

Fill in this information to identify your case:

United States Bankruptcy Court for the:

NORTHERN DISTRICT OF CALIFORNIA

Case number (if known) _____ Chapter 11

Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

06/22

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 the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name Montgomery Realty Group, LLC

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) 88-0377199

4. Debtor's address	Principal place of business	Mailing address, if different from principal place of business
	<u>1675 Willow Pass Road</u> Concord, CA 94519 Number, Street, City, State & ZIP Code <u>Contra Costa</u> County	<u>447 Battery Street, Suite 230</u> San Francisco, CA 94111 P.O. Box, Number, Street, City, State & ZIP Code <u>Location of principal assets, if different from principal place of business</u> Number, Street, City, State & ZIP Code

5. Debtor's website (URL) N/A

6. Type of debtor
 Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))
 Partnership (excluding LLP)
 Other. Specify: _____

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>.

5311

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- Chapter 7
- Chapter 9
- Chapter 11. Check all that apply:

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

- The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, **and it chooses to proceed under Subchapter V of Chapter 11**. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any 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 _____

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 \$1,000,001 - \$10 million \$500,000,001 - \$1 billion

Debtor **Montgomery Realty Group, LLC** Case number (if known) _____

Name

- | | | |
|--|---|--|
| <input type="checkbox"/> \$50,001 - \$100,000 | <input checked="" type="checkbox"/> \$10,000,001 - \$50 million | <input type="checkbox"/> \$1,000,000,001 - \$10 billion |
| <input type="checkbox"/> \$100,001 - \$500,000 | <input type="checkbox"/> \$50,000,001 - \$100 million | <input type="checkbox"/> \$10,000,000,001 - \$50 billion |
| <input type="checkbox"/> \$500,001 - \$1 million | <input type="checkbox"/> \$100,000,001 - \$500 million | <input type="checkbox"/> More than \$50 billion |
-

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 **December 19, 2022**
MM / DD / YYYY

X /s/ Raj Maniar
Signature of authorized representative of debtor
Title **Manager**

Raj Maniar
Printed name

18. Signature of attorney

X /s/ Michael St. James
Signature of attorney for debtor

Date **December 19, 2022**
MM / DD / YYYY

Michael St. James 95653
Printed name

St. James Law, P.C.
Firm name

**22 Battery Street, Suite 810
San Francisco, CA 94111**
Number, Street, City, State & ZIP Code

Contact phone **415-391-7566** Email address **ecf@stjames-law.com**

95653 CA
Bar number and State

Fill in this information to identify the case:

Debtor name Montgomery Realty Group, LLC

United States Bankruptcy Court for the: NORTHERN DISTRICT OF CALIFORNIA

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 December 19, 2022

X /s/ Raj Maniar

Signature of individual signing on behalf of debtor

Raj Maniar

Printed name

Manager

Position or relationship to debtor

Fill in this information to identify the case:

Debtor name **Montgomery Realty Group, LLC**
 United States Bankruptcy Court for the: **NORTHERN DISTRICT OF CALIFORNIA**
 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
CA Dept of Industrial Relations Attn: Billing/Accounting 1515 Clay St #1301 Oakland, CA 94612	Billing/Accounting conveyance-inquire@dir.ca.gov 510-622-6026	Elevator Permit - Conveyance 112922				\$675.00
CA Dept of Industrial Relations Attn: Billing/Accounting 1515 Clay St #1301 Oakland, CA 94612	Billing/Accounting conveyance-inquire@dir.ca.gov 510-622-6026	Elevator Permit - Conveyance 112921				\$675.00
CA Dept of Industrial Relations Attn: Billing/Accounting 1515 Clay St #1301 Oakland, CA 94612	Billing/Accounting conveyance-inquire@dir.ca.gov 510-622-6026	Elevator Permit - Conveyance 112923				\$675.00
CA Dept of Industrial Relations Attn: Billing/Accounting 1515 Clay St #1301 Oakland, CA 94612	Billing/Accounting conveyance-inquire@dir.ca.gov 510-622-6026	Elevator Permit - Conveyance 112924				\$675.00
Contra Costa Properties Attn: Pete Zipkin, President/Broker 650 Detroit Ave #2A Concord, CA 94518	Pete Zipkin, President/Broker PeteZ@cocoprop.com 925-687-0111	Monthly Real Property Association Fees				\$115,995.84
Contra Costa Water District Attn: Billing/Accounting P O Box H20 Concord, CA 94524	Billing/Accounting Dept. Unknown 925-688-8044	Water - Commercial Service				\$0.00

Debtor **Montgomery Realty Group, LLC**
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
Greenfield LLP Attn: Maureen Harrington, Esq. 55 South Market Street Suite 1500 San Jose, CA 95113	Maureen Harrington, Esq. MHarrington@greenfieldlaw.com (408) 995-5600	Legal fees due for representation in foreclosure lawsuit.				\$7,323.25
Industrial H20, Inc. Attn: Steve Meyer P O Box 6722 San Mateo, CA 94403	Steve Meyer industrialwtr@gmail.com 650-574-1273	Chemical Water Treatment				\$2,300.27
Kone, Inc. Attn: Billing/Accounting 15021 Wicks Blvd San Leandro, CA 94577	Billing/Accounting Dept. Unknown 510-351-5141	Elevator Maintenance Agreement				\$2,541.81
M R Christensen Construction, Inc. Attn: Accounting/Billing 1465 Civic Court, Ste 1050 Concord, CA 94520	Attn: Accounting/Billing info@mrchristensenconstruction.com 925.674.0464	Services rendered				\$4,893.16
MSR Mechanical LLC Attn: Billing/Accounting 4501 California Court Benicia, CA 94510	Billing/Accounting Dept. info@msrmechanics.com 925-681-2797	HVAC Contractor/Repairs				\$3,350.00
PG&E Attn: Accounting/Billing Dept. PO Box 997300 Sacramento, CA 95899	Accounting/Billing Dept. Unknown 800-468-4743	Commercial Gas & Electric				\$38,811.03
Roto-Rooter Attn: Accounting/Billing 5672 Collections Center Dr Chicago, IL 60693-0056	Attn: Accounting/Billing Unknown 513-401-7141	Services rendered				\$1,275.00

Debtor **Montgomery Realty Group, LLC**
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
Tee Enterprises, LLC fka Da Girlz, LLC DBA Jack Pot Bins Attn: Michelle Earl & Jonni Earl 1655 Galindo Street, Unit 1328 Concord, CA 94520	Michelle Earl & Jonni Earl, Owners Michelle@PaiaMercantile.com 808-283-9264	Security deposit held for License Agreement (Listed on Schedule G) pertaining to use of Debtor's real property.				\$15,000.00

Fill in this information to identify the case:

Debtor name Montgomery Realty Group, LLC

United States Bankruptcy Court for the: NORTHERN DISTRICT OF CALIFORNIA

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. Real property: Copy line 88 from <i>Schedule A/B</i>	\$ <u>25,000,000.00</u>
1b. Total personal property: Copy line 91A from <i>Schedule A/B</i>	\$ <u>62,073.75</u>
1c. Total of all property: Copy line 92 from <i>Schedule A/B</i>	\$ <u>25,062,073.75</u>

Part 2: Summary of Liabilities

2. Schedule D: Creditors Who Have Claims Secured by Property (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>13,761,474.12</u>
3. Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)	
3a. Total claim amounts of priority unsecured claims: Copy the total claims from Part 1 from line 5a of <i>Schedule E/F</i>	\$ <u>0.00</u>
3b. Total amount of claims of nonpriority amount of unsecured claims: Copy the total of the amount of claims from Part 2 from line 5b of <i>Schedule E/F</i>	+\$ <u>828,861.76</u>
4. Total liabilities Lines 2 + 3a + 3b	\$ <u>14,590,335.88</u>

Fill in this information to identify the case:

Debtor name Montgomery Realty Group, LLC

United States Bankruptcy Court for the: NORTHERN DISTRICT OF CALIFORNIA

Case number (if known) _____

Check if this is an amended filing

Official Form 206A/B

Schedule A/B: Assets - Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

- No. Go to Part 2.
- Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor	Current value of debtor's interest
--	------------------------------------

3. **Checking, savings, money market, or financial brokerage accounts** (*Identify all*)

Name of institution (bank or brokerage firm)	Type of account	Last 4 digits of account number
--	-----------------	---------------------------------

Cathay Bank: 9650 Flair Dr, El Monte, CA 91731

***Balance listed is the amount as of the filing date, 11/30/2022; Account will be closed post-filing and a Debtor-in-Possession account will be opened, and funds transferred.**

3.1. <u>Business Checking</u>	<u>5484</u>	<u>\$62,073.75</u>
-------------------------------	-------------	--------------------

4. **Other cash equivalents** (*Identify all*)

5. **Total of Part 1.**

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$62,073.75

Part 2: Deposits and Prepayments

6. Does the debtor have any deposits or prepayments?

- No. Go to Part 3.
- Yes Fill in the information below.

Part 3: Accounts receivable

10. Does the debtor have any accounts receivable?

- No. Go to Part 4.
- Yes Fill in the information below.

11. **Accounts receivable**

Debtor Montgomery Realty Group, LLC
Name

Case number (If known) _____

11a. 90 days old or less: 0.00 - 0.00 = Unknown
face amount doubtful or uncollectible accounts

12. **Total of Part 3.** \$0.00
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.

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

Debtor Montgomery Realty Group, LLC
Name

Case number (If known) _____

Trade name, goodwill and other intangibles if not subject to license. \$0.00 N/A Unknown

66. Total of Part 10. \$0.00
Add lines 60 through 65. Copy the total to line 89.

67. Do your lists or records include personally identifiable information of customers (as defined in 11 U.S.C. §§ 101(41A) and 107)?
 No
 Yes

68. Is there an amortization or other similar schedule available for any of the property listed in Part 10?
 No
 Yes

69. Has any of the property listed in Part 10 been appraised by a professional within the last year?
 No
 Yes

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.

Current value of debtor's interest

71. Notes receivable
Description (include name of obligor)

72. Tax refunds and unused net operating losses (NOLs)
Description (for example, federal, state, local)

73. Interests in insurance policies or annuities
Umbrella Commercial Insurance Policy held with HUB International Insurance Services, Inc.; Policy # xxxx3243; Policy covers real estate and other aspects of business operations; Total policy value covering damage/loss = \$18,100,000.00; No current cash value. \$0.00

74. Causes of action against third parties (whether or not a lawsuit has been filed)
MONTGOMERY REALTY GROUP, LLC, a California limited liability company, vs. THE ROOFING COMPANY, INC., a California corporation; Case No. C21-0177-4 filed in Superior Court of CA, Contra Costa County.

Any claim or award amount unknown. Unknown

Nature of claim	<u>Breach of Contract/Negligence/Unlawful Business Practices</u>	
Amount requested	<u>\$0.00</u>	

75. Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims

Debtor Montgomery Realty Group, LLC
Name

Case number (If known) _____

Any potential counterclaim to foreclosure lawsuit listed on Statement of Financial Affairs #7: CATHAY BANK, a California Banking Corporation, v. MONTGOMERY REALTY GROUP, LLC, a Delaware Limited Liability Company; MONTGOMERY REALTY GROUP, INC., a Nevada Corporation, aka NEVADA-MONTGOMERY REALTY GROUP, INC.; Case No. 22CV404097, filed in Superior Court of CA, Santa Clara Co.

***Any claim or award amount unknown.**

Unknown

Nature of claim	Counterclaim to foreclosure lawsuit
Amount requested	\$0.00

76. **Trusts, equitable or future interests in property**

77. **Other property of any kind not already listed** *Examples: Season tickets, country club membership*

78. **Total of Part 11.**

Add lines 71 through 77. Copy the total to line 90.

\$0.00

79. **Has any of the property listed in Part 11 been appraised by a professional within the last year?**

- No
 Yes

Debtor **Montgomery Realty Group, LLC**
 Name _____

Case number (if known) _____

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. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1</i>	\$62,073.75	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	\$0.00	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	\$0.00	
83. Investments. <i>Copy line 17, Part 4.</i>	\$0.00	
84. Inventory. <i>Copy line 23, Part 5.</i>	\$0.00	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	\$0.00	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	\$0.00	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	\$0.00	
88. Real property. <i>Copy line 56, Part 9.....></i>		\$25,000,000.00
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	\$0.00	
90. All other assets. <i>Copy line 78, Part 11.</i>	+ \$0.00	
91. Total. Add lines 80 through 90 for each column	\$62,073.75	+ 91b. \$25,000,000.00
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		\$25,062,073.75

Fill in this information to identify the case:

Debtor name Montgomery Realty Group, LLC

United States Bankruptcy Court for the: NORTHERN DISTRICT OF CALIFORNIA

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>CATHAY BANK, a California Banking Corp. Creditor's Name</p> <p>NORTHERN CALIFORNIA LENDING DIVISION 710 WEBSTER STREET Oakland, CA 94607 Creditor's mailing address</p> <p>Unknown Creditor's email address, if known</p> <p>Date debt was incurred 10/5/2018</p> <p>Last 4 digits of account number 9100</p> <p>Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. 1. CATHAY BANK, a California Banking Corp. 2. Contra Costa County Assessor's Office</p>	<p>Describe debtor's property that is subject to a lien 10/5/2018; Commercial Mortgage; Monthly pmt = \$89,653.34; Final balloon payment due 11/5/2023 in the amount of \$12,705,228.33; Commercial real property located at 1675 Willow Pass Rd, Concord, CA 94520. *Litigation pending</p> <p>Describe the lien Deed of Trust</p> <p>Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Is anyone else liable on this claim? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)</p> <p>As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed</p>	\$13,630,059.58	\$25,000,000.00

2.2	<p>Contra Costa County Assessor's Office Creditor's Name</p> <p>Attn: Bankruptcy/Insolvency Dept. 625 Court Street, Suite 100 Martinez, CA 94553 Creditor's mailing address</p>	<p>Describe debtor's property that is subject to a lien 11/2022; Property taxes due for 2023 for Commercial real property located at 1675 Willow Pass Rd, Concord, CA 94520;</p> <p>Describe the lien Property Taxes</p>	\$131,414.54	\$25,000,000.00
-----	---	--	---------------------	------------------------

Debtor **Montgomery Realty Group, LLC**
Name

Case number (if known)

Creditor's email address, if known

Date debt was incurred

11/2022

Last 4 digits of account number

APN1

Do multiple creditors have an interest in the same property?

No

Yes. Specify each creditor, including this creditor and its relative priority.

Specified on line 2.1

Is the creditor an insider or related party?

No

Yes

Is anyone else liable on this claim?

No

Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

Contingent

Unliquidated

Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$13,761,474.
12

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

Cathay Bank Corporate Headquarters
Attn: Special Assets Dept.
9650 Flair Drive
El Monte, CA 91731

Line 2.1

Hopkins & Carley
Attn: Stephen J. Kottmeier, Esq.
Attn: Liam O'Connor, Esq.
70 S 1st St
San Jose, CA 95113

Line 2.1

Fill in this information to identify the case:

Debtor name Montgomery Realty Group, LLC

United States Bankruptcy Court for the: NORTHERN DISTRICT OF CALIFORNIA

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.

2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part. If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

			Total claim	Priority amount
2.1	Priority creditor's name and mailing address CA Department of Tax and Fee Admin. Attn: Insolvency 250 South Second Street San Jose, CA 95113	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	\$0.00	\$0.00
	Date or dates debt was incurred Last 4 digits of account number Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	Basis for the claim: N/A Notice only Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
2.2	Priority creditor's name and mailing address CA Franchise Tax Board Attn: Corporate Bankruptcy PO Box 942857 Sacramento, CA 94257-0050	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	\$0.00	\$0.00
	Date or dates debt was incurred Last 4 digits of account number Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)	Basis for the claim: N/A Notice only Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		

Debtor **Montgomery Realty Group, LLC**
Name

Case number (if known)

2.3	Priority creditor's name and mailing address EDD-California Employee Development Dept Attn: Bankruptcy PO Box 826846 Sacramento, CA 94246	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	\$0.00	\$0.00
Date or dates debt was incurred		Basis for the claim: N/A		
Last 4 digits of account number		Notice only		
Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)		Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		

2.4	Priority creditor's name and mailing address Internal Revenue Service Central Insolvency Section PO Box 7346 Philadelphia, PA 19101	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	\$0.00	\$0.00
Date or dates debt was incurred		Basis for the claim: N/A		
Last 4 digits of account number		Notice only		
Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)		Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		

2.5	Priority creditor's name and mailing address Internal Revenue Service Centralized Lien Unit Division Cincinnati IRS Campus PO Box 145595 Cincinnati, OH 45250-5595	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	\$0.00	\$0.00
Date or dates debt was incurred		Basis for the claim: N/A		
Last 4 digits of account number		Notice only		
Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)		Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		

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 Bluestone Asset Management Attn: Billing/Accounting 447 Battery Street, Suite 230 San Francisco, CA 94111	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	\$218,500.00
Date(s) debt was incurred 8/2020		Basis for the claim: Note payable for Unpaid Property Management Fees	
Last 4 digits of account number Unkn		Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

Debtor Montgomery Realty Group, LLC Case number (if known) _____

Name

3.2	Nonpriority creditor's name and mailing address CA Dept of Industrial Relations Attn: Billing/Accounting 1515 Clay St #1301 Oakland, CA 94612 Date(s) debt was incurred <u>5/9/2022</u> Last 4 digits of account number <u>740A</u>	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>Elevator Permit - Conveyance 112924</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$675.00</u>
3.3	Nonpriority creditor's name and mailing address CA Dept of Industrial Relations Attn: Billing/Accounting 1515 Clay St #1301 Oakland, CA 94612 Date(s) debt was incurred <u>5/9/2022</u> Last 4 digits of account number <u>770A</u>	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>Elevator Permit - Conveyance 112923</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$675.00</u>
3.4	Nonpriority creditor's name and mailing address CA Dept of Industrial Relations Attn: Billing/Accounting 1515 Clay St #1301 Oakland, CA 94612 Date(s) debt was incurred <u>5/9/2022</u> Last 4 digits of account number <u>800A</u>	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>Elevator Permit - Conveyance 112921</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$675.00</u>
3.5	Nonpriority creditor's name and mailing address CA Dept of Industrial Relations Attn: Billing/Accounting 1515 Clay St #1301 Oakland, CA 94612 Date(s) debt was incurred <u>5/9/2022</u> Last 4 digits of account number <u>890A</u>	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>Elevator Permit - Conveyance 112922</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$675.00</u>
3.6	Nonpriority creditor's name and mailing address Contra Costa Properties Attn: Pete Zipkin, President/Broker 650 Detroit Ave #2A Concord, CA 94518 Date(s) debt was incurred <u>1st of Each Month Ongoing</u> Last 4 digits of account number <u>MONT</u>	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>Real Property Association Fees</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$115,995.84</u>
3.7	Nonpriority creditor's name and mailing address Contra Costa Water District Attn: Billing/Accounting P O Box H20 Concord, CA 94524 Date(s) debt was incurred <u>Bi-monthly Ongoing</u> Last 4 digits of account number <u>2305</u>	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>Water - Private Fire Protection</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$0.00</u>
3.8	Nonpriority creditor's name and mailing address Contra Costa Water District Attn: Billing/Accounting P O Box H20 Concord, CA 94524 Date(s) debt was incurred <u>Bi-Monthly Ongoing</u> Last 4 digits of account number <u>2355</u>	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>Water - Commercial Service</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>Unknown</u>

3.9 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** *Check all that apply.* Unknown
Ever Performance Polymers Corp. dba
EVERROOF
c/o The Mazzola Law Office PC
611 Gateway Blvd., Suite 120
South San Francisco, CA 94080
 Date(s) debt was incurred 12/14/2021
 Last 4 digits of account number Case #
 Contingent
 Unliquidated
 Disputed
Basis for the claim: Any damages related to creditor/litigant's counterclaim involved in CA Superior Court for Contra Costa County, Case No. 21-01774, where Debtor is Plaintiff in the lead case.
 Is the claim subject to offset? No Yes

3.10 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** *Check all that apply.* \$7,323.25
Greenfield LLP
Attn: Maureen Harrington, Esq.
55 South Market Street
Suite 1500
San Jose, CA 95113
 Date(s) debt was incurred 2022
 Last 4 digits of account number unkn
 Contingent
 Unliquidated
 Disputed
Basis for the claim: Legal fees due for representation in foreclosure lawsuit.
 Is the claim subject to offset? No Yes

3.11 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** *Check all that apply.* \$2,300.27
Industrial H20, Inc.
Attn: Steve Meyer
P O Box 6722
San Mateo, CA 94403
 Date(s) debt was incurred 1st of Each Month Ongoing
 Last 4 digits of account number Unkn
 Contingent
 Unliquidated
 Disputed
Basis for the claim: Chemical Water Treatment
 Is the claim subject to offset? No Yes

3.12 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** *Check all that apply.* \$2,541.81
Kone, Inc.
Attn: Billing/Accounting
15021 Wicks Blvd
San Leandro, CA 94577
 Date(s) debt was incurred 1st of Each Month Ongoing
 Last 4 digits of account number 3888
 Contingent
 Unliquidated
 Disputed
Basis for the claim: Elevator Maintenance Agreement
 Is the claim subject to offset? No Yes

3.13 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** *Check all that apply.* \$4,893.16
M R Christensen Construction, Inc.
Attn: Accounting/Billing
1465 Civic Court, Ste 1050
Concord, CA 94520
 Date(s) debt was incurred 2022
 Last 4 digits of account number Unknown
 Contingent
 Unliquidated
 Disputed
Basis for the claim: Services rendered
 Is the claim subject to offset? No Yes

3.14 Nonpriority creditor's name and mailing address **As of the petition filing date, the claim is:** *Check all that apply.* \$366,171.40
Montgomery Realty Group, Inc
447 Battery Street, Suite 230
San Francisco, CA 94111
 Date(s) debt was incurred 1/202
 Last 4 digits of account number 5484
 Contingent
 Unliquidated
 Disputed
Basis for the claim: Loans to cover operating expenses.
 Is the claim subject to offset? No Yes

Debtor Montgomery Realty Group, LLC
Name

Case number (if known) _____

3.15	Nonpriority creditor's name and mailing address MSR Mechanical LLC Attn: Billing/Accounting 4501 California Court Benicia, CA 94510 Date(s) debt was incurred <u>6/1/2022</u> Last 4 digits of account number <u>0001</u>	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>HVAC Contractor/Repairs</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$3,350.00</u>
3.16	Nonpriority creditor's name and mailing address PG&E Attn: Accounting/Billing Dept. PO Box 997300 Sacramento, CA 95899 Date(s) debt was incurred <u>23rd of Each Month Ongoing</u> Last 4 digits of account number <u>8026</u>	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>Commercial Gas & Electric</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$38,811.03</u>
3.17	Nonpriority creditor's name and mailing address Raj Maniar 1315 Shasta Ave San Jose, CA 95126 Date(s) debt was incurred <u>8/4/2022</u> Last 4 digits of account number <u>N/A</u>	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 payable</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$50,000.00</u>
3.18	Nonpriority creditor's name and mailing address Roto-Rooter Attn: Accounting/Billing 5672 Collections Center Dr Chicago, IL 60693-0056 Date(s) debt was incurred <u>2022</u> Last 4 digits of account number <u>Unknown</u>	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 rendered</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$1,275.00</u>
3.19	Nonpriority creditor's name and mailing address Tee Enterprises, LLC fka Da Girlz, LLC DBA Jack Pot Bins Attn: Michelle Earl & Jonni Earl 1655 Galindo Street, Unit 1328 Concord, CA 94520 Date(s) debt was incurred <u>5/1/2022</u> Last 4 digits of account number <u>N/A</u>	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>Security deposit held for License Agreement (Listed on Schedule G) pertaining to use of Debtor's real property located at: 1675 Willow Pass Road, Concord, CA 94520.</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	<u>\$15,000.00</u>
3.20	Nonpriority creditor's name and mailing address THE ROOFING COMPANY, INC. c/o HENDERSON HATFIELD, PC Attn: Stacy L. Henderson Esq. 578 N Wilma Ave., Ste A Ripon, CA 95366 Date(s) debt was incurred <u>6/22/2022</u> Last 4 digits of account number <u>Case #</u>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed Basis for the claim: <u>Any damages related to creditor/litigant's counterclaim involved in CA Superior Court for Contra Costa County, Case No. 21-01774, where Debtor is Plaintiff in the lead case.</u> Is the claim subject to offset? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	<u>Unknown</u>

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.

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.

Debtor **Montgomery Realty Group, LLC**
Name

Case number (if known) _____

	Name and mailing address	On which line in Part1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.1	Cotney Attorneys & Consultants Attn: Richard N. Asfar, Esq. 3110 Cherry Palm Drive, Suite 290 Tampa, FL 33619	Line <u>3.19</u> <input type="checkbox"/> Not listed. Explain _____	—
4.2	Cotney Attorneys & Consultants Attn: Richard N. Asfar, Esq. 3110 Cherry Palm Drive, Suite 290 Tampa, FL 33619	Line <u>3.9</u> <input type="checkbox"/> Not listed. Explain _____	—
4.3	Ogden Law Firm, PC Attn: Tyler A. Kelly, Esq. 1535 J Street, Suite A Modesto, CA 95354	Line <u>3.20</u> <input type="checkbox"/> Not listed. Explain _____	—
4.4	The Mazzola Law Office Attn: Simon A. Mazzola, Esq. 611 Gateway Blvd., Suite 120 South San Francisco, CA 94080	Line <u>3.19</u> <input type="checkbox"/> Not listed. Explain _____	—

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

Total of claim amounts	
5a.	\$ <u>0.00</u>
5b. +	\$ <u>828,861.76</u>
5c.	\$ <u>828,861.76</u>

Fill in this information to identify the case:

Debtor name Montgomery Realty Group, LLC

United States Bankruptcy Court for the: NORTHERN DISTRICT OF CALIFORNIA

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* (Official Form 206A/B). *Property*

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

60 month Commercial Lease that began 2/1/2019 (and has renewable options for additional terms) for Debtor's business property where Debtor is Lessor, located at: 1675 Willow Pass Road, Concord, CA 94520. Current monthly contract rent = \$97,213.67, with increases in later terms; Debtor holds no security deposit. 13 months

State the term remaining

List the contract number of any government contract

N/A

**Jo-Ann Stores, LLC
Attn: National Director, Real Estate
Attn: Senior Legal Counsel
5555 Darrow Road
Hudson, OH 44236**

Additional Page if You Have More Contracts or Leases

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

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

36 Month Commercial License Agreement where Debtor is Licensor: Licensor hereby grants Licensee a temporary, revocable, relocatable license (the "License") to use the License Area located at 1675 Willow Pass Road, Concord, CA 94520 for the Permitted Activities, upon and subject to the terms, conditions, covenants and agreements hereinafter set forth.

Current Monthly License fee = \$10,000.00 (which amount is comprised of a base license fee in the amount of \$5.70/sq.ft. and common area maintenance charges, insurance and property taxes of \$7.80/sq.ft. annually) or Ten Percent (10%) of Gross Sales, whichever amount is greater (the "License Fee").

Debtor holds a security deposit in the amount of \$15,000.00. 27 Months

State the term remaining

List the contract number of any government contract

N/A

Tee Enterprises, LLC fka Da Girlz, LLC DBA Jack Pot Bins Attn: Michelle Earl & Jonni Earl 1655 Galindo Street, Unit 1328 Concord, CA 94520

Fill in this information to identify the case:

Debtor name Montgomery Realty Group, LLC

United States Bankruptcy Court for the: NORTHERN DISTRICT OF CALIFORNIA

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	Montgomery Realty Group, Inc.	447 Battery Street, Suite 230 San Francisco, CA 94111	CATHAY BANK, a California Banking Corp.	<input checked="" type="checkbox"/> D <u>2.1</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
2.2	Raj Maniar	447 Battery Street, Suite 230 San Francisco, CA 94111	CATHAY BANK, a California Banking Corp.	<input checked="" type="checkbox"/> D <u>2.1</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____

Fill in this information to identify the case:

Debtor name Montgomery Realty Group, LLC
 United States Bankruptcy Court for the: NORTHERN DISTRICT OF CALIFORNIA
 Case number (if known) _____

Check if this is an amended filing

Official Form 207

Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy

04/22

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 1/01/2022 to **Filing Date**

Operating a business
 Other _____

\$1,108,930.25

For prior year:
From 1/01/2021 to 12/31/2021

Operating a business
 Other _____

\$1,499,561.83

For year before that:
From 1/01/2020 to 12/31/2020

Operating a business
 Other _____

\$2,596,288.00

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 \$7,575. (This amount may be adjusted on 4/01/25 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

Creditor's Name and Address	Dates	Total amount of value	Reasons for payment or transfer <i>Check all that apply</i>
3.1. Cathay Bank Corporate Headquarters Attn: Bankruptcy/Litigation 9650 Flair Drive El Monte, CA 91731	10/12/2022: \$89,653.34 09/13/2022: \$89,653.34	\$179,306.68	<input checked="" 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. PG&E Attn: Accounting/Billing Dept. PO Box 997300 Sacramento, CA 95899	11/08/2022: \$18,696.85 11/08/2022: \$5,553.34 10/12/2022: \$5,553.34 09/14/2022: \$7,907.54 09/13/2022: \$28,962.57	\$65,673.64	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input checked="" type="checkbox"/> Suppliers or vendors <input type="checkbox"/> Services <input checked="" type="checkbox"/> Other <u>Utility service/installment agreement payments</u>
3.3. Greenfield LLP Attn: Billing 55 South Market Street Suite 1500 San Jose, CA 95113	09/27/2022	\$30,000.00	<input type="checkbox"/> Secured debt <input type="checkbox"/> Unsecured loan repayments <input type="checkbox"/> Suppliers or vendors <input checked="" type="checkbox"/> Services <input checked="" type="checkbox"/> Other <u>Attorney retainer</u>

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 \$7,575. (This amount may be adjusted on 4/01/25 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
4.1. Montgomery Realty Group, Inc 447 Battery Street, Suite 230 San Francisco, CA 94111 Affiliate	10/18/2022: \$10,000.00 09/16/2022: \$30,000.00	\$40,000.00	Loan Repayment
4.2. Montgomery Realty Group, Inc 447 Battery Street, Suite 230 San Francisco, CA 94111 Affiliate	02/11/2022	\$18,000.00	Down Pmt on CIBA Ins Renewal 2022-2023

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
-----------------------------	--------------------------	------	-------------------

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
-----------------------------	---	-----------------------	--------

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. MONTGOMERY REALTY GROUP, LLC, a California limited liability company, vs. THE ROOFING COMPANY, INC., a California corporation; EVERROOF, an entity of unlmown form. C21-0177-4	Breach of Contract/Negligen ce/Unlawful Business Practices	Superior Court of CA, Contra Costa Co. 725 Court St. Martinez, CA 94553	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.2. THE ROOFING COMPANY, INC., a California corporation, vs. MRG REALTY GROUP, LLC, a California limited liability company; EVER PERFORMANCE POLYMER CORP. dba EVERROOF. MSC21-01774	Cross Complaint	Superior Court of CA, Contra Costa Co. 725 Court St. Martinez, CA 94553	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.3. EVER PERFORMANCE POLYMERS CORP. dba EVERROOF, vs. MONTGOMERY REALTY GROUP, LLC; THE ROOFING COMPANY, INC.; C21-01774	Cross Complaint	Superior Court of CA, Contra Costa Co. 725 Court St. Martinez, CA 94553	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.4. CATHAY BANK, a California Banking Corporation, v. MONTGOMERY REALTY GROUP, LLC, a Delaware Limited Liability Company; MONTGOMERY REALTY GROUP, INC., a Nevada Corporation, aka NEVADA-MONTGOMERY REALTY GROUP, INC.; RAJ MANIAR, an Individual; and DOES 1 through 50, inclusive 22CV404097	Foreclosure/Reple vin	Superior Court of CA, Santa Clara Co. 161 North First Street San Jose, CA 95113	<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

None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
------------------------------	---	-------------	-------

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
--	--	---------------	------------------------

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. St. James Law, P.C. Michael St. James, Esq. 22 Battery Street, Suite 888 San Francisco, CA 94111	Attorney Retainer: \$15,000.00	6/21/2022	\$15,000.00

Email or website address
michael@stjames-law.com

Who made the payment, if not debtor?
N/A

11.2. St. James Law, P.C. Michael St. James, Esq. 22 Battery Street, Suite 888 San Francisco, CA 94111	Accrued fees	10/31/2022	\$8,531.25
---	--------------	------------	------------

Email or website address
michael@stjames-law.com

Who made the payment, if not debtor?
N/A

	Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
11.3.	St. James Law, P.C. 22 Battery Street, Suite 810 San Francisco, CA 94111	Attorney Retainer	12/19/22	\$35,000.00
	Email or website address ecf@stjames-law.com			
	Who made the payment, if not debtor? N/A (Raj Maniar on behalf of Montgomery Realty Group, LLC)			

11.4.	Sullivan Blackburn Pratt, LLP 456 Montgomery Street, Suite 900 San Francisco, CA 94104-1242	Attorney Retainer	12/19/22	\$25,000.00
	Email or website address			
	Who made the payment, if not debtor? St. James Law, P.C. (on behalf of Montgomery Realty Group, LLC)			

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
-------------------------	-----------------------------------	---------------------------	-----------------------

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
-----------------------------------	--	------------------------	-----------------------

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
---------	-------------------------------

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
---------------------------	--	---

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
--	---------------------------------	-------------------------------	--	---

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	Does debtor still have it?
---	---	-----------------------------	----------------------------

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.

- None

Facility name and address	Names of anyone with access to it	Description of the contents	Does debtor still have it?
---------------------------	-----------------------------------	-----------------------------	----------------------------

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
---------------------------	-------------------------------------	--------------------	----------------

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
-----------------------	---------------------------------------	-----------------------------	----------------

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
-----------------------	---------------------------------------	-----------------------------	----------------

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

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

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. Pollock & Associates Stan Pollock and Jennifer Croshal 1515 Oakland Blvd, Suite 160 Walnut Creek, CA 94596	2012 - 2022

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

Name and address	Date of service From-To
26b.1. Bluestone Asset Management Corp. Madeleine Maniar 447 Battery Street, Suite 230 San Francisco, CA 94111	2010 to 2022

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. Bluestone Asset Management Corp. 447 Battery Street, Suite 230 San Francisco, CA 94111	

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. Cathay Bank Salma Aghmane 46324 Warm Springs Blvd, #707 Fremont, CA 94539

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
Montgomery Realty Group, Inc.	447 Battery Street, Suite 230 San Francisco, CA 94111	Single Member LLC	100%

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

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

Montgomery Realty Group, Inc.

Employer Identification number of the parent corporation

EIN: 88-0377199

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 pension fund

Employer Identification number of the pension fund

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 **December 19, 2022**

/s/ Raj Maniar

Signature of individual signing on behalf of the debtor

Raj Maniar

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
Northern District of California**

In re Montgomery Realty Group, LLC

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
--	----------------	----------------------	------------------

Montgomery Realty Group, Inc. 447 Battery Street, Suite 230 San Francisco, CA 94111			
--	--	--	--

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 December 19, 2022

Signature /s/ Raj Maniar
Raj Maniar

*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.*

**UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA**

In re
Montgomery Realty Group, LLC

Case No.

Debtor(s). _____ /

CREDITOR MATRIX COVER SHEET

I declare that the attached Creditor Mailing Matrix, consisting of 4 sheets, contains the correct, complete and current names and addresses of all priority, secured and unsecured creditors listed in debtor's filing and that this matrix conforms with the Clerk's promulgated requirements.

DATED: **December 19, 2022**

/s/ Michael St. James

Signature of Debtor's Attorney or Pro Per Debtor

Bluestone Asset Management
Attn: Billing/Accounting
447 Battery Street, Suite 230
San Francisco, CA 94111

CA Department of Tax and Fee Admin.
Attn: Insolvency
250 South Second Street
San Jose, CA 95113

CA Dept of Industrial Relations
Attn: Billing/Accounting
1515 Clay St #1301
Oakland, CA 94612

CA Franchise Tax Board
Attn: Corporate Bankruptcy
PO Box 942857
Sacramento, CA 94257-0050

Cathay Bank Corporate Headquarters
Attn: Special Assets Dept.
9650 Flair Drive
El Monte, CA 91731

CATHAY BANK, a California Banking Corp.
NORTHERN CALIFORNIA LENDING DIVISION
710 WEBSTER STREET
Oakland, CA 94607

Contra Costa County Assessor's Office
Attn: Bankruptcy/Insolvency Dept.
625 Court Street, Suite 100
Martinez, CA 94553

Contra Costa Properties
Attn: Pete Zipkin, President/Broker
650 Detroit Ave #2A
Concord, CA 94518

Contra Costa Water District
Attn: Billing/Accounting
P O Box H20
Concord, CA 94524

Cotney Attorneys & Consultants
Attn: Richard N. Asfar, Esq.
3110 Cherry Palm Drive, Suite 290
Tampa, FL 33619

EDD-California Employee Development Dept
Attn: Bankruptcy
PO Box 826846
Sacramento, CA 94246

Ever Performance Polymers Corp. dba
EVERROOF
c/o The Mazzola Law Office PC
611 Gateway Blvd., Suite 120
South San Francisco, CA 94080

Greenfield LLP
Attn: Maureen Harrington, Esq.
55 South Market Street
Suite 1500
San Jose, CA 95113

Hopkins & Carley
Attn: Stephen J. Kottmeier, Esq.
Attn: Liam O'Connor, Esq.
70 S 1st St
San Jose, CA 95113

Industrial H2O, Inc.
Attn: Steve Meyer
P O Box 6722
San Mateo, CA 94403

Internal Revenue Service
Central Insolvency Section
PO Box 7346
Philadelphia, PA 19101

Internal Revenue Service
Centralized Lien Unit Division
Cincinnati IRS Campus
PO Box 145595
Cincinnati, OH 45250-5595

Jo-Ann Stores, LLC
Attn: National Director, Real Estate
Attn: Senior Legal Counsel
5555 Darrow Road
Hudson, OH 44236

Kone, Inc.
Attn: Billing/Accounting
15021 Wicks Blvd
San Leandro, CA 94577

M R Christensen Construction, Inc.
Attn: Accounting/Billing
1465 Civic Court, Ste 1050
Concord, CA 94520

Montgomery Realty Group, Inc
447 Battery Street, Suite 230
San Francisco, CA 94111

Montgomery Realty Group, Inc.
447 Battery Street, Suite 230
San Francisco, CA 94111

MSR Mechanical LLC
Attn: Billing/Accounting
4501 California Court
Benicia, CA 94510

Ogden Law Firm, PC
Attn: Tyler A. Kelly, Esq.
1535 J Street, Suite A
Modesto, CA 95354

PG&E
Attn: Accounting/Billing Dept.
PO Box 997300
Sacramento, CA 95899

Raj Maniar
1315 Shasta Ave
San Jose, CA 95126

Raj Maniar
447 Battery Street, Suite 230
San Francisco, CA 94111

Roto-Rooter
Attn: Accounting/Billing
5672 Collections Center Dr
Chicago, IL 60693-0056

Tee Enterprises, LLC fka
Da Girlz, LLC DBA Jack Pot Bins
Attn: Michelle Earl & Jonni Earl
1655 Galindo Street, Unit 1328
Concord, CA 94520

The Mazzola Law Office
Attn: Simon A. Mazzola, Esq.
611 Gateway Blvd., Suite 120
South San Francisco, CA 94080

THE ROOFING COMPANY, INC.
c/o HENDERSON HATFIELD, PC
Attn: Stacy L. Henderson Esq.
578 N Wilma Ave., Ste A
Ripon, CA 95366

**United States Bankruptcy Court
Northern District of California**

In re Montgomery Realty Group, LLC

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 Montgomery Realty Group, LLC 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:

**Montgomery Realty Group, Inc.
447 Battery Street, Suite 230
San Francisco, CA 94111**

None [*Check if applicable*]

December 19, 2022

Date

/s/ Michael St. James

Michael St. James 95653

Signature of Attorney or Litigant

Counsel for **Montgomery Realty Group, LLC**

St. James Law, P.C.

22 Battery Street, Suite 810

San Francisco, CA 94111

415-391-7566 Fax:415-391-7568

ecf@stjames-law.com