

**United States Bankruptcy Court
District of Colorado**

IN RE:

Case No. 13-11132 MER

LSI Retail II, LLC

Chapter 11

Debtor(s)

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Following is the list of the debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11 [or chapter 9] case. The list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor among the holders of the 20 largest unsecured claims. If a minor child is one of the creditors holding the 20 largest unsecured claims, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

(1) Name of 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)
TIC Lending, LLC 5460 S Quebec St Ste 300 Greenwood Village, CO 80111	Caroline C. Fuller, Esq. Fairfield And Woods, P.C. 1700 Lincoln St Ste 2400 Denver, CO 80203			200,000.00
LSI Retail I, LLC 8361 N Rampart Range Rd, Ste 208 Littleton, CO 80125				75,000.00
FE Penn USI New England PO Box 920444 50 Cabot St Needham, MA 02492				17,954.00
Mikes Building Maintenance 11321 S Deer Creek Road Littleton, CO 80127				11,571.25
Xcel Energy Po Box 9477 Minneapolis, MN 55484-9477				6,630.60
SRS Real Estate Services 1641 California Street Ste 100 Denver, CO 80202				6,512.85
GM Realty Advisors 16 Technology Drive # 136 Irvine, CA 92618				5,000.00
Alarm Specialist 8081 E Orchard Rd Suite 175 Greenwood Village, CO 80111				4,740.28
ProCam Services 16505 E Printice Ave Centennial, CO 80015				4,284.00
Sunset Managemenet Services, Inc 8361 N Rampart Range Road Ste 208 Littleton, CO 80125				3,768.66
Colorado Mechanical Systems 1690 S Abilene St Unit 107 Aurora, CO 80012				3,730.00
Allways Green LLC 696 W Caley Circle Littleton, CO 80120				1,825.00
Waste Management 2400 W Union Ave Englewood, CO 80110				1,345.67

Roxborough Water & Sanitation 6222 N Roxborough Park Road Littleton, CO 80125	1,121.02
Curb Appeal Po Box 631363 Littleton, CO 80163	1,075.00
Schindler Elevator 6950 W Jefferson Ave Ste 210 Lakewood, CO 80235	763.29
Michael Federico 7696 Elmwood Street Littleton, CO 80125	710.00
Jeffrey Orndorff 650 Howe Circle Castle Rock, CO 80104	660.00
Lottner, Rubin, Fishman 633 17th St. Ste 2700 Denver, CO 80202	636.60
Marc Oddo 9799 Falcon Lane Littleton, CO 80125	580.00

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF A CORPORATION OR PARTNERSHIP

I, [the president *or* other officer *or* an authorized agent of the corporation][*or* a member *or* an authorized agent of the partnership] named as the debtor in this case, declare under penalty of perjury that I have read the foregoing list and that it is true and correct to the best of my information and belief.

Date: **January 29, 2013** Signature: **/s/ Alan R. Fishman**

Alan R. Fishman, Manager
(Print Name and Title)