

B1 (Official Form 1)(12/11)

<b>United States Bankruptcy Court</b> District of New Jersey		<b>Voluntary Petition</b>
Name of Debtor (if individual, enter Last, First, Middle): <b>SB Milltown Industrial Realty Holdings, LLC</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>22-2806881</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</b> <b>Morristown, NJ</b> <div style="text-align: right;">ZIP Code <b>07960</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</b> <b>Morristown, NJ</b> <div style="text-align: right;">ZIP Code <b>07962-2049</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>Ford Avenue</b> <b>Milltown, NJ</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 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 checked="" 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)

Page 2

<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>SB Milltown Industrial Realty Holdings, LLC</b></p>
<p><b>All Prior Bankruptcy Cases Filed Within Last 8 Years</b> (If more than two, attach additional sheet)</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</b> (If more than one, attach additional sheet)</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> _____ Signature of Attorney for Debtor(s) (Date)</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 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 style="margin-left: 40px;">_____ (Name of landlord that obtained judgment)</p> <p style="margin-left: 40px;">_____ (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>	

B1 (Official Form 1)(12/11)

Page 3

**Voluntary Petition**

*(This page must be completed and filed in every case)*

Name of Debtor(s):

**SB Milltown Industrial Realty Holdings, LLC**

**Signatures**

**Signature(s) of Debtor(s) (Individual/Joint)**

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).

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

\_\_\_\_\_  
Signature of Debtor

\_\_\_\_\_  
Signature of Joint Debtor

\_\_\_\_\_  
Telephone Number (If not represented by attorney)

\_\_\_\_\_  
Date

**Signature of a Foreign Representative**

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.

(Check only one box.)

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.

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.

\_\_\_\_\_  
Signature of Foreign Representative

\_\_\_\_\_  
Printed Name of Foreign Representative

\_\_\_\_\_  
Date

**Signature of Attorney\***

/s/ Morris S. Bauer, Esq.  
Signature of Attorney for Debtor(s)

Morris S. Bauer, Esq.  
Printed Name of Attorney for Debtor(s)

Norris, McLaughlin & Marcus, PA  
Firm Name  
721 Route 202/206  
Suite 200  
Bridgewater, NJ 08807

\_\_\_\_\_  
Address

908-722-0700 Fax: 908-722-0755  
Telephone Number

February 11, 2013  
Date

\*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.

**Signature of Non-Attorney Bankruptcy Petition Preparer**

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.

\_\_\_\_\_  
Printed Name and title, if any, of Bankruptcy Petition Preparer

\_\_\_\_\_  
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.)

\_\_\_\_\_  
Address

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Signature of bankruptcy petition preparer or officer, principal, responsible person, or partner whose Social Security number is provided above.

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:

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

*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.*

**Signature of Debtor (Corporation/Partnership)**

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.

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

/s/ Lawrence S. Berger  
Signature of Authorized Individual

Lawrence S. Berger  
Printed Name of Authorized Individual

Authorized Agent  
Title of Authorized Individual

February 11, 2013  
Date

In re SB Milltown Industrial Realty Holdings, LLC

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

Debtor

**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 Kaplan
Berley Associates, Ltd. New Jersey	12-32032 Affiliate	09/05/12 Kaplan
Route 88 Office Associates, Ltd. New Jersey	12-32431 Affiliate	09/11/12 Kaplan

**RESOLUTION FOR SB MILLTOWN INDUSTRIAL REALTY HOLDINGS, LLC**

I, **LAWRENCE S. BERGER**, the President of United States Realty Resources, Inc., the general partner of United States Land Resources, L.P., the general partner of SB Building GP, LLC (the "GP"), the general partner of S B Building Associates Limited Partnership, the sole member of **SB MILLTOWN INDUSTRIAL REALTY HOLDINGS, LLC** (the "LLC"), a limited liability company in accordance with the provisions of the "New Jersey Limited Liability Act", certify that the following resolution was authorized:

**RESOLVED**, that **LAWRENCE S. BERGER**, the managing member of the LLC, be and he is hereby authorized and directed on behalf of and in the name of the LLC 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 LLC pursuant to applicable provisions of the Bankruptcy Code, to file any plan or plans of reorganization for the LLC 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 LLC in the Chapter 11 case, which retention is hereby ratified.

**IN WITNESS WHEREOF**, I have hereunto set my hand on this \_\_\_th day of February, 2013.

\_\_\_\_\_  
Lawrence S. Berger, the Managing Member

B4 (Official Form 4) (12/07)

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

In re SB Milltown Industrial Realty Holdings, 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) <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>
<b>BJR Development 13 Appelgate Street Red Bank, NJ 07701</b>	<b>BJR Development 13 Appelgate Street Red Bank, NJ 07701</b>			<b>744,446.87</b>
<b>Borough of Milltown - Taxes 39 Washington Avenue Milltown, NJ 08850</b>	<b>Borough of Milltown - Taxes 39 Washington Avenue Milltown, NJ 08850</b>	<b>Block 58 Lot 1.02</b>	<b>Contingent Unliquidated Disputed</b>	<b>452,224.88</b>
<b>Petillo Enterprises 47 Dell Avenue Kenvil, NJ 07847</b>	<b>Petillo Enterprises 47 Dell Avenue Kenvil, NJ 07847</b>			<b>352,649.00</b>
<b>Wolff &amp; Samson PC 1 Boland Drive West Orange, NJ 07052-3687</b>	<b>Wolff &amp; Samson PC 1 Boland Drive West Orange, NJ 07052-3687</b>			<b>265,858.48</b>
<b>Enviro-Sciences (of Delawarey), Inc. 781 Route 15 South Lake Hopatcong, NJ 07849</b>	<b>Enviro-Sciences (of Delawarey), Inc. 781 Route 15 South Lake Hopatcong, NJ 07849</b>			<b>134,020.74</b>
<b>Hill Wallack LLP 202 Carnegie Center CN 5226 Princeton, NJ 08543-5226</b>	<b>Hill Wallack LLP 202 Carnegie Center CN 5226 Princeton, NJ 08543-5226</b>			<b>110,956.18</b>
<b>Archer &amp; Greiner One Centennial Square Haddonfield, NJ 08033</b>	<b>Archer &amp; Greiner One Centennial Square Haddonfield, NJ 08033</b>			<b>108,330.96</b>
<b>Gonnella Roofing P.O. Box 219 New Vernon, NJ 07976</b>	<b>Gonnella Roofing P.O. Box 219 New Vernon, NJ 07976</b>			<b>91,190.00</b>
<b>Rasmussen Construction 1050 Highway 35 P.O. Box 14105 Middletown, NJ 07748</b>	<b>Rasmussen Construction 1050 Highway 35 P.O. Box 14105 Middletown, NJ 07748</b>			<b>51,593.82</b>
<b>Ritter &amp; Plante Associates, LLC 4220 Main Street Philadelphia, PA 19127</b>	<b>Ritter &amp; Plante Associates, LLC 4220 Main Street Philadelphia, PA 19127</b>			<b>29,102.50</b>
<b>NE Fire Protection 155 Route 94 Blairstown, NJ 07825</b>	<b>NE Fire Protection 155 Route 94 Blairstown, NJ 07825</b>			<b>22,616.00</b>

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

In re **SB Milltown Industrial Realty Holdings, LLC**

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

Debtor(s) \_\_\_\_\_

**LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS**  
(Continuation Sheet)

(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>
Avalanche Snow Inc. 13 Carriage Way Millstone Township, NJ 08510	Avalanche Snow Inc. 13 Carriage Way Millstone Township, NJ 08510			21,938.00
Borough of Milltown Electric 39 Washington Avenue Milltown, NJ 08850	Borough of Milltown Electric 39 Washington Avenue Milltown, NJ 08850			20,802.11
Roofco Inc. 221 Rutgers Street Maplewood, NJ 07040	Roofco Inc. 221 Rutgers Street Maplewood, NJ 07040			14,190.00
Bussel Realty Corp. 2 Ethel Road, Suite 202A Edison, NJ 08817	Bussel Realty Corp. 2 Ethel Road, Suite 202A Edison, NJ 08817			10,000.00
Borough of Milltown Electric 39 Washington Avenue Milltown, NJ 08850	Borough of Milltown Electric 39 Washington Avenue Milltown, NJ 08850			6,321.99
Borough of Milltown Electric 39 Washington Avenue Milltown, NJ 08850	Borough of Milltown Electric 39 Washington Avenue Milltown, NJ 08850			5,184.97
Pinilis-Halpern, LLC 160 Morris Street Morristown, NJ 07960	Pinilis-Halpern, LLC 160 Morris Street Morristown, NJ 07960			5,164.00
Snow Removal Specialists c/o Berger & Bornstein 237 South Street Morristown, NJ 07960	Snow Removal Specialists c/o Berger & Bornstein 237 South Street Morristown, NJ 07960			4,028.00
Borough of Milltown Water & Sewer 39 Washington Street Milltown, NJ 08850	Borough of Milltown Water & Sewer 39 Washington Street Milltown, NJ 08850	Block 58 Lot 1.02 B	Contingent Unliquidated Disputed	3,933.02

**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 February 11, 2013

Signature /s/ Lawrence S. Berger  
**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 SB Milltown Industrial Realty Holdings, LLC  
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
S B Building Associates L.P. c/o Berger & Bornstein 237 South Street P.O. Box 2049 Morristown, NJ 07962-2049		100%	Sole Member

**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 February 11, 2013

Signature /s/ Lawrence S. Berger  
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 SB Milltown Industrial Realty Holdings, LLC 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: February 11, 2013

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

All American Landscape Contractors  
134 North Lehigh Avenue  
Cranford, NJ 07016

Archer & Greiner  
One Centennial Square  
Haddonfield, NJ 08033

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

Avalanche Snow Inc.  
13 Carriage Way  
Millstone Township, NJ 08510

Avon Roof Services  
c/o Jeffrey Kotler  
41 Ray Court  
Bedminster, NJ 07921

Berger & Bornstein  
237 South Street  
Morristown, NJ 07960

BJR Development  
13 Appelgate Street  
Red Bank, NJ 07701

Borough of Milltown - Taxes  
39 Washington Avenue  
Milltown, NJ 08850

Borough of Milltown Electric  
39 Washington Avenue  
Milltown, NJ 08850

Borough of Milltown Water & Sewer  
39 Washington Street  
Milltown, NJ 08850

Bussel Realty Corp.  
2 Ethel Road, Suite 202A  
Edison, NJ 08817

Enviro-Sciences (of Delawarey), Inc.  
781 Route 15 South  
Lake Hopatcong, NJ 07849

Gonnella Roofing  
P.O. Box 219  
New Vernon, NJ 07976

Hill Wallack LLP  
202 Carnegie Center  
CN 5226  
Princeton, NJ 08543-5226

NE Fire Protection  
155 Route 94  
Blairstown, NJ 07825

Petillo Enterprises  
47 Dell Avenue  
Kenvil, NJ 07847

Pinilis-Halpern, LLC  
160 Morris Street  
Morristown, NJ 07960

Rasmussen Construction  
1050 Highway 35  
P.O. Box 14105  
Middletown, NJ 07748

Realty Management Associates  
237 South Street  
Morristown, NJ 07960

Ritter & Plante Associates, LLC  
4220 Main Street  
Philadelphia, PA 19127

Roofco Inc.  
221 Rutgers Street  
Maplewood, NJ 07040

Sass Muni V, LLC

Snow Removal Specialists  
c/o Berger & Bornstein  
237 South Street  
Morristown, NJ 07960

The Pavese Group, P.A.  
60 Washington Street  
Clark, NJ 07066

Verizon  
P.O. Box 4833  
Trenton, NJ 08650-4833

Wolff & Samson PC  
1 Boland Drive  
West Orange, NJ 07052-3687

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

In re SB Milltown Industrial Realty Holdings, 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 SB Milltown Industrial Realty Holdings, 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:

**S B Building Associates L.P.  
c/o Berger & Bornstein  
237 South Street  
P.O. Box 2049  
Morristown, NJ 07962-2049**

None [Check if applicable]

**February 11, 2013**  
Date

**/s/ Morris S. Bauer, Esq.**  
**Morris S. Bauer, Esq.**  
Signature of Attorney or Litigant  
Counsel for SB Milltown Industrial Realty Holdings, LLC  
**Norris, McLaughlin & Marcus, PA**  
**721 Route 202/206**  
**Suite 200**  
**Bridgewater, NJ 08807**  
**908-722-0700 Fax:908-722-0755**