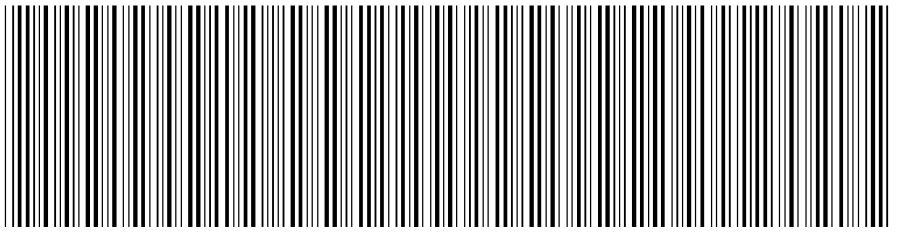


**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

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RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 5

Document ID: 2021063000881001

Document Date: 06-28-2021

Preparation Date: 07-07-2021

Document Type: DEED

Document Page Count: 4

PRESENTER:

BAY ABSTRACT CORP.
25 REEVE PLACE
BROOKLYN, NY 11218
718-840-5860
DAVID@DFAINKICH.COM

RETURN TO:

MICHAEL . SHAMPAN, BELKIN BURDEN GOLDMAN, LLP
270 MADISON AVENUE
NEW YORK, NY 10016

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	555	40	Entire Lot	109 EAST 9 STREET
Property Type: COMMERCIAL REAL ESTATE				

CROSS REFERENCE DATA

CRFN: 2019000284266

PARTIES

GRANTOR/SELLER:

CHARM COFFEE LLC
10271 MONTE MAR DRIVE
LOS ANGELES, CA 90064

GRANTEE/BUYER:

109E9 LLC
18 BRIDGE STREET, SUITE 2D
BROOKLYN, NY 11201

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

Recording Fee: \$ 57.00

Affidavit Fee: \$ 0.00

Filing Fee:

\$ 250.00

NYC Real Property Transfer Tax:

\$ 87,937.50

NYS Real Estate Transfer Tax:

\$ 21,775.00

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE**

CITY OF NEW YORK

Recorded/Filed 07-07-2021 16:58

City Register File No.(CRFN):

2021000258220



Annette McMill

City Register Official Signature

DEED

THIS INDENTURE, made the ~~6th~~ 23rd day of June, 2021,

BETWEEN **CHARM COFFEE LLC**, a New York limited liability company, having an address of 10271 Monte Mar Drive, Los Angeles, CA 90064, party of the first part, and

109E9 LLC, a New York limited liability company, having an address at 18 Bridge Street, Suite 2D, Brooklyn, NY 11201, party of the second part;

WITNESSETH, that the party of the first part, in consideration of Ten Dollars (\$10.00) and other valuable consideration paid by the party of the second part, does hereby remise, release and quitclaim 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 of land, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

Parcel "A"

BEGINNING at a point on the northerly side of Ninth Street in said City distant 100 feet westerly from the northwesterly corner of Ninth Street and Third Ave.; running thence northerly and parallel with Third Ave. 23 Feet and four inches; thence westerly and parallel with said Ninth St. 37 feet and six inches to the centre of a certain court or alley called Lafayette Court; thence southerly along the centre line of said Lafayette Court and parallel with Third Ave. 23 feet and four inches to the northerly side of said Ninth St.; and thence easterly along the northerly side of said Ninth St., 37 feet and six inches to the point or place of beginning; SUBJECT to a right of way over said Lafayette Court or alley;

Parcel "B"

BEGINNING at a point where a line drawn parallel with East Ninth St. and distant 23 feet, four inches northerly therefrom is intersected by a line drawn parallel with Third Ave. and distant 100 feet westerly therefrom; running thence westerly and parallel with East Ninth St., 30 feet more or less to the easterly side of Lafayette Court as the same is shown on a map entitled "Plan of Stables and Lots on Lafayette Court, New York, made August 26, 1833, by R. Higham, Architect," and filed October 10, 1833, by Seth Geer in the office of the Register of the City and County of New York by the number 238; and running thence northerly along the said easterly side of Lafayette Court to a point distant 114 feet, 8 1/2 inches south of the southerly side of East Tenth St. measured on a line drawn at right angles thereto; thence easterly and parallel with East Tenth St. and part of the distance through a party wall, thirty feet more or less to a point distant 100 feet west of the westerly side of Third Ave., measured along a line drawn at right angles thereto; thence southerly and parallel with the westerly side of Third Ave., 46 feet, six inches to the point or place of beginning; TOGETHER with all right, title and interest, if any, of the grantor of, in and to the land lying in the bed of said Lafayette Court;

The premises aforesaid, hereby conveyed, are known by street and number as 109 East 9th Street, Borough of Manhattan, City, County and State of New York.

SUBJECT to restrictions imposed by the City Plan, adopted pursuant to Sections 242-A and 242-B of The Charter of the City of New York, so far as the same may affect the premises hereinbefore described;

SUBJECT to a party-wall agreement recorded in Liber 74, Page 9, of Conveyances, in Sec. 2.

SUBJECT to the rights of tenants occupying said premises.

THIS CONVEYANCE includes all of the right, title and interest of the party of the first part of, in and to East Ninth Street to the centre line thereof, in front of and adjoining said premises.

For information only: Block 55, Lot 40

Property Address: 109 East 9th Street, New York, NY 10003

Being and intended to be the same premises conveyed to the party of the first part by deed from Gail Weingast and Joan Saperstein as Trustees of the HERBERT AND ELEANOR WEINGAST JOINT REVOCABLE TRUST dated January 7, 2005 (aka Herbert Weingast Trust) and Gail Weingast and Joan Saperstein as Trustees of the MARITAL TRUST UNDER THE HERBERT AND ELEANOR WEINGAST JOINT REVOCABLE TRUST DATED January 7, 2004, as tenants-in-common dated August 29, 2019, recorded September 5, 2019 under City Register File No. 201900084266.

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, if any, 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, 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 costs 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.

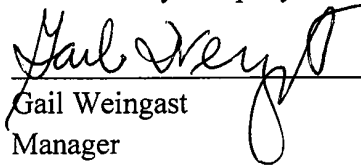
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:



CHARM COFFEE LLC,
a New York limited liability company


By:
Name:
Title:



Gail Weingast
Manager

State of Colorado)
County of Denver) ss:

On the 24 day of June in the year 2021 before me, the undersigned, personally appeared **Gail Weingast**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual (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 individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Signature and Office of Individual
Taking acknowledgement

My commission expires: NOV. 04, 2021

MIRIAN TREJO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194041794
MY COMMISSION EXPIRES NOV. 04, 2023

Deed

CHARM COFFEE LLC

Block 555

Lots 40

109E9 LLC

County New York

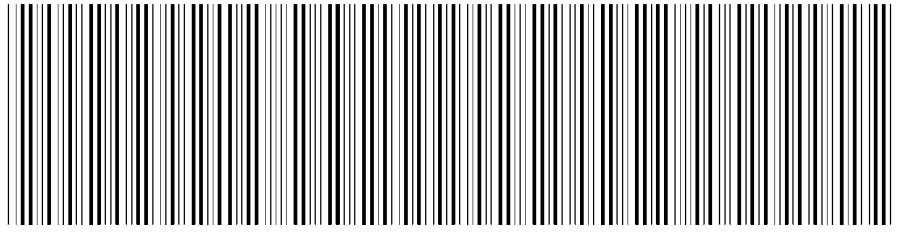
Street Address 109 East 9th Street
New York, New York

Return By Mail To:

Michael J. Shampian
Belkin Burden Goldman, LLP
270 Madison Avenue
New York, NY 10016

Reserve This Space For Use Of Recording Office

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2021063000881001003S4294

SUPPORTING DOCUMENT COVER PAGE

PAGE 1 OF 1

Document ID: 2021063000881001
Document Type: DEED

Document Date: 06-28-2021

Preparation Date: 07-07-2021

ASSOCIATED TAX FORM ID: 2021062000047

SUPPORTING DOCUMENTS SUBMITTED:

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING
RP - 5217 REAL PROPERTY TRANSFER REPORT

1
2

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded / /
 Month Day Year

C3. Book C4. Page

C5. CRFN



REAL PROPERTY TRANSFER REPORT
 STATE OF NEW YORK
 STATE BOARD OF REAL PROPERTY SERVICES
RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 109 EAST 9 STREET MANHATTAN 10003
 STREET NUMBER STREET NAME BOROUGH ZIP CODE

2. Buyer Name 109E9 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 1 # of Parcels OR Part of a Parcel

5. Deed Property Size FRONT FEET X DEPTH OR ACRES

8. Seller Name CHARM COFFEE LLC
 LAST NAME / COMPANY FIRST NAME

 LAST NAME / COMPANY FIRST NAME

- 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

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 3 / 10 / 2021
 Month Day Year

11. Date of Sale / Transfer 6 / 28 / 2021
 Month Day Year

12. Full Sale Price \$ 3,350,000
 (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 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

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

15. Building Class K, 4 16. Total Assessed Value (of all parcels in transfer) 1,012,500
 17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional identifier(s))
 MANHATTAN 555 40

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.

<i>M. Beyrole</i> BUYER SIGNATURE			BUYER		6/28/2021 DATE		BUYER'S ATTORNEY	
109 EAST 9TH STREET							LAST NAME FIRST NAME	
STREET NUMBER STREET NAME (AFTER SALE)			AREA CODE		TELEPHONE NUMBER			
NEW YORK			NY		10003			
CITY OR TOWN			STATE		ZIP CODE		SELLER SIGNATURE DATE	
							<i>Sale Agent</i> 6/24/2021	