

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF QUEENS

JAY BLUBAUM and ANA ORTEGA on behalf
of themselves and all others similarly situated,

Plaintiffs,

-v-

2680 30th STREET LLC

Defendant.

Index No.: 700749/2019

STIPULATION TO BE SO-ORDERED

WHEREAS, Plaintiffs Jay Blubaum and Ana Ortega (“Plaintiffs”) on behalf of themselves and the Class, by and through their counsel, and Defendant 2680 30th Street (“Defendant” and together with Plaintiffs, the “Parties”) have reached a settlement (the “Settlement”) of this action embodied in the Stipulation and Agreement of Settlement (the “Stipulation”) dated July 7, 2023, and attached hereto as Exhibit A;

WHEREAS, pursuant to CPLR 907 and 907, resolution of class action litigation requires the Court’s approval

WHEREAS, the Parties believe that doing so, via a Stipulation to be So Ordered represents the most efficient means to do so;

IT IS HEREBY STIPULATED and AGREED, by and between plaintiffs and defendant, through their undersigned attorneys, and with the approval of the Court, as follows:

1. The Court preliminarily approves the Stipulation and the declaratory relief set forth therein as being fair, reasonable, adequate, consistent with the RSL and RSC and in the best interests of the Class, subject to final determination at the Settlement Hearing.

2. The Settlement Hearing shall be held on the 1st day of March in the year 2024 at ³¹ 10:00 am., in the Supreme Court of the State of New York, County of Queens, Part ~~44~~, 88-11 Sutphin

Boulevard, Jamaica, New York 11435, and/or via Microsoft Teams to:

- a. determine whether the Settlement should be finally approved by the Court as fair, reasonable, adequate and in the best interests of the Class;
- b. determine whether an Order and Final Judgment should be entered pursuant to the Stipulation in the form attached as Exhibit C to the Stipulation;
- c. consider Plaintiff's application for an award of attorneys' fees and expenses and for the Class Representative Incentive Award; and
- d. rule on such other matters as the Court may deem appropriate.

3. The Court reserves the right to adjourn the Settlement Hearing, including, without limitation, the consideration of the application for attorneys' fees.

4. The Court reserves the right to approve the Settlement at or after the Settlement Hearing with such modification(s) as may be consented to by the Parties without further notice to the Class.

5. Within twenty (20) business days after the date of entry of this Order, Plaintiffs shall cause a notice of the Settlement Hearing in substantially the form annexed as to the Stipulation (the "Notice") to be mailed (and, to the extent possible, emailed) to all Class Members. To the extent such information is known and reasonably available as of the date of this Order, Defendant shall supply to Lead Counsel, in a confidential manner, each Class Member's current or last known residential address, and current or last known email address, (to facilitate locating and providing the Notice to former tenant Class Members who may have changed residences multiple times and to representatives of Class Members who may be incapacitated or deceased),

which information the Lead Counsel shall destroy after all of its duties under this Stipulation are fulfilled. Lead Counsel shall, at least ten (10) business days before the Settlement Hearing, file with the Court an appropriate affidavit with respect to the preparation, mailing and publication of the Notice.

6. The form and method of notice herein is the best notice practicable and constitutes due and sufficient notice of the Settlement Hearing to all persons entitled to receive such a notice.

7. All proceedings in the Action, other than such proceedings as may be necessary to carry out the terms and conditions of the Settlement are hereby stayed and suspended until further order of the Court. Pending final determination of whether the Settlement should be approved, Plaintiffs, and all Class Members, are barred and enjoined from commencing, prosecuting, instigating or in any way participating in the commencement or prosecution of any action asserting any claims asserted in the Action, either directly, representatively, derivatively, or in any other capacity, against Defendant or any of the parties released in the Stipulation.

8. Any Class Member who objects to the Settlement, the Order and Final Judgment to be entered in the Action, and/or Lead Counsel's application for attorneys' fees, or who otherwise wishes to be heard, may appear in person or by such Class Member's attorney at the Settlement Hearing and present evidence or argument that may be proper and relevant; provided, however, that, except for good cause shown, no person shall be heard and no papers, briefs, pleadings or other documents submitted by any person shall be considered by the Court unless not later than fourteen (14) days prior to the Settlement Hearing such person files with the Court and serves upon all counsel listed below: (a) a written notice of intention to appear containing a notarized statement attesting to the fact that such person is a member of the Class, and setting forth the Unit(s) in the Building in which the member resides or resided and the dates of said residence; (b) a detailed

statement of such person's specific position with respect to the matters to be considered at the Settlement Hearing and the grounds therefore; and (c) copies of any papers such person intends the Court to consider. Such filings shall be served by first class mail upon the following counsel:

Roger Sachar Jr., Esq.
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Attorneys for Defendant

and then filed with the Clerk of the Supreme Court of the State of New York, County of Queens.

9. Unless the Court otherwise directs, no person shall be entitled to object to the approval of the Settlement, any judgment entered thereon, the adequacy of the representation of the Class by Plaintiffs and Lead Counsel, any award of attorneys' fees, or otherwise be heard, except by serving and filing a written objection and supporting papers and documents as described above. Any person so objecting shall submit themselves to the personal jurisdiction of this Court for discovery purposes pursuant to the CPLR upon three days' written notice, including, without limitation, submitting to a sworn deposition at a place to be determined by Lead Counsel, interrogatories and other written questions, and requests for production of documents, regarding the objector's standing to object and the basis for such objection. Any person who fails to object in the manner described above shall be deemed to have waived the right to object (including any right of appeal) and shall be forever barred from raising such objection in this or any other action or proceeding.

10. If the Settlement, including any amendment made in accordance with the Stipulation, is not approved by the Court or shall not become effective for any reason whatsoever, the Settlement (including any modification thereof made with the consent of the Parties as

provided for in the Stipulation), and any actions taken or to be taken in connection therewith (including this Order and any judgment entered herein) shall be terminated and shall become void and of no further force or effect. In that event, neither the Stipulation, nor any provision contained in the Stipulation, nor any action undertaken pursuant thereto, nor the negotiation thereof by any party shall be deemed an admission or received as evidence in this or any other action or proceeding.

Dated: New York, New York
July 19, 2023

Dated: New York, New York
July 19, 2023



By: _____

By: _____

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for the Class*

Dated: September 7, 2023

FILED
9/7/2023
COUNTY CLERK ^{CA C}
QUEENS COUNTY



J. S. C.