

CIVIL COURT OF THE CITY OF NEW YORK

County of ~~the~~ New York
Date 9/22/25 Part B

Index No. L&T: 307504-25/NY
Page 1 of 2
Hon. GONZALEZ

DUKLETH ET. AL.
Petitioner(s)
against

~~109 EAS~~ 109 E9 LLC
Respondent(s)
ET AL., DOB, HPD

#22
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STIPULATION OF SETTLEMENT

The parties understand that each party has the right to a trial, the right to see a Judge at any time and the right not to enter into a stipulation of settlement. However, after review of all the issues, the parties agree that they do not want to go to trial and instead agree to the following stipulation in settlement of the issues in this matter.

Party (please print)	Added/Amended or Deleted	Appearance	No Appearance	No Answer
Petitioner THOMAS DUKLETH ET.				
Respondent 1 109 E9 LLC ET AL				
Respondent 2 DOB				
Respondent 3 HPD				

ALBERTO GONZALEZ
JUDGE, HOUSING COURT

Seq # 2
is granted

① Petitioners consent to ~~motion to dismiss~~ Resp's mot. to dismiss as against Yuri Geylik & MGNY Consulting Corp. Pet's reserve right to move to amend the caption to restore Yuri Geylik or MGNY as Resp's ~~base~~ based on future conduct.

② The parties consent to schedule access for inspection of all occupied/unoccupied spaces & public areas within the premises during the week of Nov. 3 - 7th. Inspection will be visual & shall not be required to rearrange furniture or belongings to facilitate inspections.

③ No reports or evidence from inspections shall be used in any unrelated case or legal action by either party.*

④ Resp's complete & unredacted engineer's reports & findings shall be provided to Pet's counsel no later than 2 weeks prior to inspection.

✓ Except as follows:

[continued page 2]

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MAL
Take Root 1 of 2

[Signature]

JH R's counsel

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Hon. _____

Dukleta et. al.
Petitioner(s),
against

109 E9 LLC et. al.
Respondent(s)
HPD, DOB

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Petitioner _____				
Respondent 1 _____				
Respondent 2 _____				
Respondent 3 _____				

ALBERTO GONZALEZ
JUDGE, HOUSING COURT

~~to extent~~ of notice for purpose to cure for structural issues or fire hazards.

In such event, Resp.'s counsel to provide 5¹ days notice to Pet's counsel prior to service of Notice to Cure

→ Within 10 days, DOB, Pet & Resp.'s counsel to schedule a future date for inspection, ~~within 10 days~~. Within 48 hrs of today, parties shall communicate scope & contact info to DOB

→ Petitioner's Mot. to strike adjourned to Nov 12 2025 at 9:30.

The above terms are subject to review & approval of Petitioner Remigiusz Chlapak. ~~DOB~~ Pet's counsel to inform all parties within 48 hrs if settlement is not approved by Mr. Chlapak.

The effect of non-approval ^{by Pet. Chlapak} is to render the agreement null & void.

[Signature]
Petitioners
Take Root Justice

[Signature]
all
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[Signature]
Respondents' counsel
VLADIMIR FALIKHERS