

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

In Re:

TOWN SPORTS INTERNATIONAL, LLC,  
*et al.*,<sup>1</sup>

Debtors.

Chapter 11

Case No. 20-12168 (CSS)

(Joint Administration Requested)

**AFFIDAVIT OF SERVICE**

STATE OF NEW YORK     )  
                                          ) ss.:  
COUNTY OF NEW YORK )

PANAGIOTA MANATAKIS, being duly sworn, deposes and says:

1. I am employed as a Senior Case Manager by Epiq Corporate Restructuring, LLC, with an office located at 777 Third Avenue, New York, NY 10017. I am over the age of eighteen years and am not a party to the above-captioned action.
2. On September 15, 2020, I caused to be served the “Motion of Debtors Pursuant to Sections 105(a), 365(a), and 554(a) of the Bankruptcy Code, Authorizing the Debtors to (I) Reject Certain Unexpired Leases of Nonresidential Real Property Effective as of the Petition Date and (II) Abandon Property in Connection Therewith,” dated September 14, 2020 [Docket No. 9], by causing true and correct copies to be:
  - a. enclosed securely in separate postage pre-paid envelopes and delivered via overnight mail to those parties listed on the annexed Exhibit A,
  - b. delivered via electronic mail to those parties listed on the annexed Exhibit B, and
  - c. delivered via facsimile to those parties on the annexed Exhibit C.

---

<sup>1</sup> The last four digits of Town Sports International, LLC’s federal tax identification number are 7365. The mailing address for Town Sports International, LLC is 399 Executive Boulevard, Elmsford, New York 10523. Due to the large number of debtors in these cases, for which the Debtors have requested joint administration, a complete list of the Debtors, the last four digits of their federal tax identification numbers, and their addresses are not provided herein. A complete list of such information may be obtained on the website of the Debtors’ proposed claims and noticing agent at <http://dm.epiq11.com/TownSports>, or by contacting the proposed undersigned counsel for the Debtors.

3. All envelopes utilized in the service of the foregoing contained the following legend:  
“LEGAL DOCUMENTS ENCLOSED. PLEASE DIRECT TO THE ATTENTION OF  
ADDRESSEE, PRESIDENT OR LEGAL DEPARTMENT.”

/s/ Panagiota Manatakis  
Panagiota Manatakis

Sworn to before me this  
15<sup>th</sup> day of September, 2020

/s/ Cassandra Murray

Notary Public, State of New York  
No. 01MU6220179  
Qualified in Queens County  
Commission Expires April 12, 2022

## **EXHIBIT A**

| Claim Name                                      | Address Information                                                                                                                |
|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| 1231 THIRD FEE OWNERS LLC                       | ATTN: CHAIM COHEN- REG. MGR. 50 RUTLEDGE ST, SUITE 503 BROOKLYN NY 11249                                                           |
| 135 WELLS AVENUE LLC                            | C/O GOODWIN PROCTOR LLP ATTN: ANDREW C. SUCOFF, ESQ. 100 NORTHERN AVENUE BOSTON MA 02210                                           |
| 135 WELLS AVENUE LLC                            | ATTN: MIKE FEDOTOWSKY-PROPERTY MANAGER P.O. BOX 9137 NEWTON MA 02460-9137                                                          |
| 1400 RETAIL OWNER LLC                           | ATTN: JOHN BIRNBAUM - SR. VP, GEN COUNSEL 150 EAST 58TH STREET, 39TH FLOOR NEW YORK NY 10155                                       |
| 1400 RETAIL OWNER LLC                           | ATTN: ZACHARY G. HAMMER - DIRECTOR OF LEASING ASHKENAZY ACQUISITION CORPORATION 150 EAST 58TH STREET, 39TH FLOOR NEW YORK NY 10155 |
| 1601 BRONXDALE PROPERTY OWNER LLC               | ATTN: NANCY LARA - VP, MERINGOFF PROPERTIES, INC. 30 WEST 26TH STREET, 8TH FLOOR NEW YORK NY 10010                                 |
| 1601 BRONXDALE PROPERTY OWNER LLC               | ATTN: KATINA KHAN-ASSISTANT PROJECT MANAGER 165 WEST 73 STREET NEW YORK NY 10023                                                   |
| 202 MAIN AVE ASSOCIATES                         | ATTN: GERALD CORRADO 1578 MAIN AVENUE CLIFTON NJ 07011                                                                             |
| 202 MAIN AVE ASSOCIATES                         | C/O DE MARCO & DE MARCO ATTN: MICHAEL P DE MARCO 912 BELMONT AVENUE NORTH HALEDON NJ 07508                                         |
| 230 WEST 41ST ASSOCIATES, LLC                   | ATTN: SHELLY SHINGH C/O JPMORGAN CHASE BANK PO BOX 27756 NEW YORK NY 10087-7756                                                    |
| 278 EIGHTH ASSOCIATES                           | C/O ISJ MANAGEMENT CORP. ATTN: DAVID JEMAL, ESQ. 110 W. 34TH STREET, 9TH FLOOR NEW YORK NY 10001                                   |
| 278 EIGHTH ASSOCIATES                           | C/O JEREMY KRANTZ SMITH & KRANTZ, LLP THE CHANIN BUILDING, SUITE 1518 NEW YORK NY 10168                                            |
| 6828 WISCONSIN AVE. LLC AND JULIAN JOSEPHS, LLC | C/O MICHAEL R. COGAN, P.C. 12 SOUTH SUMMIT AVENUE, SUITE 250 GAITHERSBURG MD 20877                                                 |
| ADVENTURES IN RECREATION, INC.                  | ATTN: RITA A KNUITSEN - PRESIDENT 1100 ROUTE 17 NORTH RAMSEY NJ 07446                                                              |
| ARE-MA REGION NO. 75, LLC                       | ATTN: TOM ANDREWS - CO-PRESIDENT C/O ALEXANDRIA REAL ESTATE EQUITIES, INC. 26 NORTH EUCLID AVENUE PASADENA CA 91101                |
| D&M RICHMOND REALTY, LLC                        | ATTN: HOWARD FILE, ESQ. 260 CHRISTOPHER LANE, SUITE 102 STATEN ISLAND NY 10314                                                     |
| D&M RICHMOND REALTY, LLC                        | ATTN: MITCHELL PACIFICO 1212 WILLOWBROOK ROAD STATEN ISLAND NY 10314                                                               |
| DSRG, LP-VILLAGE CENTER AT ROSE                 | ATTN: RYAN DAN - SR. DIRECTOR - LEASING 200 E. BAKER STREET, SUITE 100 COSTA MESA CA 92626                                         |
| DSRG, LP-VILLAGE CENTER AT ROSE                 | C/O LAW OFFICE OF COREY E TAYLOR, APC 629 CAMINO DE LOS MARES, SUITE 305 SAN CLEMENTE CA 92673                                     |
| EBRA 70 PINE MASTER TENANT LLC                  | ATTN: KATHY PANARO 70 PINE COMMERCIAL 777 THIRD AVENUE, 6TH FLOOR NEW YORK NY 10017                                                |
| EL PASEO PROPERTY OWNER, LLC                    | ATTN: DIANA BEECHIE - SR. PROPERTY MANAGER SAND HILL PROPERTY COMPANY 965 PAGE MILL ROAD PALO ALTO CA 94304                        |
| EL PASEO PROPERTY OWNER, LLC                    | C/O VALLCO SHOPPING MALL 10123 N. WOLFE ROAD, STE 1095 CUPERTINO CA 95014                                                          |
| GP ASSOCIATES                                   | ATTN: DANIEL J. ANSELL, ESQ. GREENBERG TRAUIG, LLP 200 PARK AVENUE NEW YORK NY 10166                                               |
| IVT RIVER OAKS VALENCIA, L.L.C.                 | ATTN: KRISTINA S. RAYMOND- SR COUNSEL INVENTRUST PROPERTIES CORP. 3025 HIGHLAND PARKWAY, SUITE 350 DOWNERS GROVE IL 60515          |
| IVT RIVER OAKS VALENCIA, L.L.C.                 | ATTN: ROBERT METTEL INVENTRUST PROPERTIES CORP. 3025 HIGHLAND PARKWAY, SUITE 350 DOWNERS GROVE IL 60515                            |
| JAMESTOWN PREMIER                               | C/O HOLLAND & KNIGHT ATTN: PAUL J. KIERNAN 800 17TH STREET N.W., SUITE 1100 WASHINGTON DC 20006                                    |
| JAMESTOWN PREMIER                               | GEORGETOWN PARK CORP. PONCE CITY MARKET 675 PONCE DE LEON AVENUE, NE, 7TH FL ATLANTA GA 30308                                      |
| JOHN SACHS                                      | ATTN: ROBERT C. WELCH, JR., ESQ. 118 PROSPECT STREET P.O. BOX 704 RIDGEWOOD NJ 07451                                               |
| JOHN SACHS                                      | 500 GOLDEN HARBOUR DRIVE BOCA RATON FL 33432                                                                                       |
| K&A REAL ESTATE LLC                             | ATTN: ALBERT YAMIN - MANAGING MEMBER PO BOX 241429 LOS ANGELES CA 90024                                                            |
| K&A REAL ESTATE LLC                             | ATTN: KAM YAMIN - MANAGING MEMBER PO BOX 241429 LOS ANGELES CA 90024                                                               |

| Claim Name                                   | Address Information                                                                                                         |
|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| KAUFMAN MANAGEMENT CO.                       | ATTN: EDWARD J. HART 450 SEVENTH AVENUE- PENTHOUSE NEW YORK NY 10123                                                        |
| KRG BAYONNE URBAN RENEWAL, LLC               | ATTN: RYAN JOYCE C/O KITE REALTY GROUP 30 S. MERIDIAN STREET, SUITE 1100 INDIANAPOLIS IN 46204                              |
| KRG BAYONNE URBAN RENEWAL, LLC               | ATTN: WADE ACHENBACK - EX. VP C/O KITE REALTY GROUP 30 S. MERIDIAN STREET, SUITE 1100 INDIANAPOLIS IN 46204                 |
| KRG BAYONNE URBAN RENEWAL, LLC               | ATTN: ROBERT MCGUINNESS 15961 COLLECTIONS CENTER DR CHICAGO IL 60693                                                        |
| LAUREL CENTER GROUP, LP                      | ATTN: DAN AUSTIN - LEASING MANAGER 6300 WILSHIRE BLVD., SUITE 1800 LOS ANGELES CA 90048                                     |
| MANDELBAUM AND MANDELBAUM                    | ATTN: MARIETTA DISANTI 80 MAIN STREET WEST ORANGE NJ 07052                                                                  |
| MANDELBAUM AND MANDELBAUM                    | ATTN: NEAL HERSTIK, ESQ. GROSS, TRUSS & HERSTIK, P.C., 63 WEST MAIN STREET PO BOX 5008 FREEHOLD NJ 07728                    |
| ONE GATEWAY CENTER PROPERTY OWNER LLC        | ATTN: JOHN A SARACENO, JR. 900 ROUTE 9 NORTH, SUITE 400 WOODBRIDGE NJ 07095                                                 |
| ONE GATEWAY CENTER PROPERTY OWNER LLC        | ATTN: NOEMI PADILLA- PROPERTY ADMINISTRATOR C/O ONYX MANAGEMENT GROUP, LLC PO BOX 75428 CHICAGO IL 60675-5428               |
| OXFORD BIT GALLERY PLACE PROPERTY OWNER, LLC | ATTN: BENJAMIN KAYDEN - DIRECTOR 600 MASSACHUSETTS AVE NW WASHINGTON DC 20001                                               |
| OXFORD BIT GALLERY PLACE PROPERTY OWNER, LLC | ATTN: SCOTT ROME, ESQ. VERITAS 1225 19TH STREET NW, SUITE 320 WASHINGTON DC 20036                                           |
| PRINCETON (EDENS), LLC                       | ATTN: JULIE DROBITS - REGIONAL PROPERTY MANAGER DEPARTMENT 2439 P.O. BOX 442 LAUREL NY 11948                                |
| RADNOR PROPERTIES - 555 LA, LP               | ATTN: MICHAEL MCCALLEY - ASSOCIATE GEN COUNSEL BRANDYWINE REALTY TRUST 2929 WALNUT STREET, SUITE 1700 PHILADELPHIA PA 19104 |
| REGENCY CENTERS, L.P.                        | ATTN: MARIA LANGE-PROPERTY MANAGER RIVERTOWNS SQUARE REGENCY, LLC PO BOX 844235 BOSTON MA 02284-4235                        |
| REGENCY CENTERS, L.P.                        | ATTN: PATRICK CONWAY - V.P. MARKET OFFICER RIVERTOWNS SQUARE REGENCY, LLC PO BOX 844235 BOSTON MA 02284-4235                |
| RIVERVIEW RETAIL, LLC                        | ATTN: MARA HENDERSON KING KGI PROPERTIES 10 MEMORIAL BOULEVARD, SUITE 901 PROVIDENCE RI 02903                               |
| RIVERVIEW RETAIL, LLC                        | ATTN: MURRAY GEREBOFF 207 WATERMAN STREET PROVIDENCE RI 02906                                                               |
| SP 101 W15 LLC                               | ATTN: MATTHEW E KASINDORF, ESQ. MEISTER SEELIG & FEIN LLP 125 PARK AVENUE, 7TH FLOOR NEW YORK NY 10017                      |
| SP 101 W15 LLC                               | ATTN: KUNAL CHOTHANI - VP C/O STONEHENGE MANAGEMENT LLC 1675 BROADWAY, 21ST FLOOR NEW YORK NY 10019                         |
| TANGER OUTLETS DEER PARK LLC                 | ATTN: STACEY RAMIS NIGRO, ESQ. 43 CORPORATE DRIVE HAUPPAUGE NY 11788                                                        |
| TANGER OUTLETS DEER PARK LLC                 | ATTN: MICHELLE B. DIXON P.O. BOX 414225 BOSTON MA 02241-4225                                                                |
| THE RACQUET PLACE                            | ATTN: FRANK VINCI C/O RONALD SPIVACK 525 GREEN STREET ISELIN NJ 08830                                                       |
| THE RACQUET PLACE                            | ATTN: RON KOGOS - GENERAL MANAGING PARTNER 525 GREEN STREET ISELIN NJ 08830                                                 |
| TWENTY SIX COURT ASSOCIATES, LLC             | ATTN: RIVKY DIAMANT 26 COURT STREET BROOKLYN NY 11242                                                                       |
| W & L ASSOCIATES                             | ATTN: JAY L LUBETKIN, ESQ. RABINOWITZ, LUBETKIN & TULLY, L.L.C. 293 EISENHOWER PARKWAY, SUITE 100 LIVINGSTON NJ 07039       |
| W & L ASSOCIATES                             | ATTN: ANDREW TALBERT - GENERAL MGR 16239 PANTHEON PASS DELRAY BEACH FL 33446                                                |
| WESTFIELD TOPANGA OWNER LLC                  | ATTN: MOISES QUEZADA - SPECIALIST 2049 CENTURY PARK EAST- 42ND FL CENTURY COTY CA 90067                                     |
| WESTFIELD TOPANGA OWNER LLC                  | ATTN: JIM LEE - SPECIALIST ACCOUNTS RECEIVABLE PO BOX 54734 LOS ANGELES CA 90074-4734                                       |

**Total Creditor count 59**

## **EXHIBIT B**

**Town Sports International, LLC**  
**Case No. 20-12168**

|                                  |
|----------------------------------|
| admin@dwyerwelch.com             |
| carmela@corradosmarket.com       |
| ccohen@plazaus.com               |
| corey@taylorlawoc.com            |
| dan@thearbagroup.com             |
| dbeechie@shpco.com               |
| ddechiaro@rosenyc.com            |
| djrelaw@aol.com                  |
| ehart@kaufmanorganization.com    |
| fvinci2@optimum.net              |
| hkogos@earthlink.net             |
| jdrobits@edens.com               |
| jhs928@me.com                    |
| jim.lee@urw.com                  |
| karealestates@gmail.com          |
| kkhan@merprop.com                |
| mcogan@randclegal.com            |
| mek@msf-law.com                  |
| michael.mccalley@bdnreit.com     |
| michelle.dixon@tangeroutlets.com |
| mittchellpacifico@aol.com        |
| mlange@pihc.com                  |
| moises.quezada@urw.com           |
| nherstik@gthlaw.org              |
| npadilla@onyxequities.com        |
| patrickconway@regencycenters.com |
| paul.kiernan@hklaw.com           |
| rdan@dsrg.com                    |
| rivky@26courtmgmt.com            |
| rjoyce@kiterealty.com            |
| rmcgulnness@kiterealty.com       |
| robert.mettel@inventrustpm.com   |
| sbernats@plazaus.com             |
| shelly.singh@colliers.com        |
| vnguyen@shpco.com                |
| zhammer@aacrealty.com            |

## **EXHIBIT C**

**Town Sports International, LLC**  
**Case No. 20-12168**

| Name                                     | Fax          |
|------------------------------------------|--------------|
| 202 MAIN AVE ASSOCIATES                  | 973-427-9631 |
| JAMESTOWN PREMIER                        | 770-805-1001 |
| ONE GATEWAY CENTER PROPERTY<br>OWNER LLC | 732-362-8801 |