

B4 (Official Form 4) (12/07)

**United States Bankruptcy Court
District of Massachusetts**

In re SW Boston Hotel Venture LLC

Debtor(s)

Case No. 10-14535

Chapter 11

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Following is the list of the debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11 [or chapter 9] case. The 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 20 largest unsecured claims. If a minor child is one of the creditors holding the 20 largest unsecured claims, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See 11 U.S.C. § 112; Fed. R. Bankr. P. 1007(m).

(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>
Bovis Lend Lease LMB, Inc., Attn: Geoff 179 Lincoln Street Boston, MA 02111	Bovis Lend Lease LMB, Inc., Attn: Geoff 179 Lincoln Street Boston, MA 02111			699,872.63
The 100 Stuart St. Residential Condomini PO Box 22051 Lake Buena Vista, FL 32830	The 100 Stuart St. Residential Condomini PO Box 22051 Lake Buena Vista, FL 32830			229,806.53
Edwards Angell Palmer & Dodge, Att: Reb 111 Huntington Avenue Boston, MA 02199	Edwards Angell Palmer & Dodge, Att: Reb 111 Huntington Avenue Boston, MA 02199			137,603.49
Gilmartin, Magence & Ross LLP 376 Boyston Street Boston, MA 02116	Gilmartin, Magence & Ross LLP 376 Boyston Street Boston, MA 02116			57,956.00
GS Associates, Inc. 65 Parker Street Suite 2, NE 01950	GS Associates, Inc. 65 Parker Street Suite 2, NE 01950			45,265.05
Otis & Ahern, Attn: Kevin Ahearn 200 Newbury Street Boston, MA 02116	Otis & Ahern, Attn: Kevin Ahearn 200 Newbury Street Boston, MA 02116			41,529.42
Capital Hotel Management LLC 548 Cabot Street Beverly, MA 01915	Capital Hotel Management LLC 548 Cabot Street Beverly, MA 01915			41,218.26
UCS Services, Inc. 42 Stillman Rd. Lynnfield, MA 01940	UCS Services, Inc. 42 Stillman Rd. Lynnfield, MA 01940			36,771.00
TRO Jung Brannen 22 Boston Wharf Road Boston, MA 02210	TRO Jung Brannen 22 Boston Wharf Road Boston, MA 02210			34,701.34
Duff & Phelps 12595 Collection Center Dr. Chicago, IL 60693	Duff & Phelps 12595 Collection Center Dr. Chicago, IL 60693			29,511.00

B4 (Official Form 4) (12/07) - Cont.

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Case No. _____

Debtor(s)

LIST OF CREDITORS HOLDING 20 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>
MS Signs Inc. 183-229 Grand Street Unit A, PA 07501	MS Signs Inc. 183-229 Grand Street Unit A, PA 07501			19,977.14
Prudential Real Estate Investors (Beacon) 8 Campus Drive Parsippany, NY 07054	Prudential Real Estate Investors (Beacon) 8 Campus Drive Parsippany, NY 07054			17,923.25
Nstar PO Box 4508 Woburn, MA 01888	Nstar PO Box 4508 Woburn, MA 01888			11,336.95
Meichi Peng Design Studio 460 Harrison Ave. Boston, MA 02118	Meichi Peng Design Studio 460 Harrison Ave. Boston, MA 02118			10,353.94
DiPesa & Company, CPA's 1250 Hancock Street Quincy, MA 02169	DiPesa & Company, CPA's 1250 Hancock Street Quincy, MA 02169			10,000.00
Inspection & Valuation International, In 55 West Red Oak Lane White Plains, NY 10604	Inspection & Valuation International, In 55 West Red Oak Lane White Plains, NY 10604			6,450.00
Kortenhaus Communications 29 Commonwealth Avenue Boston, MA 02116	Kortenhaus Communications 29 Commonwealth Avenue Boston, MA 02116			6,065.56
Niche Development 317 Adelaide Street West Ste 205, Toronto, Ontario Canada, M5V1P9	Niche Development 317 Adelaide Street West Ste 205, Toronto, Ontario Canada, M5V1P9			5,000.00
Falvey Finishing Co., Inc. 111 Boston St. Dorchester, MA 02125	Falvey Finishing Co., Inc. 111 Boston St. Dorchester, MA 02125			4,500.00
E.A. Spry & Co., Inc. 54 Holton Street Woburn, MA 01801	E.A. Spry & Co., Inc. 54 Holton Street Woburn, MA 01801			4,312.60

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

I, the _____ 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 _____

Signature Is/ Carol S. Parks
Carol S. Parks

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.