

1 David C. Winton (SBN 152417)
LAW OFFICES OF DAVID C. WINTON
2 936-B Seventh Street, #345
Novato, CA 94947
3 (415) 421 5800 Tel
4 (415) 358 4122 Fax

5 Attorney for Debtor
DOLPHIN REAL ESTATE NO. 1, INC.
6 A California corporation

7
8 UNITED STATES BANKRUPTCY COURT
9 IN AND FOR THE NORTHERN DISTRICT OF CALIFORNIA
10 SAN FRANCISCO DIVISION

11 In re) Case No.
12)
13 DOLPHIN REAL ESTATE NO. I, INC.) LIST OF CREDITORS HOLDING 20
14) LARGEST UNSECURED CLAIMS
15)
16 Debtor.)

17 Following is the list of the debtor's creditors holding the 20 largest unsecured claims.
18 This list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11
19 case. The list does not include (1) persons who came within the definition of "insider" set forth
20 in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the
21 unsecured deficiency places the creditor among the holders of the 20 largest unsecured claims.
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(1) Name of the creditor and complete mailing address including zip code	(2) Name, telephone, number and complete mailing address including zip code, of employee, agent or department of creditor familiar with claim who may be contacted	(3) Nature of claim (trade debt, bank loan, government contract etc.)	(4) Indicate if claim is contingent, unliquidated, disputed or subject to setoff	(5) Amount of claim [if secured also state value of security]
Lee Buffington Tax Collector 555 County Center Redwood City, CA 94063-1662	Lee Buffington Tax Collector 555 County Center Redwood City, CA 94063- 1662 (650) 363-4169	Tax		20,039.65
AT&T Payment Center Sacramento, CA 95887- 0001	AT&T Payment Center Sacramento, CA 95887-0001 (800) 891-1800	Telephone		17,285.11
Borel Estate Company 1700 S El Camino Real, Penthouse San Mateo, CA 94402	Borel Estate Company 1700 S El Camino Real, Penthouse San Mateo, CA 94402 (650) 574-7160	Office rent		88,406.12
Cameron-Jones Realtors & Lee Jones PO Box 751135 Petaluma, CA 94975	Cameron-Jones Realtors & Lee Jones PO Box 751135 Petaluma, CA 94975 (415) 334-0800	Lawsuit	Contingent Unliq. Disputed	380,000.00
Carr McClellan Ingersoll Thompson & Horn 216 Park Road Burlingame, CA 94010	Carr McClellan Ingersoll Thompson & Horn 216 Park Road Burlingame, CA 94010	Legal services		137,699.36
Corporation Services Inc 707 Torrance Blvd, Suite 200 Redondo Beach, CA 90277-3400	Corporation Services Inc 707 Torrance Blvd, Suite 200 Redondo Beach, CA 90277- 3400	Promissory Note		58,650.36
John Doyle 605 Marlin Court Redwood City, CA 94065	John Doyle 605 Marlin Court Redwood City, CA 94065 (650) 571-8868	Stock purchase		107,187.50
Key Equipment Finance PO Box 74713 Cleveland, OH 44194- 0796	Key Equipment Finance PO Box 74713 Cleveland, OH 44194-0796 (800) 690-2225	Office equipment lease		60,576.28

1	Liberty Bank 500 Linden Avenue South San Francisco, CA 94080	Liberty Bank 500 Linden Avenue South San Francisco, CA 94080 (650) 871-2400	Loan		483,366.82
2					
3					
4	RE/MAX California & Hawaii Ad Fund PO Box 5264 Englewood, CO 80155- 5264	RE/MAX California & Hawaii Ad Fund PO Box 5264 Englewood, CO 80155-5264 (800) 525-7452	Franchise fees	Unliq.	130,876.28
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6					
7	RE/MAX California & Hawaii LLC PO Box 5264 Englewood, CO 80155- 5264	RE/MAX California & Hawaii LLC PO Box 5264 Englewood, CO 80155-5264 (800) 525-7452	Franchise fees	Unliq.	179,048.28
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9					
10	Ricoh Americas Corporation PO Box 4245 Carol Stream, IL 60197- 4245	Ricoh Americas Corporation PO Box 4245 Carol Stream, IL 60197- 4245 (888) 201-5601	Copier charges		35,532.43
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12					
13	Wells Fargo Financial Leasing, Attn: Peter Sullivan MAC F4031-050, 800 Walnut St Des Moines, IA 50309	Wells Fargo Financial Leasing Attn: Peter Sullivan MAC F4031-050, 800 Walnut St Des Moines, IA 50309	Equipment lease		40,628.01
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15					
16	Vistage Worldwide, Inc File 57158 Los Angeles, CA 90074- 7158	Vistage Worldwide, Inc File 57158 Los Angeles, CA 90074- 7158 (800) 274-2367	Professional organization		16,075.00
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18					
19	Law Offices of David M Sloan 655 Middlefield Road Redwood City, CA 94063	Law Offices of David M Sloan 655 Middlefield Road Redwood City, CA 94063	Rent		27,481.34
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21	Half Moon Bay Review PO Box 68 Half Moon Bay, CA 94019	Half Moon Bay Review PO Box 68 Half Moon Bay, CA 94019 Rachel Stern Manning, Price & Stern 800 575 9702	Advertising		7,915.80
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23					
24					
25	Pacifica Tribune 59 Aura Vista Drive Pacifica, CA 94044	Pacifica Tribune 59 Aura Vista Drive Pacifica, CA 94044 (650) 359-6666	Advertising		8,132.00
26					
27	Pitney Bowes, Inc PO Box 856390 Louisville, KY 40285- 6390	Pitney Bowes, Inc PO Box 856390 Louisville, KY 40285-6390	Equipment lease		7,582.05
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1	Staples Business Advantage, Dept LA PO Box 83689 Chicago, IL 60696-3689	Staples Business Advantage, Dept LA PO Box 83689 Chicago, IL 60696-3689 (800) 416-5411	Office supplies		9,904.48
4	Linda Mar S.C. c/o Kimco Realty Corporation 3333 New Hyde Park Road, Suite 100 New Hyde Park Road, NY 11042-0020	Linda Mar S.C. c/o Kimco Realty Corporation 3333 New Hyde Park Road, Suite 100 New Hyde Park Road, NY 11042-0020 (949) 252 3862	Office rent		5,825.46

8 Date: January 27, 2009

10 /S/ Allan Bernardi, President
11 Debtor

13 **DECLARATION UNDER PENALTY OF PERJURY**
14 **ON BEHALF OF A CORPORATION OR PARTNERSHIP**

15 I, Allan Bernardi, president of Dolphin Real Estate No. 1 named as the debtor in this
16 case, declare under penalty of perjury that I have read the foregoing list and that it is true and
17 correct to the best of my information and belief.

18 Date: January 27, 2009

19 Signature /S/ Allan Bernardi, President