

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE**

In re:

Hudson 1701/1706, LLC, *et al.*,¹

Debtors.

Chapter 11

Case No. 25-11853 (KBO)

(Jointly Administered)

**STATEMENT OF FINANCIAL AFFAIRS FOR
HUDSON 1701/1706, LLC CASE NO. 25-11853 (ARP)**

¹ The Debtors in these chapter 11 cases, along with the last four digits of each Debtor's federal tax identification number, are Hudson 1701/1706, LLC (0281) and Hudson 1702, LLC (0190). The Debtors' principal office is located at Alan Tantleff, 1166 Avenue of the Americas, 15th Floor, New York, NY 10036



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**GLOBAL NOTES AND STATEMENT OF LIMITATIONS, METHODOLOGY,
AND DISCLAIMERS REGARDING THE DEBTORS' SCHEDULES OF
ASSETS AND LIABILITIES AND STATEMENTS OF FINANCIAL AFFAIRS**

On October 22, 2025 (the “Petition Date”), Hudson 1701/1706, LLC (“Hudson 1701/1706”) and Hudson 1702, LLC (“Hudson 1702,” and collectively with Hudson 1701/1706, the “Debtors” or the “Company”) each filed a voluntary petition for relief pursuant to chapter 11 of title 11 of the United States Code (the “Bankruptcy Code”) in the United States Bankruptcy Court for the District of Delaware (the “Bankruptcy Court”). The Debtors continue to operate their businesses and manage their properties as debtors in possession, pursuant to sections 1107(a) and 1108 of the Bankruptcy Code. These chapter 11 cases (the “Chapter 11 Cases”) are being jointly administered under the caption “In re Hudson 1701/1706, LLC, et al.,” case number 25-11853 (KBO).

The Schedules of Assets and Liabilities (the “Schedules” or “SOALs”) and Statements of Financial Affairs (the “Statements” or “SOFAs”) were prepared pursuant to Bankruptcy Code section 521 and Rule 1007 of the Federal Rules of Bankruptcy Procedure (the “Bankruptcy Rules”) by the Debtors in conjunction with their financial and legal advisors using unaudited information available as of the time of preparation.

These *Global Notes and Statement of Limitations, Methodology, and Disclaimers Regarding the Debtors’ Schedules of Assets and Liabilities and Statements of Financial Affairs* (the “Global Notes”) comprise an integral part of each of the Debtors’ Schedules, sub-Schedules, Statements, sub-Statements, exhibits, and continuation sheets and should be referred to in connection with any review of the Schedules and Statements. These Global Notes are in addition to any specific notes contained in any individual Debtor’s Schedules or Statements.² Disclosure

¹ The Debtors in these Chapter 11 Cases and the last four digits of each Debtors’ taxpayer identification number may be obtained on the website of the Debtors’ claims and noticing agent at <https://www.veritaglobal.net/hudson>. The Debtors’ mailing address is c/o FTI Consulting, Inc. Attn: Alan Tantleff, 1166 Avenue of the Americas, 15th Floor, New York, NY 10036 (solely for purposes of notices and communications).

² These Global Notes supplement and are in addition to any specific notes contained in each Debtor’s Schedules or Statements. The fact that the Debtors have prepared a Global Note with respect to any of the individual Debtor’s Schedules and Statements and not to those of another should not be interpreted as a decision by the Debtors to exclude the applicability of such Global Note to any of the Debtors’ other Schedules and Statements, as appropriate.

of information in one Schedule, Statement, exhibit, or continuation sheet, even if incorrectly placed, shall be deemed to be disclosed in the correct Schedule, Statement, exhibit, or continuation sheet.

THE SCHEDULES AND STATEMENTS AND THESE GLOBAL NOTES SHOULD NOT BE RELIED UPON BY ANY PERSONS FOR INFORMATION RELATING TO CURRENT OR FUTURE FINANCIAL CONDITIONS, EVENTS, OR PERFORMANCE OF ANY OF THE DEBTORS.

The Debtors and their agents, attorneys, and financial advisors do not guarantee or warrant the accuracy or completeness of the data that is provided herein and shall not be liable for any loss or injury arising out of or caused in whole or in part by the acts, errors, or omissions, whether negligent or otherwise, in procuring, compiling, collecting, interpreting, reporting, communicating, or delivering the information contained herein. While commercially reasonable efforts have been made to provide accurate and complete information herein, inadvertent errors or omissions may exist. The Debtors and their agents, attorneys, and financial advisors expressly do not undertake any obligation to update, modify, revise, or re-categorize the information provided herein, or to notify any third party should the information be updated, modified, revised, or recategorized. In no event shall the Debtors or their agents, attorneys, and financial advisors be liable to any third party for any direct, indirect, incidental, consequential, or special damages (including but not limited to, damages arising from the disallowance of a potential claim against the Debtors or damages to business reputations, lost business, or lost profits), whether foreseeable or not and however caused, even if the Debtors or their agents, attorneys, and financial advisors are advised of the possibility of such damages.

Global Notes and Overview of Methodology

Reservation of Rights. The Debtors' Chapter 11 Cases are large and complex. The Debtors and their legal and financial advisors have made every reasonable effort to ensure that the Schedules and Statements are as accurate and complete as possible, based on the information that was available to them at the time of preparation. Subsequent information or discovery may result in material changes to these Schedules and Statements, and inadvertent errors or omissions may have occurred. Because the Schedules and Statements contain unaudited information, which is subject to further review, verification, and potential adjustment, there can be no assurance that these Schedules and Statements are accurate and/or complete. The Debtors reserve all rights to amend or supplement the Schedules and Statements from time to time as is necessary and appropriate.

The Debtors have made reasonable efforts to characterize, classify, categorize, or designate the claims, assets, executory contracts, unexpired leases, and other items reported in the Schedules and Statements correctly. Further, certain affiliated companies of the Debtors did not file petitions in the Bankruptcy Court of this or any other relevant jurisdiction in the United States (each individually a "Non-Debtor Affiliate"). The Debtors have made reasonable efforts to exclude all assets and liabilities of the Non-Debtor Affiliates from the Schedules and Statements.

Due to the complexity and size of the Debtors' businesses, however, the Debtors may have improperly characterized, classified, categorized, or designated certain items. The Debtors thus reserve all their rights to recharacterize, reclassify, recategorize, or redesignate items reported

in the Schedules and Statements as necessary or appropriate as additional information becomes available. In addition, certain items reported in the Schedules and Statements could be included in more than one category. In those instances, one category has been chosen to avoid duplication. The designation of a category is not meant to be wholly inclusive or descriptive of the rights or obligations represented by such item. Furthermore, as further detailed below, some claims and executory contracts included with the Schedules may not be claims against or contracts with the Debtors, and the Debtors reserve all their rights with respect thereto.

Nothing contained in the Schedules and Statements or these Global Notes shall constitute an admission or a waiver of rights with respect to these Chapter 11 Cases, including, but not limited to, any issues involving substantive consolidation for plan purposes, subordination, and/or causes of action arising under the provisions of chapter 5 of the Bankruptcy Code and other relevant non-bankruptcy laws to recover assets or avoid transfers. For the avoidance of doubt, listing a claim on Schedule D as “secured,” on Schedule E/F as “priority unsecured” or “nonpriority unsecured,” or listing a contract or lease on Schedule G as “executory” or “unexpired,” does not constitute an admission by the Debtors of the legal rights of the claimant and/or contractual counterparty, or a waiver of a Debtor’s right to recharacterize or reclassify such claim or contract. Failure to designate a claim on a given Debtor’s Schedules as “disputed,” “contingent,” or “unliquidated” does not constitute an admission by the Debtors that such amount is not “disputed,” “contingent,” or “unliquidated” or that such claim is not subject to objection. The Debtors reserve their respective rights to dispute, or assert offsets, setoffs, or defenses to any claim reflected on the Schedules as to the nature, amount, liability, or status or to otherwise subsequently designate any claim as disputed, contingent, and/or unliquidated.

Reporting Date. All asset information, except where otherwise noted, is provided as of July 25, 2025. All liability information, except where otherwise noted, is presented as of the Petition Date.

Basis of Presentation. The Schedules and Statements generally reflect the assets and liabilities of each Debtor on a non-consolidated basis as they exist in the Debtors’ books and records. Accordingly, the amounts listed in the Schedules and Statements will likely differ, at times materially, from the consolidated financial reports prepared historically by the Company for reporting purposes or otherwise.

The Debtors’ current books and records do not contain complete or definitive documentation establishing the precise allocation of assets and liabilities between the Debtor entities. Accordingly, assets and liabilities have been allocated between the Debtors based on the information reasonably available as of the Petition Date. Where the legal owner or obligor could not be conclusively determined, such assets or liabilities, including intercompany balances, have been allocated using management’s reasonable estimates. All such allocations are inherently uncertain and remain subject to ongoing review, reconciliation and amendment.

The information presented in the Schedules and Statements is unaudited and does not include all of the information and footnotes required in accordance with Generally Accepted Accounting Principles in the United States (“GAAP”). Management made reasonable efforts to ensure that the financial information is accurate and complete based on information that was available to them at the time of preparation. Subsequent information or discovery may result in material changes to

the information. Notwithstanding any such discovery, new information, errors or omissions, the Debtors do not undertake any obligation or commitment to update.

Currency. All amounts are reflected in U.S. dollars, unless otherwise indicated.

Estimates and Assumptions. The preparation of the Schedules and Statements required the Debtors to make estimates and assumptions that affected the reported amounts of certain assets and liabilities, the disclosure of certain contingent assets and liabilities, and the reported amounts of revenue and expense. Actual results could differ materially from these estimates. The Debtors reserve the right to amend the reported amounts of assets, liabilities, and expenses to reflect changes in those estimates or assumptions.

Totals. All totals that are included in the Schedules and Statements represent totals of all known amounts. To the extent there are unknown or undetermined amounts, the actual totals may be different than the listed totals. Due to the numerous unliquidated, contingent, and/or disputed claims, summary statistics in the Schedules and Statements may materially understate the Debtor's liabilities.

Undetermined or Unknown Amounts. The description of an amount as "Undetermined" or "Unknown" is not intended to reflect upon the materiality of such amount. Certain amounts may be clarified during the course of the Chapter 11 Cases, and certain amounts may depend on contractual obligations to be assumed as part of a sale in a bankruptcy proceeding under section 363 of the Bankruptcy Code.

Previous Ownership and Recordkeeping. On or about July 25, 2025, Prepetition Lender (as defined below) exercised its rights and remedies under the Prepetition Loan Agreements (also defined below) and foreclosed upon the equity interests in the Debtors. As a result of this change in control, a substantial portion of the Debtors' books and records were maintained or otherwise remained in the possession or control of the Debtors' prior owners.

The Debtors have used reasonable efforts to obtain and analyze the records provided following the foreclosure. Notwithstanding those efforts, the information received from prior ownership is, at this time, incomplete or unavailable. Accordingly, these Schedules and Statements have been prepared based solely on the information reasonably accessible to the Debtors as of the date of their preparation.

Additional factual background regarding the Debtors are set forth in the *Declaration of Alan Tantleff in Support of Debtors' Chapter 11 Petitions, Joint Administration Motion, Retention Application, and Life Safety Critical Vendors Motion* [Docket No. 16] and the *Amended and Restated Declaration of Alan Tantleff in Support of Debtors' Chapter 11 Petitions and First Day Motions* [Docket No. 60], which are incorporated herein by reference. The Debtors reserve all rights to amend, modify, or supplement these Schedules and Statements as additional information becomes available or as further review is completed.

Description of Debtors' Business. The Debtors were formed on March 12, 2022, to redevelop and operate certain condominium units that comprise the historic Hudson Hotel located within the

condominium known as 353 West 57th Street Condominium (the “Hudson” or “Property”) as a multi-family residential property originally anticipated to include approximately 440 market rate units complete with commercial space and a penthouse. The Hudson was a well-known boutique hotel conceived and converted to hotel use by renown hotelier Ian Schrager.

When the Debtors commenced redevelopment and construction in or around June 2022, the Hudson contained 39 single room occupancy (“SRO”) units, 32 of which were and continue to be occupied by tenants (the “SRO Tenants”), who are beneficiaries of rent-stabilization under New York City law. Since inception, the project was impacted by regulatory issues, construction delays, attendant litigation and liquidity constraints. As a result, the Debtors have been unable to complete their redevelopment and construction is currently subject to a stop-work order due to regulatory issues stemming from disputes with certain of the Hudson’s SRO Tenants.

In connection with the redevelopment of the Hudson, the Debtors and its prepetition secured lender, Parkview Financial REIT, LP (the “Prepetition Lender”), entered into certain loan agreements that provided up to \$207 million in prepetition financing (the “Prepetition Loan Agreements”). On or about July 25, 2025, as a result of the Debtors’ defaults under the Prepetition Loan Agreements, the Prepetition Lender foreclosed on the Company’s pledged equity interests in the Debtors, thereafter transferring such interests to PV Hudson, LLC, which now serves as the Debtors’ sole member.

Excluded Assets and Liabilities. The Debtors may have excluded from the Schedules certain of the following items, which may be included in their financial statements: certain accrued liabilities, including, without limitation, capitalized interest, debt acquisition costs, goodwill, certain other assets, and deferred revenue and gains. Other non-material assets and liabilities may also have been excluded.

Exclusion of certain intellectual property from the Schedules and Statements should not be construed as an admission that such intellectual property rights have been abandoned, have been terminated or otherwise expired by their terms, or have been assigned or otherwise transferred pursuant to a sale, acquisition, or other transaction. Conversely, inclusion of certain intellectual property rights in the Schedules and Statements should not be construed as an admission that such intellectual property rights have not been abandoned, have not been terminated or otherwise expired by their terms, or have not been assigned or otherwise transferred pursuant to a sale, acquisition, or other transaction.

Confidentiality. In certain instances, in the Schedules and Statements, the Debtors have deemed it necessary and appropriate to redact from the public record the names and addresses of individual tenants, because of concerns for the privacy of, or otherwise to preserve the confidentiality of, personally identifiable information, pursuant to the *Order (I) Authorizing Debtors to (A) File a Consolidated List of Creditors in Lieu of Submitting a Separate Mailing Matrix for each Debtor; (B) File a Consolidated List of Top Twenty (20) Largest Unsecured Creditors; and (C) Redact Certain Personally Identifiable Information of Natural Persons; and (II) Granting Related Relief* [Docket No. 83]. Notwithstanding, the Debtors will mail any required notice or other documents to the address in their books and records for such individuals.

Bankruptcy Court First-Day Orders. The Bankruptcy Court has authorized (but not directed) the Debtors to pay, in whole or in part, various outstanding prepetition claims, including but not limited to, any prepetition amounts related to the Debtor's insurance policies and certain trade claims. Accordingly, the scheduled claims are intended to reflect only sums due and owing before the Petition Date for which the Debtors did not obtain relief from the Bankruptcy Court to satisfy in whole or in part. The estimate of claims set forth in the Schedules, however, may not reflect assertions by the Debtors' creditors of a right to have such claims paid or reclassified under the Bankruptcy Code or orders of the Bankruptcy Court.

Liens. The inclusion on Schedule D of creditors that have asserted liens against the Debtors is not an acknowledgement of the validity, extent, or priority of any such liens, and the Debtors reserve their right, to the extent that the Debtors have not elsewhere waived this right, to challenge such liens and the underlying claims on any ground whatsoever. Reference to the applicable agreements and other relevant documents is necessary for a complete description of the collateral and the nature, extent and priority of any liens. Nothing in these Global Notes or the Schedules and Statements shall be deemed a modification or interpretation of the terms of such agreements or an acknowledgment of same. Certain liens may have been inadvertently marked as disputed but had previously been acknowledged in an order of the Court as not being disputed by the Debtors. It is not the Debtors' intent that Schedules be construed to supersede any orders entered by the Bankruptcy Court.

Leases. In the ordinary course of their businesses, the Debtors may lease facilities, equipment, and vehicles from certain third-party lessors for use in their daily operations. Any such leases are set forth in Schedule G, and the assets subject to these leases are reflected in Schedule A/B. The properties subject to these leases are not reflected in the Statements as property or assets of third parties within the control of a Debtor. Nothing herein or in the Schedules or Statements shall be construed as a concession, admission or evidence as to the determination of the legal status of any leases identified in the Schedules or Statements, including whether such leases: (i) constitute an executory contract or unexpired lease within the meaning of section 365 of the Bankruptcy Code or other applicable law; or (ii) have not expired or been terminated or otherwise are not current in full force and effect, and the Debtors reserve all of their rights. The Debtors have not included in the Schedules and Statements the future obligations of any capital or operating leases. To the extent that there was an amount outstanding as of the Petition Date, the creditor has been included on Schedule E/F of the Schedules.

Executory Contracts. Listing a contract or lease on the Schedules and Statements shall not be deemed an admission that such contract is an executory contract, such lease is an unexpired lease, or that either necessarily is a binding, valid, and enforceable contract. The Debtors hereby expressly reserve the right to assert that any contract listed on the Schedules and Statements does not constitute an executory contract within the meaning of section 365 of the Bankruptcy Code, as well as the right to assert that any lease so listed does not constitute an unexpired lease within the meaning of section 365 of the Bankruptcy Code. Exclusion of a contract or lease on the Schedules and Statements shall not be deemed an admission that such contract is not an executory contract, such lease is not an unexpired lease, or that either necessarily is not a binding, valid, and enforceable contract.

Setoff. Prior to the Petition Date, and in the ordinary course of their businesses, the Debtors incurred consensual setoffs in connection with, among other things, intercompany and third-party transactions. Unless otherwise stated, certain setoffs that were incurred in the ordinary course or under customary practices are not listed in the Schedules and Statements and the Debtors have not intentionally offset amounts listed on Schedules A/B, D or E/F. Nonetheless, some amounts listed may have been affected by setoffs effectuated prior to the Petition Date of which the Debtors are not yet aware. The Debtors reserve all rights to challenge any setoff and/or recoupment rights that may be asserted.

Guarantees and Other Secondary Liability Claims. The Debtors have used commercially reasonable efforts to locate and identify guarantees and other secondary liability claims (collectively, “Guarantees”) in each of their executory contracts, unexpired leases, secured financings, debt instruments, and other such agreements. Where such Guarantees have been identified, they have been included in the relevant Schedule for the Debtor or Debtors affected by such Guarantees. To the extent they exist, the Debtors have placed Guaranty obligations on Schedule H for both the primary obligor and the guarantor of the relevant obligation. Such Guarantees were also placed on Schedule D or E/F for each guarantor, except to the extent that such Guarantee is associated with obligations under an executory contract or unexpired lease identified on Schedule G. Further, it is possible that certain Guarantees embedded in the Debtors’ executory contracts, unexpired leases, secured financings, debt instruments and other such agreements may have been inadvertently omitted. Thus, the Debtors reserve their rights to amend the Schedules and Statements to the extent that additional Guarantees are identified. In addition, the Debtors reserve the right to amend the Schedules and Statements to recharacterize or reclassify any such contract or claim.

Intercompany Claims and Transfers. The Debtors maintain business relationships with each other, conducting transactions from time to time that result in intercompany receivables and payables and/or are on account of capital contributions, equity investments, intercompany loans, or distributions on account of equity investments. Known prepetition receivables and payables among and between the Debtors are reported on Schedule A/B, and Schedule E/F, respectively, per the Debtors’ books and records. In certain instances, intercompany accounts may not have been reconciled and therefore the values are unknown and are listed as such. The listing of any amounts with respect to such receivables and payables is not, and should not be construed as, an admission of the characterization of such balances as debt, equity, or otherwise.

Payments. The financial affairs and businesses of the Debtors are complex. Before the Petition Date, the Debtors and certain of their Non-Debtor Affiliates participated in a consolidated cash management system. As a result, certain payments in the Schedules and Statements may have been made prepetition by one entity on behalf of another entity through the operation of the consolidated cash management system. The Debtors have used their reasonable best efforts to attribute each payment to the Debtor which made the payment but reserve the right to modify or amend their Schedules and Statements to attribute payments to a different legal entity, if appropriate.

Insiders. For purposes of the Schedules and Statements, the Debtors defined “insiders” as such term is defined in section 101(31) of the Bankruptcy Code. Persons and entities listed as

“insiders” have been included for informational purposes only and the inclusion of them in the Schedules and Statements shall not constitute an admission that such persons are insiders for purposes of section 101(31) of the Bankruptcy Code. Moreover, the Debtors do not take any position with respect to: (a) any insider’s influence over the control of the Debtors; (b) the management responsibilities or functions of such insider; (c) the decision-making or corporate authority of such insider; or (d) whether such insider could successfully argue that he or she is not an “insider” under applicable law, including federal securities laws, or with respect to any theories of liability or for any other purpose.

The Debtors have attempted to include all payments made within the twelve months before the Petition Date to any individual or entity who, in the Debtors’ good faith belief, may be deemed an “insider”.

Signatory. The Schedules and Statements have been signed by Alan Tantleff, in his capacity as co-Chief Restructuring Officer of the Debtors. In reviewing and signing the Schedules and Statements, he has necessarily relied upon the efforts, statements, and representations of the Debtors’ personnel and various Debtors’ professionals. He has not (and could not have) personally verified the accuracy of each such statement and representation, including statements and representations concerning amounts owed to creditors and their addresses.

Limitation of Liability. The Debtors and their officers, agents, attorneys, and financial advisors do not guarantee or warrant the accuracy or completeness of the data that is provided herein and shall not be liable for any loss or injury arising out of or caused, in whole or in part, by the acts, errors, or omissions, whether negligent or otherwise, in procuring, compiling, collecting, interpreting, reporting, communicating, or delivering the information contained herein. While commercially reasonable efforts have been made to provide accurate and complete information herein, inadvertent errors or omissions may exist. The Debtors and their officers, employees, agents, attorneys, and financial advisors expressly do not undertake any obligation to update, modify, revise, or re-categorize the information provided herein or, except to the extent required by applicable law or an order of the Bankruptcy Court, to notify any third party should the information be updated, modified, revised, or re-categorized. In no event shall the Debtors or their officers, employees, agents, attorneys, and financial advisors be liable to any third party for any direct, indirect, incidental, consequential, or special damages (including, but not limited to, damages arising from the disallowance of a potential claim against the Debtors or damages to business reputation, lost business, or lost profits), whether foreseeable or not and however caused.

In addition to the foregoing, the following conventions were adopted by the Debtors in the preparation of the Schedules and Statements:

Schedules of Assets and Liabilities

Schedule A/B Notes.

- **General.** Each Debtor’s assets in Schedule A/B are listed at net book value based on the Debtors’ reasonable best efforts as of the Petition Date unless otherwise noted and may not necessarily reflect the market or recoverable value of these assets as of the Petition Date. Although the Debtors have made reasonable efforts to identify assets and liabilities on the Schedules and Statements of the appropriate Debtor, there can be no assurance that the

correct Debtor entity has been identified as the owner of certain assets or the liable party, as the case may be.

- Part 1: Cash and Cash Equivalents. The cash amounts listed for each Debtor was based on the approximate bank balance as of the Petition Date. Additionally, Hudson 1702 has a bank account in their name but is controlled by the property manager for various operational needs of the Property. The Debtors do not control payments made from this account; however, out of an abundance of caution, the Debtors have included the balance of this account as of the Petition Date in response to SOAL AB3.
- Part 2: Deposits and Prepayments. The Debtors maintain certain deposits or prepayments in the ordinary course of their business operations. These deposits are included in the Schedules for the appropriate legal entity. Type of deposits or prepayments include, among other things, security deposits, utility deposits or prepayments on executory contracts. The amounts listed in Part 2 do not necessarily reflect values that the Debtors will be able to collect or realize.
- Part 3: Accounts Receivable. The Debtors' accounts receivable information includes receivables from the SRO Tenants, vendors or third parties and exclude intercompany receivables. The amounts are listed at net book value based on the Debtors' reasonable best efforts as of the Petition Date unless otherwise noted. Actual realizable values may vary significantly relative to net book values as of the Petition Date.
- Part 5: Inventory. The amounts are listed at net book value based on the Debtors' reasonable best efforts as of the Petition Date unless otherwise noted. Actual realizable values may vary significantly relative to net book values as of the Petition Date.
- Part 7: Furniture, Fixtures and Equipment. The amounts are listed at net book value based on the Debtors' reasonable best efforts as of the Petition Date unless otherwise noted. Actual realizable values may vary significantly relative to net book values as of the Petition Date.
- Part 9: Real Property. Given the limitations and incomplete books and records, the Debtors have listed the market value of the condominium units and common elements at the Hudson sed on an appraisal dated March 22, 2025. The appraisal was prepared for purposes other than these Schedules and Statements and may not reflect current market conditions or circumstances as of the Petition Date. Actual realizable values of the assets identified may vary significantly relative to the appraised value. The Debtors reserve all rights to re-characterize their interests in real property at a later date.
- Part 11: All Other Assets. The Debtors maintain approximately fourteen (14) insurance policies administered by multiple third-party insurance carriers. The insurance policies provide coverage for, among other things, the Debtors' property, stand-alone terrorism, commercial general liability, pollution liability, excess liability/umbrella coverage and community association management liability. The Debtors more fully describe such policies in the *Final Order (I) Authorizing the Debtors to (A) Maintain Insurance Coverage*

Entered into Prepetition and Pay Related Prepetition Obligations, and (B) Renew, Supplement, Modify, Or Purchase Insurance Coverage, (II) Authorizing Banks to Honor Related Checks and Transfers, and (III) Granting Related Relief [Docket No. 153], entered on December 10, 2025 (the “Final Insurance Order”). Any policies owned by suppliers or vendors to which Debtor entities may have been added as a beneficiary are not included.

In addition, the Debtors attempted to list known causes of action and other claims. Potential preference actions and/or fraudulent transfer actions were not listed because the Debtors have not completed an analysis of such potential claims. The Debtors’ failure to list any cause of action, claim, or right of any nature is not an admission that such cause of action, claim, or right does not exist, and should not be construed as a waiver of such cause of action, claim, or right.

Schedule D Notes.

- Creditors’ claims listed on Schedule D arose, or were incurred, on various dates. To the best of the Debtors’ knowledge, all claims listed on Schedule D arose, or were incurred before the Petition Date.
- Except as otherwise agreed or stated pursuant to a stipulation, agreed order, or general order entered by the Bankruptcy Court that is or becomes final, the Debtors and/or their estates reserve the right to dispute or challenge the validity, perfection, or immunity from avoidance of any lien purported to be granted or perfected in any specific asset to a creditor listed on Schedule D of any Debtor and subject to the foregoing limitations, note as follows: (i) although the Debtors may have scheduled claims of various creditors as secured claims for informational purposes, no current valuation of the Debtors’ assets in which such creditors may have a lien has been undertaken, and (b) the descriptions provided on Schedule D and herein are intended to be a summary. Reference to the applicable loan agreements and related documents is necessary for a complete description of the collateral and the nature, extent and priority of any liens.
- In certain instances, a Debtor may be a co-obligor or guarantor with respect to scheduled claims of other Debtors, and no claim scheduled on Schedule D is intended to acknowledge claims of creditors that are otherwise satisfied or discharged by other Debtors or other entities.
- The Debtors have not listed on Schedule D any parties whose claims may be secured through rights of setoff, deposits or advance payments posted by, or on behalf of, the Debtors, or judgment or statutory lien rights. The Debtors have not investigated which of the claims may include such rights and their population is currently unknown. The amounts outstanding under the Debtors’ prepetition secured credit facilities and secured notes reflect approximate amounts as of the Petition Date.
- Nothing in these Global Notes or in the Schedules and Statements shall be deemed a modification, interpretation or an acknowledgment of the terms of such agreements or related documents. The Debtors reserve all rights to dispute or challenge the secured nature

of any creditor's claim or the characterization of the structure of any transaction or any document or instrument (including, without limitation, any intercompany agreement) related to such creditor's claim.

Schedule E/F Notes.

- The Debtors have made reasonable efforts to report all priority and general unsecured claims against the Debtors on Schedule E/F based on the Debtors' books and records as of the Petition Date. However, the actual amount of claims against the Debtors may vary significantly from the represented liabilities. Parties in interest should not accept that the listed liabilities necessarily reflect the correct amount of any unsecured creditor's allowed claims or the correct amount of all unsecured claims. Similarly, parties in interest should not anticipate that recoveries in these cases will reflect the relationship of the aggregate asset values and aggregate liabilities set forth in the Schedules. Parties in interest should consult their own professionals and advisors with respect to pursuing a claim. Although the Debtors and their professionals have generated financial information and data that the Debtors believe to be reasonable, actual liabilities (and assets) may deviate significantly from the Schedules due to certain events that occur throughout these Chapter 11 Cases.
- The claims listed on Schedule E/F arose or were incurred on various dates. In certain instances, the date on which a claim arose may be unknown or subject to dispute. Although reasonable efforts have been made to determine the date upon which claims listed in Schedule E/F were incurred or arose, some claims represent an aggregation of multiple invoices. Fixing that date for each claim in Schedule E/F would be unduly burdensome and cost-prohibitive and therefore, the Debtors have made their best effort to identify the date the liability was incurred, but in some cases of an aggregated claim amount, may have indicated "various" and in other cases, may not have listed a date for each claim listed on Schedule E/F.
- Claims listed on the Debtors' Schedule E/F include claims owing to various taxing authorities to which the Debtors may potentially be liable. However, certain of such claims may be subject to on-going audits and the Debtors are otherwise unable to determine with certainty the amount of many, if not all, of the claims listed on Schedule E/F. Therefore, the Debtors have listed estimated claim amounts, where possible, or alternatively listed such claims as undetermined in amount and marked the claims as unliquidated, pending final resolution of ongoing audits or other outstanding issues. The Debtors reserve their right to dispute or challenge whether such claims are entitled to priority.
- The listing of any priority claim on Schedule E/F does not constitute an admission by the Debtors that such claim is entitled to priority treatment under section 507 of the Bankruptcy Code. The Debtors reserve the right to take the position that any claim listed on Schedule E/F is not entitled to priority.
- The Bankruptcy Court approved the payment of certain non-priority unsecured claims against the Debtors including, any prepetition amounts related to the Debtor's insurance policies, as well as any amounts owing to certain trade vendors under the Final Insurance

Order and *Final Order (I) Authorizing the Debtors to Pay Certain Prepetition Claims of Life Safety Critical Vendors and (II) Granting Related Relief* [Docket 109] (the “Final Critical Vendor Order”). While the Debtors have made every effort to reflect the current obligations as of the Petition Date net of postpetition adjustments for additional invoices received or payments issued on Schedule E/F, certain payments made, and certain invoices received, after the Petition Date may not be accounted for in Schedule E/F. To the extent the Debtors have paid or pay any of the Claims listed in the Schedules and Statements pursuant to any order entered by the Bankruptcy Court, the Debtors reserve all of their rights to take any action as is necessary or appropriate to avoid overpayments of or duplicate payments for any such liabilities.

- Schedule E/F also contains information regarding pending litigation involving the Debtors. However, certain omissions may have occurred. The inclusion of any legal action in the Schedules and Statements does not constitute an admission by the Debtors of any liability, the validity of any litigation, or the amount of any potential claim that may result from any claims with respect to any legal action and the amount and treatment of any potential claim resulting from any legal action currently pending or that may arise in the future. Likewise, the omission of any pending litigation does not constitute a waiver of any claims which the Debtors may have.
- All asserted or potential litigation-related claims referenced in Schedule E/F are contingent, unliquidated and disputed. Specific disclosure regarding asserted or potential litigation-related claims may be subject to certain disclosure restrictions and/or may be of a peculiarly personal and private nature. The Debtors continue to research any possible restrictions with respect to disclosure of asserted or potential litigation-related claims. The Debtors will amend or supplement these Schedules and Statements as necessary or appropriate in this regard.
- Schedule E/F does not include certain deferred liabilities, accruals, or general reserves. Such amounts are general estimates and do not represent specific claims as of the Petition Date for each respective Debtor.
- As of the filing of the Schedules and Statements, the Debtors may have not received all invoices for payables, expenses, or liabilities that may have accrued as to the Debtors before the Petition Date. Accordingly, the information contained in Schedules E/F may be incomplete. The Debtors reserve the right, but are not required, to amend Schedules E/F if they receive such invoices. Additionally, the Debtors reserve all of their rights concerning credits or allowances.

Schedule G Notes.

- The businesses of the Debtors are complex. While commercially reasonable efforts have been made to ensure the accuracy of Schedule G, inadvertent errors, omissions, over- or under-inclusions may have occurred. The Debtors hereby reserve all rights to dispute the validity, status, or enforceability of any contracts, agreements or leases set forth in Schedule G and to amend or supplement Schedule G as necessary. Additionally, the

placing of a contract or lease onto Schedule G shall not be deemed an admission that such contract is an executory contract or unexpired lease, or that it is necessarily a binding, valid, and enforceable contract. Any and all of the Debtors' rights, claims and causes of action with respect to the contracts and agreements listed on Schedule G are hereby reserved and preserved. In addition, the Debtors collection and review process of all relevant documents is ongoing and expressly reserve their right to amend all Schedules at a later time as necessary and/or to challenge the classification of any agreement as an executory contract or unexpired lease in any appropriate filing.

- Debtors believe the ground lease should be recharacterized as a financing arrangement. Accordingly, the ground lease has been reflected on Schedule D.
- Omission of a contract or agreement from Schedule G does not constitute an admission that such omitted contract or agreement is not an executory contract or unexpired lease or that it is or is not a binding, valid, and enforceable contract. The Debtors' rights under the Bankruptcy Code with respect to any such omitted contracts or agreements are not impaired by the omission. Schedule G may be amended at any time to add any omitted contract, agreement, or lease.
- The contracts, agreements, and leases listed on Schedule G may have expired or may have been rejected, terminated, assigned, modified, amended, and/or supplemented from time to time by various amendments, change orders, restatements, waivers, estoppel certificates, letters, and other documents, instruments, and agreements that may not be listed therein or that may be listed as a single entry. The Debtors expressly reserve their rights to challenge whether such related materials constitute an executory contract, a single contract or agreement, or multiple, severable, or separate contracts.
- Certain of the contracts, agreements, and leases listed on Schedule G may have been entered into by more than one of the Debtors. Further, in certain instances, the specific Debtor obligor to certain of the executory contracts could not be specifically ascertained. In such cases, the Debtors have made their best efforts to determine the correct Debtor's Schedule G on which to list such executory contract.

Schedule H Notes.

- In the ordinary course of their businesses, the Debtors may be involved in pending or threatened litigation and claims. These matters may involve multiple plaintiffs and defendants, some or all of whom may assert cross-claims and counterclaims against other parties. Because all such claims are "contingent," "unliquidated," or "disputed," such claims have not been set forth individually on Schedule H.
- The Debtors may not have identified certain guarantees that are embedded in the Debtors' executory contracts, unexpired leases, secured financings, debt instruments and other such agreements. Further, the Debtors believe that certain of the guarantees reflected on Schedule H may have expired or are no longer enforceable. Thus, the Debtors reserve their

right to amend the Schedules to the extent that additional guarantees are identified or such guarantees are discovered to have expired or are unenforceable.

- Schedule H is furnished for informational purposes only to apprise parties in interest of co-debtor relationships of the Debtors as of the Petition Date and is derived from documents in the possession of the Debtors. It is not an admission or recognition that any co-debtor liability exists or existed.

Statement of Financial Affairs

Statement Questions 1 and 2 – Revenue. The revenue information presented in response to this question is derived from the Debtors’ books and records and reflects gross revenue from the Debtor’s operations for the applicable reporting periods. Additionally, the revenue figures reported herein are based solely on the information reasonably available to the Debtor as of the date of preparation. Refer to Global Note “Previous Ownership and Recordkeeping” for additional detail about which activities, in which time periods, constituted revenue for the Debtors based on its ownership and operational structure.

Statement Question 3 – 90 Day Payments. For the purpose of this question, the Debtors have compiled the response based solely on a review of limited disbursement records and bank statements that were accessible to the Debtors as of the date of their preparation and may have inadvertently omitted certain payments. Additionally, certain payment obligations of the Property were made by the Debtors’ parent or affiliates on the Debtors’ behalf following the foreclosure and are listed on the Statement of each Debtor. Otherwise, all other payments are listed on the Statement of the Debtor that actually made the payment, irrespective of whether the payment satisfied an obligation owed by the Debtor or was made on behalf or for the benefit of another Debtor or Non-Debtor Affiliate. The response to Statement 3 excludes any disbursements or transfers for this period, which are listed, to the extent required, on Statement 4.

Statement Question 4 – Payments to Insiders. For the purpose of this question, the Debtors have made reasonable efforts to identify payments to individuals or entities that may fall within the definition of an “Insider”. However, due to limited information and because prior ownership maintained the books and records prior to the foreclosure, the Debtors may not possess complete visibility into all historical transfers or the insider status of all recipients. As such, the Debtors will continue to investigate for any other payments made to insiders within one year of the filing of these Chapter 11 Cases as additional information becomes available and reserves all rights to amend, modify, or supplement the response to this question.

Statement Question 7 – Legal Actions. Certain litigation actions against one Debtor may relate to the other Debtor. The Debtors have made commercially reasonable efforts to identify all current pending litigation involving the Debtors and to record these actions in the Statements of the Debtor that is party to the action. However, certain omissions may have occurred. The Debtors reserve all of their rights to amend or supplement their response to Statement 7. The inclusion of any legal action in this question does not constitute an admission by the Debtors of any liability, the validity of any litigation, or the amount of any potential claim that may result from any claims with respect to any legal action and the amount and treatment of any potential claim resulting from any legal action currently pending or that may arise in the future.

Statement Question 9 – Gifts and Charitable Contributions. The Debtors have made commercially reasonable efforts to identify and include all gifts and charitable; however, certain de minimis gifts or charitable contributions may have been missed. These charitable contributions were reported in response to Statement Question 9.

Statement Question 11 – Payments Related to Bankruptcy. During the one year prior to the Petition Date, the Debtors sought assistance from various professionals and have included all payments made to those professionals. The response to Question 11 identifies the Debtor that made a payment in respect of professionals the Debtors have retained or will seek to retain under section 327 and section 363 of the Bankruptcy Code. However, each of the Debtors' professionals is retained by and on behalf of all the Debtors and it is generally not possible for the Debtors to identify with particularity the Debtor or Debtors for whose specific benefit any bankruptcy-related payment may have been made within one year prior to the Petition Date. Additional information regarding the Debtors' retention of professional service firms is more fully described in the individual retention applications, motions, and related orders. Although the Debtors have made reasonable efforts to distinguish between payments made for professional services related and unrelated to their restructuring efforts, some amounts listed in response to Question 11 may include payments for professional services unrelated to bankruptcy.

Statement Question 17 – Retirement Plans. The Debtors currently do not have any direct employees and operate their Property using third-party management companies. To the best of the Debtors' knowledge, all ERISA, 401(k), 403(b), or other pension or profit-sharing plans, if they existed, have been terminated or transitioned to other administrators.

Statement Question 23 – Environmental Information. After diligent inquiry, Debtors are not aware of and have not included any environment impacts in response to Statement Question 23.

Statement Question 26a – Accountants and Bookkeepers. For purposes of this question, the Debtors have made reasonable efforts to identify accountants, bookkeepers and third-party service providers who maintained or assisted with the Debtors' books based on available information.

Statement Question 26b – Firms and Individuals Who Have Audited the Debtor's Books and Records. For purposes of this question, the Debtors have made reasonable efforts to identify firms and individuals who have audited, compiled or reviewed Debtors' books and records or prepared financial statements based on available information.

Statement Question 26c – Firms and Individuals Who Were in Possession of the Debtor's Books and Records. For purposes of this question, the Debtors have made reasonable efforts to identify firms and individuals who were in possession of Debtors' books and records when these Chapter 11 Cases were filed based on available information. Notwithstanding those efforts, the information received from prior ownership is, at this time, incomplete or unavailable. Accordingly, these Schedules and Statements have been prepared based solely on the information reasonably accessible to the Debtors as of the date of their preparation.

Statement Question 26d – Recipients of Financial Statements. The Debtors have provided financial statements in the ordinary course of business to numerous financial institutions, creditors, and other parties within two years immediately before the Petition Date. Considering the number

of such recipients and the possibility that such information may have been shared with parties without the Debtors' knowledge or consent, the Debtors have not disclosed any parties that may have received such financial statements for purposes of Statement 26d.

Statement Question 28 and 29 – Current and Former Officer and Directors. The Debtors have made reasonable best efforts to list the known current and former officers and directors for each Debtor entity based on a review of existing books and records and other available information, which may not be complete and updated as of the Petition Date. As such, there may be inadvertent errors or omissions for Statement Questions 28 and 29 due to these limitations. See Global Note "Insiders" for further detail.

Statement Question 30 – Payments, Distributions, or Withdrawals to Insiders. Refer to Statement Question 4 for this item.

Statement Question 31 – Member of any Consolidated Group for Tax Purposes. It is management's belief that Debtors' may have been part of a consolidated tax filing under prior ownership. Accordingly, for purposes of this question the Debtors have responded using reasonable best efforts based on available information.

Fill in this information to identify the case:

Debtor Name: In re : Hudson 1701/1706, LLC

United States Bankruptcy Court for the: District Of Delaware

Case number (if known): 25-11853 (KBO)

☐ Check if this is an amended filing**Official Form 207****Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy** 04/25

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

Part 1: Income**1. Gross revenue from business**☒ None

Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year		Sources of revenue Check all that apply	Gross revenue (before deductions and exclusions)
From the beginning of the fiscal year to filing date:	From _____ to Filing date MM / DD / YYYY	☐ Operating a business ☐ Other _____	\$ _____
For prior year:	From _____ to _____ MM / DD / YYYY MM / DD / YYYY	☐ Operating a business ☐ Other _____	\$ _____
For the year before that:	From _____ to _____ MM / DD / YYYY MM / DD / YYYY	☐ Operating a business ☐ Other _____	\$ _____

Debtor: Hudson 1701/1706, LLC

Case number (if known): 25-11853

Name

2. Non-business revenue

Include revenue regardless of whether that revenue is taxable. Non-business income may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

☐ None

				Description of sources of revenue	Gross revenue from each source (before deductions and exclusions)
From the beginning of the fiscal year to filing date:	From	<u>1/1/2025</u>	to	Filing date	
		MM / DD / YYYY		Interest Income	\$ 0.16
For prior year:	From	<u>1/1/2024</u>	to	<u>12/31/2024</u>	
		MM / DD / YYYY		MM / DD / YYYY	Interest Income \$ 796.05
For the year before that:	From	<u>1/1/2023</u>	to	<u>12/31/2023</u>	
		MM / DD / YYYY		MM / DD / YYYY	Interest Income \$ 2,922.62

Debtor: Hudson 1701/1706, LLC

Case number (if known): 25-11853

Name

Part 2: List Certain Transfers Made Before Filing for Bankruptcy**3. Certain payments or transfers to creditors within 90 days before filing this case**

List payments or transfers-including expense reimbursements-to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$8,575. (This amount may be adjusted on 4/01/28 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

☐ None

Creditor's name and address	Dates	Total amount or value	Reasons for payment or transfer Check all that apply
3.1 See SOFA 3 Attachment Creditor's Name		\$	☐ Secured debt
			☐ Unsecured loan repayments
			☐ Suppliers or vendors
			☐ Services
			☐ Other
Street			
City State ZIP Code			
Country			

4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$8,575. (This amount may be adjusted on 4/01/28 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. Insiders include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

☐ None

Insider's Name and Address	Dates	Total amount or value	Reason for payment or transfer
4.1 Alberto Smeke Saba and Salomon Smeke Saba Insider's Name	8/12/2025	\$ 3,000,000.00	CSC Hudson/Guarantor Settlement
Address on file Street			
City State ZIP Code			
Country			
Relationship to Debtor			
Previous owner			

Debtor: Hudson 1701/1706, LLC

Case number (if known): 25-11853

Name

4.2 CSC Hudson, LLC

6/17/2025

\$

3.00

Unknown

Insider's Name

6 Saint Johns Lane

Street

7th Floor

New York

NY

10013

City

State

ZIP Code

Country

Relationship to Debtor

Previous Holding Company

5. Repossessions, foreclosures, and returns

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

☒ None

Creditor's Name and Address	Description of the Property	Date	Value of property
5.1			\$
Creditor's Name			
Street			
City	State	ZIP Code	
Country			

6. Setoffs

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

☒ None

Creditor's Name and Address	Description of the action creditor took	Date action was taken	Amount
6.1			\$
Creditor's Name			
Street			
City	State	ZIP Code	
Country			

Last 4 digits of account number: XXXX-

Debtor: Hudson 1701/1706, LLC

Case number (if known): 25-11853

Name

Part 3: Legal Actions or Assignments**7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

☐ None

Case title	Nature of case	Court or agency's name and address	Status of case
7.1 Hector Luciano Gonzalez v Elysium Construction Inc. et al	Personal injury	Supreme Court of the State of New York County of New York Name 60 Centre St Street	☒ Pending ☐ On appeal ☐ Concluded
Case number			
152392/2023			
		New York NY 10007 City State ZIP Code	
		Country	
7.2 New York Hotel and Gaming Trades Council, AFL-CIO v. CSC Hudson, LLC et al	Labor: Suits by and against Labor Organizations	Southern District of New York (Foley Square) Name 40 Foley Square Street	☐ Pending ☐ On appeal ☒ Concluded
Case number			
1:24-cv-05025-PAE			
		New York NY 10007 City State ZIP Code	
		Country	
7.3 Raymond Hickey et al. v. 3M Company et al	Personal injury; lung cancer.	Supreme Court of the State of New York County of New York Name 60 Centre St Street	☒ Pending ☐ On appeal ☐ Concluded
Case number			
190014/2024			
		New York NY 10007 City State ZIP Code	
		Country	

Debtor: Hudson 1701/1706, LLC

Case number (if known): 25-11853

Name

8. Assignments and receivership

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

☒ None

Custodian's name and address	Description of the Property	Value
8.1		\$
Custodian's name		Court name and address
Street	Case title	Name
	Case number	Street
City State ZIP Code		
	Date of order or assignment	City State ZIP Code
Country		Country

Debtor: Hudson 1701/1706, LLC

Case number (if known): 25-11853

Name

Part 4: Certain Gifts and Charitable Contributions

9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000

☒ None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
9.1 Creditor's Name Street City State ZIP Code Country			\$
Recipient's relationship to debtor			

Debtor: Hudson 1701/1706, LLC

Case number (if known): 25-11853

Name

Part 5: Certain Losses**10. All losses from fire, theft, or other casualty within 1 year before filing this case.**☒ None

Description of the property lost and how the loss occurred	Amount of payments received for the loss If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).	Date of loss	Value of property lost
10.1			\$

Debtor: Hudson 1701/1706, LLC

Case number (if known): 25-11853

Name

Part 6: Certain Payments or Transfers**11. Payments related to bankruptcy**

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

☐ None

Who was paid or who received the transfer?	If not money, describe any property transferred	Dates	Total amount or value
11.1 Chipman Brown Cicero & Cole, LLP		10/21/2025	\$ 100,000.00

Address

1313 N Market St Suite 5400

Street

Wilmington

DE

19801

City

State

ZIP Code

Country

Email or website address

www.chipmanbrown.com

Who made the payment, if not debtor?

11.2 DLA Piper, LLP		10/21/2025	\$ 250,000.00
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Address

1201 North Market Street Suite 2100

Street

Wilmington

DE

19801

City

State

ZIP Code

Country

Email or website address

www.dlapiper.com

Who made the payment, if not debtor?

Debtor: Hudson 1701/1706, LLC

Case number (if known): 25-11853

Name

11.3 FTI Consulting, Inc.	10/21/2025	\$	150,000.00
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Address

1166 Avenue of the Americas, 15th Floor
Street

New York	NY	10036
City	State	ZIP Code

Country

Email or website address

www.fticonsulting.com

Who made the payment, if not debtor?

11.4 Verita Global, LLC	10/21/2025	\$	25,000.00
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Address

222 N. Pacific Coast Hwy, 3rd Floor
Street

El Segundo	CA	90245
City	State	ZIP Code

Country

Email or website address

www.veritaglobal.com

Who made the payment, if not debtor?**12. Self-settled trusts of which the debtor is a beneficiary**

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.
Do not include transfers already listed on this statement.

☒ None

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
12.1			\$

Trustee

Debtor: Hudson 1701/1706, LLC

Case number (if known): 25-11853

Name

13. Transfers not already listed on this statement

List any transfers of money or other property - by sale, trade, or any other means - made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

☒ None

Who received transfer?	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
13.1			\$
Address			
Street			
City	State	ZIP Code	
Country			
Relationship to Debtor			

Debtor: Hudson 1701/1706, LLC

Case number (if known): 25-11853

Name

Part 7: Previous Locations**14. Previous addresses**

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

☒ Does not apply

Address	Dates of occupancy
14.1 _____ Street _____ _____ City State ZIP Code _____ Country	From _____ To _____

Debtor: Hudson 1701/1706, LLC

Case number (if known): 25-11853

Name

Part 8: Health Care Bankruptcies**15. Health Care bankruptcies**

Is the debtor primarily engaged in offering services and facilities for:
 — diagnosing or treating injury, deformity, or disease, or
 — providing any surgical, psychiatric, drug treatment, or obstetric care?

☒ No. Go to Part 9.

☐ Yes. Fill in the information below.

Facility Name and Address	Nature of the business operation, including type of services the debtor provides	If debtor provides meals and housing, number of patients in debtor's care
15.1 Facility Name		
Street	Location where patient records are maintained (if different from facility address). If electronic, identify any service provider.	How are records kept? Check all that apply: ☐ Electronically ☐ Paper
City State ZIP Code		
Country		

Debtor: Hudson 1701/1706, LLC

Case number (if known): 25-11853

Name

Part 9: Personally Identifiable Information**16. Does the debtor collect and retain personally identifiable information of customers?**☐ No.☒ Yes. State the nature of the information collected and retained. Information (Rental Application Procedures, Background Check Information)

Does the debtor have a privacy policy about that information?

☐ No☒ Yes**17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?**☒ No. Go to Part 10.☐ Yes. Does the debtor serve as plan administrator?☐ No. Go to Part 10.☐ Yes. Fill in below:

Name of plan	Employer identification number of the plan
17.1	EIN:

Has the plan been terminated?

☐ No☐ Yes

Debtor: Hudson 1701/1706, LLC

Case number (if known): 25-11853

Name

Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units**18. Closed financial accounts**

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

☐ None

Financial institution name and address	Last 4 digits of account number	Type of account	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
18.1 Unknown Name _____ Street _____ City _____ State _____ ZIP Code _____ Country _____	XXXX- _____	☐ Checking ☐ Savings ☐ Money market ☐ Brokerage ☐ Other _____		\$ _____

19. Safe deposit boxes

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

☒ None

Depository institution name and address	Names of anyone with access to it	Description of the contents	Does debtor still have it?
19.1 Name _____ Street _____ City _____ State _____ ZIP Code _____ Country _____	_____	_____	☐ No ☐ Yes
Address _____			

Debtor: Hudson 1701/1706, LLC

Case number (if known): 25-11853

Name

20. Off-premises storage

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

☒ None

20.1

Facility name and address	Names of anyone with access to it	Description of the contents	Does debtor still have it?
Name Street City State ZIP Code Country Address			☐ No ☐ Yes

Debtor: Hudson 1701/1706, LLC

Case number (if known): 25-11853

Name

Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own**21. Property held for another**

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

☒ None

	Owner's name and address	Location of the property	Description of the property	Value
21.1	Name			\$
	Street			
	City	State	ZIP Code	
	Country			

Debtor: Hudson 1701/1706, LLC

Case number (if known): 25-11853

Name

Part 12: Details About Environmental Information

For the purpose of Part 12, the following definitions apply:

- *Environmental law* means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).
- *Site* means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.
- *Hazardous material* means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

Report all notices, releases, and proceedings known, regardless of when they occurred.**22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law? Include settlements and orders.**☒ No☐ Yes. Provide details below.

Case title	Court or agency name and address	Nature of the case	Status of case
22.1	Name		☐ Pending
	Street		☐ On appeal
			☐ Concluded
Case Number			
	City State ZIP Code		
	Country		

23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?☒ No☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
23.1	Name		
	Street		
	City State ZIP Code		
	Country		

Debtor: Hudson 1701/1706, LLC

Case number (if known): 25-11853

Name

24. Has the debtor notified any governmental unit of any release of hazardous material?☒ No☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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24.1

Name

Name

Street

Street

City

State

ZIP Code

City

State

ZIP Code

Country

Country

Debtor: Hudson 1701/1706, LLC

Case number (if known): 25-11853

Name

Part 13: Details About the Debtor's Business or Connections to Any Business**25. Other businesses in which the debtor has or has had an interest**

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

☒ None

Business name and address	Describe the nature of the business	Employer Identification number Do not include Social Security number or ITIN.
25.1		EIN:
Name		Dates business existed
Street		From To
City State ZIP Code		
Country		

26. Books, records, and financial statements

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

☐ None

Name and Address	Dates of service
26a.1 Bernath & Rosenberg, P.C.	From Unknown To Unknown
Name	
126 Spruce Street	
Street	
Cedarhurst NY 11516	
City State ZIP Code	
Country	
26a.2 Shlomo Rosenfeld	From Unknown To 7/25/2025
Name	
6 Saint Johns Lane 7th Floor	
Street	
New York NY 10013	
City State ZIP Code	
Country	
26a.3 Tri-Hill Management, LLC	From 8/11/2025 To Current
Name	
22 W 21st Street 10th Floor	
Street	
New York 10010	
City State ZIP Code	
Country	

Debtor: Hudson 1701/1706, LLC

Case number (if known): 25-11853

Name

- 26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

☐ None

Name and Address			Dates of service	
26b.1	Bernath & Rosenberg, P.C.		From	Unknown To Unknown
	Name			
	126 Spruce Street			
	Street			
	Cedarhurst	NY	11516	
	City	State	ZIP Code	
	Country			
26b.2	Shlomo Rosenfeld		From	Unknown To 7/25/2025
	Name			
	6 Saint Johns Lane 7th Floor			
	Street			
	New York	NY	10013	
	City	State	ZIP Code	
	Country			
26b.3	Tri-Hill Management, LLC		From	8/11/2025 To Current
	Name			
	22 W 21st Street 10th Floor			
	Street			
	New York		10010	
	City	State	ZIP Code	
	Country			

- 26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

☐ None

Name and address	If any books of account and records are unavailable, explain why
26c.1 See SOFA 26c Attachment	
Name	
Street	
City	State ZIP Code
Country	

Debtor: Hudson 1701/1706, LLC

Case number (if known): 25-11853

Name

- 26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

☐ None
Name and address

26d.1 Parkview Financial REIT, LP

Name

11440 San Vicente Boulevard, 2nd Floor

Street

Los Angeles

CA

90049

City

State

ZIP Code

Country

27. Inventories

Have any inventories of the debtor's property been taken within 2 years before filing this case?

☒ No

☐ Yes. Give the details about the two most recent inventories.
Name of the person who supervised the taking of the inventory**Date of Inventory****The dollar amount and basis (cost, market, or other basis) of each inventory**

\$

Name and address of the person who has possession of inventory records

27.1

Name

Street

City

State

ZIP Code

Country

28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

Name**Address****Position and Nature of any interest****% of interest, if any**

28.1 PV Hudson, LLC

11440 San Vicente Boulevard, 2nd Floor, Los Angeles, CA 90049

Controlling Member

100.0%

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

☐ No

☒ Yes. Identify below.
Name**Address****Position and Nature of any interest****Period during which position or interest was held**

29.1 Alberto Smeke Saba

Address on file

Officer

From 6/1/2022 To 7/25/2025

Debtor: Hudson 1701/1706, LLC

Case number (if known): 25-11853

Name

29.2	CSC Hudson, LLC	6 Saint Johns Lane, 7th Floor, New York, NY 10013	Controlling Member	From 6/1/2022	To 7/25/2025
29.3	Salomon Smeke Saba	Address on file	Officer	From 6/1/2022	To 7/25/2025

30. Payments, distributions, or withdrawals credited or given to insiders

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

☐ No☒ Yes. Identify below.

Name and address of recipient	Amount of money or description and value of property	Dates	Reason for providing the value
30.1 See SOFA Question 4			
Name			
Street			
City	State	ZIP Code	
Country			
Relationship to debtor			

31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?☐ No☒ Yes. Identify below.

Name of the parent corporation	Employer Identification number of the parent corporation
31.1 Unknown	EIN:

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?☒ No☐ Yes. Identify below.

Name of the pension fund	Employer Identification number of the pension fund
32.1	EIN:

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both.

18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 12/15/2025
MM / DD / YYYY

x / s / Alan Tantleff _____

Printed name Alan Tantleff _____

Signature of individual signing on behalf of the debtor

Position or relationship to debtor Co-Chief Restructuring Officer _____

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

☐ No

☒ Yes

In re: Hudson 1701/1706, LLC**Case No. 25-11853**

SOFA 3 Attachment

Certain payments or transfers to creditors within 90 days before filing this case

Creditor Name & Address	Payment Date	Reason for Payment	Amount Paid
AES Lighting 32 S Jefferson Rd Whippany, NJ 07981	10/15/2025	Vendor/Services	\$15,803.00
		SUBTOTAL	\$15,803.00
ALSA Address on file	8/28/2025	Vendor/Services	\$5,914.63
	10/15/2025	Vendor/Services	\$1,049.45
	10/15/2025	Vendor/Services	\$2,902.29
	10/15/2025	Vendor/Services	\$3,320.00
	10/15/2025	Vendor/Services	\$7,672.20
		SUBTOTAL	\$20,858.57
Apco Group, Inc. 23-29 Story Avenue Bronx, NY 10473	8/28/2025	Vendor/Services	\$84,022.29
	10/15/2025	Vendor/Services	\$263,942.79
		SUBTOTAL	\$347,965.08
CMBM Address on file	10/15/2025	Vendor/Services	\$117,054.42
	10/16/2025	Vendor/Services	\$28,407.87
		SUBTOTAL	\$145,462.29
CMBM Address on file	8/28/2025	Vendor/Services	\$273,402.79
		SUBTOTAL	\$273,402.79
Dair Development 120 E 56th St Suite 740 New York, NY 10022	8/27/2025	Vendor/Services	\$50,000.00
	10/15/2025	Vendor/Services	\$50,000.00
	10/22/2025	Vendor/Services	\$25,000.00
		SUBTOTAL	\$125,000.00
First American Title Company 3 First American Way Santa Ana, CA 92707	8/12/2025	CSC Hudson/Guarantor Settlement	\$4,637,500.00
	8/13/2025	Title Services	\$750.00
		SUBTOTAL	\$4,638,250.00
Fox Rothschild, LLP 2001 Market St. Suite 1700 Philadelphia, PA 19103	10/15/2025	Legal Services	\$34,059.30
		SUBTOTAL	\$34,059.30

In re: Hudson 1701/1706, LLC**Case No. 25-11853**

SOFA 3 Attachment

Certain payments or transfers to creditors within 90 days before filing this case

Creditor Name & Address	Payment Date	Reason for Payment	Amount Paid
Gil-bar 498 7th Avenue FL 14 New York, NY 10018	10/16/2025	Vendor/Services	\$144,000.00
		SUBTOTAL	\$144,000.00
IPFS of New York 52 Corporate Circle Suite 208 Albany, NY 12203	8/29/2025	Insurance	\$146,181.19
	10/6/2025	Insurance	\$292,350.38
		SUBTOTAL	\$438,531.57
J & N Dolcinium Inc. 43-34 32nd Place Long Island City, NY 11101	10/16/2025	Vendor/Services	\$94,325.00
		SUBTOTAL	\$94,325.00
JAM Consultants Address on file	8/28/2025	Vendor/Services	\$850.00
	8/28/2025	Vendor/Services	\$13,012.80
		SUBTOTAL	\$13,862.80
Johnson Controls, Inc. 5757 N. Green Bay Avenue Post Office Box 591 Milwaukee, WI 53201	8/27/2025	Vendor/Services	\$147.89
	8/27/2025	Vendor/Services	\$1,035.89
	8/27/2025	Vendor/Services	\$1,089.18
	8/27/2025	Vendor/Services	\$1,089.18
	8/27/2025	Vendor/Services	\$4,095.12
	8/27/2025	Vendor/Services	\$7,115.87
	8/27/2025	Vendor/Services	\$8,735.59
	10/22/2025	Vendor/Services	\$3,000.00
		SUBTOTAL	\$26,308.72
L&K Partners Inc. Address on file	8/28/2025	Vendor/Services	\$681,367.84
	10/15/2025	Vendor/Services	\$986,052.59
		SUBTOTAL	\$1,667,420.43
MSP/GLR Address on file	7/30/2025	Purported Ground Lease	\$735,116.67
	7/30/2025	Purported Ground Lease	\$737,336.28
	8/27/2025	Purported Ground Lease	\$757,930.92
	10/1/2025	Purported Ground Lease	\$741,129.33
		SUBTOTAL	\$2,971,513.20

In re: Hudson 1701/1706, LLC**Case No. 25-11853**

SOFA 3 Attachment

Certain payments or transfers to creditors within 90 days before filing this case

Creditor Name & Address	Payment Date	Reason for Payment	Amount Paid
Mulligan Security LLC 7 Penn Plaza Suite 200 New York, NY 10001	10/22/2025	Vendor/Services	\$68,422.24
		SUBTOTAL	\$68,422.24
New York City Department of Environmental Protection 59-17 Junction Boulevard Flushing, NY 11373	8/28/2025	Utilities	\$204,468.14
		SUBTOTAL	\$204,468.14
New York State Dept of Taxation and Finance Bankruptcy Section P.O. Box 5300 Albany, NY 12205-0300	8/11/2025	Transfer Tax	\$520,000.00
		SUBTOTAL	\$520,000.00
Nouveau Elevator Industries LLC 47-55 37th Street Long Island City, NY 11101	8/21/2025	Vendor/Services	\$500,000.00
	9/29/2025	Vendor/Services	\$120,842.00
	10/15/2025	Vendor/Services	\$1,535.14
	10/15/2025	Vendor/Services	\$3,460.98
	10/15/2025	Vendor/Services	\$3,460.98
	10/22/2025	Vendor/Services	\$5,800.00
		SUBTOTAL	\$635,099.10
Silman/Tylin Address on file	8/28/2025	Vendor/Services	\$37,000.00
		SUBTOTAL	\$37,000.00
Taconic Development Advisors, LLC 730 Third Avenue, Floor 23 New York, NY 10017	8/29/2025	Development Management	\$250,249.64
	10/9/2025	Development Management	\$250,426.70
	10/22/2025	Development Management	\$250,000.00
		SUBTOTAL	\$750,676.34
Tang Studio Architect Address on file	8/27/2025	Vendor/Services	\$10,000.00
	8/27/2025	Vendor/Services	\$95,000.00
		SUBTOTAL	\$105,000.00

In re: Hudson 1701/1706, LLC**Case No. 25-11853**

SOFA 3 Attachment

Certain payments or transfers to creditors within 90 days before filing this case

Creditor Name & Address	Payment Date	Reason for Payment	Amount Paid
The Square NYC Corp 10 East 39th Street, Ste. 1117 New York, NY 10016	10/16/2025	Vendor/Services	\$166,680.17
		SUBTOTAL	\$166,680.17
Tower CE Address on file	8/28/2025	Vendor/Services	\$62,740.10
		SUBTOTAL	\$62,740.10
Tri-Hill Management, LLC 22 W 21st Street 10th Floor New York, NY 10010	8/29/2025	Property Management	\$15,000.00
	9/4/2025	Property Management	\$37,033.66
	10/15/2025	Property Management	\$44,052.68
	10/15/2025	Property Management	\$46,290.61
	10/22/2025	Property Management	\$50,000.00
		SUBTOTAL	\$192,376.95
V10 Specialties 29-12 38th Ave Long Island City, NY 11101	8/28/2025	Vendor/Services	\$34,774.00
		SUBTOTAL	\$34,774.00

In re:Hudson 1701/1706, LLC

Case No. 25-11853

SOFA 26c Attachment

Books, records and financial statements - Firms in possession of books and records

Name	Address 1	City	State	Zip	If any books of account and records are unavailable, explain why
Alberto Smeke Saba	Address on file				
CSC Hudson, LLC	6 Saint Johns Lane, 7th Floor	New York	NY	10013	
Parkview Financial REIT, LP	11440 San Vicente Boulevard, 2nd Floor	Los Angeles	CA	90049	
Saloman Smeke Saba	Address on file				
Shlomo Rosenfeld	6 Saint Johns Lane 7th Floor	New York	NY	10013	
Tri-Hill Management, LLC	22 W 21st Street 10th Floor	New York	NY	10010	