

**United States Bankruptcy Court
District of New Jersey**

Voluntary Petition

Name of Debtor (if individual, enter Last, First, Middle): One Las Olas, Ltd.	Name of Joint Debtor (Spouse) (Last, First, Middle):
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names):	All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):
Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all) 58-2591765	Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all)
Street Address of Debtor (No. and Street, City, and State): 423 West 55th Street, 12th Floor New York, NY	Street Address of Joint Debtor (No. and Street, City, and State):
ZIP Code 10019	ZIP Code
County of Residence or of the Principal Place of Business: New York	County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address):	Mailing Address of Joint Debtor (if different from street address):
ZIP Code	ZIP Code
Location of Principal Assets of Business Debtor (if different from street address above): 200 E. Las Olas Way Fort Lauderdale, FL 33301	

Type of Debtor (Form of Organization) (Check one box) <ul style="list-style-type: none"> <input type="checkbox"/> Individual (includes Joint Debtors) <i>See Exhibit D on page 2 of this form.</i> <input checked="" type="checkbox"/> Corporation (includes LLC and LLP) <input type="checkbox"/> Partnership <input type="checkbox"/> Other (If debtor is not one of the above entities, check this box and state type of entity below.) 	Nature of Business (Check one box) <ul style="list-style-type: none"> <input type="checkbox"/> Health Care Business <input type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101 (51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input checked="" type="checkbox"/> Other <hr/> Tax-Exempt Entity (Check box, if applicable) <ul style="list-style-type: none"> <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code). 	Chapter of Bankruptcy Code Under Which the Petition is Filed (Check one box) <ul style="list-style-type: none"> <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input checked="" type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13 <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Main Proceeding <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding <hr/> Nature of Debts (Check one box) <ul style="list-style-type: none"> <input type="checkbox"/> Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose." <input checked="" type="checkbox"/> Debts are primarily business debts.
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Filing Fee (Check one box) <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Full Filing Fee attached <input type="checkbox"/> Filing Fee to be paid in installments (applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form 3A. <input type="checkbox"/> Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B. 	Check one box: Chapter 11 Debtors <ul style="list-style-type: none"> <input type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). <input checked="" type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D). Check if: <ul style="list-style-type: none"> <input type="checkbox"/> Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,190,000. <hr/> Check all applicable boxes: <ul style="list-style-type: none"> <input type="checkbox"/> A plan is being filed with this petition. <input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
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Statistical/Administrative Information <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors. <hr/> Estimated Number of Creditors <table style="width:100%; text-align: center;"> <tr> <td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td> </tr> <tr> <td>1-49</td><td>50-99</td><td>100-199</td><td>200-999</td><td>1,000-5,000</td><td>5,001-10,000</td><td>10,001-25,000</td><td>25,001-50,000</td><td>50,001-100,000</td><td>OVER 100,000</td> </tr> </table> <hr/> Estimated Assets <table style="width:100%; text-align: center;"> <tr> <td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td> </tr> <tr> <td>\$0 to \$50,000</td><td>\$50,001 to \$100,000</td><td>\$100,001 to \$500,000</td><td>\$500,001 to \$1 million</td><td>\$1,000,001 to \$10 million</td><td>\$10,000,001 to \$50 million</td><td>\$50,000,001 to \$100 million</td><td>\$100,000,001 to \$500 million</td><td>\$500,000,001 to \$1 billion</td><td>More than \$1 billion</td> </tr> </table> <hr/> Estimated Liabilities <table style="width:100%; text-align: center;"> <tr> <td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td><td><input type="checkbox"/></td> </tr> <tr> <td>\$0 to \$50,000</td><td>\$50,001 to \$100,000</td><td>\$100,001 to \$500,000</td><td>\$500,001 to \$1 million</td><td>\$1,000,001 to \$10 million</td><td>\$10,000,001 to \$50 million</td><td>\$50,000,001 to \$100 million</td><td>\$100,000,001 to \$500 million</td><td>\$500,000,001 to \$1 billion</td><td>More than \$1 billion</td> </tr> </table>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1-49	50-99	100-199	200-999	1,000-5,000	5,001-10,000	10,001-25,000	25,001-50,000	50,001-100,000	OVER 100,000	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0 to \$50,000	\$50,001 to \$100,000	\$100,001 to \$500,000	\$500,001 to \$1 million	\$1,000,001 to \$10 million	\$10,000,001 to \$50 million	\$50,000,001 to \$100 million	\$100,000,001 to \$500 million	\$500,000,001 to \$1 billion	More than \$1 billion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$0 to \$50,000	\$50,001 to \$100,000	\$100,001 to \$500,000	\$500,001 to \$1 million	\$1,000,001 to \$10 million	\$10,000,001 to \$50 million	\$50,000,001 to \$100 million	\$100,000,001 to \$500 million	\$500,000,001 to \$1 billion	More than \$1 billion	THIS SPACE IS FOR COURT USE ONLY
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Voluntary Petition <i>(This page must be completed and filed in every case)</i>	Name of Debtor(s): One Las Olas, Ltd.
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All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet)

Location Where Filed: - None -	Case Number:	Date Filed:
Location Where Filed:	Case Number:	Date Filed:

Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor (If more than one, attach additional sheet)

Name of Debtor: (See Attached List)	Case Number:	Date Filed:
District:	Relationship:	Judge:

<p style="text-align: center;">Exhibit A</p> <p>(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)</p> <p><input type="checkbox"/> Exhibit A is attached and made a part of this petition.</p>	<p style="text-align: center;">Exhibit B</p> <p>(To be completed if debtor is an individual whose debts are primarily consumer debts.)</p> <p>I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by 11 U.S.C. §342(b).</p> <p>X _____ Signature of Attorney for Debtor(s) (Date)</p>
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Exhibit C

Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?

Yes, and Exhibit C is attached and made a part of this petition.

No.

Exhibit D

(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)

Exhibit D completed and signed by the debtor is attached and made a part of this petition.

If this is a joint petition:

Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.

Information Regarding the Debtor - Venue
(Check any applicable box)

Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District.

There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.

Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.

Certification by a Debtor Who Resides as a Tenant of Residential Property
(Check all applicable boxes)

Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.)

(Name of landlord that obtained judgment)

(Address of landlord)

Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and

Debtor has included in this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.

Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).

Voluntary Petition

Name of Debtor(s):
One Las Olas, Ltd.

(This page must be completed and filed in every case)

Signatures

Signature(s) of Debtor(s) (Individual/Joint)

I declare under penalty of perjury that the information provided in this petition is true and correct.
[If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.
[If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. §342(b).

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

X _____
Signature of Debtor

X _____
Signature of Joint Debtor

Telephone Number (If not represented by attorney)

Date

Signature of Attorney*

X /s/ Michael D. Sirota
Signature of Attorney for Debtor(s)

Michael D. Sirota MS-4088
Printed Name of Attorney for Debtor(s)

Cole, Schotz, Meisel, Forman & Leonard, P.A.
Firm Name
25 Main Street
Hackensack, NJ 07601

Address

201-489-3000 Fax: 201-489-1536

Telephone Number

January 12, 2009

Date

*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.

Signature of Debtor (Corporation/Partnership)

I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.

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

X *Kathryn Mansfield*
Signature of Authorized Individual

Omni Equities Corporation, general partner
Printed Name of Authorized Individual

Kathryn Mansfield, Exec. V.P. & Secretary
Title of Authorized Individual

January 12, 2009

Date

Signature of a Foreign Representative

I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.

(Check only one box.)

I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. §1515 are attached.

Pursuant to 11 U.S.C. §1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.

X _____
Signature of Foreign Representative

Printed Name of Foreign Representative

Date

Signature of Non-Attorney Bankruptcy Petition Preparer

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.

Printed Name and title, if any, of Bankruptcy Petition Preparer

Social-Security number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.)(Required by 11 U.S.C. § 110.)

Address

X _____
Date

Date

Signature of Bankruptcy Petition Preparer or officer, principal, responsible person, or partner whose Social Security number is provided above.

Names and Social-Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual:

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both 11 U.S.C. §110; 18 U.S.C. §156.

Tarragon Corporation, et al – List of Filing Entities

1. 800 Madison Street Urban Renewal, LLC
2. 900 Monroe Development LLC
3. Bermuda Island Tarragon LLC
4. Block 88 Development, LLC
5. Central Square Tarragon LLC
6. Charleston Tarragon Manager, LLC
7. Fenwick Plantation Tarragon, LLC
8. Omni Equities Corporation
9. One Las Olas, Ltd.
10. Orion Towers Tarragon, LLP
11. Orlando Central Park Tarragon L.L.C.
12. The Park Development East, LLC
13. The Park Development West, LLC
14. Tarragon Corporation
15. Tarragon Development Company LLC
16. Tarragon Development Corporation
17. Tarragon Edgewater Associates, LLC
18. Tarragon Management, Inc.
19. Tarragon South Development Corp.
20. Vista Lakes Tarragon, LLC

ONE LAS OLAS, LTD
(Chapter 11 Bankruptcy Petition)

WRITTEN CONSENT OF
THE GENERAL PARTNER AND LIMITED PARTNER

The undersigned, being the General Partner and the Limited Partner of One Las Olas, Ltd., a Florida limited partnership (the "Company"), do hereby consent to and adopt the following resolutions:

WHEREAS, in light of the Company's current financial condition, the General Partner and the Limited Partner have investigated, discussed and considered all options for addressing the Company's financial challenges and, after consultation with the Company's advisors, have concluded that it is in the best interests of the Company, its creditors, employees and other interested parties that a petition be filed by the Company seeking relief under the provisions of Chapter 11 of Title 11 of the United States Code (the "Bankruptcy Code"); now therefore be it

RESOLVED, that in the judgment of the General Partner and the Limited Partner of the Company, it is desirable and in the best interests of the Company, its creditors, employees and other interested parties that a petition be filed by the Company seeking relief under the Bankruptcy Code; and it is further

RESOLVED, that the appropriate officers and/or the General Partner of the Company are hereby authorized, empowered and directed, in the name and on behalf of the Company, to execute and verify a petition under Chapter 11 of the Bankruptcy Code and to cause the same to be filed in the United States Bankruptcy Court for the District of New Jersey at such time as said officer and/or the General Partner executing the same shall determine; and it is further

RESOLVED, that the law firm of Cole, Schotz, Meisel, Forman & Leonard, P.A. is hereby employed as attorneys for the Company in the Chapter 11 case, subject to Bankruptcy Court approval; and it is further

RESOLVED, that the appropriate officers and/or the General Partner of the Company are hereby authorized, empowered and directed to execute and file all petitions, schedules, motions, lists, applications, pleadings and other papers and, in that connection, to employ and retain all assistance by legal counsel, accountants, financial advisors, liquidators and other professionals, and to take and

perform any and all further acts and deeds they deem necessary, proper or desirable in connection with the successful prosecution of the Chapter 11 case; and it is further

RESOLVED, that the appropriate officers and/or the General Partner of the Company are hereby authorized, empowered and directed, in the name and on behalf of the Company, to cause the Company to enter into, execute, deliver, certify, file and/or record, and perform such agreements, instruments, motions, affidavits, applications for approvals or ruling of governmental or regulatory authorities, certificates or other documents, including without limitation, the amendment of any organizational, constitutional or similar documents of subsidiaries of the Company for the preservation of such entities and/or the value of the estate or otherwise, and to take such action as in the judgment of such officer and/or the General Partner shall be or become necessary, proper and desirable to effectuate an orderly liquidation of the Company's assets; and it is further

RESOLVED, that any and all past actions heretofore taken by any officer or the General Partner of the Company in the name and on behalf of the Company in furtherance of any or all of the proceeding resolutions be, and the same hereby are, ratified, confirmed and approved; and it is further

RESOLVED, that the filing by the Company of a petition seeking relief under the provisions of the Bankruptcy Code shall not dissolve the Company; and it is further

RESOLVED, that this Written Consent shall serve in lieu of a special meeting of the General Partners and the Limited Partners of the Company and the undersigned hereby waive all requirements as to notice of a meeting; and it is further

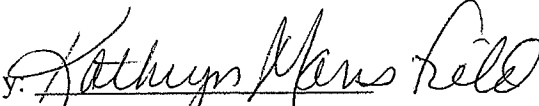
RESOLVED, that this Written Consent may be executed in any number of counterparts, each of which shall be deemed an original and all of which taken together shall constitute one and the same instrument.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the undersigned have executed this Written Consent of the General Partner and Limited Partner of One Las Olas, Ltd. as of this 12th day of January, 2009.

GENERAL PARTNER:

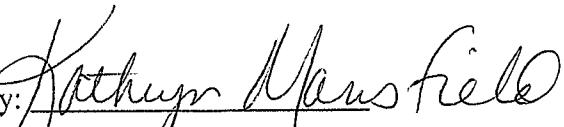
Omni Equities Corporation

By: 
Name: Kathryn Mansfield
Title: Secretary

LIMITED PARTNER:

River House Tarragon, LLC

By: Tarragon Corporation, its
Managing Member

By: 
Name: Kathryn Mansfield
Title: Executive Vice President and
Secretary

**United States Bankruptcy Court
District of New Jersey**

In re Tarragon Corporation, et al.

Debtor(s)

Case No. 09-Chapter 11

**CONSOLIDATED LIST OF CREDITORS HOLDING
30 LARGEST UNSECURED CLAIMS**

800 Madison Street Urban Renewal, LLC, 900 Monroe Development LLC, Bermuda Island Tarragon LLC, Block 88 Development, LLC, Central Square Tarragon LLC, Charleston Tarragon Manager, LLC, Fenwick Plantation Tarragon, LLC, Omni Equities Corporation, One Las Olas, Ltd., Orion Towers Tarragon, LLP, Orlando Central Park Tarragon L.L.C., The Park Development East, LLC, The Park Development West, LLC, Tarragon Corporation, Tarragon Development Company LLC, Tarragon Development Corporation, Tarragon Edgewater Associates, LLC, Tarragon Management, Inc., Tarragon South Development Corp. and Vista Lakes Tarragon, LLC, (collectively, the "Debtors") each filed a petition in this Court on January 12, 2009 for relief under chapter 11 of title 11 of the United States Code. In lieu of a separate list for each of the Debtors, the Debtors submit this consolidated list of the 30 largest unsecured creditors of the Debtors (the "Top 30 List"). The Top 30 List is based on the Debtors' books and records as of approximately January 12, 2009 and was prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in the Debtors' chapter 11. The Top 30 list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor among the holders of the 30 largest unsecured claims.

(1)	(2)	(3)	(4)	(5)
<i>Name of creditor and complete mailing address including zip code</i>	<i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	<i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	<i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	<i>Amount of claim [if secured, also state value of security]</i>
Taberna Capital Management LLC c/o Cohen Bros. & Company 450 Park, 23rd Floor New York, NY 10022	Taberna Capital Management LLC c/o Cohen Bros. & Company 450 Park, 23rd Floor New York, NY 10022			125,972,840.28
AJD Construction Company, LLC 948 Highway 36 Leonardo, NJ 07737	AJD Construction Company, LLC 948 Highway 36 Leonardo, NJ 07737			2,897,978.00
Omni Boys North Ltd. (Zipes Note) c/o Richard Zipes 112 Nurmi Drive Fort Lauderdale, FL 33301	Omni Boys North Ltd. (Zipes Note) c/o Richard Zipes 112 Nurmi Drive Fort Lauderdale, FL 33301			1,026,846.01
Sovor Associates (290 Veterans) c/o Peter B. Eddy, Esquire, Williams, Caliri, Miller & Otley, P.C. 1428 Route 23 Wayne, NJ 07470-0995	Sovor Associates (290 Veterans) c/o Peter B. Eddy, Esquire, Williams, Caliri, Miller & Otley, P.C. 1428 Route 23 Wayne, NJ 07470-0995			600,000.00
Bank of America Mail Code GA2-002-05-12 P.O. Box 105483 Atlanta, GA 30348-5483	Bank of America Mail Code GA2-002-05-12 P.O. Box 105483 Atlanta, GA 30348-5483			261,235.62
United Healthcare Insurance Co. 22703 Network Place Chicago, IL 60673-1227	United Healthcare Insurance Co. 22703 Network Place Chicago, IL 60673-1227			158,073.93
Steelways Inc. 401 S. Water St. Newburgh, NY 12553	Steelways Inc. 401 S. Water St. Newburgh, NY 12553			118,125.00

Debtor(s)

**CONSOLIDATED LIST OF CREDITORS HOLDING
30 LARGEST UNSECURED CLAIMS**
(Continuation Sheet)

(1)	(2)	(3)	(4)	(5)
<i>Name of creditor and complete mailing address including zip code</i>	<i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	<i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	<i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	<i>Amount of claim [if secured, also state value of security]</i>
iStar FM Loans, LLC GPO P.O. Box 26480 New York, NY 10087-6480	iStar FM Loans, LLC GPO P.O. Box 26480 New York, NY 10087-6480			104,964.15
Posner Advertising 30 Broad St. New York, NY 10004	Posner Advertising 30 Broad St. New York, NY 10004			89,672.65
Mahoney Cohen & Company CPA PC 1065 Avenue of the Americas New York, NY 10018	Mahoney Cohen & Company CPA PC 1065 Avenue of the Americas New York, NY 10018			83,229.00
Winter Management Corp. P.O. Box 21076A New York, NY 10286-2076	Winter Management Corp. P.O. Box 21076A New York, NY 10286-2076			64,147.67
Tricony CFC, LLC 5900 N. Andrews Avenue, Suite 624 Fort Lauderdale, FL 33309	Tricony CFC, LLC 5900 N. Andrews Avenue, Suite 624 Fort Lauderdale, FL 33309			48,051.11
The Crossings at Fleming Island CDD c/o Clay County Utility Authority 3176 Old Jennings Rd. Middleburg, FL 32068	The Crossings at Fleming Island CDD c/o Clay County Utility Authority 3176 Old Jennings Rd. Middleburg, FL 32068			39,497.51
EC Enterprises Consultants, LLC 11 Kensington Ave. Emerson, NJ 07630	EC Enterprises Consultants, LLC 11 Kensington Ave. Emerson, NJ 07630			34,822.39
Devon Design, LLC 2472 Hemlock Farms Lords Valley, PA 18428	Devon Design, LLC 2472 Hemlock Farms Lords Valley, PA 18428			33,672.23
ESCC 149 Madison Ave/Suite 501 New York, NY 10016	ESCC 149 Madison Ave/Suite 501 New York, NY 10016			32,030.00
NANC Construction Services 1544 E. Harmony Lakes Circle Davie, FL 33324	NANC Construction Services 1544 E. Harmony Lakes Circle Davie, FL 33324			30,138.81
Regions Bank Commercial Loan Processing Ctr 1751 Congressman Dickenson Montgomery, AL 36109	Regions Bank Commercial Loan Processing Ctr 1751 Congressman Dickenson Montgomery, AL 36109			24,642.58
K Langford Lawn Care Inc. 230 3rd Street Naples, FL 34120	K Langford Lawn Care Inc. 230 3rd Street Naples, FL 34120			22,500.00
Las Olas River House Condo Ass c/o TCG-General Mail Facility P.O. Box 01-9732	Las Olas River House Condo Ass c/o TCG-General Mail Facility P.O. Box 01-9732			20,528.96
Direct Cabinet Sales 104 E. Elizabeth Ave. Linden, NJ 07036	Direct Cabinet Sales 104 E. Elizabeth Ave. Linden, NJ 07036			20,092.00

Debtor(s)

**CONSOLIDATED LIST OF CREDITORS HOLDING
30 LARGEST UNSECURED CLAIMS**
(Continuation Sheet)

(1)	(2)	(3)	(4)	(5)
<i>Name of creditor and complete mailing address including zip code</i>	<i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	<i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	<i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	<i>Amount of claim [if secured, also state value of security]</i>
Assurant Employee Benefits P.O. Box 807009 Kansas City, MO 64184-7009	Assurant Employee Benefits P.O. Box 807009 Kansas City, MO 64184-7009			18,409.40
Bank Atlantic P.O. Box 9708 Ft. Lauderdale, FL 33310	Bank Atlantic P.O. Box 9708 Ft. Lauderdale, FL 33310			17,426.00
Progress Energy Florida, Inc. P.O. Box 33199 St. Petersburg, FL 33733-8199	Progress Energy Florida, Inc. P.O. Box 33199 St. Petersburg, FL 33733-8199			15,246.11
ComCast P.O. Box 105257 Atlanta, GA 30348-5257	ComCast P.O. Box 105257 Atlanta, GA 30348-5257			11,735.72
Christina Stilles Interiors 1104 Charming Street Maitland, FL 32751	Christina Stilles Interiors 1104 Charming Street Maitland, FL 32751			10,233.03
Kirst Kosmoski, Inc. 2630 Fountainview, Ste. 300 Houston, TX 77057	Kirst Kosmoski, Inc. 2630 Fountainview, Ste. 300 Houston, TX 77057			10,216.41
Lapatka Associates, Inc. 12 Rt 17 North/Suite 230 Paramus, NJ 07652	Lapatka Associates, Inc. 12 Rt 17 North/Suite 230 Paramus, NJ 07652			9,802.15
Mechanical Services of Central FL 9820 Satellite Blvd. Orlando, FL 32837	Mechanical Services of Central FL 9820 Satellite Blvd. Orlando, FL 32837			9,112.50
Refinish Plus Corporation 3300 Bermuda Isle Circle #323 Naples, FL 34109	Refinish Plus Corporation 3300 Bermuda Isle Circle #323 Naples, FL 34109			8,950.00

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

I, the Executive Vice President and Secretary of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing list and that it is true and correct to the best of my information and belief.

Date January 12, 2009Signature /s/ Kathryn Mansfield

**Kathryn Mansfield
Executive Vice President and Secretary**

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

**United States Bankruptcy Court
District of New Jersey**

In re **One Las Olas, Ltd.**
Debtor(s)

Case No. 09-
Chapter **11**

VERIFICATION OF CREDITOR MATRIX

I, Kathryn Mansfield, the Exec. V.P. & Secretary of Omni Equities Corporation, general partner of the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: January 12, 2009

/s/ Kathryn Mansfield, Exec. V.P. and Secretary
Omni Equities Corporation/Kathryn Mansfield, Exec. V.P. & Secretary
Signer/Title

Abramowitz & Pomerantz, PA
750 Southeast Third Ave, Suite 200
Courthouse Law Plaza
Fort Lauderdale, FL 33316

Abramowitz & Pomerantz, PA
Courthouse Law Plaza
750 SE Third Ave, Ste. 200
Fort Lauderdale, FL 33316

Abramowitz & Pomerantz, PA
Courthouse Law Plaza
750 SE Third Ave, Ste 200
Fort Lauderdale, FL 33316

Adelman, Carol
333 Las Olas Way 01-1101/01-1903
Fort Lauderdale, FL 33011

Adler, Todd
333 Las Olas Way 01-1506
Fort Lauderdale, FL 33011

Paul Adrulonis
c/o Kelley Uustal, PLC
750 Southeast Third Ave, Ste. 200
Courthouse Law Plaza
Fort Lauderdale, FL 33316

Amilda Agudo-Abarca
Figeroa, Arminda
c/o Kelley Uustal, PLC
750 Southeast Third Ave., Ste 200
Fort Lauderdale, FL 33316

Alkoc, Baris
333 Las Olas Way 01-1705
Fort Lauderdale, FL 33011

Allenby, Janet
333 Las Olas Way 01-3203
Fort Lauderdale, FL 33011

Anderson, David
333 Las Olas Way 01-2101
Fort Lauderdale, FL 33011

Andreozzi, Anthony
333 Las Olas Way 01-3906
Fort Lauderdale, FL 33011

Andrulonis, Paul Anthony
333 Las Olas Way 01-905
Fort Lauderdale, FL 33011

Aramark Refreshment Services
3901 Ravenswood Road, Suite 101
Dania Beach, FL 33312

AT&T
P.O. Box 9708
Fort Lauderdale, FL 33310

Atac, Ustun
333 Las Olas Way 01-2405/01-3907
Fort Lauderdale, FL 33011

Atkinson, Mr. Richard
333 Las Olas Way 01-4003/01-1909
Fort Lauderdale, FL 33011

Richard Atkinson
c/o Kelley Ustal, PLC
750 Southeast Third Ave, Ste. 200
Courthouse Law Plaza
Fort Lauderdale, FL 33316

Jose and Lily Azel
c/o Kelley Ustal, PLC
750 Southeast Third Ave, Ste. 200
Courthouse Law Plaza
Fort Lauderdale, FL 33316

Azel, Lily
333 Las Olas Way 01-1503
Fort Lauderdale, FL 33011

Bank Atlantic
2100 West Cypress Creek Road
Fort Lauderdale, FL 33309

Bank Atlantic
2100 West Cypress Road
Fort Lauderdale, FL 33309

Barker, Herb
333 Las Olas Way 01-2201/01-2202
Fort Lauderdale, FL 33011

Barnes, Curtis
333 Las Olas Way 01-1002
Fort Lauderdale, FL 33011

Batt, Michael
333 Las Olas Way 01-3406
Fort Lauderdale, FL 33011

Batt, Michael
333 Las Olas Way 01-3407
Fort Lauderdale, FL 33011

Baum, Lawrence
333 Las Olas Way 01-2110
Fort Lauderdale, FL 33011

Beck, Marlene
333 Las Olas Way 01-1108
Fort Lauderdale, FL 33011

Berean, Group International Inc
333 Las Olas Way 01-1907
Fort Lauderdale, FL 33011

Berger, Wallace E.
333 Las Olas Way 01-1708
Fort Lauderdale, FL 33011

Berrard, Steve
333 Las Olas Way 01-4207
Fort Lauderdale, FL 33011

Bial, Louis
333 Las Olas Way 01-810
Fort Lauderdale, FL 33011

Black, Duncan M.
333 Las Olas Way 01-2205
Fort Lauderdale, FL 33011

Bolton, Wade
333 Las Olas Way 01-904
Fort Lauderdale, FL 33011

BQN Investments Corporation
333 Las Olas Way 01-3010
Fort Lauderdale, FL 33011

Brightman, Eric G & Jeanne A
333 Las Olas Way 01-3506/01-3507
Fort Lauderdale, FL 33011

Broward County Tax Assessor
P.O. Box 29009
Fort Lauderdale, FL 33301

Bruce, Isaac
333 Las Olas Way 01-2606
Fort Lauderdale, FL 33011

Brunk, Sharyn L.
333 Las Olas Way 01-3304
Fort Lauderdale, FL 33011

Brunner, Michael
333 Las Olas Way 01-2401
Fort Lauderdale, FL 33011

Brunner, Paul
333 Las Olas Way 01-3007
Fort Lauderdale, FL 33011

Lee & Ana Brushingham
Unit #2409
200 E. Las Olas Way
Fort Lauderdale, FL 33301

Brushingham, Robert Lee
333 Las Olas Way 01-2409
Fort Lauderdale, FL 33011

BSL Investment Group
333 Las Olas Way 01-1802
Fort Lauderdale, FL 33011

Burns, John
333 Las Olas Way 01-2903
Fort Lauderdale, FL 33011

Butler, Eric
333 Las Olas Way 01-1609
Fort Lauderdale, FL 33011

Cahalin, John
333 Las Olas Way 01-4202
Fort Lauderdale, FL 33011

Caldiero, Ray
333 Las Olas Way 01-2706
Fort Lauderdale, FL 33011

Cammock, Melissa
333 Las Olas Way 01-1203
Fort Lauderdale, FL 33011

Scott Campbell
Unit #2305
200 E. Las Olas Way
Fort Lauderdale, FL 33301

Campbell, Scott David
333 Las Olas Way 01-2305
Fort Lauderdale, FL 33011

Caporella Jr., Nick A.
333 Las Olas Way 01-1008
Fort Lauderdale, FL 33011

Carozza, Arlene B.
333 Las Olas Way 01-1103
Fort Lauderdale, FL 33011

Case, James
333 Las Olas Way 01-1906
Fort Lauderdale, FL 33011

James L. and John Case
c/o Kelley and Uustal, PLC
750 SE Third Ave, Ste. 200
Courthouse Law Plaza
Fort Lauderdale, FL 33316

Cassidy, David
333 Las Olas Way 01-3402
Fort Lauderdale, FL 33011

Frank Cesar
Unit #2304
200 E. Las Olas Way
Fort Lauderdale, FL 33301

Cesar, Frantz
333 Las Olas Way 01-2304
Fort Lauderdale, FL 33011

Chaney, Connie
333 Las Olas Way 01-2004
Fort Lauderdale, FL 33011

Chimento, Thomas
333 Las Olas Way 01-1107
Fort Lauderdale, FL 33011

Christen C. Rickey, Esq.
Sachs & Sax
301 Yarnato Road, Suite 4150
Boca Raton, FL 33431

Chu, David
333 Las Olas Way 01-1703
Fort Lauderdale, FL 33011

Chuback, Michael
333 Las Olas Way 01-505
Fort Lauderdale, FL 33011

Citywide Mech
2950 N. 28th Terrace
Hollywood, FL 33020

Classic Floors, Ferrazzano
530-532 NW 77TH. Street
Boca Raton, FL 33487

Cochran, Bobbye
333 Las Olas Way 01-1102
Fort Lauderdale, FL 33011

Cohen, Adam
333 Las Olas Way 01-2410
Fort Lauderdale, FL 33011

Cohen, Ron
333 Las Olas Way 01-1707
Fort Lauderdale, FL 33011

Corigliano, Duilio
333 Las Olas Way 01-1003/01-1202
Fort Lauderdale, FL 33011

Corona, Bert C.
333 Las Olas Way 01-3104
Fort Lauderdale, FL 33011

Corte III, Albert
333 Las Olas Way 01-2108
Fort Lauderdale, FL 33011

Curry Sr., Michael James
333 Las Olas Way 01-2002
Fort Lauderdale, FL 33011

Curtis, Janis
333 Las Olas Way 01-2603
Fort Lauderdale, FL 33011

Magdalena Davis
Unit #1105
200 E. Las Olas Way
Fort Lauderdale, FL 33301

Davis, Mrs. Magdalena
333 Las Olas Way 01-1105
Fort Lauderdale, FL 33011

De Armas, Ricardo
333 Las Olas Way 01-2303
Fort Lauderdale, FL 33011

Design By Maureen
333 Las Olas Way 01-2306
Fort Lauderdale, FL 33011

Di Donato, Chris
333 Las Olas Way 01-1205
Fort Lauderdale, FL 33011

Kenneth and Carmen Diaz
Fleet Freeman, Esq.
Law Offices of Fleet Freeman, LLC
P.O. Box 1123
Mount Pleasant, SC 29465-1123

William Dilodivido
Yancy, James
c/o Kelley Uustal, PLC
750 SE Third Ave., Ste 200
Fort Lauderdale, FL 33316

Dinh, Hung V.
333 Las Olas Way 01-2203
Fort Lauderdale, FL 33011

Dolan, Jean
333 Las Olas Way 01-409
Fort Lauderdale, FL 33011

Domesek, Jim
333 Las Olas Way 01-2509/01-3307
Fort Lauderdale, FL 33011

Donald Schnell Family Trust
333 Las Olas Way 01-408
Fort Lauderdale, FL 33011

Douglas, Cary
333 Las Olas Way 01-2001
Fort Lauderdale, FL 33011

Douglas, Keith A.
333 Las Olas Way 01-1702
Fort Lauderdale, FL 33011

Douglas, Richard C.
333 Las Olas Way 01-2510
Fort Lauderdale, FL 33011

Dreyer, Steven
333 Las Olas Way 01-3706
Fort Lauderdale, FL 33011

Duncan, Doug
333 Las Olas Way 01-3505
Fort Lauderdale, FL 33011

Douglas Duncan
Unit #3505
200 E. Las Olas Way
Fort Lauderdale, FL 33301

Duque, Juan F.
333 Las Olas Way 01-2102
Fort Lauderdale, FL 33011

Durso, Michael
333 Las Olas Way 01-3006
Fort Lauderdale, FL 33011

Mike & Christine Durso
Unit #3006
200 E. Las Olas Way
Fort Lauderdale, FL 33301

DWV Properties
333 Las Olas Way 01-2701
Fort Lauderdale, FL 33011

Ehrenreich, Mancie
333 Las Olas Way 01-1809
Fort Lauderdale, FL 33011

Peter Einheuser
c/o Kelley Uustal, PLC
Courthouse Law Plaza
750 SE Third Ave, Ste. 200
Fort Lauderdale, FL 33316

Einheuser, Peter
333 Las Olas Way 01-1810
Fort Lauderdale, FL 33011

Ekstein, Rick
333 Las Olas Way 01-610
Fort Lauderdale, FL 33011

Gary Ellsworth
c/o Kelley Uustal, PLC
Courthouse Law Plaza
750 SE Third Ave, Ste. 200
Fort Lauderdale, FL 33316

Ellsworth, Gary
333 Las Olas Way 01-2605
Fort Lauderdale, FL 33011

Euler, Robert
333 Las Olas Way 01-2504/01-3607
Fort Lauderdale, FL 33011

Explosive Image, Inc.
7771 W. Oakland Park Blvd., Suite 120
Sunrise, FL 33351

Feirstein, Janice
333 Las Olas Way 01-2105
Fort Lauderdale, FL 33011

Figueroa, Arminda
333 Las Olas Way 01-2604
Fort Lauderdale, FL 33011

Fishman, Alan
333 Las Olas Way 01-2907
Fort Lauderdale, FL 33011

Fitch, Glenn & Brenda
333 Las Olas Way 01-1505
Fort Lauderdale, FL 33011

Glenn and Brenda Fitch
Unit #1505
200 E. Las Olas Way
Fort Lauderdale, FL 33301

Fitzgerald, Eugene
333 Las Olas Way 01-1401
Fort Lauderdale, FL 33011

Fraeter, Antje
333 Las Olas Way 01-3109
Fort Lauderdale, FL 33011

Florian and Antjie Fraeter
c/o Kelley and Uustal, PLC
Courthouse Law Plaza
750 SE Third Ave, Ste. 200
Fort Lauderdale, FL 33316

Franzon, M.D., Neri
333 Las Olas Way 01-3204
Fort Lauderdale, FL 33011

Franzon, M.D., Neri
333 Las Olas Way 01-4103
Fort Lauderdale, FL 33011

Neri Franzon
c/o Kelley Uustal
750 SE Third Avenue, Suite 200
Courthouse Law Plaza
Fort Lauderdale, FL 33316

Fratlicelli, Paul J.
333 Las Olas Way 01-1010
Fort Lauderdale, FL 33011

Friedman, Meryl
333 Las Olas Way 01-2206
Fort Lauderdale, FL 33011

John Furqueron
Unit #3504
200 E. Las Olas Way
Fort Lauderdale, FL 33301

Furqueron, John
333 Las Olas Way 01-3504
Fort Lauderdale, FL 33011

Gabray Cutaneous Partners Ltd.
333 Las Olas Way 01-1603
Fort Lauderdale, FL 33011

Getz, Melvin
333 Las Olas Way 01-804
Fort Lauderdale, FL 33011

Kieran Gleeson
Unit #1904
200 E. Las Olas Way
Fort Lauderdale, FL 33301

Gleeson, Kieran
333 Las Olas Way 01-1904
Fort Lauderdale, FL 33011

Linda Goldsmith
c/o Kelley and Uustal, PLC
Courthouse Law Plaza
750 SE Third Ave, Ste. 200
Fort Lauderdale, FL 33316

Goldsmith, Linda
333 Las Olas Way 01-1204
Fort Lauderdale, FL 33011

Golz, Ron
333 Las Olas Way 01-2909
Fort Lauderdale, FL 33011

Gonzales, Clarinda
333 Las Olas Way 01-2506
Fort Lauderdale, FL 33011

Gonzales, Joel
333 Las Olas Way 01-3403
Fort Lauderdale, FL 33011

Gonzales-Revilla Jr., Antonio
333 Las Olas Way 01-2009
Fort Lauderdale, FL 33011

Gordon, Melvin C.
333 Las Olas Way 01-303/01-503
Fort Lauderdale, FL 33011

Kenneth M. Goss
Unit #2505
200 E. Las Olas Way
Fort Lauderdale, FL 33301

Goss, Kenneth M.
333 Las Olas Way 01-2505
Fort Lauderdale, FL 33011

Graham, Audrey
333 Las Olas Way 01-2005
Fort Lauderdale, FL 33011

Graham, Winston
333 Las Olas Way 01-2710
Fort Lauderdale, FL 33011

Gravel, Guy
333 Las Olas Way 01-3902
Fort Lauderdale, FL 33011

Grayer, Jonathan
333 Las Olas Way 01-2810
Fort Lauderdale, FL 33011

Greene, Lena
333 Las Olas Way 01-1408/01-210
Fort Lauderdale, FL 33011

Greene, Summer
333 Las Olas Way 01-2003
Fort Lauderdale, FL 33011

Gross, Evelyn G.
333 Las Olas Way 01-3110
Fort Lauderdale, FL 33011

Grossman, DMD, PA, Theodore
333 Las Olas Way 01-3306
Fort Lauderdale, FL 33011

Halpin Jr., James
333 Las Olas Way 01-2502
Fort Lauderdale, FL 33011

Geoffrey Hammond
c/o Kelley Uustal, PLC
Courthouse Law Plaza
750 SE Third Ave, Ste., 200
Fort Lauderdale, FL 33316

Hammond, P. Geoffrey
333 Las Olas Way 01-1504
Fort Lauderdale, FL 33011

Hayes, Jim
333 Las Olas Way 01-2906/01-508
Fort Lauderdale, FL 33011

Mourad and Aida Heinen
c/o Kelley Uustal, PLC
Courthouse Law Plaza
750 SE Third Ave, Ste. 200
Fort Lauderdale, FL 33316

Henderson, Brian
333 Las Olas Way 01-2702
Fort Lauderdale, FL 33011

Henegar, James R
333 Las Olas Way 01-1806
Fort Lauderdale, FL 33011

Henein, Dr.
333 Las Olas Way 01-1206
Fort Lauderdale, FL 33011

Herbst, Doug
333 Las Olas Way 01-3005
Fort Lauderdale, FL 33011

Douglas C. Herbst
c/o Kelley Uustal, PLC
Courthouse Law Plaza
750 SE Third Ave, Ste. 200
Fort Lauderdale, FL 33316

Herrick, John V.
333 Las Olas Way 01-1706
Fort Lauderdale, FL 33011

Horowitz, Howard
333 Las Olas Way 01-2208
Fort Lauderdale, FL 33011

Hurtubise, Gordon
333 Las Olas Way 01-1210
Fort Lauderdale, FL 33011

Hutton, Nancy A.
333 Las Olas Way 01-1808
Fort Lauderdale, FL 33011

Insalaco, Joe
333 Las Olas Way 01-2610
Fort Lauderdale, FL 33011

Insalaco, Joseph & Cheryl
333 Las Olas Way 01-1405
Fort Lauderdale, FL 33011

Jacobs, Daniel
333 Las Olas Way 01-4006
Fort Lauderdale, FL 33011

James Assets Advisor
333 Las Olas Way 01-2106
Fort Lauderdale, FL 33011

Jangbahadoor, Adaish
333 Las Olas Way 01-1601
Fort Lauderdale, FL 33011

Jay, Gilbert
333 Las Olas Way 01-2007
Fort Lauderdale, FL 33011

JBPC Investments, LLC
333 Las Olas Way 01-2803
Fort Lauderdale, FL 33011

Jeffrey Shallock, Esq.
4000 Hollywood Blvd, Suite 375
Presidential Circle
Hollywood, FL 33021

Jim Threlkel, Florist
820 W. Oakland Park Blvd.
Fort Lauderdale, FL 33311

JJM Velare, LLC
333 Las Olas Way 01-2807
Fort Lauderdale, FL 33011

Douglas J. Johnson
Unit #306
200 E. Las Olas Way
Fort Lauderdale, FL 33301

Johnson, Douglas J.
333 Las Olas Way 01-306
Fort Lauderdale, FL 33011

Kantrowitz, Bill
333 Las Olas Way 01-2309
Fort Lauderdale, FL 33011

Kelley Ustal PLC
750 Southeast Third Ave, Suite 200
Courthouse Law Plaza
Fort Lauderdale, FL 33316

King, James P.
333 Las Olas Way 01-1710
Fort Lauderdale, FL 33011

Klatsky, Alan
333 Las Olas Way 01-1402
Fort Lauderdale, FL 33011

Kleidman, Carl
333 Las Olas Way 01-4107
Fort Lauderdale, FL 33011

Knapp, Philip J.
333 Las Olas Way 01-2104
Fort Lauderdale, FL 33011

Kohn, Mr. Joseph
333 Las Olas Way 01-1507
Fort Lauderdale, FL 33011

Korus, James
333 Las Olas Way 01-510
Fort Lauderdale, FL 33011

Kramer, Thomas R
333 Las Olas Way 01-1508
Fort Lauderdale, FL 33011

Kramp, Jeffrey P.
333 Las Olas Way 01-2406
Fort Lauderdale, FL 33011

Kreel, Itshak
333 Las Olas Way 01-2709
Fort Lauderdale, FL 33011

Howard E. Kurzweil
Deboer, Douglas A.
c/o Kelley Uustal, PLC,
750 SE Third Ave, Ste. 200
Fort Lauderdale, FL 33316

Kurzweil, Howard E.
333 Las Olas Way 01-2010
Fort Lauderdale, FL 33011

Laos, Isabel
333 Las Olas Way 01-1807
Fort Lauderdale, FL 33011

Larry Schwartz Trust
333 Las Olas Way 01-2705
Fort Lauderdale, FL 33011

Las Olas River House Condo Assoc
c/o TCG General Mail Facility
P.O. Box 01-9732
Miami, FL 33101-9732

Las Olas River House Condominium
Association, Inc.
200 E. Las Olas Way
Fort Lauderdale, FL 33301

Las Olas River House Condominium
Association, Inc.
Attn: John Quaintance
333 Las Olas Way, #3105
Fort Lauderdale, FL 33301

Launer Trustee, Marc
333 Las Olas Way 01-2902
Fort Lauderdale, FL 33011

Lauria, Andres
333 Las Olas Way 01-3206
Fort Lauderdale, FL 33011

Lauro, Eric
333 Las Olas Way 01-1608
Fort Lauderdale, FL 33011

Leeds, Gail
333 Las Olas Way 01-3806
Fort Lauderdale, FL 33011

Levy, Eric
333 Las Olas Way
Units 01-3107/01-3606/01-1209
Fort Lauderdale, FL 33011

Lewis, Gary
333 Las Olas Way 01-504
Fort Lauderdale, FL 33011

Lewis, Michael
333 Las Olas Way 01-3106
Fort Lauderdale, FL 33011

Liemer, Geri and Roy
333 Las Olas Way 01-3803
Fort Lauderdale, FL 33011

Lorh LLC
333 Las Olas Way 01-2403/01-2503
Fort Lauderdale, FL 33011

Love, Robert
333 Las Olas Way 01-2704
Fort Lauderdale, FL 33011

Lunt, Nathan
333 Las Olas Way 01-2207
Fort Lauderdale, FL 33011

Luschini, Mark
333 Las Olas Way 01-3404
Fort Lauderdale, FL 33011

Lyn, Dave
333 Las Olas Way 01-2404
Fort Lauderdale, FL 33011

Maas, Philip S.
333 Las Olas Way 01-1605
Fort Lauderdale, FL 33011

Phillip Maas
Unit #1605
200 E. Las Olas Way
Fort Lauderdale, FL 33301

MacLardie, John
333 Las Olas Way 01-1201
Fort Lauderdale, FL 33011

Marino, Dan
333 Las Olas Way 01-3302
Fort Lauderdale, FL 33011

Mayersohn, Leah
333 Las Olas Way 01-3405
Fort Lauderdale, FL 33011

Mayfield, Chauncey C.
333 Las Olas Way 01-310
Fort Lauderdale, FL 33011

Mazzola, Charles
333 Las Olas Way 01-3103
Fort Lauderdale, FL 33011

McClatchy, Kevin
333 Las Olas Way 01-3802
Fort Lauderdale, FL 33011

McCooty, Hugh
333 Las Olas Way 01-2103
Fort Lauderdale, FL 33011

McGrogan, Raymond
333 Las Olas Way 01-2804
Fort Lauderdale, FL 33011

Merlesena, Paul
333 Las Olas Way 01-1902
Fort Lauderdale, FL 33011

Merson, Steve
333 Las Olas Way 01-2109/01-404-/01-809
Fort Lauderdale, FL 33011

Miale, Patricia
333 Las Olas Way 01-3502
Fort Lauderdale, FL 33011

Mielo, Christopher P
333 Las Olas Way 01-2407/01-1110
Fort Lauderdale, FL 33011

Ralph Mills
Unit #406
200 E. Las Olas Way
Fort Lauderdale, FL 33301

Mills, Ralph
333 Las Olas Way 01-406
Fort Lauderdale, FL 33011

Miraga Realty Corp
333 Las Olas Way 01-1704
Fort Lauderdale, FL 33011

Mizrahi, Jaime
333 Las Olas Way 01-2607
Fort Lauderdale, FL 33011

Mordehay, Eli
333 Las Olas Way 01-2204
Fort Lauderdale, FL 33011

Murray, Piers & June
333 Las Olas Way 01-4007
Fort Lauderdale, FL 33011

Mutyalu, Srini
333 Las Olas Way 01-2501
Fort Lauderdale, FL 33011

Myro, Steve
333 Las Olas Way 01-3702
Fort Lauderdale, FL 33011

NANC Construction Services
1544 E. Harmony Lakes Circle
Davie, FL 33324

Native Sun Communications, Inc
1045 E. Atlantic Ave/Suite 208
Delray Beach, FL 33483

Neckowitz, Andy
333 Las Olas Way 01-3205
Fort Lauderdale, FL 33011

Nenezian, George
333 Las Olas Way 01-3207
Fort Lauderdale, FL 33011

Nesci, Vince
333 Las Olas Way 01-1604
Fort Lauderdale, FL 33011

Vincent Nesci
c/o Kelley Ustal, PLC
Courthouse Law Plaza
750 SE Third Ave, Ste. 200
Fort Lauderdale, FL 33316

New River Design Group
200 S. Andrews Avenue, Suite 703
Fort Lauderdale, FL 33301

Nichol, Gerry
333 Las Olas Way 01-509
Fort Lauderdale, FL 33011

Nicosia, Anthony
333 Las Olas Way 01-3102
Fort Lauderdale, FL 33011

Nilsson, Richard A.
333 Las Olas Way 01-1208
Fort Lauderdale, FL 33011

Nudel, Jack
333 Las Olas Way 01-3703
Fort Lauderdale, FL 33011

Nunnenkamp Jr., Val F.
333 Las Olas Way 01-1803
Fort Lauderdale, FL 33011

Val Nunnenkamp
c/o Kelley Ustal, PLC
Courthouse Law Plaza
750 SE Third Ave, Ste. 200
Fort Lauderdale, FL 33316

O'Neil, Sean
333 Las Olas Way 01-1602
Fort Lauderdale, FL 33011

O'Neill, Molly
333 Las Olas Way 01-2310/01-1403
Fort Lauderdale, FL 33011

O'Phelan, Dr. Cesar
333 Las Olas Way 01-1410
Fort Lauderdale, FL 33011

Oks, Guennadi
333 Las Olas Way 01-3003
Fort Lauderdale, FL 33011

Oliva, PA, Robert R.
333 Las Olas Way 01-1001
Fort Lauderdale, FL 33011

Otmezguine, Stephane
333 Las Olas Way 01-2408
Fort Lauderdale, FL 33011

Paetec Communications, Inc.
P.O. Box 1283
Buffalo, NY 14240-1283

Panitz-Yablansky, Nicholas
333 Las Olas Way 01-3303
Fort Lauderdale, FL 33011

Perez, Morelia
333 Las Olas Way 01-1606
Fort Lauderdale, FL 33011

Peterson, Ken
333 Las Olas Way 01-3305
Fort Lauderdale, FL 33011

Petillo, Kandy
333 Las Olas Way 01-1207
Fort Lauderdale, FL 33011

Phillips, Matthew
333 Las Olas Way 01-1709
Fort Lauderdale, FL 33011

Pomeranz, Edward L.
333 Las Olas Way 01-2507
Fort Lauderdale, FL 33011

Precision Communications, Inc.
2742 Monroe Street
Hollywood, FL 33020

Primavera, Michael
333 Las Olas Way 01-1901
Fort Lauderdale, FL 33011

Quaintance, John W.
333 Las Olas Way 01-3105
Fort Lauderdale, FL 33011

Rabin, Nate
333 Las Olas Way 01-410
Fort Lauderdale, FL 33011

Redensky, Leon
333 Las Olas Way 01-4002
Fort Lauderdale, FL 33011

Regions Bank
5200 Town Center Circle
Boca Raton, FL 33486

Gary Reif
Unit #2609
200 E. Las Olas Way
Fort Lauderdale, FL 33301

Reif, Gary
333 Las Olas Way 01-2609
Fort Lauderdale, FL 33011

Reiter, Saul
333 Las Olas Way 01-2707
Fort Lauderdale, FL 33011

Reitman Family Holdings, LLC
333 Las Olas Way 01-3004
Fort Lauderdale, FL 33011

Joseph M. Renna Jr.
c/o Kelley Uustal, PLC
Courthouse Law Plaza
750 SE Third Ave, Ste. 200
Fort Lauderdale, FL 33316

Restrepo, Charles and Maria
333 Las Olas Way 01-3209
Fort Lauderdale, FL 33011

Revilla, Nair
333 Las Olas Way 01-2703
Fort Lauderdale, FL 33011

Richard A. Hricik, Esq.
941 Houston Northcutt Blvd.
Suite 204
Mount Pleasant, SC 29464

Richard L. Stehl, Esq.
Otterbourg Steindler Houston & Rosen PC
230 Park Avenue
New York, NY 10169-0075

Richards, Arleen
333 Las Olas Way 01-1406
Fort Lauderdale, FL 33011

Rebecca Riley
Unit #1905
200 E. Las Olas Way
Fort Lauderdale, FL 33301

Riley, Rebecca
333 Las Olas Way 01-1905
Fort Lauderdale, FL 33011

Rizzo, Guy
333 Las Olas Way 01-2910
Fort Lauderdale, FL 33011

Robiskie, Terry
333 Las Olas Way 01-910
Fort Lauderdale, FL 33011

Rodriguez, Leonardo J.
333 Las Olas Way 01-1501
Fort Lauderdale, FL 33011

Rolnick, Audie
333 Las Olas Way 01-2210
Fort Lauderdale, FL 33011

Audie & Eileen Rolnick
Unit #2210
200 E. Las Olas Way
Fort Lauderdale, FL 33301

Rooks Jr., Franklin
333 Las Olas Way 01-2308
Fort Lauderdale, FL 33011

Roseman, Lynda
333 Las Olas Way 01-2209
Fort Lauderdale, FL 33011

Rosenberg, Victoria Anne
333 Las Olas Way 01-1104
Fort Lauderdale, FL 33011

Rotella, Kathleen
333 Las Olas Way 01-1908
Fort Lauderdale, FL 33011

Rudd, James
333 Las Olas Way 01-3807
Fort Lauderdale, FL 33011

Sahakian, Lara
333 Las Olas Way 01-1607
Fort Lauderdale, FL 33011

Santoro, Frank
333 Las Olas Way 01-710
Fort Lauderdale, FL 33011

Scelfo, John J.
333 Las Olas Way 01-2402
Fort Lauderdale, FL 33011

Scelfo, John J.
333 Las Olas Way 01-2601
Fort Lauderdale, FL 33011

Schechter, Jerome
333 Las Olas Way 01-805
Fort Lauderdale, FL 33011

Jerome and Roberta Schechter
c/o Kelley Uustal, PLC
Courthouse Law Plaza
750 SE Third Ave, Ste. 200
Fort Lauderdale, FL 33316

Scherr, Casey Taryn
333 Las Olas Way 01-3603
Fort Lauderdale, FL 33011

Schiller, Donald
333 Las Olas Way 01-1805
Fort Lauderdale, FL 33011

Donald & Eileen Schiller
Unit #1805
200 E. Las Olas Way
Fort Lauderdale, FL 33301

Schnell, Abigail
333 Las Olas Way 01-308
Fort Lauderdale, FL 33011

Schwartz, Jay
333 Las Olas Way 01-1801
Fort Lauderdale, FL 33011

Schwedelson, Jay I
333 Las Olas Way 01-3602
Fort Lauderdale, FL 33011

Scott, Stuart
333 Las Olas Way 01-1610
Fort Lauderdale, FL 33011

Anthony Sgarlato
Unit #1804
200 E. Las Olas Way
Fort Lauderdale, FL 33301

Sgarlato, Peter
333 Las Olas Way 01-1804
Fort Lauderdale, FL 33011

Shambo, Edward
333 Las Olas Way 01-909
Fort Lauderdale, FL 33011

Shambo, Todd
333 Las Olas Way 01-304
Fort Lauderdale, FL 33011

Shapiro, Jay
333 Las Olas Way 01-1407
Fort Lauderdale, FL 33011

Sheldon, Keith
333 Las Olas Way 01-3503
Fort Lauderdale, FL 33011

Sherman, Catherine A.O.
333 Las Olas Way 01-506
Fort Lauderdale, FL 33011

Shin, James
333 Las Olas Way 01-1005
Fort Lauderdale, FL 33011

Sicignano, Alex
333 Las Olas Way 01-3202
Fort Lauderdale, FL 33011

Sigel, Stuart
333 Las Olas Way 01-3707
Fort Lauderdale, FL 33011

Silver, Mark
333 Las Olas Way 01-2302
Fort Lauderdale, FL 33011

Sohail, Muhammad
333 Las Olas Way 01-3903
Fort Lauderdale, FL 33011

Sotirhos, Michael
333 Las Olas Way 01-3009
Fort Lauderdale, FL 33011

Soueid, Emile
333 Las Olas Way 01-403
Fort Lauderdale, FL 33011

Spadaccini, Russell
333 Las Olas Way 01-2301
Fort Lauderdale, FL 33011

Stadler Management Corp.
333 Las Olas Way 01-4102
Fort Lauderdale, FL 33011

Standard Parking
200 East Las Olas Blvd.
Mailbox #1604
Fort Lauderdale, FL 33301

Stevens, Nancy
333 Las Olas Way 01-1409
Fort Lauderdale, FL 33011

Stevens, Robert M.
333 Las Olas Way 01-1009
Fort Lauderdale, FL 33011

Strouse, Thomas
333 Las Olas Way 01-2008
Fort Lauderdale, FL 33011

Tarragon Corporation
423 West 55th Street, 12th Floor
New York, NY 10019

Teet, Joy L.
333 Las Olas Way 01-405
Fort Lauderdale, FL 33011

Thornburgh, Charles
333 Las Olas Way 01-2107
Fort Lauderdale, FL 33011

Gilbert Torres
c/o Kelley Uustal, PLC
Courthouse Law Plaza
750 SE Third Ave, Ste. 200
Fort Lauderdale, FL 33316

Trefz, Christian J.
333 Las Olas Way 01-2806/01-1007
Fort Lauderdale, FL 33011

U.S. Security Associates, Inc.
P.O. Box 931703
Atlanta, GA 31193

Ultra Plus Services Inc.
P O Box 18801
West Palm Beach, FL 33416

Underwood, Ronald
333 Las Olas Way 01-2802
Fort Lauderdale, FL 33011

Underwriters at Lloyd's London
c/o Kelley Uustal, PLC
Courthouse Law Plaza
750 SE Third Ave, Ste. 200
Fort Lauderdale, FL 33316

Uribe, Luis
333 Las Olas Way 01-2508
Fort Lauderdale, FL 33011

Uribe, Saul
333 Las Olas Way 01-2006
Fort Lauderdale, FL 33011

Uzelac, Coni
333 Las Olas Way 01-1006
Fort Lauderdale, FL 33011

Vergato, Basil
333 Las Olas Way 01-1502
Fort Lauderdale, FL 33011

Vinci, Ron
333 Las Olas Way 01-2805/01-4106
Fort Lauderdale, FL 33011

Vohra, Denise
333 Las Olas Way 01-2608
Fort Lauderdale, FL 33011

Dominick Voso
Unit #2905
200 E. Las Olas Way
Fort Lauderdale, FL 33301

Voso, Dominick
333 Las Olas Way 01-2905
Fort Lauderdale, FL 33011

Walker, Rosetta
333 Las Olas Way 01-1701
Fort Lauderdale, FL 33011

Wall Sr, Lawrence S
333 Las Olas Way 01-1109
Fort Lauderdale, FL 33011

Waxman, Todd
333 Las Olas Way 01-2602
Fort Lauderdale, FL 33011

Weaver, Marianne
333 Las Olas Way 01-3002
Fort Lauderdale, FL 33011

Weinstein, Stanley
333 Las Olas Way 01-1509/01-1510
Fort Lauderdale, FL 33011

Weiss, Dennis
333 Las Olas Way 01-2307
Fort Lauderdale, FL 33011

Yag, Michael
333 Las Olas Way 01-1910
Fort Lauderdale, FL 33011

Yancey, James A.
333 Las Olas Way 01-1106
Fort Lauderdale, FL 33011

Zarchi, Mayer
333 Las Olas Way 01-1404
Fort Lauderdale, FL 33011

Zarella, Vincent
333 Las Olas Way 01-1004
Fort Lauderdale, FL 33011

Zelnick, Kenneth
333 Las Olas Way 01-2904
Fort Lauderdale, FL 33011

Zerfas, Elyn
333 Las Olas Way 01-2708
Fort Lauderdale, FL 33011