

UNITED STATES BANKRUPTCY COURT NORTHERN DISTRICT OF TEXAS

PROOF OF CLAIM

Name of Debtor: Columbus Campus, LLC Case Number: 09-37019

NOTE: This form should not be used to make a claim for an administrative expense 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.

Name of Creditor (The person or other entity to whom the debtor owes money or property):  
Franklin County, Ohio Treasurer

Name and address where notices should be sent:  
Franklin County Treasurer  
373 S High St, 17th Floor  
Columbus, OH 43215

Telephone number: (614) 462-3431

- 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 box if you have never received any notices from the bankruptcy court in this case.
- Check box if the address differs from the address on the envelope sent to you by the court.

**FILED**

JAN 12 2010

TAWANA C. MARSHALL, CLERK  
U.S. BANKRUPTCY COURT  
NORTHERN DISTRICT OF TEXAS

THIS SPACE IS FOR COURT USE ONLY

Last four digits of account or other number by which creditor identifies debtor: 050-010749-00 & 050-010752-00

Check here  replaces if this claim  amends a previously filed claim, dated: \_\_\_\_\_

1. Basis for Claim
- Goods sold
  - Services performed
  - Money loaned
  - Personal injury/wrongful death
  - Taxes
  - Other \_\_\_\_\_

- Retiree benefits as defined in 11 U.S.C. § 1114(a)
- Wages, salaries, and compensation (fill out below)  
Last four digits of your SS #: \_\_\_\_\_  
Unpaid compensation for services performed  
from \_\_\_\_\_ to \_\_\_\_\_  
(date) (date)

RECEIVED  
JAN 14 2010  
BMC GROUP

2. Date debt was incurred: 1/1/10

3. If court judgment, date obtained: \_\_\_\_\_

4. Classification of Claim. Check the appropriate box or boxes that best describe your claim and state the amount of the claim at the time case filed. See reverse side for important explanations.

Unsecured Nonpriority Claim \$ \_\_\_\_\_

Check this box if: a) there is no collateral or lien securing your claim, or b) your claim exceeds the value of the property securing it, or if c) none or only part of your claim is entitled to priority.

Secured Claim

Check this box if your claim is secured by collateral (including a right of setoff).

Brief Description of Collateral:  
 Real Estate  Motor Vehicle  Other \_\_\_\_\_

Value of Collateral: \$ 19,780,400.00

Amount of arrearage and other charges at time case filed included in secured claim, if any: \$ 607,862.50

Unsecured Priority Claim

Check this box if you have an unsecured claim, all or part of which is entitled to priority.

Amount entitled to priority \$ \_\_\_\_\_

Specify the priority of the claim:

- Domestic support obligations under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B)
- Wages, salaries, or commissions (up to \$10,000),\* 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).
- Contributions to an employee benefit plan - 11 U.S.C. § 507(a)(5).

- Up to \$2,225\* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use - 11 U.S.C. § 507(a)(7).
  - Taxes or penalties owed to governmental units - 11 U.S.C. § 507(a)(8).
  - Other - Specify applicable paragraph of 11 U.S.C. § 507(a)(\_\_\_\_\_).
- \*Amounts are subject to adjustment on 4/1/07 and every 3 years thereafter with respect to cases commenced on or after the date of adjustment.

5. Total Amount of Claim at Time Case Filed: \$ 607,862.50 607,862.50

(unsecured) (secured) (priority) (Total)

Check this box if claim includes interest or other charges in addition to the principal amount of the claim. Attach itemized statement of all interest or additional charges.

6. Credits: The amount of all payments on this claim has been credited and deducted for the purpose of making this proof of claim.

7. Supporting Documents: Attach copies of supporting documents, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, court judgments, mortgages, security agreements, and evidence of perfection of lien. DO NOT SEND ORIGINAL DOCUMENTS. If the documents are not available, explain. If the documents are voluminous, attach a summary.

8. 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.

THIS SPACE IS FOR COURT USE ONLY

Date: 1/6/10

Sign and print the name and title, if any, of the creditor or other person authorized to file this claim (attach copy of power of attorney, if any):

Jennifer Love  
Jennifer Love, Bankruptcy Coord.

Erickson Ret. Comm. LLC  
00454

**TAXES**

- AR - Agriculture Recoupment
- AT - Adjusted Current Tax
- CT - Net Current Tax
- DT - Delinquent Tax
- DR - Delinquent Agr. Recoupment
- HB - Homestead Reduction
- IT - Interest on Tax
- IR - Interest on Agr. Recoupment
- OT - Original Current Tax
- PR - Penalty on Agr. Recoupment
- PT - Penalty Tax
- RA - General Reduction Amount
- RB - 10% ROLLBACK
- SB - 2 1/2% ROLLBACK
- UR - Unpaid Agr. Recoup.
- UC - Unpaid Current Tax

**SPECIAL ASSESSMENTS**

- DM - Dish Maintenance
- LN - Light Rental
- LT - Lights
- MS - Miscellaneous
- SD - Sidewalk
- SR - Delinquent Sewer Rental
- SS - Storm Sewer
- ST - Street
- SW - Sewer
- WM - Water Main
- WT - Delinquent Water
- WC - Weed Cutting
- CD - Community District
- FA - False Alarm
- SI - Special Improvement District
- WW - Weed & Waste Removal
- WR - Waste Removal
- RR - Rental Registration

**NOTICES: Section 323.131 Revised Code**

(1) NOTICE: If the taxes are not paid within one year from the date they are due, the property is subject to foreclosure for tax delinquency.  
 (2) NOTICE: If the taxes charged against this parcel have been reduced by the 2-1/2 percent tax reduction for residences occupied by the owner but the property is not a residence occupied by the owner, the owner must notify the county auditor's office not later than March 31st of the year following the year for which the taxes are due. Failure to do so may result in the owner being convicted of a fourth degree misdemeanor, which is punishable by imprisonment up to 30 days, a fine up to \$250, or both, and in the owner having to repay the amount by which the taxes were erroneously or illegally reduced, plus any interest that may apply. If the taxes charged against this parcel have not been reduced by the 2-1/2 per cent tax reduction and the parcel includes a residence occupied by the owner, the parcel may qualify for the tax reduction. To obtain an application for the tax reduction or further information, the owner may contact the county auditor's office at 373 South High Street, 20th Floor, Columbus, Ohio 43215. Phone 614-462-4663.  
 (3) NOTICE: If the real property for which this bill is issued is used as residential rental property and an owner's current contact information has not been filed with county auditor, the required information must be filed with the auditor within sixty days of receipt of this bill. Failure to file for information or to update incorrect information in a timely manner may result in the assessment of a penalty of up to \$150 following each tax bill for which the information is not filed. See Revised Code sections 5323.01, 02, and .03 or contact the county auditor's office at 373 South High Street, 20th Floor, Columbus, Ohio 43215. Phone 614-462-4663 for more information.

**INTEREST:**

Interest is charged against delinquent real estate taxes twice each year, as follows:  
 1. On the first day of the month following close of 2nd-half collection interest is charged against all prior year delinquent taxes, excluding current taxes billed during present calendar year.  
 2. On December 1 of each year, interest is charged against all delinquent taxes unpaid as of December 1.

**PENALTIES:**

A late payment penalty of 6% is assessed against current taxes when full payment is made within 10 days after tax collection deadline, 10% thereafter. However if 1st and 2nd-half current taxes are unpaid at 2nd-half deadline, the applicable penalty is assessed against total unpaid current taxes, including the 1st-half penalty.

Real Estate Information 614-462-3438  
 Homestead Exemption 614-462-3240  
 Property Valuation 614-462-4663  
 Assessments 614-462-3205  
 Fax 614-221-8124

MAKE CHECKS PAYABLE TO:  
**EDWARD LEONARD**

FRANKLIN COUNTY TREASURER  
 373 South High Street, 17th floor  
 Columbus, Ohio 43215-6306  
 PAYMENT HOURS  
 8.00 A.M. - 5.00 P.M.  
[www.franklincountyohio.gov/treasurer](http://www.franklincountyohio.gov/treasurer)

**ASSESSED VALUATIONS**

35% OF MARKET VALUE  
 B - Building H - Homestead  
 L - Land S - Subtotal  
 T - Total

**TAX RATES**

ORIG. - Original Voted Millage  
 R.F. - Composite Reduction Factor  
 CDQ - Year First Delinquent

**ACTIVE DUTY MILITARY** personnel may qualify for more time to pay their real estate taxes. Call 614-462-3431

**Real Estate Taxes for 1st Half of 2009**

DUPL: 01/06/10

**EDWARD LEONARD**  
 Franklin County Treasurer

K E E P  F O R  Y O U R  R E C O R D S	VALUATIONS		FULL YEAR CURRENT TAXES		1ST-HALF TAXES		SPECIAL ASSESSMENTS		DIST/PARCEL NUMBER		K E E P  F O R  Y O U R  R E C O R D S
	L-	3558280	OT	800398.48	CT	284472.70				050-010749-00	
B-	2921630	RA-	231453.08	UC	0.00				1ST HALF TAX		
T-	6479910	AT	568945.40	DT	0.00				284472.70		
H-	0	RB	0.00	PT	0.00				FULL YEAR		
		HS	0.00	IT	0.00				568945.40		
		SB	0.00	AR	0.00				PAYMENT DUE DATE:		
		CT	568945.40						JAN 20, 2010		
	TAX RATES										
	ORIG	123.52									
	RF	.289172									
	BANK: STUB: 333217-3		050-0061C -028-01 B-EXCPTN		LEAP ROAD		77.019 ACRES		*CDQ*		
	OWNR: COLUMBUS CAMPUS LLC										
	COLUMBUS CAMPUS LLC										
	701 MAIDEN CHOICE LN										
	BALTIMORE MD 21228										
									EFFECTIVE TAX RATE IS 87.801436		

CITY OF HILLIARD

MAKE CHECKS PAYABLE TO: EDWARD LEONARD, FRANKLIN COUNTY TREASURER

T C O P Y  O F  T H E  O R I G I N A L  R E C O R D S	VALUATIONS		FULL YEAR CURRENT TAXES		1ST-HALF TAXES		SPECIAL ASSESSMENTS		DIST/PARCEL NUMBER		T C O P Y  O F  T H E  O R I N A L  R E C O R D S
	L-	3558280	OT	800398.48	CT	284472.70				050-010749-00	
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H-	0	RB	0.00	PT	0.00				FULL YEAR		
		HS	0.00	IT	0.00				568945.40		
		SB	0.00	AR	0.00				PAYMENT DUE DATE:		
		CT	568945.40						JAN 20, 2010		
	TAX RATES										
	ORIG	123.52									
	RF	.289172									
	OWNR: COLUMBUS CAMPUS LLC				1-06						

100107490005033321730284472700568945407

COLUMBUS CAMPUS LLC

701 MAIDEN CHOICE LN  
 BALTIMORE MD 21228

DUPL: 01/06/10  
 STUB: 333217-3

B-EXCPTN  
 BANK:

STUB:

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**Real Estate Taxes for 1st Half of 2009**

DUPL: 01/06/10

**EDWARD LEONARD**  
 Franklin County Treasurer

KEEP FOR YOUR RECORDS

VALUATIONS	FULL YEAR CURRENT TAXES	1ST-HALF TAXES	SPECIAL ASSESSMENTS	DIST/PARCEL NUMBER
L- 443240	OT 54749.00	CT 19458.55		050-010752-00
B- 0	RA -15831.90	UC 0.00		1ST HALF TAX
T- 443240	AT 38917.10	DT 0.00		19458.55
H- 0	RB 0.00	PT 0.00		FULL YEAR
	HS 0.00	IT 0.00		38917.10
	SB 0.00	AR 0.00		PAYMENT DUE DATE:
	CT 38917.10			JAN 20, 2010
TAX RATES				
ORIG 123.52				
RF .289172				

BANK: STUB:333218-1  
 OWNR: COLUMBUS CAMPUS LLC

050-0061C -028-02 B-EXCPTN  
 LEAP RD \*CDQ\*  
 ENTRY 4854 OQ 600  
 8.528 ACRES

COLUMBUS CAMPUS LLC  
 701 MAIDEN CHOICE LN  
 BALTIMORE MD 21228

EFFECTIVE TAX RATE  87.801436

CITY OF HILLIARD

MAKE CHECKS PAYABLE TO: EDWARD LEONARD, FRANKLIN COUNTY TREASURER

TREASURERS COPY

VALUATIONS	FULL YEAR CURRENT TAXES	1ST-HALF TAXES	SPECIAL ASSESSMENTS	DIST/PARCEL NUMBER
L- 443240	OT 54749.00	CT 19458.55		050-010752-00
B- 0	RA -15831.90	UC 0.00		1ST HALF TAX
T- 443240	AT 38917.10	DT 0.00		19458.55
H- 0	RB 0.00	PT 0.00		FULL YEAR
	HS 0.00	IT 0.00		38917.10
	SB 0.00	AR 0.00		PAYMENT DUE DATE:
	CT 38917.10			JAN 20, 2010
TAX RATES				
ORIG 123.52				
RF .289172				

OWNR: COLUMBUS CAMPUS LLC

100107520005033321810019458550038917103

COLUMBUS CAMPUS LLC  
 701 MAIDEN CHOICE LN  
 BALTIMORE MD 21228

DUPL: 01/06/10  
 STUB: 333218-1  
 B-EXCPTN  
 BANK:

STUB:

PARCEL: 050-010749-00      2009 NET ANNUAL TAX: 568,945.40      06-Jan-2010  
 OWNER : COLUMBUS CAMPUS LLC      LOCATION: LEAP RD  
 333217-3      Cer Yr

Prior	Prior-Adj	1st	1st-Adj	2nd	2nd-Adj	
0.00	0.00	400199.24	0.00	400199.24	0.00	ORIG TX
		115726.54	0.00	115726.54	0.00	REDUCT
		0.00	0.00	0.00	0.00	HMST CR
		0.00	0.00	0.00	0.00	10% RB
		0.00	0.00	0.00	0.00	SUP RB
0.00		284472.70		284472.70		NET TX
0.00	0.00	0.00	0.00	0.00	0.00	INT/PEN
0.00		284472.70		284472.70		RE CHRG
0.00		0.00		0.00		RE PAID
0.00		0.00		0.00		SA CHRG
0.00		0.00		0.00		SA PAID
0.00		284472.70		568945.40		TOT CHRG
0.00		0.00		0.00		0.00TOT PAID
0.00<-Prior		284472.70<-First		568945.40<-Second		BAL DUE

Paid dates :      0.00FUT PAID  
 Adds/Rems #:      0.00 SURPLUS  
 FUTURE CHARGES TAX:      FUTURE CHARGES SPEC ASMT:  
 FUTURE PAYMENT TAX:      FUTURE PAYMENT SPEC ASMT:  
 Parcel Id : .....

06-Jan-10	PARCEL MAINTENANCE	TAX YEAR :	2010	V 1.00
Parcel :	050-010749-00	Adjusts :		
Tax Dist :	050 CITY OF HILLIARD	Bnk/Forcl :	BK	TxLien:
School :	2510 HILLIARD LOCAL SCHOOLS	Contract :		Pen Rem Appl:
SMDA Id :	050-0061C -028-01	Trea Code:	Debit Mort	New DTC
Map/Page :	0-061C Plat: -	Addr Chg :	A	Escrow Numbr
Own Nm1 :	COLUMBUS CAMPUS LLC	Mail Acct:		
Own Nm2 :		Mail Nm1 :	COLUMBUS CAMPUS LLC	
Own Ad1 :	701 MAIDEN CHOICE LN	Mail Nm2 :		
Own Ad2 :	BALTIMORE MD 21228	Mail Ad1 :	701 MAIDEN CHOICE LN	
Condo Ref:	Lot #:	Mail Ad2 :	BALTIMORE MD 21228	
Sort By :	COLUMBUS CAMPUS LLC			
Land Use:	Ex:09-82-T	Rate Cd:	3	New Const: Split: Tlock:
Abate Yr:				Cert Delq: Remarks: Notes: Y
Land :		Legal 1:	LEAP ROAD	
Impr :		Legal 2:	ENTRY 4854 OQ 600	
Total :		Legal 3:	77.019 ACRES	
		Acres:	77.019	
Cauv :		Loc Adr:	LEAP RD	
Front Ft:	0.00	Maint Date:	Aud 10/05/09 Mail 03/12/08	
			D:Act C:Chg F:Act	

Action,Parcel: .....

06-Jan-10                    PARCEL MAINTENANCE                    TAX YEAR : 2010                    V 1.00  
 Parcel : 050-010752-00                    Adjusts :  
 Tax Dist: 050 CITY OF HILLIARD                    Bnk/Forcl: BK                    TxLien:  
 School : 2510 HILLIARD LOCAL SCHOOLS                    Contract :                    Pen Rem Appl:  
 SMDA Id : 050-0061C                    -028-02                    Trea Code: B B Debit Mort New DTC  
 Map/Page: 0-061C                    Plat: -                    Addr Chg : K Escrow Numbr  
 Own Nm1 : COLUMBUS CAMPUS LLC                    Mail Acct:  
 Own Nm2 :                    Mail Nm1 : COLUMBUS CAMPUS LLC  
 Own Ad1 : 701 MAIDEN CHOICE LN                    Mail Nm2 :  
 Own Ad2 : BALTIMORE MD                    21228                    Mail Ad1 : 701 MAIDEN CHOICE LN  
 Condo Ref:                    Lot #:                    Mail Ad2 : BALTIMORE MD                    21228  
 Sort By : COLUMBUS CAMPUS LLC  
  
 Land Use:                    . Ex:09-82-T Rate Cd: 3                    New Const:                    Split:                    Tlock:  
 Abate Yr:                    Cert Delq:                    Remarks:                    Notes: Y  
   Land :                    Legal 1:                    LEAP RD  
   Impr :                    Legal 2:                    ENTRY 4854 OQ 600  
   Total :                    Legal 3:                    8.528 ACRES  
                                   Acres:                    8.528  
   Cauv :                    Loc Adr:                    LEAP RD  
 Front Ft:                    0.00                    Maint Date: Aud 10/05/09 Mail 04/08/08  
     D:Act C:Chg F:Act  
 Please Wait...                    Saving Information

PARCEL: 050-010752-00                      2009 NET ANNUAL TAX: 38,917.10                      06-Jan-2010  
 OWNER : COLUMBUS CAMPUS LLC                      LOCATION: LEAP RD  
 333218-1                      Cer Yr

Prior	Prior-Adj	1st	1st-Adj	2nd	2nd-Adj	
0.00	0.00	27374.50	0.00	27374.50	0.00	ORIG TX
		7915.95	0.00	7915.95	0.00	REDUCT
		0.00	0.00	0.00	0.00	HMST CR
		0.00	0.00	0.00	0.00	10% RB
		0.00	0.00	0.00	0.00	SUP RB
0.00		19458.55		19458.55		NET TX
0.00	0.00	0.00	0.00	0.00	0.00	INT/PEN
0.00		19458.55		19458.55		RE CHRG
0.00		0.00		0.00		RE PAID
0.00		0.00		0.00		SA CHRG
0.00		0.00		0.00		SA PAID
0.00		19458.55		38917.10		TOT CHRG
0.00		0.00		0.00		0.00TOT PAID
0.00<-Prior		19458.55<-First		38917.10<-Second		BAL DUE

Paid dates :  
 Adds/Rems #:  
 0.00FUT PAID  
 0.00 SURPLUS

FUTURE CHARGES TAX:                      FUTURE CHARGES SPEC ASMT:  
 FUTURE PAYMENT TAX:                      FUTURE PAYMENT SPEC ASMT:

Parcel Id : .....

United States Bankruptcy Court  
Northern District of Texas

**Notice of Bankruptcy Case Filing**

A bankruptcy case concerning the debtor(s) listed below was filed under Chapter 11 of the United States Bankruptcy Code, entered on 10/19/2009 at 3:08 PM and filed on 10/19/2009.

**Columbus Campus, LLC**  
701 Maiden Choice Lane  
Baltimore, MD 21228  
Tax ID / EIN: 54-2179224



The case was filed by the debtor's attorney:

**Vincent P. Slusher**  
DLA Piper LLP US  
1717 Main Street  
Suite 4600  
Dallas, TX 75201  
(214) 743-4572

The case was assigned case number 09-37019-sgj11 to Judge Stacey G. Jernigan.

In most instances, the filing of the bankruptcy case automatically stays certain collection and other actions against the debtor and the debtor's property. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although the debtor can request the court to extend or impose a stay. If you attempt to collect a debt or take other action in violation of the Bankruptcy Code, you may be penalized. Consult a lawyer to determine your rights in this case.

If you would like to view the bankruptcy petition and other documents filed by the debtor, they are available at our *Internet* home page [www.txnb.uscourts.gov](http://www.txnb.uscourts.gov) or at the Clerk's Office, 1100 Commerce Street, Room 1254, Dallas, TX 75242.

You may be a creditor of the debtor. If so, you will receive an additional notice from the court setting forth important deadlines.

**Tawana C. Marshall**  
Clerk, U.S. Bankruptcy  
Court



# Northern District of Texas Claims Register

09-37019-sgj11 Columbus Campus, LLC

**Judge:** Stacey G. Jernigan      **Chapter:** 11  
**Office:** Dallas                      **Last Date to file claims:** 02/28/2010  
**Trustee:**                                **Last Date to file (Govt):**

<i>Creditor:</i> (12934344) Franklin County, Ohio Treasurer 373 S. High Street, 17th Floor Columbus, OH 43215	<b>Claim No: 2</b> <i>Original Filed</i> Date: 01/12/2010 <i>Original Entered</i> Date: 01/13/2010	<i>Status:</i> Filed by: CR Entered by: Rielly, Bill Modified:
---	--	---

Secured claimed: \$607862.50  
**Total claimed: \$607862.50**

*History:*  
**Details**    2-1    01/12/2010 Claim #2 filed by Franklin County, Ohio Treasurer, total amount claimed: \$607862.5 (Rielly, Bill)

*Description:*  
*Remarks:*

## Claims Register Summary

**Case Name:** Columbus Campus, LLC  
**Case Number:** 09-37019-sgj11  
**Chapter:** 11  
**Date Filed:** 10/19/2009  
**Total Number Of Claims:** 1

	Total Amount Claimed	Total Amount Allowed
<b>Unsecured</b>		
<b>Secured</b>	\$607862.50	
<b>Priority</b>		
<b>Unknown</b>		
<b>Administrative</b>		
<b>Total</b>	<b>\$607862.50</b>	<b>\$0.00</b>