

**EXHIBIT B**

Tenant Association Letter to Owner

Oct. 7, 2024

Michael Geylik  
109E9 LLC  
c/o MGNY  
109 E 9th St  
Ground floor  
New York, NY 10003

Re: Residents Concerns and Requests

This letter is to notify you, the property owners, that we, the residents of 109 East 9th St. New York, NY 10003, have formed a tenants association and are working to improve our living conditions. We came together after your lack of communication regarding the recent DOB violations issued August 14, 2024. We are not satisfied with the insufficient communication regarding repairs and other issues in the building. As a result, we have been unable to plan how to proceed. We are concerned about your plans to address these violations and how any form of construction might impact us.

This is a list of problems and solutions:

1. Emergency Conditions Notification.

When you are informed of a condition designated as an emergency affecting the building, we request that you notify each of us immediately.

2. Non-Emergency Work or Administrative Filings Notification.

When problems requiring non-emergency work or administrative filings affect the residential part of the building or the building generally, we request that you notify each of us. The notification should be as far in advance as possible so that we can accurately prepare and discuss the situation.

3. Reason for DOB Inspection.

We would like notification of the underlying reason DOB inspectors visited the building resulting in the violations issued August 14, 2024.

4. Official Filings Notification.

We request notification of your plans and intentions for how to permanently repair the building. You should inform us of the details of any construction plan currently in development. Similarly, we request notification of responses from various agencies such as DOB and HPD, and any privately hired contractors or inspectors. We request notification of investigation or evaluation of problems; and submission of reports or applications. We request notification of the purpose, plan, scope, schedule, and all

details for related work or administrative filings.

#### 5. Notification Methods and Contents.

We request written notification of all of the information above. Written notification may be delivered to the doors of each of us or sent through mail or email. Please confirm your notifications via a text message to each of us.

#### 6. Work Requiring Certification of No Harassment.

We request that you commit to the following. Not to file any plans, not to undertake work, nor make any administrative changes for the building which require a certification of no harassment [CONH] until after each of the following conditions have been met. First, the residents have returned to the building, if required to leave for DOB ordered building repairs. Second, work for DOB ordered building repairs must have been completed. Third, an agreement has been made with all residents for plans and details of work requiring a CONH. Such details include materials and design to be safe for residents and avoid a previous pest harborage problem.

#### 7. If Residents Leave Temporarily for Repairs.

If our common interests are respected, we will be cooperative. If residents are asked to temporarily vacate the building for any forthcoming repairs, we expect you to negotiate with us, 30 days in advance, a payment plan for our expenses before we vacate. This payment will be for the time, trouble, and expense of temporary housing, storage of possessions, and moving within proximity to our community for the duration required. A detailed agreement will be arranged if residents are asked to leave the building, including penalties if our return is delayed. You should prepare for these expenses as part of the full budget for your construction plan.

#### Goals.

Our goal in sending this letter is to introduce ourselves as an active tenants association, and to request a clear construction plan regarding the DOB violations. It is important to protect the needs of the residents as outlined above. Our hope is to ensure that all of the Residents of 109 E 9th St. are able to live in safe and harmonious conditions with regular communication with you. We look forward to having a serious commitment from you to provide higher standards of communication and maintenance regarding the building and clarifying your plan for construction and repairs which are mutually beneficial to all parties. Please respond within 5 business days of this notice indicating your understanding of our concerns and a planned schedule to address the issues.

Sincerely,

109 E 9th St. Tenants Association



Patterson Beckwith, 2E



James Hicks, 4B



Remi Chlapek, 2D



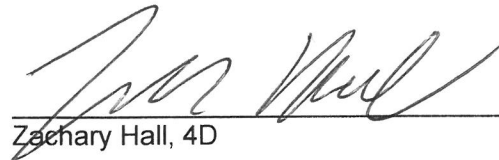
Judy Sabin, 3C



Thomas Dukleth, 3D



Thomas Scarlett, 4B



Zachary Hall, 4D