby nominate, constitute and appoint the persons who may from time to time constitute the Condominium Board and/or the Residential Board, 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 Residential Board or Condominium Board or in the name of their designee (corporate or otherwise), on behalf of all Residential Unit Owners, in accordance with such Unit Owners' respective interests in the Common Elements, subject to the provisions of the By-Laws then in effect, (1)(a) following due authorization by a Majority of Residential Unit Owners, to acquire or lease any Residential Unit, together with its Appurtenant Interests, from any Residential Unit Owner desiring to sell, convey, transfer, assign, surrender or lease the same, (b) to acquire any Residential Unit, together with its Appurtenant Interests, from any Owner who elects to surrender the same pursuant to the By-Laws, and (c) following due authorization by a Majority of Residential Unit Owners, to acquire any Residential Unit, together with its Appurtenant Interests, which becomes the subject of a foreclosure or other similar sale, all on such terms and at such price or rental, as the case may be, as said attorneys-in-fact shall deem proper, in the name of the Residential Board or its designee, corporate or otherwise, on behalf of all Residential Unit Owners, and, after any such acquisition or leasing, to convey, sell, lease, sublease, mortgage or otherwise deal with (but not vote the interest appurtenant thereto) any such Residential Unit so acquired by them, or to sublease any Residential Unit so leased by them without the necessity of further authorization by the Residential 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 the said premises which the undersigned could do if the undersigned were personally present, (2) upon determination by the Residential Board, to commence, pursue, appeal, settle and/or terminate administrative and certiorari proceedings to obtain reduced real estate tax assessments with respect to Residential Units, including retaining counsel and taking any other actions which the Residential Board deems necessary or appropriate, and (3) to execute, acknowledge and deliver (a) any declaration or other instrument affecting the Common Elements which the Condominium Board, with respect to the General Common Elements and the Residential Board with respect to the Residential Section deem necessary or appropriate to comply with any 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, applicable to the Maintenance, demolition, construction, alteration, repair or restoration of the General Common Elements or the Residential Section as the case may be, (b) any consent, covenant, restriction, easement or declaration, or any amendment thereto, affecting the Residential Section which the Residential Board deems necessary or appropriate or (c) any consent, covenant, restriction, easement or declaration, or any amendment thereto, affecting the General Common Elements which the Condominium Board deems necessary or appropriate.

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

The undersigned, do(es) hereby nominate, constitute and appoint the Declarant, true and lawful attorney-in-fact for the undersigned, coupled with an interest, with power of substitution, on behalf of all Unit Owners, in accordance with such Unit Owners' respective interests in the Common Elements, subject to the provisions of the By-Laws then in effect, to execute an amendment to the Declaration, By-Laws and the Rules and Regulations of the Condominium or any permits, applications or documents required to undertake, perform or complete work to the Unsold Units or Common Elements by Declarant or obtain an amended certificate of occupancy therefor, or any of said documents when such amendment (i) shall be required to reflect any changes in Unsold Residential Units, Commercial Units and/or the reapportionment of the Common Interests of the aforesaid Units resulting therefrom made by Declarant in accordance with the Declaration or (ii) shall be required by an (x) Institutional Lender designated by Declarant to make a mortgage loan secured by a mortgage on any Unit, (y) any governmental agency having regulatory jurisdiction over the Condominium, or (z) any title insurance company selected by Declarant to insure title to any Unit, provided, however, that any amendment made pursuant to the terms of this paragraph shall not (i) change the Common Interest of the Undersigned's Unit, (ii) require a material or physical modification to the undersigned's Unit, or (iii) adversely affect the priority or validity of the lien of any purchase money mortgage held by an Institutional Lender covering the undersigned's Unit unless the undersigned (in the event described in subdivision (i) or (ii) of this paragraph) or the holder of such mortgage (in the event described in subdivision (iii) of this paragraph) shall consent thereto by joining in the execution of such amendment.

This Power of Attorney shall be irrevocable.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned has/have executed this Power of Attorney as of July 25, 2008.

Najam Sethi By [Signature]
Najam Sethi As Attorney-in-Fact

Syeda Maimanat Mohsin By [Signature]
Syeda Maimanat Mohsin As Attorney-in-Fact

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

On July 25, 2008 before me, the undersigned, appeared

Najam Sethi BY AWF A212 SETHI, as AIF by POA dated 7/25/08
Syeda Maimanat Mohsin BY AWF A212 SETHI, as AIF by POA dated 7/25/08

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.

SEAL

[Signature]
Notary Public
KENNETH GRIBETZ
Notary Public, State of New York
No. 02GR5057118
Qualified in Rockland County
Commission Expires 3-18-2010

UNIT NUMBER: 25E
TITLE COMPANY: National Granite
TITLE NUMBER: GR-22197CH

GR-22197CH

**POWER OF ATTORNEY
FOR CONDOMINIUM UNIT**

FOR

AVERY

After recording, please return by mail to:

Penmark Realty Corp.
820 Second Avenue, 4th Floor
New York, New York 10022
Attn: Irene Booker

**National Granite Title
Insurance Agency, Inc.
155 North Main Street
New City, NY 10956**