

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

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

04/20

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 the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name 203 W 107th Street LLC

2. All other names debtor used in the last 8 years
Include any assumed names, trade names and *doing business as* names

3. Debtor's federal Employer Identification Number (EIN) 82-4248429

4. Debtor's address	Principal place of business	Mailing address, if different from principal place of business
	<u>c/o Emerald Equity Group LLC</u> <u>One Battery Park Plaza,</u> <u>Suite 3100</u> <u>New York, NY 10004</u> Number, Street, City, State & ZIP Code	<u>PO BOX 967</u> <u>New York, NY 10272</u> P.O. Box, Number, Street, City, State & ZIP Code
	<u>New York</u> County	Location of principal assets, if different from principal place of business <u>203 W 107th Street New York, NY 10025</u> Number, Street, City, State & ZIP Code

5. Debtor's website (URL) _____

6. Type of debtor

Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

Partnership (excluding LLP)

Other. Specify: _____

Debtor 203 W 107th Street 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>.

5313

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

Check one:

- Chapter 7
- Chapter 9
- Chapter 11. Check **all** that apply:

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

- The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,725,625. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, **and it chooses to proceed under Subchapter V of Chapter 11**. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any 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 _____ Relationship _____
District _____ When _____ Case number, if known _____

Debtor **203 W 107th Street 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

- | | | |
|---|--|--|
| <input type="checkbox"/> 1-49 | <input type="checkbox"/> 1,000-5,000 | <input type="checkbox"/> 25,001-50,000 |
| <input checked="" type="checkbox"/> 50-99 | <input type="checkbox"/> 5001-10,000 | <input type="checkbox"/> 50,001-100,000 |
| <input type="checkbox"/> 100-199 | <input type="checkbox"/> 10,001-25,000 | <input type="checkbox"/> More than 100,000 |
| <input type="checkbox"/> 200-999 | | |

15. Estimated Assets

- | | | |
|--|--|--|
| <input type="checkbox"/> \$0 - \$50,000 | <input checked="" type="checkbox"/> \$1,000,001 - \$10 million | <input type="checkbox"/> \$500,000,001 - \$1 billion |
| <input type="checkbox"/> \$50,001 - \$100,000 | <input type="checkbox"/> \$10,000,001 - \$50 million | <input type="checkbox"/> \$1,000,000,001 - \$10 billion |
| <input type="checkbox"/> \$100,001 - \$500,000 | <input type="checkbox"/> \$50,000,001 - \$100 million | <input type="checkbox"/> \$10,000,000,001 - \$50 billion |
| <input type="checkbox"/> \$500,001 - \$1 million | <input type="checkbox"/> \$100,000,001 - \$500 million | <input type="checkbox"/> More than \$50 billion |

16. Estimated liabilities

- | | | |
|--|---|--|
| <input type="checkbox"/> \$0 - \$50,000 | <input type="checkbox"/> \$1,000,001 - \$10 million | <input type="checkbox"/> \$500,000,001 - \$1 billion |
| <input type="checkbox"/> \$50,001 - \$100,000 | <input type="checkbox"/> \$10,000,001 - \$50 million | <input type="checkbox"/> \$1,000,000,001 - \$10 billion |
| <input type="checkbox"/> \$100,001 - \$500,000 | <input type="checkbox"/> \$50,000,001 - \$100 million | <input type="checkbox"/> \$10,000,000,001 - \$50 billion |
| <input type="checkbox"/> \$500,001 - \$1 million | <input checked="" type="checkbox"/> \$100,000,001 - \$500 million | <input type="checkbox"/> More than \$50 billion |

Debtor **203 W 107th Street 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 **December 28, 2020**
MM / DD / YYYY

X /s/ Ephraim Diamond
Signature of authorized representative of debtor

Title **Chief Restructuring Officer**

Ephraim Diamond
Printed name

18. Signature of attorney

X /s/ Mark Frankel
Signature of attorney for debtor

Date **December 28, 2020**
MM / DD / YYYY

Mark Frankel
Printed name

Backenroth Frankel & Krinsky, LLP
Firm name

800 Third Avenue
New York, NY 10022
Number, Street, City, State & ZIP Code

Contact phone **(212) 593-1100** Email address **mfrankel@bfrklaw.com**

8417 NY
Bar number and State

Fill in this information to identify the case:

Debtor name 203 W 107th Street 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 December 28, 2020

X /s/ Ephraim Diamond
Signature of individual signing on behalf of debtor

Ephraim Diamond
Printed name

Chief Restructuring Officer
Position or relationship to debtor

Fill in this information to identify the case:

Debtor name 203 W 107th Street 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		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
A B EC. Corp 487 Bronxville Road Bronxville, NY 10708						\$1,415.00
All Make Appliance 15 Ryans Way Jackson, NJ 08527						\$1,836.17
Archrock LLC PO BOX 967 New York, NY 10272						\$674.79
Big Apple Elevator Industries PO Box 1337 New York, NY 10156						\$14,021.67
City Wide Exterminating PO Box 2018 Doylestown, PA 18901						\$936.00
Con Edison Orange and Rockland Utilities 390 West Route 59 Att Accounts Payable Spring Valley, NY 10977		Gas & Electric				\$4,429.81
County Oil Co 1873 42nd Street Astoria, NY 11102						\$5,022.53
DMT Plumbing & Heating Corp 388 E. 198 St. Bronx, NY 10458		203 East 107th Street New York, NY 10025	Unliquidated	\$2,803.53	\$7,000,000.00	\$2,803.53

Debtor 203 W 107th Street 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
EXECUTIVE ENGINEERING PC 7000 BAY PARKWAY Suite F Brooklyn, NY 11204						\$2,325.00
Goldberg and Weinberger LLP 11312 US 15-501 North Suite 107-141 Chapel Hill, NC 27517						\$1,200.00
Kolberg Building Consultants LLC 101 Berry Street Apartment 3 Brooklyn, NY 11249						\$13,000.00
Len's Appliance Inc 8025 7th Avenue Brooklyn, NY 11228						\$326.62
LoanCore Capital Credit REIT LLC c/o Arnold & Porter 250 West 55th Street Attention: Ben Mintz New York, NY 10019-9710		203 East 107th Street New York, NY 10025 and Escrows held in lender escrow accounts		\$102,830,141.91	\$7,000,000.00	\$95,862,064.91
MPG Consulting Inc. 50 Rutledge Street Suite # 504 Brooklyn, NY 11249						\$10,460.07
New York Water Management 2 University Plaza Suite 600 Hackensack, NJ 07601						\$1,258.38
NYC Department of Housing Preservation and Development 100 GOLD STREET New York, NY 10038						\$3,170.00
Todd Rothenberg Esq. 271 North Ave. Suite 115 New Rochelle, NY 10801						\$1,795.00

Debtor 203 W 107th Street 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
Ultimate Boiler Treatments 674 Broadway Cedarhurst, NY 11516						\$317.92
VCorp Services 5 Robert Pitt Dr #204 Monsey, NY 10952						\$1,199.00
Verizon PO Box 1100 Albany, NY						\$428.13

Fill in this information to identify the case:

Debtor name 203 W 107th Street 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>7,000,000.00</u>
1b. Total personal property: Copy line 91A from <i>Schedule A/B</i>	\$ <u>44,031.24</u>
1c. Total of all property: Copy line 92 from <i>Schedule A/B</i>	\$ <u>7,044,031.24</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>102,864,868.44</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>64,608.09</u>
4. Total liabilities Lines 2 + 3a + 3b	\$ <u>102,929,476.53</u>

Fill in this information to identify the case:

Debtor name 203 W 107th Street 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

2. **Cash on hand**

\$0.00

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

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.

\$0.00

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.

7. **Deposits, including security deposits and utility deposits**
 Description, including name of holder of deposit

7.1. **Utility Security Deposits. Held by Con Edison.**

\$2,993.25

8. **Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent**
 Description, including name of holder of prepayment

8.1. **Prepaid Taxes held by NYC Department of Finance**

\$12,010.50

Debtor 203 W 107th Street LLC
Name

Case number (If known) _____

8.2. **Prepaid Property, Liability and Umbrella Insurance** **\$13,617.24**

9. **Total of Part 2.** **\$28,620.99**
Add lines 7 through 8. Copy the total to line 81.

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:	35,877.96	-	26,814.00	=	\$9,063.96
	face amount		doubtful or uncollectible accounts		

11b. Over 90 days old:	18,676.29	-	12,330.00	=....	\$6,346.29
	face amount		doubtful or uncollectible accounts		

12. **Total of Part 3.** **\$15,410.25**
Current value on lines 11a + 11b = line 12. Copy the total to line 82.

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.

Debtor 203 W 107th Street LLC Case number (if known) _____
Name

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
55.1. 203 East 107th Street New York, NY 10025 and Escrows held in lender escrow accounts	Owner/Mortgagor	Unknown	Owner Estimate	\$7,000,000.00

56. Total of Part 9.

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets. Copy the total to line 88.

\$7,000,000.00

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 203 W 107th Street LLC
Name

Case number (if known) _____

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>\$0.00</u>	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	<u>\$28,620.99</u>	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	<u>\$15,410.25</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>\$7,000,000.00</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>\$44,031.24</u>	+ 91b. <u>\$7,000,000.00</u>
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		<u>\$7,044,031.24</u>

Fill in this information to identify the case:

Debtor name 203 W 107th Street 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	Column B	
		Amount of claim	Value of collateral that supports this claim	
		Do not deduct the value of collateral.		
2.1	<p>DMT Plumbing & Heating Corp</p> <p>Creditor's Name</p> <p>388 E. 198 St.</p> <p>Bronx, NY 10458</p> <p>Creditor's mailing address</p> <p>Creditor's email address, if known</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> <p><input type="checkbox"/> No</p> <p><input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.</p> <p>1. NYC Dept. of Environmental Protection</p> <p>2. LoanCore Capital Credit REIT LLC</p> <p>3. DMT Plumbing & Heating Corp</p>	<p>Describe debtor's property that is subject to a lien</p> <p>203 East 107th Street</p> <p>New York, NY 10025</p> <p>Describe the lien</p> <p>Is the creditor an insider or related party?</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes</p> <p>Is anyone else liable on this claim?</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)</p> <p>As of the petition filing date, the claim is:</p> <p>Check all that apply</p> <p><input type="checkbox"/> Contingent</p> <p><input checked="" type="checkbox"/> Unliquidated</p> <p><input type="checkbox"/> Disputed</p>	<p>\$2,803.53</p>	<p>\$7,000,000.00</p>

2.2	<p>LoanCore Capital Credit REIT LLC</p> <p>Creditor's Name</p> <p>c/o Arnold & Porter</p> <p>250 West 55th Street</p> <p>Attention: Ben Mintz</p> <p>New York, NY 10019-9710</p> <p>Creditor's mailing address</p> <p>Creditor's email address, if known</p>	<p>Describe debtor's property that is subject to a lien</p> <p>203 East 107th Street</p> <p>New York, NY 10025</p> <p>and Escrows held in lender escrow accounts</p> <p>Describe the lien</p> <p>Is the creditor an insider or related party?</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes</p> <p>Is anyone else liable on this claim?</p>	<p>\$102,830,141.91</p>	<p>\$7,000,000.00</p>
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Debtor 203 W 107th Street LLC Case number (if known) _____
Name

Date debt was incurred No
 Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Last 4 digits of account number _____

Do multiple creditors have an interest in the same property?

No
 Yes. Specify each creditor, including this creditor and its relative priority.
Specified on line 2.1

As of the petition filing date, the claim is:

Check all that apply
 Contingent
 Unliquidated
 Disputed

2.3 **LoanCore Capital Credit REIT LLC**

Creditor's Name
c/o Arnold & Porter
250 West 55th Street
Attention: Ben Mintz
New York, NY 10019-9710
Creditor's mailing address

Describe debtor's property that is subject to a lien \$0.00 \$6,346.29
Over 90 days old: Tenant receivables

Describe the lien _____

Is the creditor an insider or related party?

No
 Yes
Is anyone else liable on this claim?

Creditor's email address, if known _____

Date debt was incurred _____

Last 4 digits of account number _____

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

2.4 **LoanCore Capital Credit REIT LLC**

Creditor's Name
c/o Arnold & Porter
250 West 55th Street
Attention: Ben Mintz
New York, NY 10019-9710
Creditor's mailing address

Describe debtor's property that is subject to a lien \$0.00 \$9,063.96
90 days or less: Tenant receivables

Describe the lien _____

Is the creditor an insider or related party?

No
 Yes
Is anyone else liable on this claim?

Creditor's email address, if known _____

Date debt was incurred _____

Last 4 digits of account number _____

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

Debtor 203 W 107th Street LLC Case number (if known) _____
Name

2.5	NYC Dept. of Environmental Protection <small>Creditor's Name</small> 59-17 Junction Boulevard Legal Department Elmhurst, NY 11373 <small>Creditor's mailing address</small>	Describe debtor's property that is subject to a lien 203 East 107th Street New York, NY 10025	\$31,923.00	\$7,000,000.00
	<small>Creditor's email address, if known</small> Date debt was incurred Last 4 digits of account number	Describe the lien Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)		
	Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. Specified on line 2.1	As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed		

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any. **\$102,864,868.44**

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 LoanCore Capital Credit REIT LLC c/o LoanCore Capital 55 Railroad Ave Suite 100 Greenwich, CT 06830	On which line in Part 1 did you enter the related creditor? Line <u>2.2</u>	Last 4 digits of account number for this entity
--	--	---

Fill in this information to identify the case:

Debtor name 203 W 107th Street 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 A B EC. Corp 487 Bronxville Road Bronxville, NY 10708 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 <hr/> 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 <hr/> 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 <hr/> 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: <u>Potential Security Deposit Claim</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
		\$1,415.00
		\$45.00
		\$174.31
		Unknown

Debtor **203 W 107th Street LLC** Case number (if known) _____
Name

3.5 Nonpriority creditor's name and mailing address **All Make Appliance** As of the petition filing date, the claim is: *Check all that apply.* **\$1,836.17**
15 Ryans Way Contingent
Jackson, NJ 08527 Unliquidated
 Date(s) debt was incurred _____ Disputed
 Last 4 digits of account number _____ Basis for the claim: _____
 Is the claim subject to offset? No Yes

3.6 Nonpriority creditor's name and mailing address **Ana Varela** As of the petition filing date, the claim is: *Check all that apply.* **Unknown**
203 W 107th Street Contingent
7C Unliquidated
New York, NY 10025 Disputed
 Date(s) debt was incurred _____ Basis for the claim: **Potential Security Deposit Claim**
 Last 4 digits of account number _____ Is the claim subject to offset? No Yes

3.7 Nonpriority creditor's name and mailing address **Archrock LLC** As of the petition filing date, the claim is: *Check all that apply.* **\$674.79**
PO BOX 967 Contingent
New York, NY 10272 Unliquidated
 Date(s) debt was incurred _____ Disputed
 Last 4 digits of account number _____ Basis for the claim: _____
 Is the claim subject to offset? No Yes

3.8 Nonpriority creditor's name and mailing address **Avra Matsoukas** As of the petition filing date, the claim is: *Check all that apply.* **Unknown**
203 W 107th Street Contingent
3B Unliquidated
New York, NY 10025 Disputed
 Date(s) debt was incurred _____ Basis for the claim: **Potential Security Deposit Claim**
 Last 4 digits of account number _____ Is the claim subject to offset? No Yes

3.9 Nonpriority creditor's name and mailing address **Barbara Friedland** As of the petition filing date, the claim is: *Check all that apply.* **Unknown**
203 W 107th Street Contingent
7A Unliquidated
New York, NY 10025 Disputed
 Date(s) debt was incurred _____ Basis for the claim: **Potential Security Deposit Claim**
 Last 4 digits of account number _____ Is the claim subject to offset? No Yes

3.10 Nonpriority creditor's name and mailing address **Big Apple Elevator Industries** As of the petition filing date, the claim is: *Check all that apply.* **\$14,021.67**
PO Box 1337 Contingent
New York, NY 10156 Unliquidated
 Date(s) debt was incurred _____ Disputed
 Last 4 digits of account number _____ Basis for the claim: _____
 Is the claim subject to offset? No Yes

3.11 Nonpriority creditor's name and mailing address **City Wide Exterminating** As of the petition filing date, the claim is: *Check all that apply.* **\$936.00**
PO Box 2018 Contingent
Doylestown, PA 18901 Unliquidated
 Date(s) debt was incurred _____ Disputed
 Last 4 digits of account number _____ Basis for the claim: _____
 Is the claim subject to offset? No Yes

Debtor 203 W 107th Street LLC Case number (if known) _____
Name

3.12 Nonpriority creditor's name and mailing address **Click Pay Services LLC** As of the petition filing date, the claim is: *Check all that apply.* \$28.71
433 Hackensack Avenue
Hackensack, NJ 07601
Date(s) debt was incurred _____
Last 4 digits of account number _____
 Contingent
 Unliquidated
 Disputed
Basis for the claim: _____
Is the claim subject to offset? No Yes

3.13 Nonpriority creditor's name and mailing address **Con Edison** As of the petition filing date, the claim is: *Check all that apply.* \$4,429.81
Orange and Rockland Utilities
390 West Route 59
Att Accounts Payable
Spring Valley, NY 10977
Date(s) debt was incurred _____
Last 4 digits of account number Multiple
 Contingent
 Unliquidated
 Disputed
Basis for the claim: Gas & Electric
Is the claim subject to offset? No Yes

3.14 Nonpriority creditor's name and mailing address **County Oil Co** As of the petition filing date, the claim is: *Check all that apply.* \$5,022.53
1873 42nd Street
Astoria, NY 11102
Date(s) debt was incurred _____
Last 4 digits of account number _____
 Contingent
 Unliquidated
 Disputed
Basis for the claim: _____
Is the claim subject to offset? No Yes

3.15 Nonpriority creditor's name and mailing address **EXECUTIVE ENGINEERING PC** As of the petition filing date, the claim is: *Check all that apply.* \$2,325.00
7000 BAY PARKWAY
Suite F
Brooklyn, NY 11204
Date(s) debt was incurred _____
Last 4 digits of account number _____
 Contingent
 Unliquidated
 Disputed
Basis for the claim: _____
Is the claim subject to offset? No Yes

3.16 Nonpriority creditor's name and mailing address **Goldberg and Weinberger LLP** As of the petition filing date, the claim is: *Check all that apply.* \$1,200.00
11312 US 15-501 North
Suite 107-141
Chapel Hill, NC 27517
Date(s) debt was incurred _____
Last 4 digits of account number _____
 Contingent
 Unliquidated
 Disputed
Basis for the claim: _____
Is the claim subject to offset? No Yes

3.17 Nonpriority creditor's name and mailing address **Hana Marritz** As of the petition filing date, the claim is: *Check all that apply.* Unknown
203 W 107th Street
5A
New York, NY 10025
Date(s) debt was incurred _____
Last 4 digits of account number _____
 Contingent
 Unliquidated
 Disputed
Basis for the claim: Potential Security Deposit Claim
Is the claim subject to offset? No Yes

3.18 Nonpriority creditor's name and mailing address **Irma Laguerre** As of the petition filing date, the claim is: *Check all that apply.* Unknown
203 W 107th Street
6B
New York, NY 10025
Date(s) debt was incurred _____
Last 4 digits of account number _____
 Contingent
 Unliquidated
 Disputed
Basis for the claim: Potential Security Deposit Claim
Is the claim subject to offset? No Yes

Debtor **203 W 107th Street LLC** Case number (if known) _____
Name

3.19 Nonpriority creditor's name and mailing address **Jeff Dobbs** As of the petition filing date, the claim is: *Check all that apply.* **Unknown**
203 W 107th Street Contingent
2A Unliquidated
New York, NY 10025 Disputed
Date(s) debt was incurred _____ Basis for the claim: **Potential Security Deposit Claim**
Last 4 digits of account number _____ Is the claim subject to offset? No Yes

3.20 Nonpriority creditor's name and mailing address **John O'Grady** As of the petition filing date, the claim is: *Check all that apply.* **Unknown**
203 W 107th Street Contingent
2B Unliquidated
New York, NY 10025 Disputed
Date(s) debt was incurred _____ Basis for the claim: **Potential Security Deposit Claim**
Last 4 digits of account number _____ Is the claim subject to offset? No Yes

3.21 Nonpriority creditor's name and mailing address **Joseph Friendly** As of the petition filing date, the claim is: *Check all that apply.* **Unknown**
203 W 107th Street Contingent
8A Unliquidated
New York, NY 10025 Disputed
Date(s) debt was incurred _____ Basis for the claim: **Potential Security Deposit Claim**
Last 4 digits of account number _____ Is the claim subject to offset? No Yes

3.22 Nonpriority creditor's name and mailing address **Judith Greentree** As of the petition filing date, the claim is: *Check all that apply.* **Unknown**
203 W 107th Street Contingent
1D Unliquidated
New York, NY 10025 Disputed
Date(s) debt was incurred _____ Basis for the claim: **Potential Security Deposit Claim**
Last 4 digits of account number _____ Is the claim subject to offset? No Yes

3.23 Nonpriority creditor's name and mailing address **Julia Quintana** As of the petition filing date, the claim is: *Check all that apply.* **Unknown**
203 W 107th Street Contingent
1C Unliquidated
New York, NY 10025 Disputed
Date(s) debt was incurred _____ Basis for the claim: **Potential Security Deposit Claim**
Last 4 digits of account number _____ Is the claim subject to offset? No Yes

3.24 Nonpriority creditor's name and mailing address **Katherine Marcus** As of the petition filing date, the claim is: *Check all that apply.* **Unknown**
203 W 107th Street Contingent
6A Unliquidated
New York, NY 10025 Disputed
Date(s) debt was incurred _____ Basis for the claim: **Potential Security Deposit Claim**
Last 4 digits of account number _____ Is the claim subject to offset? No Yes

3.25 Nonpriority creditor's name and mailing address **Kelly Irwin** As of the petition filing date, the claim is: *Check all that apply.* **Unknown**
203 W 107th Street Contingent
4C Unliquidated
New York, NY 10025 Disputed
Date(s) debt was incurred _____ Basis for the claim: **Potential Security Deposit Claim**
Last 4 digits of account number _____ Is the claim subject to offset? No Yes

Debtor **203 W 107th Street LLC** Case number (if known) _____
Name _____

3.26 Nonpriority creditor's name and mailing address **Kolberg Building Consultants LLC** As of the petition filing date, the claim is: *Check all that apply.* **\$13,000.00**
101 Berry Street Contingent
Apartment 3 Unliquidated
Brooklyn, NY 11249 Disputed
 Date(s) debt was incurred _____ Basis for the claim: _____
 Last 4 digits of account number _____ Is the claim subject to offset? No Yes

3.27 Nonpriority creditor's name and mailing address **Len's Appliance Inc** As of the petition filing date, the claim is: *Check all that apply.* **\$326.62**
8025 7th Avenue Contingent
Brooklyn, NY 11228 Unliquidated
 Date(s) debt was incurred _____ Basis for the claim: _____
 Last 4 digits of account number _____ Is the claim subject to offset? No Yes

3.28 Nonpriority creditor's name and mailing address **Leslie Goff** As of the petition filing date, the claim is: *Check all that apply.* **Unknown**
203 W 107th Street Contingent
5B Unliquidated
New York, NY 10025 Disputed
 Date(s) debt was incurred _____ Basis for the claim: **Potential Security Deposit Claim**
 Last 4 digits of account number _____ Is the claim subject to offset? No Yes

3.29 Nonpriority creditor's name and mailing address **MPG Consulting Inc.** As of the petition filing date, the claim is: *Check all that apply.* **\$10,460.07**
50 Rutledge Street Contingent
Suite # 504 Unliquidated
Brooklyn, NY 11249 Disputed
 Date(s) debt was incurred _____ Basis for the claim: _____
 Last 4 digits of account number _____ Is the claim subject to offset? No Yes

3.30 Nonpriority creditor's name and mailing address **National Fire Extinguisher Co. Inc.** As of the petition filing date, the claim is: *Check all that apply.* **\$114.00**
97 Sheffield Ave Contingent
Brooklyn, NY 11207 Unliquidated
 Date(s) debt was incurred _____ Basis for the claim: _____
 Last 4 digits of account number _____ Is the claim subject to offset? No Yes

3.31 Nonpriority creditor's name and mailing address **New York Water Management** As of the petition filing date, the claim is: *Check all that apply.* **\$1,258.38**
2 University Plaza Suite 600 Contingent
Hackensack, NJ 07601 Unliquidated
 Date(s) debt was incurred _____ Basis for the claim: _____
 Last 4 digits of account number _____ Is the claim subject to offset? No Yes

3.32 Nonpriority creditor's name and mailing address **NYC Department of Housing** As of the petition filing date, the claim is: *Check all that apply.* **\$3,170.00**
Preservation and Development Contingent
100 GOLD STREET Unliquidated
New York, NY 10038 Disputed
 Date(s) debt was incurred _____ Basis for the claim: _____
 Last 4 digits of account number _____ Is the claim subject to offset? No Yes

Debtor 203 W 107th Street LLC Case number (if known) _____
Name

3.33 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** *Check all that apply.* **Unknown**
Paola Cuevas
203 W 107th Street
1D
New York, NY 10025
Date(s) debt was incurred _____
Last 4 digits of account number _____
 Contingent
 Unliquidated
 Disputed
Basis for the claim: Potential Security Deposit Claim
Is the claim subject to offset? No Yes

3.34 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** *Check all that apply.* **\$250.00**
PDG Building Consultants LLC
39 Broadway
Suite 1830
New York, NY 10006
Date(s) debt was incurred _____
Last 4 digits of account number _____
 Contingent
 Unliquidated
 Disputed
Basis for the claim: _____
Is the claim subject to offset? No Yes

3.35 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** *Check all that apply.* **Unknown**
Philip Feil
203 W 107th Street
1D
New York, NY 10025
Date(s) debt was incurred _____
Last 4 digits of account number _____
 Contingent
 Unliquidated
 Disputed
Basis for the claim: Potential Security Deposit Claim
Is the claim subject to offset? No Yes

3.36 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** *Check all that apply.* **Unknown**
Ronald Saleh
203 W 107th Street
9B
New York, NY 10025
Date(s) debt was incurred _____
Last 4 digits of account number _____
 Contingent
 Unliquidated
 Disputed
Basis for the claim: Potential Security Deposit Claim
Is the claim subject to offset? No Yes

3.37 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** *Check all that apply.* **\$179.98**
Spectrum
Date(s) debt was incurred _____
Last 4 digits of account number _____
 Contingent
 Unliquidated
 Disputed
Basis for the claim: _____
Is the claim subject to offset? No Yes

3.38 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** *Check all that apply.* **Unknown**
Susan Graham
203 W 107th Street
9A
New York, NY 10025
Date(s) debt was incurred _____
Last 4 digits of account number _____
 Contingent
 Unliquidated
 Disputed
Basis for the claim: Potential Security Deposit Claim
Is the claim subject to offset? No Yes

3.39 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** *Check all that apply.* **Unknown**
Suzzan Craig
203 W 107th Street
7B
New York, NY 10025
Date(s) debt was incurred _____
Last 4 digits of account number _____
 Contingent
 Unliquidated
 Disputed
Basis for the claim: Potential Security Deposit Claim
Is the claim subject to offset? No Yes

Debtor 203 W 107th Street LLC Case number (if known) _____
Name

3.40	Nonpriority creditor's name and mailing address Teresa Richards 203 W 107th Street 2C New York, NY 10025 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: Potential Security Deposit Claim Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Unknown
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3.41	Nonpriority creditor's name and mailing address Todd Rothenberg Esq. 271 North Ave. Suite 115 New Rochelle, NY 10801 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	\$1,795.00
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3.42	Nonpriority creditor's name and mailing address Uday Dhar 203 W 107th Street 6C New York, NY 10025 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: Potential Security Deposit Claim Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Unknown
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3.43	Nonpriority creditor's name and mailing address Ultimate Boiler Treatments 674 Broadway Cedarhurst, NY 11516 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	\$317.92
------	--	--	-----------------

3.44	Nonpriority creditor's name and mailing address VCorp Services 5 Robert Pitt Dr #204 Monsey, NY 10952 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	\$1,199.00
------	---	--	-------------------

3.45	Nonpriority creditor's name and mailing address Verizon PO Box 1100 Albany, NY 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	\$428.13
------	--	--	-----------------

3.46	Nonpriority creditor's name and mailing address William Dahglian 203 W 107th Street 8C New York, NY 10025 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: Potential Security Deposit Claim Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Unknown
------	--	--	----------------

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.

Debtor **203 W 107th Street LLC** Case number (if known) _____
Name

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 Part1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.1 Big Apple Elevator Industries 35-21 9th Street Astoria, NY 11106	Line 3.10	—
<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	5a.	\$ <u>0.00</u>
5b. Total claims from Part 2	5b. +	\$ <u>64,608.09</u>
5c. Total of Parts 1 and 2 Lines 5a + 5b = 5c.	5c.	\$ <u>64,608.09</u>

Fill in this information to identify the case:

Debtor name 203 W 107th Street 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	Tenant Lease	
	State the term remaining	07/31/2020	Alison Schwartz 203 W 107th Street 8B New York, NY 10025
	List the contract number of any government contract	_____	_____
<hr/>			
2.2.	State what the contract or lease is for and the nature of the debtor's interest	Tenant Lease	
	State the term remaining	10/31/2020	Ana Varela 203 W 107th Street 7C New York, NY 10025
	List the contract number of any government contract	_____	_____
<hr/>			
2.3.	State what the contract or lease is for and the nature of the debtor's interest	TENANT LEASE	
	State the term remaining	02/28/2021	Avra Matsoukas 203 W 107th Street 3B New York, NY 10025
	List the contract number of any government contract	_____	_____
<hr/>			
2.4.	State what the contract or lease is for and the nature of the debtor's interest	Tenant Lease	
	State the term remaining	05/31/2021	Barbara Friedland 203 W 107th Street 7A New York, NY 10025
	List the contract number of any government contract	_____	_____

Debtor 1 **203 W 107th Street 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 **Tenant Lease**
State the term remaining **05/31/2022** **Barbara Swing**
List the contract number of any government contract _____ **203 W 107th Street**
1D
New York, NY 10025

2.6. State what the contract or lease is for and the nature of the debtor's interest **Tenant Lease**
State the term remaining **12/31/2055** **Hana Marritz**
List the contract number of any government contract _____ **203 W 107th Street**
5A
New York, NY 10025

2.7. State what the contract or lease is for and the nature of the debtor's interest **Tenant Lease**
State the term remaining **09/30/2021** **Irma Laguerre**
List the contract number of any government contract _____ **203 W 107th Street**
6B
New York, NY 10025

2.8. State what the contract or lease is for and the nature of the debtor's interest **Tenant Lease**
State the term remaining **12/31/2020** **Jeff Dobbs**
List the contract number of any government contract _____ **203 W 107th Street**
2A
New York, NY 10025

2.9. State what the contract or lease is for and the nature of the debtor's interest **Tenant Lease**
State the term remaining **12/31/2055** **John O'Grady**
List the contract number of any government contract _____ **203 W 107th Street**
2B
New York, NY 10025

2.10. State what the contract or lease is for and the nature of the debtor's interest **Tenant Lease**
State the term remaining **07/31/2021** **Joseph Friendly**
List the contract number of any government contract _____ **203 W 107th Street**
8A
New York, NY 10025

Debtor 1 **203 W 107th Street 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

government contract _____

2.11. State what the contract or lease is for and the nature of the debtor's interest **Tenant Lease**
State the term remaining **07/31/2022** **Judith Greentree**
List the contract number of any government contract **203 W 107th Street**
1D
New York, NY 10025

2.12. State what the contract or lease is for and the nature of the debtor's interest **Tenant Lease**
State the term remaining **06/30/2020** **Julia Quintana**
List the contract number of any government contract **203 W 107th Street**
1C
New York, NY 10025

2.13. State what the contract or lease is for and the nature of the debtor's interest **Tenant Lease**
State the term remaining **08/31/2020** **Katherine Marcus**
List the contract number of any government contract **203 W 107th Street**
6A
New York, NY 10025

2.14. State what the contract or lease is for and the nature of the debtor's interest **Tenant Lease**
State the term remaining **09/30/2021** **Kelly Irwin**
List the contract number of any government contract **203 W 107th Street**
4C
New York, NY 10025

2.15. State what the contract or lease is for and the nature of the debtor's interest **Tenant Lease**
State the term remaining **01/31/2022** **Leslie Goff**
List the contract number of any government contract **203 W 107th Street**
5B
New York, NY 10025

2.16. State what the contract or lease is for and the nature of the debtor's interest **TENANT LEASE** **Paola Cuevas**
203 W 107th Street
1D
New York, NY 10025

Debtor 1 **203 W 107th Street 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

State the term remaining **09/30/2020**

List the contract number of any government contract _____

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

State the term remaining **12/31/2055**

**Philip Feil
203 W 107th Street
1D
New York, NY 10025**

List the contract number of any government contract _____

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

State the term remaining **11/30/2021**

**Ronald Saleh
203 W 107th Street
9B
New York, NY 10025**

List the contract number of any government contract _____

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

State the term remaining **10/31/2021**

**Susan Graham
203 W 107th Street
9A
New York, NY 10025**

List the contract number of any government contract _____

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

State the term remaining **12/31/2020**

**Suzzan Craig
203 W 107th Street
7B
New York, NY 10025**

List the contract number of any government contract _____

2.21. State what the contract or lease is for and the nature of the debtor's interest **TENANT LEASE**

State the term remaining **12/31/2021**

**Teresa Richards
203 W 107th Street
2C
New York, NY 10025**

List the contract number of any government contract _____

Debtor 1 **203 W 107th Street 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

2.22. State what the contract or lease is for and the nature of the debtor's interest **Tenant Lease**
State the term remaining **07/31/2021** **Uday Dhar**
List the contract number of any government contract **203 W 107th Street**
6C
New York, NY 10025

2.23. State what the contract or lease is for and the nature of the debtor's interest **Tenant Lease**
State the term remaining **05/31/2021** **William Dahglan**
List the contract number of any government contract **203 W 107th Street**
8C
New York, NY 10025

Fill in this information to identify the case:

Debtor name 203 W 107th Street 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	210 W 107 Street LLC	c/o Emerald Equity Group LLC One Battery Park Plaza, Suite 3100 New York, NY 10004	LoanCore Capital Credit REIT LLC	<input checked="" type="checkbox"/> D <u>2.2</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
2.2	220 W 107 Street LLC	c/o Emerald Equity Group LLC One Battery Park Plaza, Suite 3100 New York, NY 10004	LoanCore Capital Credit REIT LLC	<input checked="" type="checkbox"/> D <u>2.2</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
2.3	230 W 107 Street LLC	c/o Emerald Equity Group LLC One Battery Park Plaza, Suite 3100 New York, NY 10004	LoanCore Capital Credit REIT LLC	<input checked="" type="checkbox"/> D <u>2.2</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
2.4	Mr. Isaac Kassirer	c/o Emerald Equity Group LLC One Battery Park Plaza, Suite 3100 New York, NY 10004	LoanCore Capital Credit REIT LLC	<input checked="" type="checkbox"/> D <u>2.2</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____

Fill in this information to identify the case:

Debtor name 203 W 107th Street 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 207

Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy

04/19

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 1/01/2020 to **Filing Date**

Operating a business
 Other Rental Income
1/01/2020 - 11/30/2020

\$366,082.40

For prior year:
From 1/01/2019 to 12/31/2019

Operating a business
 Other Rental Income

\$538,144.00

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)

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 \$6,825. (This amount may be adjusted on 4/01/22 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 of value

Reasons for payment or transfer
Check all that apply

Debtor **203 W 107th Street LLC**

Case number (if known)

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 \$6,825. (This amount may be adjusted on 4/01/22 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 Relationship to debtor	Dates	Total amount of value	Reasons for payment or transfer
--	-------	-----------------------	---------------------------------

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	Describe of the Property	Date	Value of property
-----------------------------	--------------------------	------	-------------------

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
-----------------------------	---	-----------------------	--------

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 Case number	Nature of case	Court or agency's name and address	Status of case
7.1. 203 W 107 STREET LLC vs. AVRA MATSOUKAS HP6236/18	Landlord & Tenant	NYC Housing Court 111 Centre Street New York, NY 10013	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded

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

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
------------------------------	---	-------------	-------

Part 5: Certain Losses

10. All losses from fire, theft, or other casualty within 1 year before filing this case.

Debtor **203 W 107th Street LLC**

Case number (if known)

None

Description of the property lost and how the loss occurred	Amount of payments received for the loss	Dates of loss	Value of property lost
	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).		

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? Address	If not money, describe any property transferred	Dates	Total amount or value
11.1. Backenroth Frankel & Krinsky 800 Third Avenue 11th Floor New York, NY 10022		6/30/2020: \$7,273 12/16/2020 \$5,301	\$12,374.00

Email or website address

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

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? Address	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value

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 From-To

Part 8: Health Care Bankruptcies

Debtor **203 W 107th Street LLC**

Case number (if known) _____

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

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.

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?

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 or instrument

Date account was closed, sold, moved, or transferred

Last balance before closing or transfer

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 Address

Description of the contents

Do you still have it?

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

Facility name and address

Names of anyone with access to it

Description of the contents

Do you still have it?

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

Debtor **203 W 107th Street LLC**

Case number (if known)

not list leased or rented property.

None

Part 12: Details About Environment 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 Case number	Court or agency name and address	Nature of the case	Status of case
---------------------------	-------------------------------------	--------------------	----------------

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
-----------------------	---------------------------------------	-----------------------------	----------------

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
-----------------------	---------------------------------------	-----------------------------	----------------

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 address	Describe the nature of the business	Employer Identification number Do not include Social Security number or ITIN.	Dates business existed
-----------------------	-------------------------------------	--	------------------------

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	Date of service From-To
------------------	----------------------------

26a.1. **ArchRock Group LLC**
1 Battery Park Plaza
31st Floor
New York, NY 10004-1405

Debtor **203 W 107th Street LLC**

Case number (if known) _____

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	Date of service From-To
26b.1. ArchRock Group LLC 1 Battery Park Plaza 31st Floor New York, NY 10004-1405	

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. ArchRock Group LLC 1 Battery Park Plaza 31st Floor New York, NY 10004-1405	

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

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

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
Mr. Isaac Kassirer	c/o Emerald Equity Group LLC One Battery Park Plaza, Suite 3100 New York, NY 10004		
WEST 107 MEZZ LLC	c/o Emerald Equity Group LLC One Battery Park Plaza, Suite 3100 New York, NY 10004	sole member	sole member

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.

Debtor 203 W 107th Street LLC

Case number (if known) _____

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
-------------------------------	--	-------	--------------------------------

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
West 107th Realty Holdings LLC	EIN: 82-4737359

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 parent corporation
--------------------------	--

Part 14: Signature and Declaration

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 December 28, 2020

/s/ Ephraim Diamond
Signature of individual signing on behalf of the debtor

Ephraim Diamond
Printed name

Position or relationship to debtor Chief Restructuring Officer

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

- No
- Yes

B2030 (Form 2030) (12/15)

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

In re 203 W 107th Street LLC

Debtor(s)

Case No.

Chapter 11

DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR(S)

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

For legal services, I have agreed to accept	\$	<u>3,665.00</u>
Prior to the filing of this statement I have received	\$	<u>3,665.00</u>
Balance Due	\$	<u>0.00</u>

2. The source of the compensation paid to me was:

Debtor Other (specify): **WEST 107 REALTY HOLDINGS LLC**

3. The source of compensation to be paid to me is:

Debtor Other (specify):

4. I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

I have agreed to share the above-disclosed compensation with a person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation is attached.

5. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

- a. Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
- b. Preparation and filing of any petition, schedules, statement of affairs and plan which may be required;
- c. Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;
- d. Representation of the debtor in adversary proceedings and other contested bankruptcy matters;
- e. [Other provisions as needed]

6. By agreement with the debtor(s), the above-disclosed fee does not include the following service:

Fee is a retainer only. The Debtor is responsible for additional fees after retainer has been exhausted.

CERTIFICATION

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

December 28, 2020

Date

/s/ Mark Frankel

Mark Frankel

Signature of Attorney

Backenroth Frankel & Krinsky, LLP

800 Third Avenue

New York, NY 10022

(212) 593-1100 Fax: (212) 644-0544

mfrankel@bfklaw.com

Name of law firm

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

In re 203 W 107th Street LLC

Debtor(s)

Case No.

Chapter 11

LIST OF EQUITY SECURITY HOLDERS

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
--	----------------	----------------------	------------------

WEST 107 MEZZ LLC c/o Emerald Equity Group LLC One Battery Park Plaza, Suite 3100 New York, NY 10004			Sole Member
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DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the **Chief Restructuring Officer** of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date December 28, 2020

Signature /s/ Ephraim Diamond
Ephraim Diamond

*Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.
18 U.S.C. §§ 152 and 3571.*

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

In re 203 W 107th Street LLC Debtor(s) Case No. Chapter 11

VERIFICATION OF CREDITOR MATRIX

I, the Chief Restructuring Officer 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: December 28, 2020 /s/ Ephraim Diamond
Ephraim Diamond/Chief Restructuring Officer
Signer/Title

Internal Revenue Service
c/o US Attorney Claims Unit
One Saint Andrews Plaza Rm 417
New York, NY 10007

Office of The United States Trustee
U.S. Federal Office Building
201 Varick Street
Suite 1006
New York, NY 10014

United States of America
c/o U.S. Attorney
86 Chambers Street
New York, NY 10007

NYS Dept of Tax & Finance
Bankruptcy Unit
PO Box 5300
Albany, NY 12205

State of New York
Attorney General's Office
120 Broadway
New York, NY 10271

City of New York
NYC Law Department
100 Church St
New York, NY 10007

NYC Department of Finance
66 John Street
New York, NY 10038

Backenroth Frankel & Krinsky
800 Third Avenue
11th Floor
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Attention: Ben Mintz
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LoanCore Capital Credit REIT LLC
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**United States Bankruptcy Court
Southern District of New York**

In re 203 W 107th Street LLC

Debtor(s)

Case No.
Chapter

11

CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for 203 W 107th Street LLC in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

None [*Check if applicable*]

December 28, 2020

Date

/s/ Mark Frankel

Mark Frankel

Signature of Attorney or Litigant
Counsel for 203 W 107th Street LLC
Backenroth Frankel & Krinsky, LLP

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