

Fill in this information to identify your case:

United States Bankruptcy Court for the:

NORTHERN DISTRICT OF GEORGIA

Case number (if known) Chapter 11

☐ Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

4/16

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name Mystery Room, LLC

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and doing business as names

3. Debtor's federal Employer Identification Number (EIN) 46-5708093

4. Debtor's address Principal place of business Mailing address, if different from principal place of business

3883 Rogers Bridge Road NW
Suite 501
Duluth, GA 30097

Number, Street, City, State & ZIP Code

Gwinnett

County

P.O. Box, Number, Street, City, State & ZIP Code

Location of principal assets, if different from principal place of business

see attached spreadsheet

Number, Street, City, State & ZIP Code

5. Debtor's website (URL)

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

☐ Partnership (excluding LLP)

☐ Other. Specify:

Debtor **Mystery Room, LLC**
Name

Case number (if known)

7. Describe debtor's business

A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☒ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. §501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- ☐ Chapter 7
- ☐ Chapter 9

☒ Chapter 11. Check all that apply:

- ☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,566,050 (amount subject to adjustment on 4/01/19 and every 3 years after that).
- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

☒ No.

☐ Yes.

If more than 2 cases, attach a separate list.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

☒ No

☐ Yes.

List all cases. If more than 1, attach a separate list

Debtor	_____	Relationship	_____
District	_____	When	_____
		Case number, if known	_____

Debtor **Mystery Room, LLC**
Name

Case number (if known)

11. Why is the case filed in this district?

Check all that apply:

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

☒ No

☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard?

☐ It needs to be physically secured or protected from the weather.

☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

☐ Other

Where is the property?

Number, Street, City, State & ZIP Code

Is the property insured?

☐ No

☐ Yes. Insurance agency

Contact name

Phone

Statistical and administrative information

13. Debtor's estimation of available funds

Check one:

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors

☐ 1-49

☒ 50-99

☐ 100-199

☐ 200-999

☐ 1,000-5,000

☐ 5001-10,000

☐ 10,001-25,000

☐ 25,001-50,000

☐ 50,001-100,000

☐ More than 100,000

15. Estimated Assets

☐ \$0 - \$50,000

☐ \$50,001 - \$100,000

☒ \$100,001 - \$500,000

☐ \$500,001 - \$1 million

☐ \$1,000,001 - \$10 million

☐ \$10,000,001 - \$50 million

☐ \$50,000,001 - \$100 million

☐ \$100,000,001 - \$500 million

☐ \$500,000,001 - \$1 billion

☐ \$1,000,000,001 - \$10 billion

☐ \$10,000,000,001 - \$50 billion

☐ More than \$50 billion

16. Estimated liabilities

☐ \$0 - \$50,000

☐ \$50,001 - \$100,000

☐ \$100,001 - \$500,000

☐ \$500,001 - \$1 million

☒ \$1,000,001 - \$10 million

☐ \$10,000,001 - \$50 million

☐ \$50,000,001 - \$100 million

☐ \$100,000,001 - \$500 million

☐ \$500,000,001 - \$1 billion

☐ \$1,000,000,001 - \$10 billion

☐ \$10,000,000,001 - \$50 billion

☐ More than \$50 billion

Debtor **Mystery Room, LLC**
Name

Case number (if known)

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature
of authorized
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **November 16, 2018**
MM / DD / YYYY

X /s/ John Reichel Jr.

Signature of authorized representative of debtor

John Reichel Jr.

Printed name

Title **Manager**

18. Signature of attorney

X /s/ Michael D Robl

Signature of attorney for debtor

Date **November 16, 2018**

MM / DD / YYYY

Michael D Robl 610905

Printed name

Robl Law Group LLC

Firm name

**3754 LaVista Road
Suite 250
Tucker, GA 30084**

Number, Street, City, State & ZIP Code

Contact phone **404-373-5153**

Email address **michael@roblgroup.com**

610905 GA

Bar number and State

Store #	Mall Name	City	State	Address
100	Sugarloaf Mills	Lawrenceville	GA	5900 Sugarloaf Parkway, Unit 134, Lawrenceville, GA 30043
101	Palisades Mall	West Nyack	NY	3681 Palisades Center Drive, West Nyack, NY 10994
102	Kingston Collection	Kingston	MA	101 Kingston Collection Way, Unit B106, Kingston, MA 02364
103	Crossgates Mall	Albany	NY	1 Crossgates Mall, Unit C107, Albany, NY 12203
104	The Domain 2	Austin	TX	3220 Feathergrass Court, #128, Austin, TX 78758
105	Galleria at Crystal Run Mall	Middletown	NY	1 Galleria Drive, Suite 211, Middletown, NY 10941
106	Salmon Runn Mall	Watertown	NY	21182 Salmon Run Mall Loop W., Suite D113B, Watertown, NY 13601
107	Destiny Mall	Syracuse	NY	9090 Destiny USA Dr., K201, Syracuse, NY 13204
108	Walden Galleria	Buffalo	NY	1 Walden Galleria, #108B, Buffalo, NY 14225
109	Connecticut Post Mall	Milford	CT	1201 Boston Post Rd., Suite 2424, Milford, CT 06460
110	Emerald Square Mall	North Attleborough	MA	999 South Washington St., W213, North Attleborough, MA 02760
111	Square One Mall	Saugus	MA	1202 Broadway, Suite S115, Saugus, MA 01906
112	Rockaway Townsquare Mall	Rockaway	NJ	301 Mount Hope Ave, Suite 1001C, Rockaway, NJ 07866
113	Hampshire Mall	Hadley	MA	367 Russell St., A07, Hadley, MA 01035
114	Holyoke Mall	Holyoke	MA	50 Holyoke St., Space F292, Holyoke, MA 01040
115	Midtown Village	Tuscaloosa	AL	1800 McFarland Blvd. E, Suite 302, Tuscaloosa, AL 35404
116	Fox Valley Mall	Aurora	IL	2244 Fox Valley Ctr., Space D19, Aurora, IL 30504
117	Magnolia Mall	Florence	SC	2701 David H McLeod, Space #1250, Florence, SC 29501
118	White Marsh Mall	Baltimore	MD	8200 Perry Hall Blvd., Space 2005, Baltimore, MD 21236
119	Susquehanna Mall	Selinsgrove	PA	1 Susquehanna Mall Dr., Space A13, Selinsgrove, PA 17870
120	Jefferson Valley Mall	Yorktown Heights	NY	650 Lee Blvd., Space F9, Yorktown Heights, NY 10598
121	Buckland Hills Mall	Manchester	CT	194 Buckland Hills Dr., Space 2002, Manchester, CT 06042
122	Asheville Mall	Asheville	NC	3 South Tunnel Rd., Space K-14, Asheville, NC 28805
123	Triangle Town Center	Raleigh	NC	5959 Triangle Town Blvd, Space EU 2113, Raleigh, NC 27616
124	Hamilton Place Mall	Chattanooga	TN	2100 Hamilton Place Blvd., Suite 274, Chattanooga, TN 37421
125	Westgate Mall	Spartanburg	SC	660 Spartan Blvd., Space 210, Spartanburg, SC 29301
126	Viewmont Mall	Scranton	PA	100 Viewmont Mall, Space #840, Scranton, PA 18508
128	Woodbridge Mall	Woodbridge	NJ	250 Woodbridge Center Dr., Suite 2285, Woodbridge, NJ 07095
129	Valley View	Roanoke	VA	4802 Valley View Blvd. NW, Space LD 150, Roanoke, VA 24012
130	Neshaminy	Bensalem	PA	707 Neshaminy Mall, Space 665, Bensalem, PA 19020
131	Florence Mall	Florence	KY	2028 Florence Mall, Space 2134, Florence, KY 41042
132	Four Seasons	Greensboro	NC	410 Four Seasons Town Centre, Space 226, Greensboro, NC 27407
133	Brass Mills Center	Waterbury	CT	495 Union St., Suite 1158, Waterbury, CT 06706
134	Jefferson Mall	Louisville	KY	4801 Outer Loop, Suite 632, Louisville, KY 40219
135	Monroeville Mall	Monroeville	PA	200 Mall Circle Dr., Suite 248, Monroeville, PA 15146
136	The Oaks Mall	Gainesville	FL	6419 Newberry Rd., Space K12, Gainesville, FL 32605
137	Market Place	Champaign	IL	2000 N Neil St., Suite 0435, Champaign, IL 61820
138	Peachtree Mall	Columbus	GA	3131 Manchester Expy., Space 0023, Columbus, GA 31909
139	Arbor Place Mall	Douglasville	GA	6700 Douglas Blvd., Suite 1000, Douglasville, GA 30135
140	Glen Brook Square	Fort Wayne	IN	4201 Coldwater Rd., Suite N08, Fort Wayne, IN 46805
141	Colonial Park Mall	Harrisburg Rent	PA	4600 Jones Town Rd., Space 52, Harrisburg, PA 17109
142	Hanes Mall	Winston-Salem	NC	3320 Silas Creek Pkwy., Suite GL 3332, Winston-Salem, NC 27103
143	Great Lakes Mall	Mentor	OH	7850 Mentor Ave., Space 1050A, Mentor, OH 44060
144	Orange Park Mall	Orange Park	FL	1910 Wells Rd., Suite C-30, Orange Park, FL 32073
145	Bowie Town Center	Bowie Rent	MD	15606 Emerald Way, Bowie, MD 20716
146	Dayton Mall	Dayton	OH	2700 Miamisburg Centerville Rd., Space 300, Dayton, OH 45459
147	Polaris Fashion Mall	Columbus	OH	C1500 Polaris Pkwy, Space 2252, Columbus, OH 43240
148	Brunswick Square	Brunswick	NJ	755-NJ-18, Space 544, East Brunswick, NJ 08816

Fill in this information to identify the case:

Debtor name **Mystery Room, LLC**

United States Bankruptcy Court for the: NORTHERN DISTRICT OF GEORGIA

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☒ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☒ *Schedule H: Codebtors* (Official Form 206H)
- ☒ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ *Amended Schedule* _____
- ☒ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **November 16, 2018**

X /s/ John Reichel Jr.

Signature of individual signing on behalf of debtor

John Reichel Jr.

Printed name

Manager

Position or relationship to debtor

Fill in this information to identify the case:

Debtor name **Mystery Room, LLC**
 United States Bankruptcy Court for the: **NORTHERN DISTRICT OF GEORGIA**
 Case number (if known): _____

☐ Check if this is an amended filing

Official Form 204

Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
A.F. Alber General Contractor, Inc. P.O. Box 125 Hilltown, PA 18927						\$418,479.87
Arnall Golden Gregory LLP 171 17th Street NW Suite 2100 Atlanta, GA 30363						\$38,480.00
Brass Mill Center Mall Brass Mill Center P.O. Box 772851 Chicago, IL 60677-2851						\$15,683.60
Catalina Partners, L.P. P.O. Box 645120 Cincinnati, OH 45264-5120						\$52,375.60
CBL & Associates Limited Partnership 2030 Hamilton Place Blvd Suite 500 Chattanooga, TN 37421-6000						\$22,580.64
CBL Properties P O Box 5543 Carol Stream, IL 60197-5543						\$15,664.88
Chetan Patel 2934 Silvermare Lane Duluth, GA 30097						\$240,000.00

Debtor **Mystery Room, LLC**
Name

Case number (if known)

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Fundation Group LLC 11501 Sunset Hills Road Suite 100 Reston, VA 20190				\$60,000.00	\$0.00	\$60,000.00
G&I VII P.O. Box 959727 St. Louis, MO 63195-9727						\$15,612.94
GGP - Glenbrook LLC Glenbrook Square P.O. Box 776250 Chicago, IL 60677-6250			Disputed Subject to Setoff			\$15,682.82
GGPLP LLC - Greensboro P.O. Box 775318 Chicago, IL 60677-5318						\$22,798.68
Hamilton Place Mall CMBS, LLC P.O. Box 5559 Carol Stream, IL 60197-5559						\$25,864.00
John Reichel 129 Walnut Street Unit 116 Chattanooga, TN 37403						\$324,537.00
MapMeLocal, Inc. c/o Andrew Lundstrom 1954 Airport Rd. STE 122 Chamblee, GA 30341						\$18,000.00
Neshaminy Mall Neshaminy Mall P.O. Box 6341 Carol Stream, IL 60197-6341						\$16,421.92
Oaks Mall, LLC The Oaks Mall SDS-12-1530 Minneapolis, MN 55456-1530						\$17,211.10
Peachtree Mall, LLC SDS - 12 - 2330 P.O. Box 86 Minneapolis, MN 55486-2330						\$19,110.54

Debtor **Mystery Room, LLC**
Name

Case number (if known)

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Signarama 27 N Middletown Rd. Nanuet, NY 10954						\$32,075.74
The Shoppes at Buckland Hills SDS-12-3095 P.O. Box 86 Minneapolis, MN 55486-3095						\$15,681.22
Woodbridge Center Property, LLC Woodbridge Center 7855 Solution Center Chicago, IL 60677-7008						\$46,958.32

Fill in this information to identify the case:

Debtor name **Mystery Room, LLC**

United States Bankruptcy Court for the: **NORTHERN DISTRICT OF GEORGIA**

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206Sum
Summary of Assets and Liabilities for Non-Individuals

12/15

Part 1: Summary of Assets

1. **Schedule A/B: Assets-Real and Personal Property** (Official Form 206A/B)

1a. **Real property:**
Copy line 88 from *Schedule A/B*..... \$ **0.00**

1b. **Total personal property:**
Copy line 91A from *Schedule A/B*..... \$ **424,861.00**

1c. **Total of all property:**
Copy line 92 from *Schedule A/B*..... \$ **424,861.00**

Part 2: Summary of Liabilities

2. **Schedule D: Creditors Who Have Claims Secured by Property** (Official Form 206D)
Copy the total dollar amount listed in Column A, *Amount of claim*, from line 3 of *Schedule D*..... \$ **60,000.00**

3. **Schedule E/F: Creditors Who Have Unsecured Claims** (Official Form 206E/F)

3a. **Total claim amounts of priority unsecured claims:**
Copy the total claims from Part 1 from line 5a of *Schedule E/F*..... \$ **0.00**

3b. **Total amount of claims of nonpriority amount of unsecured claims:**
Copy the total of the amount of claims from Part 2 from line 5b of *Schedule E/F*..... +\$ **1,575,174.92**

4. **Total liabilities**
Lines 2 + 3a + 3b \$ **1,635,174.92**

Fill in this information to identify the case:

Debtor name Mystery Room, LLC

United States Bankruptcy Court for the: NORTHERN DISTRICT OF GEORGIA

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206A/B

Schedule A/B: Assets - Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

- ☐ No. Go to Part 2.
- ☒ Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

2. **Cash on hand** **Unknown**

3. **Checking, savings, money market, or financial brokerage accounts (Identify all)**

Name of institution (bank or brokerage firm) Type of account Last 4 digits of account number

3.1. **Bank of America** **Unknown**

3.2. **PNC Bank** **Unknown**

3.3. **Wood Forest Bank** **Unknown**

4. **Other cash equivalents (Identify all)**

5. **Total of Part 1.**

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$0.00

Part 2: Deposits and Prepayments

6. Does the debtor have any deposits or prepayments?

- ☐ No. Go to Part 3.
- ☒ Yes Fill in the information below.

7. **Deposits, including security deposits and utility deposits**

Description, including name of holder of deposit

Debtor **Mystery Room, LLC** Case number (If known) _____
Name

7.1. **see attached spreadsheet** **\$4,861.00**

8. **Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent**
Description, including name of holder of prepayment

9. **Total of Part 2.**

Add lines 7 through 8. Copy the total to line 81.

\$4,861.00

Part 3: Accounts receivable

10. **Does the debtor have any accounts receivable?**

- ☒ No. Go to Part 4.
☐ Yes Fill in the information below.

Part 4: Investments

13. **Does the debtor own any investments?**

- ☒ No. Go to Part 5.
☐ Yes Fill in the information below.

Part 5: Inventory, excluding agriculture assets

18. **Does the debtor own any inventory (excluding agriculture assets)?**

- ☒ No. Go to Part 6.
☐ Yes Fill in the information below.

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. **Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?**

- ☒ No. Go to Part 7.
☐ Yes Fill in the information below.

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. **Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?**

- ☐ No. Go to Part 8.
☒ Yes Fill in the information below.

	General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
39.	Office furniture see attached spreadsheet	\$0.00		Unknown
40.	Office fixtures			
41.	Office equipment, including all computer equipment and communication systems equipment and software see attached spreadsheet	Unknown		\$0.00

Debtor **Mystery Room, LLC** Case number (If known) _____
Name

42. **Collectibles** Examples: Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles

43. **Total of Part 7.**
Add lines 39 through 42. Copy the total to line 86.

\$0.00

44. **Is a depreciation schedule available for any of the property listed in Part 7?**

☒ No
☐ Yes

45. **Has any of the property listed in Part 7 been appraised by a professional within the last year?**

☒ No
☐ Yes

Part 8: Machinery, equipment, and vehicles

46. **Does the debtor own or lease any machinery, equipment, or vehicles?**

☒ No. Go to Part 9.
☐ Yes Fill in the information below.

Part 9: Real property

54. **Does the debtor own or lease any real property?**

☐ No. Go to Part 10.
☒ Yes Fill in the information below.

55. **Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest**

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available.	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
55.1. see attached lease list	Commercial Leases	Unknown		Unknown

56. **Total of Part 9.**
Add the current value on lines 55.1 through 55.6 and entries from any additional sheets. Copy the total to line 88.

\$0.00

57. **Is a depreciation schedule available for any of the property listed in Part 9?**

☒ No
☐ Yes

58. **Has any of the property listed in Part 9 been appraised by a professional within the last year?**

☒ No
☐ Yes

Part 10: Intangibles and intellectual property

59. **Does the debtor have any interests in intangibles or intellectual property?**

☐ No. Go to Part 11.
☒ Yes Fill in the information below.

Debtor **Mystery Room, LLC** Case number (If known) _____
Name

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
60. Patents, copyrights, trademarks, and trade secrets "trade name: All In Adventures"	Unknown		Unknown

61. Internet domain names and websites

62. Licenses, franchises, and royalties

63. Customer lists, mailing lists, or other compilations

64. Other intangibles, or intellectual property

65. Goodwill

66. Total of Part 10.

Add lines 60 through 65. Copy the total to line 89.

\$0.00

67. Do your lists or records include personally identifiable information of customers (as defined in 11 U.S.C. §§ 101(41A) and 107?

☒ No

☐ Yes

68. Is there an amortization or other similar schedule available for any of the property listed in Part 10?

☒ No

☐ Yes

69. Has any of the property listed in Part 10 been appraised by a professional within the last year?

☒ No

☐ Yes

Part 11: All other assets

70. Does the debtor own any other assets that have not yet been reported on this form?

Include all interests in executory contracts and unexpired leases not previously reported on this form.

☐ No. Go to Part 12.

☒ Yes Fill in the information below.

Current value of debtor's interest

71. Notes receivable

Description (include name of obligor)

72. Tax refunds and unused net operating losses (NOLs)

Description (for example, federal, state, local)

73. Interests in insurance policies or annuities

74. Causes of action against third parties (whether or not a lawsuit has been filed)

75. Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims

76. Trusts, equitable or future interests in property

77. Other property of any kind not already listed Examples: Season tickets, country club membership

Debtor **Mystery Room, LLC** Case number (If known) _____
Name

Groupon

Unknown

FareHarbor

Unknown

GGP

\$420,000.00

78. **Total of Part 11.**

Add lines 71 through 77. Copy the total to line 90.

\$420,000.00

79. **Has any of the property listed in Part 11 been appraised by a professional within the last year?**

☒ No

☐ Yes

Debtor **Mystery Room, LLC** Case number (If known) _____
Name

Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1</i>	\$0.00	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	\$4,861.00	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	\$0.00	
83. Investments. <i>Copy line 17, Part 4.</i>	\$0.00	
84. Inventory. <i>Copy line 23, Part 5.</i>	\$0.00	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	\$0.00	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	\$0.00	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	\$0.00	
88. Real property. <i>Copy line 56, Part 9.....></i>		\$0.00
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	\$0.00	
90. All other assets. <i>Copy line 78, Part 11.</i>	+ \$420,000.00	
91. Total. Add lines 80 through 90 for each column	\$424,861.00	+ 91b. \$0.00
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		\$424,861.00

Mystery Room LLC
Fixed Assets by Location
As of November 16, 2018

	<u>Albany, NY</u>	<u>Asheville, NC</u>	<u>Aurora, IL</u>	<u>Austin, TX</u>	<u>Bensalem, PA</u>
ASSETS					
Fixed Assets					
Accessories & Furnishings	14,092.69	11,772.01	32,072.35	26,358.13	12,755.89
Accumulated Depreciation	-30,499.89	-2,795.12	-12,862.88	-21,202.96	-4,276.71
Equipment & Computers	1,270.30	1,723.75	2,000.00	1,549.75	1,953.93
Furniture & Fixtures	11,678.01	0.00	12,049.00	5,335.93	1,561.50
Leasehold Improvements	167,535.96	0.00	94,507.78	46,171.08	24,696.29
Sign	8,529.63	10,793.25	10,000.00	0.00	9,039.20
Vehicles	0.00	0.00	0.00	0.00	0.00
Website Development	0.00	0.00	0.00	0.00	0.00
Total Fixed Assets	<u>172,606.70</u>	<u>21,493.89</u>	<u>137,766.25</u>	<u>58,211.93</u>	<u>45,730.10</u>
TOTAL ASSETS	<u>172,606.70</u>	<u>21,493.89</u>	<u>137,766.25</u>	<u>58,211.93</u>	<u>45,730.10</u>
LIABILITIES & EQUITY	0.00	0.00	0.00	0.00	0.00
UNBALANCED CLASSES	172,606.70	21,493.89	137,766.25	58,211.93	45,730.10

Mystery Room LLC
Fixed Assets by Location
As of November 16, 2018

	<u>Bowie, MD</u>	<u>Buffalo, NY</u>	<u>Champaign, IL</u>	<u>Chattanooga, TN</u>	<u>Columbus, GA</u>
ASSETS					
Fixed Assets					
Accessories & Furnishings	250.00	15,510.17	0.00	25,394.97	12,957.46
Accumulated Depreciation	0.00	-12,036.18	0.00	-5,815.61	-3,633.30
Equipment & Computers	0.00	0.00	0.00	2,876.13	2,000.00
Furniture & Fixtures	0.00	912.85	0.00	2,046.16	2,100.00
Leasehold Improvements	0.00	64,284.56	95,465.00	3,153.00	163,918.31
Sign	0.00	0.00	0.00	12,692.94	10,738.00
Vehicles	0.00	0.00	0.00	0.00	0.00
Website Development	0.00	0.00	0.00	0.00	0.00
Total Fixed Assets	<u>250.00</u>	<u>68,671.40</u>	<u>95,465.00</u>	<u>40,347.59</u>	<u>188,080.47</u>
TOTAL ASSETS	<u>250.00</u>	<u>68,671.40</u>	<u>95,465.00</u>	<u>40,347.59</u>	<u>188,080.47</u>
LIABILITIES & EQUITY	0.00	0.00	0.00	0.00	0.00
UNBALANCED CLASSES	250.00	68,671.40	95,465.00	40,347.59	188,080.47

Mystery Room LLC
Fixed Assets by Locatio
As of November 16, 2018

	<u>Corporate</u>	<u>Douglasville, GA</u>	<u>Duluth, GA</u>	<u>Fayetteville, NC</u>
ASSETS				
Fixed Assets				
Accessories & Furnishings	18,188.96	8,365.49	0.00	0.00
Accumulated Depreciation	-21,918.80	-466.17	-9,880.71	0.00
Equipment & Computers	32,532.77	0.00	0.00	0.00
Furniture & Fixtures	1,717.60	1,149.24	6,842.58	0.00
Leasehold Improvements	3,198.00	4,330.00	27,076.77	0.00
Sign	574.06	9,739.25	1,069.00	0.00
Vehicles	13,669.98	0.00	0.00	0.00
Website Development	15,030.00	0.00	0.00	0.00
Total Fixed Assets	<u>62,992.57</u>	<u>23,117.81</u>	<u>25,107.64</u>	<u>0.00</u>
TOTAL ASSETS	<u>62,992.57</u>	<u>23,117.81</u>	<u>25,107.64</u>	<u>0.00</u>
LIABILITIES & EQUITY	0.00	0.00	0.00	0.00
UNBALANCED CLASSES	62,992.57	23,117.81	25,107.64	0.00

Mystery Room LLC
Fixed Assets by Location
As of November 16, 2018

	<u>Florence, KY</u>	<u>Florence, SC</u>	<u>Fort Wayne, IN</u>	<u>Gainesville, FL</u>
ASSETS				
Fixed Assets				
Accessories & Furnishings	12,140.78	25,292.09	10,499.06	0.00
Accumulated Depreciation	-1,405.50	-6,211.62	-1,196.30	0.00
Equipment & Computers	0.00	1,120.81	1,069.99	0.00
Furniture & Fixtures	0.00	2,100.00	0.00	0.00
Leasehold Improvements	152.50	2,181.83	0.00	-35,000.00
Sign	1,761.93	9,930.00	10,113.04	0.00
Vehicles	0.00	0.00	0.00	0.00
Website Development	0.00	0.00	0.00	0.00
Total Fixed Assets	<u>12,649.71</u>	<u>34,413.11</u>	<u>20,485.79</u>	<u>-35,000.00</u>
TOTAL ASSETS	<u>12,649.71</u>	<u>34,413.11</u>	<u>20,485.79</u>	<u>-35,000.00</u>
LIABILITIES & EQUITY	0.00	0.00	0.00	0.00
UNBALANCED CLASSES	12,649.71	34,413.11	20,485.79	-35,000.00

Mystery Room LLC
Fixed Assets by Locatio
As of November 16, 2018

	<u>Greensboro, NC</u>	<u>Hadley, MA</u>	<u>Harrisburg, PA</u>	<u>Holyoke, MA</u>	<u>Kingston, MA</u>
ASSETS					
Fixed Assets					
Accessories & Furnishings	0.00	22,847.38	11,706.44	21,402.14	7,300.84
Accumulated Depreciation	0.00	-10,284.40	-1,646.61	-6,514.02	-15,090.83
Equipment & Computers	0.00	1,573.05	0.00	1,495.33	1,488.10
Furniture & Fixtures	0.00	2,297.90	0.00	2,719.69	3,908.92
Leasehold Improvements	0.00	74,969.59	0.00	18,188.71	49,308.71
Sign	74.00	9,846.83	11,791.93	7,660.00	2,805.19
Vehicles	0.00	0.00	0.00	0.00	0.00
Website Development	0.00	0.00	0.00	0.00	0.00
Total Fixed Assets	<u>74.00</u>	<u>101,250.35</u>	<u>21,851.76</u>	<u>44,951.85</u>	<u>49,720.93</u>
TOTAL ASSETS	<u>74.00</u>	<u>101,250.35</u>	<u>21,851.76</u>	<u>44,951.85</u>	<u>49,720.93</u>
LIABILITIES & EQUITY	0.00	0.00	0.00	0.00	0.00
UNBALANCED CLASSES	74.00	101,250.35	21,851.76	44,951.85	49,720.93

Mystery Room LLC
Fixed Assets by Location
As of November 16, 2018

	<u>Louisville, KY</u>	<u>Manchester, CT</u>	<u>Middletown, NY</u>	<u>Milford, CT</u>
ASSETS				
Fixed Assets				
Accessories & Furnishings	14,948.03	17,636.04	19,122.90	25,512.76
Accumulated Depreciation	-1,451.56	-5,313.81	-16,415.31	-8,909.46
Equipment & Computers	0.00	2,018.06	0.00	2,952.07
Furniture & Fixtures	916.66	3,000.86	1,990.96	380.13
Leasehold Improvements	0.00	12,703.49	62,216.32	0.00
Sign	8,776.67	10,113.23	3,123.37	13,613.30
Vehicles	0.00	0.00	0.00	0.00
Website Development	0.00	0.00	0.00	0.00
Total Fixed Assets	<u>23,189.80</u>	<u>40,157.87</u>	<u>70,038.24</u>	<u>33,548.80</u>
TOTAL ASSETS	<u>23,189.80</u>	<u>40,157.87</u>	<u>70,038.24</u>	<u>33,548.80</u>
LIABILITIES & EQUITY	0.00	0.00	0.00	0.00
UNBALANCED CLASSES	23,189.80	40,157.87	70,038.24	33,548.80

Mystery Room LLC
Fixed Assets by Location
As of November 16, 2018

	<u>Monroeville, PA</u>	<u>North Attleborough, MA</u>	<u>Raleigh, NC</u>	<u>Roanoke, VA</u>
ASSETS				
Fixed Assets				
Accessories & Furnishings	10,344.69	4,669.65	15,639.67	23,958.36
Accumulated Depreciation	-2,177.82	-13,477.24	-1,232.65	-5,921.43
Equipment & Computers	923.04	1,080.45	0.00	2,630.35
Furniture & Fixtures	0.00	2,435.07	913.83	1,763.39
Leasehold Improvements	0.00	82,369.05	0.00	18,719.07
Sign	9,750.55	6,370.00	6,883.48	10,726.28
Vehicles	0.00	0.00	0.00	0.00
Website Development	0.00	0.00	0.00	0.00
Total Fixed Assets	<u>18,840.46</u>	<u>83,446.98</u>	<u>22,204.33</u>	<u>51,876.02</u>
TOTAL ASSETS	<u>18,840.46</u>	<u>83,446.98</u>	<u>22,204.33</u>	<u>51,876.02</u>
LIABILITIES & EQUITY	0.00	0.00	0.00	0.00
UNBALANCED CLASSES	18,840.46	83,446.98	22,204.33	51,876.02

Mystery Room LLC
Fixed Assets by Location
As of November 16, 2018

	<u>Rockaway, NJ</u>	<u>Saugus, MA</u>	<u>Scranton, PA</u>	<u>Selinsgrove, PA</u>
ASSETS				
Fixed Assets				
Accessories & Furnishings	23,239.57	32,907.67	18,980.92	29,028.25
Accumulated Depreciation	-7,867.45	-9,090.62	-3,121.34	-6,297.99
Equipment & Computers	2,251.23	1,613.13	969.80	1,009.36
Furniture & Fixtures	1,471.25	2,945.84	2,320.07	4,253.42
Leasehold Improvements	4,884.00	2,750.00	0.00	1,239.74
Sign	6,585.08	0.00	8,660.00	9,010.00
Vehicles	0.00	0.00	0.00	0.00
Website Development	0.00	0.00	0.00	0.00
Total Fixed Assets	<u>30,563.68</u>	<u>31,126.02</u>	<u>27,809.45</u>	<u>38,242.78</u>
TOTAL ASSETS	<u>30,563.68</u>	<u>31,126.02</u>	<u>27,809.45</u>	<u>38,242.78</u>
LIABILITIES & EQUITY	0.00	0.00	0.00	0.00
UNBALANCED CLASSES	30,563.68	31,126.02	27,809.45	38,242.78

Mystery Room LLC
Fixed Assets by Locatio
As of November 16, 2018

	<u>Spartanburg, SC</u>	<u>Syracuse, NY</u>	<u>Tuscaloosa, AL</u>	<u>Waterbury, CT</u>
ASSETS				
Fixed Assets				
Accessories & Furnishings	18,579.61	29,914.87	21,339.90	16,677.04
Accumulated Depreciation	-4,833.36	-23,410.51	-3,985.96	-3,094.46
Equipment & Computers	2,378.92	1,544.92	1,996.53	884.45
Furniture & Fixtures	1,175.59	6,176.66	1,620.65	2,500.00
Leasehold Improvements	6,447.25	96,095.23	0.00	0.00
Sign	10,745.55	2,113.31	3,410.00	8,474.21
Vehicles	0.00	0.00	0.00	0.00
Website Development	0.00	0.00	0.00	0.00
Total Fixed Assets	<u>34,493.56</u>	<u>112,434.48</u>	<u>24,381.12</u>	<u>25,441.24</u>
TOTAL ASSETS	<u>34,493.56</u>	<u>112,434.48</u>	<u>24,381.12</u>	<u>25,441.24</u>
LIABILITIES & EQUITY	0.00	0.00	0.00	0.00
UNBALANCED CLASSES	34,493.56	112,434.48	24,381.12	25,441.24

Mystery Room LLC
Fixed Assets by Locatio
As of November 16, 2018

	<u>Watertown, NY</u>	<u>West Nyack, NY</u>	<u>White Marsh, MD</u>	<u>Winston Salem, NC</u>
ASSETS				
Fixed Assets				
Accessories & Furnishings	26,514.50	4,451.45	17,684.41	8,268.40
Accumulated Depreciation	-21,463.61	-23,168.10	-4,092.65	-730.61
Equipment & Computers	0.00	1,909.25	1,897.46	1,977.39
Furniture & Fixtures	878.92	7,170.78	1,394.57	2,634.89
Leasehold Improvements	78,539.13	82,024.00	1,629.00	0.00
Sign	10,427.00	7,338.53	8,881.52	11,703.42
Vehicles	0.00	0.00	0.00	0.00
Website Development	0.00	0.00	0.00	0.00
Total Fixed Assets	<u>94,895.94</u>	<u>79,725.91</u>	<u>27,394.31</u>	<u>23,853.49</u>
TOTAL ASSETS	<u>94,895.94</u>	<u>79,725.91</u>	<u>27,394.31</u>	<u>23,853.49</u>
LIABILITIES & EQUITY	0.00	0.00	0.00	0.00
UNBALANCED CLASSES	94,895.94	79,725.91	27,394.31	23,853.49

Mystery Room LLC
Fixed Assets by Locatio
As of November 16, 2018

1:13 PM

11/15/2018

Accrual Basis

	<u>Woodbridge, NJ</u>	<u>Yorktown Heights, NY</u>	<u>TOTAL</u>
ASSETS			
Fixed Assets			
Accessories & Furnishings	0.00	13,630.40	681,955.94
Accumulated Depreciation	0.00	-6,594.00	-340,387.55
Equipment & Computers	0.00	2,838.49	83,528.81
Furniture & Fixtures	0.00	1,203.67	103,566.59
Leasehold Improvements	-80,000.00	63,670.51	1,237,424.88
Sign	0.00	8,786.36	292,650.11
Vehicles	0.00	0.00	13,669.98
Website Development	0.00	0.00	15,030.00
Total Fixed Assets	<u>-80,000.00</u>	<u>83,535.43</u>	<u>2,087,438.76</u>
TOTAL ASSETS	<u>-80,000.00</u>	<u>83,535.43</u>	<u>2,087,438.76</u>
LIABILITIES & EQUITY	0.00	0.00	0.00
UNBALANCED CLASSES	-80,000.00	83,535.43	2,087,438.76

Store Name	Store #	Company	Utility	Account #	Contract Term	Inception	Deposit	Notes
Florence SC	117	Duke	Electricity	4700470547	2 year	10/30/2018	\$730	Paid online. Refundable after 24 months continuous, on-time service
Mentor	143	Dominion East	Gas	5180008648957	N/A	10/25/2018	\$164	Deposit broken into 3 installments on bills 1 (\$56)/2 (\$54)/3 (\$54)
Champaign	137	Ameren	Electricity	89024-79038	1 year	9/27/2018	\$1,342	Deposit broken into 3 installments for first bills: \$447.33/12 month t
				200066652610/200				
Gainesville	136	GRU	Electricity	066661603	N/A	9/7/2018	\$1,500	Mailed check 8/23/18 #10299
Mentor	143	First Energy aka Illuminating CO	Electricity	110123642248	N/A	11/9/2018	\$220	Deposit will be on first bill
Greensboro	132	Duke	Electricity	1538164030	1 year	Diane set up	\$905	Deposit will be on first bill

at w/5% interest

term deposit refunded after a year

Fill in this information to identify the case:

Debtor name **Mystery Room, LLC**

United States Bankruptcy Court for the: NORTHERN DISTRICT OF GEORGIA

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- ☒ Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

		Column A Amount of claim Do not deduct the value of collateral.	Column B Value of collateral that supports this claim
2.1	Foundation Group LLC <small>Creditor's Name</small> 11501 Sunset Hills Road Suite 100 Reston, VA 20190 <small>Creditor's mailing address</small> <small>Creditor's email address, if known</small> Date debt was incurred Last 4 digits of account number Do multiple creditors have an interest in the same property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.	Describe debtor's property that is subject to a lien Describe the lien Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H) As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	\$60,000.00 \$0.00

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$60,000.00

Part 2: List Others to Be Notified for a Debt Already Listed in Part 1

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address

On which line in Part 1 did you enter the related creditor?

Last 4 digits of account number for this entity

Fill in this information to identify the case:

Debtor name **Mystery Room, LLC**

United States Bankruptcy Court for the: **NORTHERN DISTRICT OF GEORGIA**

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206E/F

Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

☒ No. Go to Part 2.

☐ Yes. Go to line 2.

Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

		Amount of claim
3.1	Nonpriority creditor's name and mailing address A.F. Alber General Contractor, Inc. P.O. Box 125 Hilltown, PA 18927 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes \$418,479.87
3.2	Nonpriority creditor's name and mailing address Arnall Golden Gregory LLP 171 17th Street NW Suite 2100 Atlanta, GA 30363 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes \$38,480.00
3.3	Nonpriority creditor's name and mailing address Asheville Mall CMBS, LLC P.O. Box 5544 Carol Stream, IL 60197-5544 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes \$3,778.14
3.4	Nonpriority creditor's name and mailing address Brass Mill Center Mall Brass Mill Center P.O. Box 772851 Chicago, IL 60677-2851 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes \$15,683.60

Debtor	Mystery Room, LLC Name _____	Case number (if known) _____
--------	--	------------------------------

3.5	Nonpriority creditor's name and mailing address Carlyle-Cypress Tuscaloosa c/o Cushman & Wakefield US P.O. Box 936515 Atlanta, GA 31193-6515 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$6,222.55 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
-----	---	---

3.6	Nonpriority creditor's name and mailing address Catalina Partners, L.P. P.O. Box 645120 Cincinnati, OH 45264-5120 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$52,375.60 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
-----	--	--

3.7	Nonpriority creditor's name and mailing address CBL & Associates Limited Partnership 2030 Hamilton Place Blvd Suite 500 Chattanooga, TN 37421-6000 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$22,580.64 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
-----	---	--

3.8	Nonpriority creditor's name and mailing address CBL Properties P O Box 5543 Carol Stream, IL 60197-5543 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$15,664.88 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
-----	--	--

3.9	Nonpriority creditor's name and mailing address Chetan Patel 2934 Silvermare Lane Duluth, GA 30097 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$240,000.00 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
-----	---	---

3.10	Nonpriority creditor's name and mailing address Coleman's Military Surplus 360 Klinger Road Millersburg, PA 17061 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$3,649.40 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	--	---

3.11	Nonpriority creditor's name and mailing address Crystal Run Galleria LLC Mall Office/Specialty Leasing Galleria at Crystal Run Middletown, NY 10941 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$3,500.00 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	--	---

Debtor	Mystery Room, LLC Name _____	Case number (if known) _____
--------	--	------------------------------

3.12	Nonpriority creditor's name and mailing address Destiny USA Holdings LLC 4 Clinton Square Syracuse, NY 13202 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$2,000.00 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	---	--

3.13	Nonpriority creditor's name and mailing address Dreyer's Carpet Care 7325 NW 13th Blvd Gainesville, FL 32653 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$1,323.62 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	---	--

3.14	Nonpriority creditor's name and mailing address Eazywallz Inc 5555 Westminster Ave. Ste 406 Montreal, QC H4W 2J2 Canada Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$12,020.71 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	--	---

3.15	Nonpriority creditor's name and mailing address Eklecco Newco LLC 1000 Palisades Center Drive #3 West Nyack, NJ 10994 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$2,817.00 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	--	--

3.16	Nonpriority creditor's name and mailing address FastSigns 346 Route 17N Upper Saddle River, NJ 07458 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$9,312.67 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	---	--

3.17	Nonpriority creditor's name and mailing address Florence Mall, LLC P.O. Box 860080 Minneapolis, MN 55486-0080 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$7,637.37 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	--	--

3.18	Nonpriority creditor's name and mailing address Fox Valley Mall, LLC 8750 N Central Expy. Suite 1740 Dallas, TX 75231 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$7,200.00 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	--	--

Debtor	Mystery Room, LLC Name _____	Case number (if known) _____
--------	--	------------------------------

3.19	Nonpriority creditor's name and mailing address G&I VII P.O. Box 959727 St. Louis, MO 63195-9727 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$15,612.94 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	---	--

3.20	Nonpriority creditor's name and mailing address GGP - Glenbrook LLC Glenbrook Square P.O. Box 776250 Chicago, IL 60677-6250 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$15,682.82 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
------	--	---

3.21	Nonpriority creditor's name and mailing address GGPLP LLC - Greensboro P.O. Box 775318 Chicago, IL 60677-5318 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$22,798.68 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	--	--

3.22	Nonpriority creditor's name and mailing address Hamilton Place Mall CMBS, LLC P.O. Box 5559 Carol Stream, IL 60197-5559 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$25,864.00 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	--	--

3.23	Nonpriority creditor's name and mailing address Holyoke Mall Company LP The Clinton Exchange 4 Clinton Square Syracuse, NY 13202 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$3,500.00 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	---	---

3.24	Nonpriority creditor's name and mailing address Insight Construction Svc Inc 1500 ELLSWORTH AVE. SUITE 200 CARNEGIE, PA 15106 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$7,400.00 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	--	---

3.25	Nonpriority creditor's name and mailing address Jefferson Mall CMBS, LLC P.O. Box 74890 Cleveland, OH 44194 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$6,666.67 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	--	---

Debtor	Mystery Room, LLC Name _____	Case number (if known) _____
--------	--	------------------------------

3.26	Nonpriority creditor's name and mailing address John Reichel 129 Walnut Street Unit 116 Chattanooga, TN 37403 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$324,537.00 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
<hr/>		
3.27	Nonpriority creditor's name and mailing address Keter Environmental Services, Inc P.O. Box 417468 Boston, MA 02241-7468 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$689.67 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
<hr/>		
3.28	Nonpriority creditor's name and mailing address Maglocks.com 1177 Riverfront Center Amsterdam, NY 12010 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$7,014.28 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
<hr/>		
3.29	Nonpriority creditor's name and mailing address Mall at Jefferson Valley LLC P.O. Box 643194 Pittsburgh, PA 15264-3194 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$8,915.69 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
<hr/>		
3.30	Nonpriority creditor's name and mailing address MapMeLocal, Inc. c/o Andrew Lundstrom 1954 Airport Rd. STE 122 Chamblee, GA 30341 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$18,000.00 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
<hr/>		
3.31	Nonpriority creditor's name and mailing address Matthew's Air Conditioning PO Box 449 Westtown, NY 10998 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$1,304.53 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
<hr/>		
3.32	Nonpriority creditor's name and mailing address Mayflower Square One, LLC 14169 Collections Center Drive Chicago, IL 60693 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$7,117.51 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

Debtor	Mystery Room, LLC Name _____	Case number (if known) _____
--------	--	------------------------------

3.33	Nonpriority creditor's name and mailing address Modern Plumbing and Backflow 313 Sherwee Dr Raleigh, NC 27603 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$852.93 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	--	---

3.34	Nonpriority creditor's name and mailing address Modern Systems Inc 1111 Old Stage Road Yadkinville, NC 27055 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$4,245.49 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	---	---

3.35	Nonpriority creditor's name and mailing address Monroeville Mall CBL#0651 P.O. Box 955607 Saint Louis, MO 63195-5607 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$7,033.62 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	---	---

3.36	Nonpriority creditor's name and mailing address Neshaminy Mall Neshaminy Mall P.O. Box 6341 Carol Stream, IL 60197-6341 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$16,421.92 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	--	--

3.37	Nonpriority creditor's name and mailing address Oaks Mall, LLC The Oaks Mall SDS-12-1530 Minneapolis, MN 55456-1530 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$17,211.10 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	--	--

3.38	Nonpriority creditor's name and mailing address P&K Electrical Contractors P.O. Box 56 Hopewell Junction, NY 12533 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$756.99 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	---	---

3.39	Nonpriority creditor's name and mailing address Peachtree Mall, LLC SDS - 12 - 2330 P.O. Box 86 Minneapolis, MN 55486-2330 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$19,110.54 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	---	--

Debtor	Mystery Room, LLC Name _____	Case number (if known) _____
--------	--	------------------------------

3.40	Nonpriority creditor's name and mailing address Pr Magnolia, LLC 200 S Broad St. Third Floor Philadelphia, PA 19102 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$4,294.25 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	--	---

3.41	Nonpriority creditor's name and mailing address PR Viewmont Limited Partnership P.O. Box 951773 Cleveland, OH 44193-1773 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$9,534.06 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	---	---

3.42	Nonpriority creditor's name and mailing address Pyramid Walden Company LP 4 Clinton Square Syracuse, NY 13202 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$4,000.00 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	--	---

3.43	Nonpriority creditor's name and mailing address Retail Design Services, LLC 130 N. Bond Street Suite 201 Bel Air, MD 21014 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$15,497.64 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	---	--

3.44	Nonpriority creditor's name and mailing address Rhino Trunk & Case Inc. 565 Blossom Road Suite A Rochester, NY 14610 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$7,243.77 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	---	---

3.45	Nonpriority creditor's name and mailing address Rockaway Center Assoc Inc P.O. Box 772829 Chicago, IL 60677-2829 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$7,666.54 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	---	---

3.46	Nonpriority creditor's name and mailing address Salmon Run Shopping center 21182 Salmon Run Mall Rd Loop West Watertown, NJ 13601 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$1,800.00 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	--	---

Debtor	Mystery Room, LLC Name _____	Case number (if known) _____
--------	--	------------------------------

3.47	Nonpriority creditor's name and mailing address Signarama 27 N Middletown Rd. Nanuet, NY 10954 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$32,075.74 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	---	--

3.48	Nonpriority creditor's name and mailing address Solmation, LLC 2169 Sugar Springs Dr Lawrenceville, GA 30043 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$1,350.00 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	---	---

3.49	Nonpriority creditor's name and mailing address State Permits 319 Elaines CT Dodgeville, WI 53533 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$9,868.73 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	--	---

3.50	Nonpriority creditor's name and mailing address Susquehanna Valley Mall Assoc. One Susquehanna Valley Mall Dr Selinsgrove, PA 17870 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$4,166.67 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	--	---

3.51	Nonpriority creditor's name and mailing address Sustainable Solutions P.O. Box 740209 Atlanta, GA 30374-0209 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$963.79 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	---	---

3.52	Nonpriority creditor's name and mailing address The Shoppes at Buckland Hills SDS-12-3095 P.O. Box 86 Minneapolis, MN 55486-3095 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$15,681.22 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	---	--

3.53	Nonpriority creditor's name and mailing address Westgate Crossing Limited Partnership CBL#0325 P.O. Box 955607 Saint Louis, MO 63195-5607 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> \$13,333.34 <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: _____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
------	--	--

Debtor **Mystery Room, LLC** Case number (if known) _____
Name

3.54 Nonpriority creditor's name and mailing address **White Marsh Mall Inc**
SDS-12-2760
P.O. Box 86
Minneapolis, MN 55486-2760
Date(s) debt was incurred _____
Last 4 digits of account number _____
As of the petition filing date, the claim is: *Check all that apply.* **\$7,278.42**
☐ Contingent
☐ Unliquidated
☐ Disputed
Basis for the claim: _____
Is the claim subject to offset? ☒ No ☐ Yes

3.55 Nonpriority creditor's name and mailing address **Woodbridge Center Property, LLC**
Woodbridge Center
7855 Solution Center
Chicago, IL 60677-7008
Date(s) debt was incurred _____
Last 4 digits of account number _____
As of the petition filing date, the claim is: *Check all that apply.* **\$46,958.32**
☐ Contingent
☐ Unliquidated
☐ Disputed
Basis for the claim: _____
Is the claim subject to offset? ☒ No ☐ Yes

Part 3: List Others to Be Notified About Unsecured Claims

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address

On which line in Part 1 or Part 2 is the related creditor (if any) listed?

Last 4 digits of account number, if any

Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1

5b. Total claims from Part 2

5c. Total of Parts 1 and 2
Lines 5a + 5b = 5c.

Total of claim amounts	
5a.	\$ 0.00
5b. +	\$ 1,575,174.92
5c.	\$ 1,575,174.92

Fill in this information to identify the case:

Debtor name Mystery Room, LLC

United States Bankruptcy Court for the: NORTHERN DISTRICT OF GEORGIA

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206G

Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

☐ No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

☒ Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal* (Official Form 206A/B). *Property*

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1. State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract _____

see attached spreadsheet

Store #	Mall Name	City	State	Address	Landlord
100	Sugarloaf Mills	Lawrenceville	GA	5900 Sugarloaf Parkway, Unit 134, Lawrenceville, GA 30043	Simon
101	Palisades Mall	West Nyack	NY	3681 Palisades Center Drive, West Nyack, NY 10994	Pyramid
102	Kingston Collection	Kingston	MA	101 Kingston Collection Way, Unit B106, Kingston, MA 02364	Pyramid
103	Crossgates Mall	Albany	NY	1 Crossgates Mall, Unit C107, Albany, NY 12203	Pyramid
104	The Domain 2	Austin	TX	3220 Feathergrass Court, #128, Austin, TX 78758	Simon
105	Galleria at Crystal Run Mall	Middletown	NY	1 Galleria Drive, Suite 211, Middletown, NY 10941	Pyramid
106	Salmon Runn Mall	Watertown	NY	21182 Salmon Run Mall Loop W., Suite D113B, Watertown, NY 13601	Pyramid
107	Destiny Mall	Syracuse	NY	9090 Destiny USA Dr., K201, Syracuse, NY 13204	Pyramid
108	Walden Galleria	Buffalo	NY	1 Walden Galleria, #108B, Buffalo, NY 14225	Pyramid
109	Connecticut Post Mall	Milford	CT	1201 Boston Post Rd., Suite 2424, Milford, CT 06460	Centennial
110	Emerald Square Mall	North Attleborough	MA	999 South Washington St., W213, North Attleborough, MA 02760	Simon
111	Square One Mall	Saugus	MA	1202 Broadway, Suite S115, Saugus, MA 01906	Simon
112	Rockaway Townsquare Mall	Rockaway	NJ	301 Mount Hope Ave, Suite 1001C, Rockaway, NJ 07866	Simon
113	Hampshire Mall	Hadley	MA	367 Russell St., A07, Hadley, MA 01035	Pyramid
114	Holyoke Mall	Holyoke	MA	50 Holyoke St., Space F292, Holyoke, MA 01040	Pyramid
115	Midtown Village	Tuscaloosa	AL	1800 McFarland Blvd. E, Suite 302, Tuscaloosa, AL 35404	The Carlyle Group
116	Fox Valley Mall	Aurora	IL	2244 Fox Valley Ctr., Space D19, Aurora, IL 30504	Centennial
117	Magnolia Mall	Florence	SC	2701 David H McLeod, Space #1250, Florence, SC 29501	PREIT
118	White Marsh Mall	Baltimore	MD	8200 Perry Hall Blvd., Space 2005, Baltimore, MD 21236	GGP
119	Susquehanna Mall	Selinsgrove	PA	1 Susquehanna Mall Dr., Space A13, Selinsgrove, PA 17870	PREIT
120	Jefferson Valley Mall	Yorktown Heights	NY	650 Lee Blvd., Space F9, Yorktown Heights, NY 10598	WPG
121	Buckland Hills Mall	Manchester	CT	194 Buckland Hills Dr., Space 2002, Manchester, CT 06042	GGP
122	Asheville Mall	Asheville	NC	3 South Tunnel Rd., Space K-14, Asheville, NC 28805	CBL
123	Triangle Town Center	Raleigh	NC	5959 Triangle Town Blvd, Space EU 2113, Raleigh, NC 27616	CBL
124	Hamilton Place Mall	Chattanooga	TN	2100 Hamilton Place Blvd., Suite 274, Chattanooga, TN 37421	CBL
125	Westgate Mall	Spartanburg	SC	660 Spartan Blvd., Space 210, Spartanburg, SC 29301	CBL
126	Viewmont Mall	Scranton	PA	100 Viewmont Mall, Space #840, Scranton, PA 18508	PREIT
128	Woodbridge Mall	Woodbridge	NJ	250 Woodbridge Center Dr., Suite 2285, Woodbridge, NJ 07095	GGP
129	Valley View	Roanoke	VA	4802 Valley View Blvd. NW, Space LD 150, Roanoke, VA 24012	CBL
130	Neshaminy	Bensalem	PA	707 Neshaminy Mall, Space 665, Bensalem, PA 19020	GGP
131	Florence Mall	Florence	KY	2028 Florence Mall, Space 2134, Florence, KY 41042	GGP
132	Four Seasons	Greensboro	NC	410 Four Seasons Town Centre, Space 226, Greensboro, NC 27407	GGP
133	Brass Mills Center	Waterbury	CT	495 Union St., Suite 1158, Waterbury, CT 06706	GGP
134	Jefferson Mall	Louisville	KY	4801 Outer Loop, Suite 632, Louisville, KY 40219	CBL
135	Monroeville Mall	Monroeville	PA	200 Mall Circle Dr., Suite 248, Monroeville, PA 15146	CBL
136	The Oaks Mall	Gainesville	FL	6419 Newberry Rd., Space K12, Gainesville, FL 32605	GGP
137	Market Place	Champaign	IL	2000 N Neil St., Suite 0435, Champaign, IL 61820	GGP
138	Peachtree Mall	Columbus	GA	3131 Manchester Expy., Space 0023 , Columbus, GA 31909	GGP
139	Arbor Place Mall	Douglasville	GA	6700 Douglas Blvd., Suite 1000, Douglasville, GA 30135	CBL
140	Glen Brook Square	Fort Wayne	IN	4201 Coldwater Rd., Suite N08, Fort Wayne, IN 46805	GGP
141	Colonial Park Mall	Harrisburg Rent	PA	4600 Jones Town Rd., Space 52, Harrisburg, PA 17109	WPG
142	Hanes Mall	Winston-Salem	NC	3320 Silas Creek Pkwy., Suite GL 3332, Winston-Salem, NC 27103	CBL
143	Great Lakes Mall	Mentor	OH	7850 Mentor Ave., Space 1050A, Mentor, OH 44060	WPG
144	Orange Park Mall	Orange Park	FL	1910 Wells Rd., Suite C-30, Orange Park, FL 32073	WPG
145	Bowie Town Center	Bowie Rent	MD	15606 Emerald Way, Bowie, MD 20716	WPG
146	Dayton Mall	Dayton	OH	2700 Miamisburg Centerville Rd., Space 300, Dayton, OH 45459	WPG
147	Polaris Fashion Mall	Columbus	OH	C1500 Polaris Pkwy, Space 2252, Columbus, OH 43240	WPG
148	Brunswick Square	Brunswick	NJ	755-NJ-18, Space 544, East Brunswick, NJ 08816	WPG

Fill in this information to identify the case:

Debtor name Mystery Room, LLC

United States Bankruptcy Court for the: NORTHERN DISTRICT OF GEORGIA

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206H
Schedule H: Your Codebtors

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Do you have any codebtors?

- ☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.
- ☒ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor

Column 2: Creditor

Name

Mailing Address

Name

Check all schedules that apply:

2.1 Jennifer Reichel 129 Walnut Street
Unit 116
Chattanooga, TN 37403

☐ D _____
☐ E/F _____
☐ G _____

2.2 John Reichel Jr. 129 Walnut Street
Unit 116
Chattanooga, TN 37403

☐ D _____
☐ E/F _____
☐ G _____

2.3 John Reichel Jr. 129 Walnut Street
Unit 116
Chattanooga, TN 37403

Fundation Group LLC

☒ D 2.1
☐ E/F _____
☐ G _____

Fill in this information to identify the case:

Debtor name Mystery Room, LLC

United States Bankruptcy Court for the: NORTHERN DISTRICT OF GEORGIA

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 207

Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy

04/16

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

Part 1: Income

1. Gross revenue from business

☐ None.

Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year

From the beginning of the fiscal year to filing date:
From 1/01/2018 to **Filing Date**

Sources of revenue
Check all that apply

☒ Operating a business
☐ Other _____

Gross revenue
(before deductions and exclusions)

Unknown

For prior year:
From 1/01/2017 to 12/31/2017

☒ Operating a business
☐ Other _____

\$3,779,597.00

For year before that:
From 1/01/2016 to 12/31/2016

☒ Operating a business
☐ Other _____

\$308,181.00

2. Non-business revenue

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

☒ None.

Description of sources of revenue

Gross revenue from each source
(before deductions and exclusions)

Part 2: List Certain Transfers Made Before Filing for Bankruptcy

3. Certain payments or transfers to creditors within 90 days before filing this case

List payments or transfers--including expense reimbursements--to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$6,425. (This amount may be adjusted on 4/01/19 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

☒ None.

Creditor's Name and Address

Dates

Total amount of value

Reasons for payment or transfer
Check all that apply

4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed

Debtor **Mystery Room, LLC**

Case number (if known) _____

or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$6,425. (This amount may be adjusted on 4/01/19 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

☒ None.

Insider's name and address Relationship to debtor	Dates	Total amount of value	Reasons for payment or transfer
--	-------	-----------------------	---------------------------------

5. Repossessions, foreclosures, and returns

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

☒ None

Creditor's name and address	Describe of the Property	Date	Value of property
-----------------------------	--------------------------	------	-------------------

6. Setoffs

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

☒ None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
-----------------------------	---	-----------------------	--------

Part 3: Legal Actions or Assignments

7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

☒ None.

Case title Case number	Nature of case	Court or agency's name and address	Status of case
---------------------------	----------------	------------------------------------	----------------

8. Assignments and receivership

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

☒ None

Part 4: Certain Gifts and Charitable Contributions

9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000

☒ None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
------------------------------	---	-------------	-------

Part 5: Certain Losses

10. All losses from fire, theft, or other casualty within 1 year before filing this case.

☐ None

Debtor **Mystery Room, LLC**

Case number (if known)

Description of the property lost and how the loss occurred	Amount of payments received for the loss <small>If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).</small>	Dates of loss	Value of property lost
Albany, NY - water damage from tenant above			\$1,000.00
Two employees terminated due to theft.			Unknown

Part 6: Certain Payments or Transfers

11. Payments related to bankruptcy

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

☐ None.

Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
11.1. Robl Law Group LLC 3754 LaVista Road Suite 250 Tucker, GA 30084	Attorney Fees	11/14/2018	\$20,000.00
Email or website address michael@roblgroup.com			
Who made the payment, if not debtor?			

12. Self-settled trusts of which the debtor is a beneficiary

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.
Do not include transfers already listed on this statement.

☒ None.

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
-------------------------	-----------------------------------	---------------------------	-----------------------

13. Transfers not already listed on this statement

List any transfers of money or other property by sale, trade, or any other means made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

☒ None.

Who received transfer? Address	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
-----------------------------------	--	------------------------	-----------------------

Part 7: Previous Locations

14. Previous addresses

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

☒ Does not apply

Debtor **Mystery Room, LLC**

Case number (if known) _____

Address

Dates of occupancy
From-To**Part 8: Health Care Bankruptcies****15. Health Care bankruptcies**

Is the debtor primarily engaged in offering services and facilities for:
 - diagnosing or treating injury, deformity, or disease, or
 - providing any surgical, psychiatric, drug treatment, or obstetric care?

- ☒ No. Go to Part 9.
☐ Yes. Fill in the information below.

Facility name and address

Nature of the business operation, including type of services
the debtor providesIf debtor provides meals
and housing, number of
patients in debtor's care**Part 9: Personally Identifiable Information****16. Does the debtor collect and retain personally identifiable information of customers?**

- ☒ No.
☐ Yes. State the nature of the information collected and retained.

17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?

- ☐ No. Go to Part 10.
☒ Yes. Does the debtor serve as plan administrator?

☐ No Go to Part 10.☒ Yes. Fill in below:

Name of plan

Mystery Room, LLC

Employer identification number of the plan

EIN: **46-5708093**

Has the plan been terminated?

- ☒ No
☐ Yes

Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units**18. Closed financial accounts**

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?
 Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

☐ None

Financial Institution name and Address	Last 4 digits of account number	Type of account or instrument	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
18.1. Bank of America	XXXX-	<input checked="" type="checkbox"/> Checking <input type="checkbox"/> Savings <input type="checkbox"/> Money Market <input type="checkbox"/> Brokerage <input type="checkbox"/> Other____	11/10/2018 (no transactions - tied to location that never opened)	\$0.00

19. Safe deposit boxes

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

Debtor **Mystery Room, LLC**

Case number (if known) _____

☐ None

Depository institution name and address

Names of anyone with
access to it
Address

Description of the contents

Do you still
have it?**20. Off-premises storage**

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

☐ None

Facility name and address

Names of anyone with
access to it

Description of the contents

Do you still
have it?**Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own****21. Property held for another**

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

☐ None**Part 12: Details About Environment Information**

For the purpose of Part 12, the following definitions apply:

Environmental law means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).*Site* means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.*Hazardous material* means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.**Report all notices, releases, and proceedings known, regardless of when they occurred.****22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law? Include settlements and orders.**☐ No.☐ Yes. Provide details below.Case title
Case numberCourt or agency name and
address

Nature of the case

Status of case

23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?☐ No.☐ Yes. Provide details below.

Site name and address

Governmental unit name and
address

Environmental law, if known

Date of notice

24. Has the debtor notified any governmental unit of any release of hazardous material?☐ No.☐ Yes. Provide details below.

Site name and address

Governmental unit name and
address

Environmental law, if known

Date of notice

Part 13: Details About the Debtor's Business or Connections to Any Business

Debtor **Mystery Room, LLC**

Case number (if known)

25. Other businesses in which the debtor has or has had an interest

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

☒ None

Business name address	Describe the nature of the business	Employer Identification number Do not include Social Security number or ITIN.
		Dates business existed

26. Books, records, and financial statements

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

☐ None

Name and address	Date of service From-To
26a.1. Accounting Partners, Inc. 3883 Rogers Bridge Road NW Suite 501 Duluth, GA 30097	

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

☒ None

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

☒ None

Name and address	If any books of account and records are unavailable, explain why
------------------	--

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

☒ None

Name and address

27. Inventories

Have any inventories of the debtor's property been taken within 2 years before filing this case?

☒ No

☐ Yes. Give the details about the two most recent inventories.

Name of the person who supervised the taking of the inventory	Date of inventory	The dollar amount and basis (cost, market, or other basis) of each inventory
---	-------------------	--

28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

Name	Address	Position and nature of any interest	% of interest, if any
John Reichel Jr.		Manager and investor	92.1%
Jennifer Reichel		Investor	1.00%

Debtor **Mystery Room, LLC**

Case number (if known) _____

Name	Address	Position and nature of any interest	% of interest, if any
NAS Group Ventures, LLC		Investor	3.0%
Name	Address	Position and nature of any interest	% of interest, if any
Live Pure Lifestyle, LLC		Investor	0.6%
Name	Address	Position and nature of any interest	% of interest, if any
BCR Investments, Inc.		Investor	1.2%
Name	Address	Position and nature of any interest	% of interest, if any
John Reichel Sr.		Investor	0.3%
Name	Address	Position and nature of any interest	% of interest, if any
John Phelps		Investor	0.3%
Name	Address	Position and nature of any interest	% of interest, if any
BCD Investments, Inc.		Investor	1.5%

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

- ☒ No
☐ Yes. Identify below.

30. Payments, distributions, or withdrawals credited or given to insiders

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

- ☐ No
☒ Yes. Identify below.

Name and address of recipient	Amount of money or description and value of property	Dates	Reason for providing the value
30.1 John Reichel Jr. 129 Walnut Street Unit 116 Chattanooga, TN 37403	\$55,000.00		Distribution for taxes
Relationship to debtor			
Manager			

31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

- ☒ No
☐ Yes. Identify below.

Debtor **Mystery Room, LLC**

Case number (if known) _____

Name of the parent corporation

Employer Identification number of the parent corporation

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

- ☒ No
☐ Yes. Identify below.

Name of the pension fund

Employer Identification number of the parent corporation

Part 14: Signature and Declaration

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **November 16, 2018**

/s/ John Reichel Jr.
Signature of individual signing on behalf of the debtor

John Reichel Jr.
Printed name

Position or relationship to debtor **Manager**

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

- ☒ No
☐ Yes

Fill in this information to identify your case:

Debtor 1	John Reichel Jr.		
	First Name	Middle Name	Last Name
Debtor 2 (Spouse if, filing)			
	First Name	Middle Name	Last Name
United States Bankruptcy Court for the:	NORTHERN DISTRICT OF GEORGIA		
Case number (if known)			

☐ Check if this is an amended filing

Official Form 106Sum

Summary of Your Assets and Liabilities and Certain Statistical Information

12/15

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. Fill out all of your schedules first; then complete the information on this form. If you are filing amended schedules after you file your original forms, you must fill out a new *Summary* and check the box at the top of this page.

Part 1: Summarize Your Assets

		Your assets Value of what you own
1. Schedule A/B: Property (Official Form 106A/B)		
1a. Copy line 55, Total real estate, from Schedule A/B.....	\$	0.00
1b. Copy line 62, Total personal property, from Schedule A/B.....	\$	424,861.00
1c. Copy line 63, Total of all property on Schedule A/B.....	\$	424,861.00

Part 2: Summarize Your Liabilities

		Your liabilities Amount you owe
2. Schedule D: Creditors Who Have Claims Secured by Property (Official Form 106D)		
2a. Copy the total you listed in Column A, <i>Amount of claim</i> , at the bottom of the last page of Part 1 of <i>Schedule D</i> ...	\$	60,000.00
3. Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 106E/F)		
3a. Copy the total claims from Part 1 (priority unsecured claims) from line 6e of <i>Schedule E/F</i>	\$	0.00
3b. Copy the total claims from Part 2 (nonpriority unsecured claims) from line 6j of <i>Schedule E/F</i>	\$	1,575,174.92
Your total liabilities		\$ 1,635,174.92

Part 3: Summarize Your Income and Expenses

4. Schedule I: Your Income (Official Form 106I)		
Copy your combined monthly income from line 12 of <i>Schedule I</i>	\$	N/A
5. Schedule J: Your Expenses (Official Form 106J)		
Copy your monthly expenses from line 22c of <i>Schedule J</i>	\$	N/A

Part 4: Answer These Questions for Administrative and Statistical Records

6. **Are you filing for bankruptcy under Chapters 7, 11, or 13?**
- ☐ No. You have nothing to report on this part of the form. Check this box and submit this form to the court with your other schedules.
- ☒ Yes
7. **What kind of debt do you have?**
- ☐ **Your debts are primarily consumer debts.** *Consumer debts* are those "incurred by an individual primarily for a personal, family, or household purpose." 11 U.S.C. § 101(8). Fill out lines 8-9g for statistical purposes. 28 U.S.C. § 159.
- ☒ **Your debts are not primarily consumer debts.** You have nothing to report on this part of the form. *Check this box* and submit this form to the court with your other schedules.

Debtor 1 **Mystery Room, LLC**

Case number (if known) _____

8. **From the *Statement of Your Current Monthly Income*:** Copy your total current monthly income from Official Form 122A-1 Line 11; **OR**, Form 122B Line 11; **OR**, Form 122C-1 Line 14.

\$ _____

9. **Copy the following special categories of claims from Part 4, line 6 of *Schedule E/F*:**

	Total claim
From Part 4 on <i>Schedule E/F</i>, copy the following:	
9a. Domestic support obligations (Copy line 6a.)	\$ 0.00
9b. Taxes and certain other debts you owe the government. (Copy line 6b.)	\$ 0.00
9c. Claims for death or personal injury while you were intoxicated. (Copy line 6c.)	\$ 0.00
9d. Student loans. (Copy line 6f.)	\$ 0.00
9e. Obligations arising out of a separation agreement or divorce that you did not report as priority claims. (Copy line 6g.)	\$ 0.00
9f. Debts to pension or profit-sharing plans, and other similar debts. (Copy line 6h.)	+\$ 0.00
9g. Total. Add lines 9a through 9f.	\$ 0.00

Fill in this information to identify your case:

Debtor 1 John Reichel Jr.
First Name Middle Name Last Name

Debtor 2
(Spouse if, filing) First Name Middle Name Last Name

United States Bankruptcy Court for the: NORTHERN DISTRICT OF GEORGIA

Case number
(if known) _____

☐ Check if this is an amended filing

Official Form 106Dec

Declaration About an Individual Debtor's Schedules

12/15

If two married people are filing together, both are equally responsible for supplying correct information.

You must file this form whenever you file bankruptcy schedules or amended schedules. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$250,000, or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Sign Below

Did you pay or agree to pay someone who is NOT an attorney to help you fill out bankruptcy forms?

☒ No

☐ Yes. Name of person _____

Attach *Bankruptcy Petition Preparer's Notice, Declaration, and Signature* (Official Form 119)

Under penalty of perjury, I declare that I have read the summary and schedules filed with this declaration and that they are true and correct.

X /s/ John Reichel Jr.

John Reichel Jr.

Signature of Debtor 1

Date November 16, 2018

X _____

Signature of Debtor 2

Date _____

B2030 (Form 2030) (12/15)

United States Bankruptcy Court
Northern District of Georgia

In re **Mystery Room, LLC**

Debtor(s)

Case No.

Chapter **11**

DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR(S)

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

For legal services, I have agreed to accept	\$	20,000.00
Prior to the filing of this statement I have received	\$	20,000.00
Balance Due	\$	0.00

2. The source of the compensation paid to me was:

☒ Debtor ☐ Other (specify):

3. The source of compensation to be paid to me is:

☒ Debtor ☐ Other (specify):

4. ☒ I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

☐ I have agreed to share the above-disclosed compensation with a person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation is attached.

5. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

- a. Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
- b. Preparation and filing of any petition, schedules, statement of affairs and plan which may be required;
- c. Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;
- d. Representation of the debtor in adversary proceedings and other contested bankruptcy matters;
- e. [Other provisions as needed]

Counsel will bill debtor hourly at \$375; \$200 to \$250; \$100 for partners, associates 'of counsel' attorneys, paralegals, respectively.

6. By agreement with the debtor(s), the above-disclosed fee does not include the following service:

CERTIFICATION

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

November 16, 2018

Date

/s/ Michael D Robl

Michael D Robl 610905

Signature of Attorney

Robl Law Group LLC

3754 LaVista Road

Suite 250

Tucker, GA 30084

404-373-5153 Fax: 404-537-1761

michael@roblgroup.com

Name of law firm

United States Bankruptcy Court
Northern District of Georgia

In re **Mystery Room, LLC**

Debtor(s)

Case No.
Chapter

11

LIST OF EQUITY SECURITY HOLDERS

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
BCD Investments, Inc. 1621 Central Way Cheyenne, WY 82001		1.5%	
BCR Investments, Inc. 1621 Central Way Cheyenne, WY 82001		1.2%	
Jennifer Reichel 129 Walnut Street Unit 116 Chattanooga, TN 37403		1.0%	
John Phelps 482 Border Hill Road Los Altos, CA 94024		0.3%	
John Reichel Jr. 129 Walnut Street Unit 116 Chattanooga, TN 37403		92.1%	
John Reichel Sr. 3229 Baron Court Cameron Park, CA 95682		0.3%	
Live Pure Lifestyle, LLC 4862 Mount Almagosa Dr. San Diego, CA 92111		0.6%	
NAS Group Ventures, LLC 2934 Silvermere Lane Duluth, GA 30097		3.0%	

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the **Manager** of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date **November 16, 2018**

Signature **/s/ John Reichel Jr.**
John Reichel Jr.

*Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.
18 U.S.C. §§ 152 and 3571.*

**United States Bankruptcy Court
Northern District of Georgia**

In re **Mystery Room, LLC**

Debtor(s)

Case No.

Chapter

11

VERIFICATION OF CREDITOR MATRIX

I, the Manager of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: **November 16, 2018**

/s/ John Reichel Jr.

John Reichel Jr./Manager

Signer/Title

A.F. Alber General Contractor, Inc.
P.O. Box 125
Hilltown, PA 18927

Arnall Golden Gregory LLP
171 17th Street NW
Suite 2100
Atlanta, GA 30363

Asheville Mall CMBS, LLC
P.O. Box 5544
Carol Stream, IL 60197-5544

Brass Mill Center Mall
Brass Mill Center
P.O. Box 772851
Chicago, IL 60677-2851

Carlyle-Cypress Tuscaloosa
c/o Cushman & Wakefield US
P.O. Box 936515
Atlanta, GA 31193-6515

Catalina Partners, L.P.
P.O. Box 645120
Cincinnati, OH 45264-5120

CBL & Associates Limited Partnership
2030 Hamilton Place Blvd
Suite 500
Chattanooga, TN 37421-6000

CBL Properties
P O Box 5543
Carol Stream, IL 60197-5543

Chetan Patel
2934 Silvermare Lane
Duluth, GA 30097

Coleman's Military Surplus
360 Klinger Road
Millersburg, PA 17061

Crystal Run Galleria LLC
Mall Office/Specialty Leasing
Galleria at Crystal Run
Middletown, NY 10941

Destiny USA Holdings LLC
4 Clinton Square
Syracuse, NY 13202

Dreyer's Carpet Care
7325 NW 13th Blvd
Gainesville, FL 32653

Eazywallz Inc
5555 Westminster Ave. Ste 406
Montreal, QC H4W 2J2
Canada

Eklecco Newco LLC
1000 Palisades Center Drive
#3
West Nyack, NJ 10994

FastSigns
346 Route 17N
Upper Saddle River, NJ 07458

Florence Mall, LLC
P.O. Box 860080
Minneapolis, MN 55486-0080

Fox Valley Mall, LLC
8750 N Central Expy.
Suite 1740
Dallas, TX 75231

Fundation Group LLC
11501 Sunset Hills Road
Suite 100
Reston, VA 20190

G&I VII
P.O. Box 959727
St. Louis, MO 63195-9727

GGP - Glenbrook LLC
Glenbrook Square
P.O. Box 776250
Chicago, IL 60677-6250

GGPLP LLC - Greensboro
P.O. Box 775318
Chicago, IL 60677-5318

Hamilton Place Mall CMBS, LLC
P.O. Box 5559
Carol Stream, IL 60197-5559

Holyoke Mall Company LP
The Clinton Exchange
4 Clinton Square
Syracuse, NY 13202

Insight Construction Svc Inc
1500 ELLSWORTH AVE.
SUITE 200
CARNEGIE, PA 15106

Jefferson Mall CMBS, LLC
P.O. Box 74890
Cleveland, OH 44194

Jennifer Reichel
129 Walnut Street
Unit 116
Chattanooga, TN 37403

John Reichel
129 Walnut Street
Unit 116
Chattanooga, TN 37403

John Reichel Jr.
129 Walnut Street
Unit 116
Chattanooga, TN 37403

Keter Environmental Services, Inc
P.O. Box 417468
Boston, MA 02241-7468

Maglocks.com
1177 Riverfront Center
Amsterdam, NY 12010

Mall at Jefferson Valley LLC
P.O. Box 643194
Pittsburgh, PA 15264-3194

MapMeLocal, Inc.
c/o Andrew Lundstrom
1954 Airport Rd. STE 122
Chamblee, GA 30341

Matthew's Air Conditioning
PO Box 449
Westtown, NY 10998

Mayflower Square One, LLC
14169 Collections Center Drive
Chicago, IL 60693

Modern Plumbing and Backflow
313 Sherwee Dr
Raleigh, NC 27603

Modern Systems Inc
1111 Old Stage Road
Yadkinville, NC 27055

Monroeville Mall
CBL#0651
P.O. Box 955607
Saint Louis, MO 63195-5607

Neshaminy Mall
Neshaminey Mall
P.O. Box 6341
Carol Stream, IL 60197-6341

Oaks Mall, LLC
The Oaks Mall
SDS-12-1530
Minneapolis, MN 55456-1530

P&K Electrical Contractors
P.O. Box 56
Hopewell Junction, NY 12533

Peachtree Mall, LLC
SDS - 12 - 2330
P.O. Box 86
Minneapolis, MN 55486-2330

Pr Magnolia, LLC
200 S Broad St.
Third Floor
Philadelphia, PA 19102

PR Viewmont Limited Partnership
P.O. Box 951773
Cleveland, OH 44193-1773

Pyramid Walden Company LP
4 Clinton Square
Syracuse, NY 13202

Retail Design Services, LLC
130 N. Bond Street
Suite 201
Bel Air, MD 21014

Rhino Trunk & Case Inc.
565 Blossom Road
Suite A
Rochester, NY 14610

Rockaway Center Assoc Inc
P.O. Box 772829
Chicago, IL 60677-2829

Salmon Run Shopping center
21182 Salmon Run Mall Rd
Loop West
Watertown, NJ 13601

see attached spreadsheet

Signarama
27 N Middletown Rd.
Nanuet, NY 10954

Solmation, LLC
2169 Sugar Springs Dr
Lawrenceville, GA 30043

State Permits
319 Elaines CT
Dodgeville, WI 53533

Susquehanna Valley Mall Assoc.
One Susquehanna Valley Mall Dr
Selinsgrove, PA 17870

Sustainable Solutions
P.O. Box 740209
Atlanta, GA 30374-0209

The Shoppes at Buckland Hills
SDS-12-3095
P.O. Box 86
Minneapolis, MN 55486-3095

Westgate Crossing Limited Partnership
CBL#0325
P.O. Box 955607
Saint Louis, MO 63195-5607

White Marsh Mall Inc
SDS-12-2760
P.O. Box 86
Minneapolis, MN 55486-2760

Woodbridge Center Property, LLC
Woodbridge Center
7855 Solution Center
Chicago, IL 60677-7008

**United States Bankruptcy Court
Northern District of Georgia**

In re **Mystery Room, LLC**

Debtor(s)

Case No.
Chapter

11

CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for **Mystery Room, LLC** in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

☒ None [*Check if applicable*]

November 16, 2018

Date

/s/ Michael D Robl

Michael D Robl 610905

Signature of Attorney or Litigant
Counsel for **Mystery Room, LLC**

Robl Law Group LLC

3754 LaVista Road

Suite 250

Tucker, GA 30084

404-373-5153 Fax:404-537-1761

michael@roblgroup.com