

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE**

In re

PGHC Holdings, Inc., *et al.*,

Debtors¹.

Chapter 11

Case No. 18-12537 (MFW)

Jointly Administered

Ref. Docket Nos. 192-194

AFFIDAVIT OF SERVICE

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

WING CHAN, being duly sworn, deposes and says:

1. I am employed as a Noticing Coordinator by Epiq Corporate Restructuring, LLC, located at 777 Third Avenue, New York, NY 10017. I am over the age of eighteen years and am not a party to the above-captioned action.
2. On December 21, 2018, I caused to be served the:
 - a. “Notice of (I) Possible Treatment of Contracts and Leases, (II) Fixing of Cure Amounts, and (III) Deadline to Object Thereto,” dated December 21, 2018 [Docket No. 192], (the “Cure Notice”),
 - b. “Notice of Sale, Bidding Procedures, Auction and Sale Hearing,” dated December 21, 2018 [Docket No. 193], (the “Sale Notice”),
 - c. “Notice of Filing of Revised Stalking Horse Asset Purchase Agreement,” dated December 21, 2018 [Docket No. 194], (the “APA”), and
 - d. “Adequate Assurance Document,” (the “Adequate Assurance Document”),

¹ The Debtors in these cases, along with the last four digits of each Debtors’ federal EIN, are as follows: PGHC Holdings, Inc. (4262); Papa Gino’s Holdings Corp. (6681); Papa Gino’s, Inc. (1264); Papa Gino’s Franchising Corp. (2690); Papa Gino’s/D’Angelo Card Services, Inc. (0621); D’Angelo’s Sandwich Shops, Inc. (7947); Progressive Food, Inc. (6224); D’Angelo Franchising Corporation (8398); and Delops, Inc. (7945). The Debtors’ mailing address is 600 Providence Highway, Dedham, MA 02026.

by causing true and correct copies of the:

- i. Cure Notice, Sale Notice and APA, to be enclosed securely in separate postage pre-paid envelopes and delivered via first class mail to those parties listed on the annexed Exhibit A,
 - ii. Cure Notice, Sale Notice and APA, to be delivered via electronic mail to those parties listed on the annexed Exhibit B,
 - iii. Cure Notice and Sale Notice, to be enclosed securely in separate postage pre-paid envelopes and delivered via first class mail to those parties listed on the annexed Exhibit C, and
 - iv. Cure Notice, Sale Notice and Adequate Assurance Document, to be enclosed securely in separate postage pre-paid envelopes and delivered via first class mail to those parties listed on the annexed Exhibit D.
3. All envelopes utilized in the service of the foregoing contained the following legend:
“LEGAL DOCUMENTS ENCLOSED. PLEASE DIRECT TO THE ATTENTION OF ADDRESSEE, PRESIDENT OR LEGAL DEPARTMENT.”

/s/ Wing Chan
Wing Chan

Sworn to before me this
28th day of December, 2018
/s/ John Chau

Notary Public, State of New York
No. 01CH6353383
Qualified in Queens County
Commission Expires January 23, 2021

EXHIBIT A

Claim Name	Address Information
1907 LLC	ATTN MAC BELL 33 COMMERCIAL STREET GLOUCESTER MA 01930
ARDENT MILLS LLC	ATTN: ERIC LONNBERG 1875 LAWRENCE STREET, SUITE 1400 DENVER CO 80202
ARNALL GOLDEN GREGORY LLP	(COUNSEL TO SYSCO BOSTON LLC) ATTN: FRANK N. WHITE 171 17TH STREET NW, SUITE 2100 ATLANTA GA 30363-1031
BALLARD SPAHR LLP	ATTN: DAVID L. POLLACK, ESQ. (COUNSEL TO: FEDERAL REALTY INVESTMENT TRUST & BRIXMOR OPERATING PARTNERSHIP L.P.) 1735 MARKET STREET 51ST FLOOR - MELLON BANK CENTER PHILADELPHIA PA 19103
BALLARD SPAHR LLP	ATTN: LESLIE HEILMAN, ESQ., LAUREL D. ROGLEN, ESQ. & CHANTELE MCCLAMB, ESQ. (COUNSEL TO: FEDERAL REALTY INVESTMENT TRUST & BRIXMOR OPERATING PARTNERSHIP L.P.) 919 MARKET STREET, 11TH FLOOR WILMINGTON DE 19801
BJC REAL ESTATE PARTNERSHIP	ATTN JANICE LOMBARDI 323 MANLEY ST W. BRIDGEWATER MA 02379
BRADLEY & ASSOCIATES	ATTN: CHRISTIAN A. POYANT, ESQ. ATTORNEYS AT LAW 1270 SOLDIERS FIELD ROAD BOSTON MA 02135-1008
BRIDG, INC	ATTN AMIT JAIN 11388 WEST OLYMPIC BLVD LOS ANGELES CA 90064
BROOKSIDE MEZZANINE FUND	ATTN DAVID D. BUTTOLPH 201 TRESSER BOULEVARD SUITE 330 STAMFORD CT 06901
BROOKSIDE MEZZANINE FUND	C/O CHOATE HALL & STEWART LLP ATTN DOUGLAS R GOODING 2 INTERNATIONAL PL BOSTON MA 02110
CHACE RUTTENBERG & FREEDMAN, LLC	(COUNSEL FOR KAUFMAN ASSOCIATES, INC) ATTN: DOUGLAS J. EMANUEL, ESQ ONE PARK ROW, SUITE 300 PROVIDNCE RI 02903
CITIZENS BANK	ATTN: NICHOLAS R. KENNEDY SENIOR COUNSEL, VICE PRESIDENT 770 LEGACY PLACE MAILSTOP MLP155 DEDHAM MA 02026
CRUNCHTIME INFORMATION SYSTEMS INC.	ATTN DAVID DAUGHTERY 129 PORTLAND ST 2ND FLOOR BOSTON MA 02114
D'ANGELO INC.	ATTN JANICE LOMBARDI C/O BJC REAL ESTATE PARTNERSHIP 323 MANLEY STREET, P.O. BOX 519 W. BRIDGEWATER MA 02379
DANA-FARBER CANCER INSTITUTE, INC.	ATTN KATIE BROWN (JIMMY FUND) 10 BROOKLINE PLACE WEST, 6TH FL. BROOKLINE MA 02445-7226
DEDHAM MARKETPLACE, LLC	ATTN JENNIFER LAFERRIERE 69 GREAT ROAD ACTON MA 01720
DELAWARE STATE TREASURY	820 SILVER LAKE BLVD., SUITE 100 DOVER DE 19904
DUANE MORRIS LLP	(COUNSEL TO D'ANGELO, INC., BRIAN MCLAUGHLIN AND MARIVA, INC., ARDENT MILLS, LLC) ATTN: JARRET P. HITCHINGS, ESQ. 222 DELAWARE AVENUE, SUITE 1600 WILMINGTON DE 19801-1659
ELGE PLUMBING & HEATING INC	ATTN DAVID J IANNUZI, KERRY MASON 43 SUMMER ST SOMERVILLE MA 02143
ENGIE RESOURCES LLC	ATTN RAY CUNNINGHAM, VP & GENERAL COUNSEL 1990 POST OAK BLVD STE 1900 HOUSTON TX 77056
GELLERT SCALI BUSENKELL & BROWN, LLC	(COUNSEL TO SKIP FERN TRUST I)_ ATTN: MICHAEL BUSENKELL 1201 NORTH ORANGE STREET SUITE 300 WILMINGTON DE 19801
GREEN ELECTRIC INC.	ATTN JAMES GREEN, PRESIDENT 10 DRAPER STREET UNIT 17 WOBURN MA 01801
H-I-M MECHANICAL SYSTEMS, INC.	ATTN MATT MITCHELL, GENERAL MGR 90 FIRST STREET BRIDGEWATER MA 02324
HARTFORD LIFE INS. CO	ATTN DOUGLAS FISKE, HELDER PEREIRA 55 FARMINGTON AVE 11TH FLOOR HARTFORD CT 06144-1744
HARTFORD LIFE INS. CO	C/O CHOATE HALL & STEWART LLP ATTN DOUGLAS R GOODING 2 INTERNATIONAL PL BOSTON MA 02110
HILTON SERVICE	ATTN LEONARD W. MALLOCH P.O. BOX 335 SOUTH WEYMOUTH MA 02190
INDEED, INC	ATTN JASON WHITMAN, VP 177 BROAD ST 6TH FL STAMFORD CT 06901
INTERNAL REVENUE SERVICE	P.O. BOX 7346 PHILADELPHIA PA 19101-7346
LAW OFFICES OF KEVIN S. NEIMAN, PC	(COUNSEL FOR ARDENT MILLS, LLC) ATTN: KEVIN S. NEIMAN, PC 999 18TH STREET, SUITE 1230S DENVER CO 80202
MCDONALDS CORPORATION	DIRECTOR, US LEGAL DEPT #091 ONE MCDONALDS PLAZA OAK BROOK IL 60523
MCDONALDS CORPORATION	ATTN: AMY MAHTESIAN 2915 JORIE BOULEVARD OAK BROOK IL 60523
MEDFORD WELLINGTON SERVICE CO.,INC.	ATTN DALE NIEMI, BILLING MANAGER 9 EXECUTIVE PARK DRIVE SUITE 100 NORTH BILLERICA MA 01862
MIRICK, O'CONNELL, DEMALLIE & LOUNGEE,	(COUNSEL FOR CAMBRIDGESIDE GALLERIA ASSC.TRUST FKA RIVERSIDE GALLERIA ASSC.

Claim Name	Address Information
LLP	TRUST & BUNKER HILL MALL LLC SUCCESSOR-IN INTEREST TO STEPHEN KARP & STEVEN FISCHMAN, AS TTEES PF SP CHARLESTOWN REALTY TRUST) 1800 WEST PARK DRIVE, STE 400, ATTN: KATE P. FOLEY WESTBOROUGH MA 01581
MIRICK, O'CONNELL, DEMALLIE & LOUNGEE, LLP	(COUNSEL FOR CAMBRIDGESIDE GALLERIA ASSC.TRUST FKA RIVERSIDE GALLERIA ASSC. TRUST & BUNKER HILL MALL LLC SUCCESSOR-IN INTEREST TO STEPHEN KARP & STEVEN FISCHMAN, AS TTEES OF SP CHARLESTOWN REALTY TRUST) 100 FRONT STREET, ATTN: PAUL W. CAREY WORCESTER MA 01608
MORGAN,LEWIS & BOCKIUS LLP	ATTN TIMOTHY LEVIN COUNSELORS AT LAW 1701 MARKET ST. PHILADELPHIA PA 19103-2921
MURPHY & KING P.C.	(COUNSEL TO D'ANGELO, INC. BRIAN MCLAUGHLIN, AND MARIVA, INC.) ATTN: MICHAEL K. O'NEIL, ESQ. ONE BEACON STREET, 21ST FLOOR BOSTON MA 02108
NIXON PEABODY LLP	ATTN JOSEPH J LYNCH, OFFICE MGR PARTNER ATTORNEYS AT LAW 55 WEST 46TH STREET NEW YORK NY 10036-4120
NUCO2 INC.	ATTN JULIA HAYES 2800 SE MARKET PLACE STUART FL 34997
OFFICE OF THE UNITED STATES TRUSTEE	FOR THE DISTRICT OF DELAWARE 844 KING ST STE 2207 LOCKBOX 35 WILMINGTON DE 19801
PEPSI-COLA BOTTLING CO. OF WORCESTER INC	ATTN ROBERT RAUH, PRESIDENT 90 INDUSTRIAL DRIVE HOLDEN MA 01520
PEPSI-COLA COMPANY	ATTN MIKE BEVILACQUA DIVISION COUNSEL 700 ANDERSON HILL RD PURCHASE NY 10577
PEPSICO	ATTN: ERIC CASSETTY 1100 REYNOLDS BLVD. WINSTON SALEM NC 27105
QUAD/GRAPHICS,INC	ATTN JOEL QUADRACCI, CHAIRMAN N61 W23044 HARRYS WAY SUSSEX WI 53089
REGENCY CENTERS L.P.	ATTN: ERNST BELL ONE INDEPENDENCE DRIVE, SUITE 114 JACKSONVILLE FL 32202
REPUBLIC SERVICES	ATTN ALINA BENCIK DBA REPUBLIC SERVICES NATIONAL ACCOUNTS 18500 N ALLIED WAY PHOENIX AZ 85054
SECRETARY OF STATE	DIVISION OF CORPORATIONS FRANCHISE TAX P.O. BOX 898 DOVER DE 19903
SECURITIES & EXCHANGE COMMISSION	NEW YORK REGIONAL OFFICE ATTN: ANDREW CALAMARI, REGIONAL DIRECTOR 200 VESEY STREET, SUITE 400 NEW YORK NY 10281-1022
SECURITIES & EXCHANGE COMMISSION	100 F STREET, NE WASHINGTON DC 20549
SMITH, KATZENSTEIN & JENKINS LLP	(COUNSEL TO SYSCO BOSTON LLP) ATTN: KATHLEEN M MILLER 1000 WEST STREET, SUITE 1501 P.O. BOX 410 WILMINGTON DE 19899
STERLING NATIONAL BANK	500 SEVENTH AVENUE NEW YORK NY 10018
SUPERDIGITAL LLC	C/O GRACE MOSHFEGH 971 COMMONWEALTH AVE, STE 32 BOSTON MA 02215
SYSCO BOSTON, LLC	ATTN CHUCK FRASER 99 SPRING ST. PLYMPTON MA 02367
SYSCO BOSTON, LLC	C/O ARNALL GOLDEN GREGORY LLP ATTN FRANK R WHITE 171 17TH ST NW STE 2100 ATLANTA GA 30363
UNITED EAST	ATTN TONYA CURRAN FOODSERVICE SUPPLY CO. 505 COLLINS ST. ATTLEBORO MA 02703
VALASSIS COMMUNICATIONS INC	ATTN CYNTHIA ROSE 90469 COLLECTION CENTER DRIVE CHICAGO IL 60693
VALLEY SERVICE INC.	ATTN FRANK DOWD 687 LOWELL ST UNIT 7 METHUEN MA 01844
VEDDER PRICE	COUNSEL TO WC FINANCECO A LLC ATTN MICHAEL M. EIDELMAN, DOUGLAS J. LIPKE 222 NORTH LASALLE STREET CHICAGO IL 60601
VILLA RESTAURANT GROUP	ATTN: BETTY KEARNS 25 WASHINGTON STREET MORRISTOWN NJ 07960
WM CAPITAL PARTNERS 56, LLC	885 THIRD AVENUE, SUITE 2403 NEW YORK NY 10022

Total Creditor count 59

EXHIBIT B

PGHC Holdings, Inc., et al. –Case No. 18-12537 (MFW)
Electronic Mail Master Service List

NAME	EMAIL
CONNOLLY GALLAGHER LLP (COUNSEL TO RPAI WORCHESTER LINCOLN PLAZA LLC & IREIT SHREWSBURY WHITE CITY LLC) ATTN: KAREN C. BIFFERATO, KELLY M. CONLAN	kbifferato@connollygallagher.com; kconlan@connollygallagher.com
SIMON PROPERTY GROUP, L.P. - ATTN: RONALD M. TUCKER	rtucker@simon.com
MORGAN, LEWIS & BOCKIUS LLP (COUNSEL FOR GINOP PROPERTY LLC) ATTN: NEIL E HERMAN, ESQ & LAURA MCCARTHY, ESQ	neil.herman@morganlewis.com; laura.mccarthy@morganlewis.com
HINCKLEY, ALLEN & SNYDER, LLP (COUNSEL FOR THE GROSSMAN COMPANIES, INC) ATTN: JENNIFER V.Doran, Esq	jdoran@hinckleyallen.com
KROLL, MCNAMARA, EVANS & DELEHANTY, LLP (COUNSEL TO NORTHEAST PRODUCE, INC.) ATTN: DAVID A. LAVENBURG	dlavenburg@kmelaw.com
BUCHANAN INGERSOLL & ROONEY PC (COUNSEL TO WM CAPITAL PARTNERS 56 LLC) ATTN: MARY F. CALOWAY, ESQ	mary.caloway@bipc.com
MORRIS, MANNING & MARTIN, LLP (COUNSEL TO WM CAPITAL PARTNERS 56 LLC) ATTN: FRANK W. DEBORDE, ESQ AND LISA WOLGAST, ESQ	lwolgast@mmmlaw.com
DALLAS COUNTY, LINEBARGER GOGGAN BLAIR & SAMPSON, LLP, ATTN: ELIZABETH WELLER	dallas.bankruptcy@publicans.com
DUANE MORRIS LLP (COUNSEL FOR WALPOLE MALL ASSOCIATES, LLP) ATTN: CHRISTOPHER M. WINTER ESQ AND JARRET P HITCHINGS, ESP	cmwinter@duanemorris.com;jphitchings@duanemorris.com
ELLIOTT GREENLEAF, P.C. (COUNSEL FOR MCDONALD'S CORPORATION) ATTN: RAFAEL X. ZAHRALEDDIN-ARAVENA, ESQ, ERIC M SUTTY, ESQ	rxza@elliottgreenleaf.com; ems@elliottgreenleaf.com
GOULSTON & STORRS PC (COUNSEL TO CAPE TOWN PLAZA, LLC, ROUTE 140 SCHOOL STREET LLC AND PORT PLAZA REALTY TRUST) ATTN: DOUGLAS B ROSNER, EEQ AND TIMOTHY J CARTER ESQ	drosner@goulstonstorrs.com, tcarter@goulstonstorrs.com

PGHC Holdings, Inc., et al. –Case No. 18-12537 (MFW)**Electronic Mail Master Service List**

KELLEY DRYE & WARREN LLP (COUNSEL TO THE OFFICIAL COMMITTEE OF UNSECURED CREDITORS) ATTN; ERIC R. WILSON, JASON R. ADAMS, LAUREN S. SCHLUSSEL	kdwbankruptcydepartment@kelleydrye.com; ewilson@kelleydrye.com; jadams@kelleydrye.com; lschlusssel@kelleydrye.com
BAYARD, P.A. (COUNSEL TO THE OFFICIAL COMMITTEE OF UNSECURED CREDITORS) ATTN: JUSTIN R. ALBERTO, ERIN R. FAY, GREGORY J. FLASSER	jalberto@bayardlaw.com; efay@bayardlaw.com; gflasser@bayardlaw.com
MORGAN, LEWIS & BOCKIUS LLP JODY C. BARILLARE COUNSEL FOR GINOP PROPERTY LLC	jody.barillare@morganlewis.com
FRIEDMAN LAW GROUP (COUNSEL FOR DJM NNN II, LLC) ATTN: J. BEMMET FRIEDMAN, ESQ.	jfriedman@flg-law.com
MUNSCH HARDT KOPF & HARR PC (COUNSEL FOR TRT WAREHAM LLC, TRT BRAINTREE II LLC AND TRT KINGSTON II LLC) ATTN: DEBORAH M PERRY	dperry@munsch.com
BERNKOPF GOODMAN LLP (COUNSEL FOR ASHLAND PLAZA (E&A) LLC AND E & A NORTHEAST LIMITED PARTNERSHIP) ATTN: PEPTEB B. MCGLYNN, ESQ	pmcglynn@bg-llp.com

EXHIBIT C

Claim Name	Address Information
ARDENT MILLS LLC	1875 LAWRENCE STREET DENVER CO 80202
ASTUTE SOLUTIONS	2400 CORPORATE EXCHANGE DRIVE SUITE 150 COLUMBUS OH 43231
CINELLI ESPERIA CORPORATION	380 CHRISLEA ROAD WOODBRIDGE ON L4L 8A8 CANADA
COGENT COMMUNICATIONS INC.	PO BOX 791087 BALTIMORE MD 21279-1087
CORRIGO INC.	DEPT 0439 P.O. BOX 120439, DALLAS TX 75312-0439
CRUNCHTIME! INFORMATION SYSTEMS, INC.	129 PORTLAND ST 2ND FLOOR, BOSTON MA 02114
DANA-FARBER CANCER INSTITUTE, INC. (JIMMY FUND)	C/O KATIE BROWN 10 BROOKLINE PLACE WEST, 6TH FL., BROOKLINE MA 02445-7226
DIRK KIEFER	517 BOSTON POST ROAD #373 SUDBURY MA 01776
GLASSDOOR, INC.	DEPT. 3436 P.O. BOX 123436, DALLAS TX 75312-3436
HOT SCHEDULES (RED BOOK CONNECT, LLC)	D/B/A HOT SCHEDULES PO BOX 848472, DALLAS TX 75284-8472
INFOR (US) INC.	NW 7418 PO BOX 1450, MINNEAPOLIS MN 55485-7418
LAMAR	5321 CORPORATE BLVD. BATON ROUGE LA 70808
MEASUREUP INC.	12 BURBANK DRIVE THORNHILL ON L4J 7V1 CANADA
MEDFORD WELLINGTON SERVICE CO., INC.	9 EXECUTIVE PARK DRIVE SUITE 100, NORTH BILLERICA MA 01862
MOBIVITY HOLDINGS CORP.	55N. ARIZONA PLACE, SUITE 310 CHANDLER AZ 85225
PAYTRONIX SYSTEMS, INC.	80 BRIDGE ST. NEWTON MA 02458
PEPSICO SALES, INC.	700 ANDERSON HILL ROAD, PURCHASE NY 10577
PERFICIENT, INC.	BOX 207094 DALLAS TX 75320-7094
RACKSPACE US, INC.	PO BOX 730759 DALLAS TX 75373-0759
RESTAURANT REVOLUTION TECHNOLOGIES, INC.	10400 NE 4TH STREET, SUITE 500 BELLEVUE WA 98004
SYSKO BOSTON, LLC	99 SPRING ST. PLYMPTON MA 02367
TAX COMPLIANCE INC. (LICENSE HQ)	13500 EVENING CREEK DRIVE N. SUITE 500 SAN DIEGO CA 92128
TOAST, INC.	401 PARK DRIVE SUITE 801, BOSTON MA 02215

Total Creditor count 23

EXHIBIT D

Claim Name	Address Information
214 REALTY	C/O THOMAS E. HODGE 53 WILTON AVENUE PAWTUCKET RI 02861
375 PUTNAM PIKE LLC	63 ATLANTIC AVE BOSTON MA 02110
3ZREALTY ,LLC	477 HOPE FURNACE ROAD HOPE RI 02831
725 SALEM STREET REALTY TRUST	20 CHESTNUT STREET LYNNFIELD MA 01940
80 HIGHLAND AVE LLC	40 FAIRWAY DRIVE SEEKONK MA 02771
ALBERT RIZZO INC.	388 STAMM ROAD NEWINGTON CT 06111
AMALGAMATED FINANCIAL GROUP VIII	1414 ATWOOD AVENUE JOHNSTON RI 02919
AP REAL ESTATE LLC	LOCKBOX #2827 PHILADELPHIA PA 19178
BARBARA KOERNER	47 TAYLOR HOME DRIVE LACONIA NH 03246
BASS RIVER REALTY LLC	P.O. BOX 183 SO.YARMOUTH MA 02664
BCH VENTURES LTD., PARTNERSHIP	41 WINTER STREET, 6TH FLOOR BOSTON MA 02108
BELL TOWER CORP.	1600 FALMOUTH ROAD, UNIT 2B CENTERVILLE MA 02632
BERKSHIRE MERRILL RD LLC	41 TAYLOR STREET, 4TH FLOOR, SPRINGFIELD MA 01103
BRI, INC.	2 TAUNTON STREET PLAINVILLE MA 02762
BUNKER HILL MALL LLC	ONE WELLS AVENUE, SUITE 201 NEWTON MA 02459
CAPE ROAD PLAZA LLC	25 JOSIAH DRIVE UPTON MA 01568
CC CROMWELL LIMITED PARTNERSHP	10 GLENVILLE STREET, 1ST FLOOR GREENWICH CT 06831
CEDAR-PC PLAZA LLC	44 SOUTH BAYLES AVENUE V PORT WASHINGTON NY 11050
CEDAR-TIMPANY LLC	44 SOUTH BAYLES AVENUE PORT WASHINGTON NY 11050
CENTERCORP NEW HANOVER, LLC	600 LORING AVE SALEM MA 01970
CHARLES S. ROTONDI	6 FRANKLIN PLACE STONEHAM MA 02180
COLONIAL SHOPPING CENTER, INC.	85 RIVER STREET WALTHAM MA 02453
CONCORD WEYMOUTH LLC	69 GREAT ROAD ACTON MA 01720
CONCORD WEYMOUTH, LLC	P.O. BOX 2350 ACTON MA 01720
CSC FRANKLIN VILLAGE LP	44 SOUTH BAYLES AVENUE PORT WASHINGTON NY 11050
D'ANGELO, INC.	323 MANLEY STREET WEST BRIDGEWATER MA 02379
DANA FAMILY REALTY TRUST	1340 CENTRE ST., SUITE 101 NEWTON MA 02159
DEDHAM MARKETPLACE LLC	P.O. BOX 2350 ACTON MA 01720
DEDHAM MARKETPLACE, LLC	69 GREAT ROAD P.O. BOX 2350 ACTON MA 01720
DEMOULAS SUPERMARKETS INC.	875 EAST STREET TEWKSBURY MA 01876
DJM NNN II, LLC	60 SOUTH MARKET STREET, SUITE 1120 SAN JOSE CA 95113
DONALD J. LEVASSEUR AND HELENE F. LEVASSEUR	81 POOR STREET MANCHESTER NH 03102
EAST BROOK F, LLC	360 BLOOMFIELD AVENUE, SUITE 303 WINDSOR CT 06095
EDWINA P MELLO	166 HUTTLESTON AVE. FAIRHAVEN MA 02719
EQUITY ONE (NORTHEAST PORTFOLIO INC.)	1600 NE MIAMI GARDENS DRIVE NORTH MIAMI BEACH FL 33179
ESTATE OF GEORGE ZARRELLA	125 TIMBER RIDGE SOUTHTON CT 06489
FEDERAL REALTY INVESTMENT TRUST	1626 EAST JEFFERSON STREET ROCKVILLE MD 20852
FLOYD REALTY CO., INC.	1385 HANCOCK STREET QUINCY MA 02169
FLV CAMPUS PLAZA LP	LOCKBOX 2541 P.O. BOX. 8500 PHILADELPHIA PA 19178-2541
FRANKLIN SHOPPERS FAIR INC	396 WASHINGTON STREET #325 WELLESLEY MA 02481
FRED & ESTELLE HEBSHIE	110 FAIRVIEW AVE BROCKTON MA 02301
GERALD REALTY LIMITED PARTNERSHIP	C/O THE HAUGHEY COMPANY 1660 SOLDIERS FIELD ROAD BOSTON MA 02135
GINPOP PROPERTY LLC	C/O U.S. REALTY ADVISORS, LLC 1370 AVENUE OF THE AMERICAS NEW YORK NY 10019
GREEN ACRE WOODLANDS, INC.	P.O. BOX 444, 465 BOULEVARD ELMWOOD PARK NJ 07407
GROUP ONE PARTNERS REALTY TRUST	306 MAIN STREET NORTH EASTON MA 02356
HANNAFORD BROS. CO.	MS-6000 BOX 1000 PORTLAND ME 04101
HERCULES REALTY TRUST	211 NORTH STREET FOXBORO MA 02035
HOOD COMMONS BSD LLC	3611 14TH AVE SUITE 552 BROOKLYN NY 11218

Claim Name	Address Information
HOSPITALITY SUITES, LLC	665 COCHITUATE ROAD FRAMINGHAM MA 01701
HOWARD A. FAFARD	120 QUARRY DRIVE MILFORD MA
HV COLLINS COMPANY	99 GANO STREET PROVIDENCE RI 02096
INLAND NATIONAL REAL ESTATE SERVICES LLC	2901 BUTTERFIELD ROAD OAK BROOK IL 60523
INLAND US MANAGEMENT, LLC.	13068 COLLECTIONS CENTER DRIVE CHICAGO IL 60693
INLAND WESTERN WORCESTER LINCOLN PLAZA	2021 SPRING ROAD, SUITE 200 OAKBROOK IL 60523
JAL REALTY TRUST	211 LOWELL TRUST WILMINGTON MA 01887
JEAN MARIE HANLON	339 HANCOCK STREET N. QUINCY MA 02171
KAUFMAN ASSOCIATES, INC.	P.O. BOX 1384 PROVIDENCE RI 02901
KSL, LLC	1405 DOUGLAS AVENUE NORTH PROVIDENCE RI 02904
LEEMAN CORPORATION	C/O BODWELL PINES CORPORATION 220 NORTH MAIN STREET SUITE 105 NATICK MA 01760
LILAC MALL ASSOCIATES, LLC	C/O THE KEMPNER CORPORATION 257 MAMARONECK AVENUE WHITE PLAINS NY 10605
LINEAR RETAIL MANCHESTER #2, LLC	C/O LINEAR RETAIL PROPERTIES, LLC FIVE BURLINGTON WOODS DRIVE BURLINGTON MA 01803
LINEAR RETAIL SMITHFIELD #1 LLC	FIVE BURLINGTON WOODS DRIVE BURLINGTON MA 01803
LONGSTONE LTD. PTR.	P.O. BOX 703 LEOMINSTER MA 01453
MAIN STREET PARKADE LLC	P.O. BOX 1270, 149 COLONIAL RD, MANCHESTER CT 06045
MB LINCOLN MALL, LLC	C/O HIGHLANDS REIT, INC. 332 S. MICHIGAN AVENUE 9TH FLOOR CHICAGO IL 60604
MCDONALD'S CORPORATION	800 COMMERCE DRIVE OAK BROOK IL 60523
MCLAUGHLIN (D'ANGELO INC.)	323 MANLEY STREET WEST BRIDGEWATER MA 02379
MCLAUGHLIN, BRIAN J.	C/O D'ANGELO INC. P.O. BOX 519 323 MANLEY STREET , WEST BRIDGEWATER MA 02379
MEDFIELD CROSSING LLC	637 WASHINGTON STREET, SUITE 200 BROOKLINE MA 02446
MIDDLEBORO ASSOCIATES LLC	174 COLONY PLACE PLYMOUTH MA 02360
NAGOG KNOLL LLC	260 GREAT ROAD ACTON MA 01720
NORTH 136 REALTY, LLC	15 DORMAN DRIVE SEEKONK MA 02771
NORWOOD PLAZA LLC	160 SECOND STREET CAMBRIDGE MA 02142
PANAGAKOS DEV. CORP.	914 MT. PLEASANT STREET NEW BEDFORD MA 02745
PAUL & PRISCILLA WHITTALL	P.O. BOX. 264 AVON MA 02322
QVM OWNER LLC	545 S. MAIN STREET PROIDENCE RI 02903
R-FAM REALTY LLC	27 STONE ROAD MILLBURY MA 01527-1414
R.K. ASSOCIATES VIII, INC.	C/O RK CENTERS 456 PROVIDENCE HIGHWAY P.O. BOX 111 DEDHAM MA 02027-0111
RICHMOND CENTER LIMITED PARTNERSHIP	75 LAMBERT LIND HIGHWAY WARWICK RI 02886
RJR DEVELOPMENT LLC	19 BROOK ROAD, STE 201 NEEDHAM MA 02494
RK TAUNTON LLC	50 CABOT STREET, SUITE 200 NEEDHAM MA 02494
ROCKINGHAM 620, INC.	C/O KIMCO REALTY CORP. 3333 NEW HYDE PARK RD, STE 100 P.O. BOX 5020 , NEW HYDE PARK NY 11042-0020
ROUTE 30 MALL FRAMINGHAM LP	270 COMMERCE DRIVE ROCHESTER NY 14623
S&M ASSOCIATES LLC	30 DOROTHY AV. HOLDEN MA 01520
S.S. BAKERS REALTY CO	428 MAIN STREET KEENE NH 03431
SAT SR LIMITED PARTNERSHIP C/O WATSON, TRAMPOSI &	NASH 20 TRAFALGAR SQUARE SUITE 602 NASHUA NH 03063
SCRANTON HOLDINGS CORP LLC	100 DORRANCE STREET BOX 17 PROVIDENCE RI 02903
SINCLAIR REALTY INC.	P.O. BOX 787 PROVIDENCE RI 02901
SKIP FERN MANAGEMENT	9 WHITTER DRIVE BOW NH 03304
SO. DENNIS ACQUISITION CORP	1 BUTTERCUP LANE SOUTH YARMOUTH MA 02664
SPARE CHANGE LLC	39 DUBLIN SOMERSET MA 02726
SPIROS ATHANAS	2075 SO. WILLOW ST. MANCHESTER NH 03103
STEVEN CIPPOLLA	55 ACCESS ROAD WARWICK RI 02886
SUNRISE 77 ASSOCIATES	9 PARK PLACE, 4TH FLOOR GREAT NECK NY 11021

Claim Name	Address Information
TAUNTON DEPOT DRIVE LOT E LLC	555 PLEASSANT STREET ATTLEBORO MA 02703
TAURUS PLAISTOW INVESTORS LIMITED PARTNERSHIP	118 MILK STREET BOSTON MA 02109
THE COMPASS ROSE PROPERTY CO.	94 OAKDALE ROAD STAMFORD CT 06906
THE GROSSMAN COMPANIES	1266 FURNACE BROOK PARKWAY, SUITE 100 QUINCY MA 02169
THE SCATA FAMILY LIMITED PARTNERSHIP	P.O BOX 596 FARMINGTON CT 06034-0549
THE STOP & SHOP SUPERMARKET CO. LLC	1385 HANCOCK STREET QUINCY MA 02169
THOMAS & MARTHA WALSH	149 CHILTON ST. BELMONT MA 02178
TRICOLORE LLC	60 NEWMAN STREET REVERE MA 02151
TRT BRAINTREE LLC	174 COLONY PLACE PLYMOUTH MA 02360
TRT KINGSTON II LLC	205 WEST GROVE STREET, SUITE C MIDDLEBORO MA 02346
TRT WAREHAM LLC	ONE BURLINGTON WOODS DRIVE BURLINGTON MA 01803
TRUSTEES OF HUDSON-VICKERRY REALTY CO. TRUST	25 ORCHARD VIER DRIVE LONDONDERRY NH 03053
UXBRIDGE CENTER LLC	10 MEMORIAL BOULEVARD, SUITE 901 PROVIDENCE RI 02903
WALNUT ASSOCIATES LP	214B BROADWAY SAUGUS MA 01906
WALPOLE PARK SOUTH IV REALTY TRUST	P.O. BOX 123 7 WEST STREET , WALPOLE MA 02081
WEST L.NEWB.RAYN., LLC	69 GREAT ROAD P.O. BOX 2350, ACTON MA 01720
WHITMAN/682 BEDFORD LLC/THE STOP AND SHOP	SUPERMARKET CO LLC 1385 HANCOCK STREET QUINCY MA 02169
WILLIAM E. RINEY & HELENA S. RINEY	137 BIG PASS LANE SARASOTA FL 34242
WJG REALTY TRUST	1385 HANCOCK STREET QUINCY MA 02169
WP FOXBOROUGH ASSOC LP	375 COMMERCE PARK ROAD NORTH KINGSTOWN RI 02852
WP WOONSOCKET ASSOCIATES, LLC	C/O WP REALTY, INC. 940 HAVERFORD ROAD BRYN MAWR PA 19010

Total Creditor count 115