

Fill in this information to identify the case:

United States Bankruptcy Court for the Southern District of New York

Case number (if known): _____ Chapter 11

☐ Check if this is an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

04/25

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 Broadway Realty I Co., LLC

2. All other names debtor used in the last 8 years N/A

Include any assumed names, trade names, and *doing business as* names

3. Debtor's federal Employer Identification Number (EIN) 13-3975426

4. Debtor's address

Principal place of business	Mailing address, if different from principal place of business
-----------------------------	--

2 Grand Central Tower

Number Street

Number Street

140 East 45th Street, 12th Floor

P.O. Box

New York New York 10017

City State ZIP Code

City State ZIP Code

Location of principal assets, if different from principal place of business

New York

County

4530 Broadway

Number Street

New York New York 10040

City State ZIP Code

5. Debtor's website (URL) N/A

6. Type of debtor

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

☐ Partnership (excluding LLP)

☐ Other. Specify: _____

Page 2

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?☐ No☒ Yes

Debtor

See Schedule 1

Relationship

See Schedule 1

District

Southern District of New York

When

May 21, 2025

MM / DD / YYYY

Case number, if known

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

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 for distribution to unsecured creditors.

14. Estimated number of creditors

(on a consolidated basis with all affiliated debtors)

☐ 1-49☒ 1,000-5,000☐ 25,001-50,000☐ 50-99☐ 5,001-10,000☐ 50,001-100,000☐ 100-199☐ 10,001-25,000☐ More than 100,000☐ 200-999

15. Estimated assets

(on a consolidated basis with all affiliated debtors)

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

(on a consolidated basis with all affiliated debtors)

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

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 May 21, 2025
 MM / DD / YYYY

✕

/s/ Joel Wiener

Signature of authorized representative of debtor

Joel Wiener

Printed name

Authorized Signatory

Title

18. Signature of attorney

✕

/s/ Gary T. Holtzer

Signature of attorney for debtor

Date May 21, 2025

MM / DD / YYYY

Gary T. Holtzer

Printed Name

Weil, Gotshal & Manges LLP

Firm Name

767 Fifth Avenue

Address

New York, New York 10153

City/State/Zip

(212) 310-8000

Contact Phone

gary.holtzer@weil.com

Email Address

2401859

Bar Number

New York

State

Schedule 1

Pending Bankruptcy Cases Filed by the Debtor and Affiliates of the Debtor

On the date hereof, each of the affiliated entities listed below (including the debtor in this chapter 11 case, collectively, the “**Debtors**”) filed a voluntary petition for relief under chapter 11 of title 11 of the United States Code in the United States Bankruptcy Court for the Southern District of New York (the “**Court**”). A motion will be filed with the Court requesting the chapter 11 case of each entity listed below be consolidated for procedural purposes only and jointly administered, pursuant to Rule 1015(b) of the Federal Rules of Bankruptcy Procedure, under the case number assigned to the chapter 11 case of Broadway Realty I Co., LLC.

Debtors	Debtors	Debtors
Broadway Realty I Co., LLC	1362 Ocean LLC	43-60 Baychester, LLC
193 Street Realty Co., LLC	147 Realty Co., LLC	45-35 Realty LLC
2 West 120th Realty Co. LLC	1535 Ocean LLC	457 Schenectady LLC
25/35 Hillside Associates LLC	1554 Ocean LLC	470 Realty NY LLC
402-412 West 148 LLC	1597 Realty LLC	481 Eastern LLC
Hillside Realty I Co., LLC	1601 Realty LLC	529 East 22 LLC
509 Realty Co. LLC	1617 Realty LLC	607 Rugby LLC
281/295 Wadsworth Associates, LLC	17 Realty LLC	63-94 Austin Realty, LLC
241 Sherman LLC	176 Clarkson Ave LLC	681 Ocean LLC
West 50 th Street Realty Co., LLC	18 Street Realty Co., LLC	706 Realty NY LLC
58 Elizabeth NY LLC	1820 Realty LLC	85 Clarkson LLC
207 Realty LLC	2102 Realty LLC	85-05 35 Avenue Realty Co., LLC
34 Seaman Associates, LLC	222 Lenox Rd LLC	915 Realty LLC
233 Realty NY LLC	225 Parkside LLC	916 Carroll St LLC
Audobon Realty LLC	2340 Valentine Avenue Realty Co., LLC	932 Carroll LLC
536 Realty Co. LLC	2400 Realty NY LLC	94-06 34 th Avenue Realty Co., LLC
237 Realty NY LLC	2513 Newkirk LLC	94-06 34 th Road Realty Co., LLC
Manhattan Realty Co. LLC	28-30 Argyle LLC	990 Realty NY LLC
349 Realty NY LLC	292 St. Johns LLC	991 Carroll St LLC
1023 Realty LLC	30 Road Realty Co., LLC	Clinton Property Co., LLC
1038 Realty LLC	307 12 St LLC	Fieldstone NY LLC
1042 Realty LLC	330 Realty NY LLC	Forest Parkway Realty Co., LLC
1048 Realty LLC	3301 Farragut LLC	Heath Realty LLC
1060 Realty LLC	34 Avenue Realty Co., LLC	Kingston Place Realty Co., LLC
115 East 21 Realty Co., LLC	3410 Kingsbridge LLC	Park Lane South Realty Co., LLC
1171 President LLC	40-15 Hampton LLC	Treger Management LLC
1280 Realty NY LLC	405 Realty LLC	
1296 Realty LLC	426 East 22 St LLC	

**OMNIBUS WRITTEN CONSENT OF
THE GOVERNING BODIES OF
THE ENTITIES LISTED ON SCHEDULE A HERETO**

The undersigned, being the board of directors, board of managers, sole manager, sole member, or the member(s) of such sole member, as applicable (each, the “**Governing Body**” and, collectively, the “**Governing Bodies**”), pursuant to the applicable entity’s organizational documents (collectively, the “**Governing Documents**”), of each of the entities listed on Schedule A hereto (each, an “**Entity**” and, collectively, the “**Entities**”), and each Governing Body acting on behalf of its respective Entity pursuant to the applicable Entity’s Governing Documents and in accordance with applicable law, do hereby consent to the adoption of the following in lieu of a meeting, effective as of May 21, 2025 (the “**Effective Date**”), and each authorize every action contemplated thereby with respect to such Entity:

WHEREAS, each Governing Body, acting on behalf of its respective Entity, has reviewed and had the opportunity to ask questions about the materials presented by the management and the legal and financial advisors of the Entity regarding the liabilities and liquidity of the Entity, the pending foreclosure actions in New York State Supreme Court against certain properties held by certain Entities (as applicable), the related application for the immediate appointment of a receiver with respect to the properties pending in connection with the foreclosure actions, the strategic alternatives available to it, and the impact of the foregoing on the Entity’s business;

WHEREAS, each Governing Body, acting on behalf of its respective Entity, has had the opportunity to consult with the management and the legal and financial advisors of such Entity to consider each of the strategic alternatives available to the Entity; and

WHEREAS, each Governing Body, acting on behalf of its respective Entity, desires to approve, adopt and authorize the following resolutions.

I. Commencement of Chapter 11 Case

NOW, THEREFORE, BE IT RESOLVED, that in the respective business judgment of each Governing Body, and in consultation with management and the legal and financial advisors of its respective Entity, it is desirable and in the best interests of its respective Entity (including in consideration of its creditors and other parties in interest) that such Entity shall be, and hereby is, authorized to file, or cause to be filed, a voluntary petition for relief (each, a “**Chapter 11 Case**” and, collectively, the “**Chapter 11 Cases**”) under the provisions of the Bankruptcy Code in the United States Bankruptcy Court for the Southern District of New York (the “**Bankruptcy Court**”) and any other petition for relief or recognition or other order that may be desirable under applicable law in the United States;

FURTHER RESOLVED, that Joel Wiener, Moshe Weinberger, Adam Kaplan, and any manager, member, officer, director or authorized signatory of each applicable Entity (each, an “**Authorized Person**”), in each case, acting singly or jointly, be, and each hereby is, authorized, empowered, and directed to execute, verify, and file, in the name and on behalf of its respective Entity, and under its corporate seal or otherwise, all petitions, schedules, motions, lists, applications, pleadings, orders, and other papers in the Bankruptcy Court, and, in connection therewith, to employ and retain all assistance by attorneys, accountants, financial advisors, investment bankers and other professionals, and to take and perform any and all further acts and deeds which such Authorized Person deems necessary, proper, or desirable in connection with the Entity’s Chapter 11 Case, including, without limitation, negotiating, executing, delivering, and performing any and all documents, agreements, certificates, or instruments in connection with the transactions and professional retentions set forth in this resolution;

II. Retention of Advisors

FURTHER RESOLVED, that the law firm of Weil, Gotshal & Manges LLP, located at 767 Fifth Avenue, New York, New York 10153, is hereby retained as attorneys for such Entity in the Chapter 11 Case, subject to Bankruptcy Court approval; and

FURTHER RESOLVED, that the firm of FTI Consulting, Inc., located at 555 12th Street NW, Suite 700, Washington, D.C., 20004, is hereby retained as financial advisor for such Entity in the Chapter 11 Case, subject to Bankruptcy Court approval.

III. General Authorization and Ratification

FURTHER RESOLVED, that any Authorized Person, in the name and on behalf of its respective Entity, in each case, acting singly or jointly, is hereby authorized, empowered, and directed, to cause such Entity to enter into, execute, deliver, certify, file and/or record, and perform, such agreements, instruments, motions, affidavits, applications for approvals or rulings of governmental or regulatory authorities, certificates, or other documents, and to take such other actions that in the judgment of the Authorized Person shall be or become necessary, proper, or desirable in connection with the Chapter 11 Case;

FURTHER RESOLVED, that such Entity and any Authorized Person, on behalf of the Entity, has the authority to take such other actions as necessary to cause the filing of the Chapter 11 Cases;

FURTHER RESOLVED, that any and all past actions heretofore taken by any Authorized Person or member of its respective Entity, in the name of and on behalf of such Entity on or prior to the Effective Date, in furtherance of any or all of the preceding resolutions be, and the same hereby are, ratified, approved, confirmed, and adopted as the acts and deeds of such Entity in all respects; and

FURTHER RESOLVED, that any Authorized Person, with respect to its respective Entity, is hereby authorized to certify and deliver, to any person to whom such certification and delivery may be deemed necessary or appropriate in the opinion of such Authorized Person, a true copy of the foregoing resolutions.

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Schedule A

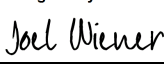
1	Broadway Realty I Co., LLC
2	193 Street Realty Co., LLC
3	2 West 120th Realty Co. LLC
4	25/35 Hillside Associates LLC
5	402-412 West 148 LLC
6	Hillside Realty I Co., LLC
7	509 Realty Co. LLC
8	281/295 Wadsworth Associates, LLC
9	241 Sherman LLC
10	West 50th Street Realty Co., LLC
11	58 Elizabeth NY LLC
12	207 Realty LLC
13	34 Seaman Associates, LLC
14	233 Realty NY LLC
15	Audobon Realty LLC
16	536 Realty Co. LLC
17	237 Realty NY LLC
18	Manhattan Realty Co. LLC
19	349 Realty NY LLC
20	1023 Realty LLC
21	1038 Realty LLC
22	1042 Realty LLC
23	1048 Realty LLC
24	1060 Realty LLC
25	115 East 21 Realty Co., LLC
26	1171 President LLC
27	1280 Realty NY LLC
28	1296 Realty LLC
29	1362 Ocean LLC
30	147 Realty Co., LLC
31	1535 Ocean LLC
32	1554 Ocean LLC
33	1597 Realty LLC
34	1601 Realty LLC
35	1617 Realty LLC
36	17 Realty LLC
37	176 Clarkson Ave LLC
38	18 Street Realty Co., LLC
39	1820 Realty LLC
40	2102 Realty LLC
41	222 Lenox Rd LLC
42	225 Parkside LLC

43	2340 Valentine Avenue Realty Co., LLC
44	2400 Realty NY LLC
45	2513 Newkirk LLC
46	28-30 Argyle LLC
47	292 St. Johns LLC
48	30 Road Realty Co., LLC
49	307 12 St LLC
50	330 Realty NY LLC
51	3301 Farragut LLC
52	34 Avenue Realty Co., LLC
53	3410 Kingsbridge LLC
54	40-15 Hampton LLC
55	405 Realty LLC
56	426 East 22 St LLC
57	43-60 Baychester, LLC
58	45-35 Realty LLC
59	457 Schenectady LLC
60	470 Realty NY LLC
61	481 Eastern LLC
62	529 East 22 LLC
63	607 Rugby LLC
64	63-94 Austin Realty, LLC
65	681 Ocean LLC
66	706 Realty NY LLC
67	85 Clarkson LLC
68	85-05 35 Avenue Realty Co., LLC
69	915 Realty LLC
70	916 Carroll St LLC
71	932 Carroll LLC
72	94-06 34th Avenue Realty Co., LLC
73	94-06 34th Road Realty Co., LLC
74	990 Realty NY LLC
75	991 Carroll St LLC
76	Clinton Property Co., LLC
77	Fieldstone NY LLC
78	Forest Parkway Realty Co., LLC
79	Heath Realty LLC
80	Kingston Place Realty Co., LLC
81	Park Lane South Realty Co., LLC
82	Treger Management LLC

IN WITNESS WHEREOF, the undersigned have executed this written consent as of the Effective Date.

PINNACLE HOLDING COMPANY LLC
AS MEMBER and/or MANAGER (as applicable) of


30 Road Realty Co., LLC
193 Street Realty Co., LLC
34 Avenue Realty Co., LLC
Hillside Realty I Co., LLC
Forest Parkway Realty Co., LLC
Broadway Realty I Co., LLC
85-05 35 Avenue Realty Co., LLC
Park Lane South Realty Co., LLC
18 Street Realty Co., LLC

Signed by:
By: 
A26E8473293449A...
Name: Joel Wiener
Title: Authorized Person

IN WITNESS WHEREOF, the undersigned have executed this written consent as of the Effective Date.

PINNACLE HOLDING COMPANY II, LLC
AS MEMBER and/or MANAGER (as applicable) of


Kingston Place Realty Co., LLC
63-94 Austin Realty, LLC
43-60 Baychester, LLC
West 50th Street Realty Co., LLC
94-06 34th Avenue Realty Co., LLC
94-06 34th Road Realty Co., LLC
2340 Valentine Avenue Realty Co., LLC

Signed by:

By: _____
Name: Joel Wiener
Title: Authorized Person

IN WITNESS WHEREOF, the undersigned have executed this written consent as of the Effective Date.

PINNACLE MARKS LLC
AS MEMBER and/or MANAGER (as applicable) of


17 Realty LLC
2513 Newkirk LLC
1617 Realty LLC

Signed by:

By: _____
Name: Joel Wiener
Title: Authorized Person

IN WITNESS WHEREOF, the undersigned have executed this written consent as of the Effective Date.

PINNACLE CROSSTOWN LLC
AS MEMBER and/or MANAGER (as applicable) of

233 Realty NY LLC
237 Realty NY LLC
349 Realty NY LLC

Signed by:

By: _____
Name: Joel Wiener
Title: Authorized Person

IN WITNESS WHEREOF, the undersigned have executed this written consent as of the Effective Date.

GMP HOLDINGS LLC
AS MEMBER and/or MANAGER (as applicable) of


241 Sherman LLC
402-412 West 148 LLC
Audobon Realty LLC
207 Realty LLC

Signed by:
By: Joel Wiener
Name: Joel Wiener
Title: Authorized Person

IN WITNESS WHEREOF, the undersigned have executed this written consent as of the Effective Date.

PINNACLE HOLDING COMPANY XXXV LLC
AS MEMBER and/or MANAGER (as applicable) of

1171 President LLC
1362 Ocean LLC
1535 Ocean LLC
1554 Ocean LLC
176 Clarkson Ave LLC
222 Lenox Rd LLC
225 Parkside LLC
292 St. Johns LLC
307 12 St LLC
3301 Farragut LLC
426 East 22 St LLC
457 Schenectady LLC
481 Eastern LLC
529 East 22 LLC
607 Rugby LLC
681 Ocean LLC
85 Clarkson LLC
916 Carroll St LLC
932 Carroll LLC
991 Carroll St LLC
3410 Kingsbridge LLC
28-30 Argyle LLC

Signed by:

By: _____
Name: Joel Wiener
Title: Authorized Person

IN WITNESS WHEREOF, the undersigned have executed this written consent as of the Effective Date.

PINNACLE HOLDING COMPANY XXXII LLC
AS MEMBER and/or MANAGER (as applicable) of

2400 Realty NY LLC

Signed by:
By: Joel Wiener
A26E8473293A49A...
Name: Joel Wiener
Title: Authorized Person

2400 Realty NY LLC

**By: Pinnacle Partners GP LLC (as the MEMBER of
Pinnacle Holding Company XXXII LLC)**

Signed by:
By: Joel Wiener
A26E8473293A49A...
Name: Joel Wiener
Title: Authorized Person

IN WITNESS WHEREOF, the undersigned have executed this written consent as of the Effective Date.

THE ZARASAI GROUP LLC
AS MEMBER and/or MANAGER (as applicable) of

Fieldstone NY LLC
Heath Realty LLC
58 Elizabeth NY LLC
Treger Management LLC
25/35 Hillside Associates LLC
509 Realty Co. LLC
281/295 Wadsworth Associates, LLC
34 Seaman Associates, LLC
115 East 21 Realty Co., LLC
147 Realty Co., LLC
40-15 Hampton LLC

Signed by:
By: Joel Wiener
A26E8473293A49A...
Name: Joel Wiener
Title: Authorized Person

40-15 Hampton LLC

**By: The Zarasai Group Ltd. (as a MEMBER of
The Zarasai Group LLC)**

Signed by:
By: Joel Wiener
A26E8473293A49A...
Name: Joel Wiener
Title: Authorized Person

40-15 Hampton LLC

**By: The Zarasai Group NY Inc. (as a MEMBER of
The Zarasai Group LLC)**

Signed by:
By: Joel Wiener
A26E8473293A49A...
Name: Joel Wiener
Title: President and Sole Member of the Board
Directors

IN WITNESS WHEREOF, the undersigned have executed this written consent as of the Effective Date.

PINNACLE NEISS LLC
AS MEMBER and/or MANAGER (as applicable) of

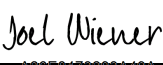
470 Realty NY LLC
1296 Realty LLC
330 Realty NY LLC
2102 Realty LLC
405 Realty LLC
1280 Realty NY LLC
990 Realty NY LLC
706 Realty NY LLC
1820 Realty LLC
1060 Realty LLC
915 Realty LLC
1038 Realty LLC
1042 Realty LLC
1597 Realty LLC
1023 Realty LLC
1601 Realty LLC
1048 Realty LLC

Signed by:
By: Joel Wiener
Name: Joel Wiener
Title: Authorized Person

IN WITNESS WHEREOF, the undersigned have executed this written consent as of the Effective Date.

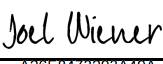
THE ZARASAI GROUP II LLC
AS MEMBER and/or MANAGER (as applicable) of

45-35 Realty LLC
2 West 120th Realty Co. LLC
Manhattan Realty Co. LLC
536 Realty Co. LLC
Clinton Property Co., LLC

Signed by:

By: _____
Name: Joel Wiener
Title: Authorized Person

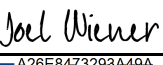
45-35 Realty LLC
536 Realty Co. LLC

By: The Zarasai Group Ltd. (as a MEMBER of
The Zarasai Group II LLC)

Signed by:

By: _____
Name: Joel Wiener
Title: Authorized Person

45-35 Realty LLC
536 Realty Co. LLC

By: The Zarasai Group NY Inc. (as a MEMBER of
The Zarasai Group II LLC)

Signed by:

By: _____
Name: Joel Wiener
Title: President and Sole Member of the Board of Directors

Fill in this information to identify the case:

Debtor name: Broadway Realty I Co., LLC
United States Bankruptcy Court for the Southern District of New York
(State)
Case number (If known): 25-_____ ()

☐ Check if this is an amended filing

Official Form 204

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

12/15

A list of consolidated 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.¹

	Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured 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
1	Liftco Elevator Group Attn.: Dov Glick P.O. Box 1413 Spring Valley, New York 10977	Attn.: Dov Glick Phone: (212) 444-9199 Email: dispatch0@liftcoelevator.com	Trade Debt				\$367,482.19
2	Sentry Elevator Corporation Attn.: Joel Litchman P.O. Box 320162 Brooklyn, New York 11232	Attn.: Joel Litchman Phone: (718) 704-1644 Email: service@sentryelevator.com	Trade Debt				\$345,220.97
3	Eastern Elevator of New York Attn.: Joel Matyas 1236 McDonald Avenue Brooklyn, New York 11230	Attn.: Joel Matyas Phone: (718) 215-5510 Email: aviva@easternelevatoryny.com	Trade Debt				\$322,794.41
4	GW Mechanical Corporation Attn.: Garry Gurevitch 854 Humboldt Street Brooklyn, New York 11222	Attn.: Garry Gurevitch Phone: (718) 383-0294 Email: gwmechanical@verizon.net	Trade Debt				\$297,332.35
5	GK Dean Contracting Corporation Attn.: Sunny Dean 239-19 88th Avenue Bellerose, New York 11426	Attn.: Sunny Dean Phone: (917) 939-0616 Email: panjabisports@yahoo.com	Trade Debt				\$196,000.00
6	Steinman Piping and Heating Corporation Attn.: Sherky Sahiti 3000 Kingsbridge Avenue, Suite 1B Bronx, New York 10463	Attn.: Sherky Sahiti Phone: (718) 275-1417 Email: steinmanph@yahoo.com	Trade Debt				\$165,782.93
7	National Grid USA Service Company, Inc. Attn.: President 2 Hanson Place Brooklyn, New York 11217	Attn.: President Phone: (718) 643-4050	Utility				\$138,902.27

¹ The following is a consolidated list of creditors holding the 20 largest unsecured claims against the above-captioned debtor and its affiliated debtors (the "Debtors"). The list reflects amounts from the Debtors' books and records as of May 19, 2025.

Debtor Broadway Realty I Co., LLC
Name

Case number (if known)

25-____ ()

	Name of creditor and complete mailing address, including zip code	Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured 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
8	Antique Contracting Corporation Attn.: Sunny Dean 88-20 Moline Street Queens Village, New York 11427	Attn.: Sunny Dean Phone: (516) 263-4958 Email: anicorp24@yahoo.com	Trade Debt				\$129,126.00
9	Eagle General Construction Attn.: Dzafer Mujovic 1684 West 1st Street, Suite A4 Brooklyn, New York 11223	Attn.: Dzafer Mujovic Phone: (646) 403-6125 Email: arbgeneral@aol.com	Trade Debt				\$121,570.00
10	NYC Water Board Attn.: Legal Department P.O. Box 11863 Newark, New Jersey 07101-8163	Attn.: Legal Department Phone: (718) 595-7000 Email: customerservice@dep.nyc.gov	Utility				\$102,450.00
11	Foster Contracting Inc. Attn.: Muhammed Halim 705 Foster Avenue Brooklyn, New York 11230	Attn.: Muhammed Halim Phone: (917) 254-5532 Email: mohammed@halim.build	Trade Debt				\$94,700.00
12	Horing Welikson Rosen & Digrugilliers, P.C. Attn.: Phil Rosen 11 Hillside Avenue Williston Park, New York 11596	Attn.: Phil Rosen Phone: (718) 575-3838 Email: prosen@hwrpc.com	Professional Services				\$88,205.45
13	G Bauer Service, Inc. Attn.: President 1624 Webster Avenue Bronx, New York 10457-8016	Attn.: President Phone: (718) 299-1650 Email: bauer1624@yahoo.com	Trade Debt				\$86,357.07
14	Rapid Contracting, Inc. Attn.: Aftab Khan 314 Deer Park Road Dix Hills, New York 11746	Attn.: Aftab Khan Phone: (718) 772-7374 Email: rapidcontractor@aol.com	Trade Debt				\$82,500.00
15	Corner Hardware Attn.: President 2266 Nostrand Avenue Brooklyn, New York 11210	Attn.: President Phone: (718) 927-4300 Email: adeutsch@cohndny.com	Trade Debt				\$80,029.94
16	Consolidated Edison Company of New York, Inc. Attn.: Legal Department JAF Station P.O. Box 1702 New York, New York 10116-1702	Attn.: Legal Department Phone: (800) 752-6633	Utility				\$79,042.68
17	Berger Boiler Corporation Attn.: Ada Lora 10013 Foster Avenue Brooklyn, New York 11236	Attn.: Ada Lora Phone: (718) 282-1448 Email: service@bergerboiler.com	Trade Debt				\$76,545.74
18	PS General Construction Corporation Attn.: Galam Sarwar 98 Lily Pond Avenue Staten Island, New York 10305	Attn.: Galam Sarwar Phone: (347) 270-6759 Email: psgeneralcorp@gmail.com	Trade Debt				\$74,400.00

Debtor Broadway Realty I Co., LLC
Name

Case number (if known)

25-____ ()

Name of creditor and complete mailing address, including zip code		Name, telephone number, and email address of creditor contact	Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of unsecured 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
19	Exit Mold & Exit Lead Attn.: Sam Stern 10 Brower Avenue Woodmere, New York 11598	Attn.: Sam Stern Phone: (516) 512-7877 Email: info@exitmold.net	Trade Debt				\$59,879.73
20	MBA Supply Company Attn.: President 847 E 52nd Street Brooklyn, New York 11203	Attn.: President Phone: (718) 245-0077	Trade Debt				\$59,672.53

**UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK**

-----	x	
	:	
In re	:	Chapter 11
	:	
BROADWAY REALTY I CO., LLC,	:	Case No. 25-_____ ()
	:	
Debtor.	:	
	:	
-----	x	

**CONSOLIDATED CORPORATE
OWNERSHIP STATEMENT AND LIST OF EQUITY SECURITY
HOLDERS PURSUANT TO FED. R. BANKR. P. 1007(a)(1), 1007(a)(3), AND 7007.1**

Pursuant to Rules 1007(a)(1), 1007(a)(3), and 7007.1 of the Federal Rules of Bankruptcy Procedure and Rule 1007-3 of the Local Bankruptcy Rules for the Southern District of New York, Broadway Realty I Co., LLC and its debtor affiliates, as debtors and debtors in possession (collectively, the “**Debtors**”) in the above-captioned chapter 11 cases, respectfully represent as follows in support of this corporate ownership statement and list of holders having a direct or indirect ownership interest in the Debtors:

1. Non-Debtor entity Pinnacle Holding Company LLC (“**Pinnacle LLC**”) is a limited liability company organized under the laws of the State of New York. Pinnacle LLC owns 100% of the membership interests in each of the following Debtors: (i) 18 Street Realty Co., LLC; (ii) 193 Street Realty Co., LLC; (iii) 30 Road Realty Co., LLC; (iv) 34 Avenue Realty Co., LLC; (v) 85-05 35 Avenue Realty Co., LLC; (vi) Broadway Realty I Co., LLC; (vii) Forest Parkway Realty Co., LLC; (viii) Hillside Realty I Co., LLC; and (ix) Park Lane South Realty Co., LLC.

2. Non-Debtor entity GMP Holdings LLC (“**GMP LLC**”) is a limited liability company organized under the laws of the State of Delaware. GMP LLC owns 100% of the

membership interests in each of following Debtors: (i) 207 Realty LLC; (ii) 241 Sherman LLC; (iii) Audobon Realty LLC; and (iv) 402-412 West 148 LLC.

3. Non-Debtor entity Pinnacle Crosstown LLC (“**Pinnacle Crosstown**”) is a limited liability company organized under the laws of the State of New York. Pinnacle Crosstown owns 100% of the membership interests in each of the following Debtors: (i) 233 Realty NY LLC; (ii) 237 Realty NY LLC; and (iii) 349 Realty NY LLC.

4. Non-Debtor entity Pinnacle Holding Company II, LLC (“**Pinnacle II**”) is a limited liability company organized under the laws of the State of New York. Pinnacle II owns 100% of the membership interests in each of the following Debtors: (i) 2340 Valentine Avenue Realty Co., LLC; (ii) 43-60 Baychester, LLC; (iii) 63-94 Austin Realty, LLC; (iv) 94-06 34th Avenue Realty Co., LLC; (v) 94-06 34th Road Realty Co., LLC; (vi) Kingston Place Realty Co., LLC; and (vii) West 50th Street Realty Co., LLC.

5. Non-Debtor entity Pinnacle Holding Company XXXV LLC (“**Pinnacle XXXV**”) is a limited liability company organized under the laws of the State of New York. Pinnacle XXXV owns 100% of the membership interests in each of the following Debtors: (i) 1171 President LLC; (ii) 1362 Ocean LLC; (iii) 1535 Ocean LLC; (iv) 1554 Ocean LLC; (v) 176 Clarkson Ave LLC; (vi) 222 Lenox Rd LLC; (vii) 225 Parkside LLC; (viii) 292 St. Johns LLC; (ix) 307 12 St LLC; (x) 3301 Farragut LLC; (xi) 3410 Kingsbridge LLC; (xii) 426 East 22 St LLC; (xiii) 457 Schenectady LLC; (xiv) 481 Eastern LLC; (xv) 529 East 22 LLC; (xvi) 607 Rugby LLC; (xvii) 681 Ocean LLC; (xviii) 85 Clarkson LLC; (xix) 916 Carroll St LLC; (xx) 932 Carroll LLC; (xxi) 991 Carroll St LLC; and (xxii) 28-30 Argyle LLC.

6. Non-Debtor entity Pinnacle Neiss LLC (“**Pinnacle Neiss**”) is a limited liability company organized under the laws of the State of New York. Pinnacle Neiss owns 100%

of the membership interests in each of the following Debtors: (i) 1023 Realty LLC; (ii) 1038 Realty LLC; (iii) 1042 Realty LLC; (iv) 1048 Realty LLC; (v) 1060 Realty LLC; (vi) 1280 Realty NY LLC; (vii) 1296 Realty LLC; (viii) 1597 Realty LLC; (ix) 1601 Realty LLC; (x) 1820 Realty LLC; (xi) 2102 Realty LLC; (xii) 330 Realty NY LLC; (xiii) 405 Realty LLC; (xiv) 470 Realty NY LLC; (xv) 706 Realty NY LLC; (xvi) 915 Realty LLC; and (xvii) 990 Realty NY LLC.

7. Non-Debtor entity Pinnacle Marks LLC (“**Pinnacle Marks**”) is a limited liability company organized under the laws of the State of New York. Pinnacle Marks owns 100% of the membership interests in each of the following Debtors: (i) 1617 Realty LLC; (ii) 17 Realty LLC; and (iii) 2513 Newkirk LLC.

8. Non-Debtor entity Pinnacle Holding Company XXXII LLC (“**Pinnacle XXXII**”) is a limited liability company organized under the laws of the State of New York. Pinnacle XXXII owns 100% of the membership interests in the Debtor 2400 Realty NY LLC.

9. Non-Debtor entity The Zarasai Group LLC (“**ZG LLC**”) is a limited liability company organized under the laws of the State of New York. ZG LLC owns 100% of the membership interests in each of the following Debtors: (i) 115 East 21 Realty Co., LLC; (ii) 147 Realty Co., LLC; (iii) 25/35 Hillside Associates LLC; (iv) 281/295 Wadsworth Associates, LLC; (v) 34 Seaman Associates, LLC; (vi) 509 Realty Co. LLC; (vii) 58 Elizabeth NY LLC; (viii) Fieldstone NY LLC; (ix) Heath Realty LLC; (x) Treger Management LLC; and (xi) 40-15 Hampton LLC.

10. Non-Debtor entity The Zarasai Group II LLC (“**ZG II**”) is a limited liability company organized under the laws of the State of New York. ZG II owns 100% of the membership interests in each of the following Debtors: (i) 2 West 120th Realty Co. LLC; (ii) 45-35 Realty

LLC; (iii) 536 Realty Co. LLC; (iv) Manhattan Realty Co. LLC; and (xii) Clinton Property Co., LLC.

11. Non-Debtor entity Pinnacle Holding Company XXXIV LLC (“**Pinnacle XXXIV**”) is a limited liability company organized under the laws of the State of New York. Pinnacle XXXIV owns 100% of the membership interests in non-Debtor GMP LLC.

12. Non-Debtor entity Pinnacle Partners GP LLC (“**Pinnacle GP**”) is a limited liability company organized under the laws of the State of Delaware. Pinnacle GP owns 100% of the membership interests in non-Debtor Pinnacle XXXII.

13. ZG LLC owns 100% of the membership interests in each of the following non-Debtor entities: (i) Pinnacle LLC; (ii) Pinnacle Crosstown; (iii) Pinnacle II; (iv) Pinnacle XXXV; (v) Pinnacle Neiss; (vi) Pinnacle Marks; (vii) Pinnacle XXXIV; and (viii) Pinnacle GP.

14. Non-Debtor entities ZG LLC and ZG II are 99.9% owned by non-Debtor entity The Zarasai Group Ltd. (“**Zarasai Limited**”) and 0.1% owned by non-Debtor entity The Zarasai Group NY Inc (“**Zarasai NY Inc.**”). Zarasai Limited is a privately held company incorporated as a BVI company under the laws of the British Virgin Islands Business Companies Act. Mr. Joel Wiener and Ms. Sherry Wiener each own 45% of the ordinary shares of Zarasai Limited. 7.5% of the ordinary shares are held in trust by Mr. Joel Wiener for the benefit of Neil Wiener, Amy Landy, Darren Landy, Jessica Kaplan, Adam Kaplan, Beaumont Holding LLC, SM Realty NY LLC, and Moshe Weinberger. 2.5% of the ordinary shares are held in trust by Ms. Sherry Wiener for the benefit of Neil Wiener, Amy Landy, Darren Landy, Jessica Kaplan, Adam Kaplan, Beaumont Holding LLC, SM Realty NY LLC, and Moshe Weinberger. Zarasai NY Inc. is a corporation incorporated under the laws of the State of New York. ZG NY Inc. is 100% owned by Zarasai Limited.

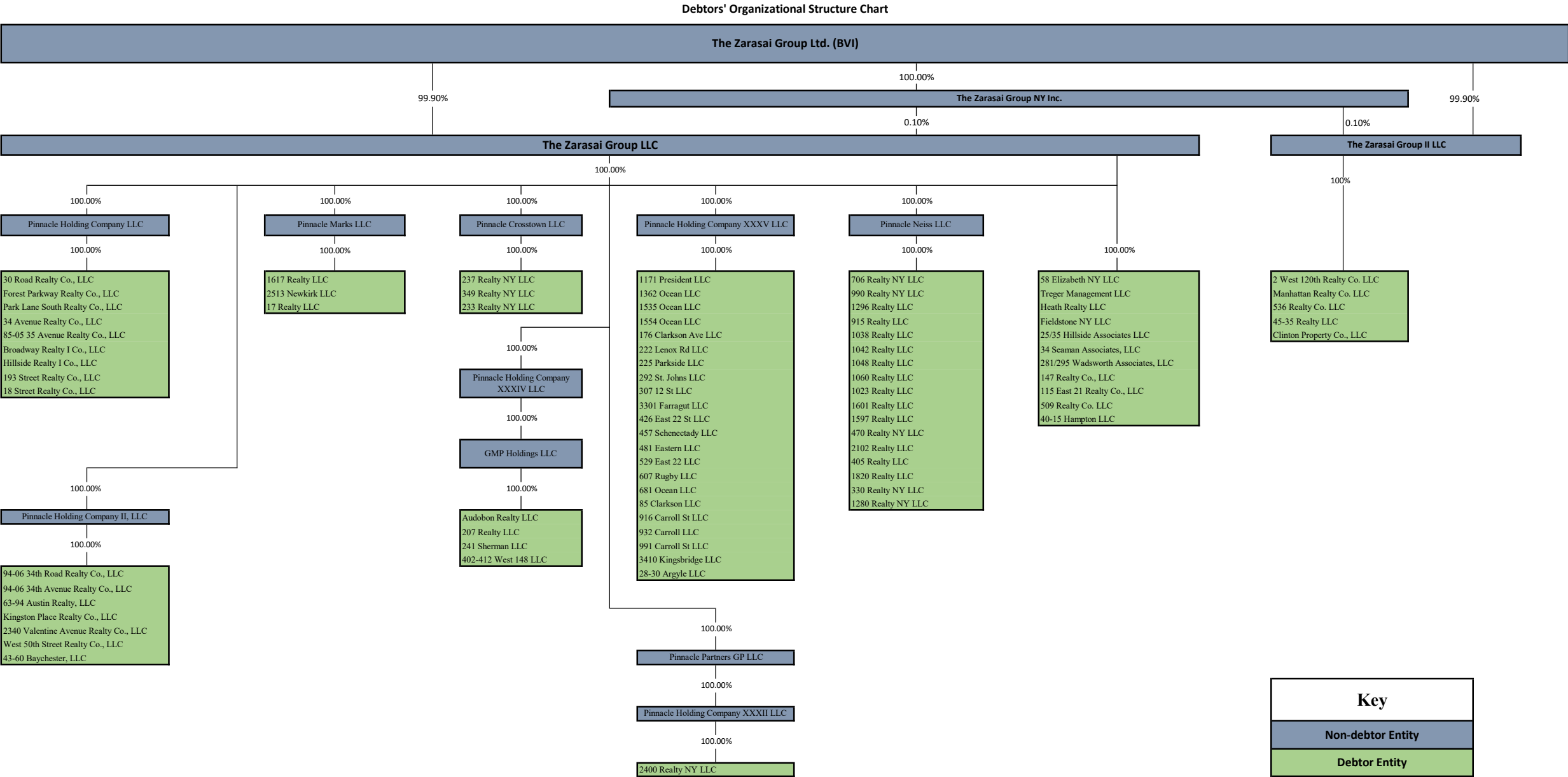
15. To the best of the Debtors' knowledge and belief, as of the date hereof, no other person or entity directly or indirectly owns 10% or more of the equity interests in the Debtors.

16. The Debtors do not, directly or indirectly, own 10% or more of any class of equity of a corporation whose securities are publicly traded.

17. A copy of the organizational chart for the Debtors and their direct and indirect non-Debtor parents and subsidiaries is attached as **Exhibit A** hereto.

Exhibit A

Organizational Chart



Fill in this information to identify the case:

Debtor name: Broadway Realty I Co., LLC
United States Bankruptcy Court for the Southern District of New York
(State)
Case number (If known): 25-_____ ()

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 Consolidated Corporate Ownership Statement and List of Equity Security Holders.

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

Executed on May 21, 2025
MM /DD /YYYY

X

/s/ Joel Wiener
Signature of individual signing on behalf of debtor

Joel Wiener
Printed name

Authorized Signatory
Position or relationship to debtor