

Debtor **E. 10TH ST. HOLDINGS LLC**
Name

Case number (if known)

7. Describe debtor's business

A. Check one:

- Health Care Business (as defined in 11 U.S.C. § 101(27A))
- Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- Railroad (as defined in 11 U.S.C. § 101(44))
- Stockbroker (as defined in 11 U.S.C. § 101(53A))
- Commodity Broker (as defined in 11 U.S.C. § 101(6))
- Clearing Bank (as defined in 11 U.S.C. § 781(3))
- None of the above

B. Check all that apply

- Tax-exempt entity (as described in 26 U.S.C. §501)
- Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- Chapter 7
- Chapter 9

Chapter 11. Check all that apply:

- Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,566,050 (amount subject to adjustment on 4/01/19 and every 3 years after that).
- The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- A plan is being filed with this petition.
- Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

- No.
- Yes.

If more than 2 cases, attach a separate list.

District _____	When _____	Case number _____
District _____	When _____	Case number _____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

- No
- Yes.

List all cases. If more than 1, attach a separate list

Debtor See Attachment	Relationship _____
District _____	When _____ Case number, if known _____

Debtor **E. 10TH ST. HOLDINGS LLC**
Name

Case number (if known)

11. Why is the case filed in this district?

Check all that apply:

- Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

No

Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? _____

It needs to be physically secured or protected from the weather.

It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

Other _____

Where is the property? _____

Number, Street, City, State & ZIP Code

Is the property insured?

No

Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information

13. Debtor's estimation of available funds

Check one:

- Funds will be available for distribution to unsecured creditors.
- After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors

1-49

50-99

100-199

200-999

1,000-5,000

5001-10,000

10,001-25,000

25,001-50,000

50,001-100,000

More than 100,000

15. Estimated Assets

\$0 - \$50,000

\$50,001 - \$100,000

\$100,001 - \$500,000

\$500,001 - \$1 million

\$1,000,001 - \$10 million

\$10,000,001 - \$50 million

\$50,000,001 - \$100 million

\$100,000,001 - \$500 million

\$500,000,001 - \$1 billion

\$1,000,000,001 - \$10 billion

\$10,000,000,001 - \$50 billion

More than \$50 billion

16. Estimated liabilities

\$0 - \$50,000

\$50,001 - \$100,000

\$100,001 - \$500,000

\$500,001 - \$1 million

\$1,000,001 - \$10 million

\$10,000,001 - \$50 million

\$50,000,001 - \$100 million

\$100,000,001 - \$500 million

\$500,000,001 - \$1 billion

\$1,000,000,001 - \$10 billion

\$10,000,000,001 - \$50 billion

More than \$50 billion

Debtor **E. 10TH ST. HOLDINGS LLC**
Name

Case number (if known)

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement 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.

17. Declaration and signature of authorized representative of debtor

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition 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 **July 21, 2017**
MM / DD / YYYY

X /s/ DAVID GOLDWASSER
Signature of authorized representative of debtor

DAVID GOLDWASSER
Printed name

Title **Authorized Signatory of GC Realty Advisors LLC, Manager**

18. Signature of attorney **X /s/ A. MITCHELL GREENE**
Signature of attorney for debtor

Date **July 21, 2017**
MM / DD / YYYY

A. MITCHELL GREENE
Printed name

ROBINSON BROG LEINWAND GREENE GENOVESE & GLUCK P.C.
Firm name

875 THIRD AVENUE
New York, NY 10022
Number, Street, City, State & ZIP Code

Contact phone **(212) 603-6300** Email address

Bar number and State

Debtor **E. 10TH ST. HOLDINGS LLC**
Name

Case number (if known)

Fill in this information to identify your case:

United States Bankruptcy Court for the:
SOUTHERN DISTRICT OF NEW YORK

Case number (if known) _____ Chapter 11

Check if this an amended filing

FORM 201. VOLUNTARY PETITION
Pending Bankruptcy Cases Attachment

Debtor	<u>AC I Manahawkin LLC</u>		Relationship to you	<u>Affiliate</u>
District	<u>Southern District of New</u>	When <u>6/04/14</u>	Case number, if known	<u>14-22793-rdd</u>
Debtor	<u>AC I Toms River LLC</u>		Relationship to you	<u>Affiliate</u>
District	<u>Southern District of New</u>	When <u>1/08/16</u>	Case number, if known	<u>16-22023-rdd</u>
Debtor	<u>BCH CAPITAL LLC</u>		Relationship to you	<u>Affiliate</u>
District	<u>Southern District of New York</u>	When <u>3/15/17</u>	Case number, if known	<u>17-22384-rdd</u>
Debtor	<u>CYPRESS WAY LLC</u>		Relationship to you	<u>Affiliate</u>
District	<u>Southern District of New York</u>	When <u>3/15/17</u>	Case number, if known	<u>17-22383-rdd</u>
Debtor	<u>EAST VILLAGE PROPERTIES LLC, et al.</u>		Relationship to you	<u>Affiliates</u>
District	<u>Southern District of New York</u>	When <u>3/28/17</u>	Case number, if known	<u>17-22453-rdd</u>
Debtor	<u>Romad Realty Inc.</u>		Relationship to you	<u>Affiliate</u>
District	<u>Southern District of New York</u>	When <u>9/28/15</u>	Case number, if known	<u>15-20007-rdd</u>
Debtor	<u>WEST 41 PROPERTY LLC</u>		Relationship to you	<u>Affiliate</u>
District	<u>Southern District of New York</u>	When <u>3/25/16</u>	Case number, if known	<u>16-22393-rdd</u>

Fill in this information to identify the case:

Debtor name E. 10TH ST. HOLDINGS LLC

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF NEW YORK

Case number (if known) _____

Check if this is an amended filing

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

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.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- Schedule H: Codebtors* (Official Form 206H)
- Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- Amended Schedule _____
- Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders (Official Form 204)
- Other document that requires a declaration _____

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

Executed on July 21, 2017

X /s/ DAVID GOLDWASSER

Signature of individual signing on behalf of debtor

DAVID GOLDWASSER

Printed name

Authorized Signatory of GC Realty Advisors LLC, Manager

Position or relationship to debtor

Fill in this information to identify the case:

Debtor name **E. 10TH ST. HOLDINGS LLC**
 United States Bankruptcy Court for the: **SOUTHERN DISTRICT OF NEW YORK**
 Case number (if known): _____

Check if this is an amended filing

Official Form 204

Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders 12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim		
				If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Belkin Burden Wenig & Goldman, 270 Madison Avenue New York, NY 10016						\$2,127.50
Consolidated Edison Co. of NY JAF STATION P.O. BOX 1702 New York, NY 10116-1702						\$600.60
INSPA RISK 18-10 WHITESTONE EXPRESSWAY 3RD FLOOR Whitestone, NY 11357						\$0.00
NYC Water Board P.O.Box 11863 Newark, NJ 07101-8163						\$2,692.32
Professional Intelligence Agen 265 Jericho Turnpike, 2nd Fl Floral Park, NY 11001						\$1,512.78
Speedy Lock & Door Co., INC. 24Hr. Emergency 17 1st Avenue New York, NY 10003						\$198.10
The Metro Group, Inc. 50-23 Twenty-Third Street Long Island City, NY 11101						\$3,239.04

Debtor **E. 10TH ST. HOLDINGS LLC**
Name _____

Case number (if known) _____

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
United Metro Energy P.O.Box 419212 Boston, MA 02241						\$7,276.71
Wald Environmental Inc. 2738 East 19 Street C2 Brooklyn, NY 11235						\$869.00

Fill in this information to identify the case:

Debtor name E. 10TH ST. HOLDINGS LLC

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF NEW YORK

Case number (if known) _____

Check if this is an amended filing

Official Form 206Sum
Summary of Assets and Liabilities for Non-Individuals

12/15

Part 1: Summary of Assets

1. Schedule A/B: Assets-Real and Personal Property (Official Form 206A/B)	
1a. Real property: Copy line 88 from <i>Schedule A/B</i>	\$ <u>7,500,000.00</u>
1b. Total personal property: Copy line 91A from <i>Schedule A/B</i>	\$ <u>99,545.05</u>
1c. Total of all property: Copy line 92 from <i>Schedule A/B</i>	\$ <u>7,599,545.05</u>

Part 2: Summary of Liabilities

2. Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D) Copy the total dollar amount listed in Column A, <i>Amount of claim</i> , from line 3 of <i>Schedule D</i>	\$ <u>3,970,685.70</u>
3. Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)	
3a. Total claim amounts of priority unsecured claims: Copy the total claims from Part 1 from line 5a of <i>Schedule E/F</i>	\$ <u>0.00</u>
3b. Total amount of claims of nonpriority amount of unsecured claims: Copy the total of the amount of claims from Part 2 from line 5b of <i>Schedule E/F</i>	+\$ <u>18,516.05</u>
4. Total liabilities Lines 2 + 3a + 3b	\$ <u>3,989,201.75</u>

Fill in this information to identify the case:

Debtor name E. 10TH ST. HOLDINGS LLC

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF NEW YORK

Case number (if known) _____

Check if this is an amended filing

Official Form 206A/B Schedule A/B: Assets - Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

- No. Go to Part 2.
 Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

3. **Checking, savings, money market, or financial brokerage accounts** (*Identify all*)

Name of institution (bank or brokerage firm)	Type of account	Last 4 digits of account number	
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3.1. <u>Bank of America</u>	<u>Operating</u>	<u>8889</u>	<u>\$70,927.75</u>
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4. **Other cash equivalents** (*Identify all*)

5. **Total of Part 1.**

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$70,927.75

Part 2: Deposits and Prepayments

6. Does the debtor have any deposits or prepayments?

- No. Go to Part 3.
 Yes Fill in the information below.

Part 3: Accounts receivable

10. Does the debtor have any accounts receivable?

- No. Go to Part 4.
 Yes Fill in the information below.

11. **Accounts receivable**

11a. 90 days old or less:	<u>28,617.30</u>	-	<u>0.00</u>	= ...	<u>\$28,617.30</u>
	face amount		doubtful or uncollectible accounts		

Debtor E. 10TH ST. HOLDINGS LLC
Name

Case number (If known) _____

12. **Total of Part 3.**

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

\$28,617.30

Part 4: Investments

13. **Does the debtor own any investments?**

- No. Go to Part 5.
- Yes Fill in the information below.

Part 5: Inventory, excluding agriculture assets

18. **Does the debtor own any inventory (excluding agriculture assets)?**

- No. Go to Part 6.
- Yes Fill in the information below.

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. **Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?**

- No. Go to Part 7.
- Yes Fill in the information below.

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. **Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?**

- No. Go to Part 8.
- Yes Fill in the information below.

Part 8: Machinery, equipment, and vehicles

46. **Does the debtor own or lease any machinery, equipment, or vehicles?**

- No. Go to Part 9.
- Yes Fill in the information below.

Part 9: Real property

54. **Does the debtor own or lease any real property?**

- No. Go to Part 10.
- Yes Fill in the information below.

55. **Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest**

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available.	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest

Debtor E. 10TH ST. HOLDINGS LLC Case number (if known) _____
Name

55.1.	Real Property and Improvements for Building at 251 East 10th Street, New York, New York 10009 (Value Subject to Appraisal by a Court of Competent Jurisdiction)	Owner	\$7,500,000.00	\$7,500,000.00
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56. **Total of Part 9.** **\$7,500,000.00**
Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.
Copy the total to line 88.

57. **Is a depreciation schedule available for any of the property listed in Part 9?**

- No
- Yes

58. **Has any of the property listed in Part 9 been appraised by a professional within the last year?**

- No
- Yes

Part 10: Intangibles and intellectual property

59. **Does the debtor have any interests in intangibles or intellectual property?**

- No. Go to Part 11.
- Yes Fill in the information below.

Part 11: All other assets

70. **Does the debtor own any other assets that have not yet been reported on this form?**

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- No. Go to Part 12.
- Yes Fill in the information below.

Debtor E. 10TH ST. HOLDINGS LLC Case number (if known) _____
Name

Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1</i>	<u>\$70,927.75</u>	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	<u>\$0.00</u>	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	<u>\$28,617.30</u>	
83. Investments. <i>Copy line 17, Part 4.</i>	<u>\$0.00</u>	
84. Inventory. <i>Copy line 23, Part 5.</i>	<u>\$0.00</u>	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	<u>\$0.00</u>	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	<u>\$0.00</u>	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	<u>\$0.00</u>	
88. Real property. <i>Copy line 56, Part 9.....></i>		<u>\$7,500,000.00</u>
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	<u>\$0.00</u>	
90. All other assets. <i>Copy line 78, Part 11.</i>	+ <u>\$0.00</u>	
91. Total. Add lines 80 through 90 for each column	<u>\$99,545.05</u>	+ 91b. <u>\$7,500,000.00</u>
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		<u>\$7,599,545.05</u>

Fill in this information to identify the case:

Debtor name E. 10TH ST. HOLDINGS LLC

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF NEW YORK

Case number (if known) _____

Check if this is an amended filing

Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

		Column A Amount of claim <small>Do not deduct the value of collateral.</small>	Column B Value of collateral that supports this claim
<p>2.1</p> <p>E Village Lender LLC</p> <p><small>Creditor's Name</small></p> <p>c/o Morritt Hock & Hamroff LLP</p> <p>400 Garden City Plaza</p> <p>Garden City, NY 11530</p> <p><small>Creditor's mailing address</small></p> <p>_____ <small>Creditor's email address, if known</small></p> <p>Date debt was incurred</p> <p>_____ Last 4 digits of account number</p> <p>Do multiple creditors have an interest in the same property?</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. 	<p><small>Describe debtor's property that is subject to a lien</small></p> <p>COUNSEL OF RECORD IN PENDING FORECLOSURE ACTION. FOR NOTICE PURPOSES ONLY.</p> <p>_____ <small>Describe the lien</small></p> <p><small>Is the creditor an insider or related party?</small></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <p><small>Is anyone else liable on this claim?</small></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H) <p><small>As of the petition filing date, the claim is:</small> Check all that apply</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed 	<p>\$0.00</p>	<p>\$0.00</p>

<p>2.2</p> <p>Metropolitan Commercial Bank</p> <p><small>Creditor's Name</small></p> <p>99 Park Avenue</p> <p>New York, NY 10016</p> <p><small>Creditor's mailing address</small></p> <p>_____ <small>Creditor's email address, if known</small></p> <p>Date debt was incurred</p> <p>_____ Last 4 digits of account number</p>	<p><small>Describe debtor's property that is subject to a lien</small></p> <p>Real Property and Improvements for Building at 251 East 10th Street, New York, New York 10009 (Value Subject to Appraisal by a Court of Competent Jurisdiction)</p> <p>_____ <small>Describe the lien</small></p> <p>Mortgage</p> <p><small>Is the creditor an insider or related party?</small></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <p><small>Is anyone else liable on this claim?</small></p> <ul style="list-style-type: none"> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H) 	<p>\$3,970,685.70</p>	<p>\$7,500,000.00</p>
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Debtor E. 10TH ST. HOLDINGS LLC Case number (if know) _____
Name

Do multiple creditors have an interest in the same property?

- No
 Yes. Specify each creditor, including this creditor and its relative priority.

As of the petition filing date, the claim is:

- Check all that apply
 Contingent
 Unliquidated
 Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$3,970,685.70

Part 2: List Others to Be Notified for a Debt Already Listed in Part 1

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address

On which line in Part 1 did you enter the related creditor?

Last 4 digits of account number for this entity

**Sidley & Austin LLP
787 Seventh Avenue
Attn: Richard S. Fries, Esq.
New York, NY 10019**

Line 2.2

Fill in this information to identify the case:

Debtor name E. 10TH ST. HOLDINGS LLC

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF NEW YORK

Case number (if known) _____

Check if this is an amended filing

Official Form 206E/F

Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

- No. Go to Part 2.
 Yes. Go to line 2.

Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

		Amount of claim	
3.1	Nonpriority creditor's name and mailing address Abraham Lokshin 459 CROWN STREET Brooklyn, NY 11225 Date(s) debt was incurred __ Last 4 digits of account number __	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: FOR NOTICE PURPOSES ONLY Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$0.00
3.2	Nonpriority creditor's name and mailing address Belkin Burden Wenig & Goldman, 270 Madison Avenue New York, NY 10016 Date(s) debt was incurred __ Last 4 digits of account number __	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: __ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$2,127.50
3.3	Nonpriority creditor's name and mailing address Consolidated Edison Co. of NY JAF STATION P.O. BOX 1702 New York, NY 10116-1702 Date(s) debt was incurred __ Last 4 digits of account number __	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: __ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$600.60
3.4	Nonpriority creditor's name and mailing address INSPA RISK 18-10 WHITESTONE EXPRESSWAY 3RD FLOOR Whitestone, NY 11357 Date(s) debt was incurred __ Last 4 digits of account number __	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: __ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Unknown

Debtor E. 10TH ST. HOLDINGS LLC Case number (if known) _____
Name

3.5 Nonpriority creditor's name and mailing address **INTERNAL REVENUE SERVICE**
PO BOX 7346
Philadelphia, PA 19101-7346
Date(s) debt was incurred _____
Last 4 digits of account number _____
As of the petition filing date, the claim is: *Check all that apply.* **\$0.00**
 Contingent
 Unliquidated
 Disputed
Basis for the claim: FOR NOTICE PURPOSES ONLY
Is the claim subject to offset? No Yes

3.6 Nonpriority creditor's name and mailing address **NEW YORK STATE DEPT. OF FINANC**
ATTN: BANKRUPTCY SPECIAL PROC
PO BOX 5300
Albany, NY 12205
Date(s) debt was incurred _____
Last 4 digits of account number _____
As of the petition filing date, the claim is: *Check all that apply.* **\$0.00**
 Contingent
 Unliquidated
 Disputed
Basis for the claim: FOR NOTICE PURPOSES ONLY
Is the claim subject to offset? No Yes

3.7 Nonpriority creditor's name and mailing address **NYC DEPT. OF FINANCE**
345 ADAMS STREET, 3RD FL.
ATTN: LEGAL AFFAIRS
Brooklyn, NY 11201
Date(s) debt was incurred _____
Last 4 digits of account number _____
As of the petition filing date, the claim is: *Check all that apply.* **\$0.00**
 Contingent
 Unliquidated
 Disputed
Basis for the claim: FOR NOTICE PURPOSES ONLY
Is the claim subject to offset? No Yes

3.8 Nonpriority creditor's name and mailing address **NYC Water Board**
P.O.Box 11863
Newark, NJ 07101-8163
Date(s) debt was incurred _____
Last 4 digits of account number _____
As of the petition filing date, the claim is: *Check all that apply.* **\$2,692.32**
 Contingent
 Unliquidated
 Disputed
Basis for the claim: _____
Is the claim subject to offset? No Yes

3.9 Nonpriority creditor's name and mailing address **Professional Intelligence Agen**
265 Jericho Turnpike, 2nd Fl
Floral Park, NY 11001
Date(s) debt was incurred _____
Last 4 digits of account number _____
As of the petition filing date, the claim is: *Check all that apply.* **\$1,512.78**
 Contingent
 Unliquidated
 Disputed
Basis for the claim: _____
Is the claim subject to offset? No Yes

3.10 Nonpriority creditor's name and mailing address **Speedy Lock & Door Co., INC.**
24Hr. Emergency
17 1st Avenue
New York, NY 10003
Date(s) debt was incurred _____
Last 4 digits of account number _____
As of the petition filing date, the claim is: *Check all that apply.* **\$198.10**
 Contingent
 Unliquidated
 Disputed
Basis for the claim: _____
Is the claim subject to offset? No Yes

3.11 Nonpriority creditor's name and mailing address **The Metro Group, Inc.**
50-23 Twenty-Third Street
Long Island City, NY 11101
Date(s) debt was incurred _____
Last 4 digits of account number _____
As of the petition filing date, the claim is: *Check all that apply.* **\$3,239.04**
 Contingent
 Unliquidated
 Disputed
Basis for the claim: _____
Is the claim subject to offset? No Yes

Debtor E. 10TH ST. HOLDINGS LLC Case number (if known) _____
Name

3.12 Nonpriority creditor's name and mailing address **United Metro Energy** As of the petition filing date, the claim is: *Check all that apply.* **\$7,276.71**
P.O.Box 419212
Boston, MA 02241
 Contingent
 Unliquidated
 Disputed
 Date(s) debt was incurred _____
 Last 4 digits of account number _____
 Basis for the claim: _____
 Is the claim subject to offset? No Yes

3.13 Nonpriority creditor's name and mailing address **Wald Environmental Inc.** As of the petition filing date, the claim is: *Check all that apply.* **\$869.00**
2738 East 19 Street C2
Brooklyn, NY 11235
 Contingent
 Unliquidated
 Disputed
 Date(s) debt was incurred _____
 Last 4 digits of account number _____
 Basis for the claim: _____
 Is the claim subject to offset? No Yes

Part 3: List Others to Be Notified About Unsecured Claims

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

	Name and mailing address	On which line in Part 1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.1	A&N FUNDING CO. LLC 459 CROWN STREET Brooklyn, NY 11225	Line <u>3.1</u> <input type="checkbox"/> Not listed. Explain _____	—
4.2	CORP. COUNSEL FOR NYC 100 CHURCH STREET New York, NY 10007	Line <u>3.7</u> <input type="checkbox"/> Not listed. Explain _____	—
4.3	Naum Lokshin 459 CROWN STREET Brooklyn, NY 11225	Line <u>3.1</u> <input type="checkbox"/> Not listed. Explain _____	—
4.4	OFFICE OF THE ATTORNEY GENERAL THE CAPITOL Albany, NY 12224	Line <u>3.6</u> <input type="checkbox"/> Not listed. Explain _____	—
4.5	US ATTY OFFICE -SDNY 86 CHAMBERS STREET ATTN: TAX AND BANKRUPTCY New York, NY 10007	Line <u>3.5</u> <input type="checkbox"/> Not listed. Explain _____	—

Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. Add the amounts of priority and nonpriority unsecured claims.

	Total of claim amounts
5a. Total claims from Part 1	\$ <u>0.00</u>
5b. Total claims from Part 2	\$ <u>18,516.05</u>
5c. Total of Parts 1 and 2 Lines 5a + 5b = 5c.	\$ <u>18,516.05</u>

Fill in this information to identify the case:

Debtor name E. 10TH ST. HOLDINGS LLC

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF NEW YORK

Case number (if known) _____

Check if this is an amended filing

Official Form 206G

Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B).

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1. State what the contract or lease is for and the nature of the debtor's interest **Lease**

State the term remaining

List the contract number of any government contract _____

**Carlson, Gabrielle
251 East 10th Street
Unit 4
New York, NY 10009**

2.2. State what the contract or lease is for and the nature of the debtor's interest **Lease**

State the term remaining

List the contract number of any government contract _____

**Glaubit, Robert
251 East 10th Street
Unit 2
New York, NY 10009**

2.3. State what the contract or lease is for and the nature of the debtor's interest **Lease**

State the term remaining

List the contract number of any government contract _____

**Kelley, Christopher
251 East 10th Street
Unit 5
New York, NY 10009**

2.4. State what the contract or lease is for and the nature of the debtor's interest **Lease**

State the term remaining

List the contract number of any government contract _____

**Mooney, Mary Louise
251 East 10th Street
Unit 8
New York, NY 10009**

Debtor 1 **E. 10TH ST. HOLDINGS LLC**

Case number (if known)

First Name Middle Name Last Name

Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.5. State what the contract or lease is for and the nature of the debtor's interest **Lease**

State the term remaining

List the contract number of any government contract

**Mroczkowski, Alice
251 East 10th Street
Unit 6
New York, NY 10009**

2.6. State what the contract or lease is for and the nature of the debtor's interest **Lease**

State the term remaining

List the contract number of any government contract

**Sutton, Holly
251 East 10th Street
Unit 10
New York, NY 10009**

2.7. State what the contract or lease is for and the nature of the debtor's interest **Lease**

State the term remaining

List the contract number of any government contract

**Threadgill, Henry
251 East 10th Street
Unit 1
New York, NY 10009**

2.8. State what the contract or lease is for and the nature of the debtor's interest **Lease**

State the term remaining

List the contract number of any government contract

**Yalamarthy, Neelkiran
251 East 10th Street
Unit 9
New York, NY 10009**

Fill in this information to identify the case:

Debtor name E. 10TH ST. HOLDINGS LLC

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF NEW YORK

Case number (if known) _____

Check if this is an amended filing

**Official Form 206H
Schedule H: Your Codebtors**

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Do you have any codebtors?

- No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.
 Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor

Column 2: Creditor

	Name	Mailing Address	Name	Check all schedules that apply:
2.1	RAPHAEL TOLEDANO	393 WEST END AVENUE APT. 9E New York, NY 10024 Gurantor	Metropolitan Commercial Bank	<input checked="" type="checkbox"/> D <u>2.2</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____

**United States Bankruptcy Court
Southern District of New York**

In re **E. 10TH ST. HOLDINGS LLC**

Debtor(s)

Case No.

Chapter

11

VERIFICATION OF CREDITOR MATRIX

I, the Authorized Signatory of GC Realty Advisors LLC, Manager of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: **July 21, 2017**

/s/ DAVID GOLDWASSER

**DAVID GOLDWASSER/Authorized Signatory of GC Realty
Advisors LLC, Manager**

Signer/Title

A&N FUNDING CO. LLC
459 CROWN STREET
BROOKLYN, NY 11225

ABRAHAM LOKSHIN
459 CROWN STREET
BROOKLYN, NY 11225

BELKIN BURDEN WENIG & GOLDMAN,
270 MADISON AVENUE
NEW YORK, NY 10016

CARLSON, GABRIELLE
251 EAST 10TH STREET
UNIT 4
NEW YORK, NY 10009

CONSOLIDATED EDISON CO. OF NY
JAF STATION
P.O. BOX 1702
NEW YORK, NY 10116-1702

CORP. COUNSEL FOR NYC
100 CHURCH STREET
NEW YORK, NY 10007

E VILLAGE LENDER LLC
C/O MORRIT HOCK & HAMROFF LLP
400 GARDEN CITY PLAZA
GARDEN CITY, NY 11530

GLAUBIT, ROBERT
251 EAST 10TH STREET
UNIT 2
NEW YORK, NY 10009

INSPA RISK
18-10 WHITESTONE EXPRESSWAY
3RD FLOOR
WHITESTONE, NY 11357

INTERNAL REVENUE SERVICE
PO BOX 7346
PHILADELPHIA, PA 19101-7346

KELLEY, CHRISTOPHER
251 EAST 10TH STREET
UNIT 5
NEW YORK, NY 10009

METROPOLITAN COMMERCIAL BANK
99 PARK AVENUE
NEW YORK, NY 10016

MOONEY, MARY LOUISE
251 EAST 10TH STREET
UNIT 8
NEW YORK, NY 10009

MROCKOWSKI, ALICE
251 EAST 10TH STREET
UNIT 6
NEW YORK, NY 10009

NAUM LOKSHIN
459 CROWN STREET
BROOKLYN, NY 11225

NEW YORK STATE DEPT. OF FINANC
ATTN: BANKRUPTCY SPECIAL PROC
PO BOX 5300
ALBANY, NY 12205

NYC DEPT. OF FINANCE
345 ADAMS STREET, 3RD FL.
ATTN: LEGAL AFFAIRS
BROOKLYN, NY 11201

NYC WATER BOARD
P.O. BOX 11863
NEWARK, NJ 07101-8163

OFFICE OF THE ATTORNEY GENERAL
THE CAPITOL
ALBANY, NY 12224

PROFESSIONAL INTELLIGENCE AGEN
265 JERICHO TURNPIKE, 2ND FL
FLORAL PARK, NY 11001

RAPHAEL TOLEDANO
393 WEST END AVENUE
APT. 9E
NEW YORK, NY 10024

SIDLEY & AUSTIN LLP
787 SEVENTH AVENUE
ATTN: RICHARD S. FRIES, ESQ.
NEW YORK, NY 10019

SPEEDY LOCK & DOOR CO., INC.
24HR. EMERGENCY
17 1ST AVENUE
NEW YORK, NY 10003

SUTTON, HOLLY
251 EAST 10TH STREET
UNIT 10
NEW YORK, NY 10009

THE METRO GROUP, INC.
50-23 TWENTY-THIRD STREET
LONG ISLAND CITY, NY 11101

THREADGILL, HENRY
251 EAST 10TH STREET
UNIT 1
NEW YORK, NY 10009

UNITED METRO ENERGY
P.O.BOX 419212
BOSTON, MA 02241

US ATTY OFFICE -SDNY
86 CHAMBERS STREET
ATTN: TAX AND BANKRUPTCY
NEW YORK, NY 10007

WALD ENVIRONMENTAL INC.
2738 EAST 19 STREET C2
BROOKLYN, NY 11235

YALAMARTHY, NEELKIRAN
251 EAST 10TH STREET
UNIT 9
NEW YORK, NY 10009

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

-----X

In re:

Chapter 11

E. 10TH ST. HOLDINGS LLC,

Case No.

Debtor.

-----X

**AFFIRMATION PURSUANT
TO LOCAL RULE 1007-2**

David Goldwasser, affirms as follows:

1. I am the authorized signatory of GC Realty Advisors, LLC, the manager of E. 10TH St. Holdings LLC (the “Debtor”), and am fully familiar with the facts set forth herein.
2. The Debtor owns and operates a residential apartment building located at 251 East 10th Street (the “Property”) in the east village neighborhood of Manhattan, New York.
3. No pre-petition committee was organized prior to the Order for relief.
4. The Secured Creditors of the Debtor are as listed on Schedule D to the Petition.
5. A summary of the Debtor's assets and liabilities is set forth on the summary of schedules annexed to the petition.
6. The names and addresses of the twenty largest unsecured creditors, excluding insiders, appears on Schedule “A” to this affidavit.
7. All suits or proceedings in which the Debtor is named as a party are listed in the Debtor’s Statement of Financial Affairs.
8. No property of the Debtor is in the possession and control of a receiver for the benefit of mortgagees and creditors.

9. The Property is encumbered by a mortgage to E Village Lender LLC which was subsequently assigned to Metropolitan Commercial Bank. The Debtor defaulted on its mortgage obligation resulting in the commencement of an action to foreclose the mortgage in the Supreme Court, State of New York, County of New York under Index No. 654412/2017.

10. In order preserve the assets of the Debtors for the benefit of their creditors and to preserve priorities of creditors, the Debtors commenced this chapter 11 case on the Petition Date.

11. The estimated operating expense of the Debtor for the next **thirty days** is:

INCOME

Total Estimated Income: \$28,617.30

EXPENSES

Con Edison	\$275.00
United Metro - Oil	\$1,200.00
Pest Control	\$217.75
Superintendent	\$700.00
Insurance	\$878.50
Property Management Fee	\$1,430.87
Misc. Repairs	\$1,000.00
Bookkeeping	\$335.00
Incidental	\$850.32

Total Estimated Expenses: \$6,887.44

NET INCOME: \$21,729.87

E. 10TH ST. HOLDINGS LLC

By: GC REALTY ADVISORS, LLC, MANAGER

By /s/ David Goldwasser
DAVID GOLDWASSER,
AUTHORIZED SIGNATORY
GC REALTY ADVISORS, LLC

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK

-----X

In re: Chapter 11

E. 10TH ST. HOLDINGS LLC, Case No.:

Debtor.

-----X

CERTIFICATE OF RESOLUTION

I, the undersigned, **DAVID GOLDWASSER**, as the Managing Member of **GC REALTY ADVISORS, LLC**, the Manager of **E. 10TH ST. HOLDINGS LLC** (the “Company”), do hereby certify that at a meeting of the Company duly called and held, the following resolutions were adopted and recorded in the Minute Book of the Company, and they have not been modified or rescinded, and are still in full force and effect:

RESOLVED, that in the judgment of the Company it is desirable and in the best interest of the Company, its creditors, members and other interested parties, that a petition be filed by the Company for relief under Chapter 11 of title 11 of the United States Code (the “Bankruptcy Code”); and it is further

RESOLVED, that the form of petition under Chapter 11 presented to this meeting is approved and adopted in all respects, and that David Goldwasser, as the Managing Member of GC Realty Advisors, LLC, the Manager of the Company, is authorized to execute and verify a petition substantially in such form and to cause the same to be filed with the United States Bankruptcy Court for the Southern District of New York at such time as he shall determine; and it is further

RESOLVED, that David Goldwasser, as the Managing Member of GC Realty Advisors, LLC, the Manager of the Company, is authorized to execute and file all petitions, reorganization schedules, lists and other papers and to effectuate the filing of the Chapter 11 case, and, in that connection, that the firm of Robinson Brog Leinwand Greene Genovese & Gluck P.C. be retained and employed as legal counsel for the Company under

a general retainer, in addition to such special counsel as may hereafter become necessary or proper with a view to the successful conclusion of such Chapter 11 case.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the Company this 18th day of July, 2017.

/s/ David Goldwasser
DAVID GOLDWASSER