

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF DELAWARE**

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In re: : Chapter 11  
EHT US1, Inc., *et al.*, : Case No. 21-10036 (CSS)  
: (Jointly Administered)  
Debtors.<sup>1</sup> :  
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**NOTICE OF BAR DATES FOR FILING PROOFS OF CLAIM,  
INCLUDING SECTION 503(b)(9) CLAIMS**

**TO: ALL PERSONS AND ENTITIES WHO MAY HAVE CLAIMS AGAINST ANY  
OF THE FOLLOWING DEBTOR ENTITIES:**

Debtor Name	Case No.	Hotel Name <sup>2</sup>	Hotel Location
EHT US1, Inc.	21-10036	Not applicable.	Not applicable.
Eagle Hospitality Trust S1 Pte Ltd.	21-10037	Not applicable.	Not applicable.
Eagle Hospitality Trust S2 Pte Ltd.	21-10038	Not applicable.	Not applicable.
EHT Cayman Corp. Ltd.	21-10039	Not applicable.	Not applicable.
USHIL Holdco Member, LLC	21-10040	Not applicable.	Not applicable.
<b>UCCONT1, LLC</b>	21-10041	Holiday Inn Resort	14500 Continental Gateway Orlando, Florida

<sup>1</sup> The Debtors in these chapter 11 cases, along with the last four digits of each debtor's tax identification number, as applicable, are as follows: EHT US1, Inc. (6703); 5151 Wiley Post Way, Salt Lake City, LLC (1455); ASAP Cayman Atlanta Hotel LLC (2088); ASAP Cayman Denver Tech LLC (7531); ASAP Cayman Salt Lake City Hotel LLC (7546); ASAP Salt Lake City Hotel, LLC (7146); Atlanta Hotel Holdings, LLC (6450); CI Hospitality Investment, LLC (7641); Eagle Hospitality Real Estate Investment Trust (7734); Eagle Hospitality Trust S1 Pte. Ltd. (7669); Eagle Hospitality Trust S2 Pte. Ltd. (7657); EHT Cayman Corp. Ltd. (7656); Sky Harbor Atlanta Northeast, LLC (6846); Sky Harbor Denver Holdco, LLC (6650); Sky Harbor Denver Tech Center, LLC (8303); UCCONT1, LLC (0463); UCF 1, LLC (6406); UCRDH, LLC (2279); UCHIDH, LLC (6497); Urban Commons 4th Street A, LLC (1768); Urban Commons Anaheim HI, LLC (3292); Urban Commons Bayshore A, LLC (2422); Urban Commons Cordova A, LLC (4152); Urban Commons Danbury A, LLC (4388); Urban Commons Highway 111 A, LLC (4497); Urban Commons Queensway, LLC (6882); Urban Commons Riverside Blvd., A, LLC (4661); and USHIL Holdco Member, LLC (4796). The Debtors' mailing address is 3 Times Square, 9th Floor New York, NY 10036 c/o Alan Tantleff (solely for purposes of notices and communications).

<sup>2</sup> Debtors in **bold** typeface indicate a Debtor that is a direct owner (or is party to a long-term lease) of a hotel property. All but one of the Debtors' hotel properties are owned as freehold assets; the remaining property, the Queen Mary Long Beach, is held through a long-term ground lease.

		Orlando Suites Waterpark	32821 Orange County
<b>UCF 1, LLC</b>	21-10042	Embassy Suites by Hilton Anaheim North	3100 East Frontera Street Anaheim, California 92806-2820 Orange County
<b>UCHIDH, LLC</b>	21-10043	Holiday Inn Denver East Stapleton	3333 Quebec Street Denver, Colorado 80207-2396 Denver County
<b>UCRDH, LLC</b>	21-10044	Renaissance Denver Stapleton Hotel	3801 Quebec Street Denver, Colorado 80207-1629 Denver County
<b>Urban Commons 4th Street A, LLC</b>	21-10045	Four Points by Sheraton San Jose Airport	1471 North 4th Street San Jose, California 95112-4716 Santa Clara County
<b>Urban Commons Anaheim HI, LLC</b>	21-10046	Holiday Inn Hotel & Suites Anaheim Disneyland	1240 South Walnut Street Anaheim, California 92802-2241 Orange County
<b>Urban Commons Bayshore A, LLC</b>	21-10047	Holiday Inn & Suites San Mateo	330 North Bayshore Boulevard San Mateo, California 94401-1235 San Mateo County
<b>Urban Commons Cordova A, LLC</b>	21-10048	Sheraton Pasadena Hotel	303 East Cordova Street Pasadena, California 91101-2426 Los Angeles County
<b>Urban Commons Danbury A, LLC</b>	21-10049	Crowne Plaza Danbury	18 Old Ridgebury Road Danbury, Connecticut 06810-5128 Fairfield County
<b>Urban Commons Highway 111 A, LLC</b>	21-10050	Embassy Suites by Hilton Palm Desert	74-700 Highway 111 Palm Desert, California 92260-3806 Riverside County
<b>Urban Commons Queensway, LLC</b>	21-10051	The Queen Mary Long Beach	1126 Queens Highway Long Beach, California 90802 Los Angeles County
<b>Urban Commons Riverside Blvd., A, LLC</b>	21-10052	Westin Sacramento	4800 Riverside Boulevard Sacramento, California 95822 Sacramento County
CI Hospitality Investment, LLC	21-10053	Not applicable.	Not applicable.
ASAP Cayman Atlanta Hotel LLC	21-10054	Not applicable.	Not applicable.
ASAP Cayman Denver Tech LLC	21-10055	Not applicable.	Not applicable.
ASAP Cayman Salt Lake City Hotel LLC	21-10056	Not applicable.	Not applicable.
Atlanta Hotel Holdings, LLC	21-10057	Not applicable.	Not applicable.
ASAP Salt Lake City Hotel, LLC	21-10058	Not applicable.	Not applicable.
Sky Harbor Denver Holdco, LLC	21-10059	Not applicable.	Not applicable.
<b>Sky Harbor Atlanta Northeast, LLC</b>	21-10060	Hilton Atlanta Northeast	5993 Peachtree Industrial Boulevard Norcross, Georgia 30092-3416 Gwinnett County
<b>5151 Wiley Post Way, Salt Lake City, LLC</b>	21-10061	DoubleTree by Hilton Hotel Salt Lake City Airport	5151 Wiley Post Way Salt Lake City, Utah 84116-2832 Salt Lake County
<b>Sky Harbor Denver Tech Center LLC</b>	21-10062	Sheraton Denver Tech Center	7007 South Clinton Street Greenwood Village, Colorado 80112 Arapahoe County
Eagle Hospitality Real Estate Investment Trust	21-10120	Not applicable.	Not applicable.

**PLEASE TAKE NOTICE THAT:**

On January 18, 2021, (the “Subsidiaries Petition Date”) the debtors and debtors in possession (the “Debtors”), with the exception of Eagle Hospitality Real Estate Investment Trust (“EH-REIT”), filed voluntary petitions for relief under chapter 11 of title 11 of the United States Code (the “Bankruptcy Code”) in the United States Bankruptcy Court for the District of Delaware (the “Court”). On January 27, 2021 (the “Parent Petition Date” and, together with the Subsidiaries Petition Date, the “Petition Dates”), EH-REIT filed a petition for voluntary relief under chapter 11 of the Bankruptcy Code in the Court. These chapter 11 cases are pending before the Honorable Judge Christopher S. Sontchi, United States Bankruptcy Judge, and are being jointly administered under the lead case *In re EHT US1 Inc., et al.*, Case No. 21-10036 (CSS).

On April 9, 2021 the Court entered an order (the “Bar Date Order”) in the Debtors’ chapter 11 cases in accordance with Bankruptcy Rule 3003(c) fixing:

- (a) **July 15, 2021 at 5:00 p.m.** (prevailing Eastern Time) (the “General Bar Date”) as the last date for persons or entities, other than governmental units, to file proofs of claim against any of the Debtors on account of claims arising, or deemed to have arisen, prior to the applicable Petition Date (*i.e.*, the Parent Petition Date for claims against EH-REIT and the Subsidiaries Petition Date for claims against all other Debtors), including, for the avoidance of doubt, claims arising under section 503(b)(9) of title 11 of the United States Code (the “Bankruptcy Code”); and
- (b) **July 26, 2021 at 5:00 p.m.** (prevailing Eastern Time) (the “Government Bar Date”)<sup>3</sup> as the last date for all governmental units, as defined in section 101(27) of the Bankruptcy Code, to file proofs of claim against any of the Debtors on account of claims arising, or deemed to have arisen, prior to the applicable Petition Date (*i.e.*, the Parent Petition Date for claims against EH-REIT and the Subsidiaries Petition Date for claims against all other Debtors).

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<sup>3</sup> The General Bar Date, the Government Bar Date, the Rejection Damages Bar Date (as defined below), and the Amended Schedules Bar Date (as defined below) are collectively referred to as the “Bar Dates.”

## **1. WHO MUST FILE A PROOF OF CLAIM**

This Notice is being sent to many persons and entities that have had some relationship with or have done business with the Debtors and may (or may not) have a claim against the Debtors. The fact that you have received this Notice does not mean that you have a claim against the Debtors or that the Debtors or the Court believe that you have such a claim. **YOU SHOULD ONLY FILE A PROOF OF CLAIM IF YOU HAVE A CLAIM AGAINST ONE OR MORE OF THE DEBTORS SET FORTH IN THE TABLE AT THE BEGINNING OF THIS NOTICE.**

You **MUST** file a proof of claim to vote on any chapter 11 plan of reorganization or liquidation or to share in payments or other distributions from the Debtors' bankruptcy estate if you have a claim (as defined in section 101(5) of the Bankruptcy Code)<sup>4</sup> that arose prior to the applicable Petition Date, and it is not one of the types of claims described in Section 2 subparagraphs (a) through (l) below.

Acts or omissions of the Debtors that arose before the applicable Petition Date may give rise to claims against the Debtors that must be filed by the applicable Bar Date, notwithstanding that such claims may not have matured or become fixed or liquidated prior to the applicable Petition Date.

## **2. PARTIES WHO NEED NOT FILE A PROOF OF CLAIM**

The following persons and entities are **not** required to file a proof of claim on or before the applicable Bar Dates solely with respect to the types of claims held by such persons and entities described in the applicable paragraph below:

- (a) any person or entity who has already filed a proof of claim in the Debtors' chapter 11 cases with Donlin Recano or with the Clerk of the Bankruptcy Court for the District of Delaware, 824 N. Market Street, 3rd Floor, Wilmington, Delaware, 19801, solely with respect to the claims asserted in that proof of claim;
- (b) any person or entity whose claim is listed on a Debtor's Schedule, provided that (i) the claim is not listed on the Schedule as "disputed," "contingent," or "unliquidated," (ii) the person or entity does not dispute the amount, nature, and priority of the claim as set forth in the Schedule, (iii) the person or entity does not dispute that the claim as listed in the Debtor's Schedule is an obligation of the specific Debtor against which the claim is listed, and (iv) the person or entity does not have or assert any other

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<sup>4</sup> Under section 101(5) of the Bankruptcy Code and as used in this Notice, the word "claim" means: (a) a right to payment, whether or not such right is reduced to judgment, liquidated, unliquidated, fixed, contingent, matured, unmatured, disputed, undisputed, legal, equitable, secured, or unsecured; or (b) a right to an equitable remedy for breach of performance if such breach gives rise to a right to payment, whether or not such right to an equitable remedy is reduced to judgment, fixed, contingent, matured, unmatured, disputed, undisputed, secured, or unsecured.

claims against any Debtor (the assertion of which would require the filing of a proof of claim as to such Debtor, unless another exception applies);

- (c) any person or entity whose claim or claims have been paid in full;
- (d) any holder of a claim allowable under sections 503(b) and 507(a)(2) of the Bankruptcy Code as an expense of administration of the Debtors' estate, except for a holder of a claim arising under section 503(b)(9) of the Bankruptcy Code, which must be asserted by filing a proof of claim on or prior to the applicable Bar Date;
- (e) any person or entity holding a claim payable to the Court or the United States Trustee Program pursuant to 28 U.S.C. § 1930;
- (f) any holder of a claim for which a separate deadline is (or has been) fixed by this Court;
- (g) any holder of a claim that has been allowed by an order of this Court entered on or before the applicable Bar Date;
- (h) any person or entity holding a claim against EH-REIT on account of the dividend declared on February 17, 2020;<sup>5</sup>
- (i) any holder of a direct or indirect equity interest in any of the Debtors, which interest is based exclusively upon the ownership of equity interests or rights to purchase, sell, or subscribe to such an interest; provided, however, that if an interest-holder wishes to assert claims (as opposed to ownership interests) against any of the Debtors, including, without limitation, claims that arise out of or relate to the ownership or purchase of an interest or the sale, issuance, or distribution of the interest, then the interest-holder must file proofs of claim on or before the applicable Bar Date unless another exception identified herein applies;
- (j) any current officer, manager or director of any Debtor for claims based on indemnification, contribution, or reimbursement;
- (k) any person or entity whose claim is solely against any of the Debtors' non-Debtor affiliates; provided, however, that to the extent such claim is guaranteed by a Debtor, such person or entity must file a proof of claim for such guarantee claim; and
- (l) any Debtor holding a claim against another Debtor.

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<sup>5</sup> Although the Debtors do not dispute the amounts of the declared dividend claims, the Debtors are continuing to review potential challenges to such dividend and reserve all their rights in this regard.

If the Bankruptcy Court, in the future, fixes a date by which the claims described in Section 2 subparagraphs (a) through (l) must be filed, you will be notified.

### **3. THE DEBTORS' SCHEDULES AND ACCESS THERETO**

#### **A. You May Have Received This Notice Because Your Claim Is Listed on a Debtor's Schedule**

You may be listed as the holder of a claim against the Debtor in the Schedules, which were filed on March 19, 2021 (and amended thereafter). Copies of the Debtors' Schedules may be examined and inspected by interested parties during regular business hours at the office of the Clerk of the Bankruptcy Court, 824 N. Market Street, Wilmington, DE, 19801, or at the Donlin Recano website, [www.donlinrecano.com/eagle](http://www.donlinrecano.com/eagle).

If it is unclear from the Schedules whether your claim is disputed, contingent, or unliquidated as to amount or is otherwise properly listed and classified, you **must** file a proof of claim on or before the applicable Bar Date. Any creditor that relies on the Schedules bears responsibility for determining that its claim is accurately listed therein.

#### **B. You May Have Received This Notice Because You Are Listed on an Exhibit to a Debtor's Schedule, and Your Claim Is Disputed by the Debtors in Its Entirety**

As noted in the Global Notes to the Schedules, the Schedules include Exhibits that contain one of the following notations at the top of every page:

- "Non-Debtor Accounts Payable Claims" (*i.e.*, claims arising from the provision of hotel-related goods and services for which claims the Debtors believe they are not liable);
- "Non-Debtor Advanced Deposit Claims" (*i.e.*, claims arising from the payment of advanced deposits by hotel guests for which claims the Debtors believe they are not liable); and
- "Non-Debtor Executory Contracts" (*i.e.*, executory contracts to which the Debtors are not a party).

**If you are listed on one or more of the aforementioned Exhibits, then this reflects the Debtors' belief that they are not liable to you.<sup>6</sup> If you nevertheless believe that you have claims against a Debtor that owns a hotel, even if you had dealings with other parties, such as a hotel manager or lessee of the hotel, then you **must** file a Proof of Claim on or before the applicable Bar Date.**

### **4. AMENDMENTS OR SUPPLEMENTS TO SCHEDULES**

If the Debtors amend or supplement their Schedules after this Notice is served, the Debtors shall give notice of any amendment or supplement to the holders of claims affected

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<sup>6</sup> The Debtors reserve all their rights in respect of the Non-Debtor Accounts Payable Claims, the Non-Debtor Advanced Deposit Claims, and the Non-Debtor Executory Contracts.

thereby, and such holders, as set forth in any such notice, shall have until the later of (i) the General Bar Date or, if the creditor is a governmental unit, the appropriate Government Bar Date, and (ii) thirty (30) days from the date of service of such notice to file a proof of claim or be barred from so doing (the “Amended Schedules Bar Date”).

## **5. EXECUTORY CONTRACTS AND UNEXPIRED LEASES**

If you hold a claim against the Debtors arising from the rejection of an executory contract or unexpired lease, you must file a proof of claim on or before the later of: (i) the General Bar Date; (ii) thirty (30) days after the entry of an order by the Court authorizing such rejection; and (iii) such other date, if any, as the Court may fix in the order authorizing such rejection (the “Rejection Damages Bar Date”). For the avoidance of doubt, with respect to nonresidential real property leases, claims arising from the Debtors’ rejection of unexpired leases shall include any claims under such unexpired leases as of the applicable Petition Date for purposes of the Bar Date Order and such counterparties shall not be required to file proofs of claim with respect to prepetition amounts unless and until such unexpired leases have been rejected.

## **6. WHEN AND WHERE TO FILE**

All proofs of claim shall be filed with the Debtors’ claims agent, Donlin, Recano & Company, Inc. (“Donlin Recano”) pursuant to the procedures provided herein **so as to actually be received** on or before the applicable Bar Date at the following address if delivered by first class mail, hand delivery, or express delivery:

### **If sent by United States Postal Service, send to:**

Donlin, Recano & Company, Inc.  
Re: EHT US1, Inc., et al.  
P.O. Box 199043  
Blythebourne Station  
Brooklyn, NY 11219

### **If sent by Hand Delivery or Express Delivery, send to:**

Donlin, Recano & Company, Inc.  
Re: EHT US1 Inc., et al.  
6201 15th Avenue  
Brooklyn, NY 11219

***Proofs of claim sent by fax or email will not be accepted.***

Alternatively, proofs of claim may be submitted electronically using the interface available on the following website maintained by Donlin Recano in connection with these chapter 11 cases (<https://www.donlinrecano.com/Clients/eagle/FileClaim>).

If you wish to receive from Donlin Recano a proof of receipt of your proof of claim, you must also include with your original proof of claim a copy of such claim and a self-addressed and pre-stamped envelope.

## **7. WHAT TO FILE**

The Debtors are enclosing a proof of claim form (the “Proof of Claim Form”) for use in these chapter 11 cases, which includes detailed instructions that you should read carefully. If your claim is scheduled by the Debtors, the form also may set forth the amount of your claim as scheduled by the Debtors. You will receive a different Proof of Claim Form for each claim scheduled in your name by the Debtors.

To be properly filed pursuant to this Notice, each proof of claim must (i) be signed, (ii) be written in the English language, (iii) be denominated in currency of the United States, (iv) conform substantially with the Proof of Claim Form provided with this Notice, and (v) be submitted with copies of supporting documents (or a summary if voluminous) or an explanation of why the supporting documents are not available. In addition, any proof of claim asserting a section 503(b)(9) claim must (i) include the value of the goods delivered to and received by the Debtors in the twenty (20) days prior to the applicable Petition Date, (ii) attach any documentation identifying the date such goods were received by the Debtors, (iii) state whether the amount asserted in the proof of claim represents a combination of goods and services and, if applicable, the portion of the claim that relates solely to the value of goods, and (iv) identify the particular invoices on which the section 503(b)(9) claim is based.

The Proof of Claim Form can be obtained on the website maintained by Donlin Recano at <https://www.donlinrecano.com/Clients/eagle/Static/POC>. Alternatively, the Official Bankruptcy Form B410 can be found at <http://www.uscourts.gov/forms/bankruptcy-forms/proof-claim-0>.

## **8. CONSEQUENCES OF FAILURE TO FILE A PROOF OF CLAIM BY THE APPLICABLE BAR DATE**

Pursuant to the Bar Date Order and in accordance with Bankruptcy Rule 3003(c)(2), if you are required, but fail, to file a Proof of Claim in accordance with the Bar Date Order on or before the applicable Bar Date, be advised that, unless otherwise ordered by the Court:

- (a) YOU WILL BE FOREVER BARRED, ESTOPPED, AND ENJOINED FROM ASSERTING THE UNDERLYING CLAIM AGAINST THE DEBTORS (OR FILING A PROOF OF CLAIM WITH RESPECT THERETO);
- (b) THE DEBTORS AND THEIR PROPERTY SHALL BE FOREVER DISCHARGED FROM ANY AND ALL INDEBTEDNESS OR LIABILITY WITH RESPECT TO OR ARISING FROM SUCH CLAIM;
- (c) YOU WILL NOT RECEIVE ANY PAYMENT OR OTHER DISTRIBUTION IN THESE CHAPTER 11 CASES ON ACCOUNT OF THAT CLAIM; AND
- (d) YOU WILL NOT BE PERMITTED TO VOTE ON ANY CHAPTER 11 PLAN FOR THE DEBTORS ON ACCOUNT OF



THE BARRED CLAIM OR RECEIVE FURTHER NOTICES  
REGARDING SUCH CLAIM.

**9. ADDITIONAL INFORMATION**

If you require additional information regarding this Notice, you may contact Donlin Recano toll free at 1-800-416-3743 (within the United States) or 1-646-378-0794 (outside the United States), or submit an inquiry via e-mail to eagleinfo@donlinrecano.com

**If you believe that you hold a claim against the Debtors, you should consult an attorney if you have any questions regarding this Notice, including whether you should file a proof of claim. The fact that you received this Notice does not mean that you have a claim or that the Debtors or the Court concedes that you have a claim.**

Dated: April 9, 2021  
Wilmington, Delaware

**COLE SCHOTZ P.C.**

*/s/ G. David Dean*

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- and -

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