

Fill in this information to identify the case:Debtor Avant Gardner, LLCUnited States Bankruptcy Court for the: _____ District of Delaware
(State)Case number 25-11443**Modified Official Form 410
Proof of Claim****04/25**

Read the instructions before filling out this form. This form is for making a claim for payment in a bankruptcy case. Do not use this form to make a request for payment of an administrative expense. Make such a request according to 11 U.S.C. § 503.

Filers must leave out or redact information that is entitled to privacy on this form or on any attached documents. Attach redacted copies or any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. **Do not send original documents;** they may be destroyed after scanning. If the documents are not available, explain in an attachment.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Fill in all the information about the claim as of the date the case was filed. That date is on the notice of bankruptcy (Form 309) that you received.

Part 1: Identify the Claim

1. Who is the current creditor?	<u>C.I.D. Maintenance Corp.</u> _____ Name of the current creditor (the person or entity to be paid for this claim) Other names the creditor used with the debtor _____	
2. Has this claim been acquired from someone else?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. From whom? _____	
3. Where should notices and payments to the creditor be sent? Federal Rule of Bankruptcy Procedure (FRBP) 2002(g)	Where should notices to the creditor be sent? <u>C.I.D. Maintenance Corp.</u> <u>Gerald B. Gay</u> <u>59 Satterlee Street</u> <u>Staten Island, NY 10307, USA</u> Contact phone <u>646-992-9030</u> Contact email <u>info@cid247.com</u>	Where should payments to the creditor be sent? (if different) Contact phone _____ Contact email _____ (see summary page for notice party information) Uniform claim identifier (if you use one): _____
4. Does this claim amend one already filed?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Claim number on court claims registry (if known) _____ Filed on _____ MM / DD / YYYY	
5. Do you know if anyone else has filed a proof of claim for this claim?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Who made the earlier filing? _____	



Part 2: Give Information About the Claim as of the Date the Case Was Filed

6. Do you have any number you use to identify the debtor?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Last 4 digits of the debtor's account or any number you use to identify the debtor: _____
7. How much is the claim?	\$ <u>208,560.00</u> Does this amount include interest or other charges? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Attach statement itemizing interest, fees, expenses, or other charges required by Bankruptcy Rule 3001(c)(2)(A).
8. What is the basis of the claim?	<p>Examples: Goods sold, money loaned, lease, services performed, personal injury or wrongful death, or credit card. Attach redacted copies of any documents supporting the claim required by Bankruptcy Rule 3001(c). Limit disclosing information that is entitled to privacy, such as health care information.</p> <p><u>Goods sold and services performed. See attached Addendum, Exhibit A and B.</u></p>
9. Is all or part of the claim secured?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. The claim is secured by a lien on property. Nature or property: <input checked="" type="checkbox"/> Real estate: If the claim is secured by the debtor's principle residence, file a <i>Mortgage Proof of Claim Attachment</i> (Official Form 410-A) with this <i>Proof of Claim</i> . <input type="checkbox"/> Motor vehicle <input type="checkbox"/> Other. Describe: _____ Basis for perfection: <u>Mechanics Lien</u> Attach redacted copies of documents, if any, that show evidence of perfection of a security interest (for example, a mortgage, lien, certificate of title, financing statement, or other document that shows the lien has been filed or recorded.) Value of property: \$ _____ Amount of the claim that is secured: <u>\$202,550.00</u> Amount of the claim that is unsecured: <u>\$6,010.00</u> (The sum of the secured and unsecured amount should match the amount in line 7.) Amount necessary to cure any default as of the date of the petition: \$ _____ Annual Interest Rate (when case was filed) _____ % <input type="checkbox"/> Fixed <input type="checkbox"/> Variable
10. Is this claim based on a lease?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Amount necessary to cure any default as of the date of the petition. \$ _____
11. Is this claim subject to a right of setoff?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Identify the property: _____



12. Is all or part of the claim entitled to priority under 11 U.S.C. § 507(a)?

A claim may be partly priority and partly nonpriority. For example, in some categories, the law limits the amount entitled to priority.

☒ No

☐ Yes. Check all that apply:

☐ Domestic support obligations (including alimony and child support) under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B).

Amount entitled to priority

\$ _____

☐ Up to \$3,800* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use. 11 U.S.C. § 507(a)(7).

\$ _____

☐ Wages, salaries, or commissions (up to \$17,150*) earned within 180 days before the bankruptcy petition is filed or the debtor's business ends, whichever is earlier. 11 U.S.C. § 507(a)(4).

\$ _____

☐ Taxes or penalties owed to governmental units. 11 U.S.C. § 507(a)(8).

\$ _____

☐ Contributions to an employee benefit plan. 11 U.S.C. § 507(a)(5).

\$ _____

☐ Other. Specify subsection of 11 U.S.C. § 507(a)() that applies.

\$ _____

* Amounts are subject to adjustment on 4/01/28 and every 3 years after that for cases begun on or after the date of adjustment.

13. Is all or part of the claim entitled to administrative priority pursuant to 11 U.S.C. § 503(b)(9)?

☒ No

☐ Yes. Indicate the amount of your claim arising from the value of any goods received by the debtor within 20 days before the date of commencement of the above case, in which the goods have been sold to the Debtor in the ordinary course of such Debtor's business. Attach documentation supporting such claim.

\$ _____

Part 3: Sign Below

The person completing this proof of claim must sign and date it. FRBP 9011(b).

If you file this claim electronically, FRBP 5005(a)(3) authorizes courts to establish local rules specifying what a signature is.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Check the appropriate box:

☒ I am the creditor.

☐ I am the creditor's attorney or authorized agent.

☐ I am the trustee, or the debtor, or their authorized agent. Bankruptcy Rule 3004.

☐ I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.

I understand that an authorized signature on this *Proof of Claim* serves as an acknowledgement that when calculating the amount of the claim, the creditor gave the debtor credit for any payments received toward the debt.

I have examined the information in this *Proof of Claim* and have reasonable belief that the information is true and correct.

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

Executed on date 09/29/2025
MM / DD / YYYY

/s/Gerald B. Gay
Signature

Print the name of the person who is completing and signing this claim:

Name Gerald B. Gay
First name Middle name Last name

Title _____

Company C.I.D. Maintenance Corp.
Identify the corporate servicer as the company if the authorized agent is a servicer.

Address _____

Contact phone _____ Email _____



Verita (KCC) ePOC Electronic Claim Filing Summary

For phone assistance: Domestic (866) 523-2951 | International (781) 575-2140

Debtor: 25-11443 - Avant Gardner, LLC District: District of Delaware				
Creditor: C.I.D. Maintenance Corp. Gerald B. Gay 59 Satterlee Street Staten Island, NY, 10307 USA Phone: 646-992-9030 Phone 2: Fax: Email: info@cid247.com	Has Supporting Documentation: Yes, supporting documentation successfully uploaded Related Document Statement:			
	Has Related Claim: No Related Claim Filed By:			
	Filing Party: Creditor			
Disbursement/Notice Parties: <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> Sasson Law PLLC Moshe Sasson, Esq. 1370 Broadway, 5th Floor New York, NY , 10018 USA Phone: Phone 2: Fax: E-mail: msasson@sassonlawpllc.com </td> <td style="width: 50%; vertical-align: top;"> Gellert Seitz Busenkell and Brown, LLC Michael Busenkell, Esq. 1201 N. Orange Street Ste. 300 Wilmington, Delaware, 19801 United States Phone: 3024255800 Phone 2: Fax: E-mail: mbusenkell@gsbblaw.com </td> </tr> </table>			Sasson Law PLLC Moshe Sasson, Esq. 1370 Broadway, 5th Floor New York, NY , 10018 USA Phone: Phone 2: Fax: E-mail: msasson@sassonlawpllc.com	Gellert Seitz Busenkell and Brown, LLC Michael Busenkell, Esq. 1201 N. Orange Street Ste. 300 Wilmington, Delaware, 19801 United States Phone: 3024255800 Phone 2: Fax: E-mail: mbusenkell@gsbblaw.com
Sasson Law PLLC Moshe Sasson, Esq. 1370 Broadway, 5th Floor New York, NY , 10018 USA Phone: Phone 2: Fax: E-mail: msasson@sassonlawpllc.com	Gellert Seitz Busenkell and Brown, LLC Michael Busenkell, Esq. 1201 N. Orange Street Ste. 300 Wilmington, Delaware, 19801 United States Phone: 3024255800 Phone 2: Fax: E-mail: mbusenkell@gsbblaw.com			
Other Names Used with Debtor:	Amends Claim: No Acquired Claim: No			
Basis of Claim: Goods sold and services performed. See attached Addendum, Exhibit A and B.	Last 4 Digits: No	Uniform Claim Identifier:		
Total Amount of Claim: 208,560.00	Includes Interest or Charges: Yes			
Has Priority Claim: No	Priority Under:			
Has Secured Claim: Yes: 202,550.00 Amount of 503(b)(9): No Based on Lease: No Subject to Right of Setoff: No	Nature of Secured Amount: Real Estate Value of Property: Annual Interest Rate: Arrearage Amount: Basis for Perfection: Mechanics Lien Amount Unsecured: 6,010.00			
Submitted By: Gerald B. Gay on 29-Sep-2025 8:00:05 a.m. Pacific Time Title: Company: C.I.D. Maintenance Corp.				

ADDENDUM TO PROOF OF CLAIM OF C.I.D. MAINTENANCE CORP.

I. NOTICE RESPECTING THIS CLAIM

In addition to the name and address provided on the attached Proof of Claim form, all notices with respect to any claim of C.I.D. Maintenance Corp. ("Claimant") must be served upon the following:

Gellert Seitz Busenkell & Brown, LLC
Attn: Michael Busenkell, Esq.
1201 N. Orange Street, Ste. 300
Wilmington, DE 19801
mbusenkell@gsbblaw.com

Sasson Law PLLC
Attn: Moshe Sasson, Esq.
1370 Broadway, 5th Floor
New York, New York 10018
msasson@sassonlawpllc.com

II. NATURE OF CLAIM

Claimant asserts a claim ("Claim") against the Debtor, Avant Gardner, LLC, (the "Debtor"), in the amount of \$208,560.00, as a result of goods sold and services performed by Claimant at the behest of the Debtor, for the improvement of the real property located at 140 Stewart Avenue, Brooklyn, Kings County, New York (the "Property"). A summary of the outstanding invoices for the goods sold and services performed by Claimant is attached hereto as Exhibit A.

By filing this Proof of Claim, Claimant reserves all rights against the Debtor. Among other things, Claimant preserves any and all rights it has to expenses, costs, damages and/or other charges owed. Nothing in this Addendum or the accompanying Proof of Claim limits Claimant's rights.

III. CLASSIFICATION OF CLAIMS

Claimant's Claim is, in part, a secured claim in the amount of \$202,550.00 based on the Mechanic's Lien filed in the recorder's office for King's County, NY where the Property is located, except as it may be determined to be subject to setoff or recoupment, or otherwise determined to be an administrative or priority claim. A true and correct copy of the Mechanic's Lien is attached hereto as Exhibit B.

On September 15, 2025, Claimant filed a *Notice of Perfection of Statutory Liens Held by C.I.D. Maintenance Corp. Pursuant to 11 U.S.C. § 546(b)(2) and Applicable Non-Bankruptcy Law [D.I. 197]* to provide notice of its perfection of interests in the Property.

Additionally, Claimant's Claim is, in part, a general, unsecured claim in the amount of \$6,010.00 based on services received by the Debtors, except as it may be determined to be subject to setoff or recoupment, or otherwise determined to be an administrative, priority or secured claim.

IV. SUPPORTING DOCUMENTS

The documents upon which the Claim is based include, among other things, the outstanding invoices summarized and attached as Exhibit A as well as the Mechanic's Lien on the Property attached as Exhibit B.

V. NO SETOFF

To the best of Claimant's knowledge, the claim set forth in this Proof of Claim is not subject to any valid setoff or counterclaim by the Debtor; *provided, however*, that any setoff or recoupment rights that the Claimant may possess are expressly reserved and are not waived.

VI. ADMINISTRATIVE EXPENSE CLAIMS

This Proof of Claim is without prejudice to other claims, if any, that the Claimant has or may have for payment of any administrative expense allowable under Section 503(b) of the Bankruptcy Code or otherwise with respect to any transaction, whether or not such amounts are included in this Proof of Claim, and the right to file such claim or any similar claim at an appropriate time is expressly reserved.

VII. ADDITIONAL PROOFS OF CLAIM

This Proof of Claim is filed without prejudice to the filing by, or on behalf of, the Claimant of additional proofs of claim with respect to any other liability or indebtedness of the Debtor. All procedural and substantive defenses and rights with respect to any claim that may be asserted against the Claimant by the Debtor or any other party in interest in these bankruptcy cases or otherwise, or by any other person or entity whatsoever, are specifically preserved.

VIII. NO WAIVER

Filing of this Proof of Claim is not and should not be construed to be: (a) a waiver or release of the Claimant's rights against any other entity or person liable for all or part of any claim described herein; (b) a waiver of the right to seek to have the reference withdraw with respect to (i) the subject matter of these claims, (ii) any objection or other proceedings commenced with respect thereto, or (iii) any other proceedings commenced in these cases against or otherwise involving the Claimant; (c) a waiver of any right to the subordination, in favor of the Claimant, of indebtedness or liens held by creditors of the Debtor; or (d) an election of remedy which waives or otherwise affects any other remedy of the Claimant.

IX. RESERVATION OF RIGHTS

This Proof of Claim is filed with full reservation of rights, including the right to assert additional, supplementary and/or amended proofs of claim and requests for administrative expense reimbursements based on events, information and/or documents obtained from the Debtor or others through discovery or otherwise. Without in any way limiting the foregoing, the Claimant's rights to assert any claim they may have against the Debtor, or against any other party or property other

than the Debtor and their estate, are expressly reserved. This Proof of Claim is conditional only and is not intended, nor should it be construed as the Claimant's consent to jurisdiction, or as a waiver of the Claimant's right to a trial by jury in any action or proceeding.

EXHIBIT A

Outstanding Invoices

Invoice Date	Invoice No.	Description of Work	Invoice Amount	Invoice Amount Paid	Invoice Amount Outstanding
4/26/25	1128	Gas Rough-In, Relocation of cast iron in-ground, Installation of Water Heater, etc.	\$ 59,095.01	\$ 30,000.00	\$ 29,095.00
5/2/25	1137	Installation/Connection of water lines/water fountains/soda guns	\$ 27, 219.00	\$ 9,817.00	\$ 17,402.00
5/2/25	1138	Installation/Connection of Bottle Fillers	\$ 6,750.00	-	\$ 6,750.00
5/2/25	1139	Installation of HVAC/AC Unit	\$ 32,663.00	\$ 16,331.00	\$ 16,331.00
5/6/25	1148	HVAC Leak and Repair	\$ 5, 998.00	-	\$ 5,988.00
5/20/25	1171	Installation of drains for rainwater	\$ 38,106.00	-	\$ 38,106.00
5/20/25	1172	Pebble Interior Plumbing- Installation of toilets, faucets, sinks, shower body, etc.	\$ 13,065.00	-	\$ 13,065.00
5/28/25	1182	Recurring jetting line service	\$ 6,010.00	-	\$ 6,010.00
6/2/25	1189	Installation of roof drains; Procurement of sinks and faucets (x2); Installation/ Connection of water lines and drainage lines to bars (x11) and fixtures (x96)	\$ 61,787.50	-	\$ 61,788.00
7/1/25	1271	Recurring jetting line service	\$ 6,010.00	-	\$ 6,010.00
7/9/25	1292	Interest charge of 1% on outstanding balances (\$200,544.00)	\$ 2,005.00	-	\$ 2,005.00
8/12/25	1382	Recurring jetting line service	\$ 6,010.00		\$ 6,010.00
				Total Outstanding Amount	\$ 208,560.00

CID Plumbing

INVOICE #1128

ISSUED:

Apr 26, 2025

DUE:

Apr 26, 2025

RECIPIENT:

McAlpine Contracting Co.

390 5th Avenue
Suite 802
New York, NY 10018

SENDER:

CID Plumbing

59 Satterlee Street
Staten Island, New York 10307

Phone: 6469929030

Email: info@cid247.com

Website: cid247.com

SERVICE ADDRESS:

140 Stewart Avenue
Avant Gardner - Brooklyn Mirage - Kings Hall
Brooklyn, New York 11237

Avant Gardner - Brooklyn Mirage - Kings Hall

Product/Service	Description	Qty.	Unit Price	Total
Gas Rough-In (50%)	Item Number 4 - Remaining Balance 22.100.SUB Plumbing Commitment 5% Retainage Withheld.	1	\$11,886.88	\$11,886.88
Finishing (75%)	Item Number 5 - Remaining Balance 22.100.SUB Plumbing Commitment 5% Retainage Withheld.	1	\$5,094.38	\$5,094.38
Punch List (100%)	Item Number 6 - Remaining Balance 22.100.SUB Plumbing Commitment 5% Retainage Withheld.	1	\$3,396.25	\$3,396.25
Retainage (Full Job)	Retainage for the above scope (\$1072.50) plus prior retainage (\$2502.51) on main scope, plus prior retainage on item number 7.1 22-100.Sub CID Plumbing (\$142.50)	1	\$3,717.50	\$3,717.50
Change Order 2	Relocate 6" cast iron in-ground closer to wall. Retainage included in amount invoiced on this line item.	1	\$4,750.00	\$4,750.00

ISSUED:

Apr 26, 2025

DUE:

Apr 26, 2025

Product/Service	Description	Qty.	Unit Price	Total
Change Order 3	<div>- Install new water heater (Cyclone MXI 119 Gallon Condensing Commercial Gas Water Heater with Modulating Burner) to replace aged water heater that was slotted to be used in the plans. - Reconnect plumbing to existing system (as per plans – no additional cost). - Install a new branch line and valve for future run to the modular bathrooms with showers. - Install new hot water recirculating pump for new branch line.</div> <div>Retainage included in amount invoiced on this line item.</div>	1	\$30,250.00	\$30,250.00

Thank you for your business. Please contact us with any questions regarding this invoice.

Please note, tips are not expected, but if you feel you have received exceptional service you can leave a tip. No pressure.

Late Payment Notice: Please be advised that a 1% late fee will be applied to any outstanding balance every fifteen days following the invoice due date. We appreciate your prompt payment.

Total	\$59,095.01
Paid	– \$30,000.00
Invoice balance	\$29,095.01

ISSUED:

May 02, 2025

DUE:

May 02, 2025

RECIPIENT:

Brooklyn Mirage Jermaine and Jorge

140 Stewart Avenue
Brooklyn
New York 11237

SENDER:

CID Plumbing

59 Satterlee Street
Staten Island, New York 10307

Phone: 6469929030

Email: info@cid247.com

Website: cid247.com

Add-on Scope (Part Two)

Product/Service	Description	Qty.	Unit Price	Total
Scope of Add-on Work (Part Two)	<p>Food Court:</p> <ul style="list-style-type: none">- Tapped into hot and cold water lines in the main hall, ran temporary (PEX) water lines across exterior wall behind Heineken bar and food stands, and installed anchors to mount the water lines along the wall to prevent issues.- Installed tees along PEX water line to connect hot and cold water lines to three locations (two food stands and the Heineken bar).- Installed temporary drainage systems (pumps and discharge lines along with check valves) for the Heineken bar and two food stands to pump all discharge water to the existing sewer system.- Ran discharge lines from the pump systems to the existing sewer system with anchors along the wall to prevent issues / tripping hazards.- Installed all sinks and ice chests water lines (ran water lines, installed valves, connected water lines) and drainage lines (ran drainage line, connected indirect drainage to each unit) at Heineken bar. <p>Additional fixture connections:</p> <ul style="list-style-type: none">- Installed connections to MTD water systems or newly installed PEX lines to provide soda guns with water at each bar (9).- Core drilled through bar wall and installed connections to MTD water systems or newly installed PEX lines to provide mobile drinking fountains / bottle filling stations at two side bars as well as the central bar on the 1st floor (3).	1	\$25,000.00	\$25,000.00

ISSUED:

May 02, 2025

DUE:

May 02, 2025

Thank you for your business. Please contact us with any questions regarding this invoice.

Please note, tips are not expected, but if you feel you have received exceptional service you can leave a tip. No pressure.

Late Payment Notice: Please be advised that a 1% late fee will be applied to any outstanding balance every fifteen days following the invoice due date. We appreciate your prompt payment.

Subtotal	\$25,000.00
New York Sales Tax (8.875%)	\$2,218.75
Total	\$27,218.75
Paid	– \$9,817.00
Invoice balance	\$17,401.75

CID Plumbing

INVOICE #1138

ISSUED:

May 02, 2025

DUE:

May 02, 2025

RECIPIENT:

Brooklyn Mirage Jermaine and Jorge

140 Stewart Avenue
Brooklyn
New York 11237

SENDER:

CID Plumbing

59 Satterlee Street
Staten Island, New York 10307

Phone: 6469929030

Email: info@cid247.com

Website: cid247.com

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
King's Hall Bottle Fillers (Purchase and Installation)	Purchased, installed and connected two bottle fillers in Kings Hall (in replacement of drinking fountains previously installed).	2	\$3,100.00	\$6,200.00

Thank you for your business. Please contact us with any questions regarding this invoice.

Please note, tips are not expected, but if you feel you have received exceptional service you can leave a tip. No pressure.

Late Payment Notice: Please be advised that a 1% late fee will be applied to any outstanding balance every fifteen days following the invoice due date. We appreciate your prompt payment.

Subtotal \$6,200.00

New York Sales Tax (8.875%) \$550.25

Total \$6,750.25

CID Plumbing

INVOICE #1139

ISSUED:

May 02, 2025

DUE:

May 02, 2025

RECIPIENT:**Brooklyn Mirage Jermaine and Jorge**

140 Stewart Avenue
Brooklyn
New York 11237

SENDER:**CID Plumbing**

59 Satterlee Street
Staten Island, New York 10307

Phone: 6469929030

Email: info@cid247.com

Website: cid247.com

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Apr 30, 2025				
5 ton Mitsubishi Condenser Leak Check and Maintenance	<ul style="list-style-type: none">- Provide labor and materials to do a leak check, by performing the following steps:- Recover any refrigerant in system- Pressure test system- Locate leak and repair.- Vacuum and charge system with new refrigerant 410A and test- Preventative maintenance on outdoor and all indoor units.- Troubleshoot the one wall unit in office with a motor error code for a repair or replacement.	1	\$6,000.00	\$6,000.00
RTU AAON UNIT 2ND STAGE LEAK REPAIR	<ul style="list-style-type: none">- Provide labor and materials to do a leak check, On stage 2 of Aaon unit- By performing the following steps:- Recovery of any refrigerant in system- Pressure test system- Locate leak and repair.- Vacuum and charge system with Lbs 31 of new refrigerant 410A- Test for proper operation- Perform a preventative maintenance that Rtu	1	\$6,000.00	\$6,000.00
New 3 Ton Mini Split System Installation In Loading Dock Area	<ul style="list-style-type: none">- Provide labor and materials to install a 3 ton outdoor condenser on the top of the north storage roof and install 3 wall mount indoor unit in each room- Support pipe to go across driveway to the other rooms- Test and leave system running.* Electric excluded* A 30 amp disconnect switch to be placed on top of roof in order to start up system	1	\$18,000.00	\$18,000.00

ISSUED:

May 02, 2025

DUE:

May 02, 2025

Thank you for your business. Please contact us with any questions regarding this invoice.

Please note, tips are not expected, but if you feel you have received exceptional service you can leave a tip. No pressure.

Late Payment Notice: Please be advised that a 1% late fee will be applied to any outstanding balance every fifteen days following the invoice due date. We appreciate your prompt payment.

Subtotal	\$30,000.00
New York Sales Tax (8.875%)	\$2,662.50
Total	\$32,662.50
Deposit collected	– \$16,331.25
Invoice balance	\$16,331.25

CID Plumbing

INVOICE #1148

ISSUED:

May 06, 2025

DUE:

May 06, 2025

RECIPIENT:

Brooklyn Mirage Jermaine and Jorge

140 Stewart Avenue
Brooklyn
New York 11237

SENDER:

CID Plumbing

59 Satterlee Street
Staten Island, New York 10307

Phone: 6469929030

Email: info@cid247.com

Website: cid247.com

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Leak Check And Repair On RTU 4	- Provide labor and materials to pressure test and repair refrigerant leak in evaporator on pipe next expansion valve . - Vacuum and add 31 pounds of refrigerant 401A. - Test and leave running.	1	\$5,500.00	\$5,500.00

Thank you for your business. Please contact us with any questions regarding this invoice.

Please note, tips are not expected, but if you feel you have received exceptional service you can leave a tip. No pressure.

Late Payment Notice: Please be advised that a 1% late fee will be applied to any outstanding balance every fifteen days following the invoice due date. We appreciate your prompt payment.

Subtotal	\$5,500.00
New York Sales Tax (8.875%)	\$488.13
Total	\$5,988.13

CID Plumbing

INVOICE #1171

ISSUED:

May 20, 2025

DUE:

May 20, 2025

RECIPIENT:

Brooklyn Mirage Jermaine and Jorge

140 Stewart Avenue
Brooklyn
New York 11237

SENDER:

CID Plumbing

59 Satterlee Street
Staten Island, New York 10307

Phone: 6469929030

Email: info@cid247.com

Website: cid247.com

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Install Drain for Rain Water	<ul style="list-style-type: none">- Drill a hole through the floor to enable drainage to run from a predetermined point (based on water pooling locations).- Install a floor drain.- Run floor drain to the base floor of the Brooklyn Mirage (ground level) where water will discharge onto the floor and can run into the existing drainage pits. <p>Please note: This quote assumes 20 drains, but if additional drains are required, we can add them in for an additional \$1,750 per drain.</p>	20	\$1,750.00	\$35,000.00

Thank you for your business. Please contact us with any questions regarding this invoice.

Please note, tips are not expected, but if you feel you have received exceptional service you can leave a tip. No pressure.

Late Payment Notice: Please be advised that a 1% late fee will be applied to any outstanding balance every fifteen days following the invoice due date. We appreciate your prompt payment.

Subtotal	\$35,000.00
New York Sales Tax (8.875%)	\$3,106.25
Total	\$38,106.25

CID Plumbing

INVOICE #1172

ISSUED:

May 20, 2025

DUE:

May 20, 2025

RECIPIENT:

Brooklyn Mirage Jermaine and Jorge

140 Stewart Avenue
Brooklyn
New York 11237

SENDER:

CID Plumbing

59 Satterlee Street
Staten Island, New York 10307

Phone: 6469929030

Email: info@cid247.com

Website: cid247.com

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Pebble Interior Plumbing	Install plumbing fixtures within each of the Pebbles, including: <ul style="list-style-type: none">- Wall-mounted toilet installation- Faucet and sink installation- Shower body installation- Shower drainage installation	4	\$3,000.00	\$12,000.00

Thank you for your business. Please contact us with any questions regarding this invoice.

Please note, tips are not expected, but if you feel you have received exceptional service you can leave a tip. No pressure.

Late Payment Notice: Please be advised that a 1% late fee will be applied to any outstanding balance every fifteen days following the invoice due date. We appreciate your prompt payment.

Subtotal	\$12,000.00
New York Sales Tax (8.875%)	\$1,065.00
Total	\$13,065.00

CID Plumbing

INVOICE #1182

ISSUED:

May 28, 2025

DUE:

May 28, 2025

RECIPIENT:

Brooklyn Mirage Jermaine and Jorge

140 Stewart Avenue
Brooklyn
New York 11237

SENDER:

CID Plumbing

59 Satterlee Street
Staten Island, New York 10307

Phone: 6469929030

Email: info@cid247.com

Website: cid247.com

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
May 28, 2025				
Jetting: First Line Brooklyn		1	\$1,500.00	\$1,500.00
Jetting: Additional Line Brooklyn		6	\$900.00	\$5,400.00
20% Routine Services Discount		1	-\$1,380.00	-\$1,380.00

Thank you for your business. Please contact us with any questions regarding this invoice.

Please note, tips are not expected, but if you feel you have received exceptional service you can leave a tip. No pressure.

Late Payment Notice: Please be advised that a 1% late fee will be applied to any outstanding balance every fifteen days following the invoice due date. We appreciate your prompt payment.

Subtotal \$5,520.00

New York Sales Tax (8.875%) \$489.90

Total \$6,009.90

CID Plumbing

INVOICE #1189

ISSUED:

Jun 02, 2025

DUE:

Jun 02, 2025

RECIPIENT:

Brooklyn Mirage Jermaine and Jorge

140 Stewart Avenue
Brooklyn
New York 11237

SENDER:

CID Plumbing

59 Satterlee Street
Staten Island, New York 10307

Phone: 6469929030

Email: info@cid247.com

Website: cid247.com

Change Orders 6, 9, and 10

Product/Service	Description	Qty.	Unit Price	Total
Change Order 6	Install (2) new roof drains on King's Hall roof (on roof that has skylights) with the roof drains running down interior of King's Hall Gardner Avenue wall.	1	\$6,000.00	\$6,000.00*
Change Order 9	Procure two sinks and two faucets – fixture price only. Labor was included in original bid – new fixtures were required based on location and sizing.	1	\$1,350.00	\$1,350.00*
Change Order 10	Run the required temporary (PEX) cold-water lines to 11 bars requiring plumbing: Connect cold water, and drainage lines to the 96 fixtures (including hand sinks, mixology sinks, triple-bay sinks, dishwashers, ice makers, and ice / beer bins as shown in 'B01153703-S3 PL (D) Approved 12.23.24.pdf')	1	\$50,000.00	\$50,000.00

* Non-taxable

Thank you for your business. Please contact us with any questions regarding this invoice.

Please note, tips are not expected, but if you feel you have received exceptional service you can leave a tip. No pressure.

Late Payment Notice: Please be advised that a 1% late fee will be applied to any outstanding balance every fifteen days following the invoice due date. We appreciate your prompt payment.

Subtotal \$57,350.00

New York Sales Tax (8.875%) \$4,437.50

Total \$61,787.50

CID Plumbing

INVOICE #1271

ISSUED:

Jul 01, 2025

DUE:

Jul 01, 2025

RECIPIENT:

Brooklyn Mirage Jermaine and Jorge

140 Stewart Avenue
Brooklyn
New York 11237

SENDER:

CID Plumbing

59 Satterlee Street
Staten Island, New York 10307

Phone: 6469929030
Email: info@cid247.com
Website: cid247.com

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Jul 01, 2025				
Jetting: First Line Brooklyn		1	\$1,500.00	\$1,500.00
Jetting: Additional Line Brooklyn		6	\$900.00	\$5,400.00
20% Routine Services Discount		1	-\$1,380.00	-\$1,380.00

Thank you for your business. Please contact us with any questions regarding this invoice.

Please note, tips are not expected, but if you feel you have received exceptional service you can leave a tip. No pressure.

Late Payment Notice: Please be advised that a 1% late fee will be applied to any outstanding balance every fifteen days following the invoice due date. We appreciate your prompt payment.

Subtotal	\$5,520.00
New York Sales Tax (8.875%)	\$489.90
Total	\$6,009.90

CID Plumbing

INVOICE #1292

ISSUED:

Jul 09, 2025

DUE:

Jul 09, 2025

RECIPIENT:

Brooklyn Mirage Jermaine and Jorge

140 Stewart Avenue
Brooklyn
New York 11237

SENDER:

CID Plumbing

59 Satterlee Street
Staten Island, New York 10307

Phone: 6469929030

Email: info@cid247.com

Website: cid247.com

Interest On Outstanding Balance

Product/Service	Description	Qty.	Unit Price	Total
Bi-Weekly Interest on Outstanding Balance	July 8th interest charge of 1% on outstanding balances (was \$200,544, now \$202,550) as previously discussed.	1	\$2,005.44	\$2,005.44

Thank you for your business. Please contact us with any questions regarding this invoice.

Please note, tips are not expected, but if you feel you have received exceptional service you can leave a tip. No pressure.

Late Payment Notice: Please be advised that a 1% late fee will be applied to any outstanding balance every fifteen days following the invoice due date. We appreciate your prompt payment.

Total **\$2,005.44**

CID Plumbing

INVOICE #1382

ISSUED:

Aug 12, 2025

DUE:

Aug 12, 2025

RECIPIENT:

Brooklyn Mirage Jermaine and Jorge

140 Stewart Avenue
Brooklyn
New York 11237

SENDER:

CID Plumbing

59 Satterlee Street
Staten Island, New York 10307

Phone: 6469929030
Email: info@cid247.com
Website: cid247.com

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Aug 07, 2025				
Jetting: First Line Brooklyn		1	\$1,500.00	\$1,500.00
Jetting: Additional Line Brooklyn		6	\$900.00	\$5,400.00
20% Routine Services Discount		1	-\$1,380.00	-\$1,380.00

Thank you for your business. Please contact us with any questions regarding this invoice.

Please note, tips are not expected, but if you feel you have received exceptional service you can leave a tip. No pressure.

Late Payment Notice: Please be advised that a 1% late fee will be applied to any outstanding balance every fifteen days following the invoice due date. We appreciate your prompt payment.

Subtotal	\$5,520.00
New York Sales Tax (8.875%)	\$489.90
Total	\$6,009.90

EXHIBIT B

NOTICE UNDER MECHANIC'S LIEN LAW

To the Clerk of the County of **Kings** and all others whom it may concern:

 **ORIGINAL**

Please Take Notice, that **C.I.D. Maintenance Corp.**

as lienor(s) have and claim a lien on the real property hereinafter described as follows:

- (1) The names and residences of the lienor(s) are **C.I.D. Maintenance Corp.**
59 Satterlee Street
Staten Island, NY 10307

being a Corporation Duly organized and existing under and by virtue of the laws of the State of New York

- (2) The owner of the real property is **Stewart Purchaser LLC**
 and the interest of the owner as far as known to the lienor(s) is **Fee Simple**

- (3) The name of the party by whom the lienor(s) was (were) employed is:
Avant Gardner, LLC

The name of the party to whom the lienor(s) furnished or is (are) to furnish materials or for whom
 the lienor(s) performed or is (are) to perform professional services is:
Avant Gardner, LLC

- (4) The labor performed and **Supplied and Installed Plumbing Materials, Pumps, Etc.**
 material furnished were

Block:
2977

Lot:
1

The materials actually manufactured for but not delivered to the real property are **N/A**

RECEIVED

JUL 28 2025

KINGS COUNTY CLERK'S OFFICE

The agreed price and value of the labor
 performed and value of the material furnished is **\$421,393.00**

The agreed price and value of the material actually mfd. for but not delivered to the real prop. is
 The agreed fee for professional services is

Total agreed price and value \$421,393.00

- (5) The amount unpaid to the lienor(s) for said labor
 performed and said material furnished is **\$202,550.00**

The amount unpaid to lienor(s) for material actually mfd. for but not delivered to the real prop. is

Total amount unpaid \$202,550.00

The total amount claimed for which this lien is filed is **\$202,550.00**

- (6) The time when the first item of work was performed was **1/15/2025**
 The time when the first item of material was furnished was **1/15/2025**
 The time when the last item of work was performed was **5/17/2025**
 The time when the last item of material was furnished was **5/17/2025**

- (7) The property subject to the lien is situated in **Brooklyn, County of Kings, State of New York**
 Known as: **140 Stewart Avenue**
Brooklyn, NY

That said labor and materials were performed and furnished for and used, and that the professional services rendered were used, in the improvement of the real property hereinbefore described.

Dated **July 28, 2025**

Mark Nash, as Agent of
C.I.D. Maintenance Corp.
For Filing Purposes Only

ORIGINAL

STATE OF NEW YORK, COUNTY OF

INDIVIDUAL OR PARTNER

being duly sworn, says
 that deponent is of the co-partnership named in the within notice of lien and the lienor(s) mentioned in the foregoing notice of lien;
 that deponent has read the said notice and knows the contents thereof, and that the same is true to deponent's own knowledge, except
 as to the matters therein stated to be alleged on information and belief, and that as to those matters deponent believes it to be true.

STATE OF NEW YORK, COUNTY OF Kings

RECEIVED

CORPORATION

JUL 28 2025

KINGS COUNTY CLERK'S OFFICE

Mark Nash being duly sworn, says

that deponent is the Agent of C.I.D. Maintenance Corp.

herein, that deponent has read the foregoing notice of lien and the same is true to deponent's own knowledge, except as to the matters
 therein stated to be alleged upon information and belief, and that as to those matters deponent believes it to be true. The reason why this
 verification is made by deponent is that deponent is an officer,
 to wit, the Agent of C.I.D. Maintenance Corp.

which is a Domestic corporation, and deponent is familiar with circumstances herein based upon information provided.

Mark Nash , as Agent of
 C.I.D. Maintenance Corp.
 For Filing Purposes Only

State of New York

County of Nassau

On the 28 day of July in the year 2025, before me, the undersigned, a Notary Public in and for said
 State, personally appeared Mark Nash, Agent personally known to me or proved to me on the basis of
 satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she
 executed same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of
 which individual acted, executed the instrument.

Signature of Notary Public

LALLCHAN HARDEO
 NOTARY PUBLIC, STATE OF NEW YORK
 Registration No. 01HA6401618
 Qualified in Queens County
 Commission Expires December 16, 2027

Affidavit of Service by Certified Mail

The undersigned, being duly sworn, deposes and says that deponent is over 18 years of age and on 7/28/2025 the undersigned served the within Notice of Lien on

ORIGINAL

Stewart Purchaser LLC
Att: Gabriela Olave
82 Nassau Street - # 321
New York, NY 10038

Stewart Purchaser LLC
c/o WRE Management - 4FL
100 Bogart Street
New York, NY 11206

Avant Gardner, LLC
Att: Alec Ifshin
140 Stewart Avenue
Brooklyn, NY 11237

Avant Gardner, LLC
Att: Joshua Wyatt
140 Stewart Avenue
Brooklyn, NY 11237

RECEIVED

JUL 28 2025

KINGS COUNTY CLERK'S OFFICE

Premises known as:

140 Stewart Avenue
Brooklyn, NY

Block: 2977

Lot: 1

by depositing a true copy of same, enclosed in a certified mail, postpaid, properly addressed wrapper, in an official depository of the United State Postal Service in New York State.



Mark Nash

State of New York

County of Nassau

On the 28 day of July in the year 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Mark Nash personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which individual acted, executed the instrument.



Signature of Notary Public

LALLCHAN HARDEO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01HA6401618
Qualified in Queens County
Commission Expires December 16, 2027

Mechanic's Lien

Claimant: C.I.D. Maintenance Corp.

59 Satterlee Street
Staten Island, NY 10307
570-656-6261
Gerald Gay, President

To:

Stewart Purchaser LLC
Att: Gabriela Olave
82 Nassau Street - # 321
New York, NY 10038

Avant Gardner, LLC
Att: Alec Ifshin
140 Stewart Avenue
Brooklyn, NY 11237

RECEIVED

JUL 28 2025

KINGS COUNTY CLERK'S OFFICE

Notice of Lien

Amount \$202,550.00

Premises known as

140 Stewart Avenue,
Brooklyn, NY

Block: 2977

Lot: 1

Stewart Purchaser LLC
c/o WRE Management - 4FL
100 Bogart Street
New York, NY 11206

Avant Gardner, LLC
Att: Joshua Wyatt
140 Stewart Avenue
Brooklyn, NY 11237

GPMT
Att: Loan Dept.
3 Bryant Park - 24FL
New York, NY 10036

Snyder & Snyder LLP
Att: Leslie Snyder, Esq.
94 White Plains Road
Tarrytown, NY 10591

Bryan Cave Leight Paisner LLP
1290 Avenue of Americas
New York, NY 10104