

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF THE BRONX

KATHLEEN ANDERMANIS, *et al.*, on behalf  
of themselves and all others similarly situated,

Plaintiffs,

- against -

GODWIN REALTY ASSOCIATES and EDITH  
FELDMAN, as EXECUTRIX OF THE  
ESTATE OF RICHARD ALBERT,

Defendants.

Index No.: 20843/2018E

Motion Seq. No. 009

**Order for Preliminary Approval of  
Class Action Settlement**

Lead Plaintiffs Rolando Ruiz, Ileana Mercado and Christopher Diaz (collectively “Lead Plaintiffs”), on behalf of themselves and the Class, by and through their counsel, and Defendants Godwin Realty Associates and Edith Feldman, as Executrix of the Estate of Richard Albert (collectively “Defendants” and together with Lead Plaintiffs, the “Parties”) having applied pursuant to New York Civil Practice Law and Rules (“CPLR”) Rules 907 and 908 for: (a) an order preliminarily approving the proposed settlement (the “Settlement”) of this action (the “Action”); (b) determination of certain matters in connection with the proposed Settlement; and (c) for dismissal, with prejudice, of the class action complaint dated January 23, 2019, filed by Plaintiffs in this Action (the “Complaint”), in accordance with the terms and conditions of the Stipulation and Agreement of Settlement entered into by the Parties dated May 11, 2021 (the “Stipulation”); and

The Court<sup>1</sup> having read and considered the Stipulation and accompanying affirmations and exhibits, and the Parties having consented to the entry of this Preliminary Approval Order,

**IT IS HEREBY ORDERED THAT:**

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 9<sup>th</sup> day of August in the year 2021 at 10 a.m., in the Supreme Court of the State of New York, County of the Bronx, Part 5, Room 533, 851 Grand Concourse, Bronx, New York 10451, 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 Plaintiffs' application for an award of attorneys' fees and expenses; 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.

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<sup>1</sup> Capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Stipulation.

5. Within twenty (20) business days after the date of entry of this Order, the Lead Counsel shall cause a notice of the Settlement Hearing in substantially the form annexed as Exhibit D to the Stipulation (the "Notice") to be mailed to all Class Members. To the extent such information is known and reasonably available as of the date of this Order, Defendants shall supply to Lead Counsel, in a confidential manner, each Class Member's current or last known residential address, current or last known email address, and social security number (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 and mailing 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 Defendants 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 July 23, 2021 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:

Lucas A. Ferrara  
Roger A. Sachar Jr.  
**NEWMAN FERRARA LLP**  
1250 Broadway, 27<sup>th</sup> Floor  
New York, NY 10001  
Tel: (212) 619-5400  
lferrara@nflp.com  
rsachar@nflp.com

*Attorneys for Plaintiffs*

Randi Gilbert, Esq.  
Jillian Bittner Esq.  
**HORING WELIKSON ROSEN &  
DIGRUGILLIERS, PC**  
11 Hillside Avenue  
Williston Park, NY 11596  
rgilbert@hwrpc.com  
jbittner@hwrpc.com

*Attorneys for Defendants*

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

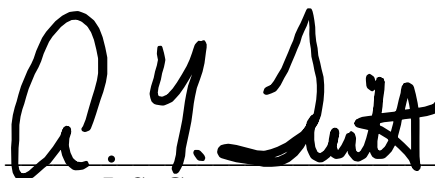
9. Unless the Court otherwise directs, no person shall be entitled to object to the approval of the Settlement, any judgment entered thereon, the adequacy of the representation of the Class by Plaintiffs and Lead Counsel, any award of attorneys' fees, or otherwise be heard,

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: \_\_\_\_\_

3/17/21



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J. S. C.