Docket #0728 Date Filed: 10/20/2026

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE

In re:	Chapter 11
Hudson 1701/1706, LLC, *et al.*,[1]	Case No. 25-11853 (KBO)
	(Jointly Administered)
Debtors.	**Hearing Date: November 18, 2026, at 2:00 p.m. (ET)** **Objection Deadline: November 3, 2026, at 4:00 p.m. (ET)**

DEBTORS' THIRD MOTION PURSUANT TO FEDERAL RULE OF BANKRUPTCY PROCEDURE 9006(b) FOR AN ORDER FURTHER EXTENDING THE TIME TO FILE NOTICES OF REMOVAL OF RELATED PROCEEDINGS

The above-captioned debtors and debtors in possession (the "**Debtors**"), by and through their undersigned counsel, hereby move this Court (the "**Motion**") for an order, substantially in the form attached hereto as **Exhibit A** (the "**Order**"), further extending the Debtors' time to file notices or motions for removal of related proceedings pursuant to 28 U.S.C. § 1452 and Rules 9006 and 9027 of the Federal Rules of Bankruptcy Procedure (the "**Bankruptcy Rules**"), through and including April 20, 2027. In support of this Motion, the Debtors respectfully represent as follows:

JURISDICTION AND VENUE

1. The United States Bankruptcy Court for the District of Delaware (the "**Court**") has jurisdiction over these chapter 11 cases, the Debtors, property of the Debtors' estates and this matter under 28 U.S.C. §§ 157 and 1334 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 within the meaning of 28 U.S.C. § 157(b)(2)(A).

[1] 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' mailing address is c/o FTI Consulting, Inc. Attn: Alan Tantleff, 1166 Avenue of the Americas, 15th Floor, New York, NY 10036.

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2. Venue of these cases in this District is proper under 28 U.S.C. §§ 1408 and 1409.

3. Pursuant to Rule 9013-1(f) of the Local Rules of the United States Bankruptcy Court for the District of Delaware, the Debtors consent to the entry of a final judgment or order with respect to this Motion if it is determined that the Court, absent consent of the parties, cannot enter final orders or judgments consistent with Article III of the United States Constitution.

4. The statutory predicate for the relief requested herein is 28 U.S.C. § 1452. The relief is also appropriate under Bankruptcy Rules 9006(b) and 9027.

BACKGROUND

5. On October 22, 2025 (the "**Petition Date**"), the Debtors each filed a voluntary petition for relief (the "**Chapter 11 Cases**") under chapter 11 of the Bankruptcy Code. The Chapter 11 Cases are jointly administered for procedural purposes only pursuant to Bankruptcy Rule 1015(b).

6. The Debtors continue to be in possession of their properties, operate their business, and manage their properties as debtors-in-possession pursuant to sections 1107(a) and 1108 of the Bankruptcy Code.

7. On November 25, 2025, the Office of the United States Trustee appointed the Official Committee of Unsecured Creditors [Docket No. 104] (the "**Committee**"). No trustee or examiner has been appointed in these Chapter 11 Cases.

8. On January 16, 2026, the Debtors filed the *Debtors' Motion Pursuant to Federal Rule of Bankruptcy Procedure 9006(b) for an Order Extending the Time to File Notices of Removal of Related Proceedings* [Docket No. 261] (the "**First Extension Motion**"). On February 9, 2026, the Court entered an order granting the First Extension Motion, thereby extending the deadline to April 20, 2026 [Docket No. 305].

9. On April 20, 2026, the Debtors filed the *Debtors' Motion Pursuant to Federal Rule of Bankruptcy Procedure 9006(b) for an Order Further Extending the Time to File Notices of Removal of Related Proceedings* [Docket No. 432] (the "**Second Extension Motion**"). On May 8, 2026, the Court entered an order granting the Second Extension Motion, further extending the deadline to October 20, 2026 [Docket No. 470].

10. Additional factual background regarding the Debtors, including their business operations, their capital and debt structures, and the events leading to the filing of these Chapter 11 Cases, is set forth in the *Amended and Restated Declaration of Alan Tantleff in Support of Debtors' Chapter 11 Petitions and Day Motions* [Docket No. 60], which is fully incorporated herein by reference.

RELIEF REQUESTED

11. By this Motion, the Debtors seek entry of the Order, substantially in the form attached hereto as **Exhibit A**, further extending the time by which the Debtors may file notices of removal for any proceedings that are eligible for removal under section 1452 of the Bankruptcy Code from October 20, 2026 (the "**Current Deadline**")[2] by six (6) months through and including April 20, 2027. The Debtors request that the proposed April 20, 2027, deadline to file removal actions apply to all matters specified in Bankruptcy Rules 9027(a)(2) and (3).

BASIS FOR RELIEF

12. Section 1452 of title 28 of the United States Code governs the removal of pending civil actions related to bankruptcy cases. Specifically, Section 1452 provides, in pertinent part:

> A party may remove any claim or cause of action in a civil action other than a proceeding before the United States Tax Court or a civil action by a

[2] The current time period within which the Debtors may file any removal notices under Bankruptcy Rule 9027(a)(2) expires on October 20, 2026. Pursuant Local Rule 9006-2, the filing of this Motion prior to the Current Deadline serves to extend automatically the Current Deadline until such time as the Court rules on this Motion. *See* Del. Bankr. L.R. 9006-2.

> governmental unit to enforce such governmental unit's police or regulatory power, to the district court for the district where such civil action is pending, if such district court has jurisdiction of such claim or cause of action under section 1334 of this title.

28 U.S.C. § 1452(a).

13. Bankruptcy Rule 9027 establishes the deadline for filing notices of removal of claims or causes of action. Bankruptcy Rule 9027(a)(2) provides in pertinent part as follows:

> If the claim or cause of action in a civil action is pending when a case under the [Bankruptcy] Code is commenced, a notice of removal may be filed [in the bankruptcy court] only within the longest of (A) 90 days after the order for relief in the case under the [Bankruptcy] Code, (B) 30 days after entry of an order terminating a stay, if the claim or cause of action in a civil action has been stayed under § 362 of the [Bankruptcy] Code, or (C) 30 days after a trustee qualifies in a chapter 11 reorganization case but not later than 180 days after the order for relief.

Fed. R. Bankr. P. 9027(a)(2). With respect to postpetition actions, Bankruptcy Rule 9027(a)(3) provides that a notice of removal may be filed:

> only within the shorter of (A) 30 days after receipt, through service or otherwise, of a copy of the initial pleading setting forth the claim or cause of action sought to be removed, or (B) 30 days after receipt of the summons if the initial pleading has been filed with the court but not served with the summons.

Fed. R. Bankr. P. 9027(a)(3).

14. Finally, Bankruptcy Rule 9006(b)(1) provides that the Court can extend unexpired time periods, including the removal period in Bankruptcy Rule 9027, without notice, upon a showing of cause:

> [W]hen an act is required or allowed to be done at or within a specified period by these rules or by a notice given thereunder or by order of court, the court for cause shown may at any time in its discretion . . . with or without motion or notice order the period enlarged if the request therefor is made before the expiration of the period originally prescribed or as extended by a previous order . . . .

Fed. R. Bankr. P. 9006(b)(1).

15. It is well settled that this Court is authorized to extend the removal periods provided under Bankruptcy Rule 9027. *See, e.g., Pacor, Inc. v. Higgins*, 743 F.2d 984, 996 n.17 (3d Cir. 1984) (stating that under Bankruptcy Rule 9006(b), "it is clear that the court may grant such an extension [of time to remove]"), *effectively overruled in part on other grounds by Things Remembered, Inc. v. Petrarca*, 516 U.S. 124 (1995); *Caperton v. A.T. Massey Coal Co.*, 251 B.R. 322, 325 (S.D. W.Va. 2000) (explaining that Bankruptcy Rule 9006(b) allows a court to enlarge the time period for removing actions under Bankruptcy Rule 9027); *Jandous Elec. Constr. Corp. v. City of New York (In re Jandous Elec. Constr. Corp.)*, 106 B.R. 48, 49-50 (Bankr. S.D.N.Y. 1989) (stating that the removal period may be extended under Bankruptcy Rule 9006); *Saint Joseph's Hosp. v. Dep't of Pub. Welfare of Pa. (In re Saint Joseph's Hosp.)*, 103 B.R. 643, 648 (Bankr. E.D. Pa. 1989) (extending the 90-day time period in which to seek removal of pending state court litigation); *In re World Fin. Servs. Ctr. Inc.*, 81 B.R. 33, 39 (Bankr. S.D. Cal. 1987) (stating that the court may enlarge the time period for filing removal notices under Bankruptcy Rule 9027(a)(3)).

16. The Debtors are party to various civil lawsuits and proceedings and are evaluating whether they may seek to remove certain of these actions. Since filing the First Extension Motion and Second Extension Motion, the Debtors' resources have been focused on numerous pressing matters including, among other things, (i) preparing and prosecuting their motion for a determination that the purported ground lease, if a lease, is a lease of residential real property governed by section 365(d)(2) of the Bankruptcy Code, including participating in discovery and an evidentiary hearing, resulting in a ruling by the Court granting the motion; (ii) participating in and negotiating a resolution of the interpleader adversary proceeding (A.P. Case No. 25-52468 (KBO)); (iii) prosecuting the adversary proceeding seeking, among other things, recharacterization

of the purported ground lease as a loan instrument (A.P. Case No. 25-52471 (KBO)) (the "**Recharacterization Action**"), including in-depth discovery and trial preparation, and successfully defending a motion to dismiss the Debtors' amended complaint; (iv) facilitating the parties' engagement in mediation and preparing for and participating in the May 1, 2026 mediation session; and (v) prosecuting the *Debtors' Motion for an Order Determining Amount of Prospective Post-Petition Monthly Rent Due as an Administrative Expense Claim* [Dkt. No. 524], including yet another evidentiary hearing.

17. More recently, the Debtors filed the *Motion Pursuant to 11 U.S.C. § 363(b) For Authority to Enter Into Preconstruction Services Agreement* [Dkt. No. 659] and obtained entry of an order pursuant thereto [Dkt. No. 694] authorizing the Debtors to enter into a certain Preconstruction Services Agreement (the "**PSA**") with SFA Holdings, LLC, an entity possessing extensive experience in the financing and development of multi-family housing projects in New York City, including collaborating with the relevant regulatory authorities. The PSA represents a major step in the Debtors' process of identifying a strategic partner to facilitate the Debtors' emergence from the Chapter 11 Cases.

18. A trial has been scheduled in the Recharacterization Action for December 2-4, 2026. To accommodate this trial and preserve the Debtors' exclusive right to thereafter file and seek confirmation of a plan of reorganization, the Debtors filed a motion on September 25, 2026 [Dkt. No. 709] and obtained entry of an order from the Court on October 14, 2026 [Dkt. No. 723], extending the deadlines for the Debtors to file and solicit a plan of reorganization through January 15, 2027 and March 18, 2027, respectively.

19. Consequently, the Debtors have not had sufficient time or context in which to properly analyze whether removing any civil actions is in the best interests of their estates, and the

Debtors require a reasonable amount of additional time to evaluate whether removal is appropriate in any litigation matters.

20. Accordingly, the Debtors seek a further extension of the Current Deadline under Bankruptcy Rule 9027(a) to protect their rights to remove those civil actions for which the Debtors may determine that removal is appropriate. The extension sought will afford the Debtors additional time to determine whether to remove any pending civil action and will ensure that the Debtors do not forfeit valuable rights under 28 U.S.C. § 1452. Critically, the rights of other parties to the relevant litigation will not be prejudiced by the extension, because any party to an action that is removed may seek to have the litigation remanded to the state court pursuant to 28 U.S.C. § 1452(b).

21. The Debtors further request that the Order approving this Motion be without prejudice to (a) any position the Debtors may take regarding whether section 362 of the Bankruptcy Code applies to stay any given civil action pending against the Debtors and (b) the right of the Debtors to seek further extensions of the period during which it may remove civil actions pursuant to Bankruptcy Rule 9027.

22. The Debtors submit that cause exists to grant the relief requested herein, which is in the best interest of the Debtors' estates. Furthermore, the relief is appropriate and similar to granted relief for extensions of the removal period in other large chapter 11 cases in this jurisdiction. *See, e.g., In re Boy Scouts of America and Delaware BSA, LLC*, No. 20-20343 (LSS) (Bankr. D. Del. June 3, 2020); *In re Cred, Inc., et al.*, No. 20-12836 (JTD) (Bankr. D. Del. February 19, 2021); *In re Mallinckrodt PLC, et al.*, No. 20-12522 (JTD) (Bankr. D. Del. January 26, 2021); *In re Infinity Pharmaceuticals, Inc., et al.*, No 23-22640 (BLS) (Bankr. D. Del. January 12, 2024).

RESERVATION OF RIGHTS

23. Nothing contained in this Motion is intended to, nor shall be deemed to, be a waiver of any rights, claims, or defenses the Debtors may have.

NOTICE

24. Notice of this Motion shall be provided to: (a) the Office of the United States Trustee; (b) counsel to the Committee; (c) counsel to the DIP Lender; and (d) all persons and entities that have filed a request for service of filings in these Chapter 11 Cases pursuant to Bankruptcy Rule 2002. In light of the nature of the relief requested herein, the Debtors submit that no other or further notice is necessary.

WHEREFORE, the Debtors respectfully request that the Court: (i) grant the relief requested in the Motion; and (ii) grant such further relief as is just and proper.

[*Signature Page to Follow*]

Dated: October 20, 2026
Wilmington, Delaware

CHIPMAN BROWN CICERO & COLE, LLP

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Counsel for Debtors and Debtors in Possession

EXHIBIT A

(*Proposed* Order)

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE

In re:	Chapter 11
Hudson 1701/1706, LLC, *et al.*,[1]	Case No. 25-11853 (KBO)
	(Jointly Administered)
Debtors.	Related to Docket No. ____

ORDER FURTHER EXTENDING THE TIME FOR THE DEBTORS TO FILE NOTICES OF REMOVAL OF RELATED PROCEEDINGS PURSUANT TO FEDERAL RULE OF BANKRUPTCY PROCEDURE 9006(b)

Upon the motion (the "**Motion**")[2] filed by the above-captioned debtors and debtors-in-possession (the "**Debtors**") for entry of an order (the "**Order**") further extending the period within which the Debtors may remove actions pursuant to 28 U.S.C. § 1452 and Rule 9027 of the Federal Rules of Bankruptcy Procedure, all as more fully set forth in the Motion; and the Court having jurisdiction over the matters raised in the Motion pursuant to 28 U.S.C. §§ 157 and 1334 and the *Amended Standing Order of Reference from the United States District Court for the District of Delaware*, dated February 29, 2012; and the Court having found that this is a core proceeding pursuant to 28 U.S.C. § 157(b)(2) and that the Court may enter a final order consistent with Article III of the United States Constitution; and 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 reviewed the Motion; and the Court having found that the relief requested in the Motion is in the best interests of the Debtors and their estates, creditors, and other parties-in-interest; and the Court having found that proper and adequate notice of the Motion and hearing thereon has been given

[1] 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' mailing address is c/o FTI Consulting, Inc. Attn: Alan Tantleff, 1166 Avenue of the Americas, 15th Floor, New York, NY 10036.

[2] All capitalized terms not otherwise defined herein shall have the same meanings ascribed to them in the Motion.

and that no other or further notice is necessary; and the Court having found that good and sufficient cause exists for the granting of the relief requested in the Motion after having given due deliberation upon the Motion and all of the proceedings had before the Court in connection with the Motion; and sufficient cause appearing therefor;

IT IS HEREBY ORDERED THAT:

1. The Motion is GRANTED as set forth herein.

2. The time period provided under Bankruptcy Rule 9027 within which the Debtors may file notices of removal of any and all civil actions is extended through and including April 20, 2027.

3. This Order shall be without prejudice to (a) any position the Debtors may take regarding whether section 362 of the Bankruptcy Code applies to stay any given civil action pending against the Debtors and (b) the right of the Debtors to seek further extensions of the period during which it may remove civil actions pursuant to Bankruptcy Rule 9027.

4. The Debtors are authorized to take all actions necessary to effectuate the relief granted pursuant to this Order in accordance with the Motion.

5. The Court shall retain jurisdiction with respect to all matters arising from or related to the implementation of this Order.

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE

In re:	Chapter 11
Hudson 1701/1706, LLC, *et al.*,[1]	Case No. 25-11853 (KBO)
	(Jointly Administered)
Debtors.	**Hearing Date: November 18, 2026, at 2:00 p.m. (ET)** **Objection Deadline: November 3, 2026, at 4:00 p.m. (ET)**

NOTICE OF DEBTORS' THIRD MOTION PURSUANT TO FEDERAL RULE OF BANKRUPTCY PROCEDURE 9006(b) FOR AN ORDER FURTHER EXTENDING THE TIME TO FILE NOTICES OF REMOVAL OF RELATED PROCEEDINGS

PLEASE TAKE NOTICE that on October 20, 2026, the above-captioned debtors and debtors-in-possession (the "**Debtors**") filed the *Debtors' Third Motion Pursuant to Federal Rule of Bankruptcy Procedure 9006(b) for an Order Further Extending the Time to File Notices of Removal of Related Proceedings* (the "**Motion**") with the United States Bankruptcy Court for the District of Delaware (the "**Court**").

PLEASE TAKE FURTHER NOTICE that responses, if any, to the Motion, must be filed on or before **November 3, 2026, at 4:00 p.m. (Eastern Time)** (the "**Objection Deadline**") with the Court, 824 North Market Street, Third Floor, Wilmington, Delaware 19801.

PLEASE TAKE FURTHER NOTICE that at the same time, you must serve a copy of the response on (a) co-counsel to the Debtors, (i) Chipman Brown Cicero & Cole LLP, 1313 N. Market Street, Suite 5400, Wilmington, DE 19801 (Attn: William E. Chipman, Jr. and Mark D. Olivere; [chipman@chipmanbrown.com] and [olivere@chipmanbrown.com]) and (ii) Boies Schiller Flexner LLP, 55 Hudson Yards, 20th Floor, New York, NY 10001 (Attn: Robert D. Gordon and Michael M. Fay; [rgordon@bsfllp.com] and [mfay@bsfllp]); and (b) the Office of the United States Trustee for Region 3, J. Caleb Boggs Federal Building, 844 King Street, Lockbox 35, Wilmington, Delaware 19801 (Attn: Linda J. Casey; [linda.casey@usdoj.gov]) so as to be received on or before the Objection Deadline.

PLEASE TAKE FURTHER NOTICE that a hearing on the Motion will be held on **November 18, 2026, at 2:00 p.m. (Eastern Time)** before the Honorable Karen B. Owens in the United States Bankruptcy Court for the District of Delaware, 824 North Market Street, Sixth Floor, Court Room 3, Wilmington, Delaware 19801.

[1] 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' mailing address is c/o FTI Consulting, Inc. Attn: Alan Tantleff, 1166 Avenue of the Americas, 15th Floor, New York, NY 10036.

PLEASE TAKE FURTHER NOTICE THAT IF NO OBJECTIONS TO THE MOTION ARE TIMELY FILED, SERVED AND RECEIVED IN ACCORDANCE WITH THIS NOTICE, THE BANKRUPTCY COURT MAY GRANT THE RELIEF REQUESTED IN THE MOTION WITHOUT FURTHER NOTICE OR HEARING.

Dated: October 20, 2026
Wilmington, Delaware

CHIPMAN BROWN CICERO & COLE, LLP

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