

**Fill in this information to identify the case:****Debtor name:** Urban Commons Queensway, LLC**United States Bankruptcy Court for the:** District of Delaware**Case number (if known):** 21-10051☒ 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 Schedule A/B .....

UNDETERMINED

**1b. Total personal property:**

Copy line 91A from Schedule A/B .....

\$11,013,814.84

**1c. Total of all property:**

Copy line 92 from Schedule A/B .....

\$11,013,814.84

**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, Amount of claim, from line 3 of Schedule D .....

\$376,768,771.37

**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 Schedule E/F .....

\$2,371,026.75

**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 Schedule E/F .....

+ \$40,967,562.69

**4. Total liabilities**

Lines 2 + 3a + 3b .....

\$420,107,360.81

**Fill in this information to identify the case:****Debtor name:** Urban Commons Queensway, LLC**United States Bankruptcy Court for the:** District of Delaware**Case number (if known):** 21-10051☒ 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**

2.1. \_\_\_\_\_ \$ \_\_\_\_\_

**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	Current value of debtor's interest
3.1.	BANK OF AMERICA, N.A.	CARETAKER AGENCY ACCOUNT	2586	\$4,813.50
3.2.	BANK OF AMERICA, N.A.	RENT COLLECTION ACCOUNT	3257	\$1,897.62
3.3.	BANK OF AMERICA, N.A.	SECURITY DEPOSIT ACCOUNT	3095	\$10.63
3.4.	BANC OF CALIFORNIA	BMRP ACCOUNT	2667	\$247,170.00
3.5.	BANC OF CALIFORNIA	CHECKING	9876	\$266,170.00
3.6.	BANC OF CALIFORNIA	CHECKING	2684	\$127,155.41
3.7.	BANC OF CALIFORNIA	CHECKING	0908	\$152,768.11
3.8.	BANC OF CALIFORNIA	CHECKING	0493	\$50.03
3.9.	BANC OF CALIFORNIA	CHECKING	0874	\$0.00
3.10.	BANC OF CALIFORNIA	CHECKING	8347	\$0.00

Debtor **Urban Commons Queensway, LLC**Case number (if known) **21-10051****4. Other cash equivalents** (Identify all)

	Description	Name of institution	Type of account	Last 4 digits of account number	Current value of debtor's interest
4.1.					\$

**5. Total of part 1**

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

\$800,035.30

**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	Current value of debtor's interest
7.1.		\$

**8. Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent**

	Description, including name of holder of prepayment	Current value of debtor's interest
8.1.	PREPAYMENT DONLIN, RECANO & CO.	\$34,592.86
8.2.	PREPAYMENT PAUL HASTINGS LLP	\$116,000.00

**9. Total of part 2**

Add lines 7 through 8. Copy the total to line 81.

\$150,592.86

**Part 3: Accounts receivable****10. Does the debtor have any accounts receivable?**

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

**Current value of debtor's interest****11. Accounts receivable**

	Face amount	Doubtful or uncollectible accounts		
11a.	90 days old or less:	\$0.00	- \$0.00	= ..... → \$0.00
		Face amount	Doubtful or uncollectible accounts	
11b.	Over 90 days old:	\$8,814,884.67	- \$8,814,884.67	= ..... → \$0.00

**12. Total of part 3**

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

\$0.00

Debtor **Urban Commons Queensway, LLC**Case number (if known) **21-10051****Part 4: Investments****13. Does the debtor own any investments?**

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

Valuation method used  
for current valueCurrent value of  
debtor's interest**14. Mutual funds or publicly traded stocks not included in Part 1**

Name of fund or stock

14.1. \_\_\_\_\_ \$ \_\_\_\_\_

**15. Non-publicly traded stock and interests in incorporated and unincorporated businesses, including any interest in an LLC, partnership, or joint venture**

Name of entity

% of ownership

15.1. \_\_\_\_\_ % \_\_\_\_\_ \$ \_\_\_\_\_

**16. Government bonds, corporate bonds, and other negotiable and non-negotiable instruments not included in Part 1**

Describe

16.1. \_\_\_\_\_ \$ \_\_\_\_\_

**17. Total of part 4**

Add lines 14 through 16. Copy the total to line 83.

\$0.00

**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.

General description

Date of the last  
physical inventoryNet book value of  
debtor's interest  
(Where available)Valuation method used  
for current valueCurrent value of  
debtor's interest**19. Raw materials**

19.1. FOOD 12/31/2020 \$15,000.00 COST \$15,000.00

**20. Work in progress**

20.1. \_\_\_\_\_ \$ \_\_\_\_\_

**21. Finished goods, including goods held for resale**

General description

Date of the last physical  
inventoryNet book value of  
debtor's interestValuation method used  
for current valueCurrent value of  
debtor's interest

21.1. BEVERAGE 12/31/2020 \$162,186.68 COST \$162,186.68

**22. Other inventory or supplies**

22.1. \_\_\_\_\_ \$ \_\_\_\_\_

**23. Total of part 5**

Add lines 19 through 22. Copy the total to line 84.

\$177,186.68

**24. Is any of the property listed in Part 5 perishable?**

- ☐ No
- ☒ Yes

Debtor **Urban Commons Queensway, LLC**Case number (if known) **21-10051****25. Has any of the property listed in Part 5 been purchased within 20 days before the bankruptcy was filed?**☒ No☐ Yes Book value: \$\_\_\_\_\_ Valuation method: \_\_\_\_\_ Current value: \$\_\_\_\_\_**26. Has any of the property listed in Part 5 been appraised by a professional within the last year?**☒ No☐ Yes**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.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
<b>28. Crops—either planted or harvested</b>			
28.1. _____	\$ _____	_____	\$ _____
<b>29. Farm animals. Examples: Livestock, poultry, farm-raised fish</b>			
29.1. _____	\$ _____	_____	\$ _____
<b>30. Farm machinery and equipment (Other than titled motor vehicles)</b>			
30.1. _____	\$ _____	_____	\$ _____
<b>31. Farm and fishing supplies, chemicals, and feed</b>			
31.1. _____	\$ _____	_____	\$ _____
<b>32. Other farming and fishing-related property not already listed in Part 6</b>			
32.1. _____	\$ _____	_____	\$ _____
<b>33. Total of part 6</b>			\$0.00

Add lines 28 through 32. Copy the total to line 85.

**34. Is the debtor a member of an agricultural cooperative?**☐ No☐ Yes. Is any of the debtor's property stored at the cooperative?☐ No☐ Yes**35. Has any of the property listed in Part 6 been purchased within 20 days before the bankruptcy was filed?**☐ No☐ Yes Book value: \$\_\_\_\_\_ Valuation method: \_\_\_\_\_ Current value: \$\_\_\_\_\_**36. Is a depreciation schedule available for any of the property listed in Part 6?**☐ No☐ Yes**37. Has any of the property listed in Part 6 been appraised by a professional within the last year?**☐ No☐ Yes

Debtor **Urban Commons Queensway, LLC**Case number (if known) **21-10051****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.

General description		Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
<b>39. Office furniture</b>				
39.1.	HOTEL FURNITURE, FIXTURES, AND EQUIPMENT	\$9,886,000.00	Appraisal	\$9,886,000.00
39.2.	LEASED COPIER EQUIPMENT	UNDETERMINED	Undetermined	UNDETERMINED
<b>40. Office fixtures</b>				
40.1.	SEE PART 7, NO. 39	\$ _____	_____	\$ _____
<b>41. Office equipment, including all computer equipment and communication systems equipment and software</b>				
		Net book value of debtor's interest	Valuation method used for current value	Current value of debtor's interest
41.1.	SEE PART 7, NO. 39	\$ _____	_____	\$ _____
<b>42. Collectibles.</b> Examples: Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles				
42.1.	SEE GLOBAL NOTE.	\$0.00	Undetermined	UNDETERMINED
<b>43. Total of part 7</b>				
Add lines 39 through 42. Copy the total to line 86.				\$9,886,000.00

**44. Is a depreciation schedule available for any of the property listed in Part 7?**

- ☒ No
- ☐ Yes

**45. Has any of the property listed in Part 7 been appraised by a professional within the last year?**

- ☐ No
- ☒ Yes

**Part 8: Machinery, equipment, and vehicles****46. Does the debtor own or lease any machinery, equipment, or vehicles?**

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

General description		Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)		(Where available)		
<b>47. Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles</b>				
47.1.	_____	\$ _____	_____	\$ _____
<b>48. Watercraft, trailers, motors, and related accessories.</b> Examples: Boats, trailers, motors, floating homes, personal watercraft, and fishing vessels				
48.1.	THE QUEEN MARY (LEASEHOLD INTEREST)	UNDETERMINED	Undetermined	UNDETERMINED

Debtor **Urban Commons Queensway, LLC**Case number (if known) **21-10051****49. Aircraft and accessories**

49.1. \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

**50. Other machinery, fixtures, and equipment (excluding farm machinery and equipment)**

50.1. \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

**51. Total of part 8**

Add lines 47 through 50. Copy the total to line 87.

UNDETERMINED

**52. Is a depreciation schedule available for any of the property listed in Part 8?**☒ No☐ Yes**53. Has any of the property listed in Part 8 been appraised by a professional within the last year?**☒ No☐ Yes**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.**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. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest**

55.1.	8940-190-080  HOTEL/OCEAN LINER  QUEEN MARY LONG BEACH 1126 QUEENS HIGHWAY LONG BEACH CA 90802	100% LEASEHOLD INTEREST	UNDETERMINED	_____	UNDETERMINED
-------	--	-------------------------------	--------------	-------	--------------

**56. Total of part 9**

Add the current value on lines 55. Copy the total to line 88.

UNDETERMINED

**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.**General description****Net book value of debtor's interest**  
(Where available)**Valuation method used for current value****Current value of debtor's interest****60. Patents, copyrights, trademarks, and trade secrets**

60.1. \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

Debtor **Urban Commons Queensway, LLC**Case number (if known) **21-10051****61. Internet domain names and websites**

	Net book value of debtor's interest	Valuation method	Current value of debtor's interest
61.1. _____	\$ _____	_____	\$ _____

**62. Licenses, franchises, and royalties**

62.1. _____	\$ _____	_____	\$ _____
-------------	----------	-------	----------

**63. Customer lists, mailing lists, or other compilations**

63.1. CUSTOMER LIST	\$0.00	No Value	\$0.00
---------------------	--------	----------	--------

**64. Other intangibles, or intellectual property**

64.1. _____	\$ _____	_____	\$ _____
-------------	----------	-------	----------

**65. Goodwill**

65.1. _____	\$ _____	_____	\$ _____
-------------	----------	-------	----------

**66. Total of part 10**

Add lines 60 through 65. Copy the total to line 89.

**\$0.00****67. Do your lists or records include personally identifiable information of customers (as defined in 11 U.S.C. §§ 101(41A) and 107)?**

☐ No  
☒ Yes

**68. Is there an amortization or other similar schedule available for any of the property listed in Part 10?**

☒ No  
☐ Yes

**69. Has any of the property listed in Part 10 been appraised by a professional within the last year?**

☒ No  
☐ Yes

**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.

**Current value of debtor's interest****71. Notes receivable**

Description (include name of obligor)	Total face amount	Doubtful or uncollectible amount	Current value of debtor's interest
71.1. _____	\$ _____	- \$ _____ = ..... →	\$ _____

**72. Tax refunds and unused net operating losses (NOLs)**

Description (for example, federal, state, local)	Tax refund amount	NOL amount	Tax year	Current value of debtor's interest
72.1. _____	\$ _____	\$ _____	_____	\$ _____

**73. Interests in insurance policies or annuities**

Insurance company	Insurance policy No.	Annuity issuer name	Annuity account type	Annuity account No.	Current value of debtor's interest
-------------------	----------------------	---------------------	----------------------	---------------------	------------------------------------

Debtor **Urban Commons Queensway, LLC**Case number (if known) **21-10051**

73.1.	SOMPO AMERICAN	ACVS1282EO	NONE	NONE	NONE	UNDETERMINED
73.2.	ENDURANCE ASSURANCE	AGM30000019200	NONE	NONE	NONE	UNDETERMINED
73.3.	ALLIED WORLD ASSURANCE	0312-5963	NONE	NONE	NONE	UNDETERMINED
73.4.	EVEREST NATIONAL	XC8EX00298-201	NONE	NONE	NONE	UNDETERMINED
73.5.	FIREMANS FUND	USL008385203	NONE	NONE	NONE	UNDETERMINED
73.6.	ASPEN AMERICAN	CX00JY420	NONE	NONE	NONE	UNDETERMINED
73.7.	XL INSURANCE AMERICA	US00103624L120A	NONE	NONE	NONE	UNDETERMINED
73.8.	ENDURANCE AMERICAN	ELD02030813	NONE	NONE	NONE	UNDETERMINED
73.9.	NAVIGATORS	CH20EXRZ03J2ZIV	NONE	NONE	NONE	UNDETERMINED
73.10.	SOMPO AMERICAN	HPR40191N0	NONE	NONE	NONE	UNDETERMINED
73.11.	LLOYD'S SYNDICATE	HPR40191N0	NONE	NONE	NONE	UNDETERMINED
73.12.	SELECTIVE INSURANCE COMPANY	3141959, 3141851, 3141965	NONE	NONE	NONE	UNDETERMINED
73.13.	SELECTIVE INSURANCE COMPANY	2309438	NONE	NONE	NONE	UNDETERMINED
73.14.	ASPEN AMERICAN	DSUMLP00183519	NONE	NONE	NONE	UNDETERMINED
73.15.	GREAT AMERICAN	PREE29199100	NONE	NONE	NONE	UNDETERMINED

**74. Causes of action against third parties (whether or not a lawsuit has been filed)**

		Nature of claim	Amount requested	Current value of debtor's interest
74.1.	URBAN COMMONS, LLC, EHT ASSET MANAGEMENT, LLC, AND ITS DIRECT SUBSIDIARIES	POTENTIAL CAUSE OF ACTION	UNDETERMINED	UNDETERMINED
74.2.	TAYLOR WOODS	POTENTIAL CAUSE OF ACTION	UNDETERMINED	UNDETERMINED
74.3.	HOWARD WU	POTENTIAL CAUSE OF ACTION	UNDETERMINED	UNDETERMINED
74.4.	EHT QMLB, LLC	UNLAWFUL DETAINER ACTION	UNDETERMINED	UNDETERMINED

**75. Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims**

		Nature of claim	Amount requested	Current value of debtor's interest
75.1.	FIRST AMERICAN TITLE INSURANCE COMPANY	POTENTIAL CLAIM UNDER TITLE INSURANCE POLICY	UNDETERMINED	UNDETERMINED

**76. Trusts, equitable or future interests in property**

76.1. \_\_\_\_\_ \$ \_\_\_\_\_

**77. Other property of any kind not already listed**

Examples: Season tickets, country club membership

77.1. \_\_\_\_\_ \$ \_\_\_\_\_

**78. Total of part 11**

Add lines 71 through 77. Copy the total to line 90.

UNDETERMINED

**79. Has any of the property listed in Part 11 been appraised by a professional within the last year?**☒ No☐ Yes

Debtor **Urban Commons Queensway, LLC**Case number (if known) **21-10051****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. <b>Cash, cash equivalents, and financial assets.</b> <i>Copy line 5, Part 1.</i>	\$800,035.30	
81. <b>Deposits and prepayments.</b> <i>Copy line 9, Part 2.</i>	\$150,592.86	
82. <b>Accounts receivable.</b> <i>Copy line 12, Part 3.</i>	\$0.00	
83. <b>Investments.</b> <i>Copy line 17, Part 4.</i>	\$0.00	
84. <b>Inventory.</b> <i>Copy line 23, Part 5.</i>	\$177,186.68	
85. <b>Farming and fishing-related assets.</b> <i>Copy line 33, Part 6.</i>	\$0.00	
86. <b>Office furniture, fixtures, and equipment; and collectibles.</b> <i>Copy line 43, Part 7.</i>	\$9,886,000.00	
87. <b>Machinery, equipment, and vehicles.</b> <i>Copy line 51, Part 8.</i>	UNDETERMINED	
88. <b>Real property.</b> <i>Copy line 56, Part 9.</i> .....	→	UNDETERMINED
89. <b>Intangibles and intellectual property.</b> <i>Copy line 66, Part 10.</i>	\$0.00	
90. <b>All other assets.</b> <i>Copy line 78, Part 11.</i>	+ UNDETERMINED	
91. <b>Total.</b> Add lines 80 through 90 for each column. ....91a.	\$11,013,814.84	+ 91b. UNDETERMINED
92. <b>Total of all property on Schedule A/B.</b> Lines 91a + 91b = 92. ....		\$11,013,814.84

**Fill in this information to identify the case:****Debtor name:** Urban Commons Queensway, LLC**United States Bankruptcy Court for the:** District of Delaware**Case number (if known):** 21-10051Official 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 A/B and Summary of Assets and Liabilities*
- ☐ *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 10/8/2021  
MM/DD/YYYY

x

/s/ Alan Tantleff

Signature of individual signing on behalf of debtor

Alan Tantleff  
Printed name

Chief Restructuring Officer  
Position or relationship to debtor