

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

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 In re: : Chapter 11  
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 928 BROADWAY HOLDINGS, LLC, : Case No. 12- \_\_\_\_\_  
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 Debtor. :  
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**CONSOLIDATED LIST OF CREDITORS  
HOLDING 20 LARGEST UNSECURED CLAIMS**

The above-captioned debtor and debtor-in-possession (the "Debtor") filed a voluntary petition for relief under chapter 11 of title 11 of the United States Code. The following is the consolidated list of the Debtor's creditors holding the 20 largest unsecured claims (the "Consolidated List") based on the Debtor's books and records as of approximately March 29, 2012. The Consolidated List is prepared in accordance with Rule 1007(d) of the Federal Rules of Bankruptcy Procedure for filing in this chapter 11 case. The Consolidated List does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101(31), 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. None of these creditors are minor children. The information contained herein shall neither constitute an admission of liability by, nor is it binding on, the Debtor. The information herein, including the failure of the Debtor to list any claim as contingent, unliquidated or disputed, does not constitute a waiver of the Debtor's right to contest the validity, priority or amount of any claim.

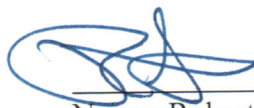
(1) <i>Name of creditor and complete mailing address, including zip code</i>	(2) <i>Name, telephone number and complete mailing address, including zip code, of employee, agent or department of creditor familiar with claim who may be contacted</i>	(3) <i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	(4) <i>Indicate if claim is contingent, unliquidated, disputed or subject to set off</i>	(5) <i>Amount of claim (if secured also state value of security)</i>
Grunberg Realty	928 Broadway Suite 200 New York, NY 10010	Rent	Disputed	\$212,811.30
Con Edison	Cooper Station P.O. Box 138 New York, NY 10276-0138	Trade Debt	Disputed	\$0.00
Robert L. Stecher	185 East 85th Street Apt 22C New York, NY 10028			\$240,000.00



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

I, the undersigned authorized officer of 928 Broadway Holdings, LLC, named as the debtor in this case, declare under penalty of perjury that I have read the foregoing Consolidated List of Creditors Holding the 20 Largest Unsecured Claims and that it is true and correct to the best of my information and belief.

Dated: March 29, 2012



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Name: Robert Stecher  
Title: Sole Member of the Board of  
Managers of 928 Broadway  
Holdings, LLC