Fill in this information to identify the case:
Debtor 1 Fieldstone A&E, LLC
Debtor 2 (Spouse, if filing)
United States Bankruptcy Court **Eastern District of Michigan**
Case number: **26−48494**

FILED
U.S. Bankruptcy Court
Eastern District of Michigan
10/13/2026
Todd M. Stickle, Clerk

Official Form 410
Proof of Claim

04/25

Read the instructions before filling out this form. This form is for making a claim for payment in a bankruptcy case. Do not use this form to make a request for payment of an administrative expense. Make such a request according to 11 U.S.C. § 503.

Filers must leave out or redact information that is entitled to privacy on this form or on any attached documents. Attach redacted copies of any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. **Do not send original documents;** they may be destroyed after scanning. If the documents are not available, explain in an attachment.

A person who files a fraudulent claim could be fined up to $500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Fill in all the information about the claim as of the date the case was filed. That date is on the notice of bankruptcy (Form 309) **that you received.**

Part 1: Identify the Claim

1. Who is the current creditor?

North 1st Townhomes Homeowners Association, Inc.

Name of the current creditor (the person or entity to be paid for this claim)

Other names the creditor used with the debtor

2. Has this claim been acquired from someone else?

☑ No
☐ Yes. From whom?

3. Where should notices and payments to the creditor be sent?

Federal Rule of Bankruptcy Procedure (FRBP) 2002(g)

Where should notices to the creditor be sent?	**Where should payments to the creditor be sent?** (if different)
North 1st Townhomes Homeowners Association, Inc. Name	Name
Pursiano Law LLP, Attn: Jason Bruce 655 W. Morse Blvd. Suite 112 Winter Park, FL 32789−3745	
Contact phone 407−636−7700	Contact phone
Contact email jbruce@pursiano.com	Contact email
Uniform claim identifier (if you use one):	

4. Does this claim amend one already filed?

☑ No
☐ Yes. Claim number on court claims registry (if known) _____ Filed on _____ MM / DD / YYYY

5. Do you know if anyone else has filed a proof of claim for this claim?

☑ No
☐ Yes. Who made the earlier filing?

Part 2: Give Information About the Claim as of the Date the Case Was Filed

6. **Do you have any number you use to identify the debtor?**
- ☑ No
- ☐ Yes. Last 4 digits of the debtor's account or any number you use to identify the debtor: _____

7. **How much is the claim?** $ unknown

Does this amount include interest or other charges?
- ☑ No
- ☐ Yes. Attach statement itemizing interest, fees, expenses, or other charges required by Bankruptcy Rule 3001(c)(2)(A).

8. **What is the basis of the claim?**

Examples: Goods sold, money loaned, lease, services performed, personal injury or wrongful death, or credit card. Attach redacted copies of any documents supporting the claim required by Bankruptcy Rule 3001(c).

Limit disclosing information that is entitled to privacy, such as healthcare information.

Defect Litigation − See Attached Addendum

9. **Is all or part of the claim secured?**
- ☑ No
- ☐ Yes. The claim is secured by a lien on property.

Nature of property:
- ☐ Real estate. If the claim is secured by the debtor's principal residence, file a *Mortgage Proof of Claim Attachment* (Official Form 410−A) with this *Proof of Claim*.
- ☐ Motor vehicle
- ☐ Other. Describe: _____

Basis for perfection: _____

Attach redacted copies of documents, if any, that show evidence of perfection of a security interest (for example, a mortgage, lien, certificate of title, financing statement, or other document that shows the lien has been filed or recorded.)

Value of property: $ _____

Amount of the claim that is secured: $ _____

Amount of the claim that is unsecured: $ _____ (The sum of the secured and unsecured amounts should match the amount in line 7.)

Amount necessary to cure any default as of the date of the petition: $ _____

Annual Interest Rate (when case was filed) _____ %
- ☐ Fixed
- ☐ Variable

10. **Is this claim based on a lease?**
- ☑ No
- ☐ Yes. **Amount necessary to cure any default as of the date of the petition.** $ _____

11. **Is this claim subject to a right of setoff?**
- ☑ No
- ☐ Yes. Identify the property: _____

12. **Is all or part of the claim entitled to priority under 11 U.S.C. § 507(a)?**	☑ No ☐ Yes. *Check all that apply*:	**Amount entitled to priority**
A claim may be partly priority and partly nonpriority. For example, in some categories, the law limits the amount entitled to priority.	☐ Domestic support obligations (including alimony and child support) under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B).	$
	☐ Up to $3,800* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use. 11 U.S.C. § 507(a)(7).	$
	☐ Wages, salaries, or commissions (up to $17,150*) earned within 180 days before the bankruptcy petition is filed or the debtor's business ends, whichever is earlier. 11 U.S.C. § 507(a)(4).	$
	☐ Taxes or penalties owed to governmental units. 11 U.S.C. § 507(a)(8).	$
	☐ Contributions to an employee benefit plan. 11 U.S.C. § 507(a)(5).	$
	☐ Other. Specify subsection of 11 U.S.C. § 507(a)(_) that applies	$

* Amounts are subject to adjustment on 4/01/28 and every 3 years after that for cases begun on or after the date of adjustment.

Part 3: Sign Below

The person completing this proof of claim must sign and date it. FRBP 9011(b).

If you file this claim electronically, FRBP 5005(a)(3) authorizes courts to establish local rules specifying what a signature is.

A person who files a fraudulent claim could be fined up to $500,000, imprisoned for up to 5 years, or both.
18 U.S.C. §§ 152, 157 and 3571.

Check the appropriate box:

- ☐ I am the creditor.
- ☑ I am the creditor's attorney or authorized agent.
- ☐ I am the trustee, or the debtor, or their authorized agent. Bankruptcy Rule 3004.
- ☐ I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.

I understand that an authorized signature on this Proof of Claim serves as an acknowledgment that when calculating the amount of the claim, the creditor gave the debtor credit for any payments received toward the debt.

I have examined the information in this Proof of Claim 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 date 10/13/2026
MM / DD / YYYY

/s/ Scott B. Kitei
Signature

Print the name of the person who is completing and signing this claim:

Name: Scott B. Kitei
First name Middle name Last name

Title: Attorney

Company: Honigman LLP
Identify the corporate servicer as the company if the authorized agent is a servicer

Address: 660 Woodward Ave. − 2290 First Natl Bldg
Number Street

Detroit, MI 48226
City State ZIP Code

Contact phone 313−465−7524 Email skitei@honigman.com

ADDENDUM TO PROOF OF CLAIM OF
NORTH 1ST TOWNHOMES HOMEOWNERS ASSOCIATION, INC.

North 1st Townhomes Homeowners Association, Inc. ("North 1st") hereby files this proof of claim for unliquidated amounts due and owing to North 1st by debtor Fieldstone A&E, LLC (the "Debtor") as of the date of the Debtor's chapter 11 filing on July 30, 2026 (the "Petition Date").

1. Basis for Claim

On April 18, 2025, North 1st filed an action for damages against the Debtor and others styled *North 1st Townhomes Homeowners Association, Inc. v. OE Kenwood, LLC, et al.*, Case No. 25-002019-CI in the Sixth Judicial Circuit in and for Pinellas County, Florida (the "Defect Litigation"). In the Defect Litigation, North 1st alleges claims against the Debtor and multiple additional defendants for violations of applicable building codes, negligence, and vicarious liability involving the townhome property known as North 1st Townhomes located in Pinellas County, Florida (the "Subject Property").

The Defect Litigation presently involves five parties and a greater number of insurers. It is expected that at least one defendant will file a third-party action against a significant number of subcontractors that were involved in the original construction of the Subject Property. As of the Petition Date, discovery was underway in the Defect Litigation, which includes expert site inspections, depositions and written discovery.

The amount due and owing by the Debtor is unliquidated at this time, so North 1st is filing this claim out to preserve its right to recover from the Debtor once the amount of the claim is liquidated.[1]

2. Documentation

A copy of the complaint filed in the Defect Litigation, as well as any additional supporting documentation for this claim, is available upon request by the Debtor to counsel to North 1st:

Jason Bruce
Pursiano Law LLP
655 W. Morse Blvd.
Suite 112
Winter Park, FL 32789-3745
Tel: (407) 636-7700
E-Mail: jbruce@pursiano.com

[1] To the extent North 1st receives payment from any other defendants in the Defect Litigation, North 1st will reduce the amount of this proof of claim accordingly to reflect such payments.

3. Reservation of Rights

North 1st reserves the right to amend, update, and/or supplement this proof of claim at any time and in any respect and to assert any and all other claims of whatever kind or nature that North 1st has, or may have, against the Debtor in the Debtor's chapter 11 case that comes to North 1st's attention or arises after the filing of this proof of claim, including, without limitation, any claims incurred prior to the Petition Date not itemized herein. The filing of this proof of claim shall not be deemed a waiver or release of any such claims or North 1st's rights against any person, entity, or property, an election of remedy, or waiver of any past, present, or future defaults or events of default. This proof of claim is filed without prejudice to the filing of additional proofs of claim by North 1st with respect to any other liability or indebtedness.