

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

-----X	
	:
In re	:
	:
EVERGREEN GARDENS MEZZ LLC,	:
	:
Debtor.	:
	:
Fed. Tax Id. No. 83-3200416	:
-----X	

**AMENDED SCHEDULES OF ASSETS AND LIABILITIES
FOR EVERGREEN GARDENS MEZZ LLC**

Fill in this information to identify the case:Debtor Name: Evergreen Gardens Mezz LLCUnited States Bankruptcy Court for the: Southern District of New York
(State)Case number (If known): 21-10335 (MG)☒ 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 (As of September 30, 2020)**1. Schedule A/B: Assets—Real and Personal Property** (Official Form 206A/B)**1a. Real property:**Copy line 88 from *Schedule A/B*

\$0 _____

1b. Total personal property:Copy line 91A from *Schedule A/B*

\$90,552,238

1c. Total of all property:Copy line 92 from *Schedule A/B*

\$90,552,238

Part 2: Summary of Liabilities (As of September 30, 2020)**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

\$67,456,000¹**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*

\$ 0 _____

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*

+ \$ 0 _____

4. Total liabilities

Lines 2 + 3a + 3b

\$67,456,000

¹ For the sake of consistency, the approximate amount of the secured claim of MREF REIT Lender 9 LLC (the “Mezzanine Lender”) set forth above is reported as of September 30, 2020. To the best of the Debtor’s knowledge and belief, as of February 4, 2021, approximately, \$73,231,148.60 was due and owing by the Debtor pursuant to the Loan Documents between the Debtor and the Mezzanine Lender.

Fill in this information to identify the case:Debtor name Evergreen Gardens Mezz LLCUnited States Bankruptcy Court for the: Southern District of New York
(State)Case number (If known): 21-10335 (MG)☒ Check if this 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**

\$ _____

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

3.1. _____

____ _

\$ _____

3.2. _____

____ _

\$ _____

4. Other cash equivalents (Identify all)

\$ _____

4.1. _____

\$ _____

4.2. _____

\$ _____

5. Total of Part 1

\$ _____

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

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.

Current value of debtor's interest**7. Deposits, including security deposits and utility deposits**

Description, including name of holder of deposit

7.1. _____

\$ _____

7.2. _____

\$ _____

Debtor Evergreen Gardens Mezz LLC
Name

Case number (if known) 21-10335 (MG)

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

Description, including name of holder of prepayment

8.1. _____ \$ _____
8.2. _____ \$ _____

9. Total of Part 2

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.

Current value of debtor's interest

11. Accounts receivable

11a. 90 days old or less: _____ = → \$ _____
face amount doubtful or uncollectible accounts
11b. Over 90 days old: _____ = → \$ _____
face amount doubtful or uncollectible accounts

12. Total of Part 3

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.

Valuation method used for current value

Current value of debtor's interest

14. Mutual funds or publicly traded stocks not included in Part 1

Name of fund or stock:

14.1. _____ \$ _____
14.2. _____ \$ _____

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. Evergreen Gardens I LLC. 100% Appraisal based on Cap Rate \$90,552,238
value as of 9/30/2020
15.2. _____ % _____ \$ _____

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

Describe:

16.1. _____ \$ _____
16.2. _____ \$ _____

17. Total of Part 4

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

\$90,552,238

Debtor Evergreen Gardens Mezz LLC
Name

Case number (if known) 21-10335 (MG)

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 inventory	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
19. Raw materials				
_____	MM / DD / YYYY	\$ _____	_____	\$ _____
20. Work in progress				
_____	MM / DD / YYYY	\$ _____	_____	\$ _____
21. Finished goods, including goods held for resale				
_____	MM / DD / YYYY	\$ _____	_____	\$ _____
22. Other inventory or supplies				
_____	MM / DD / YYYY	\$ _____	_____	\$ _____
23. Total of Part 5				\$ _____

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

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

- ☐ No.
☐ Yes.

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
28. Crops—either planted or harvested			
_____	\$ _____	_____	\$ _____
29. Farm animals <i>Examples:</i> Livestock, poultry, farm-raised fish			
_____	\$ _____	_____	\$ _____
30. Farm machinery and equipment (Other than titled motor vehicles)			
_____	\$ _____	_____	\$ _____
31. Farm and fishing supplies, chemicals, and feed			
_____	\$ _____	_____	\$ _____
32. Other farming and fishing-related property not already listed in Part 6			

Debtor Evergreen Gardens Mezz LLC
Name

Case number (if known) 21-10335 (MG)

33. **Total of Part 6** \$ _____ \$ \$ _____
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.

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
39. Office furniture			
_____	\$ _____	_____	\$ _____
40. Office fixtures			
_____	\$ _____	_____	\$ _____
41. Office equipment, including all computer equipment and communication systems equipment and software			
_____	\$ _____	_____	\$ _____
42. Collectibles <i>Examples:</i> 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 _____	\$ _____	_____	\$ _____
42.2 _____	\$ _____	_____	\$ _____
42.3 _____	\$ _____	_____	\$ _____

43. **Total of Part 7**

Add lines 39 through 42. Copy the total to line 86.

\$ _____

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.

Debtor Evergreen Gardens Mezz LLC
Name

Case number (if known) 21-10335 (MG)

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 Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
---	---	--	---------------------------------------

47. Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles

47.1	_____	\$ _____	_____	\$ _____
47.2	_____	\$ _____	_____	\$ _____
47.3	_____	\$ _____	_____	\$ _____
47.4	_____	\$ _____	_____	\$ _____

48. Watercraft, trailers, motors, and related accessories Examples: Boats, trailers, motors, floating homes, personal watercraft, and fishing vessels

48.1	_____	\$ _____	_____	\$ _____
48.2	_____	\$ _____	_____	\$ _____

49. Aircraft and accessories

49.1	_____	\$ _____	_____	\$ _____
49.2	_____	\$ _____	_____	\$ _____

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

_____	\$ _____	_____	\$ _____
-------	----------	-------	----------

51. Total of Part 8

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

\$ _____

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.

Debtor Evergreen Gardens Mezz LLC
Name

Case number (if known) 21-10335 (MG)

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 _____	_____	\$ _____	_____	\$ _____
55.2 _____	_____	\$ _____	_____	\$ _____
55.3 _____	_____	\$ _____	_____	\$ _____
55.4 _____	_____	\$ _____	_____	\$ _____
55.5 _____	_____	\$ _____	_____	\$ _____
55.6 _____	_____	\$ _____	_____	\$ _____

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.

\$ _____

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 _____	\$ _____	_____	\$ _____
61. Internet domain names and websites _____	\$ _____	_____	\$ _____
62. Licenses, franchises, and royalties _____	\$ _____	_____	\$ _____
63. Customer lists, mailing lists, or other compilations _____	\$ _____	_____	\$ _____
64. Other intangibles, or intellectual property _____	\$ _____	_____	\$ _____
65. Goodwill _____	\$ _____	_____	\$ _____

66. Total of Part 10

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

\$ _____

Debtor Evergreen Gardens Mezz LLC
Name

Case number (if known) 21-10335 (MG)

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?

- ☒ 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 accounts = → \$ _____

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

Description (for example, federal, state, local)

_____	Tax year _____	\$ _____
_____	Tax year _____	\$ _____
_____	Tax year _____	\$ _____

73. Interests in insurance policies or annuities

_____ \$ _____

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

_____ \$ _____

Nature of claim _____

Amount requested \$ _____

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 \$ _____

76. Trusts, equitable or future interests in property

_____ \$ _____

77. Other property of any kind not already listed *Examples:* Season tickets, country club membership

_____ \$ _____
_____ \$ _____

78. Total of Part 11.

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

\$ _____

79. Has any of the property listed in Part 11 been appraised by a professional within the last year?

- ☐ No.
☐ Yes.

Debtor Evergreen Gardens Mezz LLC
Name

Case number (if known) 21-10335 (MG)

Part 12:

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>	\$ _____	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	\$ _____	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	\$ _____	
83. Investments. <i>Copy line 17, Part 4.</i>	<u>\$90,552,238</u>	
84. Inventory. <i>Copy line 23, Part 5.</i>	\$ _____	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	\$ _____	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	\$ _____	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	\$ _____	
88. Real property. <i>Copy line 56, Part 9.....</i> →		\$ _____
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	\$ _____	
90. All other assets. <i>Copy line 78, Part 11.</i>	\$ _____	
91. Total. Add lines 80 through 90 for each column. 91a.	<u>\$90,552,238</u>	+ 91b <u>\$ _____</u>
92. Total of all property on Schedule A/B (as of 9/30/20). Lines 91a + 91b = 92.....		<u>\$90,552,238</u>

Fill in this information to identify the case:Debtor name: Evergreen Gardens Mezz LLCUnited States Bankruptcy Court for the: Southern District of New York
(State)

Case number (if known): 21-10335 (MG)

☒ Check if this is an amended filing**Official Form 206D****Schedule D: Creditors Who Have Claims Secured by Property**

12/15

Be as complete and accurate as possible.

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

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

Part 1: List Creditors Who Have Secured Claims**2. List in alphabetical order all creditors who have secured claims.** If a creditor has more than one secured claim, list the creditor separately for each claim.

Column A Amount of claim Do not deduct the value of collateral. (as of 09/30/2020)	Column B Value of collateral that supports this claim (as of 09/30/2020)
--	--

2.1 Creditor's name MREF REIT Lender 9 LLC

Describe debtor's property that is subject to a lien equity interests of Evergreen Gardens I LLC.

Creditor's mailing address c/o Mack Real Estate Group
60 Columbus Circle, 20th Floor
New York, New York 10023
Attention: Kevin Cullinan

Value as of September 30, 2020.

\$67,456,000¹

\$90,552,238

Describe the lien: Creditor has a pledge of 100% of the equity described above.

Creditor's email address, if known**Is the creditor an insider or related party?**

- ☒ No
- ☐ Yes

Date debt was incurred 2/19/2019

Last 4 digits of account number - - - -

Is anyone else liable on this claim?

- ☐ No
- ☒ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Do multiple creditors have an interest in the same property?**As of the petition filing date, the claim is:**

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

Check all that apply.

- ☐ Contingent
- ☐ Unliquidated
- ☐ Disputed

2.2 Creditor's name Describe debtor's property that is subject to a lien

\$ _____ \$ _____

Creditor's mailing address**Describe the lien****Creditor's email address, if known****Is the creditor an insider or related party?**

- ☐ No
- ☐ Yes

Date debt was incurred _____

Last 4 digits of account number - - - -

Is anyone else liable on this claim?

- ☐ No
- ☐ Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Do multiple creditors have an interest in the same property?**As of the petition filing date, the claim is:**

- ☐ No

- ☐ Contingent

¹ For the sake of consistency, the approximate amount of the secured claim of MREF REIT Lender 9 LLC (the "Mezzanine Lender") set forth above is reported as of September 30, 2020. To the best of the Debtor's knowledge and belief, as of February 4, 2021, approximately, \$73,231,148.60 was due and owing by the Debtor pursuant to the Loan Documents between the Debtor and the Mezzanine Lender.

Debtor Evergreen Gardens Mezz LLC
Name

Case number (if known) 21-10335 (MG)

Part 1: List Creditors Who Have Secured Claims

☐ Yes. Have you already specified the relative priority?	☐ Unliquidated
☐ No Specify each creditor, including this creditor, and its relative priority. _____ _____	☐ Disputed
☐ Yes. The relative priority of creditors is specified on lines _____.	
3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any (as of 9/30/2020). <u>\$67,456,000</u>	

Part 1: Additional Page

Column A Amount of claim Do not deduct the value of collateral.	Column B Value of collateral that supports this claim
--	---

2. _	Creditor's name	Describe debtor's property that is subject to a lien	\$ _____	\$ _____
	Creditor's mailing address			
		Describe the lien		
	Creditor's email address, if known	Is the creditor an insider or related party?		
		☐ No		
		☐ Yes		
	Date debt was incurred	Is anyone else liable on this claim?		
	Last 4 digits of account number	☐ No		
	----	☐ Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)		
	Do multiple creditors have an interest in the same property?	As of the petition filing date, the claim is:		
	☐ No	Check all that apply.		
	☐ Yes. Have you already specified the relative priority?	☐ Contingent		
	☐ No Specify each creditor, including this creditor, and its relative priority.	☐ Unliquidated		
		☐ Disputed		
	☐ Yes. The relative priority of creditors is specified on lines ____.			

2. _	Creditor's name	Describe debtor's property that is subject to a lien	\$ _____	\$ _____
	Creditor's mailing address			
		Describe the lien		
	Creditor's email address, if known	Is the creditor an insider or related party?		
		☐ No		
		☐ Yes		
	Date debt was incurred	Is anyone else liable on this claim?		
	Last 4 digits of account number	☐ No		
	----	☐ Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)		
	Do multiple creditors have an interest in the same property?	As of the petition filing date, the claim is:		
	☐ No	Check all that apply.		
	☐ Yes. Have you already specified the relative priority?	☐ Contingent		
	☐ No Specify each creditor, including this creditor, and its relative priority.	☐ Unliquidated		
		☐ Disputed		
	☐ Yes. The relative priority of creditors is specified on lines ____.			

Redlines for Amended Schedules of Assets and Liabilities

Debtor Name: Evergreen Gardens Mezz LLC

United States Bankruptcy Court for the: Southern District of New York
(State)

Case number (If known): 21-10335 (MG)

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

12/15

Summary of Assets (As of September 30, 2020)

1. Schedule A/B: Assets—Real and Personal Property (Official Form 206A/B)

1a. **Real property:**

Copy line 88 from Schedule A/B

\$0

1b. **Total personal property:**

Copy line 91A from Schedule A/B

~~\$23,096,000~~ 90,552,238

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

Copy line 92 from Schedule A/B

~~\$23,096,000~~ 90,552,238

Summary of Liabilities (As of September 30, 2020)

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

~~\$72,681,656.6667~~ 456,000¹

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

\$ 0

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

+ \$ 0

4. **Total liabilities**

Lines 2 + 3a + 3b

~~\$72,681,656.6667~~ 456,000

¹ For the sake of consistency, the approximate amount of the secured claim of MREF REIT Lender 9 LLC (the "Mezzanine Lender") set forth above is reported as of September 30, 2020. To the best of the Debtor's knowledge and belief, as of February 4, 2021, approximately, \$73,231,148.60 was due and owing by the Debtor pursuant to the Loan Documents between the Debtor and the Mezzanine Lender.

Summary report: Litera® Change-Pro for Word 10.8.2.11 Document comparison done on 3/31/2021 2:04:56 PM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original filename: Evergreen Gardens Mezz LLC - Official Form 206 SUM - Summary of Assets and Liabilities_WEIL_97819511_1.DOCX	
Modified filename: Evergreen Gardens Mezz LLC - Official Form 206 SUM - Summary of Assets and Liabilities (AMENDED).DOCX	
Changes:	
<u>Add</u>	7
Delete	6
<u>Move From</u>	0
<u>Move To</u>	0
<u>Table Insert</u>	0
Table Delete	0
<u>Table moves to</u>	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	13

Debtor name Evergreen Gardens Mezz LLC

United States Bankruptcy Court for the: Southern District of New York
(State)

Case number (if known): 21-10335 (MG)

☐ Check if this 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.

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	\$ _____
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	
3.1. _____	\$ _____
3.2. _____	\$ _____
4. Other cash equivalents (Identify all)	\$ _____
4.1. _____	\$ _____
4.2. _____	\$ _____
5. Total of Part 1	\$ _____
Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.	

Deposits and prepayments

6. Does the debtor have any deposits or prepayments?

No. Go to Part 3.

Yes. Fill in the information below.

Current value of debtor's interest
7. Deposits, including security deposits and utility deposits
Description, including name of holder of deposit
7.1. _____
7.2. _____
8. Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent
Description, including name of holder of prepayment
8.1. _____

Debtor Evergreen Gardens Mezz LLC
Name

Case number (if known) 21-10335 (MG)

8.2. _____ \$ _____

9. Total of Part 2

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

\$ _____

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

11a. 90 days old or less: _____ =
face amount doubtful or uncollectible accounts

\$ _____

11b. Over 90 days old: _____ =
face amount doubtful or uncollectible accounts

\$ _____

12. Total of Part 3

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

\$ _____

Investments

13. Does the debtor own any investments?

No. Go to Part 5.

Yes. Fill in the information below.

Valuation method used for current value

Current value of debtor's interest

14. Mutual funds or publicly traded stocks not included in Part 1

Name of fund or stock:

14.1. _____ \$ _____

14.2. _____ \$ _____

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. Evergreen Gardens I LLC.

100%

Appraisal based on Cap
Rate
value as of 9/30/2020

~~\$23,096,000~~ 90,552,238

15.2. _____ % _____ \$ _____

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

Describe:

16.1. _____ \$ _____

16.2. _____ \$ _____

17. Total of Part 4

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

~~\$23,096,000~~ 90,552,238

Debtor Evergreen Gardens Mezz LLC
Name

Case number (if known) 21-10335 (MG)

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 inventory	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
19. Raw materials				
_____	MM / DD / YYYY	\$ _____	_____	\$ _____
20. Work in progress				
_____	MM / DD / YYYY	\$ _____	_____	\$ _____
21. Finished goods, including goods held for resale				
_____	MM / DD / YYYY	\$ _____	_____	\$ _____
22. Other inventory or supplies				
_____	MM / DD / YYYY	\$ _____	_____	\$ _____
23. Total of Part 5				\$ _____

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

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

No.

Yes.

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.

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
28. Crops—either planted or harvested			
_____	\$ _____	_____	\$ _____
29. Farm animals <i>Examples:</i> Livestock, poultry, farm-raised fish			
_____	\$ _____	_____	\$ _____
30. Farm machinery and equipment (Other than titled motor vehicles)			
_____	\$ _____	_____	\$ _____
31. Farm and fishing supplies, chemicals, and feed			
_____	\$ _____	_____	\$ _____
32. Other farming and fishing-related property not already listed in Part 6			

Debtor Evergreen Gardens Mezz LLC
Name

Case number (if known) 21-10335 (MG)

33. **Total of Part 6** \$ _____ \$ _____
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.

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
39. Office furniture			
_____	\$ _____	_____	\$ _____
40. Office fixtures			
_____	\$ _____	_____	\$ _____
41. Office equipment, including all computer equipment and communication systems equipment and software			
_____	\$ _____	_____	\$ _____
42. Collectibles 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 _____	\$ _____	_____	\$ _____
42.2 _____	\$ _____	_____	\$ _____
42.3 _____	\$ _____	_____	\$ _____

43. **Total of Part 7** \$ _____
Add lines 39 through 42. Copy the total to line 86.

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.

Debtor Evergreen Gardens Mezz LLC
Name

Case number (if known) 21-10335 (MG)

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 Include year, make, model, and identification numbers (i.e., VIN, HIN, or N-number)	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
47. Automobiles, vans, trucks, motorcycles, trailers, and titled farm vehicles			
47.1 _____	\$ _____	_____	\$ _____
47.2 _____	\$ _____	_____	\$ _____
47.3 _____	\$ _____	_____	\$ _____
47.4 _____	\$ _____	_____	\$ _____
48. Watercraft, trailers, motors, and related accessories Examples: Boats, trailers, motors, floating homes, personal watercraft, and fishing vessels			
48.1 _____	\$ _____	_____	\$ _____
48.2 _____	\$ _____	_____	\$ _____
49. Aircraft and accessories			
49.1 _____	\$ _____	_____	\$ _____
49.2 _____	\$ _____	_____	\$ _____
50. Other machinery, fixtures, and equipment (excluding farm machinery and equipment)			
_____	\$ _____	_____	\$ _____

51. Total of Part 8

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

\$ _____

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.

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 _____	_____	\$ _____	_____	\$ _____
55.2 _____	_____	\$ _____	_____	\$ _____
55.3 _____	_____	\$ _____	_____	\$ _____
55.4 _____	_____	\$ _____	_____	\$ _____
55.5 _____	_____	\$ _____	_____	\$ _____
55.6 _____	_____	\$ _____	_____	\$ _____

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.

\$ _____

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.

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	\$ _____	_____	\$ _____
61. Internet domain names and websites	\$ _____	_____	\$ _____
62. Licenses, franchises, and royalties	\$ _____	_____	\$ _____
63. Customer lists, mailing lists, or other compilations	\$ _____	_____	\$ _____
64. Other intangibles, or intellectual property	\$ _____	_____	\$ _____
65. Goodwill	\$ _____	_____	\$ _____

66. Total of Part 10

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

\$ _____

Debtor Evergreen Gardens Mezz LLC
Name

Case number (if known) 21-10335 (MG)

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.

All other assets

70. Does the debtor own any other assets that have not yet been 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 accounts = \$ _____

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

Description (for example, federal, state, local)

_____ Tax year _____ \$ _____
_____ Tax year _____ \$ _____
_____ Tax year _____ \$ _____

73. Interests in insurance policies or annuities

_____ \$ _____

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

_____ \$ _____

Nature of claim _____

Amount requested \$ _____

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 \$ _____

76. Trusts, equitable or future interests in property

_____ \$ _____

77. Other property of any kind not already listed Examples: Season tickets, country club membership

_____ \$ _____

_____ \$ _____

78. Total of Part 11.

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

\$ _____

79. Has any of the property listed in Part 11 been appraised by a professional within the last year?

No.
Yes.

Debtor Evergreen Gardens Mezz LLC
Name

Case number (if known) 21-10335 (MG)

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. Copy line 5, Part 1.	\$ _____	
81. Deposits and prepayments. Copy line 9, Part 2.	\$ _____	
82. Accounts receivable. Copy line 12, Part 3.	\$ _____	
83. Investments. Copy line 17, Part 4.	\$23,096,000 <u>90,552,238</u>	
84. Inventory. Copy line 23, Part 5.	\$ _____	
85. Farming and fishing-related assets. Copy line 33, Part 6.	\$ _____	
86. Office furniture, fixtures, and equipment; and collectibles. Copy line 43, Part 7.	\$ _____	
87. Machinery, equipment, and vehicles. Copy line 51, Part 8.	\$ _____	
88. Real property. Copy line 56, Part 9.....		\$ _____
89. Intangibles and intellectual property. Copy line 66, Part 10.	\$ _____	
90. All other assets. Copy line 78, Part 11.	\$ _____	
91. Total. Add lines 80 through 90 for each column.....91a.	\$23,096,000<u>90,552,238</u> + 91b	\$ _____
92. Total of all property on Schedule A/B (as of 9/30/20). Lines 91a + 91b = 92.....		\$23,096,000<u>90,552,238</u>

Summary report: Litera® Change-Pro for Word 10.8.2.11 Document comparison done on 3/31/2021 2:02:10 PM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original filename: Evergreen Gardens Mezz LLC - Official Form 206 A and 206 B - Schedule A and B (Non-Individauls)_WEIL_97819514_1.DOCX	
Modified filename: Evergreen Gardens Mezz LLC - Official Form 206 A and 206 B - Schedule A and B (Non-Individauls) (AMENDED).DOCX	
Changes:	
<u>Add</u>	9
Delete	7
Move From	0
<u>Move To</u>	0
<u>Table Insert</u>	0
Table Delete	0
<u>Table moves to</u>	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	16

Fill in this information to identify the case:Debtor name: Evergreen Gardens Mezz LLCUnited States Bankruptcy Court for the: Southern District of New York
(State)Case number (if known): 21-10335 (MG)☐ Check if this is an amended filing**Official Form 206D****Schedule D: Creditors Who Have Claims Secured by Property**

12/15

Be as complete and accurate as possible.

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

No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.

Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims**2. List in alphabetical order all creditors who have secured claims.** If a creditor has more than one secured claim, list the creditor separately for each claim.

Column A Amount of claim Do not deduct the value of collateral. (as of 09/30/2020)	Column B Value of collateral that supports this claim (as of 09/30/2020)
--	--

2.1 **Creditor's name** MREF REIT Lender 9 LLC **Describe debtor's property that is subject to a lien**
equity interests of Evergreen Gardens I LLC.\$72,681,656.66 67,456 \$90,552,000 238
.000¹**Creditor's mailing address** Value as of September 30, 2020.c/o Mack Real Estate Group
60 Columbus Circle, 20th Floor
New York, New York 10023
Attention: Kevin Cullinan**Describe the lien:** Creditor has a pledge of 100% of the equity described above.**Creditor's email address, if known** **Is the creditor an insider or related party?**No
Yes**Date debt was incurred** 2/19/2019 **Is anyone else liable on this claim?****Last 4 digits of account number** ----NoYes. Fill out *Schedule H: Codebtors* (Official Form 206H)**Do multiple creditors have an interest in the same property?** **As of the petition filing date, the claim is:**No

Check all that apply.

Contingent

Yes. Specify each creditor, including this creditor, and its relative priority.

UnliquidatedDisputed**2.2** **Creditor's name** **Describe debtor's property that is subject to a lien**

\$ _____ \$ _____

Creditor's mailing address**Describe the lien****Creditor's email address, if known** **Is the creditor an insider or related party?**No
Yes**Date debt was incurred** **Is anyone else liable on this claim?****Last 4 digits of account number** ----No

¹ For the sake of consistency, the approximate amount of the secured claim of MREF REIT Lender 9 LLC (the "Mezzanine Lender") set forth above is reported as of September 30, 2020. To the best of the Debtor's knowledge and belief, as of February 4, 2021, approximately, \$73,231,148.60 was due and owing by the Debtor pursuant to the Loan Documents between the Debtor and the Mezzanine Lender.

Debtor Evergreen Gardens Mezz LLC
Name

Case number (if known) 21-10335 (MG)

Part 1: List Creditors Who Have Secured Claims

Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Do multiple creditors have an interest in the same property?

No

Yes. Have you already specified the relative priority?

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

Yes. The relative priority of creditors is specified on lines _____.

As of the petition filing date, the claim is:

Check all that apply.

Contingent

Unliquidated

Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any (as of 9/30/2020). ~~\$72,681,656.66~~ \$67,456.00

Part 1: Additional Page

		Column A Amount of claim Do not deduct the value of collateral.	Column B Value of collateral that supports this claim
2. <u> </u> Creditor's name	Describe debtor's property that is subject to a lien	\$ _____	\$ _____
Creditor's mailing address			
	Describe the lien		
Creditor's email address, if known	Is the creditor an insider or related party?		
	No		
	Yes		
Date debt was incurred _____	Is anyone else liable on this claim?		
Last 4 digits of account number _____	No		
	Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)		
Do multiple creditors have an interest in the same property?	As of the petition filing date, the claim is:		
No	Check all that apply.		
Yes. Have you already specified the relative priority?	Contingent		
No Specify each creditor, including this creditor, and its relative priority.	Unliquidated		
	Disputed		
Yes. The relative priority of creditors is specified on lines ____.			

2. <u> </u> Creditor's name	Describe debtor's property that is subject to a lien	\$ _____	\$ _____
Creditor's mailing address			
	Describe the lien		
Creditor's email address, if known	Is the creditor an insider or related party?		
	No		
	Yes		
Date debt was incurred _____	Is anyone else liable on this claim?		
Last 4 digits of account number _____	No		
	Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)		
Do multiple creditors have an interest in the same property?	As of the petition filing date, the claim is:		
No	Check all that apply.		
Yes. Have you already specified the relative priority?	Contingent		
No Specify each creditor, including this creditor, and its relative priority.	Unliquidated		
	Disputed		
Yes. The relative priority of creditors is specified on lines ____.			

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

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

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

Name and address	On which line in Part 1 did you enter the related creditor?	Last 4 digits of account number for this entity
_____	Line 2. __	_____
_____	Line 2. __	_____
_____	Line 2. __	_____
_____	Line 2. __	_____
_____	Line 2. __	_____
_____	Line 2. __	_____
_____	Line 2. __	_____
_____	Line 2. __	_____
_____	Line 2. __	_____
_____	Line 2. __	_____
_____	Line 2. __	_____
_____	Line 2. __	_____
_____	Line 2. __	_____
_____	Line 2. __	_____
_____	Line 2. __	_____

Summary report: Litera® Change-Pro for Word 10.8.2.11 Document comparison done on 3/31/2021 2:03:27 PM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original filename: Evergreen Gardens Mezz LLC - Official Form 206 D - Schedule D for Secured Claims_WEIL_97819515_1.DOCX	
Modified filename: Evergreen Gardens Mezz LLC - Official Form 206 D - Schedule D for Secured Claims (AMENDED).DOCX	
Changes:	
<u>Add</u>	11
Delete	4
Move From	0
<u>Move To</u>	0
<u>Table Insert</u>	1
Table Delete	1
<u>Table moves to</u>	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	17