

Fill in this information to identify your case:

United States Bankruptcy Court for the:

SOUTHERN DISTRICT OF OHIO

Case number (if known) Chapter 11

Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

4/16

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 Eastgate Professional Office Park, Ltd.

2. All other names debtor used in the last 8 years Include any assumed names, trade names and doing business as names

3. Debtor's federal Employer Identification Number (EIN) 31-1469250

4. Debtor's address Principal place of business Mailing address, if different from principal place of business 4360, 4355, 4357, 4358 Ferguson Drive Cincinnati, OH 45245 4357 Ferguson Drive #220 Cincinnati, OH 45245 Number, Street, City, State & ZIP Code P.O. Box, Number, Street, City, State & ZIP Code Clermont County Location of principal assets, if different from principal place of business 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 (excluding LLP) Other. Specify:

Debtor Eastgate Professional Office Park, Ltd.  
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(53A))
- 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. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.  
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

\_\_\_\_\_

**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 \$2,566,050 (amount subject to adjustment on 4/01/19 and every 3 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 operations, 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 \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_

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 \_\_\_\_\_ Relationship \_\_\_\_\_

District \_\_\_\_\_ When \_\_\_\_\_ Case number, if known \_\_\_\_\_

Debtor Eastgate Professional Office Park, Ltd.  
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 \_\_\_\_\_

**Where is the property?**

Number, Street, City, State & ZIP Code \_\_\_\_\_

**Is the property insured?**

No

Yes. Insurance agency \_\_\_\_\_

Contact name \_\_\_\_\_

Phone \_\_\_\_\_

**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**

1-49

50-99

100-199

200-999

1,000-5,000

5001-10,000

10,001-25,000

25,001-50,000

50,001-100,000

More than 100,000

**15. Estimated Assets**

\$0 - \$50,000

\$50,001 - \$100,000

\$100,001 - \$500,000

\$500,001 - \$1 million

\$1,000,001 - \$10 million

\$10,000,001 - \$50 million

\$50,000,001 - \$100 million

\$100,000,001 - \$500 million

\$500,000,001 - \$1 billion

\$1,000,000,001 - \$10 billion

\$10,000,000,001 - \$50 billion

More than \$50 billion

**16. Estimated liabilities**

\$0 - \$50,000

\$50,001 - \$100,000

\$100,001 - \$500,000

\$500,001 - \$1 million

\$1,000,001 - \$10 million

\$10,000,001 - \$50 million

\$50,000,001 - \$100 million

\$100,000,001 - \$500 million

\$500,000,001 - \$1 billion

\$1,000,000,001 - \$10 billion

\$10,000,000,001 - \$50 billion

More than \$50 billion

Debtor Eastgate Professional Office Park, Ltd. Case number (if known) \_\_\_\_\_  
Name

**Request for Relief, Declaration, and Signatures**

**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 September 12, 2017  
MM / DD / YYYY

/s/ Gregory K. Crowell  
Signature of authorized representative of debtor  
  
Title Manager

Gregory K. Crowell  
Printed name

**18. Signature of attorney**  /s/ Eric W. Goering  
Signature of attorney for debtor

Date September 12, 2017  
MM / DD / YYYY

Eric W. Goering  
Printed name

Goering & Goering  
Firm name

220 West Third Street  
Cincinnati, OH 45202  
Number, Street, City, State & ZIP Code

Contact phone (513) 621-0912 Email address \_\_\_\_\_

0061146  
Bar number and State

**Fill in this information to identify the case:**

Debtor name Eastgate Professional Office Park, Ltd.

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF OHIO

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

Official Form 202

**Declaration Under Penalty of Perjury for Non-Individual Debtors**

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud 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.**

**Declaration and signature**

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- Schedule H: Codebtors* (Official Form 206H)
- Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- Amended Schedule*
- Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- Other document that requires a declaration \_\_\_\_\_

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

Executed on September 12, 2017

**X /s/ Gregory K. Crowell**

Signature of individual signing on behalf of debtor

**Gregory K. Crowell**

Printed name

**Manager**

Position or relationship to debtor

**Fill in this information to identify the case:**

Debtor name Eastgate Professional Office Park, Ltd.  
 United States Bankruptcy Court for the: SOUTHERN DISTRICT OF OHIO  
 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
4 Seasons Ground Management 7685 Fields Ertel Cincinnati, OH 45241		services				\$2,676.07
Adamson Fire Protection 107 East Main Street PO Box 452 Mount Orab, OH 45154		services				\$1,803.67
Center Bank 744 State Route 28 Milford, OH 45150		loan				\$21,809.33
Cincinnati Bell Collection Dept P O Box 2301 Cincinnati, OH 45201		Service				\$1,583.58
Cintas PO Box 630803 Cincinnati, OH 45263		Services				\$244.72
Crowell Fund I 4357 Ferguson Drive #220 Cincinnati, OH 45245		loan (not documented)	Contingent Disputed			\$1,500,000.00
Dinsmore & Shohl 1900 Chemed Center 255 East Fifth St Cincinnati, OH 45202-4797		attorney fees				\$33,860.30

Debtor Eastgate Professional Office Park, Ltd.  
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,	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
Duke Energy 139 E 4th St. Atrium II 25th Fl P O Box 960 Attn: Tanya Schweitzer Legal Dept Cincinnati, OH 45202		Services				\$13,123.22
Fifth Third Bank 38 Fountain Square Plaza Cincinnati, OH 45202		signature loan				\$150,000.00
Grainger Dept 851600239 Palatine, IL 60038		Services				\$589.73
KBA Inc 4357 Ferguson Drive #200 Cincinnati, OH 45245		Service				\$3,409.77
Louiso Snow Removal 1223 Old State Route 74 Batavia, OH 45103		Service				\$587.13
Merchants Security 4766 Glendale Milford Road Cincinnati, OH 45242		Service				\$585.08
Mohr Partners 14643 Dallas Parkway #100 Dallas, TX 75254		Service				\$3,510.00
Morgan Plumbing 1952 West Road New Richmond, OH 45157		Service				\$40,062.52
Otis Elevator PO Box 73579 Chicago, IL 60673		Service				\$7,968.75
Plante & Moran 16060 Collections Center Chicago, IL 60693		Service				\$1,886.10
Daniel Rolfes 1252 Goshen Pike Milford, OH 45150		loan (not documented))	Contingent Disputed			\$1,170,000.00

Debtor Eastgate Professional Office Park, Ltd.  
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,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Rumpke 10795 Hughes Rd Cincinnati, OH 45251		Service				\$1,142.76
Tecta America Zero Company LLC 5114 Wiehe Road Cincinnati, OH 45237		Service				\$1,080.00



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Debtor name Eastgate Professional Office Park, Ltd.

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF OHIO

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

**Official Form 206Sum  
Summary of Assets and Liabilities for Non-Individuals**

12/15

**Part 1: Summary of Assets**

1. **Schedule A/B: Assets-Real and Personal Property** (Official Form 206A/B)

1a. <b>Real property:</b> Copy line 88 from <i>Schedule A/B</i> .....	\$ <u>8,610,000.00</u>
1b. <b>Total personal property:</b> Copy line 91A from <i>Schedule A/B</i> .....	\$ <u>32,458.79</u>
1c. <b>Total of all property:</b> Copy line 92 from <i>Schedule A/B</i> .....	\$ <u>8,642,458.79</u>

**Part 2: Summary of Liabilities**

2. <b>Schedule D: Creditors Who Have Claims Secured by Property</b> (Official Form 206D) Copy the total dollar amount listed in Column A, <i>Amount of claim</i> , from line 3 of <i>Schedule D</i> .....	\$ <u>6,358,348.28</u>
3. <b>Schedule E/F: Creditors Who Have Unsecured Claims</b> (Official Form 206E/F)	
3a. <b>Total claim amounts of priority unsecured claims:</b> Copy the total claims from Part 1 from line 5a of <i>Schedule E/F</i> .....	\$ <u>0.00</u>
3b. <b>Total amount of claims of nonpriority amount of unsecured claims:</b> Copy the total of the amount of claims from Part 2 from line 5b of <i>Schedule E/F</i> .....	+\$ <u>2,956,516.19</u>
4. <b>Total liabilities</b> ..... Lines 2 + 3a + 3b	\$ <u>9,314,864.47</u>



Debtor Eastgate Professional Office Park, Ltd. Case number (If known) \_\_\_\_\_  
 Name

11a. 90 days old or less: 6,506.18 - 0.00 = .... \$6,506.18  
 face amount doubtful or uncollectible accounts

12. **Total of Part 3.** \$6,506.18  
 Current value on lines 11a + 11b = line 12. Copy the total to line 82.

**Part 4: Investments**

13. Does the debtor own any investments?

- No. Go to Part 5.
- Yes Fill in the information below.

**Part 5: Inventory, excluding agriculture assets**

18. Does the debtor own any inventory (excluding agriculture assets)?

- No. Go to Part 6.
- Yes Fill in the information below.

**Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)**

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- No. Go to Part 7.
- Yes Fill in the information below.

**Part 7: Office furniture, fixtures, and equipment; and collectibles**

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- No. Go to Part 8.
- Yes Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
39. <b>Office furniture</b> <b>2 Benches</b> <b>tables</b> <b>plants</b> <b>Misc. tenant abandoned furniture</b>	<b>\$0.00</b>	<b>N/A</b>	<b>\$25,000.00</b>

40. **Office fixtures**

41. **Office equipment, including all computer equipment and communication systems equipment and software**

42. **Collectibles** *Examples:* Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles

43. **Total of Part 7.** \$25,000.00  
 Add lines 39 through 42. Copy the total to line 86.

44. **Is a depreciation schedule available for any of the property listed in Part 7?**

- No
- Yes

Debtor Eastgate Professional Office Park, Ltd. Case number (If known) \_\_\_\_\_  
 Name

45. Has any of the property listed in Part 7 been appraised by a professional within the last year?  
 No  
 Yes

**Part 8: Machinery, equipment, and vehicles**

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- No. Go to Part 9.  
 Yes Fill in the information below.

**Part 9: Real property**

54. Does the debtor own or lease any real property?

- No. Go to Part 10.  
 Yes Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available).	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
55.1. 4360, 4355, 4357, 4358 Ferguson Drive Cincinnati, Ohio 45245	own	\$8,610,000.00	Appraisal	\$8,610,000.00

56. Total of Part 9.

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets. Copy the total to line 88.

<b>\$8,610,000.00</b>
-----------------------

57. Is a depreciation schedule available for any of the property listed in Part 9?

- No  
 Yes

58. Has any of the property listed in Part 9 been appraised by a professional within the last year?

- No  
 Yes

**Part 10: Intangibles and intellectual property**

59. Does the debtor have any interests in intangibles or intellectual property?

- No. Go to Part 11.  
 Yes Fill in the information below.

**Part 11: All other assets**

70. Does the debtor own any other assets that have not yet been reported on this form?

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- No. Go to Part 12.  
 Yes Fill in the information below.

Debtor Eastgate Professional Office Park, Ltd. Case number (if known) \_\_\_\_\_  
 Name

**Part 12: Summary**

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. <b>Cash, cash equivalents, and financial assets.</b> <i>Copy line 5, Part 1</i>	<u>\$952.61</u>	
81. <b>Deposits and prepayments.</b> <i>Copy line 9, Part 2.</i>	<u>\$0.00</u>	
82. <b>Accounts receivable.</b> <i>Copy line 12, Part 3.</i>	<u>\$6,506.18</u>	
83. <b>Investments.</b> <i>Copy line 17, Part 4.</i>	<u>\$0.00</u>	
84. <b>Inventory.</b> <i>Copy line 23, Part 5.</i>	<u>\$0.00</u>	
85. <b>Farming and fishing-related assets.</b> <i>Copy line 33, Part 6.</i>	<u>\$0.00</u>	
86. <b>Office furniture, fixtures, and equipment; and collectibles.</b> <i>Copy line 43, Part 7.</i>	<u>\$25,000.00</u>	
87. <b>Machinery, equipment, and vehicles.</b> <i>Copy line 51, Part 8.</i>	<u>\$0.00</u>	
88. <b>Real property.</b> <i>Copy line 56, Part 9.....&gt;</i>		<u>\$8,610,000.00</u>
89. <b>Intangibles and intellectual property.</b> <i>Copy line 66, Part 10.</i>	<u>\$0.00</u>	
90. <b>All other assets.</b> <i>Copy line 78, Part 11.</i>	+ <u>\$0.00</u>	
91. <b>Total.</b> Add lines 80 through 90 for each column	<u>\$32,458.79</u>	+ 91b. <u>\$8,610,000.00</u>
92. <b>Total of all property on Schedule A/B.</b> Add lines 91a+91b=92		<u>\$8,642,458.79</u>

**Fill in this information to identify the case:**

Debtor name Eastgate Professional Office Park, Ltd.

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF OHIO

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	Column B	
		Amount of claim	Value of collateral that supports this claim	
		Do not deduct the value of collateral.		
2.1	<p><b>GLIC Real Estate Holding, LLC</b></p> <p>Creditor's Name</p> <p><b>3001 Summer Street</b> <b>Stamford, CT 06905</b></p> <p>Creditor's mailing address</p> <p>Creditor's email address, if known</p> <p><b>Date debt was incurred</b> <b>4/2/07</b></p> <p><b>Last 4 digits of account number</b></p> <p><b>Do multiple creditors have an interest in the same property?</b></p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.</p>	<p><b>Describe debtor's property that is subject to a lien</b> <b>4360, 4355, 4357, 4358 Ferguson Drive</b></p> <p><b>Describe the lien</b> <b>1st mortgage</b></p> <p><b>Is the creditor an insider or related party?</b></p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes</p> <p><b>Is anyone else liable on this claim?</b></p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)</p> <p><b>As of the petition filing date, the claim is:</b> Check all that apply</p> <p><input type="checkbox"/> Contingent</p> <p><input type="checkbox"/> Unliquidated</p> <p><input type="checkbox"/> Disputed</p>	<b>\$6,358,348.28</b>	<b>\$8,610,000.00</b>

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any. **\$6,358,348.28**

**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 be 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	On which line in Part 1 did you enter the related creditor?	Last 4 digits of account number for this entity
<b>Gilbert Blomgren</b> <b>4807 Rockside Road #400</b> <b>Independence, OH 44131</b>	Line <u>2.1</u>	

**Fill in this information to identify the case:**

Debtor name Eastgate Professional Office Park, Ltd.

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF OHIO

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 <b>4 Seasons Ground Management</b> 7685 Fields Ertel Cincinnati, OH 45241  Date(s) debt was incurred <u>2017</u> Last 4 digits of account number _	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: <u>services</u>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes  <b>\$2,676.07</b>
3.2	Nonpriority creditor's name and mailing address <b>Adamson Fire Protection</b> 107 East Main Street PO Box 452 Mount Orab, OH 45154  Date(s) debt was incurred <u>2017</u> Last 4 digits of account number _	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: <u>services</u>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes  <b>\$1,803.67</b>
3.3	Nonpriority creditor's name and mailing address <b>Allegra Marketing</b> 6839 Ashfield Drive Cincinnati, OH 45242  Date(s) debt was incurred <u>2017</u> Last 4 digits of account number _	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: <u>Services</u>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes  <b>\$46.01</b>
3.4	Nonpriority creditor's name and mailing address <b>Center Bank</b> 744 State Route 28 Milford, OH 45150  Date(s) debt was incurred <u>2017</u> Last 4 digits of account number _	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: <u>loan</u>  Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes  <b>\$21,809.33</b>

Debtor Eastgate Professional Office Park, Ltd. Case number (if known) \_\_\_\_\_  
Name

3.5 Nonpriority creditor's name and mailing address **Cincinnati Bell Collection Dept P O Box 2301 Cincinnati, OH 45201** **As of the petition filing date, the claim is:** *Check all that apply.* **\$1,583.58**  
 Contingent  
 Unliquidated  
 Disputed  
**Basis for the claim:** Service  
 Date(s) debt was incurred 2017  
 Last 4 digits of account number \_\_\_\_\_  
 Is the claim subject to offset?  No  Yes

3.6 Nonpriority creditor's name and mailing address **Cintas PO Box 630803 Cincinnati, OH 45263** **As of the petition filing date, the claim is:** *Check all that apply.* **\$244.72**  
 Contingent  
 Unliquidated  
 Disputed  
**Basis for the claim:** Services  
 Date(s) debt was incurred 2017  
 Last 4 digits of account number \_\_\_\_\_  
 Is the claim subject to offset?  No  Yes

3.7 Nonpriority creditor's name and mailing address **Crowell Fund I 4357 Ferguson Drive #220 Cincinnati, OH 45245** **As of the petition filing date, the claim is:** *Check all that apply.* **\$1,500,000.00**  
 Contingent  
 Unliquidated  
 Disputed  
**Basis for the claim:** loan (not documented)  
 Date(s) debt was incurred 2006  
 Last 4 digits of account number \_\_\_\_\_  
 Is the claim subject to offset?  No  Yes

3.8 Nonpriority creditor's name and mailing address **DeBra-Kuempel PO Box 701620 Cincinnati, OH 45270** **As of the petition filing date, the claim is:** *Check all that apply.* **\$158.08**  
 Contingent  
 Unliquidated  
 Disputed  
**Basis for the claim:** Services  
 Date(s) debt was incurred 2017  
 Last 4 digits of account number \_\_\_\_\_  
 Is the claim subject to offset?  No  Yes

3.9 Nonpriority creditor's name and mailing address **Dinsmore & Shohl 1900 Chemed Center 255 East Fifth St Cincinnati, OH 45202-4797** **As of the petition filing date, the claim is:** *Check all that apply.* **\$33,860.30**  
 Contingent  
 Unliquidated  
 Disputed  
**Basis for the claim:** attorney fees  
 Date(s) debt was incurred 2016  
 Last 4 digits of account number \_\_\_\_\_  
 Is the claim subject to offset?  No  Yes

3.10 Nonpriority creditor's name and mailing address **Duke Energy 139 E 4th St. Atrium II 25th Fl P O Box 960 Attn: Tanya Schweitzer Legal Dept Cincinnati, OH 45202** **As of the petition filing date, the claim is:** *Check all that apply.* **\$13,123.22**  
 Contingent  
 Unliquidated  
 Disputed  
**Basis for the claim:** Services  
 Date(s) debt was incurred 2017  
 Last 4 digits of account number \_\_\_\_\_  
 Is the claim subject to offset?  No  Yes

3.11 Nonpriority creditor's name and mailing address **Fifth Third Bank 38 Fountain Square Plaza Cincinnati, OH 45202** **As of the petition filing date, the claim is:** *Check all that apply.* **\$150,000.00**  
 Contingent  
 Unliquidated  
 Disputed  
**Basis for the claim:** signature loan  
 Date(s) debt was incurred 2009  
 Last 4 digits of account number \_\_\_\_\_  
 Is the claim subject to offset?  No  Yes



Debtor Eastgate Professional Office Park, Ltd. Case number (if known) \_\_\_\_\_  
Name

3.12 Nonpriority creditor's name and mailing address **Grainger** As of the petition filing date, the claim is: *Check all that apply.* \$589.73  
 Dept 851600239  Contingent  
 Palatine, IL 60038  Unliquidated  
 Date(s) debt was incurred 2017  Disputed  
 Last 4 digits of account number \_\_\_\_\_ Basis for the claim: Services  
 Is the claim subject to offset?  No  Yes

3.13 Nonpriority creditor's name and mailing address **KBA Inc** As of the petition filing date, the claim is: *Check all that apply.* \$3,409.77  
 4357 Ferguson Drive #200  Contingent  
 Cincinnati, OH 45245  Unliquidated  
 Date(s) debt was incurred 2017  Disputed  
 Last 4 digits of account number \_\_\_\_\_ Basis for the claim: Service  
 Is the claim subject to offset?  No  Yes

3.14 Nonpriority creditor's name and mailing address **Keyfast Locksmiths** As of the petition filing date, the claim is: *Check all that apply.* \$140.47  
 4039 Ashwood Court  Contingent  
 Cincinnati, OH 45245  Unliquidated  
 Date(s) debt was incurred 2017  Disputed  
 Last 4 digits of account number \_\_\_\_\_ Basis for the claim: Service  
 Is the claim subject to offset?  No  Yes

3.15 Nonpriority creditor's name and mailing address **Louiso Snow Removal** As of the petition filing date, the claim is: *Check all that apply.* \$587.13  
 1223 Old State Route 74  Contingent  
 Batavia, OH 45103  Unliquidated  
 Date(s) debt was incurred 2017  Disputed  
 Last 4 digits of account number \_\_\_\_\_ Basis for the claim: Service  
 Is the claim subject to offset?  No  Yes

3.16 Nonpriority creditor's name and mailing address **Merchants Security** As of the petition filing date, the claim is: *Check all that apply.* \$585.08  
 4766 Glendale Milford Road  Contingent  
 Cincinnati, OH 45242  Unliquidated  
 Date(s) debt was incurred 2017  Disputed  
 Last 4 digits of account number \_\_\_\_\_ Basis for the claim: Service  
 Is the claim subject to offset?  No  Yes

3.17 Nonpriority creditor's name and mailing address **Mesco Electrical Supply** As of the petition filing date, the claim is: *Check all that apply.* \$95.18  
 PO Box 500  Contingent  
 East Dubuque, IL 61025  Unliquidated  
 Date(s) debt was incurred 2017  Disputed  
 Last 4 digits of account number \_\_\_\_\_ Basis for the claim: supplies  
 Is the claim subject to offset?  No  Yes

3.18 Nonpriority creditor's name and mailing address **Mohr Partners** As of the petition filing date, the claim is: *Check all that apply.* \$3,510.00  
 14643 Dallas Parkway #100  Contingent  
 Dallas, TX 75254  Unliquidated  
 Date(s) debt was incurred 2017  Disputed  
 Last 4 digits of account number \_\_\_\_\_ Basis for the claim: Service  
 Is the claim subject to offset?  No  Yes

Debtor Eastgate Professional Office Park, Ltd. Case number (if known) \_\_\_\_\_  
Name

3.19 Nonpriority creditor's name and mailing address **Morgan Plumbing**  
**1952 West Road**  
**New Richmond, OH 45157**  
 Date(s) debt was incurred 2017  
 Last 4 digits of account number \_\_\_\_\_

As of the petition filing date, the claim is: *Check all that apply.* **\$40,062.52**  
 Contingent  
 Unliquidated  
 Disputed  
 Basis for the claim: Service  
 Is the claim subject to offset?  No  Yes

3.20 Nonpriority creditor's name and mailing address **Otis Elevator**  
**PO Box 73579**  
**Chicago, IL 60673**  
 Date(s) debt was incurred 2017  
 Last 4 digits of account number \_\_\_\_\_

As of the petition filing date, the claim is: *Check all that apply.* **\$7,968.75**  
 Contingent  
 Unliquidated  
 Disputed  
 Basis for the claim: Service  
 Is the claim subject to offset?  No  Yes

3.21 Nonpriority creditor's name and mailing address **Permakil Pest Control**  
**1552 Madison Ave**  
**Covington, KY 41011**  
 Date(s) debt was incurred 2017  
 Last 4 digits of account number \_\_\_\_\_

As of the petition filing date, the claim is: *Check all that apply.* **\$153.72**  
 Contingent  
 Unliquidated  
 Disputed  
 Basis for the claim: services  
 Is the claim subject to offset?  No  Yes

3.22 Nonpriority creditor's name and mailing address **Plante & Moran**  
**16060 Collections Center**  
**Chicago, IL 60693**  
 Date(s) debt was incurred 2017  
 Last 4 digits of account number \_\_\_\_\_

As of the petition filing date, the claim is: *Check all that apply.* **\$1,886.10**  
 Contingent  
 Unliquidated  
 Disputed  
 Basis for the claim: Service  
 Is the claim subject to offset?  No  Yes

3.23 Nonpriority creditor's name and mailing address **Daniel Rolfes**  
**1252 Goshen Pike**  
**Milford, OH 45150**  
 Date(s) debt was incurred 2006  
 Last 4 digits of account number \_\_\_\_\_

As of the petition filing date, the claim is: *Check all that apply.* **\$1,170,000.00**  
 Contingent  
 Unliquidated  
 Disputed  
 Basis for the claim: loan (not documented)  
 Is the claim subject to offset?  No  Yes

3.24 Nonpriority creditor's name and mailing address **Rumpke**  
**10795 Hughes Rd**  
**Cincinnati, OH 45251**  
 Date(s) debt was incurred 2017  
 Last 4 digits of account number \_\_\_\_\_

As of the petition filing date, the claim is: *Check all that apply.* **\$1,142.76**  
 Contingent  
 Unliquidated  
 Disputed  
 Basis for the claim: Service  
 Is the claim subject to offset?  No  Yes

3.25 Nonpriority creditor's name and mailing address **Tecta America Zero Company LLC**  
**5114 Wiehe Road**  
**Cincinnati, OH 45237**  
 Date(s) debt was incurred 2017  
 Last 4 digits of account number \_\_\_\_\_

As of the petition filing date, the claim is: *Check all that apply.* **\$1,080.00**  
 Contingent  
 Unliquidated  
 Disputed  
 Basis for the claim: Service  
 Is the claim subject to offset?  No  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 Eastgate Professional Office Park, Ltd. 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 Part 1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
--------------------------	--	---

**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>2,956,516.19</u>

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

5c.	\$ <u>2,956,516.19</u>
-----	------------------------

**Fill in this information to identify the case:**

Debtor name Eastgate Professional Office Park, Ltd.

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF OHIO

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

## Official Form 206G

### Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

**1. Does the debtor have any executory contracts or unexpired leases?**

No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B).

**2. List all contracts and unexpired leases**

**State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease**

2.1. State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract \_\_\_\_\_

**See Attached**

**Eastgate Professional Office Park, Ltd.**

The following Executory Contracts are accepted as of the effective date of the plan:

- a. American Contractors Indemnity Company- 4355 Ferguson Drive, Su 215, Cincinnati, OH 45245. Debtor has a lease dated December 21, 2015 for lease of 1,810 sf of office space.
- b. ALT, American Land Title (formally Stewart Title Company)- 4355 Ferguson Drive, Su 190, Cincinnati, OH 45245. Debtor has a lease dated October 20, 2014 for lease of 3,120 sf of office space.
- c. Cincinnati Dental Services, American Dental Partners of Ohio, LLC- 4360 Ferguson Drive, Su 140, Cincinnati, OH 45245. Debtor has a lease dated January 14, 2016 for lease of 4,680 sf of office space.
- d. Center for Wealth Management, LLC- 4355 Ferguson Drive, Su 200, Cincinnati, OH 45245. Debtor has a lease dated August 28, 2015 for lease of 3,955 sf of office space.
- e. Chick-fil-A, Thomas W. Sutton- 4355 Ferguson Drive, Su 260, Cincinnati, OH 45245. Debtor has a lease dated June 9, 2014 for lease of 490 sf of office space.
- f. Clermont County Chamber of Commerce- 4355 Ferguson Drive, Su 215, Cincinnati, OH 45245. Debtor has a lease dated January 26, 2016 for lease of 3,110 sf of office space.
- g. Comprehensive Pain Specialist- 4355 Ferguson Drive, Su 270, Cincinnati, OH 45245. Debtor has a lease dated May 13, 2014 for lease of 4,565 sf of office space.

- h. Federal Aviation Administration- 4357 Ferguson Drive, Su 220, Cincinnati, OH 45245. Debtor has a lease dated August 23, 2016 for lease of 18,000 sf of office space.
- i. Realty Executives Showcase- 4440 Glen Este Withamsville Road, Su 1300, Cincinnati, OH 45245. Debtor has a lease dated August 6, 2014 for lease of 3,310 sf of office space.
- j. Education Services Group Holdings, LLC- 4357 Ferguson Drive, Su 120, Cincinnati, OH 45245. Debtor has a lease dated November 3, 2016 for lease of 5,665 sf of office space.
- k. Airtex Manufacturing, LLP, dba Engineered Air- 4355 Ferguson Drive, Su 220, Cincinnati, OH 45245. Debtor has a lease dated February 5, 2015 for lease of 1,305 sf of office space.
- l. GR Milord, Transamerica- 4357 Ferguson Drive, Su 270, Cincinnati, OH 45245. Debtor has a lease dated April 19, 2017 for lease of 1,765 sf of office space.
- m. KBA Inc.- 4357 Ferguson Drive, Su 200, Cincinnati, OH 45245. Debtor has a lease dated February 17, 2012 for lease of 3,240 sf of office space.
- n. Energy Insurance Agency, Inc dba Landmark Insurance Agency- 4355 Ferguson Drive, Su 155, Cincinnati, OH 45245. Debtor has a lease dated July 24, 2015 for lease of 3,700 sf of office space.
- o. Energy Insurance Agency, Inc dba Landmark Insurance Agency- 4355 Ferguson Drive, Su 100, Cincinnati, OH 45245. Debtor has a lease

dated September 14, 2015 for lease of 2,535 sf of office space.

- p. LANRM Technologies, LLC- 4355 Ferguson Drive, Su 250, Cincinnati, OH 45245. Debtor has a lease dated March 17, 2017 for lease of 2,160 sf of office space.
- q. Energy Insurance Agency, Inc dba Landmark Insurance Agency- 4355 Ferguson Drive, Su 155, Cincinnati, OH 45245. Debtor has a lease dated July 24, 2015 for lease of 3,700 sf of office space.
- r. The Lyon Group, LLC- 4357 Ferguson Drive, Su 240, Cincinnati, OH 45245. Debtor has a lease dated August 5, 2014 for lease of 2,820 sf of office space.
- s. Nelson Law Firm, LLC- 4357 Ferguson Drive, Su 280, Cincinnati, OH 45245. Debtor has a lease dated October 5, 2015 for lease of 1,050 sf of office space.
- t. The Pilcher Group, Inc.- 4357 Ferguson Drive, Su 235, Cincinnati, OH 45245. Debtor has a lease dated September 7, 2017 for lease of 885 sf of office space.
- u. RTM Consulting, Inc.- 4355 Ferguson Drive, Su 210, Cincinnati, OH 45245. Debtor has a lease dated August 23, 2017 for lease of 500 sf of office space.
- v. Third Capital Title Agency of Greater Cincinnati, LLC- 4355 Ferguson Drive, Su 185, Cincinnati, OH 45245. Debtor has a lease dated October 27, 2014 for lease of 550 sf of office space.
- w. Women's Care Specialists, Inc.- 4357 Ferguson Drive, Su 210,

Cincinnati, OH 45245. Debtor has a lease dated November 19, 2012 for lease of 3,700 sf of office space.

- x. The Crowell Company – 4359 Ferguson Drive, Suite 220, Cincinnati, Ohio 45245. Property Management Contract dated 4/30/2002. Leasing Contract dated 4/30/2002.



**Fill in this information to identify the case:**

Debtor name Eastgate Professional Office Park, Ltd.

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF OHIO

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

## Official Form 206H Schedule H: Your Codebtors

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

**1. Do you have any codebtors?**

No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.

Yes

**2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G.** Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor

Column 2: Creditor

	Name	Mailing Address	Name	Check all schedules that apply:
2.1	Dan Rolfes	1252 Goshen Pike Milford, OH 45150	Fifth Third Bank	<input type="checkbox"/> D _____ <input checked="" type="checkbox"/> E/F <u>3.11</u> <input type="checkbox"/> G _____
2.2	Eastgate Commerce Center, LLC	4357 Ferguson Drive #220 Cincinnati, OH 45245	Fifth Third Bank	<input type="checkbox"/> D _____ <input checked="" type="checkbox"/> E/F <u>3.11</u> <input type="checkbox"/> G _____
2.3	Eastgate Professional Office Park V, LLC	4357 Ferguson Drive #220 Cincinnati, OH 45245	Fifth Third Bank	<input type="checkbox"/> D _____ <input checked="" type="checkbox"/> E/F <u>3.11</u> <input type="checkbox"/> G _____
2.4	Greg Crowell	403 Torrence Court Cincinnati, OH 45202	Fifth Third Bank	<input type="checkbox"/> D _____ <input checked="" type="checkbox"/> E/F <u>3.11</u> <input type="checkbox"/> G _____
2.5	Greg Crowell	403 Torrence Court Cincinnati, OH 45202	Center Bank	<input type="checkbox"/> D _____ <input checked="" type="checkbox"/> E/F <u>3.4</u> <input type="checkbox"/> G _____

**Fill in this information to identify the case:**

Debtor name Eastgate Professional Office Park, Ltd.

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF OHIO

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

**Official Form 207**

**Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy**

04/16

The debtor must answer every question. 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).

**Part 1: Income**

**1. Gross revenue from business**

None.

Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year

Sources of revenue  
Check all that apply

Gross revenue  
(before deductions and exclusions)

From the beginning of the fiscal year to filing date:  
From 1/01/2017 to Filing Date

Operating a business

\$920,000.00

Other Gross Rental Income

For prior year:  
From 1/01/2016 to 12/31/2016

Operating a business

\$1,446,520.00

Other Gross Rental Income

For year before that:  
From 1/01/2015 to 12/31/2015

Operating a business

\$1,594,301.00

Other Gross Rental Income

**2. Non-business revenue**

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

None.

Description of sources of revenue

Gross revenue from each source  
(before deductions and exclusions)

**Part 2: List Certain Transfers Made Before Filing for Bankruptcy**

**3. Certain payments or transfers to creditors within 90 days before filing this case**

List payments or transfers--including expense reimbursements--to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$6,425. (This amount may be adjusted on 4/01/19 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

None.

Creditor's Name and Address

Dates

Total amount of value

Reasons for payment or transfer  
Check all that apply

Debtor **Eastgate Professional Office Park, Ltd.**

Case number (if known) \_\_\_\_\_

Creditor's Name and Address	Dates	Total amount of value	Reasons for payment or transfer <i>Check all that apply</i>
3.1. <b>Center Bank</b> 744 State Route 28 Milford, OH 45150	6/28/17 8/11/17 9/1/17	<b>\$6,830.96</b>	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other__
3.2. <b>Duke Energy</b> 139 E 4th St. Atrium II 25th Fl P O Box 960 Attn: Tanya Schweitzer Legal Dept Cincinnati, OH 45202	6/27/17 7/26/17 8/17/17	<b>\$22,300.51</b>	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other__
3.3. <b>Fifth Third Bank</b> 38 Fountain Square Plaza Cincinnati, OH 45202	7/3/17 8/1/17 9/1/17	<b>\$6,524.56</b>	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other__
3.4. <b>Jani King of Cincinnati</b> 3800 Red Bank Road Cincinnati, OH 45227	6/28/17 7/26/17 8/11/17 9/1/17	<b>\$23,284.64</b>	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input type="checkbox"/> Other__
3.5. <b>The Crowell Company (Accounting Fees)</b>	6/22/17 7/5/17 7/28/17 8/28/17 8/30/17	<b>\$37,262.78</b>	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input checked="" type="checkbox"/> Services <input type="checkbox"/> Other__
3.6. <b>The Crowell Company (Maintenance)</b>	7/11/17 7/13/17 8/1/17 8/14/17 8/22/17 8/30/17 9/5/17 9/11/17	<b>\$34,274.40</b>	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input checked="" type="checkbox"/> Services <input type="checkbox"/> Other__
3.7. <b>The Crowell Company (Property Management)</b>	6/26/17 8/30/17 9/11/17	<b>\$27,581.40</b>	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input checked="" type="checkbox"/> Services <input type="checkbox"/> Other__

Debtor **Eastgate Professional Office Park, Ltd.**

Case number (if known) \_\_\_\_\_

**4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider**

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$6,425. (This amount may be adjusted on 4/01/19 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

None.

Insider's name and address Relationship to debtor	Dates	Total amount of value	Reasons for payment or transfer
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**5. Repossessions, foreclosures, and returns**

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

None

Creditor's name and address	Describe of the Property	Date	Value of property
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**6. Setoffs**

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
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**Part 3: Legal Actions or Assignments****7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

None.

	Case title Case number	Nature of case	Court or agency's name and address	Status of case
7.1.	<b>GLIC Real Estate v. Debtor 2017cvh01080</b>	<b>Foreclosure &amp; request for receiver</b>	<b>Clermont County Common Pleas</b>	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.2.	<b>Daniel Rolfes v. Debtor et al 2015cvh00167</b>	<b>Suit for TRO and damages</b>	<b>Clermont County Common Pleas</b>	<input type="checkbox"/> Pending <input type="checkbox"/> On appeal <input checked="" type="checkbox"/> Concluded
7.3.	<b>5.3rd Bank v. Debtor A1704688</b>	<b>Suit for money</b>	<b>H.C. Common Pleas</b>	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded

**8. Assignments and receivership**

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

None

**Part 4: Certain Gifts and Charitable Contributions****9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000**

Debtor Eastgate Professional Office Park, Ltd. Case number (if known) \_\_\_\_\_

None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
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**Part 5: Certain Losses**

10. All losses from fire, theft, or other casualty within 1 year before filing this case.

None

Description of the property lost and how the loss occurred	Amount of payments received for the loss <small>If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received.  List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).</small>	Dates of loss	Value of property lost
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**Part 6: Certain Payments or Transfers**

11. Payments related to bankruptcy

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

None.

Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
11.1.  Goering & Goering LLC 220 West Third Street Cincinnati, OH 45202		\$ 40,000 retainer paid for prepetition and post petition work.	\$40,000.00

Email or website address \_\_\_\_\_

Who made the payment, if not debtor? \_\_\_\_\_

12. Self-settled trusts of which the debtor is a beneficiary

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.

Do not include transfers already listed on this statement.

None.

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
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13. Transfers not already listed on this statement

List any transfers of money or other property by sale, trade, or any other means made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

None.

Who received transfer? Address	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
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Debtor Eastgate Professional Office Park, Ltd. Case number (if known) \_\_\_\_\_

**Part 7: Previous Locations**

**14. Previous addresses**

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

Does not apply

Address	Dates of occupancy From-To
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**Part 8: Health Care Bankruptcies**

**15. Health Care bankruptcies**

Is the debtor primarily engaged in offering services and facilities for:  
 - diagnosing or treating injury, deformity, or disease, or  
 - providing any surgical, psychiatric, drug treatment, or obstetric care?

- No. Go to Part 9.  
 Yes. Fill in the information below.

Facility name and address	Nature of the business operation, including type of services the debtor provides	If debtor provides meals and housing, number of patients in debtor's care
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**Part 9: Personally Identifiable Information**

**16. Does the debtor collect and retain personally identifiable information of customers?**

- No.  
 Yes. State the nature of the information collected and retained.

**17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?**

- No. Go to Part 10.  
 Yes. Does the debtor serve as plan administrator?

**Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units**

**18. Closed financial accounts**

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?  
 Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

None

Financial Institution name and Address	Last 4 digits of account number	Type of account or instrument	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
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**19. Safe deposit boxes**

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

None

Depository institution name and address	Names of anyone with access to it Address	Description of the contents	Do you still have it?
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**20. Off-premises storage**

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

Debtor Eastgate Professional Office Park, Ltd. Case number (if known) \_\_\_\_\_

None

Facility name and address	Names of anyone with access to it	Description of the contents	Do you still have it?
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**Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own**

**21. Property held for another**

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

None

**Part 12: Details About Environment Information**

For the purpose of Part 12, the following definitions apply:

*Environmental law* means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).

*Site* means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.

*Hazardous material* means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

Report all notices, releases, and proceedings known, regardless of when they occurred.

**22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law? Include settlements and orders.**

- No.
- Yes. Provide details below.

Case title Case number	Court or agency name and address	Nature of the case	Status of case
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**23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?**

- No.
- Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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**24. Has the debtor notified any governmental unit of any release of hazardous material?**

- No.
- Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
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**Part 13: Details About the Debtor's Business or Connections to Any Business**

**25. Other businesses in which the debtor has or has had an interest**

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

None

Debtor **Eastgate Professional Office Park, Ltd.** Case number (if known) \_\_\_\_\_

<b>Business name address</b>	<b>Describe the nature of the business</b>	<b>Employer Identification number</b> Do not include Social Security number or ITIN.
		<b>Dates business existed</b>

**26. Books, records, and financial statements**

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

None

Name and address	Date of service From-To
26a.1. <b>BKD, LLP</b> <b>312 Walnut Street #3000</b> <b>Cincinnati, OH 45202</b>	<b>past 10 years</b>

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

None

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

None

Name and address	If any books of account and records are unavailable, explain why
26c.1. <b>Gregory Crowell</b>	

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

None

Name and address
26d.1. <b>GLIC Real Estate Holding, LLC</b>
26d.2. <b>Dan Rolfes</b>

**27. Inventories**

Have any inventories of the debtor's property been taken within 2 years before filing this case?

No

Yes. Give the details about the two most recent inventories.

Name of the person who supervised the taking of the inventory	Date of inventory	The dollar amount and basis (cost, market, or other basis) of each inventory

**28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.**

Name	Address	Position and nature of any interest	% of interest, if any
<b>Gregory Crowell</b>	<b>403 Torrence Court</b> <b>Cincinnati, OH 45202</b>	<b>Manager</b>	<b>37.50%</b>



Debtor **Eastgate Professional Office Park, Ltd.** Case number (if known) \_\_\_\_\_

Name	Address	Position and nature of any interest	% of interest, if any
Dan Rolfes	1252 Goshen Pike Milford, OH 45150	member	36.50%
Crowell Fund I	4357 Ferguson Drive #220 Cincinnati, OH 45245		25%
John Hale	7833 Gardner Road Georgetown, OH 45121		1%

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

- No
- Yes. Identify below.

30. **Payments, distributions, or withdrawals credited or given to insiders**

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

- No
- Yes. Identify below.

Name and address of recipient	Amount of money or description and value of property	Dates	Reason for providing the value
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31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

- No
- Yes. Identify below.

Name of the parent corporation	Employer Identification number of the parent corporation
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32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

- No
- Yes. Identify below.

Name of the parent corporation	Employer Identification number of the parent corporation
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Debtor Eastgate Professional Office Park, Ltd. Case number (if known) \_\_\_\_\_

**Part 14: Signature and Declaration**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud 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.

I have examined the information in this *Statement of Financial Affairs* and any attachments 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 September 12, 2017

/s/ Gregory K. Crowell  
Signature of individual signing on behalf of the debtor

Gregory K. Crowell  
Printed name

Position or relationship to debtor Manager

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy (Official Form 207)* attached?

- No
- Yes

United States Bankruptcy Court Southern District of Ohio

In re Eastgate Professional Office Park, Ltd.

Debtor(s)

Case No.

Chapter 11

DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR(S)

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

Table with 2 columns: Description of compensation and Amount. Rows include: For legal services, I have agreed to accept (\$40,000.00), Prior to the filing of this statement I have received (\$14,100.00), and Balance Due (\$25,900.00).

2. \$ 1,717.00 of the filing fee has been paid.

3. The source of the compensation paid to me was:

Debtor [checked] Other (specify): [unchecked]

4. The source of compensation to be paid to me is:

Debtor [checked] Other (specify): [unchecked]

5. I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

I have agreed to share the above-disclosed compensation with a person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation is attached.

6. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

- a. Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
b. Preparation and filing of any petition, schedules, statement of affairs and plan which may be required;
c. Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;
d. [Other provisions as needed]

7. By agreement with the debtor(s), the above-disclosed fee does not include the following service:

Any adversary proceeding, redemption litigation, real estate work, or other non-bankruptcy services.

CERTIFICATION

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

September 12, 2017

Date

/s/ Eric W. Goering

Eric W. Goering

Signature of Attorney

Goering & Goering

220 West Third Street

Cincinnati, OH 45202

(513) 621-0912

Name of law firm

**United States Bankruptcy Court  
Southern District of Ohio**

In re Eastgate Professional Office Park, Ltd.

Debtor(s)

Case No.

Chapter 11

**LIST OF EQUITY SECURITY HOLDERS**

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
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**-NONE-**

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

I, the **Manager** of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date September 12, 2017

Signature /s/ Gregory K. Crowell  
**Gregory K. Crowell**

*Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.  
18 U.S.C. §§ 152 and 3571.*

4 Seasons Ground Management  
7685 Fields Ertel  
Cincinnati OH 45241

Adamson Fire Protection  
107 East Main Street  
PO Box 452  
Mount Orab OH 45154

Allegra Marketing  
6839 Ashfield Drive  
Cincinnati OH 45242

Gilbert Blomgren  
4807 Rockside Road #400  
Independence OH 44131

Center Bank  
744 State Route 28  
Milford OH 45150

Cincinnati Bell  
Collection Dept  
P O Box 2301  
Cincinnati OH 45201

Cintas  
PO Box 630803  
Cincinnati OH 45263

Crowell Fund I  
4357 Ferguson Drive #220  
Cincinnati OH 45245

Dan Rolfes  
1252 Goshen Pike  
Milford OH 45150

DeBra-Kuempel  
PO Box 701620  
Cincinnati OH 45270

Dinsmore & Shohl  
1900 Chemed Center  
255 East Fifth St  
Cincinnati OH 45202-4797

Duke Energy  
139 E 4th St. Atrium II 25th Fl  
P O Box 960  
Attn: Tanya Schweitzer Legal Dept  
Cincinnati OH 45202

Eastgate Commerce Center, LLC  
4357 Ferguson Drive #220  
Cincinnati OH 45245

Eastgate Professional Office Park V, LLC  
4357 Ferguson Drive #220  
Cincinnati OH 45245

Fifth Third Bank  
38 Fountain Square Plaza  
Cincinnati OH 45202

GLIC Real Estate Holding, LLC  
3001 Summer Street  
Stamford CT 06905

Grainger  
Dept 851600239  
Palatine IL 60038

Greg Crowell  
403 Torrence Court  
Cincinnati OH 45202

KBA Inc  
4357 Ferguson Drive #200  
Cincinnati OH 45245

Keyfast Locksmiths  
4039 Ashwood Court  
Cincinnati OH 45245

Louiso Snow Removal  
1223 Old State Route 74  
Batavia OH 45103

Merchants Security  
4766 Glendale Milford Road  
Cincinnati OH 45242

Mesco Electrical Supply  
PO Box 500  
East Dubuque IL 61025

Mohr Partners  
14643 Dallas Parkway #100  
Dallas TX 75254

Morgan Plumbing  
1952 West Road  
New Richmond OH 45157

Otis Elevator  
PO Box 73579  
Chicago IL 60673

Permakil Pest Control  
1552 Madison Ave  
Covington KY 41011

Plante & Moran  
16060 Collections Center  
Chicago IL 60693

Daniel Rolfes  
1252 Goshen Pike  
Milford OH 45150

Rumpke  
10795 Hughes Rd  
Cincinnati OH 45251

See Attached

Tecta America Zero Company LLC  
5114 Wiehe Road  
Cincinnati OH 45237

**United States Bankruptcy Court  
Southern District of Ohio**

In re Eastgate Professional Office Park, Ltd.

Debtor(s)

Case No.

Chapter

11

**CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)**

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for Eastgate Professional Office Park, Ltd. in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

None [*Check if applicable*]

**September 12, 2017**

Date

**/s/ Eric W. Goering**

**Eric W. Goering**

Signature of Attorney or Litigant

Counsel for Eastgate Professional Office Park, Ltd.

**Goering & Goering**

**220 West Third Street**

**Cincinnati, OH 45202**

**(513) 621-0912**