POWER OF ATTORNEY

The undersigned, _____, the owner of Unit Number _____ in the Building known as number 30-44 29th Street, Astoria, New York, in the Declaration establishing the Victoria Hall Condominium, dated _____, 198_, recorded in the Office of the Register of New York City, in Queens County, on _____, 198_, in Reel _____, at Page _____, and on the Floor Plans on file in said Register's Office as Condominium Plan No. _____, do hereby nominate and appoint _____ and _____ and _____, constituting the Board of Managers of Victoria Hall Condominium, and their successors in office, jointly, true and lawful attorneys-in-fact for the undersigned, coupled with an interest, with power of substitution, to acquire in their own name, as members of the Board of Managers, or in the name of their designee, corporate or otherwise, on behalf of all owners of units in said property, in accordance with their respective common interests, any unit whose owner desires to abandon or sell the same, the undivided interest in common elements appurtenant thereto, 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 interest of such unit owners in all other assets of the Condominium (hereinafter collectively called the "Appurtenant Interests") or any unit, together with the Appurtenant Interests, which shall be the subject of a foreclosure or other judicial sale, or to lease any unit whose owner desires to rent the same, at such price or at such rental, as the case may be, and on such other terms and conditions as said attorneys-in-fact shall deem proper, and thereafter to convey, sell, lease, mortgage, vote the votes appurtenant thereto (other than for the election of members of the Board of Managers) or otherwise deal with any such unit so acquired by them, or to sublease any such unit so leased by them, on such terms and conditions 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.

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

This power of attorney shall be irrevocable.

IN WITNESS WHEREOF, the undersigned has (have) executed this Power of Attorney this _____ day of _____, 198_.

_____

_____

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

On the _____ day of _____, 198_, before me personally came _____, to me known and known to me to be the individual(s) described in, and who executed the foregoing instrument, and duly acknowledged to me that he executed the same.

_____
Notary Public