

UNITED STATES BANKRUPTCY COURT Southern District of New York					VOLUNTARY PETITION					
Name of Debtor (if individual, enter Last, First, Middle): 2131 Clinton Avenue Housing Development Fund Corporation					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)/Complete EIN (if more than one, state all): EIN: 13-3663869					Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN)/Complete EIN (if more than one, state all):					
Street Address of Debtor (No. and Street, City, and State): 2129-31 Clinton Avenue Bronx, New York ZIP CODE 10457					Street Address of Joint Debtor (No. and Street, City, and State): ZIP CODE					
County of Residence or of the Principal Place of Business: Bronx					County of Residence or of the Principal Place of Business:					
Mailing Address of Debtor (if different from street address): ZIP CODE					Mailing Address of Joint Debtor (if different from street address): ZIP CODE					
Location of Principal Assets of Business Debtor (if different from street address above): ZIP CODE										
Type of Debtor (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.) _____		Nature of Business (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 Tax-Exempt Entity (Check box, if applicable.) <input checked="" type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).		Chapter of Bankruptcy Code Under Which the Petition is Filed (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 Nature of Debts (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 house- hold purpose.” <input checked="" type="checkbox"/> Debts are primarily business debts.						
Filing Fee (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.				Chapter 11 Debtors 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 checked="" type="checkbox"/> Debtor’s aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,343,300 (<i>amount subject to adjustment on 4/01/13 and every three years thereafter</i>). ----- 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).						
Statistical/Administrative Information <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	
Estimated Number of Creditors <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										
Estimated Assets <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input checked="" type="checkbox"/> \$500,001 to \$1 million <input 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										
Estimated Liabilities <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										

Voluntary Petition <i>(This page must be completed and filed in every case.)</i>		Name of Debtor(s): 2131 Clinton Avenue Housing Development Fund Corp.	
All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet.)			
Location Where Filed:	Case Number:	Date Filed:	
Location Where Filed:	Case Number:	Date Filed:	
Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor (If more than one, attach additional sheet.)			
Name of Debtor:	Case Number:	Date Filed:	
District: Southern District of New York	Relationship:	Judge:	
Exhibit A (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.) <input type="checkbox"/> Exhibit A is attached and made a part of this petition.		Exhibit B (To be completed if debtor is an individual whose debts are primarily consumer debts.) 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 have delivered to the debtor the notice required by 11 U.S.C. § 342(b). X _____ Signature of Attorney for Debtor(s) (Date)	
Exhibit C			
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?			
<input type="checkbox"/> Yes, and Exhibit C is attached and made a part of this petition. <input checked="" type="checkbox"/> No.			
Exhibit D			
(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)			
<input type="checkbox"/> Exhibit D completed and signed by the debtor is attached and made a part of this petition.			
If this is a joint petition:			
<input type="checkbox"/> Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.			
Information Regarding the Debtor - Venue (Check any applicable box.)			
<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.			
<input type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.			
<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.			
Certification by a Debtor Who Resides as a Tenant of Residential Property (Check all applicable boxes.)			
<input type="checkbox"/> Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.)			
_____ (Name of landlord that obtained judgment)			
_____ (Address of landlord)			
<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			
<input type="checkbox"/> Debtor has included with 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.			
<input type="checkbox"/> Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).			

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

Name of Debtor(s):

2131 Clinton Avenue Housing Development Fund Corp.**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.

X _____
Signature of Debtor

X _____
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.

X _____
(Signature of Foreign Representative)

(Printed Name of Foreign Representative)

Date

Signature of Attorney*

X /s/ Scott Jaffe

Signature of Attorney for Debtor(s)

Scott Jaffe

Printed Name of Attorney for Debtor(s)

Bryant Burgher Jaffe & Roberts LLP

Firm Name

757 Third Avenue, Suite 1501

New York, New York 10017

Address

212-967-1800

Telephone Number

05/18/2011

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

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

X /s/ Marcia Brown

Signature of Authorized Individual

Marcia Brown

Printed Name of Authorized Individual

President

Title of Authorized Individual

05/18/2011

Date

**Secretary's Certificate of
2131 Clinton Avenue Housing Development Fund Corporation**

I, the undersigned Secretary of 2131 Clinton Avenue Housing Development Fund Corporation, a New York corporation (the "Company"), hereby certify that attached hereto as Exhibit A is a true, complete and correct copy of resolutions adopted by the Board of Directors of the Company. All such resolutions were duly and validly adopted at a meeting of the Board of Directors of the Company on May 9, 2011, at which a quorum was present and acting throughout. All such resolutions are in full force and effect on the date hereof in the form in which adopted.

IN WITNESS WHEREOF, the Company has caused this certificate to be executed on its behalf by the undersigned on the 17th day of May, 2011.

/s/ Marisol Ortiz
Marisol Ortiz

2131 Clinton Avenue Housing Development Fund Corporation

RESOLUTIONS OF THE BOARD OF DIRECTORS

The following sets forth the resolutions adopted on May 9, 2011 at a meeting of the Board of Directors of 2131 Clinton Avenue Housing Development Fund Corporation (the "Company").

1. Approval of Bankruptcy Filing

WHEREAS, the Board of Directors (the "Board") of the Company has determined that it is in the best interests of the Company, and its creditors, shareholders and other parties in interest, to file a voluntary petition under chapter 11 of Title 11 of the United States Code in the United States Bankruptcy Court for the Southern District of New York (the "Bankruptcy Case");

NOW, THEREFORE, BE IT RESOLVED, that either of Ms. Brown and Mr. González (each, an "Authorized Officer") is authorized and directed to execute and deliver all documents necessary to effect the filing of the Bankruptcy Case on behalf of the Company;

RESOLVED FURTHER, that the Authorized Officer is authorized and directed to retain and employ the law firm of Bryant Burgher Jaffe & Roberts LLP as bankruptcy and corporate counsel to render legal services to and to represent the Company in connection with the Bankruptcy Case and other related proceedings and matters in connection therewith, upon such terms and conditions as she shall approve;

RESOLVED FURTHER, that the Authorized Officer is authorized and directed to retain such other professionals as she deems necessary and appropriate to represent, assist or consult with the Company during the Bankruptcy Case, upon such terms and conditions as she shall deem appropriate; and

RESOLVED FURTHER, that any and all action taken by the Authorized Officer in effecting the purpose of the foregoing resolutions prior to the date the foregoing resolutions are actually adopted as hereby ratified, approved, confirmed and adopted in all respects.

2. Approval of Further Actions

RESOLVED, in addition to the specific authorizations set forth in any of the foregoing resolutions, that the Authorized Officer and such other necessary officers, employees or other agents of the Company as may be designated by the Authorized Officer be, and each of them hereby is, authorized and empowered in the name and on behalf of the Company to take or cause to be taken any and all such further actions to

execute and deliver or cause to be executed and delivered all such other documents, certificates, instruments and agreements, and to make such filings, in the name and on behalf of the Company, to incur and pay all such fees and expenses and to engage in such acts as they shall in their judgment determine to be necessary, desirable or advisable to carry out fully the intent and purposes of the foregoing resolutions and documents executed pursuant thereto, and the execution by the Authorized Officer or such officers or employees of any such documents, certificates, instruments or agreements or the payment of any such fees and expenses or the doing by them of any act in connection with the foregoing matters shall conclusively establish their authority therefore and the approval of the documents, certificates, instruments and agreements so executed, the expenses so paid, the filings so made and the actions so taken.

Exhibit 1

UNITED STATES BANKRUPTCY COURT SOUTHERN DISTRICT OF NEW YORK

In re:

2131 CLINTON AVENUE HOUSING
DEVELOPMENT FUND CORPORATION,

Debtor.

) Chapter 11

) Case No. 11-_____ (____)

LIST OF CREDITORS HOLDING TWENTY 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 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. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

	Name of creditor and complete mailing address, including zip code	Name, telephone number and complete mailing address, including zip code of employee agent, or department of creditor familiar with claim who may be contacted	Nature of claim (trade debt, bank loan, government contract, etc.)	Indicate if claim is contingent, unliquidated, disputed or subject to set-off	Amount of claim (if secured also state value of security)
1	NYC Department of Finance	PO Box 32 New York, New York 1008-0032	Property taxes		\$594,023.83 (\$1,302,023.83 claim secured by \$708,000.00)
2	Bank Direct Capital Finance	Two Conway Park 150 North Field Dr, Suite 190 Lake Forest, IL 60045 Attn: Nancy Hardy Tel: 914-636-8455	Fire & Liability Insurance		\$30,168.62
3	Petro New Age Feul Company	55-60 58 th Street, Maspeth New York 11378 Tel: 718-239-9276	Heating Oil		\$25,497.92
4	NYC Environmental Control Board Violations	3030 Third Avenue, 2d Floor Bronx, New York 10455	Violations		\$2,500.00
5	C James Mechanical, Inc.	1833 Bathgate Ave. Bronx, NY 10457 Tel: 718-716-0065	Plumbing Work		\$351.43
6	NYS Department of Taxation and Finance	OPTS-Withholding Tax Account Resolution	Employment Taxes		\$250.55

		WA Harriman Campus Albany, New York 12227-0001			
7	Verizon	PO Box 15124 Albany, New York 12212-5124 Tel: 800-837-4966	Telephone & Internet Service	Disputed	\$185.46
8	Con Edison	JAF Station PO Box 1702 New York, NY 10016-1702 Attn: Bankruptcy Dept Fax: 212-259-9265	Electricity		\$181.28
9	H2 Environmental Pest Management	32-07 Astoria Blvd. Astoria, NY 11102 Tel: 888-737-8188	Extermination Services		\$130.35

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

I, Eduardo González, Jr., treasurer of the corporation named as 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.

Dated: New York, New York
May 17, 2011

/s/ Eduardo González, Jr.
Eduardo González, Jr.
Treasurer

Exhibit 2

UNITED STATES BANKRUPTCY COURT SOUTHERN DISTRICT OF NEW YORK

In re:

2131 CLINTON AVENUE HOUSING
DEVELOPMENT FUND CORPORATION,

Debtor.

)
) Chapter 11
)

) Case No. 11-____ (____)
)
)
)
)

LIST OF CREDITORS HOLDING FIVE LARGEST SECURED CLAIMS

Following is the list of the Debtor's creditors holding the five largest secured claims. This list reflects amounts as of May 17, 2011. The list has been prepared in accordance with rule 1007(d) of the Federal Rules of Bankruptcy Procedure and Local Rule 1007-2(a)(5). The information herein shall not constitute an admission of liability by, nor is it binding on, the Debtor. Any amounts listed herein are estimated and subject to verification. The Debtor reserves its rights as to the validity, enforceability, and priority of each claim and/or lien and reserves its rights to assert remedies, defenses, counterclaims and offsets with respect to each such claim and/or lien.

	Name of creditor	Name, telephone number and complete mailing address, including zip code of employee agent, or department of creditor familiar with claim who may be contacted	Claim Amount	Description of Collateral	Value of Collateral	Indicate if Claim is Contingent, Unliquidated, Disputed or Subject to Set-off
1	NYC Department of Finance	PO Box 32 New York, New York 1008-0032	\$1,302,023.83	Building at 2129-31 Clinton Avenue, Bronx New York 10457	\$708,000.00*	
2	NYC Department of Environmental Protection	DEP/BCS Customer Service PO Box 739055 Elmhurst, NY 11373-9055 Tel: 718-595-7000	\$474,485.24	Building at 2129-31 Clinton Avenue, Bronx New York 10457	\$708,000.00*	

* - This estimate is based on the latest Department of Finance assessment dated January 5, 2011 and may not accurately reflect the actual market value of the Building.

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

I, Eduardo González, Jr., treasurer of the corporation named as 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.

Dated: New York, New York
May 17, 2011

/s/ Eduardo González, Jr.
Eduardo González, Jr.
Treasurer

Exhibit 3

**SUMMARY OF TOTAL ASSETS AND
LIABILITIES OF THE DEBTOR AS OF May 17, 2011**

	Description	Value
Assets	The land and building located at: 2129-31 Clinton Avenue, Bronx, New York Other personal property, including bank accounts	\$977,945.75*
Liabilities	All claims including those that are unliquidated and/or disputed	\$1,833,463.97

* - This estimate is based on the latest Department of Finance assessment dated January 5, 2011 and may not accurately reflect the actual market value of the Building.

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

I, Eduardo González, Jr., treasurer of the corporation named as 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.

Dated: New York, New York
May 17, 2011

/s/ Eduardo González, Jr.
Eduardo González, Jr.
Treasurer

**UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK**

In re:

2129-31 CLINTON AVE HFDC,

Debtor.

)
) Chapter 11
)
) Case No. 11-____ (____)
)
)
)

**CORPORATE OWNERSHIP STATEMENT,
PURSUANT TO FED. R. BANKR. P. 1007(a)(1) AND 7007.1**

Pursuant to Federal Rules of Bankruptcy Procedure 1007(a)(1) and 7007.1, 2131 Clinton Avenue Housing Development Fund Corporation certifies that no corporation directly or indirectly owns 10% or more of the Debtor's equity interests.

2131 Clinton Avenue
Housing Development Fund Corporation

/s/ Eduardo González, Jr. _____

Eduardo González, Jr.

Treasurer

Scott Jaffe
BRYANT BURGHER JAFFE & ROBERTS LLP
757 Third Avenue, Suite 1501
New York, New York 10017
(212) 967-1800

*Proposed Counsel for the Debtor and
Debtor in Possession*

**UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK**

In re:

2131 CLINTON AVENUE HOUSING
DEVELOPMENT FUND CORPORATION,

Debtor.

)
) Chapter 11
)
) Case No. 11-____ (____)
)
)
)
)
)

**AFFIDAVIT OF EDUARDO GONZÁLEZ, JR.
PURSUANT TO LOCAL BANKRUPTCY RULE 1007-2**

STATE OF NEW YORK)
) ss:
COUNTY OF NEW YORK)

Eduardo González, Jr., being duly sworn, deposes and says:

1. I am the Treasurer of 2131 Clinton Avenue Housing Development Fund Corporation, debtor and debtor in possession in the above-captioned chapter 11 case (the “Debtor”). In this capacity, I am familiar with the day-to-day operational, business and financial affairs of the Debtor. I have held the position of Treasurer since December 2008.

2. I am authorized by the Debtor to submit this affidavit (the “Affidavit”) pursuant to Rule 1007-2 of the Local Bankruptcy Rules for the Southern District of New York (the “Local Rules”) in support of (i) the Debtor’s petition for relief under chapter 11 of title 11 of the United States Code, 11 U.S.C. §§ 101-1532 (as amended, the “Bankruptcy Code”) filed on

the date herewith (the “Petition Date”), in the United States Bankruptcy Court for the Southern District of New York (the “Bankruptcy Court”), and (ii) the relief sought in various motions and applications (collectively, the “First Day Motions”) to be filed shortly after the Petition Date, and to assist the Bankruptcy Court and other interested parties in understanding the circumstances that compelled the commencement of this chapter 11 case.

3. The Debtor is a New York low-income housing cooperative corporation located in the Bronx. The Debtor’s shareholders¹ collectively own 100% of the equity of the Debtor. No corporation directly or indirectly owns 10% or more of the Debtor’s equity interests. See Rules 1007(a)(1) and 7007.1 of the Federal Rules of Bankruptcy Procedure.

4. Except as otherwise indicated, all facts set forth in this Affidavit are based on my personal knowledge, my review of relevant documents or my opinion based on experience, knowledge and information concerning the operations of the Debtor. If called upon to testify, I would testify competently to the facts set forth in this Affidavit.

5. Part I of this Affidavit describes the Debtor’s business and the circumstances surrounding the commencement of this chapter 11 case as required by Local Rule 1007-2(a)(1). Part II sets forth the relevant facts in support of each First Day Motion. Part III sets forth additional information about the Debtor, as required by Local Rules 1007-2(a)(3)-(12) and (b)(1)-(3).

¹ The Debtor’s shareholders include: Audrey Warren, Julia Picart, Juan and Marisol Ortiz, Thomas Molyneaux, Eduardo Gonzalez, Jr., Marcia Brown, Rosetta Glover, Roz McMullin, Fred, Parker and Julia Coleman, Hermite Williams, Michelle Bell, Shirley Hilton, Lynette Dixon, Carmen Martinez, Ramon Quinones, and Doreth Jackson

PART I: FACTUAL BACKGROUND

A. Chapter 11 Filing

6. On the Petition Date, the Debtor commenced its case under chapter 11 of the Bankruptcy Code. The Debtor continues to operate its business and manage its properties as debtor in possession pursuant to sections 1107(a) and 1108 of the Bankruptcy Code.

B. Debtor and Building

7. The Debtor is a low-income housing cooperative organized under Article XI of the Private Housing Finance Law of the State of New York. The Debtor was incorporated in 1990 for the purpose of enabling low-income families and elderly persons to cooperatively own and manage their own building. In 1991, the Debtor purchased the land and building located at 2129-31 Clinton Avenue in the Bronx, New York (the “Building”) from the City of New York for \$7,750.00.

8. The Debtor’s residents (the “Residents”) are low-income families and elderly persons.

9. The Building consists of thirty-one residential units. Seventeen of the residential units are occupied by Residents who are shareholders of the Debtor (the “Shareholders”) and who pay monthly maintenance fees (the “Fees”). One of the residential units is occupied by a Resident who is the Debtor’s tenant (the “Tenant”) who pays monthly rent (the “Rents”). Thirteen of the residential units are currently unoccupied.

10. Due to ineffective management by an inexperienced and insufficiently trained board of directors beginning in 1991, the Building fell deeply into arrears on property taxes and other bills. The Debtor believes that the inability to keep up with property taxes was due to limited skills in the areas of budgeting and fiscal management – including having the

proper checks and balances in place to protect against financial mismanagement. Additionally, the lack of regular increases in maintenance charges and fees prevented the building from securing the funds necessary to operate effectively. Eventually, the overdue property taxes resulted in the New York City Department of Housing Preservation and Development (“HPD”) initiating foreclosure proceedings. On September 28, 2010, the City of New York obtained a judgment in the Supreme Court of the State of New York, County of the Bronx, granting it a lien on the Debtor’s property.

11. The Debtor was notified that the HPD intended to transfer the Building to a non-profit organization that administers the HPD’s Third Party Transfer program (“TPT”). The TPT governs the transfer of properties from owners who have defaulted on tax obligations, to entities that the HPD determines have the capacity to stabilize, manage and rehabilitate them. Under this program, when New York City forecloses on properties for unpaid taxes, ownership is transferred to a third party, which may then transfer the property to a developer who will own and manage the property.

12. The HPD has notified the Debtor that the transfer of the Building through the TPT was scheduled to commence on May 19, 2011. That timing resulted in the emergency filing of the Debtor’s Petition.

13. Over the past six years, the Building has had new management that has worked diligently to rectify the factors that contributed to the Debtor’s financial woes. These measures include actively seeking out and securing the technical assistance of community assistance organizations; holding regular elections for the Board of Directors; scheduling ongoing shareholders’ meetings to provide information as to the status of the Building and its finances; maintaining up-to-date, accurate financial records of income and expenses; contracting

the services of a certified public accountant to file annual income tax reports; developing annual budgets; instituting regular increases in shareholder maintenance based on annual budget projections; regularly attending training workshops; actively using the legal system to collect outstanding shareholders arrears or reclaiming units of delinquent shareholders; installing security cameras to provide surveillance for the Building and greater safety for Residents; and participating in cost-savings programs for the benefit of the building.

14. On or about December 2008, a new board was elected that continued the work that the previous Board had begun. Unfortunately, in 2009, the Building sustained substantial damage as a result of a fire. The current Board and I have considered ways to rehabilitate the Building, both physically and financially, through a combination of (i) negotiations with the City of New York regarding mortgage and tax arrears; (ii) seeking financing from entities specializing in providing financing to not-for-profit entities; (iii) repairing the damage caused by the 2009 fire; and (iv) the sale or rental of vacant residential space in the Building.

C. Summary of Prepetition Indebtedness

15. **Taxes.** The Building has outstanding real estate taxes, charges and fees totaling approximately \$1,783,653.04, stemming from unpaid real estate taxes, late payment charges, and utility bills owing to the City of New York and for fiscal years 1993 to the present (the “Real Estate Taxes”). The Debtor believes, however, that certain of these amounts incurred before January 2001, may be “forgivable” if the Debtor enters into a Tax Relief Regulatory Agreement with the City. The Real Estate Taxes include: (a) property taxes levied by the Department of Finance; (b) water and sewer charges imposed by the Department of

Environmental Protection; (c) employment taxes imposed by the New York State Department of Taxation and Finance; and (d) penalties due for certain environmental violations.

16. **Other Unsecured Claims.** As of the Petition Date, the Debtor believes there are approximately \$26,346.44 in general unsecured claims (not including tax claims). These claims are for utilities, insurance payments and various improvements.

D. Chapter 11 Filing and Proposed Plan

17. In light of all the foregoing circumstances, including the transfer scheduled for May 19, 2011, the Debtor undertook to evaluate the benefits and burdens of a chapter 11 filing. After much deliberation, its current President and Board determined that the Debtor had no other viable alternative and authorized the filing of the Petition. In consultation with its advisors, the Debtor intends to file a plan of reorganization that is predicated on the following principles: (i) negotiation with the City of New York and other creditors of a satisfactory settlement with regard to the tax arrears and other charges; (ii) arrangement of financing, from one or more entities specializing in providing financing to low-income entities, adequate to fund continued rehabilitation of the Building and a distribution to administrative and unsecured creditors; and (iii) the sale or rental of vacant space in the Building, to provide additional cash to fund the Debtor's exit from chapter 11 and operating expenses thereafter.

PART II: FIRST DAY MOTIONS

18. In order to enable the Debtor to minimize the adverse effects of the commencement of the chapter 11 case on its business, the Debtor intends to request various types of relief in certain "First Day" Motions, all of which the Debtor anticipates filing shortly after the Petition Date. The First Day Motions will seek relief intended to allow the Debtor to perform and meet those obligations necessary to fulfill its duties as debtor in possession. For the reasons

discussed below, I believe that the relief to be requested in each of the First Day Motions is necessary and appropriate and is in the best interests of the Debtor's estates, creditors and other parties-in-interest. I believe that the relief sought in each First Day Motion: (a) is necessary to enable the Debtor to operate in chapter 11 with minimum disruption or loss of productivity or value, (b) constitutes a critical element in achieving a successful reorganization of the Debtor, and (c) best serves the Debtor's estate and creditors' interests.

A. Cash Collateral Motion

19. Throughout the pendency of its chapter 11 case, the Debtor must preserve the value of the Building for its estate and creditors, and provide its residents with habitable living conditions. The Debtor's only source of funds to pay for the Building's maintenance, management, insurance, upkeep, heat, electricity, and repairs is the Building's monthly rents and fees. Therefore, the Debtor has determined that it requires the use of cash collateral, including the Building's rents and fees.

20. None of the Debtor's creditors would be prejudiced by the Debtor's use of cash collateral. No request for adequate protection has yet been made in this chapter 11 case. However, in light of the circumstances, upon information and belief, all parties with interests in the Cash Collateral, if any, would be adequately protected by the significant equity cushion existing between the Building's market value and the aggregate amount of secured claims. Based on the information currently available to me, the Building's market value and other estate assets total in excess of \$977,945 – which is in excess of the total of secured claims, less the forgivable amount of Real Estate Taxes, and the Cash Collateral likely to be consumed during this chapter 11 case.

B. Application for Retention of Counsel

21. The retention of professionals is essential to the Debtor's reorganization efforts. Accordingly, in connection with the filing of the chapter 11 case, the Debtor anticipates that it will seek authority to retain Bryant Burgher Jaffe and Roberts LLP ("BBJR") as its bankruptcy counsel. *The BBJR Application will be filed shortly after the Petition Date and, pursuant to Bankruptcy Rule 6003, will be scheduled for hearing on not less than twenty (20) days notice.*

C. Utilities "Adequate Assurance" Motion

22. In the normal conduct of its business, the Debtor uses services provided by at least three utility companies. The utility companies service the Debtor's main asset, the Building. Of primary importance to the Debtor is continued fuel, electric and water service. The Debtor depends on fuel provided by Petro New Age Fuel Company for heat and electricity supplied by Consolidated Edison, Inc. to illuminate the Building's common areas such as stairwells and hallways. The Debtor equally depends on water service supplied by the New York City Department of Environmental Protection to maintain sanitary living conditions for its Residents. In the absence of continued fuel, electric and water service, the operations of the Debtor and day-to-day well-being of the Debtor's Residents would be severely impaired. It is essential to maintain these services uninterrupted while this reorganization case is pending.

23. I believe that the Debtor has, and will continue to have, sufficient funds to make timely payments for all postpetition services received from utility companies that are "utilities" under Bankruptcy Code section 366. *The Debtor anticipates filing this Motion shortly after the Petition Date and it will be noticed for hearing at the first regularly scheduled hearing after the Petition Date.*

D. Motion to Extend Time to File Schedules and Statements

24. The Debtor has already commenced the extensive process of gathering and reviewing the numerous documents necessary to prepare the schedules and statements required to be filed under Bankruptcy Rule 1007. This task is particularly burdensome because of the limited resources and official records available to management, which must divide its time between completing the schedules and statements and overseeing the Debtor's business operations, including recovery from the 2009 fire. Additionally, due to the prior mismanagement of the Debtor, official records are not readily available and forensic work is necessary to ascertain the complete state of the Debtor's finances. I estimate that an extension for a total of 30 days from the date set forth in Bankruptcy Rule 1007(c) will provide the Debtor with sufficient time to finish preparing the schedules and statements.

**PART III: LOCAL BANKRUPTCY RULE 1007-2
DISCLOSURES AND SCHEDULES**

25. Local Rule 1007-2 requires disclosure of certain information related to the Debtor, which is set forth below. Unless otherwise indicated, the financial information contained herein is un-audited.

26. To the best of my knowledge, information, and belief, there are no committees, whether formal or informal, organized with respect to the Debtor prior to the Petition Date.

27. Pursuant to Local Rule 1007-2(a)(4), Exhibit 1 attached hereto lists, to the extent available, the following information with respect to each of the holders of the twenty (20) largest unsecured claims against the Debtor as of the Petition Date (excluding claims of insiders): the creditor's name, address (including the number, street, apartment, or suite number, and zip code, if not included in the post office address) and telephone number; the name(s) of person(s)

familiar with the Debtor's accounts (to the extent such information is known), the amount of the claim, a brief description of the claim and whether the claim is contingent, unliquidated, disputed or partially secured.

28. Pursuant to Local Rule 1007-2(a)(5), Exhibit 2 attached hereto provides the following information with respect to each of the holders of the five largest secured claims against the Debtor: the creditor's name and address (including the number, street, apartment or suite number, and zip code, if not included in the post office address); the amount of the claim; a brief description of the claim; an estimate of the value of the collateral securing such claims in U.S. dollars and whether the claim or lien is disputed.

29. Pursuant to Local Rule 1007-2(a)(6), a summary of the Debtor's assets and liabilities as of the Petition Date is attached hereto as Exhibit 3.

30. No securities of the Debtor are publicly held. See Local Rule 1007-2(a)(7).

31. No property of the Debtor is in the possession or custody of any custodian, public officer, mortgagee, pledgee, assignee of rents or secured creditor, or agent for any such entity. See Local Rule 1007-2(a)(8).

32. Pursuant to Local Rule 1007-2(a)(9), the Building is the only premises owned by the Debtor from which it operates its business. To the best of my knowledge, the Debtor does not lease any property from which it operates its business.

33. Pursuant to Local Rule 1007-2(a)(10), the Debtor's substantial assets are located in the Bronx, New York, the Debtor's general books and records and day-to-day operating reports are maintained at the Building and the Debtor does not hold any assets outside of the United States.

34. Pursuant to Local Rule 1007-2(a)(11), the nature and present status of each action or proceeding, pending or threatened, against the Debtor or his property where a judgment against the Debtor or a seizure of his property may be imminent is listed on Exhibit 4.

35. Pursuant to Local Rule 1007-2(a)(12), the Debtor's senior management were elected at the Debtor's annual stockholder's meeting in December 2008, and consists of: President, Marcia Brown; Treasurer, Eduardo González, Jr., and Secretary Marisol Ortiz, each of whom have duties typical for his or her respective title.

36. The Debtor intends to continue to operate as debtor in possession pursuant to sections 1107(a) and 1108 of the Bankruptcy Code. Pursuant to Local Rule 1007-2(b)(1)-(2)(A), the estimated amount of bi-weekly payroll to the Debtor's employees (not including officers, directors and stockholders) is minimal, estimated to be approximately \$529.80.

37. Pursuant to Local Rule 1007-2(b)(3), a schedule for the 30-day period following the Petition Date of estimated cash receipts and disbursements, net cash gain or loss, obligations and receivables expected to accrue but remain unpaid (other than professional fees) is attached hereto as Exhibit 5.

2131 Clinton Avenue Housing
Development Fund Corporation

/s/ Eduardo González, Jr.
Eduardo González, Jr.

Sworn to before me on this
17th day of May, 2011

/s/ Delia M. Diaz
NOTARY PUBLIC, State of New York
No. 01D16212490
Qualified in Bronx County
Commission Expires October 13, 2013

Exhibit 1

UNITED STATES BANKRUPTCY COURT SOUTHERN DISTRICT OF NEW YORK

In re:

2131 CLINTON AVENUE HOUSING
DEVELOPMENT FUND CORPORATION,

Debtor.

)
) Chapter 11
)

) Case No. 11-_____ (____)
)
)
)
)

LIST OF CREDITORS HOLDING TWENTY 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 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. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

	Name of creditor and complete mailing address, including zip code	Name, telephone number and complete mailing address, including zip code of employee agent, or department of creditor familiar with claim who may be contacted	Nature of claim (trade debt, bank loan, government contract, etc.)	Indicate if claim is contingent, unliquidated, disputed or subject to set-off	Amount of claim (if secured also state value of security)
1	NYC Department of Finance	PO Box 32 New York, New York 1008-0032	Property taxes		\$594,023.83 (\$1,302,023.83 claim secured by \$708,000.00)
2	Bank Direct Capital Finance	Two Conway Park 150 North Field Dr, Suite 190 Lake Forest, IL 60045 Attn: Nancy Hardy Tel: 914-636-8455	Fire & Liability Insurance		\$30,168.62
3	Petro New Age Feul Company	55-60 58 th Street, Maspeth New York 11378 Tel: 718-239-9276	Heating Oil		\$25,497.92
4	NYC Environmental Control Board Violations	3030 Third Avenue, 2d Floor Bronx, New York 10455-1201 Tel: 718-993-6110	Violations		\$2,500.00
5	C James Mechanical, Inc.	1833 Bathgate Ave. Bronx, NY 10457 Tel: 718-716-0065	Plumbing Work		\$351.43
6	NYS Department of Taxation and Finance	OPTS-Withholding Tax Account Resolution	Employment Taxes		\$250.55

		WA Harriman Campus Albany, New York 12227-0001			
7	Verizon	PO Box 15124 Albany, New York 12212-5124 Tel: 800-837-4966	Telephone & Internet Service	Disputed	\$185.46
8	Con Edison	JAF Station PO Box 1702 New York, NY 10116-1702 Attn: Bankruptcy Dept Fax: 212-259-9265	Electricity		\$181.28
9	H2 Environmental Pest Management	32-07 Astoria Blvd. Astoria, NY 11102 Tel: 888-737-8188	Extermination Services		\$130.35

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

I, Eduardo González, Jr., treasurer of the corporation named as 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.

Dated: New York, New York
May 17, 2011

/s/ Eduardo González, Jr.
Eduardo González, Jr.
Treasurer

Exhibit 2

UNITED STATES BANKRUPTCY COURT SOUTHERN DISTRICT OF NEW YORK

In re:

2131 CLINTON AVENUE HOUSING
DEVELOPMENT FUND CORPORATION,

Debtor.

) Chapter 11

) Case No. 11-_____ (____)

LIST OF CREDITORS HOLDING FIVE LARGEST SECURED CLAIMS

Following is the list of the Debtor's creditors holding the five largest secured claims. This list reflects amounts as of May 17, 2011. The list has been prepared in accordance with rule 1007(d) of the Federal Rules of Bankruptcy Procedure and Local Rule 1007-2(a)(5). The information herein shall not constitute an admission of liability by, nor is it binding on, the Debtor. Any amounts listed herein are estimated and subject to verification. The Debtor reserves its rights as to the validity, enforceability, and priority of each claim and/or lien and reserves its rights to assert remedies, defenses, counterclaims and offsets with respect to each such claim and/or lien.

	Name of creditor	Name, telephone number and complete mailing address, including zip code of employee agent, or department of creditor familiar with claim who may be contacted	Claim Amount	Description of Collateral	Value of Collateral	Indicate if Claim is Contingent, Unliquidated, Disputed or Subject to Set-off
1	NYC Department of Finance	PO Box 32 New York, New York 1008-0032	\$1,302,023.83	Building at 2129-31 Clinton Avenue, Bronx New York 10457	\$708,000.00*	
2	NYC Department of Environmental Protection	DEP/BCS Customer Service PO Box 739055 Elmhurst, NY 11373-9055 Tel: 718-595-7000	\$474,485.24	Building at 2129-31 Clinton Avenue, Bronx New York 10457	\$708,000.00*	

* - This estimate is based on the latest Department of Finance assessment dated January 5, 2011 and may not accurately reflect the actual market value of the Building.

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

I, Eduardo González, Jr., treasurer of the corporation named as 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.

Dated: New York, New York
May 17, 2011

/s/ Eduardo González, Jr.
Eduardo González, Jr.
Treasurer

Exhibit 3

**SUMMARY OF TOTAL ASSETS AND
LIABILITIES OF THE DEBTOR AS OF May 17, 2011**

	Description	Value
Assets	The land and building located at: 2129-31 Clinton Avenue, Bronx, New York Other personal property, including bank accounts	\$977,945.75*
Liabilities	All claims including those that are unliquidated and/or disputed	\$1,833,463.97

* - This estimate is based on the latest Department of Finance assessment dated January 5, 2011 and may not accurately reflect the actual market value of the Building.

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

I, Eduardo González, Jr., treasurer of the corporation named as 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.

Dated: New York, New York
May 17, 2011

/s/ Eduardo González, Jr.
Eduardo González, Jr.
Treasurer

Exhibit 4

**SCHEDULE OF NATURE AND PRESENT STATUS OF EACH
PENDING ACTION OR PROCEEDING**

ACTION	STATUS
Negligence action filed by Fred Coleman as a result of fire.	To be handled by fire insurance provider.
In rem tax foreclosure action no. 51 Borough of the Bronx Sections 9, 10, 11, 12, 14, 15, 16, 17 and 18 Tax Classes 1 and 2	Judgment issued on September 14, 2010 and filed by Bronx County Clerk on September 28, 2010.

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

I, Eduardo González, Jr., treasurer of the corporation named as 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.

Dated: New York, New York
May 17, 2011

/s/ Eduardo González, Jr.
Eduardo González, Jr.
Treasurer

Exhibit 5

**SCHEDULE OF ESTIMATED CASH RECEIPTS AND DISPURSEMENTS,
NET CASH GAIN OR LOSS, OBLIGATIONS AND RECEIVABLES EXPECTED TO
ACCRUE BUT REMAIN UNPAID (OTHER THAN PROFESSIONAL FEES) FOR THE
30-DAY PERIOD FOLLOWING THE PETITION DATE**

Estimated cash receipts:	\$13,889
Estimated cash disbursements:	\$3,559.60
Net cash gain or loss:	\$10,329.40

Obligations/receivables expected to accrue but remain unpaid (other than professional fees):

\$0

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

I, Eduardo González, Jr., treasurer of the corporation named as 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.

Dated: New York, New York
May 17, 2011

/s/ Eduardo González, Jr.
Eduardo González, Jr.
Treasurer

Scott Jaffe
BRYANT BURGHER JAFFE & ROBERTS LLP
757 Third Avenue, Suite 1501
New York, New York 10017
(212) 967-1800

Proposed Counsel for the Debtor and Debtor in Possession

**UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK**

_____)	
In re:)	Chapter 11
)	
2131 CLINTON AVENUE HOUSING)	
DEVELOPMENT FUND)	Case No. 11-_____ (____)
CORPORATION,)	
)	
Debtor.)	
_____)	

MATRIX OF CREDITORS

PLEASE TAKE NOTICE that in compliance with General Order M-408 dated September 22, 2010, 2131 Clinton Avenue Housing Development Fund Corporation, as debtor and debtor in possession (the "Debtor") hereby files its Creditors Matrix, attached hereto as Exhibit A.

Dated: May 18, 2011
New York, New York

Respectfully submitted,

BY: /s/ Scott Jaffe
Scott Jaffe

BRYANT BURGHER JAFFE & ROBERTS LLP
757 Third Avenue, Suite 1501
New York, New York 10017
(212) 967-1800

*Proposed Counsel for the Debtor and
Debtor in Possession*

EXHIBIT A

Bank Direct Capital Finance
Two Conway Park
150 North Field Dr., Suite 190
Lake Forest IL 60045

C James Mechanical, Inc.
1833 Bathgate Ave.
Bronx, New York 10457

Con Edison
JAF Station
P.O. Box 1702
New York, New York 10116-1702

H2 Environmental Pest Management
32-07 Astoria Blvd.
Astoria, New York 11102

Housing Protection and Development
100 Gold St, Room 9-Y3
New York, NY 10038

NYC Department of Environmental Protection
DEP/BCS Customer Service
P.O. Box 739055
Elmhurst, New York 11373-9055

NYC Department of Finance
P.O. Box 32
New York, New York 10008-0032
Bronx Block 2763, Lot 195

NYC Department of Taxation and Finance
OPTS-Withholding Tax Account Resolution
W A Harriman Campus
Albany, New York 12227-0001

NYC Environmental Control Board Violations
3030 Third Avenue, 2d Floor
Bronx, New York 10455-1201

Petro New Age Fuel Company
55-60 58th Street
Maspeth, New York 11378

The United States Trustee
Susan Golden
33 Whitehall Street
21st Floor
New York, NY 10004

Verizon
P.O. Box 15124
Albany, New York 12212-5124

Audrey Warren
2129-31 Clinton Avenue
Bronx, New York 10457

Julia Picart
2129-31 Clinton Avenue
Bronx, New York 10457

Juan and Marisol Ortiz
2129-31 Clinton Avenue
Bronx, New York 10457

Thomas Molyneaux
2129-31 Clinton Avenue
Bronx, New York 10457

Eduardo Gonzalez, Jr.
2129-31 Clinton Avenue
Bronx, New York 10457

Marcia Brown
2129-31 Clinton Avenue
Bronx, New York 10457

Rosetta Glover
2129-31 Clinton Avenue
Bronx, New York 10457

Roz McMullin
2129-31 Clinton Avenue
Bronx, New York 10457

Fred, Parker and Julia Coleman
2129-31 Clinton Avenue
Bronx, New York 10457

Hermite Williams
2129-31 Clinton Avenue
Bronx, New York 10457

Michelle Bell
2129-31 Clinton Avenue
Bronx, New York 10457

Shirley Hilton
2129-31 Clinton Avenue
Bronx, New York 10457

Lynette Dixon
2129-31 Clinton Avenue
Bronx, New York 10457

Carmen Martinez
2129-31 Clinton Avenue
Bronx, New York 10457

Ramon Quinones
2129-31 Clinton Avenue
Bronx, New York 10457

Doreth Jackson
2129-31 Clinton Avenue
Bronx, New York 10457