

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

In re:

RAIT FUNDING, LLC,
A Delaware limited liability company, *et al.*,

Debtors.¹

Chapter 11

Case No. 19-11915 (BLS)
(Jointly Administered)

Ref. Docket Nos. 2, 3, 7, 25, 26, 32-34

AFFIDAVIT OF SERVICE

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

FORREST KUFFER, 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, New York 10017. I am over the age of eighteen years and am not a party to the above-captioned action.
2. On September 4, 2019, I caused to be served the:
 - a. “Debtors’ Motion for Order Authorizing (I) Joint Administration of Chapter 11 Cases and (II) Filing of a Consolidated Creditor Matrix,” dated September 2, 2019 [Docket No. 2], (the “Joint Administration Motion”),
 - b. “Debtors’ Application for Appointment of Epiq Corporate Restructuring, LLC as Claims and Noticing Agent, Effective as of the Petition Date,” dated September 2, 2019 [Docket No. 3], (the “Epiq Application”),
 - c. “Declaration of John J. Reyle in Support of Debtors’ Chapter 11 Petitions and Requests for First-Day Relief,” dated September 2, 2019 [Docket No. 7], (the “Declaration”),
 - d. “Order Directing Joint Administration,” dated September 4, 2019 [Docket No. 25], (the “Joint Administration Order”),

¹ The Debtors in these chapter 11 cases, along with the last four digits of each Debtor’s federal tax identification number, are as follows: RAIT Funding, LLC, a Delaware limited liability company (9983); RAIT Financial Trust, a Maryland real estate investment trust (9819); RAIT General, Inc., a Maryland corporation (9987); RAIT Limited, Inc., a Maryland corporation (9773); Taberna Realty Finance Trust, a Maryland real estate investment trust (3577); RAIT JV TRS, LLC, a Delaware limited liability company; and RAIT JV TRS Sub, LLC, a Delaware limited liability company. The mailing address for all Debtors is Two Logan Square, 100 N. 18th Street, 23rd Floor, Philadelphia, Pennsylvania 19103 (Attn: John J. Reyle).

- e. “Order Appointing Epiq Corporate Restructuring, LLC as Claims and Noticing Agent, Effective as of the Petition Date,” dated September 4, 2019 [Docket No. 26], (the “Epiq Order”),
- f. “Notice of (I) Interim [Order] Authorizing the Debtors to (A) Continue to Operate Their Cash Management System, (B) Honor Certain Prepetition Obligations Related Thereto, (C) Maintain Existing Business Forms, and (D) Continue to Perform Intercompany Transactions, (II) Suspending the Requirements Contained in Section 345(b) of the Bankruptcy Code and (III) Granting Relief,” dated September 4, 2019 [Docket No. 32], (the “Cash Management Notice”),
- g. “Notice of Interim Order Authorizing Debtors to Pay Prepetition Employee Wages and Other Compensation, Benefits, Business Expenses, and Related Items,” dated September 4, 2019 [Docket No. 33], (the “Wages Notice”), and
- h. “Notice of Interim Order, Pursuant to Sections 105(a) and 366 of the Bankruptcy Code, (I) Prohibiting Utility Companies from Altering, Refusing, or Discontinuing Utility Services, (II) Deeming Utility Companies Adequately Assured of Future Payment, (III) Establishing Procedures for Determining Additional Adequate Assurance of Payment, and (IV) Setting a Final Hearing Related Thereto,” dated September 4, 2019 [Docket No. 34], (the “Utilities Notice”),

by causing true and correct copies of the:

- i. Joint Administration Motion, Epiq Application, Declaration, Joint Administration Order, Epiq Order, Cash Management Notice, Wages Notice and Utilities 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 A,
- ii. Joint Administration Motion, Epiq Application, Declaration, Joint Administration Order, Epiq Order, Cash Management Notice, Wages Notice and Utilities Notice, to be delivered via electronic mail to those parties listed on the annexed Exhibit B,
- iii. Declaration, Cash Management Notice, Wages Notice and Utilities 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,
- iv. Declaration, Cash Management Notice, Wages Notice and Utilities Notice, to be delivered via electronic mail to those parties listed on the annexed Exhibit D,
- v. Wages 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 E,
- vi. Wages Notice, to be delivered via electronic mail to those parties listed on the annexed Exhibit F,

- vii. Utilities 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 G, and
 - viii. Utilities Notice, to be delivered via electronic mail to those parties listed on the annexed Exhibit H.
3. All envelopes utilized in the service of the foregoing contained the following legend:
“LEGAL DOCUMENTS ENCLOSED. PLEASE DIRECT TO ATTENTION OF
ADDRESSEE, PRESIDENT OR LEGAL DEPARTMENT.”

/s/ Forrest Kuffer

Forrest Kuffer

Sworn to before me this
5th day of September, 2019

/s/ Diane M. Streany

Notary Public, State of New York

No. 01ST5003825

Qualified in Westchester County

Commission Expires November 2, 2022

EXHIBIT A

Claim Name	Address Information
DELAWARE SECRETARY OF STATE	DIVISIONS OF CORPORATIONS, TAX DIVISION 401 FEDERAL ST, STE 4 P.O. BOX 898 DOVER DE 19903
DELAWARE SECRETARY OF TREASURY	ATTN: OFFICE, MANAGING AGENT OF GENERAL AGENT 820 SILVERLAKE BLVD, SUITE 100 DOVER DE 19904
INTERNAL REVENUE SERVICE	CENTRALIZED INSOLVENCY OPERATION P.O. BOX 7346 PHILADELPHIA PA 19101-7346
OFFICE OF THE UNITED STATES TRUSTEE	ATTN: RICHARD SCHEPACARTER J CALEB BOGGS FEDERAL BUILDING 844 KING STREET, SUITE 2207 LOCK BOX 35 WILMINGTON DE 19801
REED SMITH LLP	ATTN: KURT F. GWYNNE, ESQ. (COUNSEL TO WELLS FARGO BANK, N.A.) 1201 N. MARKET STREET, SUITE 1500 WILMINGTON DE 19801
REED SMITH LLP	ATTN: ERIC A. SCHAFFER, ESQ (COUNSEL TO WELLS FARGO BANK, N.A.) 225 FIFTH AVENUE, SUITE 1200 PITTSBURGH PA 15222
SECURITIES & EXCHANGE COMMISSION	NEW YORK REGIONAL OFFICE MARC BERGER, REGIONAL DIRECTOR BROOKFIELD PLACE; 200 VESEY ST, STE 400 NEW YORK NY 10281-1022
SECURITIES & EXCHANGE COMMISSION	100 F STREET, NE WASHINGTON DC 20549
STROOCK & STROOCK & LAVAN LLP	ATTN: DANIEL GINSBERG & ELIZABETH TAVERAS (COUNSEL TO STALKING HORSE PURCHASER) 180 MAIDEN LANE NEW YORK NY 10038-4982
YOUNG CONAWAY STARGATT & TAYLOR, LLP	ATTN: MATTHEW B. LUNN & ROBERT POPPITI, JR. (COUNSEL TO STALKING HORSE PURCHASER) RODNEY SQUARE 1000 NORTH KING STREET WILMINGTON DE 19801

Total Creditor count 10

Claim Name	Address Information
THE BANK OF NEW YORK MELLON	NANCY R. JOHNSON 500 ROSS STREET, 12TH FLOOR PITTSBURGH PA 15262
THE BANK OF NEW YORK MELLON	C/O GLOBAL CORPORATE TRUST - CDO GROUP ATTN: MADASSIR MOHAMMED 601 TRAVIS, 16TH FLOOR HOUSTON TX 77002
WELLS FARGO BANK, NATIONAL ASSOCIATION	CORPORATE TRUST SERVICES RAIT FINANCIAL TRUST 150 EAST 42ND STREET, 40TH FLOOR NEW YORK NY 10017
WELLS FARGO BANK, NATIONAL ASSOCIATION	MOLLY ANN BREFFITT, CORP TRUST RELATIONSHIP MANAGER 919 NORTH MARKET STREET,SUITE 1600, FL 7 WILMINGTON DE 19801
WELLS FARGO DELAWARE TRUST COMPANY, N.A.	ATTN: ROXANA SOTOMAYOR CTS ACCOUNT ASSOCIATE 600 FOURTH STREET SOUTH, 7TH FLOOR MINNEAPOLIS MN 55415

Total Creditor count 5

EXHIBIT B

RAIT FUNDING, LLC, *et al.* – Case No. 19-11915 (BLS)
Electronic Mail Master Service List

Creditor Name	Email Address
AD HOC COMMITTEE OF HOLDERS OF PREFERRED & COMMON EQUITY	rstark@brownrudnick.com; bsilverberg@brownrudnick.com; mschlan@brownrudnick.com; wboden@ashbygeddes.com
CR RFP HOLDINGS LLC	dginsberg@stroock.com; etaveras@stroock.com; mlunn@ycst.com; rpoppiti@ycst.com
DELAWARE SECRETARY OF STATE	dosdoc_web@state.de.us
DELAWARE SECRETARY OF TREASURY	statetreasurer@state.de.us
STROOCK & STROOCK & LAVAN LLP	dginsberg@stroock.com
WELLS FARGO BANK	eschaffer@reedsmith.com; kgwynne@reedsmith.com
YOUNG CONAWAY	mlunn@ycst.com; rpoppiti@ycst.com

RAIT FUNDING, LLC, *et al.* – Case No. 19-11915 (BLS)
Electronic Mail Top 20 Service List

Creditor Name	Email Address
THE BANK OF NEW YORK MELLON	nancy.r.johnson@bnymellon.com
WELLS FARGO BANK, NATIONAL ASSOCIATION	molly.a.breffitt@wellsfargo.com
WELLS FARGO DELAWARE TRUST COMPANY, N.A.	roxana.widel@wellsfargo.com

EXHIBIT C

Claim Name	Address Information
CITIBANK	MELISSA ORTEGA CLIENT DELIVERY AND OPERATIONS 730 VETERANS MEMORIAL HIGHWAY, 2ND FL HAUPPAUGE NY 11788
CITIBANK	CITIBANK EMERGING CORPORATES ATTN: ROBERT J. CHRISTMAS 1650 MARKET STREET, 43RD FLOOR PHILADELPHIA PA 19106
CITIBANK	MID ATLANTIC EMERGING CORPORATES ATTN: RONNEE BROWN 1101 PENNSYLVANIA AVE, NW 11TH FLOOR WASHINGTON DC 20004
WILMINGTON TRUST	GLOBAL CAPITAL MARKETS ATTN: DORRI COSTELLO, VICE PRESIDENT 1100 NORTH MARKET ST. WILMINGTON DE 19801
WILMINGTON TRUST	ATTN: DANIELLE KIERYCH 1100 NORTH MARKET ST. WILMINGTON DE 19890
WILMINGTON TRUST	RETIREMENT AND INSTIT CUSTODY SERVICES ATTN: SALLY M. MOLINA, ASST VP 1100 NORTH MARKET ST. WILMINGTON DE 19890

Total Creditor count 6

EXHIBIT D

RAIT FUNDING, LLC, *et al.* – Case No. 19-11915 (BLS)

Electronic Mail Banks Service List

Creditor Name	Email Address
CITIBANK	robert.christmas@citi.com
CITIBANK	melissa.a.ortega@citi.com
CITIBANK	ronnee.brown@citi.com
WILMINGTON TRUST	dkierych@wilmingtontrust.com
WILMINGTON TRUST	dcostello@wilmingtontrust.com
WILMINGTON TRUST	smolina@wilmingtontrust.com

EXHIBIT E

Claim Name	Address Information
ADP	PENN JERSEY REGION P.O. BOX 9001006 LOUISVILLE KY 40290-1006
ADP SCREENING & SELECTION SERVICES	P.O. BOX 645177 CINCINNATI OH 45264-5177
ADP, LLC	1 ADP BLVD. ROSELAND NJ 07068
AMERICAN EXPRESS	P.O. BOX 1270 NEWARK NJ 07101-1270
AMERICAN EXPRESS	1600 GOLF RD SUITE 400/700 ROLLING MEADOWS IL 60008
AMERICAN EXPRESS	605 N MICHIGAN CHICAGO IL 60611
AMERICAN EXPRESS	P.O. BOX 650448 DALLAS TX 75265
AMERICAN EXPRESS	P.O. BOX 0001 LOS ANGELES CA 90096
AMERICAN EXPRESS TRAVEL RELATED SERVICES	COMPANY INC. 20002 NORTH 19TH AVENUE PHOENIX AZ 85027
CIGNA HEALTH & LIFE INSURANCE CO	ATTN: LINA, PO BOX 8500-110 PHILADELPHIA PA 19178
GLOBAL TAX MANAGEMENT, INC.	565 EAST SWEDESFORD ROAD, SUITE 200 WAYNE PA 19087
GLOBAL TAX MANAGEMENT, INC.	656 EAST SWEDESFORD ROAD SUITE 200 WAYNE PA 19087
INFINISOURCE BENEFIT SERVICES	PO BOX 889 ATTN: FINANCE DEPT COLDWATER MI 49036-0889
THE TRAVELERS INDEMNITY COMPANY	PO BOX 660317 DALLAS TX 75266-0317
TRAVELERS	CL REMITTANCE CENTER HARTFORD CT 06183-1008
TRAVELERS FLOOD INSURANCE	P. O. BOX 2874 OMAHA NE 68103
TRAVELERS INSURANCE	ATTN CRAIG RUSSELL, RISK CONTROL 1 CABOT ROAD, SUITE 250 HUDSON MA 01749
TRAVELERS PROPERTY CASUALTY CO OF AMER	ONE TOWER SQUARE HARTFORD CT 06183
TRAVELERS PROPERTY CASUALTY CO OF AMER	PO BOX 4614 BUFFALO NY 14240-4614
VOYA INSTITUTIONAL TRUST	P.O. BOX 751965 CHARLOTTE NC 28275-0131

Total Creditor count 20

EXHIBIT F

RAIT FUNDING, LLC, *et al.* – Case No. 19-11915 (BLS)
Electronic Mail Benefits Service List

Creditor Name	Email Address
INFINISOURCE BENEFIT SERVICES	fsa@infinisource.com
THE TRAVELERS INDEMNITY COMPANY	MWCP@travelers.com
TRAVELERS	MWCP@travelers.com
TRAVELERS FLOOD INSURANCE	MWCP@travelers.com
TRAVELERS INSURANCE	MWCP@travelers.com
TRAVELERS PROPERTY CASUALTY COMPANY OF AMERICA	MWCP@travelers.com
TRAVELERS PROPERTY CASUALTY COMPANY OF AMERICA	MWCP@travelers.com

EXHIBIT G

Claim Name	Address Information
AT&T MOBILITY	1025 LENOX PARK BLVD. ATLANTA GA 30319
AT&T MOBILITY	PO BOX 6463 CAROL STREAM IL 60197-6463
COGENT COMMUNICATIONS	PO BOX 791087 BALTIMORE MD 21279
COGENT COMMUNICATIONS	2450 N STREET NW WASHINGTON DC 20037
COMCAST CABLE	PO BOX 3002 SOUTHEASTERN PA 19398-3002
COMCAST CABLE	ONE COMCAST CENTER PHILADELPHIA PA 19103
LOGMEIN, INC	PO BOX 83308 WOBURN MA 01813
LOGMEIN, INC	333 SUMMER STREET BOSTON MA 02210
MIMECAST	DEPARTMENT CH 10922 PALATINE IL 60055-0922
MIMECAST	212 W SUPERIOR ST. SUITE 508 CHICAGO IL 60654
TELESYSTEM	BLOCK LINE SYSTEMS 1645 WEST CHESTER PIKE WEST CHESTER PA 19382
VERIZON WIRELESS	PO BOX 25505 LEHIGH VALLEY PA 18002-5505
VERIZON WIRELESS	BANKRUPTCY ADMINISTRATION 500 TECHNOLOGY DRIVE SUITE 550 WELDON SPRING MO 63304

Total Creditor count 13

EXHIBIT H

RAIT FUNDING, LLC, *et al.* – Case No. 19-11915 (BLS)
Electronic Mail Utilities Service List

Creditor Name	Email Address
AT&T MOBILITY	customercare@tech360.att-mail.com
AT&T MOBILITY	customercare@tech360.att-mail.com
COGENT COMMUNICATIONS	info@cogentco.com; support@cogentco.com
COGENT COMMUNICATIONS	info@cogentco.com; support@cogentco.com
COGENT COMMUNICATIONS	info@cogentco.com; support@cogentco.com
COMCAST CABLE	business_referral_info@cable.comcast.com
COMCAST CABLE	business_referral_info@cable.comcast.com
LOGMEIN, INC	security@logmein.com; InvestorRelations@LogMeIn.com
LOGMEIN, INC	security@logmein.com; InvestorRelations@LogMeIn.com
MIMECAST	info-na@mimecast.com
MIMECAST	info-na@mimecast.com
TELESYSTEM	businessreps@telesystem.us
VERIZON WIRELESS	alfredo.sanchez@g.verizon.com
VERIZON WIRELESS	alfredo.sanchez@g.verizon.com