Docket #0225 Date Filed: 11/17/2026

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE

In re:	Chapter 11
Yardbird Group LLC, *et al.*,[1]	Case No. 26-11479 (BLS)
Debtors.	(Jointly Administered)

CERTIFICATE OF SERVICE

I, Mikayla Cleary, depose and say that I am employed by Kurtzman Carson Consultants, LLC dba Verita Global ("Verita"), the claims and noticing agent for the Debtors in the above-captioned case.

On November 12, 2026, at my direction and under my supervision, employees of Verita caused to be served the following document via Electronic Mail upon the service lists attached hereto as **Exhibit A** and **Exhibit B**; via Facsimile upon the service lists attached hereto as **Exhibit C** and **Exhibit D**; and via Overnight Mail upon the service lists attached hereto as **Exhibit E** and **Exhibit F**:

- **Notice of Agenda for Matters Scheduled for Hearing on November 16, 2026 at 1:30 p.m. (ET)** [Docket No. 222]

Dated: November 17, 2026

/s/ Mikayla Cleary
Mikayla Cleary
Verita
100 N Pacific Coast Highway,
Suite 100
El Segundo, CA 90245
Tel 310.823.9000

[1] The Debtors in these chapter 11 cases, along with the last four digits of each Debtor's federal tax identification number include: Yardbird Group LLC (7139); Southern Operations, LLC (5384); Yardbird Beverly Hills, LLC (9735); Yardbird DFW, LLC (2545); Yardbird DC, LLC (2651); Yardbird Chicago, LLC (6273); Yardbird Denver LLC (8819), YB Las Vegas, LLC (4071), Yardbird DFW Management LLC (8949), Yardbird DFW Concession LLC (1952), and The Bird Singapore LLC (8264). The location of the Debtors' service address in these chapter 11 cases is 3355 Las Vegas Boulevard South, Las Vegas, Nevada 89109.

2611479261117000000000003

Exhibit A

Exhibit A
Core/2002 Service List
Served via Electronic Mail

Description	CreditorName	CreditorNoticeName	Email
Top 20 Creditor	1600 Lenox LLC		johnk@50eggsinc.com
Top 20 Creditor	Allied Global Marketing		support@alliedglobalmarketing.com; jmmiller@alliedglobalmarketing.com
Top 20 Creditor	BP CRF 901 New York Avenue LLC		ardept@bxp.com
Lienholder	City National Bank of Florida	Attn Legal Department	legaldepartment@citynational.com
Counsel for City of Miami Beach, Florida	City of Miami Beach, Florida	Steven H. Rothstein, Deputy City Attorney	stevenrothstein@miamibeachfl.gov
Counsel for the DIP Secured Parties, Prepetition Secured Parties, and Brightwood Loan Services LLC as administrative agent and collateral agent	Cole Schotz P.C.	Attn Daniel F.X. Geoghan	dgeoghan@coleschotz.com
Counsel for the DIP Secured Parties, Prepetition Secured Parties, and Brightwood Loan Services LLC as administrative agent and collateral agent	Cole Schotz P.C.	Attn Patrick J. Reilley and Melissa M. Hartlipp	preilley@coleschotz.com; mhartlipp@coleschotz.com
State Attorney General	Colorado Attorney General	Attn Bankruptcy Department	attorney.general@coag.gov
Delaware State AG and DOJ	Delaware Dept of Justice	Attorney General	attorney.general@state.de.us; attorney.general@delaware.gov
DE Secretary of State	Delaware Secretary of State	Division of Corporations	dosdoc_bankruptcy@state.de.us
DE State Treasury	Delaware State Treasury		statetreasurer@state.de.us
State Attorney General	District of Columbia Attorney General	Attn Bankruptcy Department	oag@dc.gov
Top 20 Creditor	Edward Don & Company, LLC		williambowe@don.com
State Attorney General	Florida Attorney General	Attn Bankruptcy Department	citizenservices@myfloridalegal.com; oag.civil.eserve@myfloridalegal.com
Interested Party	Goe Forsythe & Hodges LLP	Robert P. Goe	rgoe@goeforlaw.com
Local Counsel for BP/CRF 901 New York Avenue LLC	Greenstein DeLorme & Luchs, P.C.	c/o James D. Sadowski	jds@gdllaw.com
Top 20 Creditor	Hospitality Service Group		info@hservicegroup.com
Counsel for Marina Bay Sands Pte. Ltd.	Hunton Andrews Kurth LLP	Timothy A. (“Tad”) Davidson II and Kaleb Bailey	taddavidson@hunton.com; kbailey@hunton.com
State Attorney General	Illinois Attorney General	Attn Bankruptcy Department	bankruptcy_notices@ilag.gov
Top 20 Creditor	inkind Cards Inc.		bankruptcynotices@inkind.com
IRS	Internal Revenue Service	Attn Susanne Larson	SBSE.Insolvency.Balt@irs.gov
Top 20 Creditor	Jacob Gray	c/o Wilshire Law Firm, PLC	info@wilshirelawfirm.com; jyslas@wilshirelawfirm.com; daviles@wilshirelawfirm.com; herganyan@wilshirelawfirm.com
Top 20 Creditor	La Cienega Partners LP		Simon-5600@simon.com
Counsel for Lienholder City National Bank	Law Offices of Robert P. Frankel, P.A.	Robert P. Frankel	robert@frankelpa.com
Counsel for Dallas County	Linebarger Goggan Blair & Sampson, LLP	John Turner	dallas.bankruptcy@lgbs.com
Top 20 Creditor	Lot 28 Owner LLC		glussier@bespokeholdingsco.com
State Attorney General	Nevada Attorney General	Attn Bankruptcy Department	nvagbk@ag.nv.gov
US Trustee for District of DE	Office of the United States Trustee Delaware	Jonathan Lipshie	jon.lipshie@usdoj.gov
Top 20 Creditor	Open Table		usaccounts@opentable.com
Top 20 Creditor	Ramp Business Corporation		communications@ramp.com; mbooth@ramp.com
Top 20 Creditor	RN 120 Company, LLC/SNB 120 Owner, LLC		northbridge@centennialrec.com
SEC Regional Office	Securities & Exchange Commission	NY Regional Office	bankruptcynoticeschr@sec.gov; nyrobankruptcy@sec.gov
SEC Regional Office	Securities & Exchange Commission	PA Regional Office	philadelphia@sec.gov
SEC Headquarters	Securities & Exchange Commission	Secretary of the Treasury	SECBankruptcy-OGC-ADO@SEC.GOV; secbankruptcy@sec.gov
Counsel for Simon Property Group, L.P.	Simon Property Group, L.P.	Attn: Catherine M. Martin	cmartin@simon.com
Counsel to BP/CRF 901 New York Avenue LLC	Sullivan Nimeroff Brown Hill LLC	William A. Hazeltine	whazeltine@snbhlaw.com
Top 20 Creditor	Support305		info@support305.com
Top 20 Creditor	Sysco Baltimore LLC		supplier@sysco.com; customer@sysco.com; BSCCSupplierPayables@corp.sysco.com; Frank.Aiello@sysco.com

Exhibit A
Core/2002 Service List
Served via Electronic Mail

Description	CreditorName	CreditorNoticeName	Email
Top 20 Creditor	Sysco Chicago, Inc		supplier@sysco.com; customer@sysco.com; BSCCSupplierPayables@corp.sysco.com; Frank.Aiello@sysco.com
Top 20 Creditor	Sysco North Texas, Inc		supplier@sysco.com; customer@sysco.com; BSCCSupplierPayables@corp.sysco.com; Frank.Aiello@sysco.com
Top 20 Creditor	TC Uptown Office Tower, LLC/ MCPP Park District Office		amy.childress@cbre.com; kari.delamore@cbre.com; Emily.yu@cbre.com
State Attorney General	Texas Attorney General	Attn Bankruptcy Department	bankruptcytax@oag.texas.gov; communications@oag.texas.gov
Counsel for CSC Leasing Co.	Troutman Pepper Locke LLP	James K. Donaldson and Sarah L. Hautzinger Loumeau	jed.donaldson@troutman.com; sarah.hautzingerloumeau@troutman.com
Counsel for CSC Leasing Co.	Troutman Pepper Locke LLP	Tori Lynn Remington	tori.remington@troutman.com
US Attorney for District of Delaware	US Attorney for District of Delaware	US Attorney for Delaware	usade.ecfbankruptcy@usdoj.gov
Counsel for City National Bank of Florida	Venable LLP	Daniel A. O'Brien	daobrien@venable.com
Counsel for City National Bank of Florida	Venable LLP	Eric D. Jacobs	edjacobs@venable.com
Counsel for City National Bank of Florida	Venable LLP	Paul J. Battista	pjbattista@venable.com
Top 20 Creditor	Windy City Signs		info@mywindysigns.com
Counsel for the DIP Secured Parties, Prepetition Secured Parties, and Brightwood Loan Services LLC as administrative agent and collateral agent	Winston Taylor LLP	Attn Jonathan I. Levine and Christopher A. Livingston	jon.levine@winstontaylor.com; christopher.livingston@winstontaylor.com
Counsel for the DIP Secured Parties, Prepetition Secured Parties, and Brightwood Loan Services LLC as administrative agent and collateral agent	Winston Taylor LLP	Attn Thomas H. Good	tom.good@winstontaylor.com

Exhibit B

Exhibit B
Objecting & Responding Parties Service List
Served via Electronic Mail

Description	CreditorName	CreditorNoticeName	Email
Counsel for BP/CRF 901 New York Avenue LLC	BP/CRF 901 New York Avenue LLC	Sullivan Nimeroff Brown Hill LLC	bsullivan@snbhlaw.com
Local Counsel for BP/CRF 901 New York Avenue LLC	Greenstein DeLorme & Luchs, P.C.	c/o James D. Sadowski	jds@gdllaw.com
Counsel for Marina Bay Sands Pte. Ltd.	Hunton Andrews Kurth LLP	Timothy A. (“Tad”) Davidson II and Kaleb Bailey	taddavidson@hunton.com; kbailey@hunton.com
Counsel for Marina Bay Sands Pte. Ltd.	Marina Bay Sands Pte. Ltd.	Connolly Gallagher LLP	jwisler@connollygallagher.com; cthompson@connollygallagher.com
Counsel for MetLife	MetLife	Goodwin Procter LLP	mmitnick@goodwinlaw.com
US Trustee for District of DE	Office of the United States Trustee Delaware	Jonathan Lipshie	jon.lipshie@usdoj.gov
Interested Party	RN 120 Company, LLC/SNB 120 Owner, LLC	Deb Mattes, CT	dmattes@centennialrec.com
Top 20 Creditor	RN 120 Company, LLC/SNB 120 Owner, LLC		northbridge@centennialrec.com
Counsel for BP/CRF 901 New York Avenue LLC	Sullivan Nimeroff Brown Hill LLC	William A. Hazeltine	whazeltine@snbhlaw.com
Top 20 Creditor	TC Uptown Office Tower, LLC/ MCPP Park District Office		amy.childress@cbre.com; kari.delamore@cbre.com; Emily.yu@cbre.com
Counsel for CSC Leasing Co.	Troutman Pepper Locke LLP	James K. Donaldson and Sarah L. Hautzinger Loumeau	jed.donaldson@troutman.com; sarah.hautzingerloumeau@troutman.com
Counsel for CSC Leasing Co.	Troutman Pepper Locke LLP	Tori Lynn Remington	tori.remington@troutman.com

Exhibit C

Exhibit C
Core/2002 Service List
Served via Facsimile

Description	CreditorName	CreditorNoticeName	Fax	Status
State Attorney General	Colorado Attorney General	Attn Bankruptcy Department	720-508-6030	Successful
Delaware State AG and DOJ	Delaware Dept of Justice	Attorney General	302-577-6630	Successful
DE Secretary of State	Delaware Secretary of State	Division of Corporations	302-739-5831	Successful
DE State Treasury	Delaware State Treasury		302-739-2274	Successful
State Attorney General	District of Columbia Attorney General	Attn Bankruptcy Department	202-347-8922	Successful
State Attorney General	Florida Attorney General	Attn Bankruptcy Department	850-487-2564	Unsuccessful
IRS	Internal Revenue Service	Attn Susanne Larson	855-852-4141	Successful
IRS	Internal Revenue Service	Centralized Insolvency Operation	855-235-6787	Successful
Top 20 Creditor	Jacob Gray	c/o Wilshire Law Firm, PLC	213-381-9989	Successful
State Attorney General	Nevada Attorney General	Attn Bankruptcy Department	775-684-1108	Successful
US Trustee for District of DE	Office of the United States Trustee Delaware	Jonathan Lipshie	302-573-6497	Unsuccessful
SEC Regional Office	Securities & Exchange Commission	NY Regional Office	212-336-1320	Unsuccessful
SEC Regional Office	Securities & Exchange Commission	PA Regional Office	215-597-3194	Unsuccessful
SEC Headquarters	Securities & Exchange Commission	Secretary of the Treasury	202-772-9317	Successful
SEC Headquarters	Securities & Exchange Commission	Secretary of the Treasury	202-772-9318	Successful
State Attorney General	Texas Attorney General	Attn Bankruptcy Department	512-475-2994	Successful
US Attorney for District of Delaware	US Attorney for District of Delaware	US Attorney for Delaware	302-573-6220	Successful

Exhibit D

Exhibit D

Objecting & Responding Party Service List

Served via Facsimile

Description	CreditorName	CreditorNoticeName	Fax	Status
Counsel for BP/CRF 901 New York Avenue LLC	BP/CRF 901 New York Avenue LLC	Sullivan Nimeroff Brown Hill LLC	302-428-8195	Successful

Exhibit E

Exhibit E
Core/2002 Service List
Served via Overnight Mail

Description	CreditorName	CreditorNoticeName	Address1	Address2	Address3	City	State	Zip
Top 20 Creditor	1600 Lenox LLC		7350 Biscayne Blvd.			Miami	FL	33138
Top 20 Creditor	Allied Global Marketing		101 Huntington Ave.	Suite 515		Boston	MA	02199
Top 20 Creditor	BP CRF 901 New York Avenue LLC		PO Box 415109			Boston	MA	02241-5109
State Attorney General	California Attorney General	Attn Bankruptcy Department	1300 I St., Ste. 1740			Sacramento	CA	95814-2919
Top 20 Creditor	CSC Leasing Co.		6802 Paragon Place	Suite 350		Richmond	VA	23230
Top 20 Creditor	Edward Don & Company, LLC		2562 Paysphere Circle			Chicago	IL	60674
State Attorney General	Florida Attorney General	Attn Bankruptcy Department	PL-01 The Capitol			Tallahassee	FL	32399-1050
Top 20 Creditor	Hospitality Service Group		PO Box 5165			Baltimore	MD	21224
State Attorney General	Illinois Attorney General	Attn Bankruptcy Department	James R. Thompson Ctr	100 W. Randolph St.		Chicago	IL	60601
Top 20 Creditor	inkind Cards Inc.		600 Congress Ave.	Suite 1700		Austin	TX	78701
Top 20 Creditor	La Cienega Partners LP		Beverly Center	PO Box 719223		Chicago	IL	60677-9473
Top 20 Creditor	Lot 28 Owner LLC		PO Box 19039			Golden	CO	80402-6050
US Trustee for District of DE	Office of the United States Trustee Delaware	Jonathan Lipshie	844 King St Ste 2207	Lockbox 35		Wilmington	DE	19801
Top 20 Creditor	Open Table		425 Market Street, Floor 12			San Francisco	CA	94105
Top 20 Creditor	Ramp Business Corporation		28 W 23rd St, Floor 2			New York	NY	10010
Top 20 Creditor	RN 120 Company, LLC/SNB 120 Owner, LLC		PO Box 25054			New York	NY	10087-5054
SEC Regional Office	Securities & Exchange Commission	NY Regional Office	Regional Director	100 Pearl St., Suite 20-100		New York	NY	10004-2616
SEC Regional Office	Securities & Exchange Commission	PA Regional Office	Regional Director	One Penn Center	1617 JFK Boulevard Ste 520	Philadelphia	PA	19103
Counsel for Simon Property Group, L.P.	Simon Property Group, L.P.	Attn: Catherine M. Martin	225 West Washington Street			Indianapolis	IN	46204
Top 20 Creditor	Support305		2990 SW 35th Ave.			Miami	FL	33133
Top 20 Creditor	Sysco Baltimore LLC		8000 Dorsey Run Road			Jessup	MD	20794
Top 20 Creditor	Sysco Chicago, Inc		250 Wieboldt Drive			Des Plaines	IL	60016-3192
Top 20 Creditor	Sysco North Texas, Inc		800 Trinity Drive			Lewisville	TX	75056-5297
Top 20 Creditor	TC Uptown Office Tower, LLC/ MCPP Park District Office		CBRE Building ID CP1230	PO Box 82544		Goleta	CA	93118
Top 20 Creditor	Windy City Signs		4904 N. Elston Ave.			Chicago	IL	60630

Exhibit F

Exhibit F

Objecting & Responding Parties Service List
Served via Overnight Mail

Description	CreditorName	CreditorNoticeName	Address1	Address2	Address3	City	State	Zip
Counsel for Marina Bay Sands Pte. Ltd.	Marina Bay Sands Pte. Ltd.	Connolly Gallagher LLP	Jeffrey C. Wisler and Christina M. Thompson	1201 North Market Street, 20th Floor		Wilmington	DE	19801
Counsel for MetLife	MetLife	Goodwin Procter LLP	Meredith Mitnick	The New York Times Building	620 Eighth Avenue	New York	NY	10018
US Trustee for District of DE	Office of the United States Trustee Delaware	Jonathan Lipshie	844 King St Ste 2207	Lockbox 35		Wilmington	DE	19801
Interested Party	RN 120 Company, LLC/SNB 120 Owner, LLC	Deb Mattes, CT	520 N Michigan Ave.			Chicago	IL	60611
Top 20 Creditor	RN 120 Company, LLC/SNB 120 Owner, LLC		PO Box 25054			New York	NY	10087-5054
Top 20 Creditor	TC Uptown Office Tower, LLC/ MCPP Park District Office		CBRE Building ID CP1230	PO Box 82544		Goleta	CA	93118