

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.

**FILED**

JAN 12 2010

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

THIS SPACE IS FOR COURT USE ONLY

Name of Creditor (The person or other entity to whom the debtor owes money or property):

Franklin County, Ohio Treasurer

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.

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

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)

**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)(B) or (a)(1)(A)

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



00677

WLC  
PAC  
2

**TAXES**  
**AR** - Agriculture Recoupment  
**AT** - Adjusted Current Tax  
**CT** - Net Current Tax  
**DT** - Delinquent Tax  
**DR** - Delinquent Agr. Recoupment  
**HS** - 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** - Ditch Maintenance  
**LR** - 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 .99 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 5% 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

**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							
		OWNR: COLUMBUS CAMPUS LLC		LEAP ROAD				*CDQ*			
		COLUMBUS CAMPUS LLC		ENTRY 4854 OQ 600							
		701 MAIDEN CHOICE LN		77.019 ACRES							
		BALTIMORE MD 21228		EFFECTIVE TAX RATE		87.801436					

**CITY OF HILLIARD**

MAKE CHECKS PAYABLE TO: EDWARD LEONARD, FRANKLIN COUNTY TREASURER

T C O P Y  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  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		
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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							
		COLUMBUS CAMPUS LLC		DUPL: 01/06/10		B-EXCPTN					
		701 MAIDEN CHOICE LN		STUB: 333217-3		BANK:					
		BALTIMORE MD 21228									

100107490005033321730284472700568945407

STUB:

- TAXES**
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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- 443240 B- 0 T- 443240 H- 0	OT 54749.00 RA -15831.90 AT 38917.10 RB 0.00 HS 0.00 SB 0.00 CT 38917.10	CT 19458.55 UC 0.00 DT 0.00 PT 0.00 IT 0.00 AR 0.00		050-010752-00 1ST HALF TAX 19458.55 FULL YEAR 38917.10 PAYMENT DUE DATE: 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		EFFECTIVE TAX RATE 87.801436				
701 MAIDEN CHOICE LN BALTIMORE MD 21228		CITY OF HILLIARD				
MAKE CHECKS PAYABLE TO: EDWARD LEONARD, FRANKLIN COUNTY TREASURER						

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VALUATIONS	FULL YEAR CURRENT TAXES	1ST-HALF TAXES	SPECIAL ASSESSMENTS	DIST/PARCEL NUMBER	T C O P Y  A S S U R E R S
L- 443240 B- 0 T- 443240 H- 0	OT 54749.00 RA -15831.90 AT 38917.10 RB 0.00 HS 0.00 SB 0.00 CT 38917.10	CT 19458.55 UC 0.00 DT 0.00 PT 0.00 IT 0.00 AR 0.00		050-010752-00 1ST HALF TAX 19458.55 FULL YEAR 38917.10 PAYMENT DUE DATE: JAN 20, 2010	
TAX RATES					
ORIG 123.52 RF .289172		1-06			
OWNR: COLUMBUS CAMPUS LLC		100107520005033321810019458550038917103			
COLUMBUS CAMPUS LLC		DUPL: 01/06/10			
701 MAIDEN CHOICE LN BALTIMORE MD 21228		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 :

Adds/Rems #:

FUTURE CHARGES TAX:

FUTURE PAYMENT TAX:

FUTURE CHARGES SPEC ASMT:

FUTURE PAYMENT SPEC ASMT:

0.00FUT PAID

0.00 SURPLUS

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 #:

FUTURE CHARGES TAX:

FUTURE PAYMENT TAX:

FUTURE CHARGES SPEC ASMT:

FUTURE PAYMENT SPEC ASMT:

0.00FUT PAID

0.00 SURPLUS

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