

BI (Official Form 1)(12/11)

United States Bankruptcy Court District of New Jersey		Voluntary Petition
Name of Debtor (if individual, enter Last, First, Middle): <b>Route 88 Office Associates, Ltd.</b>		Name of Joint Debtor (Spouse) (Last, First, Middle):
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names):		All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):
Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all) <b>22-2402781</b>		Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all)
Street Address of Debtor (No. and Street, City, and State): <b>237 South Street Morristown, NJ</b> <div style="text-align: right;">ZIP Code <b>07962-2049</b></div>		Street Address of Joint Debtor (No. and Street, City, and State): <div style="text-align: right;">ZIP Code</div>
County of Residence or of the Principal Place of Business: <b>Morris</b>		County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address): <b>P.O. Box 2049 Morristown, NJ</b> <div style="text-align: right;">ZIP Code <b>07962</b></div>		Mailing Address of Joint Debtor (if different from street address): <div style="text-align: right;">ZIP Code</div>
Location of Principal Assets of Business Debtor (if different from street address above): <b>1823 Route 88 Brick, NJ 08724</b>		
<b>Type of Debtor</b> (Form of Organization) (Check one box) <input type="checkbox"/> Individual (includes Joint Debtors) <i>See Exhibit D on page 2 of this form.</i> <input checked="" type="checkbox"/> Corporation (includes LLC and LLP) <input type="checkbox"/> Partnership <input type="checkbox"/> Other (if debtor is not one of the above entities, check this box and state type of entity below.)	<b>Nature of Business</b> (Check one box) <input type="checkbox"/> Health Care Business <input checked="" type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101 (51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input type="checkbox"/> Other	<b>Chapter of Bankruptcy Code Under Which the Petition is Filed</b> (Check one box) <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input checked="" type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13  <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Main Proceeding <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding
<b>Chapter 15 Debtors</b> Country of debtor's center of main interests:  Each country in which a foreign proceeding by, regarding, or against debtor is pending:	<b>Tax-Exempt Entity</b> (Check box, if applicable) <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).	<b>Nature of Debts</b> (Check one box) <input type="checkbox"/> Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose." <input checked="" type="checkbox"/> Debts are primarily business debts
<b>Filing Fee</b> (Check one box) <input checked="" type="checkbox"/> Full Filing Fee attached <input type="checkbox"/> Filing Fee to be paid in installments (applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form 3A. <input type="checkbox"/> Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.		<b>Chapter 11 Debtors</b> Check one box: <input type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). <input checked="" type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D). Check if: <input type="checkbox"/> Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,343,300 (amount subject to adjustment on 4/01/13 and every three years thereafter). Check all applicable boxes: <input type="checkbox"/> A plan is being filed with this petition. <input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
<b>Statistical/Administrative Information</b> <input checked="" type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.		THIS SPACE IS FOR COURT USE ONLY
<b>Estimated Number of Creditors</b> <input checked="" type="checkbox"/> 1-49 <input type="checkbox"/> 50-99 <input type="checkbox"/> 100-199 <input type="checkbox"/> 200-999 <input type="checkbox"/> 1,000-5,000 <input type="checkbox"/> 5,001-10,000 <input type="checkbox"/> 10,001-25,000 <input type="checkbox"/> 25,001-50,000 <input type="checkbox"/> 50,001-100,000 <input type="checkbox"/> OVER 100,000		
<b>Estimated Assets</b> <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input checked="" type="checkbox"/> \$1,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion		
<b>Estimated Liabilities</b> <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input checked="" type="checkbox"/> \$1,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion		

B1 (Official Form 1)(12/11)

<p><b>Voluntary Petition</b></p> <p><i>(This page must be completed and filed in every case)</i></p>	<p>Name of Debtor(s): <b>Route 88 Office Associates, Ltd.</b></p>
<p><b>All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet)</b></p>	
<p>Location Where Filed: <b>- None -</b></p>	<p>Case Number: _____ Date Filed: _____</p>
<p>Location Where Filed: _____</p>	<p>Case Number: _____ Date Filed: _____</p>
<p><b>Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor (If more than one, attach additional sheet)</b></p>	
<p>Name of Debtor: <b>See Attachment</b></p>	<p>Case Number: _____ Date Filed: _____</p>
<p>District: _____</p>	<p>Relationship: _____ Judge: _____</p>
<p style="text-align: center;"><b>Exhibit A</b></p> <p>(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)</p> <p><input type="checkbox"/> Exhibit A is attached and made a part of this petition.</p>	<p style="text-align: center;"><b>Exhibit B</b></p> <p>(To be completed if debtor is an individual whose debts are primarily consumer debts.)</p> <p>I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by 11 U.S.C. §342(b).</p> <p><b>X</b> _____ (Date) Signature of Attorney for Debtor(s)</p>
<p><b>Exhibit C</b></p>	
<p>Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?</p> <p><input type="checkbox"/> Yes, and Exhibit C is attached and made a part of this petition.</p> <p><input checked="" type="checkbox"/> No.</p>	
<p><b>Exhibit D</b></p>	
<p>(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)</p> <p><input type="checkbox"/> Exhibit D completed and signed by the debtor is attached and made a part of this petition.</p> <p>If this is a joint petition:</p> <p><input type="checkbox"/> Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.</p>	
<p><b>Information Regarding the Debtor - Venue</b> (Check any applicable box)</p>	
<p><input checked="" type="checkbox"/> Debtor has been domiciled or has had a residence, 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.</p> <p><input checked="" type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.</p> <p><input type="checkbox"/> Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.</p>	
<p><b>Certification by a Debtor Who Resides as a Tenant of Residential Property</b> (Check all applicable boxes)</p>	
<p><input type="checkbox"/> Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.)</p> <p>_____ (Name of landlord that obtained judgment)</p> <p>_____ (Address of landlord)</p>	
<p><input type="checkbox"/> Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and</p> <p><input type="checkbox"/> Debtor has included in this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.</p> <p><input type="checkbox"/> Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).</p>	

<p><b>Voluntary Petition</b> <i>(This page must be completed and filed in every case)</i></p>	<p>Name of Debtor(s): <b>Route 88 Office Associates, Ltd.</b></p>
<p align="center"><b>Signature(s) of Debtor(s) (Individual/Joint)</b></p> <p>I declare under penalty of perjury that the information provided in this petition is true and correct. [If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7. [If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. §342(b).</p> <p>I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.</p> <p><input checked="" type="checkbox"/> _____ Signature of Debtor</p> <p><input checked="" type="checkbox"/> _____ Signature of Joint Debtor</p> <p>_____ Telephone Number (If not represented by attorney)</p> <p>_____ Date</p>	<p align="center"><b>Signatures</b></p> <p align="center"><b>Signature of a Foreign Representative</b></p> <p>I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.</p> <p>(Check only one box.)</p> <p><input type="checkbox"/> I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. §1515 are attached.</p> <p><input type="checkbox"/> Pursuant to 11 U.S.C. §1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.</p> <p><input checked="" type="checkbox"/> _____ Signature of Foreign Representative</p> <p>_____ Printed Name of Foreign Representative</p> <p>_____ Date</p>
<p align="center"><b>Signature of Attorney*</b></p> <p><input checked="" type="checkbox"/> _____ Signature of Attorney for Debtor(s)</p> <p><b>Morris S. Bauer, Esq.</b> Printed Name of Attorney for Debtor(s)</p> <p><b>Norris, McLaughlin &amp; Marcus</b> Firm Name</p> <p><b>721 Route 202/206</b> <b>Suite 200</b> <b>Bridgewater, NJ 08807</b> Address</p> <p><b>908-722-0700 Fax: 908-722-0755</b> Telephone Number</p> <p><b>September 11, 2012</b> Date</p> <p><small>*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.</small></p>	<p align="center"><b>Signature of Non-Attorney Bankruptcy Petition Preparer</b></p> <p>I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.</p> <p>_____ Printed Name and title, if any, of Bankruptcy Petition Preparer</p> <p>_____ Social Security number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. § 110.)</p> <p>_____ Address</p> <p><input checked="" type="checkbox"/> _____ Date</p> <p>Signature of bankruptcy petition preparer or officer, principal, responsible person, or partner whose Social Security number is provided above.</p> <p>Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual:</p> <p>_____ If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.</p> <p><small>A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. §110; 18 U.S.C. §156.</small></p>
<p align="center"><b>Signature of Debtor (Corporation/Partnership)</b></p> <p>I declare under penalty of perjury that the information provided in this petition is true and correct and that I have been authorized to file this petition on behalf of the debtor.</p> <p>The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.</p> <p><input checked="" type="checkbox"/> _____ Signature of Authorized Individual</p> <p><b>Lawrence S. Berger</b> Printed Name of Authorized Individual</p> <p><b>Authorized Agent</b> Title of Authorized Individual</p> <p><b>September 11, 2012</b> Date</p>	

In re Route 88 Office Associates, Ltd.  
Debtor

Case No. \_\_\_\_\_

**FORM 1. VOLUNTARY PETITION**  
**Pending Bankruptcy Cases Filed Attachment**

<u>Name of Debtor / District</u>	<u>Case No. / Relationship</u>	<u>Date Filed / Judge</u>
400 Blair Realty Holdings, LLC New Jersey	11-37887 Affiliate	09/23/11 Honorable Michael B. Kaplan
Berley Associates, Ltd. New Jersey	12-32032 Affiliate	09/05/12 Honorable Michael B. Kaplan
Princeton Office Park, LP New Jersey	08-27149 Affiliate	09/09/08 Honorable Michael B. Kaplan

B4 (Official Form 4) (12/07)

**United States Bankruptcy Court  
District of New Jersey**

In re Route 88 Office Associates, Ltd.

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) <i>Name of creditor and complete mailing address including zip code</i>	(2) <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>	(3) <i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	(4) <i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	(5) <i>Amount of claim [if secured, also state value of security]</i>
Petillo Enterprises 47 Dell Avenue Kenvil, NJ 07847	Petillo Enterprises 47 Dell Avenue Kenvil, NJ 07847			375,000.00
Rasmussen Construction 1050 Highway 35 P.O. Box 4174 Middletown, NJ 07748	Rasmussen Construction 1050 Highway 35 P.O. Box 4174 Middletown, NJ 07748			20,352.50
Gaines, Goldenfarb and Luongo 100 Matawan Road, Suite 135 Matawan, NJ 07747	Gaines, Goldenfarb and Luongo 100 Matawan Road, Suite 135 Matawan, NJ 07747			18,000.00
Luongo, Tucker & Associates, LLC 100 Matawan Road, Suite 135 Matawan, NJ 07747	Luongo, Tucker & Associates, LLC 100 Matawan Road, Suite 135 Matawan, NJ 07747			5,750.00
The Pavese Group 60 Washington Street Clark, NJ 07066	The Pavese Group 60 Washington Street Clark, NJ 07066			1,640.00
Scotts Shore Cuts 217 Van Zile Road Brick, NJ 08724	Scotts Shore Cuts 217 Van Zile Road Brick, NJ 08724			1,080.70
Panella Painting c/o Petillo Enterprises 47 Dell Avenue Kenvil, NJ 07847	Panella Painting c/o Petillo Enterprises 47 Dell Avenue Kenvil, NJ 07847			927.00
JCP&L P.O. Box 3687 Akron, OH 44309	JCP&L P.O. Box 3687 Akron, OH 44309			600.00
Township of Brick Municipal Utilities Authority 1551 State Highway 88 West Brick, NJ 08724-2399	Township of Brick Municipal Utilities Authority 1551 State Highway 88 West Brick, NJ 08724-2399	Water		439.08
Art Levy Associates 18 Dexter Drive South Basking Ridge, NJ 07920	Art Levy Associates 18 Dexter Drive South Basking Ridge, NJ 07920			150.00

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

In re Route 88 Office Associates, Ltd.

Case No. \_\_\_\_\_

Debtor(s)

**LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS**  
(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>

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

I, the Authorized Agent 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 September 11, 2012

Signature  \_\_\_\_\_  
**Lawrence S. Berger**  
Authorized Agent

*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.*

**United States Bankruptcy Court  
District of New Jersey**

In re Route 88 Office Associates, Ltd.  
Debtor

Case No. \_\_\_\_\_

Chapter 11

**LIST OF EQUITY SECURITY HOLDERS**

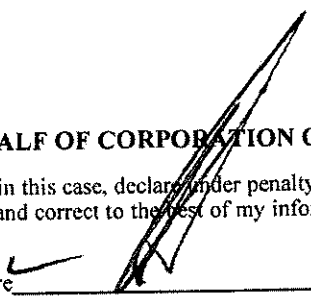
Following is the list of the Debtor's equity security holders which is prepared in accordance with Rule 1007(a)(3) for filing in this chapter 11 case.

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
Brick 88 Building GP, L.L.C. 237 South Street P.O. Box 2049 Morristown, NJ 07962			3 1/3% - General Partner
Christine Berger c/o Berger & Bornstein 237 South Street P.O. Box 2049 Morristown, NJ 07962			96 2/3%- Limited Partner

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

I, the Authorized Agent 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 September 11, 2012

Signature   
**Lawrence S. Berger**  
Authorized Agent

*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.

0 continuation sheets attached to List of Equity Security Holders

**United States Bankruptcy Court  
District of New Jersey**

In re Route 88 Office Associates, Ltd.

Debtor(s)

Case No.

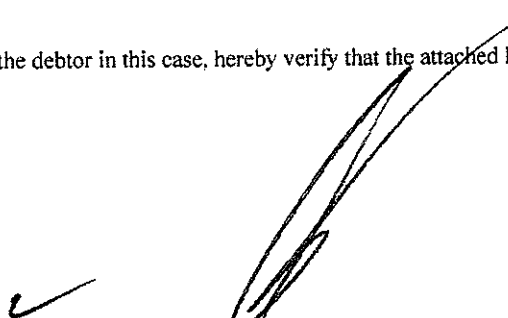
Chapter

11

**VERIFICATION OF CREDITOR MATRIX**

I, the Authorized Agent 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: September 11, 2012

  
\_\_\_\_\_  
Lawrence S. Berger/Authorized Agent  
Signer/Title



Art Levy Associates  
18 Dexter Drive South  
Basking Ridge, NJ 07920

Berger & Bornstein  
237 South Street  
P.O. Box 2049  
Morristown, NJ 07962

Gaines, Goldenfarb and Luongo  
100 Matawan Road, Suite 135  
Matawan, NJ 07747

Gestetner Capital Group  
1072 Madison Avenue  
Lakewood, NJ 08701-2650

JCP&L  
P.O. Box 3687  
Akron, OH 44309

Luongo, Tucker & Associates, LLC  
100 Matawan Road, Suite 135  
Matawan, NJ 07747

MTAG Services  
8614 Westwood Center Drive, Suite 510  
Vienna, VA 22182

Panella Painting  
c/o Petillo Enterprises  
47 Dell Avenue  
Kenvil, NJ 07847

Petillo Enterprises  
47 Dell Avenue  
Kenvil, NJ 07847

Plymouth Park Tax Services  
c/o Pellegrino & Feldstein  
290 U.S. Highway 46  
Denville, NJ 07834

Rasmussen Construction  
1050 Highway 35  
P.O. Box 4174  
Middletown, NJ 07748

Republic Bank  
50 S. 16th Street #2400  
Philadelphia, PA 19192

Scotts Shore Cuts  
217 Van Zile Road  
Brick, NJ 08724

The Pavese Group  
60 Washington Street  
Clark, NJ 07066

Township of Brick  
Municipal Utilities Authority  
1551 State Highway 88 West  
Brick, NJ 08724-2399

Township of Brick  
Municipal Building  
401 Chambers Bridge Road  
Brick, NJ 08723

**LIMITED PARTNERSHIP RESOLUTION FOR ROUTE 88 OFFICE ASSOCIATES, LTD**

I, **LAWRENCE S. BERGER**, the President of Brick 88 Building GP, L.L.C., General Partner of Route 88 Office Associates, LTD (the "Limited Partnership"), a limited partnership under the laws of the State of New Jersey, certify that as provided in accordance with the Partnership Agreement of the Limited Partnership the following resolution was authorized:

**RESOLVED**, that **LAWRENCE S. BERGER**, the President of Brick 88 Building GP, L.L.C., General Partner of the Limited Partnership, be and he is hereby authorized and directed on behalf of and in the name of the Limited Partnership to execute and verify a voluntary petition, (the "Petition") under the provisions of Title 11 of the United States Code (the "Bankruptcy Code") for the filing of a Chapter 11 case and to cause the Petition to be filed in the United States Bankruptcy Court for the District of New Jersey and to execute any ancillary documents relating thereto, including but not limited to schedules, lists and other papers or documents as required by the Bankruptcy Code, to take any and all actions, execute and file any and all documentation or pleadings, including but not limited to pleadings and documentation seeking court approval to sell all, substantially all, or specific assets of the Limited Partnership pursuant to applicable provisions of the Bankruptcy Code, to file any plan or plans of reorganization for the Limited Partnership necessary to effectuate a plan of reorganization, and to execute appropriate retention agreements, including relating to the retention of Norris McLaughlin & Marcus, PA, as attorneys for the Limited Partnership in the Chapter 11 case, which retention is hereby ratified.

IN WITNESS WHEREOF, I have hereunto set my hand on this 11 day of September, 2012.

  
\_\_\_\_\_

Witness:

\_\_\_\_\_  
**LAWRENCE S. BERGER**  
President of Brick 88 Building GP, L.L.C.,  
General Partner of Route 88 Office  
Associates, LTD