

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

In re:

Hudson 1701/1706 LLC,

Debtors.<sup>1</sup>

Chapter 11

Case No. 25-11853 (KBO)

(Jointly Administered)

**Hearing Date:** Jan. 13, 2026 at 1:00 p.m. (ET)

**Objection Deadline:** Jan. 6, 2026 at 4:00 p.m. (ET)

**356W58 GROUND LESSOR LLC'S MOTION TO CONVERT  
DEBTORS' CASES TO CHAPTER 7 OR DISMISS THEM**<sup>2</sup>

356W58 Ground Lessor LLC ("356W58"), through its undersigned counsel, hereby submits this motion (this "Motion") for entry of an order converting these chapter 11 cases to cases under chapter 7 or dismissing them. In support of this Motion, 356W58 respectfully states as follows:

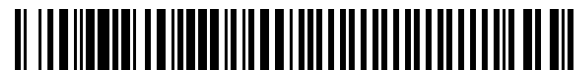
**PRELIMINARY STATEMENT**<sup>3</sup>

For years, 356W58 has accommodated the Debtors (and their previous owners) outside of bankruptcy as they have attempted to complete the Construction Project at the Leased Premises. The Debtors (and their previous owners), however, continually have missed deadlines and breached their obligations under the Lease. After repeated failures and breaches under the Lease, October 23, 2025 was the Debtors' contractual deadline to provide 356W58 with a plan to complete the Construction Project. Instead of doing so, the Debtors filed a "free fall" bankruptcy

<sup>1</sup> The Debtors in these chapter 11 cases, along with the last four digits of each Debtor's federal tax identification number, are Hudson 1701/1706, LLC (0281) and Hudson 1702, LLC (0190). The Debtors' headquarters and the mailing address for the Debtors is 11440 San Vicente Boulevard, 2nd Floor, Los Angeles, CA 90045.

<sup>2</sup> The Motion was originally filed under seal on December 23, 2025 [D.I. 188], pursuant to Local Rule 9018-1, because 356W58 reasonably believed that the Motion contained confidential information of the Debtors. After consultation with the Debtors following the original filing, the Debtors confirmed that there was no confidential information contained in the Motion. Accordingly, this public version has now been filed on the Court's docket.

<sup>3</sup> Terms utilized but not otherwise defined in this Preliminary Statement shall have the meanings ascribed to them in the body of this Motion or in paragraph 46 of the Interim Order.



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case a day before their plan was due, with a barebones petition, no accompanying motions, and no exit strategy. Since the commencement of these cases, the Debtors have not made meaningful progress towards advancing the Construction Project.

Now, two months into this case, the Debtors and their insider lender have articulated no strategy for completing the Construction Project, have no ability to confirm a plan of reorganization and the administrative cost of these cases only will serve to put creditors in a deeper hole. None of this is surprising – since the inception of the project, the Debtors, their predecessors and the insider lender/equity owner have had incomplete plans and insufficient funds to manage a project of this magnitude.

Accordingly, the Court can and should convert these cases to chapter 7 or dismiss them in order to preserve the remaining assets of the estate, promote the possibility of the completion of the Construction Project, and benefit the Debtors’ stakeholders.

### **JURISDICTION AND VENUE**

1. The United States Bankruptcy Court for the District of Delaware (this “Court”) has jurisdiction over this matter pursuant to 28 U.S.C. §§ 157 and 1334(b) and the *Amended Standing Order of Reference* from the United States District Court for the District of Delaware, dated as of February 29, 2012. This is a core proceeding pursuant to 28 U.S.C. § 157(b)(2). Pursuant to Rule 9013-1(f) of the Local Rules of the United States Bankruptcy Court for the District of Delaware (the “Local Rules”), 356W58 consents to the entry of a final judgment or order with respect to this Motion if it is determined that the Court would lack Article III jurisdiction to enter such final judgment or order absent consent of the parties.

2. Venue is proper in the Court pursuant to 28 U.S.C. §§ 1408 and 1409.

3. The statutory and legal predicates for the relief requested herein are section 1112(a) of title 11 of the United States Code, 11 U.S.C. §§ 101–1532 (the “Bankruptcy Code”), Rule 1017(f) of the Federal Rules of Bankruptcy Procedure (the “Bankruptcy Rules”), and Local Rule 2002-1.

## **BACKGROUND**

### **A. Relationship Between Debtors and 356W58**

4. On May 4, 2022, Hudson 1701/1706, LLC and Hudson 1702, LLC (collectively, the “Debtors”), as tenants, and 356W58, as landlord, entered into a lease for certain premises located at 353 West 57th Street in New York, New York for a period of 99 years (the “Lease”).

5. Under the Lease, the Debtors were obligated to construct and complete an agreed upon project at the premises (the “Construction Project”). The initial Construction Project was the conversion of the Leased Premises from a hotel into approximately 400 residential units to be rented at market rates. The Debtors were required to substantially complete the initial project on or before May 4, 2024.

6. Before commencing certain work comprising the Construction Project, Debtors were required by law to obtain a Certificate of No Harassment from the New York City Department of Housing Preservation and Development (“HPD”) verifying that no tenant harassment occurred at the subject property during a prescribed look-back period—or an exemption therefrom (the “CONH Requirement”).<sup>4</sup> Following receipt of certain HPD notices dated July 1, 2022 and September 25, 2023, it became apparent that Debtors could not satisfy the CONH Requirement, effectively nullifying their ability to legally pursue the initial Construction

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<sup>4</sup> “[I]n order for Tenant to achieve Substantial Completion of the [initial Construction Project] in accordance with Legal Requirements, Tenant must (i) satisfy the CONH Requirement with respect to the entire Leased Premises[.]” Lease at § 49.

Project.<sup>5</sup> Debtors thus elected, pursuant to the Lease, to submit a Fallback Business Plan (which 356W58 could approve or deny in its sole and absolute discretion) in order to pursue a Fallback Project, but such plans were significantly deficient and thus rejected.

7. Successor Tenant on behalf of the Debtors was permitted to submit a replacement Fallback Business Plan to 356W58 for its approval by October 23, 2025. On October 22, 2025—the day before the Debtors were required to provide 356W58 with a Fallback Business Plan—the Debtors instead filed for bankruptcy. The Debtors submitted an interim Fallback Business Plan post-petition that did not meet the standards required by the Lease. What they submitted was late, incomplete, inadequate, and unacceptable. The Construction Project remains woefully incomplete. And the prospects for its completion by the Debtors decrease with every passing day. In fact, and upon information and belief, the Debtors have not made any meaningful progress towards completing the Construction Project. For example, the Debtors are required to: (i) obtain a Certificate of No Harassment from the HPD, (ii) finalize their plans and the Project budget, and (iii) submit their plans to the New York City Department of Buildings and secure construction permits. The Debtors have made no progress on any of these items.

## **B. Bankruptcy Case Procedural History**

8. On October 22, 2025 (the “Petition Date”), the Debtors each filed a voluntary petition for relief under chapter 11 of title 11 of the United States Code (the “Bankruptcy Code”) in the United States Bankruptcy Court for the District of Delaware (the “Court”). The Debtors are authorized to operate their business and manage their properties as debtors-in-possession pursuant to sections 1107(a) and 1108 of the Bankruptcy Code.

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<sup>5</sup> Lease at § 21(d).

9. On November 25, 2025, the Office of the United States Trustee for the District of Delaware appointed the Committee of Unsecured Creditors (the “Committee”) in these chapter 11 cases. The Committee is comprised of three members, including 356W58.<sup>6</sup>

10. On November 12, 2025, the Debtors filed the *Motion of the Debtors for Entry of Interim and Final Orders (I) Authorizing Debtors to (A) Obtain Postpetition Financing and (B) Utilize Cash Collateral; (II) Granting Adequate Protection to Prepetition Lender; (III) Modifying the Automatic Stay; (IV) Scheduling a Final Hearing and (V) Granting Related Relief* [D.I. 56] (the “DIP Motion”). The Debtors’ lender is Parkview Financial REIT, LP (the “PV Insider Lender”), an insider and affiliate of the Debtors which (on information and belief) was represented by Debtors’ proposed counsel until the filing of these cases, or perhaps shortly before. Debtors’ proposed counsel continues to represent the PV Insider Lender, and a number of its affiliates and affiliates of the Debtors, in what it has described as “matters unrelated to the Debtors and the Hudson project[.]”<sup>7</sup> On November 17, 2025, the Court entered an order granting the relief requested in the DIP motion on an interim basis (the “Interim DIP Order”). Attached as Exhibit 2 to the Interim Order is a 3-month budget (the “DIP Budget”).

11. Pursuant to the Interim Order, the Debtors sought and were granted authority to borrow up to \$12,270,387 (the “Interim Amount”) for use from November 3, 2025 to December 15, 2025 (the “Interim Period”). The Debtors sought and were granted authority to “roll up” the entirety of the Interim Amount, seemingly regardless of whether the Interim Amount was actually spent during the Interim Period. The Debtors further sought and were granted liens and priming

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<sup>6</sup> For the avoidance of doubt, the instant Motion is brought on behalf of 356W58 in its individual capacity, not in its capacity as a Committee member.

<sup>7</sup> Application of the Debtors for Entry of an Order (I) Authorizing the Debtors to Retain and Employ DLA Piper LLP (US) as Special Counsel, Effective as of the Petition Date and (II) Granting Related Relief at Ex. 2 (the “Brown Decl.”) ¶ 10 (“Parkview is ***no longer*** a client of the firm in connection with these Chapter 11 Cases or the Hudson project.”) (emphasis added).

liens pursuant to sections 364(c)(2), 364(c)(3), and 364(d) of the Bankruptcy Code on and against substantially all of the Debtors' assets (the "DIP Liens").

12. On December 9, 2025, 356W58 filed its *Objection and Reservation of Rights to the Motion of the Debtors for Entry of a Final Order (I) Authorizing Debtors to (A) Obtain Postpetition Financing and (B) Utilize Cash Collateral; (II) Granting Adequate Protection to Prepetition Lender; (III) Modifying the Automatic Stay; (IV) Scheduling a Final Hearing and (V) Granting Related Relief* [D.I. 139] (the "356W58 DIP Objection") and on December 10, 2025, the Committee filed the *Objection of the Official Committee of Unsecured Creditors to the Debtors' DIP Financing Motion* [D.I. 144] (the "Committee DIP Objection"). Both the 356W58 and Committee DIP Objections established with clarity that the DIP Motion should not be entered on a final basis. At the request of the Debtors, the Committee and 356W58 permitted the Debtors to adjourn the final hearing on the DIP Motion until January 13, 2025.

13. Despite requesting, obtaining, and receiving the benefits of the Interim Order, the Debtors and the PV Insider Lender have failed to pay items set forth in the DIP Budget, including \$3,145,415 for the payment of pre-petition property taxes. *See* DIP Budget.

14. The Debtors now seek entry of a final order (the "Final Order,") seeking authority to borrow up to \$20,491,717,<sup>8</sup> of which \$729,167 is itemized for the payment of rent and \$2,895,382 is itemized for the payment of property taxes. *See* DIP Budget.

15. Upon information and belief, the Debtors' general contractor has not provided the Debtors with a budget to complete construction of the project. Likewise, the Debtors have not yet

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<sup>8</sup> Although the Debtors seek *authority* to borrow up to \$20,491,717, the Budget appears to reflect additional expenditures and *use* of only \$8,161,807.

submitted the required report to the HPD (nor shared it with 356W58 before submission as required under the Lease).

### **RELIEF REQUESTED**

16. By this Motion, 356W58 requests entry of an order, substantially in the form attached hereto as **Exhibit A** (the “Proposed Order”), converting these chapter 11 cases to cases under chapter 7 of the Bankruptcy Code or dismissing the cases effective as of the date the Proposed Order is entered (the “Conversion Date”).

### **BASIS FOR RELIEF**

17. Section 1112(b) of the Bankruptcy Code provides for a chapter 11 case to be converted to chapter 7 or dismissed for “cause[.]” 11 U.S.C. § 1112(b).

18. Application of section 1112(b) involves a two-step process whereby the movant must show by a preponderance of the evidence that cause exists to convert or dismiss the case after which the burden shifts to the debtor to show why conversion or dismissal is not in the best interest of the estate and its creditors. *In re Korn*, 523 B.R. 453, 464 (Bankr. E.D. Pa. 2014). Once cause has been established, conversion or dismissal is mandatory unless the Debtors meet their burden. *In re Dr. R. C. Samanta Roy Inst. of Sci. Tech. Inc.*, 465 F. App'x 93, 96–97 (3d Cir. 2011).

19. “Cause” is not defined under the Bankruptcy Code; however, section 1112(b)(4) provides an illustrative, non-exhaustive list of what constitutes “cause.” A bankruptcy court has “broad discretion” to determine what constitutes cause. *Samanta Roy Inst.*, 465 F. App'x at 96 (citing *In re SGL Carbon Corp.*, 200 F.3d 154, 160 (3d Cir. 1999)). A bankruptcy court may consider various factors and employ its equitable powers to reach the result appropriate in a particular case. *See In re Am. Capital Equip., LLC*, 688 F.3d 145, 161–62 (3d Cir. 2012); *In re Camden Ordnance Mfg. Co. of Ark., Inc.*, 245 B.R. 794, 798 (E.D. Pa. 2000). Application of

section 1112(b) involves a two-step process whereby the court “first determines whether there is ‘cause’ to convert or dismiss, and next chooses between conversion and dismissal based on ‘the best interest of creditors and the estate.’” *Am. Capital Equip.*, 688 F.3d at 161 (citing *SGL Carbon Corp.*, 200 F.3d at 159 n.8).

20. Here, there exist two primary and independent reasons to convert or dismiss the cases: (1) the Debtors cannot confirm a plan of reorganization, and (2) the cases were filed as a litigation tactic and therefore are not in good faith.<sup>9</sup>

21. **First**, “[c]onfirmation of a plan of reorganization is the statutory goal of every chapter 11 case.” 7 Collier on Bankruptcy ¶ 1129.01 (16th ed. 2022). The Supreme Court has long recognized that a debtor’s inability to propose a confirmable plan is cause to dismiss or convert a chapter 11 case. *See Toibb v. Radloff*, 501 U.S. 157, 165 (1991) (“[T]he Code gives bankruptcy courts substantial discretion to dismiss a Chapter 11 case in which the debtor files an untenable plan of reorganization.”); *Tenn. Publ’g Co. v. Am. Nat’l Bank*, 57 S. Ct. 85, 87 (1936) (“[T]he statute clearly contemplates the submission of a plan of reorganization which admits of being confirmed as ‘*fair and equitable*’ and as ‘*feasible*.’ However honest in its efforts the debtor may be, and however sincere its motives, the District Court is not bound to clog its docket with visionary or impracticable schemes for resuscitation.”) (emphasis in original).

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<sup>9</sup> It is unclear whether the Debtors are paying their administrative expenses post-petition as they come due. For example, while the Debtors made payment on a portion of rent due under the Lease, the entire amount due was not paid on December 22, 2025, as required. Likewise, upon information and belief, the Debtors are behind on obligations to fund tenant improvements to LA Fitness, a retail tenant in the building. Under section 1112(b) “cause” to convert or dismiss includes “substantial or continuing loss to or diminution of the estate and the absence of a reasonable likelihood of rehabilitation.” 11 U.S.C. 1112(b)(4)(A). In other words, administrative insolvency is grounds to convert a chapter 11 case to chapter 7 or dismiss it. *Ellis v. Westinghouse Elec. Co., LLC*, 11 F.4th 221, 233 (3d Cir. 2021) (“Inability to pay administrative expenses is called ‘administrative insolvency,’ typically resulting in conversion of the Chapter 11 case to Chapter 7 liquidation.”). Discovery will confirm whether the Debtors are currently paying post-petition administrative expenses as they come due. Failure to pay administrative expenses provides cause to convert the cases to cases under chapter 7 or dismiss it. *Id.*; see also *In re Alston*, 756 Fed. App’x 160, 164 (3d Cir. 2019) (finding mounting unpaid administrative expenses as “continuing loss or diminution of the estate” and cause to convert or dismiss).



22. “If the chapter 11 case cannot achieve a reorganization within the statutory requirements of the Code, then there is no point in expending estate assets on administrative expenses, or delaying creditors in the exercise of their nonbankruptcy law rights.” *In re Edwards*, Chapter 11, Bankruptcy No. 95-18405DWS, 1996 Bankr. LEXIS 847, at \*11 (Bankr. E.D. Pa. June 17, 1996) (citing *In re Brown*, 951 F.2d 564, 572 (3d Cir. 1991)); *see also Am. Capital Equip.*, 688 F.3d at 161–62 (“Section 1112(b) provides a non-exhaustive list of grounds for finding ‘cause’ to convert or dismiss. . . . A court may also find cause where there is not a reasonable possibility of a successful reorganization within a reasonable period of time.”) (internal quotations omitted); *In re Commonwealth Renewable Energy, Inc.*, 550 B.R. 279, 283 (Bankr. W.D. Pa. 2016) (finding cause where debtor “ha[d] no reasonable possibility of a successful reorganization or liquidation within a reasonable time.”).

23. Here, the Debtors cannot propose a confirmable plan because they lack the ability to pay administrative claims in full as required by section 1129(a)(9)(A) of the Bankruptcy Code and, upon information and belief, have neither the expertise or funds required to complete the Construction Project. Prior to the Petition Date, the Debtors, their predecessor in interest and the PV Insider Lender lacked the expertise or funding required to complete the Construction Project. In that regard, the Debtors and PV Insider Lender have been remarkably consistent. The only identifiable skill either party seems to possess is the ability to interminably delay completion of the Construction Project, all to the detriment of 356W58 and unsecured creditors.

24. 356W58 believes the Debtors lack the funds to satisfy post-petition obligations, to cure defaults, confirm a plan in the future, or complete the Construction Project. The Debtors’ DIP Facility only provides liquidity through February and the Debtors have not demonstrated that they have resources available to complete the Construction Project and assume the Lease. The

Construction Project will likely require tens of millions of dollars—perhaps as much as \$100 million dollars—to complete. It is indisputable that the Debtors do not have those funds now, and they have no plan or ability to raise them.

25. **Second**, courts in the Third Circuit recognize that lack of good faith is “cause” under section 1112(b) to dismiss or convert a case.<sup>10</sup> *See, e.g., In re GVS Portfolio I B, LLC*, No. 21-10690 (CSS), 2021 Bankr. LEXIS 1513, at \*22 (Bankr. D. Del. June 4, 2021) (dismissing a case as a bad faith filing where debtor sought to use bankruptcy as a litigation advantage in order to protect its single asset); *In re 15375 Memorial Corp.*, 589 F.3d 605, 609, 619 (3d Cir. 2009) (holding that petitions filed by affiliated debtors who were no longer operating were filed in bad faith primarily as a litigation tactic to protect the debtors' parent and not designed to maximize the value of the estates); *In re Jer/Jameson Mezz Borrower II, LLC*, 461 B.R. 293, 297 (Bankr. D. Del. 2011) (dismissing a case as a bad faith filing where debtor sought to use bankruptcy as a litigation advantage in order to protect its single asset).

26. To determine if a case was filed in good faith, Third Circuit courts conduct “a fact intensive inquiry” to examine “the totality of facts and circumstances.” *GVS Portfolio*, 2021 Bankr. LEXIS 1513, at \*14 Debtors are not permitted to file bankruptcy “merely to obtain tactical litigation advantage.” *Id.* at \*15 (quoting *15375 Memorial Corp. v. BEPCO, LP (In re 15375 Mem'l Corp.)*, 589 F.3d 605, 625 (3d Cir. 2009)). “Once a debtor's good faith is appropriately put at issue, it is the burden of the debtor to produce evidence of good faith.” *Id.* at \*13 (Bankr. D. Del. June 4, 2021) (quoting *Tamecki v. Frank (In re Tamecki)*, 229 F.3d 205, 208 (3d Cir. 2000)).

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<sup>10</sup> While the majority of caselaw surrounding section 1112(b) relief for lack of good faith involves dismissal, conversion to chapter 7 is equally available. *See In re Team Sys. Int'l LLC*, 640 B.R. 296, 322 (Bankr. D. Del. 2022) (case converted to chapter 7 for lack of good faith).

27. To determine whether a petition was filed in bad faith, courts look for the following hallmarks of bad faith known as the *Primestone* factors:

(a) single asset case; (b) few unsecured creditors; (c) no ongoing business or employees; (d) petition filed on eve of foreclosure; (e) two-party dispute that can be resolved in pending state court action; (f) no cash or income; (g) no pressure from non-moving creditors; (h) previous bankruptcy petitions; (i) prepetition conduct was improper; (j) no possibility of reorganization; (k) debtor formed immediately prepetition; (l) the debtor filed solely to create automatic stay; and (m) the subjective intent of the debtor[.]

*Id.* (quoting *Primestone Inv. Partners v. Vornado PS, L.L.C. (In re Primestone Inv. Partners L.P.)*, 272 B.R. 554, 557 (D. Del. 2002).

28. Here, the *Primestone* factors overwhelmingly indicate that the Debtors did not file in good faith. The Debtors (1) have only one significant asset—the Lease; (2) have no employees or operating business;<sup>11</sup> (3) filed for bankruptcy on October 22 while admitting they could not meet the October 23 deadline to provide 356W58 with a Fallback Business Plan;<sup>12</sup> (4) “have been unable to generate revenue and have had to rely on cash advances from” their ultimate parent;<sup>13</sup> (5) will not be able to confirm a plan of reorganization; and (6) filed merely to create the automatic stay in order to prevent 356W58 from exercising its rights to terminate the Lease.<sup>14</sup>

29. Not only do the *Primestone* factors support conversion or dismissal, but “a case is filed in bad faith if ‘the petition is filed merely to obtain a tactical litigation advantage.’” *GVS Portfolio*, 2021 Bankr. LEXIS 1513, at \*21.

<sup>11</sup> Debtors confirmed as much at their section 341 meeting, a transcript of which is not yet available.

<sup>12</sup> *Amended and Restated Declaration of Alan Tantleff in Support of Debtors' Chapter 11 Petitions and First Day Motions* [D.I. 60] at ¶ 57 (“it was not possible to provide certain components of the Fallback Business Plan by the deadline”).

<sup>13</sup> *Id.* ¶ 45.

<sup>14</sup> *Id.* at § III (“Description of the Circumstances Leading to these Chapter 11 Cases . . . the Debtors were exposed to the risk that the Ground Lessor might terminate the Ground Lease at any time by virtue of the existing defaults.”).

30. Here, the case was filed in large part, if not exclusively, to prevent 356W58 from exercising its contractual right to terminate the Lease. This is clearly an attempt to gain a tactical advantage against 356W58 and is therefore subject to dismissal or conversion. *Id.* (dismissing case as a litigation tactic because it was “filed immediately before foreclosure in order to obtain the automatic stay coupled with the two-party nature of the dispute”).

31. Moreover, on December 22, 2025, the Debtors, in what can only be described as a desperate attempt to avoid their obligations under the Lease, (and through their hopelessly conflicted “Special Counsel”), filed a Complaint against 356W58 seeking to, among other things, recharacterize the Lease to a financing arrangement.<sup>15</sup>

32. The Debtors, in what appears to be their latest attempt to protect the PV Insider Lender’s investment, have embarked on a reckless and expensive litigation path that they perhaps hope will distract the Court from their inability to reorganize. It is clear that the Debtors do not have the financial wherewithal to perform under the Lease and without the extraordinary relief they seek in the Complaint, the Debtors’ reorganization is doomed.

33. Accordingly, there is sufficient cause under section 1112(b) to convert the cases to chapter 7 or dismiss them. Because there is cause under section 1112(b), the second step of the process is to “choose[] between conversion and dismissal based on ‘the best interest of creditors and the estate.’” *Am. Capital Equip., LLC*, 688 F.3d at 161.

34. The best interest of creditors and estates favor conversion to chapter 7 or dismissal. The best way to ensure equitable distribution of the Debtors’ remaining assets is a court-supervised

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<sup>15</sup> While 356W58 will respond to the Complaint in due course, the burden of demonstrating that a lease is a disguised security agreement rests with the party challenging it. *In re Montgomery Ward, L.L.C.*, 469 B.R. at 528; accord *In re WorldCom, Inc.*, 339 B.R. 56, 62 (Bankr. S.D.N.Y. 2006) (the burden of proof rests with the party seeking to characterize an agreement as something “other than what it purports to be.”). “The quantum of evidence necessary to satisfy that burden is ‘substantial.’” *In re Barney’s, Inc.*, 206 B.R. 328, 332 (Bankr. S.D.N.Y. 1997).

liquidation. However, 356W58 will be satisfied with immediate dismissal and restoration of their state court remedies.

**WHEREFORE**, 356W58 respectfully requests that the Court (i) enter the Proposed Order, converting these chapter 11 cases to cases under chapter 7 of the Bankruptcy Code as of the Conversion Date or dismissing them, and (ii) grant such other and further relief as is just and proper.

Dated: December 26, 2025  
Wilmington, Delaware

**LANDIS RATH & COBB LLP**

/s/ Matthew B. McGuire

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– and –

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

In re:

Hudson 1701/1706 LLC,

Debtors.<sup>1</sup>

Chapter 11

Case No. 25-11853 (KBO)

(Jointly Administered)

**Hearing Date: January 13, 2026 at 1:00 P.M. (ET)**

**Objection Deadline: January 6, 2026 at 4:00 P.M. (ET)**

**NOTICE OF MOTION**

TO: (a) the United States Trustee for the District of Delaware; (b) the Debtors; (c) Parkview Financial REIT, LP and PV Hudson LLC; (d) the Official Committee of Unsecured Creditors; and (e) any party that has requested notice pursuant to Bankruptcy Rule 2002.

**PLEASE TAKE NOTICE** that on the date hereof, 356W58 Ground Lessor LLC (“356W58”) filed *356W58 Ground Lessor LLC’s Motion to Convert Debtors’ Cases to Chapter 7 or Dismiss Them* (the “Motion”)<sup>2</sup> with the United States Bankruptcy Court for the District of Delaware (the “Court”).

**PLEASE TAKE FURTHER NOTICE** that any objections to the Motion must be filed on or before **January 6, 2026 at 4:00 p.m. (ET)** (the “Objection Deadline”) with the United States Bankruptcy Court for the District of Delaware, 824 North Market Street, 3rd Floor, Wilmington, Delaware 19801. At the same time, you must serve a copy of the objection upon the undersigned counsel to 356W58 so as to be received on or before the Objection Deadline.

**PLEASE TAKE FURTHER NOTICE THAT A HEARING TO CONSIDER THE MOTION WILL BE HELD ON JANUARY 13, 2026 AT 1:00 P.M. (ET) BEFORE THE HONORABLE KAREN B. OWENS, CHIEF UNITED STATES BANKRUPTCY COURT JUDGE FOR THE DISTRICT OF DELAWARE, 824 NORTH MARKET STREET, 6TH FLOOR, COURTROOM #3, WILMINGTON, DELAWARE 19801.**

**PLEASE TAKE FURTHER NOTICE THAT, IF YOU FAIL TO RESPOND IN ACCORDANCE WITH THIS NOTICE, THE COURT MAY GRANT THE RELIEF REQUESTED IN THE MOTION WITHOUT FURTHER NOTICE OR HEARING.**

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<sup>1</sup> The Debtors in these chapter 11 cases, along with the last four digits of each Debtor’s federal tax identification number, are Hudson 1701/1706, LLC (0281) and Hudson 1702, LLC (0190). The Debtors’ headquarters and the mailing address for the Debtors is 11440 San Vicente Boulevard, 2nd Floor, Los Angeles, CA 90045.

<sup>2</sup> Capitalized terms used but not defined herein shall have the meanings given to them in the Motion.

Dated: December 26, 2025  
Wilmington, Delaware

**LANDIS RATH & COBB LLP**

/s/ Matthew B. McGuire  
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– and –

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*Counsel to 356W58 Ground Lessor LLC*

**EXHIBIT A**



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

In re:

Hudson 1701/1706 LLC,

Debtors.<sup>1</sup>

Chapter 11

Case No. 25-11853 (KBO)

(Jointly Administered)

Ref. No. \_\_\_\_\_

**ORDER GRANTING 356W58 GROUND LESSOR LLC’S MOTION TO CONVERT  
DEBTORS’ CASES TO CHAPTER 7 OR DISMISS THEM**

Upon consideration of the motion of 356W58 Ground Lessor LLC (“356W58”) to convert the Debtors’ chapter 11 cases to chapter 7 cases, or alternatively, to dismiss the chapter 11 cases (the “Motion”)<sup>2</sup>; and the Court having considered the Motion and any opposition thereto; and the Court having determined that the relief requested in the Motion is in the best interests of the Debtors, their estates, and their creditors; and this Court having jurisdiction to consider the Motion and the relief requested therein in accordance with 28 U.S.C. §§ 157 and 1334; and the Court having found that this is a core proceeding; and the filing of the Motion in this district is proper pursuant to 28 U.S.C. §§ 1408 and 1409; and the Court having found that 356W58’s notice of the Motion and opportunity for a hearing were appropriate under the circumstances and that no other notice need be provided; and the Court having determined that the legal and factual bases set forth in the Motion establish cause for the relief granted herein; and upon all of the proceedings had before this Court, and after due deliberation and sufficient cause appearing therefor,

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<sup>1</sup> The Debtors in these chapter 11 cases, along with the last four digits of each Debtor’s federal tax identification number, are Hudson 1701/1706, LLC (0281) and Hudson 1702, LLC (0190). The Debtors’ headquarters and the mailing address for the Debtors is 11440 San Vicente Boulevard, 2nd Floor, Los Angeles, CA 90045.

<sup>2</sup> Capitalized terms used but not defined herein shall have the meanings given to them in the Motion.

**IT IS HEREBY ORDERED THAT:**

1. The Motion is GRANTED as set forth herein.
2. All objections to the Motion are overruled.
3. The Debtors' chapter 11 cases are hereby converted to cases under chapter 7 of the Bankruptcy Code, effective as of the date of the entry of this Order (the "Conversion Date").
4. Notwithstanding the applicability of any Bankruptcy Rules to the contrary, the terms and conditions of this Order shall be effective and enforceable immediately upon entry of this Order.
5. This Court retains jurisdiction with respect to all matters arising from or related to implementation of this Order.