

Fill in this information to identify your case:

United States Bankruptcy Court for the:

DISTRICT OF NEW JERSEY

Case number (if known)

Chapter you are filing under:

Chapter 7

Chapter 11

Chapter 12

Chapter 13

Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

12/15

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, Instructions for Bankruptcy Forms for Non-Individuals, is available.

1. Debtor's name Cincinnati 926 Office, LLC

2. All other names debtor used in the last 8 years

DBA Terrace Plaza Hotel

Include any assumed names, trade names and doing business as names

3. Debtor's federal Employer Identification Number (EIN) 46-2372228

4. Debtor's address Principal place of business

600 Vine Street, Ste. 2800 Cincinnati, OH 45202

Number, Street, City, State & ZIP Code

Hamilton

County

Mailing address, if different from principal place of business

P.O. Box, Number, Street, City, State & ZIP Code

Location of principal assets, if different from principal place of business

15 W. 6th St. Cincinnati, OH 45202

Number, Street, City, State & ZIP Code

5. Debtor's website (URL)

6. Type of debtor

Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

Partnership

Other. Specify:

Debtor **Cincinnati 926 Office, LLC**
Name

Case number (if known)

7. Describe debtor's business

A. Check one:

- Health Care Business (as defined in 11 U.S.C. § 101(27A))
- Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- Railroad (as defined in 11 U.S.C. § 101(44))
- Stockbroker (as defined in 11 U.S.C. § 101(53AB))
- Commodity Broker (as defined in 11 U.S.C. § 101(6))
- Clearing Bank (as defined in 11 U.S.C. § 781(3))
- None of the above

B. Check all that apply

- Tax-exempt entity (as described in 26 U.S.C. §501)
- Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- Investment advisor (as defined in 15 U.S.C. §80a-3)

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.
See <http://www.naics.com/search/>.

8. Under which chapter of the Bankruptcy Code is the Debtor filing?

Check one:

- Chapter 7
- Chapter 9

Chapter 11. Check all that apply:

- Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,490,925 (amount subject to adjustment on 4/01/16 and every three years after that).
- The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operation, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- A plan is being filed with this petition.
- Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

- No.
- Yes.

If more than 2 cases, attach a separate list.

District	Southern District of Ohio	When	9/14/15	Case number	15-13425
District	_____	When	_____	Case number	_____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

- No
- Yes.

List all cases. If more than 1, attach a separate list

Debtor	See Attachment	Relationship to you	_____
District	_____	When	_____
		Case number, if known	_____

Debtor **Cincinnati 926 Office, LLC**
Name

Case number (if known)

11. Why is the case filed in this district? *Check all that apply:*

Debtor has had its domicile, 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.

A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

No

Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.
What is the hazard? _____

It needs to be physically secured or protected from the weather.

It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

Other **Municipal ordinance violations need to be addressed**

Where is the property? 15 W. 6th St.
Cincinnati, OH, 45202-0000
Number, Street, City, State & ZIP Code

Is the property insured?

No

Yes. Insurance agency Marsh & McLennan Agency LLC
Contact name Rachel.Flischel@mma-mw.com
Phone 513-338-5767

Statistical and administrative information

13. Debtor's estimation of available funds. *Check one:*

Funds will be available for distribution to unsecured creditors.

After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors

<input checked="" type="checkbox"/> 1-49	<input type="checkbox"/> 1,000-5,000	<input type="checkbox"/> 25,001-50,000
<input type="checkbox"/> 50-99	<input type="checkbox"/> 5001-10,000	<input type="checkbox"/> 50,001-100,000
<input type="checkbox"/> 100-199	<input type="checkbox"/> 10,001-25,000	<input type="checkbox"/> More than 100,000
<input type="checkbox"/> 200-999		

15. Estimated Assets

<input type="checkbox"/> \$0 - \$50,000	<input checked="" type="checkbox"/> \$1,000,001 - \$10 million	<input type="checkbox"/> \$500,000,001 - \$1 billion
<input type="checkbox"/> \$50,001 - \$100,000	<input type="checkbox"/> \$10,000,001 - \$50 million	<input type="checkbox"/> \$1,000,000,001 - \$10 billion
<input type="checkbox"/> \$100,001 - \$500,000	<input type="checkbox"/> \$50,000,001 - \$100 million	<input type="checkbox"/> \$10,000,000,001 - \$50 billion
<input type="checkbox"/> \$500,001 - \$1 million	<input type="checkbox"/> \$100,000,001 - \$500 million	<input type="checkbox"/> More than \$50 billion

16. Estimated liabilities

<input type="checkbox"/> \$0 - \$50,000	<input checked="" type="checkbox"/> \$1,000,001 - \$10 million	<input type="checkbox"/> \$500,000,001 - \$1 billion
<input type="checkbox"/> \$50,001 - \$100,000	<input type="checkbox"/> \$10,000,001 - \$50 million	<input type="checkbox"/> \$1,000,000,001 - \$10 billion
<input type="checkbox"/> \$100,001 - \$500,000	<input type="checkbox"/> \$50,000,001 - \$100 million	<input type="checkbox"/> \$10,000,000,001 - \$50 billion
<input type="checkbox"/> \$500,001 - \$1 million	<input type="checkbox"/> \$100,000,001 - \$500 million	<input type="checkbox"/> More than \$50 billion

Debtor **Cincinnati 926 Office, LLC**
Name

Case number (if known)

Request for Relief, Declaration, and Signature

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

17. Declaration and signature of authorized representative of debtor

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

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **March 10, 2016**
MM / DD / YYYY

X /s/ Alan G. Friedberg
Signature of authorized representative of debtor

Title **Member**

Alan G. Friedberg
Printed name

18. Signature of attorney

X /s/ David L. Stevens
Signature of attorney for debtor

Date **March 10, 2016**
MM / DD / YYYY

David L. Stevens
Printed name

Scura, Wigfield, Heyer & Stevens, LLP
Firm name

1599 Hamburg Turnpike
Wayne, NJ 07470
Number, Street, City, State & ZIP Code

Contact phone **973-696-8391** Email address **dstevens@scura.com**

034422007 NJ
Bar number and State

Debtor **Cincinnati 926 Office, LLC** Case number (if known) _____
 Name

Fill in this information to identify your case:

Debtor 1 **Alan G. Friedberg**
 First Name Middle Name Last Name

Debtor 2
 (Spouse if, filing) First Name Middle Name Last Name

United States Bankruptcy Court for the: DISTRICT OF NEW JERSEY

Case number (if known) _____

Check if this is an amended filing

FORM 101. VOLUNTARY PETITION
Pending Bankruptcy Cases Attachment

Debtor	Alan G. Friedberg	Relationship to you	Member
District	District of New Jersey	When 4/01/15	15-15934
Debtor	Cincinnati Terrace Plaza Retail, LLC	Relationship to you	Affiliate
District	District of New Jersey	When 2/25/16	16-13384

Fill in this information to identify the case:

Debtor name **Cincinnati 926 Office, LLC**

United States Bankruptcy Court for the: **DISTRICT OF NEW JERSEY**

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
A1 Sprinkler 2383 Northpointe Dr. Miamisburg, OH 45342						\$6,515.00
Ameet Patil						\$18,000.00
American Scaffolding, Inc. PO Box 58145 Cincinnati, OH 45258						\$19,548.07
Brian Friedberg						\$55,125.00
Chemtreat, Inc.						\$1,403.82
Cincinnati Temp Labor Inc. 1109 Vine St Cincinnati, OH 45202		15 W. 6th St., Cincinnati, OH 45202 (Upper Floors)		\$17,000.00	\$2,400,000.00	\$17,000.00
CoolCo 5 Horizon Rd., Fort Lee, NJ 07024						\$1,011,146.51
David Teska						\$1,470.00
Duke Energy 526 S. Church St. Charlotte, NC 28202						\$19,377.88
Greater Cincinnati Waterworks 4747 Spring Grove Ave. Cincinnati, OH 45232						\$5,473.25

Debtor **Cincinnati 926 Office, LLC**
Name _____

Case number (if known) _____

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)	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
Hopson & Associates, PC 452 Rockford Pass S Marietta, GA 30064						\$42,110.50
Jeff Miller 15 W. 6th St. Cincinnati, OH 45202		15 W. 6th St., Cincinnati, OH 45202 (Upper Floors)		\$24,000.00	\$2,400,000.00	\$24,000.00
Madison Realty Investments, Inc. J&C Bldg. - 3rd Fl. Tortola, BVI VG1110		15 W. 6th St., Cincinnati, OH 45202 (Upper Floors)		\$5,375,915.00	\$2,400,000.00	\$3,420,253.00
Ohio Bureau of Worker's Compensation PO Box 89492 Cleveland, OH 44101		15 W. 6th St., Cincinnati, OH 45202 (Upper Floors)		\$4,928.63	\$2,400,000.00	\$4,928.63
Otis Elevator One Farm Springs Farmington, CT 06032						\$9,363.00
Riverside Interiors Construction Corp. 88 Rock Hill Dr. Rock Hill, NY 12775		15 W. 6th St., Cincinnati, OH 45202 (Upper Floors)		\$483,238.00	\$2,400,000.00	\$483,238.00
Road to Safety 701 US 50 - Ste. D Milford, OH 45150						\$2,400.00
Rumpke Debris Containers 10795 Hughes Road Attn: Bankruptcy Cincinnati, OH 45251						\$14,557.00
Schaefer 10411 Medallion Drive - Ste. 121 Cincinnati, OH 45241						\$1,372.00
Ulmer Berne LLP 600 Vine St., Ste. 2800 Cincinnati, OH 45202						\$128,382.60

Fill in this information to identify the case:

Debtor name Cincinnati 926 Office, LLC

United States Bankruptcy Court for the: DISTRICT OF NEW JERSEY

Case number (if known) _____

Check if this is an amended filing

Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

		Column A Amount of claim <small>Do not deduct the value of collateral.</small>	Column B Value of collateral that supports this claim
<p>2.1</p> <p>Cincinnati Temp Labor Inc. <small>Creditor's Name</small></p> <p>1109 Vine St Cincinnati, OH 45202 <small>Creditor's mailing address</small></p> <p>_____ <small>Creditor's email address, if known</small></p> <p>Date debt was incurred</p> <p>_____ Last 4 digits of account number</p> <p>Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.</p> <p>1. Hamilton County Ohio Treasurer's Office 2. Madison Realty Investments, Inc. 3. Ohio Bureau of Worker's Compensation 4. Cincinnati Temp Labor Inc. 5. Riverside Interiors Construction Corp. 6. Jeff Miller</p>	<p>Describe debtor's property that is subject to a lien 15 W. 6th St., Cincinnati, OH 45202 (Upper Floors)</p> <p>_____ Describe the lien</p> <p>_____ Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Is anyone else liable on this claim? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)</p> <p>_____ As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed</p>	<p>\$17,000.00</p>	<p>\$2,400,000.00</p>
<p>2.2</p> <p>Hamilton County Ohio Treasurer's Office <small>Creditor's Name</small></p> <p>County Administration Building 138 E. Court St. - Room 402 Cincinnati, OH 45202 <small>Creditor's mailing address</small></p>	<p>Describe debtor's property that is subject to a lien 15 W. 6th St., Cincinnati, OH 45202 (Upper Floors)</p> <p>_____ Describe the lien</p>	<p>\$444,338.00</p>	<p>\$2,400,000.00</p>

Debtor **Cincinnati 926 Office, LLC**
Name

Case number (if know)

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

No
 Yes. Specify each creditor, including this creditor and its relative priority.

Specified on line 2.1

Is the creditor an insider or related party?

No
 Yes

Is anyone else liable on this claim?

No
 Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply
 Contingent
 Unliquidated
 Disputed

2.3 **Jeff Miller**

Creditor's Name

**15 W. 6th St.
Cincinnati, OH 45202**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

No
 Yes. Specify each creditor, including this creditor and its relative priority.

Specified on line 2.1

Describe debtor's property that is subject to a lien
15 W. 6th St., Cincinnati, OH 45202 (Upper Floors)

\$24,000.00

\$2,400,000.00

Describe the lien

Is the creditor an insider or related party?

No
 Yes

Is anyone else liable on this claim?

No
 Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply
 Contingent
 Unliquidated
 Disputed

2.4 **Madison Realty Investments, Inc.**

Creditor's Name

**J&C Bldg. - 3rd Fl.
Tortola, BVI VG1110**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

No
 Yes. Specify each creditor, including this creditor and its relative priority.

Specified on line 2.1

Describe debtor's property that is subject to a lien
15 W. 6th St., Cincinnati, OH 45202 (Upper Floors)

\$5,375,915.00

\$2,400,000.00

Describe the lien

Is the creditor an insider or related party?

No
 Yes

Is anyone else liable on this claim?

No
 Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply
 Contingent
 Unliquidated
 Disputed

Debtor Cincinnati 926 Office, LLC
Name

Case number (if know) _____

2.5	Ohio Bureau of Worker's Compensation <small>Creditor's Name</small>	Describe debtor's property that is subject to a lien 15 W. 6th St., Cincinnati, OH 45202 (Upper Floors)	\$4,928.63	\$2,400,000.00
	PO Box 89492 Cleveland, OH 44101 <small>Creditor's mailing address</small>	Describe the lien		
	<small>Creditor's email address, if known</small>	Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
	Date debt was incurred	Is anyone else liable on this claim? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)		
	Last 4 digits of account number	As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed		
	Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. Specified on line 2.1			

2.6	Riverside Interiors Construction Corp. <small>Creditor's Name</small>	Describe debtor's property that is subject to a lien 15 W. 6th St., Cincinnati, OH 45202 (Upper Floors)	\$483,238.00	\$2,400,000.00
	88 Rock Hill Dr. Rock Hill, NY 12775 <small>Creditor's mailing address</small>	Describe the lien		
	<small>Creditor's email address, if known</small>	Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
	Date debt was incurred	Is anyone else liable on this claim? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)		
	Last 4 digits of account number	As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed		
	Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. Specified on line 2.1			

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any. **\$6,349,419.6**
3

Part 2: List Others to Be Notified for a Debt Already Listed in Part 1

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address _____ Lawrence C. Baron, Esq. 230 E. 9th St., Ste. 4000	On which line in Part 1 did you enter the related creditor? Line 2.2	Last 4 digits of account number for this entity
--	--	--

Debtor **Cincinnati 926 Office, LLC** Case number (if know) _____
Name

Cincinnati, OH 45202

Michael A. Galasso, Esq. Line **2.4**
Robbins, Kelly, Patterson & Tucker
7 West 7th St., Ste. 1400
Cincinnati, OH 45202

Stephen E. Imm, Esq. Line **2.1**
Katz, Greenberger & Norton, LLP
105 E. 4th St., Ste. 400
Cincinnati, OH 45202

Fill in this information to identify the case:

Debtor name Cincinnati 926 Office, LLC

United States Bankruptcy Court for the: DISTRICT OF NEW JERSEY

Case number (if known) _____

Check if this is an amended filing

Official Form 206E/F
Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

- No. Go to Part 2.
 Yes. Go to line 2.

Part 2: List All Creditors with NONPRIORITY Unsecured Claims

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

		Amount of claim
3.1	Nonpriority creditor's name and mailing address A1 Sprinkler 2383 Northpointe Dr. Miamisburg, OH 45342	\$6,515.00
	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	
	Basis for the claim: _____	
	Date or dates debt was incurred _____	
	Last 4 digits of account number _____	
	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
3.2	Nonpriority creditor's name and mailing address Ameet Patil	\$18,000.00
	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	
	Basis for the claim: _____	
	Date or dates debt was incurred _____	
	Last 4 digits of account number _____	
	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
3.3	Nonpriority creditor's name and mailing address	\$19,548.07
	As of the petition filing date, the claim is:	

Debtor **Cincinnati 926 Office, LLC** Case number (if known) _____
Name

American Scaffolding, Inc.
PO Box 58145
Cincinnati, OH 45258

Check all that apply.

- Contingent
- Unliquidated
- Disputed

Basis for the claim: _____

Date or dates debt was incurred _____

Is the claim subject to offset?

- No
- Yes

Last 4 digits of account number _____

3.4 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** **\$0.00**

AmQuip Crane Retail, LLC
PO Box 782945
Philadelphia, PA 19178

Check all that apply.

- Contingent
- Unliquidated
- Disputed

Basis for the claim: _____

Date or dates debt was incurred _____

Is the claim subject to offset?

- No
- Yes

Last 4 digits of account number _____

3.5 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** **\$55,125.00**

Brian Friedberg

Check all that apply.

- Contingent
- Unliquidated
- Disputed

Basis for the claim: _____

Date or dates debt was incurred _____

Is the claim subject to offset?

- No
- Yes

Last 4 digits of account number _____

3.6 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** **\$1,403.82**

Chemtreat, Inc.

Check all that apply.

- Contingent
- Unliquidated
- Disputed

Basis for the claim: _____

Date or dates debt was incurred _____

Is the claim subject to offset?

- No
- Yes

Last 4 digits of account number _____

Debtor **Cincinnati 926 Office, LLC** Case number (if known) _____
Name

3.7 Nonpriority creditor's name and mailing address **Cincinnati Bell** As of the petition filing date, the claim is: **\$914.52**
Check all that apply.
 Contingent
 Unliquidated
 Disputed
c/o Ciniti Preservation Assn
15 W. 6th Fl. 1
Cincinnati, OH 45202
 Basis for the claim: _____

Date or dates debt was incurred _____ **Is the claim subject to offset?**
 No
 Yes

Last 4 digits of account number _____

3.8 Nonpriority creditor's name and mailing address **CoolCo** As of the petition filing date, the claim is: **\$1,011,146.51**
Check all that apply.
 Contingent
 Unliquidated
 Disputed
5 Horizon Rd.,
Fort Lee, NJ 07024
 Basis for the claim: _____

Date or dates debt was incurred _____ **Is the claim subject to offset?**
 No
 Yes

Last 4 digits of account number _____

3.9 Nonpriority creditor's name and mailing address **Credit Mediation, Inc.** As of the petition filing date, the claim is: **\$1,236.62**
Check all that apply.
 Contingent
 Unliquidated
 Disputed
PO Box 456
Upper Darby, PA 19082
 Basis for the claim: _____

Date or dates debt was incurred _____ **Is the claim subject to offset?**
 No
 Yes

Last 4 digits of account number _____

3.10 Nonpriority creditor's name and mailing address **David Teska** As of the petition filing date, the claim is: **\$1,470.00**
Check all that apply.
 Contingent
 Unliquidated
 Disputed
David Teska
 Basis for the claim: _____

Date or dates debt was incurred _____ **Is the claim subject to offset?**
 No
 Yes

Last 4 digits of account number _____

Debtor **Cincinnati 926 Office, LLC** Case number (if known) _____
Name

3.11 Nonpriority creditor's name and mailing address **Duke Energy** As of the petition filing date, the claim is: **\$19,377.88**
526 S. Church St. *Check all that apply.*
Charlotte, NC 28202 Contingent
 Unliquidated
 Disputed

Basis for the claim: _____

Date or dates debt was incurred _____ Is the claim subject to offset?
 No
 Yes

Last 4 digits of account number _____

3.12 Nonpriority creditor's name and mailing address **Greater Cincinnati Waterworks** As of the petition filing date, the claim is: **\$5,473.25**
4747 Spring Grove Ave. *Check all that apply.*
Cincinnati, OH 45232 Contingent
 Unliquidated
 Disputed

Basis for the claim: _____

Date or dates debt was incurred _____ Is the claim subject to offset?
 No
 Yes

Last 4 digits of account number _____

3.13 Nonpriority creditor's name and mailing address **Hopson & Associates, PC** As of the petition filing date, the claim is: **\$42,110.50**
452 Rockford Pass S *Check all that apply.*
Marietta, GA 30064 Contingent
 Unliquidated
 Disputed

Basis for the claim: _____

Date or dates debt was incurred _____ Is the claim subject to offset?
 No
 Yes

Last 4 digits of account number _____

3.14 Nonpriority creditor's name and mailing address **M&L Mechanical 23, Inc.** As of the petition filing date, the claim is: **\$303.50**
2892 Jackson Pike *Check all that apply.*
Batavia, OH 45103 Contingent
 Unliquidated
 Disputed

Basis for the claim: _____

Debtor **Cincinnati 926 Office, LLC** Case number (if known) _____
Name

Date or dates debt was incurred _____

Is the claim subject to offset?

No

Last 4 digits of account number _____

Yes

3.15

Nonpriority creditor's name and mailing address

**Ohio Dept. of Taxation
PO Box 15675
Columbus, OH 43216**

As of the petition filing date, the claim is:

\$272.76

Check all that apply.

Contingent

Unliquidated

Disputed

Basis for the claim: _____

Date or dates debt was incurred _____

Is the claim subject to offset?

No

Last 4 digits of account number _____

Yes

3.16

Nonpriority creditor's name and mailing address

**Otis Elevator
One Farm Springs
Farmington, CT 06032**

As of the petition filing date, the claim is:

\$9,363.00

Check all that apply.

Contingent

Unliquidated

Disputed

Basis for the claim: _____

Date or dates debt was incurred _____

Is the claim subject to offset?

No

Last 4 digits of account number _____

Yes

3.17

Nonpriority creditor's name and mailing address

**Road to Safety
701 US 50 - Ste. D
Milford, OH 45150**

As of the petition filing date, the claim is:

\$2,400.00

Check all that apply.

Contingent

Unliquidated

Disputed

Basis for the claim: _____

Date or dates debt was incurred _____

Is the claim subject to offset?

No

Last 4 digits of account number _____

Yes

3.18

Nonpriority creditor's name and mailing address

**Rumpke Debris Containers
10795 Hughes Road
Attn: Bankruptcy
Cincinnati, OH 45251**

As of the petition filing date, the claim is:

\$14,557.00

Check all that apply.

Contingent

Unliquidated

Disputed

Debtor **Cincinnati 926 Office, LLC** Case number (if known) _____
Name

Basis for the claim: _____

Date or dates debt was incurred _____

Is the claim subject to offset?

No

Last 4 digits of account number _____

Yes

3.19 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** **\$1,372.00**

Schaefer
10411 Medallion Drive - Ste. 121
Cincinnati, OH 45241

Check all that apply.

Contingent

Unliquidated

Disputed

Basis for the claim: _____

Date or dates debt was incurred _____

Is the claim subject to offset?

No

Last 4 digits of account number _____

Yes

3.20 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** **Unknown**

Trainon, LLC
600 Vine St., Ste. 400
Cincinnati, OH 45202

Check all that apply.

Contingent

Unliquidated

Disputed

Basis for the claim: _____

Date or dates debt was incurred _____

Is the claim subject to offset?

No

Last 4 digits of account number _____

Yes

3.21 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** **\$128,382.60**

Ulmer Berne LLP
600 Vine St., Ste. 2800
Cincinnati, OH 45202

Check all that apply.

Contingent

Unliquidated

Disputed

Basis for the claim: _____

Date or dates debt was incurred _____

Is the claim subject to offset?

No

Last 4 digits of account number _____

Yes

Part 3: List Others to Be Notified About Unsecured Claims

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

Debtor **Cincinnati 926 Office, LLC** Case number (if known) _____
Name

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address	On which line in Part1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
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Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1
 5b. Total claims from Part 2

Total of claim amounts	
5a.	\$ <u>0.00</u>
5b. +	\$ <u>1,338,972.03</u>

5c. Total of Parts 1 and 2
 Lines 5a + 5b = 5c.

5c.	\$ <u>1,338,972.03</u>
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**United States Bankruptcy Court
District of New Jersey**

In re Cincinnati 926 Office, LLC

Debtor(s)

Case No.
Chapter

11

VERIFICATION OF CREDITOR MATRIX

I, the Member 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: March 10, 2016

/s/ Alan G. Friedberg

Alan G. Friedberg/Member

Signer/Title

A1 Sprinkler
2383 Northpointe Dr.
Miamisburg, OH 45342

Ameet Patil

American Scaffolding, Inc.
PO Box 58145
Cincinnati, OH 45258

AmQuip Crane Retail, LLC
PO Box 782945
Philadelphia, PA 19178

ATT&T Resource Management
131 Morristown Road
Basking Ridge, NJ 07920

Bedrock Hospitality, Inc.
600 Vine St., Ste. 2800
Cincinnati, OH 45202

Brian Friedberg

Chemtreat, Inc.

Cincinnati 926 Hotel, LLC
600 Vine St., Ste. 2800
Cincinnati, OH 45202

Cincinnati Holding Co., LLC
c/o David S. Blessing
119 E. Court St., Ste. 500
Cincinnati, OH 45202

Cincinnati Temp Labor Inc.
1109 Vine St
Cincinnati, OH 45202

Cincinnati Terrace Plaza Retail, LLC
600 Vine St., Ste. 2800
Cincinnati, OH 45202

Cincinnati Bell
c/o Cincinnati Preservation Assn
15 W. 6th Fl. 1
Cincinnati, OH 45202

CoolCo
5 Horizon Rd.,
Fort Lee, NJ 07024

Credit Mediation, Inc.
PO Box 456
Upper Darby, PA 19082

David Teska

Duke Energy
526 S. Church St.
Charlotte, NC 28202

Greater Cincinnati Waterworks
4747 Spring Grove Ave.
Cincinnati, OH 45232

Hamilton County Ohio Treasurer's Office
County Administration Building
138 E. Court St. - Room 402
Cincinnati, OH 45202

Hopson & Associates, PC
452 Rockford Pass S
Marietta, GA 30064

Jeff Miller
15 W. 6th St.
Cincinnati, OH 45202

Joe Wendel dba Wendel's Bootery
9 West 6th St.
Cincinnati, OH 45202

Joseph C. Neff, Esq.
Assistant City Solicitor
801 Plum St. - Room 214, City Hall
Cincinnati, OH 45202

Kevin R. Feazell, Esq.
Cors & Bassett, LLC
537 E. Pete Rose Way, Ste. 400
Cincinnati, OH 45202

Lawrence C. Baron, Esq.
230 E. 9th St., Ste. 4000
Cincinnati, OH 45202

M&L Mechanical 23, Inc.
2892 Jackson Pike
Batavia, OH 45103

Madison Realty Investments, Inc.
J&C Bldg. - 3rd Fl.
Tortola, BVI VG1110

Michael A. Galasso, Esq.
Robbins, Kelly, Patterson & Tucker
7 West 7th St., Ste. 1400
Cincinnati, OH 45202

No Choi dba H&D Beauty Supply
28 W. 6th St.
Cincinnati, OH 45202

Ohio Bureau of Worker's Compensation
PO Box 89492
Cleveland, OH 44101

Ohio Dept. of Taxation
PO Box 15675
Columbus, OH 43216

Oliveye Hotel Limited Partnership
c/o National Registered Agent, Inc.
1300 E. 9th St.
Cleveland, OH 44114

Otis Elevator
One Farm Springs
Farmington, CT 06032

Prodigy Properties, LLC
c/o Roetzel & Andress, LPA
One SeaGate, Ste. 1700
Toledo, OH 43604

Riverside Interiors Construction Corp.
88 Rock Hill Dr.
Rock Hill, NY 12775

Road to Safety
701 US 50 - Ste. D
Milford, OH 45150

Rumpke Debris Containers
10795 Hughes Road
Attn: Bankruptcy
Cincinnati, OH 45251

Schaefer
10411 Medallion Drive - Ste. 121
Cincinnati, OH 45241

Sixth Street Cincinnati Assoc., LLC
c/o Bumbergexcelsior Corporate Services
555 5th Ave, 11th Fl.
New York, NY 10017

State of Ohio
c/o Ohio Attorney General
30 East Broad St., 14th Fl.
Columbus, OH 43215

State of Ohio Dept. of Job & Family Serv
c/o Ohio Attorney General
30 E. Broad St. 17th Fl.
Columbus, OH 43215

Stephen E. Imm, Esq.
Katz, Greenberger & Norton, LLP
105 E. 4th St., Ste. 400
Cincinnati, OH 45202

Terrace Condominium Association
600 Vine St. Ste. 2800
Cincinnati, OH 45202

Trainon, LLC
600 Vine St., Ste. 400
Cincinnati, OH 45202

Ulmer Berne LLP
600 Vine St., Ste. 2800
Cincinnati, OH 45202

Vine Street News, Inc.
c/o InCorp. Services, Inc.
9435 Waterstone Blvd, Ste. 140
Cincinnati, OH 45249