

KEDWEE FALLS

UNITED STATES BANKRUPTCY COURT DISTRICT OF SOUTH CAROLINA PROOF OF CLAIM

Name of Debtor: The Cliffs at ~~Waffle~~ Golf & Country Club, LLC

Case Number: 12-01227

NOTE: See reverse and attached for List of Debtors/Case Numbers/important details. Other than claims under 11 U.S.C. § 503(b)(9), this form should not be used to make a claim for Administrative Expenses arising after the commencement of the case. A "request" for payment of an administrative expense may be filed pursuant to 11 U.S.C. § 503(a).

Name of Creditor (the person or other entity to whom the debtor owes money or property): Michael N. Johnson

Name and address where notices should be sent: 29347867002170 Johnson, Michael 7331 Sedona Way Delray Beach, FL 33446

RECEIVED APR 30 2012 BMC GROUP

If you have already filed a proof of claim with the Bankruptcy Court or BMC, you do not need to file again. THIS SPACE IS FOR COURT USE ONLY

Creditor Telephone Number: 661 638-9852 Name and address where payment should be sent (if different from above): shynwit@comcast.net

Check box if you are aware that anyone else has filed a proof of claim relating to your claim. Attach copy of statement giving particulars.

Check this box to indicate that this claim amends a previously filed claim. Court Claim Number (if known):

Payment Telephone Number ( ) email:

1. AMOUNT OF CLAIM AS OF DATE CASE FILED \$ 125,000. If all or part of your claim is secured, complete item 4. If all or part of your claim is entitled to priority, complete item 5. Check this box if claim includes interest or other charges in addition to the principal amount of claim.

2. BASIS FOR CLAIM: Membership Deposit & Refund (See instruction #2)

3. LAST FOUR DIGITS OF ANY NUMBER BY WHICH CREDITOR IDENTIFIES DEBTOR: J00156

3a. Debtor may have scheduled account as: Unsecured (See instruction #3a)

3b. Uniform Claim Identifier (optional): (See instruction #3b)

4. SECURED CLAIM: (See instruction #4) Check the appropriate box if your claim is secured by a lien on property or a right of set off, attach required redacted documents, and provide the requested information. Nature of property or right of setoff: Describe: Real Estate Motor Vehicle Other Value of Property: Annual Interest Rate: Amount of arrearage and other charges, as of time case filed, included in secured claim, if any: Basis for Perfection: Amount of Secured Claim: Amount Unsecured:

5. Amount of Claim Entitled to Administrative Expense status under 11 U.S.C. § 503(b)(9) or Priority under 11 U.S.C. § 507(a). If any part of the claim falls into one of the following categories, check the box specifying the administrative expense or priority and state the amount. Amount entitled to priority: Amount entitled to administrative expense under 11 U.S.C. § 503(b)(9): You MUST specify the priority of the claim: Domestic support obligations under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B). Up to \$2,600\* 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 \$11,725\*), earned within 180 days before filing of the bankruptcy petition or cessation of the debtor's business, 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 applicable paragraph of 11 U.S.C. § 507(a) ( ). Value of goods received by the debtor within 20 days before the date of the bankruptcy filing - 11 U.S.C. § 503(b)(9).

\* Amounts are subject to adjustment on 4/1/13 and every 3 years thereafter with respect to cases commenced on or after the date of adjustment. Cliffs POC 00364

6. CREDITS: The amount of all payments on this claim has been credited for the purpose of making this proof of claim. (See instruction #6)

**7. DOCUMENTS:** *Attached are redacted copies of documents that support the claim*, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. If the claim is secured, box 4 has been completed, and redacted copies of documents providing evidence of perfection of a security interest are attached. (See instruction #7, and definition of "redacted").  
**DO NOT SEND ORIGINAL DOCUMENTS. ATTACHED DOCUMENTS MAY BE DESTROYED AFTER SCANNING.**

If the documents are not available, please explain:

**DATE-STAMPED COPY:** To receive an acknowledgment of the filing of your claim, enclose a stamped, self-addressed envelope and copy of this proof of claim.

**The original of this completed proof of claim form must be sent by mail or hand delivered (FAXES OR EMAIL NOT ACCEPTED) so that it is actually received on or before 4:00 pm prevailing Eastern Time on May 31, 2012 for Non-Governmental Claimants OR on or before 4:00 pm prevailing Eastern Time on August 27, 2012 for Governmental Claimants.**

**BY MAIL TO:**  
 BMC Group, Inc  
 Attn: Cliffs Claims Processing  
 PO Box 3020  
 Chanhassen, MN 55317-3020

**BY MESSENGER OR OVERNIGHT DELIVERY TO:**  
 BMC Group, Inc  
 Attn: Cliffs Claims Processing  
 18675 Lake Drive East  
 Chanhassen, MN 55317

**8. SIGNATURE:** (See instruction #8)

Check the appropriate box.

- I am the creditor.       I am the creditor's authorized agent. (Attach copy of power of attorney, if any.)       I am the trustee, or the debtor, or their authorized agent. (See Bankruptcy Rule 3004.)       I am a guarantor, surety, indorser, or other codebtor. (See Bankruptcy Rule 3005.)

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

Print Name: Michael Johnson  
 Title: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Address and telephone number (if different from notice address above):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Telephone number: \_\_\_\_\_ email: \_\_\_\_\_

*Michael M. Johnson*      4/23/12  
 (Signature)      (Date)

Penalty for presenting fraudulent claim: Fine of up to \$500,000 or imprisonment for up to 5 years, or both. 18 U.S.C. §§ 152 and 3571.

**LIST OF DEBTORS:**

Case Name	Case Nbr
The Cliffs Club & Hospitality Group, Inc.	12-01220
CCHG Holdings, Inc.	12-01223
The Cliffs at Mountain Park Golf & Country Club, LLC	12-01225
The Cliffs at Keowee Vineyards Golf & Country Club, LLC	12-01226
The Cliffs at Walnut Cove Golf & Country Club, LLC	12-01227
The Cliffs at Keowee Falls Golf & Country Club, LLC	12-01229
The Cliffs at Keowee Springs Golf & Country Club, LLC	12-01230
The Cliffs at High Carolina Golf & Country Club, LLC	12-01231
The Cliffs at Glassy Golf & Country Club, LLC	12-01234
The Cliffs Valley Golf & Country Club, LLC	12-01236
Cliffs Club & Hospitality Service Company, LLC	12-01237

**SETTLEMENT STATEMENT**

6. FILE NUMBER: 07-5644	7. LOAN NUMBER:
8. MORTGAGE INS CASE NUMBER:	

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.  
1.0 3/98 (07-5644.PFD/07-5644/27)

D. NAME AND ADDRESS OF BORROWER:  Michael N. Johnson and Linda M. Johnson 7331 Sedona Way Delray Beach, FL 33446	E. NAME AND ADDRESS OF SELLER:  Mt. Laurel Investments, LLC 803 Shefwood Drive Easley, SC 29642	F. NAME AND ADDRESS OF LENDER:  Wachovia Bank
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G. PROPERTY LOCATION: Lot 24, KFS, Laurel Pointe  Oconee County	H. SETTLEMENT AGENT: 02-0663854 J. Darryl Holland  PLACE OF SETTLEMENT 722 East Mcbee Ave Greenville, SC 29601	I. SETTLEMENT DATE:  November 1, 2007
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J. SUMMARY OF BORROWER'S TRANSACTION		
<b>100. GROSS AMOUNT DUE FROM BORROWER:</b>		
101. Contract Sales Price		1,500,000.00
102. Personal Property		
103. Settlement Charges to Borrower (Line 1400)		131,530.50
104. Payoff First Mortgage		
105. Payoff Second Mortgage		
<i>Adjustments For Items Paid By Seller in advance</i>		
106. City/Town Taxes	to	
107. County Taxes	11/02/07 to 01/01/08	2,130.41
108. POA Dues	11/02/07 to 01/01/08	127.40
109.		
110.		
111.		
112.		
<b>120. GROSS AMOUNT DUE FROM BORROWER</b>		<b>1,633,788.31</b>
<b>200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:</b>		
201. Deposit or earnest money		10,000.00
202. Principal Amount of New Loan(s)		1,052,625.00
203. Existing loan(s) taken subject to		
204. Credit for Real Estate Commiss		45,000.00
205.		
206.		
207.		
208.		
209.		
<i>Adjustments For Items Unpaid By Seller</i>		
210. City/Town Taxes	to	
211. County Taxes	to	
212. POA Dues	to	
213.		
214.		
215.		
216.		
217.		
218.		
219.		
<b>220. TOTAL PAID BY/FOR BORROWER</b>		<b>1,107,625.00</b>
<b>300. CASH AT SETTLEMENT FROM/TO BORROWER:</b>		
301. Gross Amount Due From Borrower (Line 120)		1,633,788.31
302. Less Amount Paid By/For Borrower (Line 220)		( 1,107,625.00)
<b>303. CASH ( X FROM ) ( TO ) BORROWER</b>		<b>526,163.31</b>

K. SUMMARY OF SELLER'S TRANSACTION		
<b>400. GROSS AMOUNT DUE TO SELLER:</b>		
401. Contract Sales Price		1,500,000.00
402. Personal Property		
403.		
404.		
405.		
<i>Adjustments For Items Paid By Seller in advance</i>		
406. City/Town Taxes	to	
407. County Taxes	to	
408. POA Dues	11/02/07 to 01/01/08	127.40
409.		
410.		
411.		
412.		
<b>420. GROSS AMOUNT DUE TO SELLER</b>		<b>1,500,127.40</b>
<b>500. REDUCTIONS IN AMOUNT DUE TO SELLER:</b>		
501. Excess Deposit (See Instructions)		
502. Settlement Charges to Seller (Line 1400)		155,830.00
503. Existing loan(s) taken subject to		
504. Payoff of first Mortgage to Wachovia		1,105,961.08
505. Payoff of second Mortgage		
506.		
507. (Deposit disb. as proceeds)		
508.		
509.		
<i>Adjustments For Items Unpaid By Seller</i>		
510. City/Town Taxes	to	
511. County Taxes	01/01/07 to 11/02/07	10,829.59
512. POA Dues	to	
513.		
514.		
515.		
516.		
517.		
518.		
519.		
<b>520. TOTAL REDUCTION AMOUNT DUE SELLER</b>		<b>1,272,620.67</b>
<b>600. CASH AT SETTLEMENT TO/FROM SELLER:</b>		
601. Gross Amount Due To Seller (Line 420)		1,500,127.40
602. Less Reductions Due Seller (Line 520)		( 1,272,620.67)
<b>603. CASH ( X TO ) ( FROM ) SELLER</b>		<b>227,506.73</b>

**L. SETTLEMENT CHARGES**

<b>700. TOTAL COMMISSION Based on Price</b>		\$ 1,500,000.00 @ 10.0000 %	150,000.00		
<i>Division of Commission (line 700) as Follows:</i>					
701.	\$ 150,000.00	to Cliffs Real Estate, Inc			
702.	\$	to			
703.	Commission Paid at Settlement				
704.		to			150,000.00
<b>800. ITEMS PAYABLE IN CONNECTION WITH LOAN</b>					
801.	Loan Origination Fee	0.2500 %	to Wachovia Bank		2,625.00
802.	Loan Discount	%	to		
803.	Appraisal Fee		to Wachovia Bank		550.00
804.	Credit Report		to		
805.	Yield Spread Premlum		to		
806.	Commitment Fee		to		
807.	Flood Cert.		to		
808.	Underwriting Fee				
809.	Tax Service Fee				
810.	Courier Fee				
811.					
<b>900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE</b>					
901.	Interest From	11/01/07	to 12/01/07 @ \$	/day ( 30 days %)	
902.	Mortgage Insurance Premium for		months to		
903.	Hazard Insurance Premium for	1.0	years to		
904.					
905.					
<b>1000. RESERVES DEPOSITED WITH LENDER</b>					
1001.	Hazard Insurance		months @ \$	per month	
1002.	Mortgage Insurance		months @ \$	per month	
1003.	City/Town Taxes		months @ \$	per month	
1004.	County Taxes		months @ \$	per month	
1005.	POA Dues		months @ \$	per month	
1006.			months @ \$	per month	
1007.			months @ \$	per month	
1008.	Aggregate Adjustment		months @ \$	per month	
<b>1100. TITLE CHARGES</b>					
1101.	Settlement or Closing Fee		to		
1102.	Abstract or Title Search		to J. Darryl Holland		250.00
1103.	Title Examination		to		
1104.	Title Insurance Binder		to J. Darryl Holland		75.00
1105.	Document Preparation		to Olson Smlth Jordan and Cox		250.00
1106.	Notary Fees		to		
1107.	Attorney's Fees		to J. Darryl Holland	1103,1105	400.00
	<i>(includes above item numbers: )</i>				
1108.	Title Insurance		to Investors Title Insurance Agency		2,545.50
	<i>(includes above item numbers: )</i>				
1109.	Lender's Coverage	\$	1,052,625.00	1,804.50	
1110.	Owner's Coverage	\$	1,500,000.00	741.00	
1111.					
1112.					
1113.					
<b>1200. GOVERNMENT RECORDING AND TRANSFER CHARGES</b>					
1201.	Recording Fees: Deed \$	10.00;	Mortgage \$	25.00;	Releases \$ 5.00
1202.	City/County Tax/Stamps: Deed		5,550.00;	Mortgage	
1203.	State Tax/Stamps: Revenue Stamps				Mortgage
1204.	Assignment Fee				
1205.					
<b>1300. ADDITIONAL SETTLEMENT CHARGES</b>					
1301.	Survey		to		
1302.	Pest Inspection		to		
1303.	Courier Express Fees		to J. Darryl Holland		25.00
1304.					25.00
1305.	See addit'l disb. exhibit		to		125,025.00
<b>1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)</b>					
				131,530.50	155,830.00

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

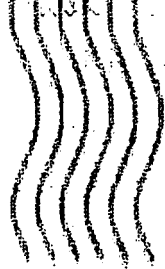
Certified to be a true copy.

Office of J. Darryl Holland  
Settlement Agent

**ADDITIONAL DISBURSEMENTS EXHIBIT**

**Borrower:** Michael N. Johnson and Linda M. Johnson  
**Seller:** Mt. Laurel Investments, LLC  
**Lender:** Wachovia Bank  
**Settlement Agent:** J. Darryl Holland  
 (864)467-0500  
**Place of Settlement:** 722 East Mcbee Ave  
 Greenville, SC 29601  
**Settlement Date:** November 1, 2007  
**Property Location:** Lot 24, KFS, Laurel Pointe  
 Oconee County

PAYEE/DESCRIPTION	NOTE/REF NO	BORROWER	SELLER
J. Darryl Holland Copies/Fax Fee		25.00	
Cliffs Golf and Country Club Full Membership		125,000.00	
<b>Total Additional Disbursements shown on Line 1305</b>		<b>\$ 125,025.00</b>	<b>\$ 0.00</b>



WEST PALM BEACH FL 334

25 APR 2012 PM 11

Johnson

7331 Sedona Way  
Delray Beach FL 33446

RECEIVED

APR 30 2012

BMC GROUP

BMC Group Inc

Cliffs Claims Processing

P.O. Box 3020

Chanhassen, MN 55317-3020

ATTN:

55317302020

