

**UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK**

-----X
In re : Chapter 11
: :
Doral Financial Corporation, et al.,¹ : Case No. 15-10573 (SCC)
: :
Debtors. : (Jointly Administered)
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**GLOBAL NOTES TO SCHEDULES OF ASSETS AND LIABILITIES AND
STATEMENT OF FINANCIAL AFFAIRS FOR DORAL PROPERTIES, INC.**

¹ The last four digits of the taxpayer identification number of the Debtors are: Doral Financial Corporation (2162); Doral Properties, Inc. (2283).

These General Notes are incorporated by reference in, and comprise an integral part of, Doral Properties, Inc.'s Schedules of Assets and Liabilities (the "Schedules") and its Statement of Financial Affairs (the "SOFA" and together with the Schedules, the "Schedules and SOFA") and should be referred to and considered in connection with any review of the Schedules and SOFA.

On November 25, 2015, Doral Properties, Inc. (the "Debtor") filed a voluntary petition for relief under chapter 11 of title 11 of the United States Code (the "Bankruptcy Code") in the United States Bankruptcy Court for the Southern District of New York (the "Bankruptcy Court").

With the assistance of its advisors, the Debtor prepared its Schedules and SOFA pursuant to section 521 of the Bankruptcy Code and Rule 1007 of the Federal Rules of Bankruptcy Procedure. The Schedules and SOFA are unaudited and do not purport to represent financial statements prepared in accordance with Generally Accepted Accounting Principles in the United States ("GAAP"), and they are not intended to be fully reconciled to the Debtor's financial statements.

Although the Debtor has made every reasonable effort to ensure that the Schedules and SOFA are accurate and complete based on information that was available to them at the time of preparation, subsequent information or discovery may result in material changes to the Schedules and SOFA, and inadvertent errors or omissions may have occurred.

The Schedules and SOFA contain unaudited information, which information is subject to further review, verification, and potential adjustment. As a result, there can be no assurance that the Schedules and SOFA are complete. Subsequent receipt of information or an audit may result in material changes in financial data requiring amendment of the Schedules and SOFA, and the Schedules and SOFA remain subject to further review and verification by the Debtor. The Debtor reserves the right to amend the Schedules and SOFA from time-to-time as may be necessary or appropriate.

The Schedules and SOFA have been signed by Scott Martinez, the Debtor's Chief Restructuring Officer and a Director of Zolfo Cooper, LLC, the Debtor's restructuring advisor. In reviewing and signing the Schedules and SOFA, Mr. Martinez has necessarily relied upon the efforts, statements, and representations of the Debtor's fiduciaries and professionals.

Disclaimer Regarding Information

Prior to the Petition Date, Doral Financial was a bank holding company that owned Doral Bank Puerto Rico ("Doral Bank"). The Debtor was and is a wholly-owned subsidiary of Doral Financial. Doral Financial was subject to regulation by the Federal Reserve, and Doral Financial's banking and nonbanking subsidiaries were overseen by various federal and state authorities, including the Puerto Rico Office of the Commissioner of Financial Institutions ("OCIF") and the FDIC. On February 27, 2015, the OCIF placed Doral Bank in receivership and appointed the FDIC as receiver (the "Receivership"). Shortly after its appointment as receiver, the FDIC sold a large portion of Doral Bank's assets to Popular.

As a result of the Receivership, certain of Doral Financials and the Debtor's books and records, along with other information about Doral Financial and the Debtor's assets, liabilities, and intercompany claims and transfers, are in the custody of Popular and the FDIC. The Debtor is,

therefore, not in control of certain information relating to the Debtor, including accounting and particularly intercompany information.

Asset Presentation

In valuing the Debtor's assets for purposes of the Schedules, the Debtor has not sought current market valuations of the Debtor's assets, because the Debtor does not believe this would be an efficient use of estate funds. The Debtor's primary asset is an office building structure (including a covered parking deck), two related warehouses, and related land (collectively, "Doral Plaza"). The Debtor is in the process of selling Doral Plaza under Bankruptcy Code section 363 and has received approval from the Court for a stalking horse bid for Doral Plaza of \$20.3 million. The Debtor has valued Doral Plaza at \$20.3 million on its Schedules, reflecting this bid, but notes that the bid is subject to an auction process in January which will determine the true current market value for Doral Plaza.

Where necessary, the Debtor has indicated in the Schedules and SOFA that the value of certain assets (and liabilities) is "Unknown" or "Undetermined." Where possible, the Debtor has provided the net book value of assets (and liabilities) as of the Petition Date. The actual market value of the Debtor's assets and liabilities may vary materially from any net book values presented in the Schedules and SOFA.

There may be additional assets that belong to the Debtor that have not been included on the Schedules and SOFA. The Debtor reserves the right to amend or adjust the value of each asset or liability set forth herein and to add additional assets, as such information becomes available.

The omission of an asset of the Debtor on the Schedules and SOFA does not constitute a representation regarding the ownership of the asset, and any such omission shall not constitute a waiver of any rights of the Debtor with respect to that particular asset.

Liabilities

The Debtor sought to value liabilities, and allocate them between the prepetition and postpetition periods, based on information and research conducted in connection with the preparation of the Schedules and SOFA. Liabilities may change as additional information becomes available and further research is conducted. The Debtor reserves the right to change liabilities to the extent additional information becomes available.

Recharacterization

The Debtor has made reasonable efforts to correctly characterize, classify, categorize, and designate the claims, assets, executory contracts, unexpired leases, and other items reported in the Schedules and SOFA. Due to the complexity of the Debtor's business and the limited access to the necessary information, the Debtor may have improperly characterized, classified, categorized, or designated certain items. The Debtor reserves the right to recharacterize, reclassify, recategorize, or redesignate items reported in the Schedules and SOFA at a later time as necessary or appropriate as additional information becomes available.

Contingent Assets/Causes of Action

The Debtor believes it may possess certain claims and causes of action against various parties. Additionally, the Debtor may possess contingent claims in the form of various avoidance actions under chapter 5 of the Bankruptcy Code and other relevant non-bankruptcy laws. The Debtor believes, based on its review of its books and records, that its claims and causes of action, including under chapter 5 of the Bankruptcy Code, are limited in scope due to the Debtor's limited business operations prepetition and likely of immaterial value. The Debtor, despite reasonable efforts, may not have set forth all of the Debtor's causes of action against third parties as assets in the Schedules and SOFA. The Debtor reserves all rights with respect to any claims, causes of action, or avoidance actions the Debtor may have. Nothing contained in these General Notes or the Schedules and SOFA shall be deemed a waiver of any such claims, avoidance actions, or causes of action or in any way prejudice or impair the assertion of such claims.

Insiders

Where the Schedules and SOFA require information regarding "insiders", the Debtor has included information with respect to certain individuals who served as officers and/or directors during the relevant time periods. Such individuals may no longer serve as an officer or director of the Debtor. Inclusion of information with respect to any such individual is not intended to be a binding or legal characterization of such individual as an "insider," as defined under the Bankruptcy Code, federal and state securities laws, or any other applicable law. Additionally, the inclusion of information with respect to any such individual is not intended to be, nor shall it be, an admission of any fact, claim, right, or defense, and the Debtor reserves any such rights, claims, and defenses.

Schedule A – Real Property

Schedule A lists real property owned by the Debtor in Puerto Rico. The Debtor's primary asset is the Doral Plaza, located at 1451 F.D. Roosevelt Avenue in San Juan, Puerto Rico.

Schedule B-21 – Other Contingent and Unliquidated Claims of Every Nature

The Debtor has listed the claims of which it is aware on Schedule B-21. Schedule B-21 may not include all claims of the Debtor, including, without limitation, claims arising under Chapter 5 of the Bankruptcy Code. The Debtor reserves the right to amend Schedule B-21 and its rights with respect to any and all claims of the Debtor, whether or not listed on Schedule B-21.

Schedule D – Creditors Holding Secured Claims

The Debtor has one secured creditor, P.R. Indus., T., Ed., Med. & Env. CFFA ("AFICA"), whose secured claim is assigned under the terms of its loan agreement to UMB Bank, N.A., the trustee for certain secured bonds.

Schedule G – Executory Contracts

While substantial efforts have been made to ensure the accuracy of Schedule G, inadvertent errors or omissions may have occurred. Listing a contract or agreement on Schedule G does not

constitute an admission that such contract or agreement is an executory contract or unexpired lease or that such contract or agreement was in effect on the Petition Date or is valid or enforceable. The Debtor reserves the right to dispute the validity, status, enforceability, or liability under any contracts, agreements, or leases set forth in Schedule G and to amend or supplement such Schedule as necessary.

Omission of a contract or agreement from Schedule G does not constitute an admission that such omitted contract or agreement is not an executory contract or unexpired lease. The Debtor reserves its rights regarding any such omitted contracts or agreements.

Schedule H – Codebtors

Doral Financial is a guarantor for the Debtor's two loan agreements with AFICA, each of which loan agreement has associated bonds outstanding.

SOFA 3b & 3c

The Debtor has expended substantial efforts to compile a list of transfers in the 90 days prior to the Petition Date for SOFA question 3b and in the year prior to the Petition Date to insiders for question 3c. The Debtor's response to questions 3b & 3c may not include all applicable transfers. The Debtor reserves the right to amend the responses to questions 3b & 3c and reserves all rights with respect to transfers made prior to the Petition Date, whether or not listed in the SOFA.

The transfers listed in response to SOFA questions 3b & 3c reflect transfers made directly by the Debtor. As discussed above, in certain instances other affiliates of the Debtor, including Doral Bank, may have made payments on behalf of the Debtor that were later reconciled through intercompany accounts. The Debtor reserves its rights with respect to any such transfers.

Further, with respect to transfers to Doral Bank and its subsidiaries, the Debtor has listed in response to question 3c certain transfers to Doral Bank. As noted, the Debtor lacks complete information regarding its prepetition transfers. Additional transfers to Doral Bank or Doral Bank's direct or indirect subsidiaries may exist which are not listed in the SOFA. The Debtor reserves its rights with respect to any such transfers.

SOFA 11

Closed Financial Accounts

The Debtor reserves the right to amend the response to question 11 and the Debtor's rights with respect to these accounts.

SOFA 19

The response to SOFA question 19 notes that certain books of account and records of the Debtor are held by the FDIC or Popular. See Disclaimer Regarding Information, above.

General Reservation of Rights

The Debtor specifically reserves the right to amend, modify, supplement, correct, change, or alter any part of the Schedules and SOFA as and to the extent necessary as the Debtor deems appropriate.

**United States Bankruptcy Court
Southern District of New York**

In re **Doral Properties, Inc.**
Debtor

Case No. **15-13160**

Chapter **11**

SUMMARY OF SCHEDULES

Indicate as to each schedule whether that schedule is attached and state the number of pages in each. Report the totals from Schedules A, B, D, E, F, I, and J in the boxes provided. Add the amounts from Schedules A and B to determine the total amount of the debtor's assets. Add the amounts of all claims from Schedules D, E, and F to determine the total amount of the debtor's liabilities. Individual debtors must also complete the "Statistical Summary of Certain Liabilities and Related Data" if they file a case under chapter 7, 11, or 13.

NAME OF SCHEDULE	ATTACHED (YES/NO)	NO. OF SHEETS	ASSETS	LIABILITIES	OTHER
A - Real Property	Yes	1	20,300,000.00		
B - Personal Property	Yes	4	2,849,434.77		
C - Property Claimed as Exempt	No	0			
D - Creditors Holding Secured Claims	Yes	1		30,835,000.00	
E - Creditors Holding Unsecured Priority Claims (Total of Claims on Schedule E)	Yes	1		0.00	
F - Creditors Holding Unsecured Nonpriority Claims	Yes	5		6,500,000.00	
G - Executory Contracts and Unexpired Leases	Yes	2			
H - Codebtors	Yes	1			
I - Current Income of Individual Debtor(s)	No	0			N/A
J - Current Expenditures of Individual Debtor(s)	No	0			N/A
Total Number of Sheets of ALL Schedules		15			
			Total Assets	23,149,434.77	
			Total Liabilities	37,335,000.00	

**United States Bankruptcy Court
Southern District of New York**

In re **Doral Properties, Inc.**
Debtor

Case No. **15-13160**

Chapter **11**

STATISTICAL SUMMARY OF CERTAIN LIABILITIES AND RELATED DATA (28 U.S.C. § 159)

If you are an individual debtor whose debts are primarily consumer debts, as defined in § 101(8) of the Bankruptcy Code (11 U.S.C. § 101(8)), filing a case under chapter 7, 11 or 13, you must report all information requested below.

Check this box if you are an individual debtor whose debts are NOT primarily consumer debts. You are not required to report any information here.

This information is for statistical purposes only under 28 U.S.C. § 159.

Summarize the following types of liabilities, as reported in the Schedules, and total them.

Type of Liability	Amount
Domestic Support Obligations (from Schedule E)	
Taxes and Certain Other Debts Owed to Governmental Units (from Schedule E)	
Claims for Death or Personal Injury While Debtor Was Intoxicated (from Schedule E) (whether disputed or undisputed)	
Student Loan Obligations (from Schedule F)	
Domestic Support, Separation Agreement, and Divorce Decree Obligations Not Reported on Schedule E	
Obligations to Pension or Profit-Sharing, and Other Similar Obligations (from Schedule F)	
TOTAL	

State the following:

Average Income (from Schedule I, Line 12)	
Average Expenses (from Schedule J, Line 22)	
Current Monthly Income (from Form 22A-1 Line 11; OR, Form 22B Line 14; OR, Form 22C-1 Line 14)	

State the following:

1. Total from Schedule D, "UNSECURED PORTION, IF ANY" column		
2. Total from Schedule E, "AMOUNT ENTITLED TO PRIORITY" column		
3. Total from Schedule E, "AMOUNT NOT ENTITLED TO PRIORITY, IF ANY" column		
4. Total from Schedule F		
5. Total of non-priority unsecured debt (sum of 1, 3, and 4)		

B6A (Official Form 6A) (12/07)

In re Doral Properties, Inc.

Debtor(s)

Case No. 15-13160

SCHEDULE A - REAL PROPERTY

Except as directed below, list all real property in which the debtor has any legal, equitable, or future interest, including all property owned as a co-tenant, community property, or in which the debtor has a life estate. Include any property in which the debtor holds rights and powers exercisable for the debtor's own benefit. If the debtor is married, state whether the husband, wife, both, or the marital community own the property by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the debtor holds no interest in real property, write "None" under "Description and Location of Property."

Do not include interests in executory contracts and unexpired leases on this schedule. List them in Schedule G - Executory Contracts and Unexpired Leases.

If an entity claims to have a lien or hold a secured interest in any property, state the amount of the secured claim. See Schedule D. If no entity claims to hold a secured interest in the property, write "none" in the column labeled "Amount of Secured Claim."

If the debtor is an individual or if a joint petition is filed, state the amount of any exemption claimed in the property only in Schedule C - Property Claimed as Exempt.

Description and Location of Property	Nature of Debtor's Interest in Property	Husband Wife Joint or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption	Amount of Secured Claim
Doral Financial Plaza 1451 FD Roosevelt Avenue San Juan, PR	Real estate owned	-	\$20,300,000.00 ^(a)	\$30,835,000.00
Doral Financial Plaza Main File Storage Lots B 11-12, B Street, Constitucion Industrial Park San Juan, PR	Real estate owned	-	Unknown	\$30,835,000.00
Doral Financial Plaza, Secondary Storage Lot B-10, B Street, Constitucion Industrial Park San Juan, PR	Real estate owned	-	Unknown	\$30,835,000.00

Total: **\$20,300,000.00**
(Report also on Summary of Schedules)

^(a) **Current stalking horse bid for the building and warehouses; subject to an auction process.**

In re Doral Properties, Inc.

Case No. 15-13160

Debtor

SCHEDULE B - PERSONAL PROPERTY

Except as directed below, list all personal property of the debtor of whatever kind. If the debtor has no property in one or more of the categories, place an "x" in the appropriate position in the column labeled "None." If additional space is needed in any category, attach a separate sheet properly identified with the case name, case number, and the number of the category. If the debtor is married, state whether husband, wife, both, or the marital community own the property by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the debtor is an individual or a joint petition is filed, state the amount of any exemptions claimed only in Schedule C - Property Claimed as Exempt.

Do not list interests in executory contracts and unexpired leases on this schedule. List them in Schedule G - Executory Contracts and Unexpired Leases.

If the property is being held for the debtor by someone else, state that person's name and address under "Description and Location of Property." If the property is being held for a minor child, simply 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 and Fed. R. Bankr. P. 1007(m).

Type of Property	N O N E	Description and Location of Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption
1. Cash on hand	X			
2. Checking, savings or other financial accounts, certificates of deposit, or shares in banks, savings and loan, thrift, building and loan, and homestead associations, or credit unions, brokerage houses, or cooperatives.		UMB Bank, Cash Collateral Trust Account #750.1	-	2,603,206.17
		Banco Popular, Operating Account, Account # 4964	-	246,228.60
3. Security deposits with public utilities, telephone companies, landlords, and others.	X			
4. Household goods and furnishings, including audio, video, and computer equipment.	X			
5. Books, pictures and other art objects, antiques, stamp, coin, record, tape, compact disc, and other collections or collectibles.	X			
6. Wearing apparel.	X			
7. Furs and jewelry.	X			
8. Firearms and sports, photographic, and other hobby equipment.	X			
9. Interests in insurance policies. Name insurance company of each policy and itemize surrender or refund value of each.	X			
10. Annuities. Itemize and name each issuer.	X			
Sub-Total >				2,849,434.77
(Total of this page)				

3 continuation sheets attached to the Schedule of Personal Property

In re **Doral Properties, Inc.**

Case No. **15-13160**

Debtor

SCHEDULE B - PERSONAL PROPERTY

(Continuation Sheet)

Type of Property	N O N E	Description and Location of Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption
11. Interests in an education IRA as defined in 26 U.S.C. § 530(b)(1) or under a qualified State tuition plan as defined in 26 U.S.C. § 529(b)(1). Give particulars. (File separately the record(s) of any such interest(s). 11 U.S.C. § 521(c).)	X			
12. Interests in IRA, ERISA, Keogh, or other pension or profit sharing plans. Give particulars.	X			
13. Stock and interests in incorporated and unincorporated businesses. Itemize.	X			
14. Interests in partnerships or joint ventures. Itemize.	X			
15. Government and corporate bonds and other negotiable and nonnegotiable instruments.	X			
16. Accounts receivable.		FDIC, as Receiver for Doral Bank, Unpaid Rent	-	Unknown
		Doral Mortgage, LLC (Subsidiary of Doral Bank), Unpaid Rent	-	Unknown
		Doral Recovery II, LLC (Subsidiary of Doral Bank), Unpaid Rent	-	Unknown
17. Alimony, maintenance, support, and property settlements to which the debtor is or may be entitled. Give particulars.	X			
18. Other liquidated debts owed to debtor including tax refunds. Give particulars.	X			
19. Equitable or future interests, life estates, and rights or powers exercisable for the benefit of the debtor other than those listed in Schedule A - Real Property.	X			
20. Contingent and noncontingent interests in estate of a decedent, death benefit plan, life insurance policy, or trust.	X			

Sub-Total > **0.00**
(Total of this page)

Sheet 1 of 3 continuation sheets attached to the Schedule of Personal Property

In re **Doral Properties, Inc.**

Case No. **15-13160**

Debtor

SCHEDULE B - PERSONAL PROPERTY
(Continuation Sheet)

Type of Property	N O N E	Description and Location of Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption
21. Other contingent and unliquidated claims of every nature, including tax refunds, counterclaims of the debtor, and rights to setoff claims. Give estimated value of each.		FDIC, as Receiver for Doral Bank, Claim	-	Unknown
		Doral Mortgage, LLC, Claim	-	Unknown
		Doral Recovery II, LLC, Claim	-	Unknown
		Commonwealth of Puerto Rico, Deferred Tax Asset	-	Unknown
22. Patents, copyrights, and other intellectual property. Give particulars.	X			
23. Licenses, franchises, and other general intangibles. Give particulars.	X			
24. Customer lists or other compilations containing personally identifiable information (as defined in 11 U.S.C. § 101(41A)) provided to the debtor by individuals in connection with obtaining a product or service from the debtor primarily for personal, family, or household purposes.	X			
25. Automobiles, trucks, trailers, and other vehicles and accessories.	X			
26. Boats, motors, and accessories.	X			
27. Aircraft and accessories.	X			
28. Office equipment, furnishings, and supplies.		Premises, furniture and equipment, net	-	Unknown
29. Machinery, fixtures, equipment, and supplies used in business.	X			
30. Inventory.	X			
31. Animals.	X			
32. Crops - growing or harvested. Give particulars.	X			
33. Farming equipment and implements.	X			
34. Farm supplies, chemicals, and feed.	X			

Sub-Total > **0.00**
(Total of this page)

Sheet **2** of **3** continuation sheets attached to the Schedule of Personal Property

In re Doral Properties, Inc. Case No. 15-13160
Debtor

SCHEDULE B - PERSONAL PROPERTY
(Continuation Sheet)

Type of Property	NON E	Description and Location of Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption
35. Other personal property of any kind not already listed. Itemize.	X			

Sub-Total > **0.00**
(Total of this page)
Total > **2,849,434.77**

Sheet 3 of 3 continuation sheets attached
to the Schedule of Personal Property

(Report also on Summary of Schedules)

B6F (Official Form 6F) (12/07)

In re **Doral Properties, Inc.**

Debtor(s)

Case No. **15-13160**

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS

State the name, mailing address, including zip code, and last four digits of any account number of all entities holding unsecured claims without priority against the debtor, as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. If a minor child is a creditor, 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 and Fed. R. Bankr. P. 1007(m). Do not include claims listed in Schedules D and E. If all creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H - Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community."

If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns).

Report the total of all claims listed on this schedule in the box labeled "Total" on the last sheet of the completed schedule. Report this total also on the Summary of Schedules and, if the debtor is an individual with primarily consumer debts, report this total also on the Statistical Summary of Certain Liabilities and Related Data.

Check this box if debtor has no creditors holding secured claims to report on this Schedule F.

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER <i>(See instructions above.)</i>	C O D E B T O R	Husband, Wife, Joint, or Community			C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM
		H W J C	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.					
ACCOUNT NO.								
P.R. Indus., T., Ed., Med. & Env. CFFA C/O Wilmington Trust, as Successor Trustee Corporate Trust Services 25 Charles St., 11th floor, MD2-CS58 Baltimore, MD 21201		N A	Loan				6,500,000.00	
ACCOUNT NO.								
Alarm & Control System Co., Inc. PO Box 11857 San Juan, PR 00922-1857		N A	Services		X	X	2,420.89	

B6F (Official Form 6F) (12/07) - Cont.
In re **Doral Properties, Inc.**

Case No **15-13160**

Debtor(s)

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER <i>(See instructions above.)</i>	C O D E B T O R	Husband, Wife, Joint, or Community		C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM
		H W J C					
ACCOUNT NO.							
Autoridad de Acueductos y Alcantarillado PO Box 70101 San Juan, PR 00936-8101		N A	Services	X	X		5,183.33
ACCOUNT NO.							
Autoridad de Energia Electrica PO Box 363508 San Juan, PR 00936-3508		N A	Services	X	X		49,745.99
ACCOUNT NO.							
Banco Popular de Puerto Rico 209 Munoz Rivera Avenue San Juan, PR 00918		N A	Former Tenant	X	X	X	Undetermined
ACCOUNT NO.							
Cascade Water Services PO Box 190 Bayamon, PR 00960-1900		N A	Services	X	X		1,711.53
ACCOUNT NO.							
Consolidated Waste Services Corp. PO Box 1339 Gurabo, PR 00778		N A	Services	X	X		10,484.74
ACCOUNT NO.							
Centro de Recaudacion de Ingresos Municipales de Puerto Rico ("CRIM") PO Box 195387 San Juan, PR 00919-5387		N A	Tax	X	X	X	Undetermined

B6F (Official Form 6F) (12/07) - Cont.
In re **Doral Properties, Inc.**

Case No **15-13160**

Debtor(s)

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER <i>(See instructions above.)</i>	C O D E B T O R	H W J C	Husband, Wife, Joint, or Community	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM
			DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.				
ACCOUNT NO.							
Deya Elevator Services Inc PO Box 362411 San Juan, PR 00936-2411		N A	Services	X	X		Undetermined
ACCOUNT NO.							
Doral Mortgage, LLC 1601 Bryan Street Dallas, TX 75201		N A	Former Tenant	X	X	X	Undetermined
ACCOUNT NO.							
Doral Recovery II, LLC 1601 Bryan Street Dallas, TX 75201		N A	Former Tenant	X	X	X	Undetermined
ACCOUNT NO.							
FDIC as Receiver for Doral Bank 1601 Bryan Street Dallas, TX 75201		N A	Former Tenant	X	X	X	Undetermined
ACCOUNT NO.							
GJ Fire & Burglary Equip. Inc. PO Box 367173 San Juan, PR 00936-7173		N A	Services	X	X		2,881.16
ACCOUNT NO.							
Gobierno de Puerto Rico Edificio Intendente Ramirez, 10 Paseo Covadonga San Juan, PR 00901		N A	Tax	X	X	X	Undetermined

B6F (Official Form 6F) (12/07) - Cont.
In re **Doral Properties, Inc.**

Case No **15-13160**

Debtor(s)

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER <i>(See instructions above.)</i>	C O D E B T O R	Husband, Wife, Joint , or Community		C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM
		H W J C					
ACCOUNT NO.							
JL Air Conditioning & Refrigeration PO Box 194482 San Juan, PR 00919-4482		N A	Services	X	X		2,536.63
ACCOUNT NO.							
Jones Lang LaSalle Puerto Rico Inc. 350 Ave Chardon , STE 225 San Juan, PR 00918		N A	Services	X	X		13,498.57
ACCOUNT NO.							
National Building Maintenance Corp. 855 Ave Hostos Ponce, PR 00716-1105		N A	Services	X	X		24,986.36
ACCOUNT NO.							
Ranger American of P.R. PO Box 29105 San Juan, PR 00929-0105		N A	Services	X	X		34,469.91
ACCOUNT NO.							
Smart Building Solutions PO Box 3664 Carolina, PR 00984		N A	Services	X	X		8,177.40
ACCOUNT NO.							
Thyssenkrupp Elevator, Inc PO Box 933977 Atlanta, GA 31193-3977		N A	Services	X	X		6,828.00

B6F (Official Form 6F) (12/07) - Cont.
In re **Doral Properties, Inc.**

Case No **15-13160**

Debtor(s)

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER <i>(See instructions above.)</i>	C O D E B T O R	Husband, Wife, Joint , or Community		C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM
		H W J C					
ACCOUNT NO.							
Universal Equipment Sales & Service Corp PO Box 194048 San Juan, PR 00919-4048		N A	Services	X	X		174.83
Total (Use only on last page of the completed Schedule F.) (Report also on Summary of Schedules and, if applicable, on the Statistical Summary of Certain Liabilities and Related Data.)							6,663,099.34

In re Doral Properties, Inc.

Case No. 15-13160

Debtor

SCHEDULE G - EXECUTORY CONTRACTS AND UNEXPIRED LEASES

Describe all executory contracts of any nature and all unexpired leases of real or personal property. Include any timeshare interests. State nature of debtor's interest in contract, i.e., "Purchaser", "Agent", etc. State whether debtor is the lessor or lessee of a lease. Provide the names and complete mailing addresses of all other parties to each lease or contract described. If a minor child is a party to one of the leases or contracts, 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 and Fed. R. Bankr. P. 1007(m).

Check this box if debtor has no executory contracts or unexpired leases.

Name and Mailing Address, Including Zip Code, of Other Parties to Lease or Contract	Description of Contract or Lease and Nature of Debtor's Interest. State whether lease is for nonresidential real property. State contract number of any government contract.
Alarm & Control System Co., Inc. PO Box 11857 San Juan, PR 00922-1857	Vendor Contract, Services
Banco Popular de Puerto Rico 209 Munoz Rivera Avenue San Juan, PR 00918	Lease Agreement, Landlord
Caribbean Real Estate Services LLC Centro Internacional de Mercadeo II 90 RD 165, Suite 401 Guaynabo, PR 00968	Broker Agreement, Services
Cascade Water Services PO Box 190 Bayamon, PR 00960-1900	Vendor Contract, Services
Commercial Centers Management Realty Plaza Caparra Shopping Center 1498 Roosevelt Ave, Suite 201 Guaynabo, PR 00968	Property Management Agreement, Services
Consolidated Waste Services Corp. PO Box 1339 Gurabo, PR 00778	Vendor Contract, Services
Deya Elevator Services Inc PO Box 362411 San Juan, PR 00936-2411	Vendor Contract, Services
GJ Fire & Burglary Equip. Inc. PO Box 367173 San Juan, PR 00936-7173	Vendor Contract, Services
Jones Lang LaSalle Puerto Rico Inc. 350 Ave Chardon , STE 225 San Juan, PR 00918	Vendor Contract, Services
National Building Maintenance Corp. 855 Ave Hostos Ponce, PR 00716-1105	Vendor Contract, Services
Ranger American of P.R. PO Box 29105 San Juan, PR 00929-0105	Vendor Contract, Services

In re **Doral Properties, Inc.**

Case No. **15-13160**

Debtor

SCHEDULE G - EXECUTORY CONTRACTS AND UNEXPIRED LEASES

(Continuation Sheet)

Name and Mailing Address, Including Zip Code, of Other Parties to Lease or Contract	Description of Contract or Lease and Nature of Debtor's Interest. State whether lease is for nonresidential real property. State contract number of any government contract.
Smart Building Solutions PO Box 3664 Carolina, PR 00984	Vendor Contract, Services
Universal Equipment Sales & Service Corp PO Box 194048 San Juan, PR 00919-4048	Vendor Contract, Services

Sheet 1 of 1 continuation sheets attached to the Schedule of Executory Contracts and Unexpired Leases

In re **Doral Properties, Inc.**

Debtor(s)

Case No. **15-13160**

SCHEDULE H - CODEBTORS

Provide the information requested concerning any person or entity, other than a spouse in a joint case, that is also liable on any debts listed by the debtor in the schedules of creditors. Include all guarantors and co-signers. If the debtor resides or resided in a community property state, commonwealth, or territory (including Alaska, Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Puerto Rico, Texas, Washington, or Wisconsin) within the eight years immediately preceding the commencement of this case, identify the name of the debtor's spouse and of any former spouse who resides or resided with the debtor in the community property state, commonwealth, or territory. Include all names used by the nondebtor spouse during the eight years immediately preceding the commencement of this case. If a minor child is a codebtor or a creditor, 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 and Fed. R. Bankr. P. 1007(m).

Check this box if debtor has no codebtors.

NAME AND ADDRESS OF CODEBTOR	NAME AND ADDRESS OF CREDITOR
<p>Doral Financial Corporation 999 Ponce de Leon Blvd., Suite 730 Coral Gables, FL 33134</p>	<p>P.R. Indus., T., Ed., Med. & Env. CFFA C/O UMB Bank, as Successor Trustee Attn: Gordon Gendler 120 South Sixth Street, Suite 1400 Minneapolis, MN 55402</p>
<p>Doral Financial Corporation 999 Ponce de Leon Blvd., Suite 730 Coral Gables, FL 33134</p>	<p>P.R. Indus., T., Ed., Med. & Env. CFFA C/O Wilmington Trust, as Successor Trustee Attn: Jay Smith IV 25 Charles St., 11th Floor Baltimore, MD 21201</p>

B6 Declaration (Official Form 6 - Declaration), (12/07)

**United States Bankruptcy Court
Southern District of New York**

In re Doral Properties, Inc.

Debtor(s)

Case No. 15-13160

Chapter 11

DECLARATION CONCERNING DEBTOR'S SCHEDULES

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the Director of the corporation named as debtor in this case, declare under penalty of perjury that I have read the foregoing summary and schedules, consisting of 17 sheets, and that they are true and correct to the best of my knowledge, information, and belief.

Date 12/29/15

Signature


Scott Martinez
Chief Restructuring Officer

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.