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.

Recording and Endorsement Cover Page

Document ID: 2015072800282002001ED55C
Document Type: DEED
Document Page Count: 7

PRESENTER:
MADISON TITLE AGENCY, LLC
(PICK-UP-SDS) AS AGENT FOR
1125 OCEAN AVENUE
LAKEWOOD, NJ 08701
212-808-9400
BAILAB@MADISONTITLE.COM

RETURN TO:
SCOTT SEGAL, ESQ.
10 E. 40TH STREET
46TH FLOOR
NEW YORK, NY 10016
MTANY-104925NYO (PS)

PROPERTY DATA
Borough Block Lot
MANHATTAN 1374 1255 Entire Lot PH24

Lot Address
502 PARK AVENUE

Property Type:
SINGLE RESIDENTIAL CONDO UNIT

CROSS REFERENCE DATA
CRFN______ or DocumentID______ or ______ Year______ Reel_____ Page______ or File Number______

PARTIES
GRANTOR/SELLER:
TRUMP PARK AVENUE LLC
723 FIFTH AVENUE
NEW YORK, NY 10022

GRANTEE/BUYER:
PAIKO TRUST
P.O. BOX 1887
NAPLES, FL 34106

Additional Parties Listed on Continuation Page

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

Filing Fee: $ 125.00
NYC Real Property Transfer Tax: $ 304,711.31
NYS Real Estate Transfer Tax: $85,534.00 + $213,832.50 – $299,366.50

RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK
Recorded/Filed 08-04-2015 11:21
City Register File No.(CRFN): 2015000266922

City Register Official Signature
PARTIES

GRANTEE/BUYER:
RAY D. BERRY AS TRUSTEE
P.O. BOX 1887
NAPLES, FL 34106
CONDOMINIUM UNIT DEED
TRUMP PARK AVENUE LLC

TO

RAY D. BERRY as TRUSTEE OF THE PAIKO TRUST

TRUMP PARK AVENUE CONDOMINIUM
502 Park Avenue
New York, New York 10022
Unit No. PH 24

County: New York
Block: 1374
Lot: 1255
Section 5
Unit PH 24

Record and Return to:

Scott Segal, Esq.
10 East 40th Street, 46th Floor
New York, New York 10016
CONDOMINIUM UNIT DEED

THIS INDENTURE is made July 24, 2015 by and between Trump Park Avenue LLC, a New York limited company having an office at 725 Fifth Avenue, New York, New York 10022 (hereinafter called “Grantor”) and Ray D. Berry, as Trustee of the Paiko Trust having an address at P.O. Box 1887, Naples, FL 34106 (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 Park Avenue Condominium and by the street address 502 Park Avenue, Borough of Manhattan, City, County and State of New York, said Unit being designated and described as Unit No. PH24 in that certain declaration, dated as of May 22, 2003, 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 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 (the “City Register’s Office”) on December 1, 2003, as CRFN No. 2003000479330 (which declaration, and any amendments thereto, are hereinafter collectively called the “Declaration”). The Unit is also designated as Tax Lot 1255 in Block 1374 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 Costas Kondylis & Associates, P.C. on May 30, 2003, and filed with the Real Property Assessment Bureau of The City of New York on December 1, 2003, as Condominium Plan No. 1304 and also filed in the City Register’s Office on December 1, 2003, as CRFN No. 2003000479331;

... 

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.

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 Purchase Agreement, the Declaration and the By-Laws. 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 Grantor’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 Board of Title Underwriters 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 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 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, including, without limitation, all the terms and provisions with respect to the permitted uses of the Unit. Grantee hereby acknowledges that “Trump Park Avenue Condominium” is a trademark owned by Donald J. Trump and that Donald J. Trump has granted to the Condominium a revocable license to use such trademark and, so long as said license has not been revoked, the Property shall at all times be known as Trump Park Avenue Condominium.

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

Except as otherwise specifically permitted by the Condominium Board or provided in the Declaration or the By-Laws, the Unit is intended for residential use only.

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:

TRUMP PARK AVENUE LLC

By: Trump Delmonico LLC,
its Managing Member

By: [Signature]
Donald J. Trump, its President

GRANTEE:

RAY D. BERRY as TRUSTEE OF THE PAIKO TRUST

By: [Signature]
Ray D. Berry, Esq., as agent

Scott Segal, Esq.
Attorney-in-Fact for Ray D. Berry as Trustee of the Paiko Trust, as agent, by PoA dated 7/13/2015, to be duly recorded herewith.
The Condominium Unit building known as the Trump Park Avenue Condominium and located at and known as and by Street Number 502 Park Avenue, N.Y., N.Y., designated and described as Unit PH-24 hereinafter called the Unit in the Declaration (hereinafter called the Declaration) made by Trump Park Avenue LLC under the Condominium Act of the State of New York (Article 9-B of the Real Property Law of the State of New York), dated May 23, 2003 and recorded December 1, 2003 in the Office of the Register of The City of New York, County of New York as CRFN 20030004799330, as amended by First Amendment to Declaration dated December 10, 2003 and recorded December 16, 2003 as CRFN 2003000510829, Second Amendment to Declaration dated as March 1, 2004 recorded April 16, 2004 as CRFN 2004000232653, Third Amendment to Declaration dated as of August 16, 2004 recorded September 22, 2004 as CRFN 2004000694586, and by Fourth Amendment to Declaration dated as of November 22, 2004, recorded December 7, 2004 as CRFN 2004000755384, and by Fifth Amendment to Declaration dated as of December 15, 2004 and recorded December 16, 2004 as CRFN 2004000774087, and by Sixth Amendment to Declaration dated as of January 17, 2005 and recorded January 27, 2005 as CRFN 2005000054680, and by Seventh Amendment to Declaration dated as of April 4, 2005 and recorded April 12, 2005 as CRFN 2005000209605, and by Eighth Amendment to Declaration dated as of October 18, 2005 and recorded December 1, 2005 as CRFN 2005000664663, and by Ninth Amendment to Declaration dated as of December 13, 2005 and recorded June 4, 2007 as CRFN 2007000287680 establishing a plan for Condominium ownership of said Building and the land upon which the same is erected and also designated and described as Tax Lots No. 1255 in Block 1374 of Section 5, 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 said Building certified by Costas Kondylis & Associates, P.C. and filed as Condominium Plan No. 1304 and as Map No. 20030004799331 on December 1, 2003 in the aforesaid Register's Office.

Together with a 2.46212% undivided interest in the common elements.

The land on which said Building is located is bounded and described as follows:

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City, County and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of East 59th Street, and the westerly side of Park Avenue;

RUNNING THENCE westerly along the northerly side of East 59th Street, 140 feet;

THENCE northerly parallel with the westerly side of Park Avenue, 100 feet 5 inches to the center line of the block;

THENCE easterly along the center line of the block, 140 feet to the westerly side of Park Avenue;

THENCE southerly along the westerly side of Park Avenue, 100 feet 5 inches to the point or place of BEGINNING.

NOTE: Being District, Section, Block(s) 1374, Lot(s) 1255, Tax Map of the Borough of New York, County of New York.

Issued by
Madison Title Agency, LLC
56 West 45th Street, 12th Floor, New York, NY 10036
Telephone: 212-808-9400 Fax: 212-808-9420

NY Report - Legal Description

104925NYO/95
STATE OF NEW YORK  )
COUNTY OF NEW YORK  )

On July 16, 2015 before me, the undersigned, a Notary Public in and for said State, personally appeared Donald J. Trump, 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.

Notary Public

STATE OF NEW YORK  )
COUNTY OF NEW YORK  )

On July 24, 2015 before me, the undersigned, a Notary Public in and for said State, personally appeared Scott Sagal, 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.

Notary Public

STATE OF NEW YORK  )
COUNTY OF NEW YORK  )

On ______________ before me, the undersigned, a Notary Public in and for said State, personally appeared ______________, 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.

Notary Public
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<th>SUPPORTING DOCUMENT COVER PAGE</th>
<th>PAGE 1 OF 1</th>
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<td><strong>Document Date:</strong> 07-24-2015</td>
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<td><strong>Document Type:</strong> DEED</td>
<td><strong>Preparation Date:</strong> 07-28-2015</td>
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<tr>
<td><strong>ASSOCIATED TAX FORM ID:</strong> 2015072300162</td>
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**SUPPORTING DOCUMENTS SUBMITTED:**

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<td>RP - 5217 REAL PROPERTY TRANSFER REPORT</td>
<td>4</td>
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<tr>
<td>SMOKE DETECTOR AFFIDAVIT</td>
<td>1</td>
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</tbody>
</table>
**REAL PROPERTY TRANSFER REPORT**

STATE OF NEW YORK
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

---

**PROPERTY INFORMATION**

1. Property Location
   - 502 PARK AVENUE PH24
   - MANHATTAN 10022

2. Buyer Name
   - PAIKO TRUST
   - RAY D. BERRY AS TRUSTEE

3. Tax Billing Address
   - LAST NAME / COMPANY
   - FIRST NAME

4. Indicate the number of Assessment Roll parcels transferred on the deed
   - 1
   - # of Parcels OR Part of a Parcel

5. Property Size
   - (Front Feet) [X]
   - (Depth) [ ]

6. Seller Name
   - TRUMP PARK AVENUE LLC

7. Ownership Type
   - Condominium [ ]
   - New Construction on Vacant Land [ ]

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**SALE INFORMATION**

10. Sale Contract Date
    - 7/10/2015

11. Date of Sale / Transfer
    - 7/24/2015

12. Full Sale Price
    - $2,138,325.00

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

---

**ASSESSMENT INFORMATION**

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

14. Significant Change in Property Between Taxable Status and Sale Dates
    - Sign Here

15. Total Assessed Value (of all parcels in transfer)
    - 1,091,799

---

16. Building Class
    - R, 4

17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
    - MANHATTAN 1374 1255

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201507230016220104
# Real Property Transfer Report

**State of New York**  
**State Board of Real Property Services**  
**RP - 5217NYC**

## Property Information

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<th>PARK AVENUE PH24</th>
<th>MANHATTAN</th>
<th>10022</th>
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<tr>
<th>Buyer Name</th>
<th>PAIKO TRUST</th>
<th>RAY D. BERRY AS TRUSTEE</th>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Tax Address</th>
<th>STREET NUMBER AND STREET NAME</th>
<th>CITY OR TOWN</th>
<th>STATE</th>
<th>ZIP CODE</th>
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| 4. Indicate the number of Assessment Roll parcels transferred on the deed | 1 | # of Parcels OR | ❌ | Part of a Parcel |

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<th>5. Dead Property Size</th>
<th>FRONT FOOT</th>
<th>DEPTH</th>
<th>LATERAL</th>
<th>ADJACENT</th>
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<tr>
<th>8. Seller Name</th>
<th>TRUMP PARK AVENUE LLC</th>
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</table>

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

- [ ] A One Family Residential
- [ ] B 2 or 3 Family Residential
- [ ] C Residential Vacant Land
- [ ] D Non-Residential Vacant Land
- [ ] E Commercial
- [ ] F Apartment
- [ ] G Entertainment / Amusement
- [ ] H Community Service
- [ ] I Industrial
- [ ] J Public Service

## Sale Information

<table>
<thead>
<tr>
<th>10. Sale Contract Date</th>
<th>7 / 10 / 2015</th>
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<tr>
<th>11. Data of Sale / Transfer</th>
<th>7 / 24 / 2015</th>
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| 12. Full Sale Price $ | 2,138,325,000 |

( Full Sale Price is the total amount paid for this 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 | |

## Assessment Information

- FOR CITY USE ONLY
- C1. County Code [ ]  
- C2. Date Deed Recorded Month Day Year
- C3. Book [ ]  
- C4. Page [ ]  
- C5. CRFN [ ]

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

<table>
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<tr>
<th>15. Building Class</th>
<th>R. 4</th>
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| 16. Total Assessed Value (of all parcels in transfer) | 1,091,799,999 |

| 17. Borough, Block and Lot / Roll Identifier (If more than three, attach sheet with additional identifier(s)) | MANHATTAN 1374 1255 |

**201507230016220103**
<table>
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<tr>
<th>CERTIFICATION</th>
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<tbody>
<tr>
<td>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.</td>
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<tr>
<th>BUYER</th>
<th>BUYER'S ATTORNEY</th>
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<tbody>
<tr>
<td>Ray D. Purdy</td>
<td>Scott</td>
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<tr>
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<td>NAPLES</td>
<td>34106</td>
<td>Trump Peach Pecan Tree Farm</td>
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<td>Vice Pres.</td>
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2015072300162201
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 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.

<table>
<thead>
<tr>
<th>BUYERS</th>
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7-24-15
AFFIDAVIT OF COMPLIANCE
WITH SMOKE DETECTOR REQUIREMENT
FOR ONE- AND TWO-FAMILY DWELLINGS

State of New York )
) SS:
County of New York )

The undersigned, being duly sworn, deposes and says 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

502 PARK AVENUE
MANHATTAN, New York, 1374

PH24, Lot 1255 (the "Premises");

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).

Trump Park Avenue LLC

Name of Grantor (Type or Print)

by David Cohen

Signature of Grantor

Affidavit

Sworn to before me this 24th day of July 2015

PARIKU TRUST

Name of Grantee (Type or Print)

Ray D. Berry by Scott Segal as Agent

Signature of Granting

Sworn to before me this 24th day of July 2015

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, 1998, 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.

2015072300162101