




UNITED STATES BANKRUPTCY COURT DISTRICT OF SOUTH CAROLINA		PROOF OF CLAIM		 Your Claim is Scheduled As Follows: Schedule/Claim ID: s14538 AMOUNT/CLASSIFICATION: \$10,000.00 UNSECURED (CONTINGENT) \$60,000 - JB	
Name of Debtor: The Cliffs at Walnut Cove Golf & Country Club, LLC		Case Number: 12-01227			
<small>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).</small>					
Name of Creditor (the person or other entity to whom the debtor owes money or property) :					
Name and address where notices should be sent:					
 29347866004015 Beaulieu, Denis 3740 Canterbury Court Boca Raton, FL 33434		<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> RECEIVED MAY 14 2012 BMC GROUP </div>		The amounts reflected above constitute your claim as scheduled by the Debtor or pursuant to a filed claim. If you agree with the amounts set forth herein, and have no other claim against the Debtor, you do not need to file this proof of claim EXCEPT as stated below. If the amounts shown above are listed as Contingent, Unliquidated or Disputed, a proof of claim must be filed except as provided in the accompanying bar date notice. If you have already filed a proof of claim with the Bankruptcy Court or BMC, you do not need to file again.	
Creditor Telephone Number ()		email:		THIS SPACE IS FOR COURT USE ONLY	
Name and address where payment should be sent (if different from above):				<input type="checkbox"/> Check this box to indicate that this claim amends a previously filed claim. Court Claim Number (if known): _____ Filed on: _____	
<input type="checkbox"/> 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.					
Payment Telephone Number ()		email:			
1. AMOUNT OF CLAIM AS OF DATE CASE FILED \$ _____					
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. <input type="checkbox"/> Check this box if claim includes interest or other charges in addition to the principal amount of claim. Attach itemized statement of interest or charges.					
2. BASIS FOR CLAIM: _____ (See instruction #2)					
3. LAST FOUR DIGITS OF ANY NUMBER BY WHICH CREDITOR IDENTIFIES DEBTOR: _____		3a. Debtor may have scheduled account as: _____ (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: <input type="checkbox"/> Real Estate <input type="checkbox"/> Motor Vehicle <input type="checkbox"/> Other _____ Value of Property: \$ _____ Annual Interest Rate: _____ % <input type="checkbox"/> Fixed or <input type="checkbox"/> Variable (when case was filed)				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: <input type="checkbox"/> Domestic support obligations under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B). <input type="checkbox"/> 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). <input type="checkbox"/> 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). <input type="checkbox"/> Taxes or penalties owed to governmental units - 11 U.S.C. § 507(a)(8). <input type="checkbox"/> Contributions to an employee benefit plan - 11 U.S.C. § 507(a)(5). <input type="checkbox"/> Other - Specify applicable paragraph of 11 U.S.C. § 507(a) (_____). <input type="checkbox"/> Value of goods received by the debtor within 20 days before the date of the bankruptcy filing - 11 U.S.C. § 503(b)(9).					
<small>* 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.</small>					
Cliffs POC  00657					
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. I am a guarantor, surety, indorser, or other codebtor.
(See Bankruptcy Rule 3004.) (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: _____
Title: _____
Company: _____



4/28/12

Address and telephone number (if different from notice address above):

(Signature)

(Date)

Telephone number: _____ email: _____

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

DISBURSEMENTS SUMMARY / BALANCE SHEET

Borrower: Denis Beaulieu, and wife, Nina Beaulieu
Seller: The Cliffs at Walnut Cove, LLC a South Carolina Limited Liability Company
Lender: SunTrust Mortgage, Inc.
Settlement Agent: Long, Parker, Warren, & Jones, P.A..
 (919)258-2296
Place of Settlement: 14 South Pack Square, Suite 600
 Asheville, North Carolina 28801
Settlement Date: June 25, 2004
Property Location: 22 Golfside Court
 Arden, NC 28704
 Buncombe County, North Carolina

INCOMING FUNDS

SunTrust Mortgage, Inc.	Loan Funding Amount	197,090.65
Denis Beaulieu, and wife, Nina Beaulieu		160,016.28
Total Incoming Funds		357,106.93

DISBURSEMENTS

Cliffs Real Estate, Inc.		29,600.00		29,600.00
Commission				
IMI Resort Properties, LLC				14,800.00
Commission		14,800.00		
The Abstract Company	Abstract or Title Search			75.00
Buncombe County Register of Deeds	Recording Fees Releases			17.00
Hickory Construction	Builder Drawer			50,000.00
Walnut Cove Community Reserve	Walnut Cove Working Capital			125.00
Cliffs at Walnut Cove Property Owner's Association	Walnut Cove Owners Association			750.00
Cliffs Charity Donation	Charity Donation			3,700.00
✓ Cliffs at Walnut Cove Golf & Country Club	W.C. "A" Golf Membership			50,000.00
NBSC	Payoff of first Mortgage			187,500.00
The Cliffs at Walnut Cove, LLC	Closing Proceeds			7,658.19
SunTrust Mortgage, Inc.	Loan Closing			0.00
Loan Origination Fee		5,434.60	Deducted	
Appraisal Fee		300.00	Deducted	
Credit Report		14.75	Deducted	
Tax Related Service Fee		78.00	Deducted	
Administrative Fee		345.00	Deducted	
Up-Front Flood Certification		5.50	Deducted	
Life of Loan Flood Cert		1.50	Deducted	
Completion Escrow Holdback		883,650.00	Deducted	
Long, Parker, Warren, & Jones, P.A..	Settlement Agents Fees			1,060.00
Document Preparation		100.00		
Loan Payoff Fee		50.00		
Attorney's Fees		790.00		
Copy & Fax Fee		20.00		
Overnight Fee		100.00		
Heritage Title, LLC	Title Charges			944.74
Title Insurance		944.74		
Buncombe County Register of Deeds	Government Charges			877.00
Recording Fees		127.00		
State Tax/Stamps		750.00		
✓ Cliffs at Walnut Cove Golf & Country Club	AddDisb05			10,000.00
Social Athletic Membership		10,000.00		

Number of checks - 15

Total Disbursements 357,106.93

OMB NO. 2502-0265

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT

B. TYPE OF LOAN:
 1. FHA 2. FmHA 3. CONV. UNINS. 4. VA 5. CONV. INS.

B. FILE NUMBER: CWC-20.7H **Y. LOAN NUMBER:** 0134318702

B. MORTGAGE INS CASE NUMBER

CWC Beaulien

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.

D. NAME AND ADDRESS OF BORROWER:
 Denis Beaulien, and wife
 Nina Beaulien
 3740 Canterbury Court
 Boca Raton, Florida 33434

E. NAME AND ADDRESS OF SELLER:
 The Cliffs at Walnut Cove, LLC
 a South Carolina Limited Liability Company
 301 Beaver Dam Road
 Travelers Rest, SC 29680

F. NAME AND ADDRESS OF LENDER:
 SunTrust Mortgage, Inc
 1212 Maywood Road, Ste 300-C
 Greenville, SC 29616

G. PROPERTY LOCATION:
 22 Goldside Court
 Arden, NC 28704
 Buncombe County, North Carolina
 TH Lot 20

H. SETTLEMENT AGENT:
 Long, Parker, Warron, & Jones, P.A.
 PLACE OF SETTLEMENT
 14 South Park Square, Suite 400
 Asheville, North Carolina 28801

I. SETTLEMENT DATE:
 June 26, 2004

J. SUMMARY OF BORROWER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER:		400. GROSS AMOUNT DUE TO SELLER:	
101. Contract Sales Price	375,000.00	401. Contract Sales Price	375,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Borrower (Line 1400)	942,178.34	403.	
104.		404.	
105.		405.	
<i>Adjustments For Items Paid By Seller in advance</i>		<i>Adjustments For Items Paid By Seller in advance</i>	
106. City/Town Taxes to		406. City/Town Taxes to	
107. County Taxes to		407. County Taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110. Full Cost Membership	50,000.00	410. Full Cost Membership	50,000.00
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER	1,367,178.34	420. GROSS AMOUNT DUE TO SELLER	428,000.00
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit of earnest money		501. Escrow Deposit (See Instructions)	
202. Principal Amount of New Loan(s)	1,086,920.00	502. Settlement Charges to Seller (Line 1400)	109,398.35
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff of first Mortgage to NBSC	187,500.00
205.		505. Payoff of second Mortgage	
206.		506.	
207.		507.	
208.		508.	
209. Founders Certificate Deposit	19,000.00	509. Founders Certificate Deposit	19,000.00
<i>Adjustments For Items Unpaid By Seller</i>		<i>Adjustments For Items Unpaid By Seller</i>	
210. City/Town Taxes to		610. City/Town Taxes to	
211. County Taxes 01/01/04 to 06/26/04	1,242.26	611. County Taxes 01/01/04 to 06/26/04	1,242.26
212. Assessments to		612. Assessments to	
213. Cliffs at Glassy Lot 3 Trade	100,000.00	613. Cliffs at Glassy Lot 3 Trade	100,000.00
214.		614.	
215.		615.	
216.		616.	
217.		617.	
218.		618.	
219.		619.	
220. TOTAL PAID BY/FOR BORROWER	1,207,162.26	520. TOTAL REDUCTION AMOUNT DUE SELLER	417,341.81
300. CASH AT SETTLEMENT FROM/BORROWER:		600. CASH AT SETTLEMENT TO/FROM SELLER:	
301. Gross Amount Due From Borrower (Line 120)	1,367,178.34	601. Gross Amount Due To Seller (Line 420)	428,000.00
302. Less Amount Paid by For Borrower (Line 220)	(1,207,162.26)	602. Less Reductions Due Seller (Line 520)	(417,341.81)
303. CASH (X FROM /) TO BORROWER	160,016.28	603. CASH (X TO /) FROM SELLER	7,658.19

375,000

50,000

425,000

109,398.50

187,500

19,000

1,242.26

100,000.00

7,658.19

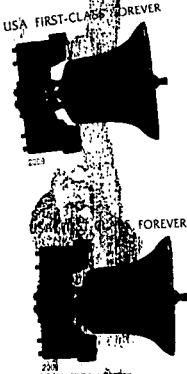
The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Borrower
 Denis Beaulien
 Nina Beaulien

Seller
 The Cliffs at Walnut Cove, LLC, a South Carolina Limited Liability Company
 By: [Signature]

Mr & Mrs Denis Beaulieu
3740 Canterbury Court
Boca Raton, FL 33434

WEST PALM BEACH FL 334
10 MAY 2012 PM 5:1



BMC Group, Inc.
Attn: Cliffs Claims Processing
PO Box 3020
Chanhassen, MN 55317-3020

MAY 14 2012
WEST PALM BEACH FL

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