Exhibit B

Declaration of Peter J. Farrell, Principal of CityInterests Development Partners, LLC

The undersigned, being duly sworn according to law, deposes and says:

1. I am a Principal of CityInterests Development Partners, LLC, an affiliate of Parkside 9A QOZB LLC (Parkside 9A QOZB LLC, and affiliated entities controlling portions of the Parkside PUD are for this Declaration collectively, "**Owner**").

2. Owner is the owner of property located in Square 5056, Lots 865-867.

3. Owner was an applicant in the second-stage PUD approved in Zoning Commission Order No. 05-28Q, as modified by Zoning Commission Order No. 05-28AC, which included Square 5056, Lots 865-867 (the "**Property**").

4. As a Principal, I am responsible for efforts relating to designing, constructing, and financing the development of the Property (the "**Parcel 9A PUD**").

5. The Parcel 9A PUD will contribute to the ongoing development of Parkside by activating Block F and bringing additional residences to the neighborhood.

6. Owner filed a building permit application for the Parcel 9A PUD (B2307968) and has other necessary permits and approvals to begin construction of the Parcel 9A PUD, but has not yet begun construction. Owner has also filed a building permit application for the adjacent Parkside Parcel 9B multifamily residential building (B2206770) to permit 82 units with a below-grade parking garage and approximately 4,000 square feet of ground floor retail.

7. To the best of my knowledge, there has been no substantial change in any material facts that would undermine the basis for the Commission's original approval of the Parcel 9A PUD.

8. Owner has already filed for a building permit, and this request for a time extension is necessary only to give Owner additional time to begin construction.

9. The Property is located in one the most prominent positions in the Parkside development, fronting on Kenilworth Avenue, NE.

10. Owner is actively negotiating with several funding sources to finance construction and remains confident that there is demand for residential units at Parkside. The Parcel 9A PUD is confronting the same adverse economic environment that has led so many PUDs in the District to require time extensions.

11. In the absence of construction financing, Owner is pursuing interim financing.

12. Owner has also undertaken design exercises to advance the Parcel 9A PUD so that it can proceed when financial conditions improve.

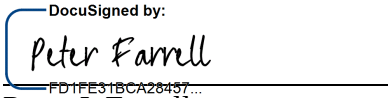
13. Since 2020, Owner has added approximately 446 residential units, including both market-rate and workforce, highlighting its commitment to growing the Parkside community.

14. The material facts underlying the Parcel 9A PUD remain the same: a need for diverse and comprehensive development in Ward 7 that will bring retail, job opportunities, and residents to an otherwise underserved area of the District. The construction of the Parcel 9A PUD underscores Owner's commitment to bringing the original vision of Parkside to fruition.

15. Since the Commission's approval of the Parcel 9A PUD, Owner has taken substantial steps towards commencing construction. Notably, Owner has completed construction on adjacent Parcels 8 and 10, allowing for the removal of materials that previously occupied the Property. Now that construction of those parcels is complete, Owner is actively looking for construction financing to begin construction of the Parcel 9A PUD.

[SIGNATURE PAGE TO FOLLOW]

Parkside 9A QOZB LLC

By: 

Name: Peter J. Farrell
Title: Principal