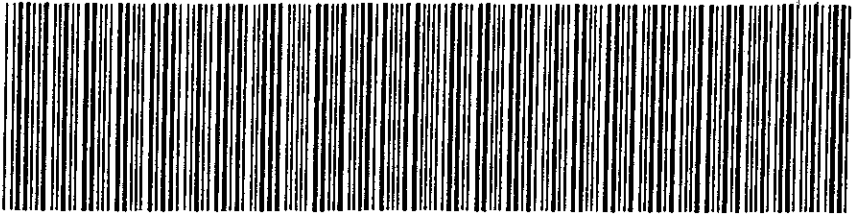


NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER

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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:	
Exemption:			\$	165.00
TAXES: County (Basic):	\$	0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$	0.00	\$	7,200.00
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 Statem



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

Annette McMill

City Register Official Signature

**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 21st 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 Nami

THE LITTLE GODDESS, INC.

By: *Angelina Fiordellisi*
Name: Angelina Fiordellisi
Title: President

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

On the 21st day of September, in the year 2004, before me, the undersigned, a Notary Public in and for said state, personally appeared *Angela Scordellia* 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. Apostle
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 42nd Street
New York, New York

Bargain and Sale Deed
With Covenant Against Grantors Acts

Title No.: _____

THE LITTLE GODDESS, INC.,

TO

DOJO WEST 42ND REALTY LLC.

RETURN BY MAIL TO:

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

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 42nd Street at the center of a party wall distant 396 feet 3 inches westerly from the southwesterly corner of West 42nd Street and 10th Avenue;

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

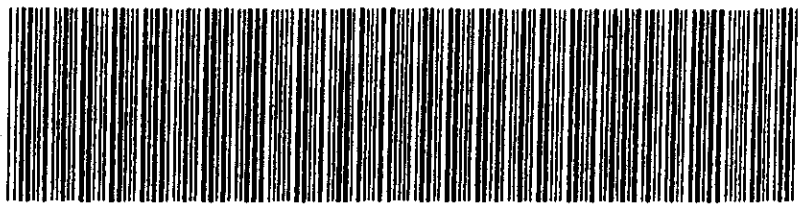
THENCE westerly along said center line of the block and parallel with West 42nd Street, 19 feet and 7 inches;

THENCE northerly parallel with 10th Avenue, 98 feet 9 inches to the southerly side of West 42nd 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 42nd Street, 19 feet 7 inches to the point or place of BEGINNING.

Exhibit A

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:

Page Count
2

RP - 5217 REAL PROPERTY TRANSFER REPORT

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded Month / Day / Year
C3. Book OR C4. Page
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	<div style="border-bottom: 1px solid black; padding-bottom: 2px;">534</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">STREET NUMBER</div>	<div style="border-bottom: 1px solid black; padding-bottom: 2px;">WEST 42ND STREET</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">STREET NAME</div>	<div style="border-bottom: 1px solid black; padding-bottom: 2px;">MANHATTAN</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">BOROUGH</div>	<div style="border-bottom: 1px solid black; padding-bottom: 2px;">10036</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">ZIP CODE</div>
2. Buyer Name	<div style="border-bottom: 1px solid black; padding-bottom: 2px;">DOJO WEST 42ND REALTY LLC</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">LAST NAME / COMPANY</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">FIRST NAME</div>			
3. Tax Billing Address	<div style="border-bottom: 1px solid black; padding-bottom: 2px;">Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form)</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">LAST NAME / COMPANY</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">FIRST NAME</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">STREET NUMBER AND STREET NAME</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">CITY OR TOWN</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">STATE</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">ZIP CODE</div>			
4. Indicate the number of Assessment Roll parcels transferred on the deed	<div style="border-bottom: 1px solid black; padding-bottom: 2px;">1</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;"># of Parcels OR <input type="checkbox"/> Part of a Parcel</div>			
5. Deed Property Size	<div style="border-bottom: 1px solid black; padding-bottom: 2px;">FRONT FEET</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">X</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">DEPTH</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">OR</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">ACRES</div>			
6. Seller Name	<div style="border-bottom: 1px solid black; padding-bottom: 2px;">THE LITTLE GODDESS, INC.</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">LAST NAME / COMPANY</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">FIRST NAME</div>			
7. Check the box below which most accurately describes the use of the property at the time of sale:	<div style="border-bottom: 1px solid black; padding-bottom: 2px;">LAST NAME / COMPANY</div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">FIRST NAME</div>			

4A. Planning Board Approval - N/A for NYC

4B. Agricultural District Notice - N/A for NYC

Check the boxes below as they apply:

6. Ownership Type is Condominium ☐

7. New Construction on Vacant Land ☐

SALE INFORMATION

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

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 _____

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

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

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) 198,360

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 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 BUYER
By: [Signature] LLC
BUYER SIGNATURE DATE
Name:
Title:
2025 Broadway, Suite 21K
STREET NUMBER STREET NAME (AE/EB/SA/EA)

BUYER'S ATTORNEY

Greener Jeffrey
LAST NAME FIRST NAME

212 | 829-9090

AREA CODE TELEPHONE NUMBER
THE LITTLE GODDESS • SELLER

By  INC. SELLER 9/21/4
SELLER SIGNATURE DATE
Name: _____
Title: _____ 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 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'S ATTORNEY	
By: <i>[Signature]</i>	<i>[Signature]</i>	Greener	Jeffrey
Name: <i>[Signature]</i>	Title: <i>[Signature]</i>	LAST NAME	FIRST NAME
2025 Broadway, Suite 21K		212	829-9090
STREET NUMBER	STREET NAME (AFTER SALE)	AREA CODE	TELEPHONE NUMBER
New York	NY	10023	
CITY OR TOWN	STATE	ZIP CODE	
		THE LITTLE GODDESS, INC.	SELLER
		By: <i>[Signature]</i>	DATE: 9/21/04
		SELLER SIGNATURE	
		Name: Angelina Fradellisi	
		Title: <i>[Signature]</i>	

2004083000360201