

EXHIBIT I

Notice of Intent to Terminate Tenancy to Patterson Beckwith

**NOTICE OF INTENTION TO DISCONTINUE A HOTEL TENANCY AND TO COMMENCE
AN ACTION OR PROCEEDING BASED ON NON-PRIMARY RESIDENCE**

TO: SHIRAS PATTERSON BECKWITH, Tenant
109 East 9th Street
Apartment #2E
New York, New York 10003

PLEASE TAKE NOTICE, that 109E9 LLC (“Landlord”), the landlord of 109 East 9th Street, Apartment #2E, New York, New York 10003 (hereinafter “subject premises”) elects to discontinue and terminate your hotel tenancy as same is defined in Sections 2520.6(b), 2520.6(j), and 2521.3(c) of the Rent Stabilization Code, on **March 31, 2025**, based upon your non-primary residence of the subject premises in that you do not maintain the subject premises as your primary residence. The facts supporting this conclusion include, but are not limited to the following:

1. Agents for the Landlords have not observed Tenant SHIRAS PATTERSON BECKWITH (“Tenant”) occupying the subject premises as his primary residence for an extended period of time.
2. Upon information and belief, Tenant primarily resides at The Towers, located at 401 West 130th Street, New York, New York 10027 (“alternative address”), a residential hall on the South Campus of The City College of New York (“CCNY”).
 - a. Upon information and belief, Tenant is currently employed full-time as a Lecturer at CCNY, located at 160 Convent Avenue, New York, New York 10031.
 - b. Upon information and belief, Tenant was provided with faculty housing at the alternative address.
3. Landlord’s agents and security cameras installed by the Landlord have not observed Tenant residing at the subject premises. Instead, Tenant has been observed visiting the subject premises once or twice a month.
 - a. Upon information and belief, Tenant receives mail addressed to Amy Beth Gartrell (“Amy”) at the subject premises, although Amy does not reside at the subject premises.
 - b. Upon information and belief, Tenant use these visits to check the mail and drop off rent check, with each visit lasting approximately fifteen minutes.

TAKE FURTHER NOTICE, that you are hereby required to quit, vacate and surrender possession of the subject premises on or before **Marh 31, 2025**, and that upon your failure to so quit,

vacate and surrender possession, the Landlord will, on or after **April 1, 2025**, commence an appropriate proceeding pursuant to Section 55 of Chapter 403 Laws of 1983 and section 2524.4(c) (Primary Residence) of the Rent Stabilization Code, to recover possession of the subject premises on the grounds that you are not occupying the subject premises as your primary residence.

PLEASE TAKE FURTHER NOTICE, that this notice is being served upon you in accordance with the provisions of Section 2524.2(a)(b)(c) (Termination Notices) of the New York City Rent Stabilization Code.

PLEASE TAKE FURTHER NOTICE, the subject premises is exempt from Article 6-A of the Real Property Law (known as the Good Cause Eviction Law) as the subject premises is a hotel room or other transient use covered by the definition of a Class B Multiple Dwelling under Subdivision 9 of Section 4 of the Multiple Dwelling Law.

Please address any communications and/or responses to the attorneys for the Landlord listed below.

Dated: New York, New York
December 24, 2024

109E9 LLC
Landlord

By: *M. Geylik*
Michael Geylik
Registered Managing Agent

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Cc:

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