

UNITED STATES BANKRUPTCY COURT
DISTRICT OF SOUTH CAROLINA

PROOF OF CLAIM

Name of Debtor:

(3230)
THE CLIFFS AT KEDWEE FALLS COUNTRY CLUB LLC


Case Number:

12-01229

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) :

Name and address where notices should be sent:

 29347868003078
Kaufman, Ronald
638 Pine Harbor Way
Salem, SC 29676

RECEIVED

MAY 18 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 *(864) 944 8411* email: *KAUFMAN.RA@GMAIL.COM*

Name and address where payment should be sent (if different from above):

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):

Filed on:

Payment Telephone Number (. .) email: . .

1. AMOUNT OF CLAIM AS OF DATE CASE FILED \$ 60,000.00

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. Attach itemized statement of interest or charges.

2. BASIS FOR CLAIM: MEMBERSHIP DEPOSIT FOR CLUB MEMBERSHIP
(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:

Real Estate Motor Vehicle Other _____

Value of Property: \$ _____

Annual Interest Rate: _____ % Fixed or 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:

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.



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: RONALD KAUFMAN
Title: _____
Company: _____

Ronald Kaufman 5/15/2012
(Signature) (Date)

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

Telephone number: 864.944.8411 email: KAUFMAN.RU@GMAIL.COM

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

**THE CLIFFS AT KEOWEE FALLS SOUTH GOLF & COUNTRY CLUB
MEMBERSHIP AGREEMENT**

I have received and reviewed official club documents, specifically The Cliffs at Keowee Falls South Golf and Country Club constitution and by-laws, rules and regulations (as modified June 1, 1999), outlining the Keowee Falls South Membership Program. I agree to participate and become enrolled as a member of The Cliffs at Keowee Falls South Golf and Country Club, which is managed and operated by The Cliffs Golf and Country Club, Inc. and agree to pay the applicable membership fees in the amount(s) indicated below:

<u>Membership Classification</u>	<u>Membership Fees</u>
X Keowee Falls South Social Athletic	\$10,000.00
X Keowee Falls South Full Golf	\$50,000.00
_____ Keowee Falls South Sports	\$ _____

My rights and privileges as a member shall be governed by the plan documents and the club's by-laws, rules and regulations. Membership in the club does not convey any ownership, stock or equity certificate or other rights of ownership. As a member, I cannot be assessed as a matter of contract with the Club, and I assume no liability whatsoever in connection with the membership other than the payment of an applicable membership fee, dues and charges incurred by myself, my family and guests.

The Club reserves the right to set membership classification limitations. The Club has the plenary power to modify classes of memberships, their definitions, privileges, requirements and availability.

I shall be bound by the terms and conditions of the plan documents, as they may be amended from time to time in accordance with their terms and this membership purchase agreement.

I agree to pay the dues, fees and charges applicable to my membership classification(s) set forth by the club ownership, as it may be amended from time to time.

I hereby agree to release and discharge the Club, its ownership, affiliates, employees and agents from any and all claims and causes of actions that I may have against any of them regarding the Club membership program and facilities, except claims and causes of action arising from misrepresentations or omissions in the club documents:

11/30/03
Date
Patt M. Fero
Member Signature

Patt M. Fero
Patt M. Fero
VP, Corporate Relations
The Cliffs at Keowee Falls South Golf & Country Club

Date

Member Signature

Mimsy DeMars
Mimsy DeMars
Manager, Membership Services
The Cliffs at Keowee Falls South Golf & Country Club



The Cliffs

**THE CLIFFS AT KEOWEE FALLS SOUTH GOLF & COUNTRY CLUB
KEOWEE FALLS SOUTH FULL GOLF ENROLLMENT FORM**

This is to certify that **Ronald and Kathy Kaufman** have made application for membership in the CLIFFS GOLF AND COUNTRY CLUB. The membership classification applied for is Keowee Falls South Full Golf membership. It is acknowledged that the applicant has submitted a payment of **Fifty thousand dollars (\$50,000)**. The following is the scheduled due dates and amounts of future payments:

Will transfer membership from Azalea Ridge/44

By signing this form, the Member(s) acknowledges, as a matter of record, the type of Membership classification, and its privileges, and the refund value of initiation deposit paid in the event of resignation or transfer of membership. Furthermore, the Member(s) has received a copy of the club by-laws, rules and regulations, and has an understanding of the same.

MEMBERSHIP CLASSIFICATION:
MEMBERSHIP ACCOUNT NUMBER:
INITIATION DEPOSIT PAID:
TOTAL FEES PAID:
PROPERTY REFERENCE:

Keowee Falls South Full Golf
K109
~~\$75,000~~ ^{50,000} ₁ ^{24K}
~~\$75,000~~
Section Laurel Point Lot 26
November 14, 2003

DATE: *Patt M. Fero*
Date 11/30/03

Date

Member Signature
Patt M. Fero

Member Signature
Mimsy DeMars

Patt M. Fero
VP, Club & Community Relations
The Cliffs at Keowee Falls South Golf Club

Mimsy DeMars
Manager, Membership Services
The Cliffs at Keowee Falls South Golf Club

☞ The Cliffs Clubs ☞

The Cliffs at Glassy, Cliffs Valley, The Cliffs at Keowee Vineyards and The Cliffs at Walnut Cove
250 Knightsridge Road, Travelers Rest, South Carolina 29690

864-660-1100

www.cliffscommunities.com

**THE CLIFFS AT KEOWEE FALLS SOUTH GOLF & COUNTRY CLUB
SOCIAL ATHLETIC MEMBERSHIP ENROLLMENT FORM**

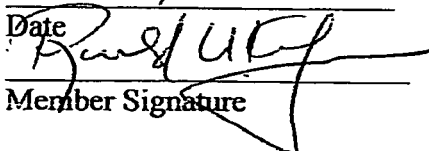
This is to certify that **Ronald and Kathy Kaufman** have purchased a Keowee Falls South Social Athletic Membership, in conjunction with purchase of property at The Cliffs at Keowee Falls South Community. It is acknowledged that he/she has submitted membership fees in the amount of **Ten thousand dollars (\$10,000)**. It is further agreed that the member(s) understand the membership classification purchased, its privileges and benefits, and refund values associated with a resignation from the club, as outlined in the Cliffs Golf and Country Clubs constitution and by-laws, rules and regulations.

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(For office use only)

MEMBERSHIP CLASSIFICATION :	Keowee Falls South Social Athletic*
MEMBERSHIP ACCOUNT NUMBER:	K109
INITIATION DEPOSIT PAID:	\$10,000
TOTAL FEES PAID:	\$10,000
DATE:	November 14, 2003

*Will transfer membership from Azalea Ridge/44

11/30/03
Date

Member Signature

Patt M. Fero
Patt M. Fero
VP, Corporate Relations
The Cliffs at Keowee Falls South Golf Club

Date

Member Signature

Mimsy DeMars
Mimsy DeMars
Manager, Membership Services
The Cliffs at Keowee Falls South Golf Club

Cliffs At Keowee Falls Fact Sheet

Originated: 1997 Falls North

Originated: 2002 Falls South

Climate: Average Temperature November-February = 60 degrees

Average Temperature June-August = 76 degrees

Acreage: 1400 Falls North

Acreage: 2400 Falls South

Total Acreage: 3800

Total Home sites: Approx. 550

Golf Course Keowee Falls South Architect: TBD

Elevation: 800 above sea level **Highest point:** 1200 feet

POA Fee: \$750 year

Primary Resident Percentage: 50%

Access to Club Cottage (interim Keowee Vineyards Clubhouse)

Square footage 6,500 sq. ft (Completed 1997). Includes Golf pro shop, sports bar and restaurant, men and ladies locker rooms and card rooms.

Access to Keowee Vineyards Lakehouse Restaurant

Square Footage 5,000 sq. ft (Completed 1999) includes 8 boatslips

Access to Keowee Vineyards Marina

72 slips with ramps for boat launching and Marina/Ship's store including gas for cars and boats. Current facilities include dry storage, swimming pool and pool pavilion, private beach area. Tennis and fitness center under construction.

Memberships

*Falls South \$60,000 Dues 1

Dues 2

*Includes Social Athletic \$10,000 \$300/month

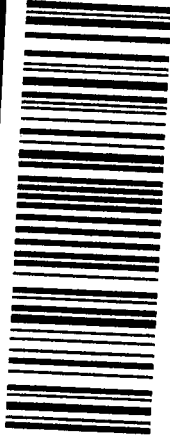
\$150/mo*Greens fee=\$20 + cart (\$15.75)

Monthly Averages and Records of Temperature Sunset, SC

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Avg. High	50°F	55°F	63°F	72°F	79°F	85°F	88°F	87°F	82°F	73°F	63°F	54°F
Avg. Low	28°F	30°F	38°F	46°F	55°F	63°F	67°F	66°F	60°F	47°F	39°F	31°F
Mean	40°F	43°F	51°F	59°F	67°F	74°F	78°F	77°F	71°F	60°F	52°F	43°F
Avg. Precip.	5.20 in	4.90 in	6.00 in	4.20 in	4.30 in	4.20 in	4.60 in	4.40 in	3.70 in	4.10 in	4.10 in	4.80 in

*Last updated 11.24.02

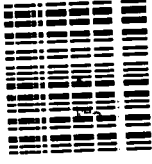
R KAUFMAN
638 PINE HARBOR WAY
SALEM, SC, 29676



7010 1670 0002 3021 4112



UNITED STATES
POSTAL SERVICE



U.S. POSTAGE
PAID
SALEM, SC
29676
MAY 15, 12
AMOUNT

\$3.80

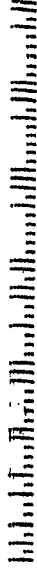
BMC GROUP, INC.

ATTN. CLIFFS CLAIMS PROCESSING
P.O. BOX 3020

CHANHASSEN, MN

55317-3020

553173020



MAY 18 2012

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