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Order Filed on November 13, 2025
by Clerk
U.S. Bankruptcy Court
District of New Jersey

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Counsel for BML Properties, Ltd.

**UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF NEW JERSEY**

In re:

CCA Construction, Inc.,¹

Debtor.

(Hon. Christine M. Gravelle)

Chapter 11

Case No. 24-22548 (CMG)

**ORDER GRANTING BML PROPERTIES, LTD.'S MOTION TO FILE UNDER SEAL
ITS DIRECT/DERIVATIVE CLAIM MOTION [DKT. NO. 442]**

The relief set forth on the following pages numbered two (2) through four (4) is

ORDERED.

DATED: November 13, 2025


Honorable Christine M. Gravelle, Chief Judge
United States Bankruptcy Judge

¹ The last four digits of CCA's federal tax identification number are 4862. CCA's service address for the purposes of this chapter 11 case is 445 South Street, Suite 310, Morristown, NJ 07960.



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Debtor: CCA CONSTRUCTION, INC.

Case No.: 24-22548 (CMG)

Caption of Order: ORDER GRANTING BML PROPERTIES, LTD.'S MOTION TO FILE
UNDER SEAL ITS DIRECT/DERIVATIVE CLAIM MOTION [DKT. NO. 442]

Upon the *Motion of BML Properties, Ltd. to File Under Seal the Motion of BML Properties, Ltd. for Entry of an Order (A) Confirming Direct Claims Against CSCEC Holding Company, Inc., (B) Granting Limited Relief from the Automatic Stay to Pursue Post-Judgment Relief in New York State Court or Other Appropriate Forum, (C) Granting Derivative Standing to Pursue Estate Alter Ego Claims Against CSCEC Holding Company, Inc., and (D) Granting Related Relief* [Dkt. No. 444] (the “Motion”),¹ of BML Properties, Ltd. (“BMLP”) for entry of an order (this “Order”) authorizing BMLP to redact and file under seal: (i) the *Motion of BML Properties, Ltd. for Entry of an Order (A) Confirming Direct Claims Against CSCEC Holding Company, Inc., (B) Granting Limited Relief from the Automatic Stay to Pursue Post-Judgment Relief in New York State Court or Other Appropriate Forum, (C) Granting Derivative Standing to Pursue Estate Alter Ego Claims Against CSCEC Holding Company, Inc., and (D) Granting Related Relief* and (ii) the *Declaration of Robert K. Malone, Esq. in Support of Motion of BML Properties, Ltd. for Entry of an Order (A) Confirming Direct Claims Against CSCEC Holding Company, Inc., (B) Granting Limited Relief from the Automatic Stay to Pursue Post-Judgment Relief in New York State Court or Other Appropriate Forum, (C) Granting Derivative Standing to Pursue Estate Alter Ego Claims Against CSCEC Holding Company, Inc., and (D) Granting Related Relief* [Dkt. No. 442] (together, the “Direct/Derivative Claim Motion”); and the Court having jurisdiction to consider the Motion and the relief requested therein pursuant to 28 U.S.C. §§ 157 and 1334 and the *Standing Order of Reference* from the United States District Court for the District of New Jersey, entered July 23, 1984, and amended on June 6, 2025 (Bumb, C.J.); and

¹ Defined terms not otherwise defined herein shall have the meanings ascribed in the Motion.

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Debtor: CCA CONSTRUCTION, INC.

Case No.: 24-22548 (CMG)

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the Court having found that venue of this proceeding and the Motion in this district is proper pursuant to 28 U.S.C. §§ 1408 and 1409; and the Court having found that notice of the Motion was appropriate under the circumstances and no other notice need be provided; and the Court having reviewed the Motion; and the Court having determined that the legal and factual bases set forth in the Motion establish cause for the relief set forth in the Motion; and upon all of the proceedings had before the Court and after due deliberation and sufficient cause appearing therefor, **IT IS HEREBY ORDERED THAT:**

1. The Motion is granted as set forth herein.
2. The Direct/Derivative Claim Motion [Dkt. No. 442] and the Declaration of Robert K. Malone in support of the Direct/Derivative Claim Motion, [Dkt. No. 443] (the “Malone Declaration”), shall be sealed in the partially redacted form currently filed on the Court’s Docket until the expiration of the judiciary records retention period at which time the document will be permanently deleted.
3. Notwithstanding the foregoing, all the conditions of this Court’s October 21, 2025 order, [Dkt. No. 540], granting the Debtor’s request to redact and file under seal the Special Committee Investigation Report, shall likewise apply to the use of the Direct/Derivative Claim Motion, the Malone Declaration, CSCEC Holding’s Objection to the Direct/Derivative Claim Motion [Dkt. No. 473], and the Joint October 6, 2025 Letter to the Court Regarding Redaction Disputes [Dkt. No. 499] by BMLP or any other party to these proceedings.
4. BMLP is authorized to cause the unredacted version of the Direct/Derivative Claim Motion and the Malone Declaration to be served on the Court, the Examiner, the Debtor, CSCEC Holding Company, Inc., and the U.S. Trustee.

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Debtor: CCA CONSTRUCTION, INC.

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5. For the avoidance of doubt, this Order is without prejudice to the rights of the U.S.

Trustee or any party in interest to seek to unseal the Direct/Derivative Claim Motion, the Malone Declaration, or any part thereof.

6. Any party who receives the Direct/Derivative Claim Motion and/or the Malone Declaration in accordance with this Order shall not disclose or otherwise disseminate such information to any other person or entity, including in response to a request under the Freedom of Information Act.

In re:
CCA Construction, Inc.
Debtor

Case No. 24-22548-CMG
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0312-3
Date Rcvd: Nov 13, 2025

User: admin
Form ID: pdf903

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 15, 2025:

Recip ID	Recipient Name and Address
db	+ CCA Construction, Inc., 445 South Street, Suite 310, Morristown, NJ 07960-6475

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Nov 15, 2025

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 13, 2025 at the address(es) listed below:

Name	Email Address
Andrew Behlmann	on behalf of Interested Party CSCEC Holding Company Inc. abehlmann@lowenstein.com
Brett S. Theisen	on behalf of Creditor BML Properties Ltd. btheisen@gibbonslaw.com, nmitchell@gibbonslaw.com
Colleen Restel	on behalf of Interested Party CSCEC Holding Company Inc. crestel@lowenstein.com, elawler@lowenstein.com;cgauvin@lowenstein.com;KMOYNIHAN@LOWENSTEIN.COM;dclaussen@lowenstein.com
Courtney Brown	on behalf of Creditor Korcomptenz Inc cmbrown@vedderprice.com ecfnydocket@vedderprice.com,courtney-brown-3667@ecf.pacerpro.com
Deanna Boll	on behalf of Examiner Todd Harrison Examiner dboll@mwe.com, dnorthrop@mwe.com

District/off: 0312-3

User: admin

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Date Rcvd: Nov 13, 2025

Form ID: pdf903

Total Noticed: 1

Felice R. Yudkin	on behalf of Debtor CCA Construction Inc. fyudkin@coleschotz.com, fpisano@coleschotz.com
Fran B. Steele	on behalf of U.S. Trustee U.S. Trustee Fran.B.Steele@usdoj.gov
Julia E Duffy	on behalf of Interested Party Plaza Construction Group Florida LLC jduffy@carltonfields.com
Kevin Gary	on behalf of Creditor Zurich American Insurance Company kgary@tlggr.com canderson@tlggr.com
Kyle McEvilly	on behalf of Creditor BML Properties Ltd. kmcevilly@gibbonslaw.com
Mark S. Gamell	on behalf of Creditor Zurich American Insurance Company mgamell@tlggr.com
Michael A. Kaplan	on behalf of Interested Party CSCEC Holding Company Inc. mkaplan@lowenstein.com, dclaussen@lowenstein.com
Michael D. Sirota	on behalf of Debtor CCA Construction Inc. msirota@coleschotz.com, fpisano@coleschotz.com; ssallie@coleschotz.com; lmorton@coleschotz.com; pratkowiak@coleschotz.com; ddelehanty@coleschotz.com
Michael D. Sirota	on behalf of Attorney Cole Schotz P.C. msirota@coleschotz.com fpisano@coleschotz.com; ssallie@coleschotz.com; lmorton@coleschotz.com; pratkowiak@coleschotz.com; ddelehanty@coleschotz.com
Michael T. Hensley	on behalf of Interested Party Plaza Construction Group Florida LLC mhensley@carltonfields.com, aaugenstein@carltonfields.com; mgarciarosales@carltonfields.com; bking@carltonfields.com
Morris S. Bauer	on behalf of Attorney Duane Morris LLP MSBauer@duanemorris.com tjsantorelli@duanemorris.com, morris-bauer-4859@ecf.pacerpro.com
Morris S. Bauer	on behalf of Other Prof. Special Committee of Independent Directors MSBauer@duanemorris.com tjsantorelli@duanemorris.com, morris-bauer-4859@ecf.pacerpro.com
Nicole M. Fulfree	on behalf of Interested Party CSCEC Holding Company Inc. nfulfree@lowenstein.com, dclaussen@lowenstein.com; elawler@lowenstein.com; cfrankel@lowenstein.com
Robert Malone	on behalf of Creditor BML Properties Ltd. rmalone@gibbonslaw.com, nmitchell@gibbonslaw.com
Savanna Cruz	on behalf of U.S. Trustee U.S. Trustee savanna.bierne1@usdoj.gov
Shella Borovinskaya	on behalf of Interested Party Certain Non-Debtor Affiliates of CCA Construction Inc sborovinskaya@ycst.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 22