

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF MASSACHUSETTS  
EASTERN DIVISION**

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In Re:  
SW Boston Hotel Venture LLC,  
  
Debtor

Chapter 11  
Bankruptcy No. 10-14535 - JNF  
**(LEAD CASE)**

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In Re:  
General Trading Company,  
  
Debtor

Chapter 11  
Bankruptcy No. 10-14532 - JNF

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In Re:  
Frank Sawyer Corporation,  
  
Debtor

Chapter 11  
Bankruptcy No. 10-14533 - JNF

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In Re:  
100 Stuart Street LLC,  
  
Debtor

Chapter 11  
Bankruptcy No. 10-14534 - JNF

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In Re:  
Auto Sales & Service, Inc.  
  
Debtor

Chapter 11  
Bankruptcy No. 10-14528 - JNF  
  
*(Jointly Administered)*

**NOTICE OF UNSECURED CREDITORS' COMMITTEE ORGANIZATION MEETING  
(WITH CERTIFICATE OF SERVICE)**

To: ALL PARTIES IN INTEREST

Pursuant to 20 U.S.C. 586(a)(3)(B) and 11 U.S.C. 307 and 1102, BE ADVISED that the Acting United States Trustee will conduct a meeting at 1 p.m. EST on Thursday, May 13, 2010 in Ste. 1000, JW McCormack Post Office & Courthouse, 5 Post Office Square, Boston, MA 02109-3934 to appoint an unsecured creditors' committee in the SW Boston Hotel Venture LLC case.

Attached hereto as Exhibits 1 and 2, respectively, are the Acting United States Trustee's May 4, 2010 solicitation letter and formation questionnaire.

If you are eligible to serve on the unsecured creditors' committee and are interested in being considered for membership, please read each document carefully.

Respectfully submitted,

JOHN P. FITZGERALD III  
Acting United States Trustee

By: /s/ Paula R.C. Bachtell  
Paula R.C. Bachtell, BBO# 564155  
U.S. Department of Justice  
Office of the U.S. Trustee  
JW McCormack Post Office & Courthouse  
5 Post Office Square, Ste. 1000  
Boston, MA 02109-3934  
TEL: (617) 788-0406  
FAX: (617) 565-6368  
paula.bachtell@usdoj.gov

Dated: May 3, 2010

**CERTIFICATE OF SERVICE**

I certify that on May 4, 2010, I transmitted copies of the foregoing to the individuals listed in the Debtor's list of top 20 creditors by United States mail, First Class postage pre-paid or, where possible, by facsimile or electronic mail, and by ECF to the individuals who have filed notices of appearance in the Court's CM/ECF database, including the Debtor's counsel, Harold B. Murphy, Esq.

/s/ Paula R.C. Bachtell  
Paula R.C. Bachtell

Harold B. Murphy  
Hanify & King, P. C.  
One Beacon Street  
21st Floor  
Boston, MA 02108  
bankruptcy@hanify.com  
(Debtors' Counsel)

Natalie B. Sawyer  
Hanify & King, P.C.  
One Beacon Street

21st Floor  
Boston, MA 02108  
[nbs@hanify.com](mailto:nbs@hanify.com)  
(Debtors' Counsel)

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Goodwin Procter LLP  
53 State Street  
Exchange Place  
Boston, MA 02109  
[gmartin@goodwinprocter.com](mailto:gmartin@goodwinprocter.com)  
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and Prudential Real Estate Investors)

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Lyne, Woodworth, & Evarts LLP  
12 Post Office Sq.  
Boston, MA 02109  
[kbuyuk@lwelaw.com](mailto:kbuyuk@lwelaw.com)  
(Counsel for City of Boston)

Deborah S. Griffin  
Holland & Knight LLP  
10 St. James Ave.  
Boston, MA 02116  
[deborah.griffin@hkllaw.com](mailto:deborah.griffin@hkllaw.com)  
(Counsel for Bovis Lead Lease LMB, Inc.)

John J. Monaghan  
Holland & Knight  
10 St. James Avenue  
Boston, MA 02116  
[bos-bankruptcy@hkllaw.com](mailto:bos-bankruptcy@hkllaw.com)  
(Counsel for Starwood Hotels & Resorts Worldwide, Inc.  
and certain of its affiliates, including, but not limited to W Hotel Management, Inc.)

MDET  
19 Staniford St.  
Boston, MA 02114

Internal Revenue Service  
P.O. Box 9112  
Special Procedures Room 800  
Boston, MA 02203

Massachusetts Department of Revenue  
Bankruptcy Unit  
100 Cambridge Street  
P.O. Box 9564  
Boston, MA 02114-9564



U.S. Department of Justice

Office for United States Trustees  
Districts of Maine, Massachusetts,  
New Hampshire and Rhode Island

Direct Dial: 617-788-0406

John W. McCormack Post Office and Courthouse 617-788-0400  
5 Post Office Square, Suite 1000  
Boston, MA 02109-3934  
Fax: 617-565-6368

May 3, 2010

The Unsecured Creditors  
Identified on the Enclosed List

Re: 10-14535-JNF, SW Boston Hotel Venture LLC

Dear Sir/Madam:

The above debtor filed a voluntary chapter 11 bankruptcy petition on April 28, 2010 in Boston, Massachusetts. As one of the debtor's largest unsecured creditors, you are invited to attend an informal meeting, where the United States Trustee will attempt to organize an official committee of unsecured creditors.

The United States Trustee has scheduled the meeting for 1 p.m. EST on Thursday, May 13, 2010 in Suite 1000, 10<sup>th</sup> Floor, John W. McCormack Post Office & Courthouse, 5 Post Office Square, Boston, MA 02109-3934.

I enclose a Creditors' Committee Questionnaire. If you are eligible to serve on the committee and are interested in being considered for membership, please complete the form and return it to me by fax, email or mail as soon as possible.

While you need not attend the meeting in person, you must submit the completed questionnaire to me on or before Tuesday, May 11, 2010 at 12:00 Noon. The Acting United States Trustee, in the exercise of his judgment, might not consider creditors submitting late questionnaires for committee membership. My fax number is (617) 565-6368. My e-mail address is [paula.bachrell@usdoj.gov](mailto:paula.bachrell@usdoj.gov). You may call me at (617) 788-0406 with questions.

Thank you in advance for your anticipated cooperation.

Yours sincerely,

JOHN P. FITZGERALD, III  
ACTING UNITED STATES TRUSTEE

By: /s/ Paula R. C. Bachtell  
Paula R. C. Bachtell, BBO# 564155  
U.S. Department of Justice  
Office of the U.S. Trustee  
J.W. McCormack Post Office & Courthouse  
5 Post Office Square, Suite 1000  
Boston, MA 02109-3934  
TEL: (617) 788-0406  
FAX: (617) 565-6368  
E-MAIL: [paula.bachtell@usdoj.gov](mailto:paula.bachtell@usdoj.gov)

cc:

Harold B. Murphy [hbm@hanify.com](mailto:hbm@hanify.com)  
Natalie B. Sawyer [nbs@hanify.com](mailto:nbs@hanify.com)  
Kate Buyuk [kbuyuk@lwelaw.com](mailto:kbuyuk@lwelaw.com)  
Deborah S. Griffin [deborah.griffin@hkllaw.com](mailto:deborah.griffin@hkllaw.com)  
Gina L. Martin [gmartin@goodwinprocter.com](mailto:gmartin@goodwinprocter.com)  
John J. Monaghan [bos-bankruptcy@hkllaw.com](mailto:bos-bankruptcy@hkllaw.com)

**JOHN P. FITZGERALD III  
ACTING UNITED STATES TRUSTEE  
REGION 1**

CHAPTER 11

Case: SW Boston Hotel Venture LLC

Case No.: 10-14535-JNF

**UNSECURED CREDITORS' COMMITTEE FORMATION QUESTIONNAIRE**

1. Creditor's Name (name of corporation or individual holding claim):

\_\_\_\_\_

Address: \_\_\_\_\_

2. Creditor's Representative (e.g. Credit Manager), if different from above:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Title: \_\_\_\_\_

Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

3. Name of Unsecured Claim (e.g. trade, debenture) and, where appropriate, industry (e.g. contractor, utility, goods or services, etc.): \_\_\_\_\_

\_\_\_\_\_

4. Amount of unsecured claim: \$ \_\_\_\_\_

5. Does creditor also have a secured claim against this debtor? \_\_\_\_\_

A consignment claim? \_\_\_\_\_

If "yes," indicate amount: \_\_\_\_\_

Indicate collateral securing obligation and dates on which security documents executed and current UCC-1 financing statements filed: \_\_\_\_\_

\_\_\_\_\_

If consignment claim and no UCC-1 financing statement filed, explain why claim secured: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

6. Does the creditor have any potential or known conflicts which would prevent the creditor from carrying out its fiduciary duties under the Bankruptcy Code? \_\_\_\_\_

If so, please indicate: \_\_\_\_\_

\_\_\_\_\_

7. Would your schedule permit you to actively participate in the committee by attending weekly meetings (either by telephone or in person)? \_\_\_\_\_

8. Please discuss any expertise you have in bankruptcy matters or in other financial, managerial or engineering: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

**RETURN TO:**

Paula R. C. Bachtell, BBO# 564155  
U.S. Department of Justice  
Office of the U.S. Trustee  
J.W. McCormack Post Office & Courthouse  
5 Post Office Square, Suite 1000  
Boston, MA 02109-3934  
TEL: (617) 788-0406  
FAX: (617) 565-6368  
E-MAIL: [paula.bachtell@usdoj.gov](mailto:paula.bachtell@usdoj.gov)

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.

In re SW Boston Hotel Venture LLC

Case No. \_\_\_\_\_

Debtor(s) \_\_\_\_\_

**LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS**  
(Continuation Sheet)

(1) <i>Name of creditor and complete mailing address including zip code</i>	(2) <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>	(3) <i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	(4) <i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	(5) <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 /s/ 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.