UNITED STATES BANKRUPTCY COURT
DISTRICT OF MASSACHUSETTS

IN RE:	)	
28-30 RIVERDALE AVENUE, LLC	)	Chapter 11 Case No. 26-10558-CJP
DEBTOR	)	

ORDER AUTHORIZING INTERIM USE OF CASH COLLATERAL
AND FOR ADEQUATE PROTECTION THEREFOR

Upon consideration of 28-30 Riverdale Avenue LLC's ("Debtor") *Expedited Motion for an Order (I) Authorizing the Use of Cash Collateral, (II) Granting Replacement Liens, (III) Schedules a Hearing on Further Use of Cash Collateral, and (IV) Granting Other Relief* (the "Motion"), dated March 26, 2026, wherein the Debtor seeks an order of this Court authorizing, on an interim and final basis, the Debtor to use the cash collateral of Coastal Heritage Bank (collectively, together with any other unidentified entities possessing valid, perfected, non-avoidable liens on cash collateral, the "Secured Creditors"), and for approval of the adequate protection for such use on the terms proposed in the Motion; the Debtor having represented in the Motion that its ongoing operations would be severely disrupted unless the relief sought by the Motion were granted forthwith, and this Court, accordingly, having held a hearing on April 2, 2026; the Debtor having attested that copies of the Motion were served on March 26, 2026; the Debtor having attested that copies of the notice of the hearing on the Motion were served on March 27, 2026 by ECF, email or fax transmission, or that telephonic notice of the hearing was provided, as reflected in the Certificate of Service of the Motion and Scheduling Order upon: (a) the Office of the United States Trustee for this district; (b) the Debtor's 20 largest unsecured creditors as reflected in the list filed by the Debtor pursuant to Fed. R. Bankr. P. 1007(d); (c) the

Internal Revenue Service; (d) the Massachusetts Department of Revenue; and (e) the Debtor's Secured Creditors (collectively the "Notice Parties"); this Court having found such service and notice of the Motion and the hearing thereon to be sufficient notice, pursuant to Sections 361 and 363 of the Bankruptcy Code, Fed. R. Bankr. P. 4001 and MLBR 400 l- 2(b), in the particular circumstances; it appearing to this Court that the Debtor is able to provide the Secured Creditors with adequate protection of the type described in Section 361(2) of the Bankruptcy Code and is therefore entitled, under Section 363(c) of the Bankruptcy Code, to utilize in the ordinary course of its business the collateral in which the Secured Creditors claim a security interest; and it appearing to this Court that the relief sought in the Motion is in the best interests of the Debtor and its creditors; it is hereby

ORDERED, ADJUDGED AND DECREED that:

1. The Motion is granted as follows.

2. On an interim basis, the Debtor is authorized to collect and use those prepetition assets in which the Secured Creditors claim a security interest, including rents and cash on hand, for the purposes and on the terms proposed in the Motion and up to the amounts set forth in the budget attached as Exhibit A to this Order (the "Budget"), within an overall margin of ten (10%) percent (on an aggregate and not a line item basis), provided, however, that pursuant to Fed. R. Bankr. P. 400l(b)(2) and pending allowance of a final order allowing the relief requested in the Motion, the Debtor shall use and expend only that amount of asserted cash collateral as is necessary to avoid immediate and irreparable harm to the Debtor's estate pending a final hearing of this Court on the Motion.

3. As adequate protection to the Secured Creditors for the Debtor's use of assets in which the Secured Creditors claim a security interest:

a. The Secured Creditors shall have continuing liens on rents pursuant to Section 552(b)(2) of the Bankruptcy Code to the same validity, extent, and priority each had as of the petition date. Preservation of the property and the rental stream by maintaining, insuring, and paying taxes with respect to the property constitutes adequate protection of the interests of any Secured Creditor during the interim period;

b. The Debtor shall remain within its Budget, attached hereto as Exhibit A, within an overall margin of 10 percent.

4. A further hearing to consider further approval of the use of collateral and adequate protection therefor as proposed in the Motion is hereby scheduled for **April 27, 2026 at 10:30 a.m.** (the "Further Hearing"). The Further Hearing will be conducted in Courtroom 1, John W. McCormack Post Office and Court House, 5 Post Office Square, Boston, Massachusetts 02109, with the option for parties in interest to appear by Zoom video. To obtain the video access information, parties in interest shall email the Courtroom Deputy at: cjp_courtroom_deputy@mab.uscourts.gov, by no later than **April 24, 2026 at 11:59 p.m.,** providing the contact information for the party seeking to appear by video.

5. Any objections must be filed by **April 24, 2026 at 4:30 p.m.** (the "Objection Deadline"). The Debtor shall provide notice of the Further Hearing and Objection Deadline, by way of a copy of this Order, by first class mail upon each of the Notice Parties by the next business day following this Court's entry of this Order.

6. On or before **April 20, 2026 at 4:30 p.m.**, the Debtor shall file as a exhibits to a notice of supplements to the Motion (the "Supplements") : (a) a reconciliation of its actual receipts and disbursements as compared to the Budget; (b) an updated 13-week budget; and (c) a

revised form of order regarding the continued use of cash collateral, as a well as a redline comparison of the proposed form of order to this Interim Order.

7. If no objections are filed to the continued use of cash collateral and the Debtor timely files the Supplements, the Court may authorize the continued use of cash collateral with the necessity of the Hearing.

BY THE COURT,

Dated: April 3, 2026

Christopher J. Panos
United States Bankruptcy Judge

Exhibit A

28-30 Riverdale Avenue, LLC; 26-10558-CJP
Budget for the period of March 22, 2026 - June 20, 2026

Week Beginning	**3/22**	**3/29**	**4/5**	**4/12**	**4/19**	**4/26**	**5/3**	**5/10**	**5/17**	**5/24**	**5/31**	**6/7**	**6/14**
Starting Cash Balance	$ 4,039.39	$ 4,039.39	$ 35,296.39	$ 33,096.39	$ 33,096.39	$ 33,096.39	$ 33,096.39	$ 52,053.39	$ 52,053.39	$ 52,053.39	$ 52,053.39	$ 62,612.11	$ 60,412.11
Business Revenue-rents													
#1		$ 1,800.00					$ 1,800.00				$ 1,800.00		
#2-3		$ 1,690.00					$ 1,690.00				$ 1,690.00		
#2 NNN											$ 801.72		
#4		$ 3,930.33					$ 3,930.33				$ 3,930.33		
#4 NNN		$ 605.00					$ 605.00				$ 605.00		
#5		$ 4,095.00					$ 4,095.00				$ 4,095.00		
#5 NNN		$ 562.65					$ 562.65				$ 562.65		
#6		$ 4,097.25					$ 4,097.25				$ 4,097.25		
#6 NNN		$ 680.00					$ 680.00				$ 680.00		
#7		$ 7,621.17					$ 7,621.17				$ 7,621.17		
#7 NNN		$ 962.65					$ 962.65				$ 962.65		
#8		$ 3,657.33					$ 3,657.33				$ 3,657.33		
#8 NNN		$ 563.00					$ 563.00				$ 563.00		
#9		$ 3,452.62					$ 3,452.62				$ 3,452.62		
#9NNN		$ 630.00					$ 630.00				$ 630.00		
Total Revenue	$ -	$ 34,347.00	$ -	$ -	$ -	$ -	$ 34,347.00	$ -	$ -	$ -	$ 35,148.72	$ -	$ -
Expenses													
Insurance - Property			$ (2,200.00)				$ (2,200.00)					$ (2,200.00)	$ -
Utilities													
Electric													
Gas													
Water							$ (600.00)						
TAXES/Property							$ (12,000.00)						
TRASH/DISPOSAL													
Bookeeping/QUICKBOOKS		$ (590.00)					$ (590.00)				$ (590.00)		
Bank Fees													
Software and subscriptions													
Mortgage											$ (24,000.00)		
Maintenance		$ (2,500.00)											
Total Business Expenses	$ -	$ (3,090.00)	$ (2,200.00)	$ -	$ -	$ -	$ (15,390.00)	$ -	$ -	$ -	$ (24,590.00)	$ (2,200.00)	$ -
Net Operating Income	$ -	$ 31,257.00	$ (2,200.00)	$ -	$ -	$ -	$ 18,957.00	$ -	$ -	$ -	$ 10,558.72	$ (2,200.00)	$ -
Ending Cash Balance	$ 4,039.39	$ 35,296.39	$ 33,096.39	$ 33,096.39	$ 33,096.39	$ 33,096.39	$ 52,053.39	$ 52,053.39	$ 52,053.39	$ 52,053.39	$ 62,612.11	$ 60,412.11	$ 60,412.11