

**Fill in this information to identify the case:**

Debtor name **BARTLETT MANAGEMENT SERVICES, INC.**

United States Bankruptcy Court for the: **CENTRAL DISTRICT OF ILLINOIS**

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
LOPAX, Inc. 3930 Premier North Dr Tampa, FL 33618	Steve Nesbitt Steve@restmgt.co 813-935-8777	Deferred Equipment Lease Payment				\$3,635,000.00
LOPAX, Inc. 3930 Premier North Dr Tampa, FL 33618	Steve Nesbitt Steve@restmgt.com 813-935-8777	Line of Credit				\$2,727,127.08
Sorce Enterprises, Inc. De Hater Division 3201 N. Main Street East Peoria, IL 61611	Andrea Storm astorm@sorceenterprises.com (309) 694-2083	Trade Debts - Goods Provided Critical Vendor				\$1,900,528.06
Heartland Bank and Trust Company BR #600 Champaign - CUW 1101 W. Windsor Road Champaign, IL 61821	Phil Duffy pduffy@hbtbank.com (217) 8661756	Bank Loans		\$5,386,917.56	\$3,933,383.70	\$1,513,624.14
BA Ward, Inc. 711 West Jefferson Street Washington, IL 61571	Bradley A. Ward, President bawardinc@comcast.net 309444-9364	General Contractor -- Machesney Park	Contingent			\$893,046.00
First Insurance Funding 450 Skokie Blvd, Ste1000 Northbrook, IL 60062-7917	None csr@firstinsurancefunding.com (800) 837-3707	Insurance (annual premium)				\$261,483.56

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Daryl C. Nicholson, Trustee The Nicholson Trust 26914 Avenue 140 Porterville, CA 93257	Daryl C. Nicholson, dnicholson@ocs.net (559) 333-0611	Rent/Property Taxes Due under Real Property Lease (KFC # 4)	Disputed			\$128,764.02
ARC CAFEUSA001, LLC (VREIT,Inc) c/o American Realty Capital Properties Attn: Legal Dept. -- -Real Estate 2325 E. Camelback Road, Suite 1100 Phoenix, AZ 85016	Debbie Hester Dhester@VEREIT.com 212-217-6395	Rent due under Real Property Lease				\$101,872.49
KFC Nat. Council and Advertising Coop P.O. Box. 642474 Pittsburgh, PA 15264-2474	Audra Kalmbach Audra.Kalmbach@yum.com 502-874-8813	Franchisor Advertising				\$74,178.44
KFC Royalty PO Box 203805 Dallas, TX 75320-3805	Audra Kalmbach Audra.Kalmbach@yum.com 502-874-8813	Franchisor Royalties				\$66,643.62
SNP-Bell, LLC c/o Melissa Bell 403 Westwood Drive Shorewood, IL 60404	Melissa Bell None None	Rent/Property Taxes due under Real Property Lease (KFC # 14)				\$41,927.96
Berkshire Hathaway 1314 Douglas S Omaha, NE 68102	None None 888495-8949	Insurance				\$38,091.43
Lend Lease US Construction, Inc. 30 Wacker Drive Chicago, IL 60606	Patricia Siragusa patricia.siragusa@lendalease.com (312) 245-1000	KFC Remodel				\$32,413.50
Dale Boyer 727 Lakeshore Drive Tuscola, IL 61953	Dale Boyer boyerdg@yahoo.com (217) 253-2254	Stock Purchase Agreement Promissory Note				\$30,982.47
RSCS - KFC Packline 950 Breckenridge Lane Suite 300 Louisville, KY 40207	Rachel Carlton (502) 896-5900 800.444.4144	Installment Loan for KFC Packline Upgrade				\$26,438.76

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American Express P.O. Box 981531 El Paso, TX 79998-1531	None  None 888-800-8564	Credit Card Purchases				\$23,642.08
McLean County Collector 115 E Washington St M101 Bloomington, IL 61704	Rebecca C. McNeil  treasurer@mcleancountyil.gov (309) 888-5180	Property tax due per lease agreement on KFC # 26				\$22,799.08
Coles County Collector 651 Jackson Avenue Room 124 Charleston, IL 61920	George Edwards gedwards@co.coles.il.us (217) 348-0511	Property tax due per lease agreement on KFC #10				\$21,519.06
Northern Mechanical, Inc. 9933 N. Alpine Road Machesney Park, IL 61115	Deanna Alexander dalexander@reedyiindustries.com (815) 654-7900	Trade Debt - Services Rendered				\$21,091.80
Agree Limited Partnership 70 E. Long Lake Road Bloomfield Hills, MI 48304	Marc Brandt, Asset Manager mbrandt@agree Realty.com 248-737-4190	Real Property Lease Rent for KFC # 5 Belvidere				\$20,640.58