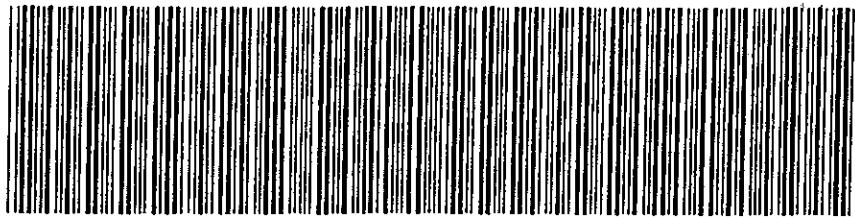


NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER

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.



2004101302567001002E6EB1

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 4

Document ID: 2004101302567001

Document Date: 09-21-2004

Preparation Date: 10-13-2004

Document Type: DEED

Document Page Count: 3

PRESENTER:

FIRST AMERICAN TITLE INS. CO., HUDSON  
VALLEY  
188 EAST POST RD. (PICK-UP BY GAIL)  
3008-15270 (LIZ R.)  
WHITE PLAINS, NY 10601  
914-428-3433

RETURN TO:

FRIEDBERG GREENER COHEN LLP  
444 MADISON AVENUE  
SUITE 805  
NEW YORK, NY 10022

PROPERTY DATA

|           |       |     |            |                      |
|-----------|-------|-----|------------|----------------------|
| Borough   | Block | Lot | Unit       | Address              |
| MANHATTAN | 1070  | 49  | Entire Lot | 534 WEST 42ND STREET |

Property Type: INDUSTRIAL BUILDING

CROSS REFERENCE DATA

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

PARTIES

GRANTOR/SELLER:

THE LITTLE GODDESS, INC.  
C/O FRIEDMAN & LAROSA, INC., 1344 LEXINGTON  
AVENUE  
NEW YORK, NY 10128

GRANTEE/BUYER:

DOJO WEST 42ND REALTY LLC  
2025 BROADWAY, SUITE 21K  
NEW YORK, NY 10023

FEES AND TAXES

|                          |         |  |             |
|--------------------------|---------|--|-------------|
| Mortgage                 |         | Recording Fee:                             | \$ 52.00    |
| Mortgage Amount:         | \$ 0.00 | Affidavit Fee:                             | \$ 0.00     |
| Taxable Mortgage Amount: | \$ 0.00 | NYC Real Property Transfer Tax Filing Fee: | \$ 165.00   |
| Exemption:               |         | NYS Real Estate Transfer Tax:              | \$ 7,200.00 |
| 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 |  |             |

NYC HPD Affidavit in Lieu of Registration Statute



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

Recorded/Filed 11-03-2004 15:57

City Register File No.(CRFN):

2004000679543

*Garrett McMillan*  
City Register Official Signature

First American Title Insurance Company  
188 East Post Road  
White Plains, New York 10601  
(800) 942-1893 TEL: (914) 428-3433  
FAX: (914) 428-0159

3008-15270  
B-1070  
L-49

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS  
(INDIVIDUAL OR CORPORATION)**

**CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND  
REVIEWED BY ATTORNEYS  
FOR SELLER AND PURCHASER BEFORE SIGNING.**

**THIS INDENTURE**, made the 21<sup>st</sup> day of September, two thousand four, between **THE LITTLE GODDESS, INC.**, having an address c/o Friedman & Larosa, Inc., 1344 Lexington Avenue, New York, New York 10128, party of the first part, **DOJO WEST 42ND REALTY LLC**, having an office at 2025 Broadway, Suite 21K, New York, New York 10023, party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs, or successors and assigns of the party of the second part forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, and State of New York, as described in Schedule A annexed hereto and made a part hereof.

**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof, **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises, **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

**AND** the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever.

**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

**IN PRESENCE OF:**

*Natalie Nasri*

THE LITTLE GODDESS, INC.

By *Angelina Fiordelisi*  
Name: *Angelina Fiordelisi*  
Title: *President*

STATE OF NEW YORK )  
COUNTY OF *new york* ) ss.

On the 21<sup>st</sup> day of September, in the year 2004, before me, the undersigned, a Notary Public in and for said state, personally appeared Adelia Scordellis personally known to me or proved to me on the basis of satisfactory evidence to be the person(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 person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Victoria P. Goffe  
Notary Public

---

## Notary Public

**VICTORIA P. APOSTLE**  
Notary Public, State of New York  
No. 01AP4614741  
Qualified in New York County  
Commission Expires May 31, 2007

### Section:

Block: 1070

Lot: 49

County: New York

Address: 534 West 42<sup>nd</sup> Street  
New York, New York

## **Bargain and Sale Deed**

### With Covenant Against Grantors Acts

Title No.:

RETURN BY MAIL TO:

## THE LITTLE GODDESS, INC.,

Friedberg Greener Cohen LLP  
444 Madison Avenue, Suite 805  
New York, New York 10022  
Attention: Jeffrey Greener, Esq.

DOJO WEST 42ND REALTY LLC.

**EXHIBIT A**

**LEGAL DESCRIPTION**

ALL that certain plot, piece and parcel of land, situate and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the southerly side of West 42<sup>nd</sup> Street at the center of a party wall distant 396 feet 3 inches westerly from the southwesterly corner of West 42<sup>nd</sup> Street and 10<sup>th</sup> Avenue;

RUNNING THENCE southerly parallel with 10<sup>th</sup> Avenue and part of the way through a party wall, 98 feet 9 inches to the center line of the block between 41<sup>st</sup> and 42<sup>nd</sup> Streets;

THENCE westerly along said center line of the block and parallel with West 42<sup>nd</sup> Street, 19 feet and 7 inches;

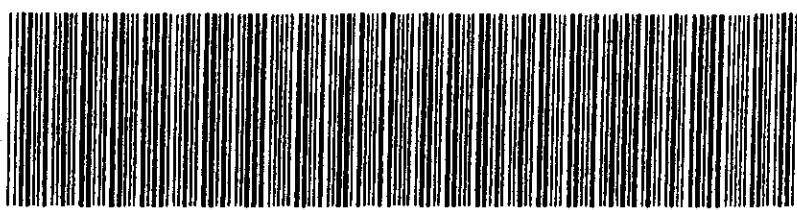
THENCE northerly parallel with 10<sup>th</sup> Avenue, 98 feet 9 inches to the southerly side of West 42<sup>nd</sup> Street running in part through the center of a party wall of a house and lot adjoining said premises on the west;

THENCE easterly along the southerly side of West 42<sup>nd</sup> Street, 19 feet 7 inches to the point or place of BEGINNING.

Exhibit A

118777.00401/6357915v1

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



**2004101302567001002SA030**

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID: 2004101302567001**

**Document Date: 09-21-2004**

**Preparation Date: 10-13-2004**

**Document Type: DEED**

**ASSOCIATED TAX FORM ID: 2004083000360**

**SUPPORTING DOCUMENTS SUBMITTED:**

**RP - 5217 REAL PROPERTY TRANSFER REPORT**

**Page Count**

**2**

3008-15270

FOR CITY USE ONLY

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



## REAL PROPERTY TRANSFER REPORT

STATE OF NEW YORK  
STATE BOARD OF REAL PROPERTY SERVICES

RP - 5217NYC

(Rev 11/2002)

## PROPERTY INFORMATION

1. Property Location 534 WEST 42ND STREET MANHATTAN 10036  
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name DOJO WEST 42ND REALTY 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 FRONT FEET DEPTH OR ACRES Check the boxes below as they apply:

6. Ownership Type is Condominium

7. New Construction on Vacant Land 

8. Seller Name THE LITTLE GODDESS, INC. 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  One Family Residential C  Residential Vacant Land E  Commercial G  Entertainment / Amusement I  Industrial  
 B  2 or 3 Family Residential D  Non-Residential Vacant Land F  Apartment H  Community Service J  Public Service

## SALE INFORMATION

10. Sale Contract Date 8 / 16 / 2004  
 Month Day Year

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

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

11. Date of Sale / Transfer 9 / 21 / 2004  
 Month Day Year

12. Full Sale Price 1 8 0 0 0 0 0

( 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

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

15. Building Class J 7

16. Total Assessed Value (of all parcels in transfer) 1,983,600

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

MANHATTAN 1070 49

## 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.

DOJO WEST 42ND REALTY LLC BUYER

By: *John J. Murphy* 9-21-04  
 BUYER SIGNATURE DATE

## BUYER'S ATTORNEY

Greener Jeffrey  
 LAST NAME FIRST NAME

Name: *John J. Murphy*  
 Title: *2025 Broadway, Suite 21K*  
 STREET NUMBER STREET NAME (AFTER SALE)

New York NY 10023  
 CITY OR TOWN STATE ZIP CODE

212 829-9090  
 AREA CODE TELEPHONE NUMBER  
 THE LITTLE GODDESS INC. SELLER  
 By: *John J. Murphy* 9/21/04  
 SELLER SIGNATURE DATE

Name: *John J. Murphy*  
 Title: *2025 Broadway, Suite 21K*

2004083000360201

## 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 wilful 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.

|                              |                                |  |                            |                                   |                        |
|------------------------------|--------------------------------|--|----------------------------|-----------------------------------|------------------------|
| DOJO WEST 42ND<br>REALTY LLC |                                | BUYER                                    | 9-21-04                    | BUYER'S ATTORNEY                  |                        |
| By: <i>[Signature]</i>       | Name: 2025 Broadway, Suite 21K |  | DATE                       | Greener                           | Jeffrey                |
| STREET NUMBER<br>New York    |                                | STREET NAME (AFTER SALE)<br>CITY OR TOWN | STATE<br>NY                | LAST NAME<br>212                  | FIRST NAME<br>829-9090 |
| ZIP CODE<br>10023            |                                | AREA CODE<br>THE LITTLE<br>GODDESS, INC. | TELEPHONE NUMBER<br>SELLER | DATE<br>9/21/04                   |                        |
| SELLER SIGNATURE             |                                | SELLER SIGNATURE                         |                            | Name: <i>Angelina Francellisi</i> |                        |
|                              |                                |  |                            | Title: <i>President</i>           |                        |

2004083000360201