

B 4 (Official Form 4) (12/07)

UNITED STATES BANKRUPTCY COURT
MARYLAND

In re 1401 Battery Avenue, LLC,
Debtor

Case No. _____

Chapter 11

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(1)	(2)	(3)	(4)	(5)
<i>Name of creditor and complete mailing address, including zip code</i>	<i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	<i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	<i>Indicate if claim is contingent, unliquidated, disputed or subject to setoff</i>	<i>Amount of claim [if secured also state value of security]</i>
David Kowalski Account Number: Suzanne Kowalski 2900 Mimosa Court Virginia Beach, VA 23453		two business loans: \$40,000.00 and \$160,311.72		\$200,311.72
John M. Kowalski Account Number: 1401 Battery Avenue Apartment #1B Baltimore, MD 21230		deposits by individuals		\$1,400.00
Rachael Phillips Account Number: 1401 Battery Avenue Apartment #1D Baltimore, MD 21230		deposits by individuals		\$1,400.00
Briana Gregory Account Number: 1401 Battery Avenue Apartment #2A Baltimore, MD 21230		deposits by individuals		\$1,400.00
Tracy Sparkes Account Number: 1401 Battery Avenue Apartment #2D Baltimore, MD 21230		deposits by individuals		\$1,350.00

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Vanessa Lopez Account Number: 1401 Battery Avenue Apartment #B1 Baltimore, MD 21230	deposits by individuals	\$1,300.00
Kate Lewis Account Number: 1401 Battery Avenue Apartment #1A Baltimore, MD 21230	deposits by individuals	\$1,250.00
Allison Foster Account Number: 1401 Battery Avenue Apartment #3A Baltimore, MD 21230	deposits by individuals	\$1,250.00
Ashley Burnham Account Number: 1401 Battery Avenue Apartment #3B Baltimore, MD 21230	deposits by individuals	\$1,250.00
Ashleigh Bauer Account Number: 1401 Battery Avenue Apartment #1C Baltimore, MD 21230	deposits by individuals	\$1,200.00
Beena Patel Account Number: 1401 Battery Avenue Apartment #2B Baltimore, MD 21230	deposits by individuals	\$1,100.00
Katelin Agnew Account Number: 1401 Battery Avenue Apartment #2C Baltimore, MD 21230	deposits by individuals	\$1,100.00
Greg Kirchner Account Number: 1401 Battery Avenue Apartment #3D Baltimore, MD 21230	deposits by individuals	\$1,050.00

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Gina Campbell Account Number: 1401 Battery Avenue Apartment #3C Baltimore, MD 21230	deposits by individuals	\$950.00
Marsha Jackson Account Number: Apartment #B1 1401 Battery Avenue Baltimore, MD 21230	deposits by individuals	\$925.00
Alexandra Jacobi Account Number: 1401 Battery Avenue Apartment #B2 Baltimore, MD 21230	deposits by individuals	\$875.00
Fairway Woods, LLC Account Number: 0179 28 E. 25th Street Deed of Assignment dated September 30, 2003, recorded October 6, 2003, among the Land records of Baltimore City, MD at Liber 4418, folio 414 et seq. subject to payment of annual ground rent of \$97.50, payable at \$48.75 on the 1st days of March and September Baltimore, MD 21218	\$97.50 annual Ground Rent; \$48.75 payable 1st March and September	\$0.00

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First Mariner Bank Account Number: 8001 3301 Boston Street Baltimore, MD 21224	Louis J. Ebert, Esquire Rosenberg Martin Greenberg, LLP 25 South Charles Street, 21st floor Baltimore, Maryland 21201	Indemnity Deed of Trust, Security Agreement and Assignment of Contracts, Leases, and Rents dated January 22, 2009, recorded on January 23, 2009, among the Land records of Baltimore City, MD at Liber 11319, folio 313 et seq.; UCC-1 recorded August 7, 2013, SDAT File No. 00000001813629 45; Acknowledgemen t 10000362005259 397 does not identify any personal property collateral	\$1,143,788.41 Value of Security: \$1,143,788.41
Mark H. Ostrowske 219 German Hill Road Baltimore, MD 21222			\$173,621.87 Value of Security: \$173,621.87
James Andrews Stephanie Andrews 1587 Eaton Way Annapolis, MD 21401		Indemnity Deed of Trust dated April 16, 2010, recorded April 30, 2010, among the Land records of Baltimore City, MD at Liber 12593, folio 293 et seq	\$250,000.00 Value of Security: \$250,000.00

Date: February 18, 2015s/ Joseph Bellinger Trustee for John M. Kowalski
Debtor**DECLARATION UNDER PENALTY OF PERJURY
ON BEHALF OF A CORPORATION OR PARTNERSHIP**

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I, John M. Kowalski, the Managing Member of 1401 Battery Avenue, LLC named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Creditors Holding 20 Largest Unsecured Claims and that it is true and correct to the best of my information and belief.

Date: February 18, 2015

s/Joseph Bellinger Trustee for John M. Kowalski
John M. Kowalski, Managing Member