

Meeting Date: _____

APPLICANT INFORMATION:

Name of applicant(s): NUYORES LLC

Trade name (DBA): _____

Premises address: 154 W 13th ST.

Cross Streets and other addresses used for building/premise:
6th - 7th AVES

CONTACT INFORMATION:

Principal(s) Name(s): OSCAR LORENZI

Office or Home Address: 154 W 13th ST.

City, State, Zip: N.Y. N.Y. 10011

Telephone #: [REDACTED] email: [REDACTED]

Landlord Name / Contact: CREDIT SHELTER TRUST U/W/O JOHN P. WORT

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):

OSCAR LORENZI

JONATHAN CHARNAV

NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD

CONTENDO 88^E 11th ST. #1322467 4/2021 - 3/2024

SEE LIST ATTACHED

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):

WE WILL BE A FAMILY RESTAURANT SERVING A FUSION MENU

Oscar Lorenzzi

Contento (chef-Owner April 2021-March 2024)

88 east 111 th street ground level

Nice Matin (Exec Chef, March 2017-March 2020)

201W 79 th St, New York, NY 10024

Waverly Inn (Exec Chef, Feb 2015- March 2017)

16 Bank St, New York, NY 10014

Jonathan Charnay

Fouquets, 456 Greenwich St, New York, NY 10013

April 2023 to present

Masa, 10 Columbus Circle, New York, NY 10019

August 2017 to March 2023

Bouley, 161 Duane St, New York, NY 10013

June 2015 to July 2017

WHAT TYPE(S) OF LICENSE(S) ARE YOU APPLYING FOR (MARK ALL THAT APPLY):

- a new liquor license (Restaurant Tavern / On premise liquor Other)
- an UPGRADE of an existing Liquor License
- an ALTERATION of an existing Liquor License
- a TRANSFER of an existing Liquor License
- a HOTEL Liquor License
- a DCA CABARET License
- a CATERING / CABARET Liquor License
- a BEER and WINE License
- a RENEWAL of an existing Liquor License
- an OFF-PREMISE License (retail)
- OTHER : _____

If upgrade, alteration, or transfer, please describe specific nature of changes:
(Please include physical or operational changes including hours, services, occupancy, ownership, etc.)

THE APPLICANT IS BUYING THE ASSETS OF THE OLD LICENSEE.

If this is for a new application, please list previous use of location for the last 5 years:

RESTAURANT

Is any license under the ABC Law currently active at this location? yes no

If yes, what is the name of current / previous licensee, license # and expiration date: _____

PEI MUSSEL KITCHEN LLC #1243641 EXP. 8/31/26 SINCE 2011

Have any other licenses under the ABC Law been in effect in the last 10 years at this location?
 yes no

If yes, please list DBA names and dates of operation:

N/A

PREMISES:

By what right does the applicant have possession of the premises?

Own Lease Sub-lease Binding Contract to acquire real property other: _____

Type of Building: Residential Commercial Mixed (Res/Com) Other: _____

Number of floor: 4 Year Built: 1920 ALTERED - 1989

Describe neighboring buildings: MIXED USE

Zoning Designation: R8 CL C1-5

Zoning Overlay or Special Designation (applicable) SPECIAL CLINTON DISTRICT

Block and Lot Number: 1036 / 61

Does the premise occupy more than one building, zoning lot, tax lot or more than one floor? yes no

Is the premise located in a historic district? yes no

(if yes, have all exterior changes or changes governed by the Landmarks Preservation Commission (LPC) been approved by the LPC? yes no, please explain: IF WE MAKE CHANGES THEY WILL BE APPROVED

Will any outside area or sidewalk café be used for the sale or consumption of alcoholic beverages? (including sidewalk, roof and yard space) no yes : explain _____

What is the proposed Occupancy? RESTAURANT

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits? no yes

If yes, what is the maximum occupancy for the premises? 110

If yes, what is the use group for the premises? 6

If yes, is proposed occupancy permitted? yes no, explain: _____

If your occupancy is 75 or greater, do you plan to apply for Public Assembly permit? yes no

Do you plan to file for changes to the Certificate of Occupancy? yes no (if yes, please provide copy of application to the NYC DOB)

Will the façade or signage be changed from what currently exist at the premise? no yes

(if yes, please describe: WE WILL INSTALL A NEW AWNING COVER WITH OUR NAME ON THE EXISTING AWNING FRAME

INTERIOR OF PREMISES:

APPROX 2100 SQ FT

What is the total licensed square footage of the premises? _____

If more than one floor, please specify square footage by floors: N/A

If there is a sidewalk café, rear yard, rooftop, or outside space, what is the square footage of the area?
NO

If more than one floor, what is the access between floors? N/A

How many entrances are there? 1 How many exits? 2 How many bathrooms? 2

Is there access to other parts of the building? no yes, explain: _____

OVERALL SEATING INFORMATION:

Total number of tables? 23 Total table seats? 77

Total number of bars? 1 Total bar seats? 10

Total number of "other" seats? — please explain: _____

Total OVERALL number of seats in Premises: 87

BARS:

How many *stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 9

How many service bars are being applied for on the premises? 0

Any food counters? no yes, describe: _____

For Alterations and Upgrades:

Please describe all current and existing bars / bar seats and specific changes: _____

* A stand-up bar is any bar or counter (whether seating or not) over which a member of the public can order, pay for and receive food and alcoholic beverages.

PROPOSED METHOD OF OPERATION:

What type of establishment will this be? (check all that apply)

Bar Bar & Food Restaurant Club/ Cabaret Hotel Other: _____

What are the Hours of Operation?

Sunday: 5^P to 11^P Monday: 5^P to 11^P Tuesday: 5^P to 11^P Wednesday: 5^P to 11^P Thursday: 5^P to 11^P Friday: 5^P to 11^P Saturday: 5^P to 11^P

Will the business employ a manager? no ___ yes, name / experience if known : OWNERS WILL MANAGE

Will there be security personnel? no ___ yes(if yes, what nights and how many?) _____

Do you have or plan to install French doors, accordion doors or windows that open? no ___ yes

If yes, please describe : _____

Will you have TV's ? no ___ yes (how many?) _____

Type of MUSIC / ENTERTAINMENT: ___ Live Music ___ Live DJ ___ Juke Box Ipod / CDs ___ none

Expected Volume level: Background (quiet) ___ Entertainment level ___ Amplified Music
(check all that apply)

Do you have or plan to install soundproofing? ___ no yes EXISTING, BUT WILL UPGRADE IT

IF YES, will you be using a professional sound engineer? NO

Please describe your sound system and sound proofing: I PAD + SEVERAL SMALL SPEAKERS

Will you be permitting: NO promoted events NO scheduled performances NO outside promoters

NO any events at which a cover fee is charged? NO private parties

Do you have plans to manage or address vehicular traffic and crowd control on the sidewalk caused by your establishment? no ___ yes (if yes, please attach plans)

Will you be utilizing NO ropes NO movable barriers NO other outside equipment (describe) _____

Are your premises within 200 feet of any school, church or place of worship? ___ no yes

If there is a school, church or place of worship within 200 feet of your premises or on the same block, please submit a block plot diagram or area map showing its' location in proximity to your applicant premises (no larger than 8 1/2 " x 11").

Indicate the distance in feet from the proposed premise:

Name of School / Church: CITY AND COUNTRY SCHOOL

Address: 146 W 13th ST Distance: 85 FT

THIS ESTABLISHMENT HAS BEEN CONTINUOUSLY LICENSED SINCE THE 1960'S SUCH THAT IT PRE-DATES THE ERECTION OF THE SCHOOL.


Name of School / Church: _____

Address: _____ Distance: _____

Name of School / Church: _____

Address: _____ Distance: _____

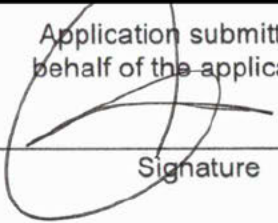
Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: OSCAR CORONZI Phone: 

Address: 154 W 13th ST. NY NY 10011

Email: 

Application submitted on behalf of the applicant by:



Signature

Print or Type Name MICHAEL KELLY

Title REPRESENTATIVE

Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.





Community Board 2,
Manhattan SLA Licensing Committee
Donna Raftery, Co-Chair
Robert Ely, Co-Chair

This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Proximity Report For:	
Location	154 W 13th St, New York, New York, 10011
Geocode	Latitude: 40.73751 Longitude: -73.99962
Report Generated On	4/21/2025

8 Closest Liquor Stores		
Name	Address	Distance
MAHADEV INC License ID: 0100-21-113685 Legacy Serial No.: 1265163	242 W 14TH ST NEW YORK, New York 10011	671 ft
CHELSEA WINE COUNTRY INC License ID: 0100-22-116784 Legacy Serial No.: 1196366	86 7TH AVENUE 15TH ST. & 16TH STS. NEW YORK, New York 10011	750 ft
FARMERS FIZZ LLC License ID: 0100-22-116320 Legacy Serial No.: 1266747	35 1/2 GREENWICH AVE NEW YORK, New York 10014	839 ft
MFR RETAILING LLC License ID: 0100-22-116120 Legacy Serial No.: 1300071	249 W 13TH ST NEW YORK, New York 10011	842 ft
VILLAGE WINE CELLAR INC License ID: 0100-21-113978 Legacy Serial No.: 1288335	448 AVENUE OF THE AMERICAS NEW YORK, New York 10011	1,016 ft
SKM HOLDINGS LLC License ID: 0100-22-116987 Legacy Serial No.: 1280102	185 GREENWICH ST STORE#LL2370 UPPR LEVEL WALL ST NEW YORK, New York 10007	1,075 ft
J V WINES INC License ID: 0100-22-116890 Legacy Serial No.: 1273476	145 7TH AVE S NEW YORK, New York 10014	1,155 ft
WINE GALLERY INC,THE License ID: 0100-21-114481 Legacy Serial No.: 1023576	576 6TH AVENUE NEW YORK, New York 10011	1,181 ft

Schools within 500 feet		
Name	Address	Distance
CITY AND COUNTRY SCHOOL	146 W 13TH ST NEW YORK, NY 10011	85 ft

Churches within 500 feet	
Name	Distance
Collegiate Reformed Church	296 ft
Church Of The Village - A Progressive United Methodist Community	349 ft

Churches within 500 feet

Name	Distance
CityVine Church @ The Salvation Army	358 ft

Pending On Premises Liquor Licenses within 750 feet

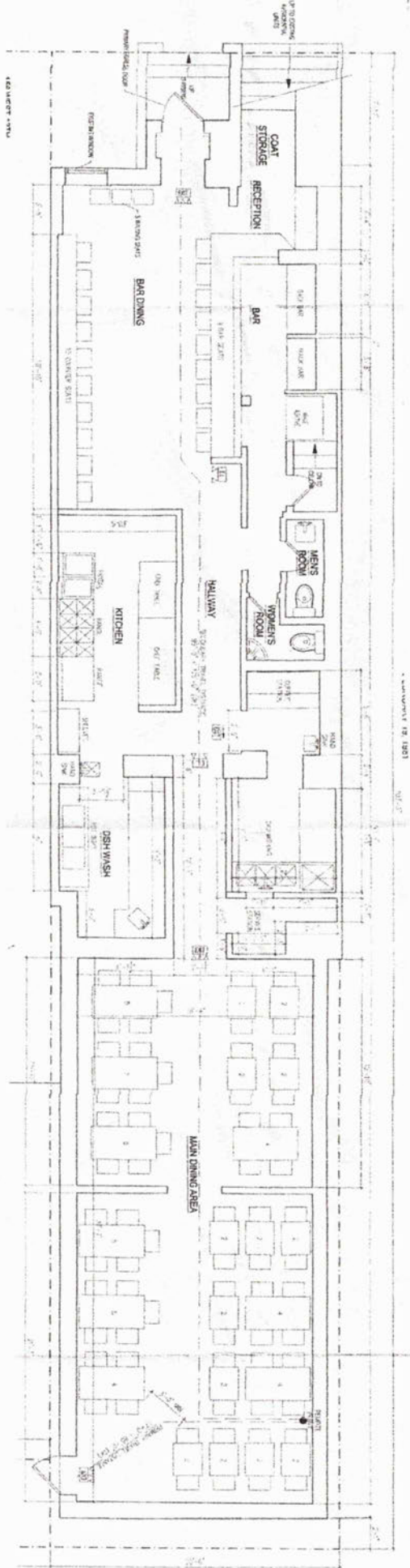
Name	Address	Distance
Dahla Exclusive Inc Application ID: NA-0340-24-127839	202 W 14th St New York, New York 10011	454 ft
Sanmiwago 66 Inc Application ID: NA-0340-25-106555	64 7th Ave Ground Fl 7 & Basement New York, NY 10011	478 ft
AW HOSPITALITY LLC Application ID: NA-0340-24-100332	244 W 14th St New York, New York 10011	686 ft
MVMH HOSPITALITY GROUP LLC Application ID: NA-0340-24-135421	173 7Th Ave S New York, NY 10014	718 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
PEI MUSSEL KITCHEN LLC License ID: 0340-22-113470 Legacy Serial No.: 1243641	154 W 13TH STREET NEW YORK, NY 10011	222 ft
W13 PIZZA LLC License ID: 0340-21-120391 Legacy Serial No.: 1243397	140 W 13TH ST NEW YORK, New York 10011	343 ft
CHAMA MAMA LLC License ID: 0340-23-136816 Legacy Serial No.: 1309522	149 W 14TH ST NEW YORK, New York 10011	377 ft
CON & CON CATERERS INC License ID: 0340-23-130039 Legacy Serial No.: 1024866	205 W 14TH STREET NEW YORK, New York 10011	427 ft
DE ARMAS ENTERPRISES CORP License ID: 0340-23-134382 Legacy Serial No.: 1257497	207 W 14TH ST NEW YORK, New York 10011	438 ft
PIPPO PLUTO PAPERINO INC License ID: 0340-22-105358 Legacy Serial No.: 1105164	126 W 13TH ST NEW YORK, New York 10011	464 ft
SIREN RETAIL CORPORATION License ID: 0370-23-165010 Legacy Serial No.: 6007406	1 7TH AVE AKA 155 W 11TH ST - UNIT 2 NEW YORK, NY 10011	467 ft
People's NYC LLC License ID: 0370-24-136782 Legacy Serial No.: 6045629	113 W 13th St New York, NY 10011	481 ft
L'ANTICA PIZZERIA DA MICHELE NYC LLC License ID: 0340-22-108009 Legacy Serial No.: 1337701	81 GREENWICH AVE NEW YORK, New York 10014	561 ft
DBNB PARTNERS LLC License ID: 0340-24-105270 Legacy Serial No.: 6013274	64 GREENWICH AVE NEW YORK, New York 10011	583 ft
MAMA CAPRI CORP License ID: 0340-22-111091 Legacy Serial No.: 1339166	89 GREENWICH AVE NEW YORK, NY 10014	583 ft
GREEN 90 INC License ID: 0370-24-110981 Legacy Serial No.: 6019134	90 92 GREENWICH AVENUE NEW YORK, New York 10011	584 ft

Active On Premises Liquor Licenses within 750 feet

Name	Address	Distance
93 GREENWICH LLC License ID: 0340-23-136279 Legacy Serial No.: 1356334	93 GREENWICH AVE NEW YORK, New York 10014	590 ft
DISTRICT 727 INC License ID: 0340-22-108974 Legacy Serial No.: 1314390	72 7TH AVE STORE #2 & BASEMENT NEW YORK, New York 10011	606 ft
TAPESTRY MANAGEMENT LLC License ID: 0340-22-115088 Legacy Serial No.: 1291165	60 GREENWICH AVE NEW YORK, New York 10011	616 ft
NEW MIKADO INC License ID: 0340-24-118710 Legacy Serial No.: 6027054	109 W 14TH ST NEW YORK, New York 10011	621 ft
TWO GUYS AND A FISH TANK LLC License ID: 0340-23-130315 Legacy Serial No.: 1340676	105 W 13TH ST NEW YORK, New York 10011	623 ft
FIDDLESTICKS LLC License ID: 0370-24-131065 Legacy Serial No.: 6039758	54 58 GREENWICH AVENUE 6TH AVENUE & PERRY STREET NEW YORK, New York 10011	630 ft
SPANISH BENEVOLENT SOCIETY INC License ID: 0349-22-116211 Legacy Serial No.: 1260587	239 W 14TH ST 1ST FLOOR NEW YORK, New York 10011	641 ft
N & J SALAM CORP License ID: 0340-23-127456 Legacy Serial No.: 1024932	104 W 13TH STREET NEW YORK, New York 10011	653 ft
UNCLE BIAGIO LLC License ID: 0340-23-129421 Legacy Serial No.: 1305072	103 GREENWICH AVE NEW YORK, New York 10014	654 ft
CITIZENS ARTS CLUB INC License ID: 0349-21-115827 Legacy Serial No.: 1181346	241 W 14TH STREET 7TH AVENUE & 8TH AVENUE NEW YORK, New York 10011	667 ft
GV WINGS LLC License ID: 0340-22-109784 Legacy Serial No.: 1336295	103 W 14TH ST NEW YORK, New York 10011	670 ft
1 PERRY LLC License ID: 0340-22-115534 Legacy Serial No.: 1305878	1 PERRY ST NEW YORK, New York 10014	672 ft
UNCLE BIAGIO LLC License ID: 0340-23-128715 Legacy Serial No.: 1347714	235 W 12TH ST NEW YORK, New York 10014	691 ft
ZESTFUL MANAGEMENT CORP License ID: 0340-21-116263 Legacy Serial No.: 1024991	502 AVE OF THE AMERICAS NEW YORK, New York 10011	702 ft
SAINT SABINO LLC License ID: 0340-24-103315 Legacy Serial No.: 6011298	113 Greenwich Ave New York, New York 10014	716 ft
245 WEST 14TH STREET TAVERN CORP License ID: 0340-23-132971 Legacy Serial No.: 1198698	250 W 14TH ST 7TH & 8TH AVE NEW YORK, New York 10011	723 ft
WAVERLY RESTAURANT LLC License ID: 0340-22-104136 Legacy Serial No.: 1176191	16 18 BANK STREET WAVERLY PLACE & W 4TH STREET NEW YORK, New York 10014	728 ft
JLLN TAVERN LLC License ID: 0370-23-134857 Legacy Serial No.: 1187344	46 GREENWICH AVENUE 2ND FL W. 10TH & W. 11TH STREETS NEW YORK, New York 10011	733 ft



28 TABLES
 72 SEATS
 10 BAR SEATS

Ceviche Clasico

Catch Of the Day, Aji Limo Leche De Tigre, corn, Sweet Potato, Red Onion, Cilantro

Tiradito

Salmon, Aji Amarillo Leche De Tigre, Crispy Seaweed, Choclo, Sweet Onion

Watermelon "Tuna" Ceviche

Watermelon Tataki, White soy, Mirin, Yuzu, Wasabi & Tofu Crema, Shiso

Crispy Huancaína Cacio E Pepe

Peruvian Heirloom Yuca Aji Amarillo, Pecorino Romano, Andean Pink Molle pepper

Quinoa Salad

Peruvian Corn, Botija Olives, Heirloom Tomato, Zucchini, Pickled Okra, Queso Fresco, Turmeric Vinaigrette

Summer Peas

Snow, snap & English peas, Huacatay Vinaigrette, Summer Onions, Tahini, Mirasol, Purple corn Focaccia

Causa Tater Tot

Crab, Avocado, Golf Sauce, Soft Boiled Quail Egg

Yaki Soba Vongole

Yuzu Kosho Butter, Corn, Scallions, Breadcrumbs

Charred Octopus

Botija Olives Chalaquita, Cauliflower & Almond Mousseline

Crispy Pork Belly

Carapulcra Peanut Sauce, Salsa Criolla

Lobster Rice

Butter Poached ½ Lobster, Peas, Mirasol Aioli, Scallion Chalaquita

Tuna Anticuchera

Rocoto Beurre Blanc, Leeks, Peruvian Potatoes, Choclo,

Seco De Pato

Duck Leg, Lima Bean Puree, Seco Sauce, Onion & Herb Salad

Lamb Ribs

Fennel, Celeriac, Cilantro, Pickled Pineapple, Aji Carretillero

Rib Eye

Spicy Chimichurri, Watercress Salad, Crispy Yuca

White Chocolate Arroz con Leche

Miso Caramel, Puffed Rice

Olive Oil Cake

Seasonal Fruit, Whipped Ricotta

Passion Fruit Pavlova

Coconut custard, Passion Fruit Sorbetto, Poppy Seeds

THE CITY OF NEW YORK

ALT 100649498



DEPARTMENT OF BUILDINGS
CERTIFICATE OF OCCUPANCY

BOROUGH MANHATTAN

DATE:

FEB 25 1994

NO.

104661

This certificate supersedes C.O. NO

ZONING DISTRICT R-6

THIS CERTIFIES that the ~~NEW~~ ~~WALTERED~~ ~~X~~ ~~XXXXXX~~ building—premises located at
 154 WEST 13TH STREET

Block 608 Lot 12

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR HOUSING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
CELLAR	OG						BOILER ROOM AND STORAGE
BASEMENT	100	110					RESTAURANT
1ST FLOOR	40		1	2	2	RES.	ONE APARTMENT
2ND FLOOR	40		1/2	2	2	RES.	1/2 APARTMENT
3RD FLOOR	40		1/2	2	2	RES.	1/2 APARTMENT
TWO FAMILY RESIDENCE & COMMERCIAL							

NOTE: SPRINKLER SYSTEM APPROVED BY FIRE DEPARTMENT MAY 2, 1960.

FUEL OIL INSTALLATION APPROVED BY FIRE DEPARTMENT DECEMBER 23, 1959.

THIS CERTIFICATE OF OCCUPANCY MUST BE POSTED WITHIN THE BUILDING AND MADE WITH THE RULES OF THE DEPARTMENT OF BUILDINGS, DATED MARCH 31ST, 1967.

OPEN SPACE USES _____

(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

M. C.

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS

A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE

[Signature]
 BOROUGH SUPERINTENDENT

[Signature]
 COMMISSIONER

ORIGINAL

OFFICE COPY - DEPARTMENT OF BUILDINGS

COPY

108801

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the SOUTH side of WEST 3TH STREET
distant 140'-6" feet from the corner formed by the intersection of
SEVENTH AVENUE and WEST 3TH STREET
running thence _____ feet; thence _____ feet;
thence SOUTH 103'-3" feet; thence EAST 20'-0" feet;
thence NORTH 103'-3" feet; thence WEST 20'-0" feet;
thence _____ feet; thence _____ feet;
to the point or place of beginning.

ALT TYPE I 100649498
~~XXX~~ or ALT. No. DATE OF COMPLETION 11/30/93 CONSTRUCTION CLASSIFICATION CLASS 3NON-FIRE-
BUILDING OCCUPANCY GROUP CLASSIFICATION HEIGHT STORIES FEET PROOF
RESIDENTIAL 3 35'

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED, AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM		
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR					
FIRE ALARM AND SIGNAL SYSTEM					

STORM DRAINAGE DISCHARGES INTO:

- A) STORM SEWER B) COMBINED SEWER C) PRIVATE SEWAGE DISPOSAL SYSTEM

SANITARY DRAINAGE DISCHARGES INTO:

- A) SANITARY SEWER B) COMBINED SEWER C) PRIVATE SEWAGE DISPOSAL SYSTEM

LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL. NO. _____

CITY PLANNING COMMISSION CAL. NO. _____

OTHERS: _____

**CREDIT SHELTER TRUST U/W/O JOHN P. WORT
DATED APRIL 8, 1995**

LANDLORD

to

NUYORES LLC

TENANT

Lease Agreement

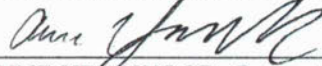
PREMISES:

154 West 13th Street, New York, NY 10011
Ground Floor Retail Space & Basement

IN WITNESS WHEREOF, Guarantor has executed and delivered this Guaranty as of the year and date first above written.



OSCAR LORENZZI, Guarantor



ANNE YEARWOOD, Guarantor

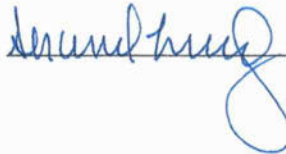
STATE OF NEW YORK }
COUNTY OF NEW YORK }ss:

On the 21 day of April, in the year 2025 before me, the undersigned, a notary public in and for said state, personally appeared OSCAR LORENZZI, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose name is subscribed to the within instrument and acknowledged to me that he executed the same.



STATE OF NEW YORK }
COUNTY OF NEW YORK }ss:

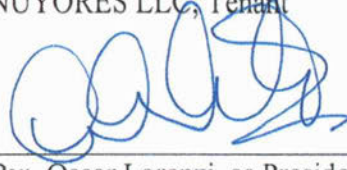
On the 21 day of April, in the year 2025 before me, the undersigned, a notary public in and for said state, personally appeared ANNE YEARWOOD, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose name is subscribed to the within instrument and acknowledged to me that he executed the same.



IN WITNESS WHEREOF, the said Parties have hereunto set their hands and seals the day and year first above written.

Credit Shelter Trust U/W/O John P. Wort
Dated April 8, 1995, Landlord

NUYORES LLC, Tenant

A handwritten signature in blue ink, appearing to be 'Oscar Lorenzi', written over a horizontal line.

By Margaret J. Wort, Trustee

By: Oscar Lorenzi, as President of Choripan,
Inc., Managing Member







