

B4 (Official Form 4) (12/07)

United States Bankruptcy Court
Eastern District of North Carolina

In re Oberlin Plaza One, LLC

Debtor(s)

Case No. _____

Chapter 11

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

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

(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>
Bon Worth 40 Frances Road Hendersonville, NC 28792	Bon Worth 40 Frances Road Hendersonville, NC 28792	Tenant	Contingent Unliquidated	4,000.00
Cut and Shop, LLC 6794 Ward Road Niagara Falls, NY 14304	Cut and Shop, LLC 6794 Ward Road Niagara Falls, NY 14304	Tenant	Contingent Unliquidated	13,490.00
Diagnostoc Cardiology of WNY, PLC 66 Brownstone Court East Amherst, NY 14051-2713	Diagnostoc Cardiology of WNY, PLC 66 Brownstone Court East Amherst, NY 14051-2713	Tenant	Contingent Unliquidated	94,905.00
Laux Sporting Goods Audubon Industrial Park 25 Pineview Drive Buffalo, NY 14228	Laux Sporting Goods 25 Pineview Drive Buffalo, NY 14228	Tenant	Contingent Unliquidated	10,000.00
Macri's Italian Grille 6984 Samantha Court Niagara Falls, NY 14304	Macri's Italian Grille 6984 Samantha Court Niagara Falls, NY 14304	Tenant	Contingent Unliquidated	10,000.00
Niagara County Community College 3111 Saunders Settlement Road Sanborn, NY 14132	Niagara County Community College 3111 Saunders Settlement Road Sanborn, NY 14132	Tenant	Contingent Unliquidated	60,000.00
Niagara's Choice Fed Credit Union 3619 Packard Road Niagara Falls, NY 14303	Niagara's Choice Fed Credit Union 3619 Packard Road Niagara Falls, NY 14303	Tenant	Contingent Unliquidated	11,250.00
Rotina of New York, Inc. 1826 Franklin Street Olean, NY 14760-1814	Rotina of New York, Inc. 1826 Franklin Street Olean, NY 14760-1814	Tenant	Contingent Unliquidated	75,000.00
Subway 325 Bic Drive Milford, CT 06461	Subway 325 Bic Drive Milford, CT 06461	Tenant	Contingent Unliquidated	50,000.00
Summit Park Pharmacy 6929 Williams Road Niagara Falls, NY 14304	Summit Park Pharmacy 6929 Williams Road Niagara Falls, NY 14304	Tenant	Contingent Unliquidated	7,505.00

B4 (Official Form 4) (12/07) - Cont.

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(Continuation Sheet)

(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>
Summit Pizza, Inc. 6929 Williams Road Niagara Falls, NY 14304	Summit Pizza, Inc. 6929 Williams Road Niagara Falls, NY 14304	Tenant	Contingent Unliquidated	50,000.00
T-Krow, Inc. 804 College Terrace Niagara Falls, NY 14305	T-Krow, Inc. 804 College Terrace Niagara Falls, NY 14305	Tenant	Contingent Unliquidated	25,000.00
Transcomm 6786 South Revere Parkway Englewood, CO 80112	Transcomm 6786 South Revere Parkway Englewood, CO 80112	Tenant	Contingent Unliquidated	100,000.00
Tuxedo Junction P.O. Box 9004 120 Earhart Drive Buffalo, NY 14231-9004	Tuxedo Junction P.O. Box 9004, 120 Earhart Drive Buffalo, NY 14231-9004	Tenant	Contingent Unliquidated	25,000.00

**DECLARATION UNDER PENALTY OF PERJURY
ON BEHALF OF A 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 and that it is true and correct to the best of my information and belief.

Date May 5, 2009

Signature _____
Jim Anthony
Manager


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

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Signature



Jim Anthony
Manager