

## POWER OF ATTORNEY

The undersigned, the Owner of Unit \_\_\_ in the Condominium known as ONE HANSON PLACE 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 dated \_\_\_\_\_, 2005, and recorded in the Kings County Office of the Register of the City of New York on \_\_\_\_\_, 200\_\_ CRFN No. \_\_\_ and on the Floor Plans on file in said office as Map No. \_\_\_\_\_, having an address at \_\_\_\_\_ do hereby nominate, constitute and appoint the persons who may from time to time constitute the Board of Managers of ONE HANSON PLACE CONDOMINIUM, having an address at One Hanson Place, Brooklyn, New York 11243 jointly, true and lawful attorneys-in-fact for the undersigned, coupled with an interest, with power of substitution:

(a) to acquire in the name of the Board of Managers, or in the name of the Board of Manager's designee, corporate or otherwise, on behalf of all Owners of Units in said Property, in accordance with their Common Interests: (i) any Unit whose Owner desires to abandon or sell the same, together with the undivided interest in the Common Elements appurtenant thereto, (ii) 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 or lease thereof, if any, and the rights and privileges appurtenant thereto, (iii) the interest of such Unit Owner 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

(b) to lease any Unit whose Owner desires to rent the same, at such price or on such rental, as the case may be, pursuant to the offer as required by the right of first refusal, and on such terms as said attorneys-in-fact shall deem proper, and thereafter to convey, sell, lease or mortgage (but not to vote the votes appurtenant thereto) and to otherwise deal with any such Units so acquired by them, or to sublease any Unit so leased by them 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.

(c) to prepare, execute, acknowledge and record on behalf of all Unit Owners, an amendment to the Declaration to either combine or subdivide Units and to reallocate the Common Interest of the affected Unit(s) among the newly established Unit(s), provided that all work in connection with the combination or subdivision was approved by the Condominium Board pursuant to the terms of Article 10 of the Declaration is performed in accordance with applicable law and the Common Interest of any other Unit will not be changed nor will the aggregate Common Interest for the new Unit(s) be greater than the aggregate Common Interest for the original Units; or

(d) to seek administrative and judicial review of the real property tax assessment, including retaining legal counsel on behalf of all Unit Owners and charging all Unit Owners a pro rata share of expenses, disbursements and legal fees for which charges the Board shall have a lien pursuant to Section 339 the New York Real Property Law.

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

The undersigned do hereby nominate, constitute and appoint CJUF II Hanson LLC ("Declarant") as attorney-in-fact for the undersigned, coupled with an interest, with power of substitution:

(a) to execute any application or other document required to be filed with any governmental or quasi governmental agency in connection with the alteration, improvement, addition, repair, subdivision, combination or use or operation of the Commercial Units, or Unsold Units;

(b) to amend from time to time the Declaration, the By-Laws and the Rules and Regulations of the Condominium, the Floor Plans or any of said documents, when such amendment shall be required (1) to file Floor Plans required by the New York Real Property Law Section 339-p of any portion or portions of the building and appurtenances which are incomplete at the time the Declaration is recorded, and to file along with said amendment to the Declaration and the Floor Plans, the verified statement of registered architect or licensed professional engineer certifying that the Floor Plans being filed simultaneously therewith, (2) to reflect any changes in Unsold Units and Limited Common Elements appurtenant thereto and/or the reapportionment of the Common Interests of the affected Unsold Units resulting therefrom made by Declarant or its designee in accordance with Article 10 of the Declaration or (3) (a) an institutional lender to make a mortgage loan secured by a mortgage on any Unit, (b) any governmental agency having regulatory jurisdiction over the Condominium, or (c) any title insurance company selected by Sponsor 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, physical modification to the undersigned's Unit, or (iii) adversely affect the priority or validity of the lien of any purchase money mortgage or any 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) and 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. The terms, covenants and conditions contained in, and the powers granted pursuant to this paragraph shall remain in full force and effect until such time as the Declarant or Declarant assignee(s) shall cease to own any Units in the Condominium.

