

ORIGINAL

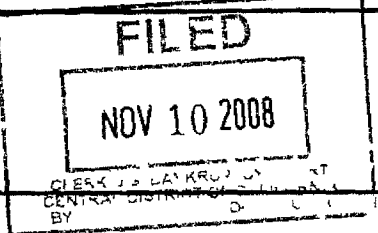
B10 (Official Form 10) (12/07)

UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA PROOF OF CLAIM

Name of Debtor: James C Gianulias Case Number: 8 08-bk-13150-RK

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: Housing Capital Company, a Minnesota partnership. Name and address where notices should be sent: Loeb & Loeb LLP, 10100 Santa Monica Blvd, Suite 2200, Los Angeles, CA 90067. Telephone number: (310) 282-2000.



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

Name and address where payment should be sent (if different from above) (same as above). Telephone number.

Check this 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 if you are the debtor or trustee in this case.

1 Amount of Claim as of Date Case Filed: \$ 1,644,021.60 (see attached). If all or part of your claim is secured complete item 4 below however if all of your claim is unsecured do not complete item 4. If all or part of your claim is entitled to priority complete item 5. [X] 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.

5 Amount of Claim Entitled to Priority under 11 U.S.C. § 507(a). If any portion of your claim falls in one of the following categories, check the box and state the amount. Specify the priority of the claim.

2 Basis for Claim: Breach of unsecured guaranty (See instruction #2 on reverse side).

Domestic support obligations under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B).

3 Last four digits of any number by which creditor identifies debtor: 1285. 3a Debtor may have scheduled account as (See instruction #3a on reverse side).

Wages salaries or commissions (up to \$10,950*) 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).

4 Secured Claim (See instruction #4 on reverse side). Check the appropriate box if your claim is secured by a lien on property or a right of setoff and provide the requested information. Nature of property or right of setoff: [] Real Estate [] Motor Vehicle [] Other. Describe. 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 \$.

Contributions to an employee benefit plan - 11 U.S.C. § 507(a)(5).

Up to \$2,425* 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).

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

Other: Specify applicable paragraph of 11 U.S.C. § 507(a)(). Amount entitled to priority \$.

7 Documents: Attach redacted copies of any documents that support the claim such as promissory notes purchase orders invoices itemized statements or running accounts contracts, judgments mortgages and security agreements. You may also attach a summary. Attach redacted copies of documents providing evidence of perfection of a security interest. You may also attach a summary (See definition of "redacted" on reverse side).

DO NOT SEND ORIGINAL DOCUMENTS. ATTACHED DOCUMENTS MAY BE DESTROYED AFTER SCANNING. If the documents are not available please explain.

*Amounts are subject to adjustment on 4/1/10 and every 3 years thereafter with respect to cases commenced on or after the date of adjustment.

Date: 11/6/08. Signature: David Prowse, Vice President of DFP Financial, Inc the Managing General Partner of Housing Capital Company a Minnesota partnership. FOR COURT USE ONLY.

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.

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ORIGINAL

INSTRUCTIONS FOR PROOF OF CLAIM FORM

The instructions and definitions below are general explanations of the law. In certain circumstances such as bankruptcy cases not filed voluntarily by the debtor there may be exceptions to these general rules.

Items to be completed in Proof of Claim form

Court, Name of Debtor, and Case Number

Fill in the federal judicial district where the bankruptcy case was filed (for example Central District of California) the bankruptcy debtor's name and the bankruptcy case number. If the creditor received a notice of the case from the bankruptcy court, all of this information is located at the top of the notice.

Creditor's Name and Address

Fill in the name of the person or entity asserting a claim and the name and address of the person who should receive notices issued during the bankruptcy case. A separate space is provided for the payment address if it differs from the notice address. The creditor has a continuing obligation to keep the court informed of its current address. See Federal Rule of Bankruptcy Procedure (FRBP) 2002(g).

1 Amount of Claim as of Date Case Filed

State the total amount owed to the creditor on the date of the Bankruptcy filing. Follow the instructions concerning whether to complete items 4 and 5. Check the box if interest or other charges are included in the claim.

2 Basis for Claim

State the type of debt or how it was incurred. Examples include goods sold, money loaned, services performed, personal injury/wrongful death, car loan, mortgage note, and credit card.

3 Last Four Digits of Any Number by Which Creditor Identifies Debtor

State only the last four digits of the debtor's account or other number used by the creditor to identify the debtor.

3a. Debtor May Have Scheduled Account As

Use this space to report a change in the creditor's name, a transferred claim, or any other information that clarifies a difference between this proof of claim and the claim as scheduled by the debtor.

4 Secured Claim

Check the appropriate box and provide the requested information if the claim is fully or partially secured. Skip this section if the claim is entirely unsecured. (See DEFINITIONS, below.) State the type and the value of property that secures the claim. Attach copies of lien

documentation and state annual interest rate and the amount past due on the claim as of the date of the bankruptcy filing.

5 Amount of Claim Entitled to Priority Under 11 U.S.C. §507(a)

If any portion of your claim falls in one or more of the listed categories, check the appropriate box(es) and state the amount entitled to priority. (See DEFINITIONS below.) A claim may be partly priority and partly non-priority. For example, in some of the categories, the law limits the amount entitled to priority.

6 Credits

An authorized signature on this proof of claim serves as an acknowledgment that when calculating the amount of the claim, the creditor gave the debtor credit for any payments received toward the debt.

7 Documents

Attach to this proof of claim form redacted copies documenting the existence of the debt and of any lien securing the debt. You may also attach a summary. You must also attach copies of documents that evidence perfection of any security interest. You may also attach a summary FRBP 3001(c) and (d). Do not send original documents as attachments may be destroyed after scanning.

Date and Signature

The person filing this proof of claim must sign and date it. FRBP 9011. If the claim is filed electronically FRBP 5005(a)(2), authorizes courts to establish local rules specifying what constitutes a signature. Print the name and title if any of the creditor or other person authorized to file this claim. State the filer's address and telephone number if it differs from the address given on the top of the form for purposes of receiving notices. Attach a complete copy of any power of attorney. Criminal penalties apply for making a false statement on a proof of claim.

DEFINITIONS

INFORMATION

Debtor

A debtor is the person, corporation, or other entity that has filed a bankruptcy case.

Creditor

A creditor is the person, corporation, or other entity owed a debt by the debtor on the date of the bankruptcy filing.

Claim

A claim is the creditor's right to receive payment on a debt that was owed by the debtor on the date of the bankruptcy filing. See 11 U.S.C. §101(5). A claim may be secured or unsecured.

Proof of Claim

A proof of claim is a form used by the creditor to indicate the amount of the debt owed by the debtor on the date of the bankruptcy filing. The creditor must file the form with the clerk of the same bankruptcy court in which the bankruptcy case was filed.

Secured Claim Under 11 U.S.C. §506(a)

A secured claim is one backed by a lien on property of the debtor. The claim is secured so long as the creditor has the right to be paid from the property prior to other creditors. The amount of the secured claim cannot exceed the value of the property. Any amount owed to the creditor in excess of the value of the property is an unsecured claim. Examples of liens on property include a mortgage on real estate or a security interest in a car.

A lien may be voluntarily granted by a debtor or may be obtained through a court proceeding. In some states, a court judgment is a lien. A claim also may be secured if the creditor owes the debtor money (has a right to setoff).

Unsecured Claim

An unsecured claim is one that does not meet the requirements of a secured claim. A claim may be partly unsecured if the amount of the claim exceeds the value of the property on which the creditor has a lien.

Claim Entitled to Priority Under 11 U.S.C. §507(a)

Priority claims are certain categories of unsecured claims that are paid from the available money or property in a bankruptcy case before other unsecured claims.

Redacted

A document has been redacted when the person filing it has masked, edited out, or otherwise deleted certain information. A creditor should redact and use only the last four digits of any social security, individual's tax-identification, or financial account number, all but the initials of a minor's name, and only the year of any person's date of birth.

Evidence of Perfection

Evidence of perfection may include a mortgage, lien certificate of title, financing statement, or other document showing that the lien has been filed or recorded.

Acknowledgment of Filing of Claim

To receive acknowledgment of your filing, you may either enclose a stamped self-addressed envelope and a copy of this proof of claim or you may access the court's PACER system (www.pacer.psl.uscourts.gov) for a small fee to view your filed proof of claim.

Offers to Purchase a Claim

Certain entities are in the business of purchasing claims for an amount less than the face value of the claims. One or more of these entities may contact the creditor and offer to purchase the claim. Some of the written communications from these entities may easily be confused with official court documentation or communications from the debtor. These entities do not represent the bankruptcy court or the debtor. The creditor has no obligation to sell its claim. However, if the creditor decides to sell its claim, any transfer of such claim is subject to FRBP 3001(e), any applicable provisions of the Bankruptcy Code (11 U.S.C. §101 et seq.) and any applicable orders of the bankruptcy court.

ATTACHMENT TO PROOF OF CLAIM OF
HOUSING CAPITAL COMPANY

1 This proof of claim (“Proof of Claim”) is made by Housing Capital Company (“HCC”) in connection with that Repayment Guaranty executed by James C Gianulias (“Debtor”), individually and as trustee of the James Chris Gianulias Trust dated October 14, 2003 (“Trust”), in favor of HCC, dated as of September 13, 2004 (as subsequently modified and amended, the “Revolver Guaranty”), guarantying the payment of amounts due and owing under that Promissory Note (Unsecured, Revolving) dated as of September 13, 2004, executed by G Companies Homebuilding, LLC (“G Companies”) and Cameo Homes (“Cameo”), and under that Additional Advance Promissory Note (Unsecured, Revolving) dated as of November 22, 2005, executed by G Companies and Cameo (collectively, the “Revolver Note”), in favor of HCC in connection with that Revolving Credit Agreement by and between G Companies and Cameo, on the one hand, and HCC, on the other hand, dated as of September 13, 2004 (the “Revolving Credit Agreement”), and other documents and agreements related to the Revolving Credit Agreement identified on Exhibit “A” (the “Related Documents”)

Breach of Revolver Guaranty Claim

2 The Revolver Note fully matured on November 12, 2007, and Cameo—and G Companies—have failed and refused to pay the amounts due and owing under the Revolver Note

3 Gianulias, individually and as trustee of the Trust, has failed and refused to pay the amounts due and owing under the Revolver Note per his payment obligations under the Revolver Guaranty and is therefore in breach of the Revolver Guaranty

4 HCC has been damaged by virtue of Gianulias’ defaults and breaches under the Revolver Guaranty in the following amounts

Revolving Credit Agreement – Unsecured Loan No 1285RU

<u>Description</u>	<u>Amount</u>
Outstanding Principal	\$1,500,000 00
Interest (thru July 2, 2008)	\$107,510 45
Legal fees (thru July 2, 2008)	\$36,511 15
TOTAL:	\$1,644,021 60

Miscellaneous

5 The Revolver Guaranty, the Revolver Note, and the Related Documents upon which this Proof of Claim is based are voluminous and are, upon information and belief, in the possession of Debtor. A list of such documents is attached as Exhibit “A” hereto. Accordingly, such documents are not filed herewith, but will be made available upon written request to Lance N. Jurich, Esq., Loeb & Loeb LLP, 10100 Santa Monica Blvd., Suite 2200, Los Angeles, California 90067.

6 Attached hereto as Exhibit “B” is a breakdown of the claim amounts relating to breach of the Revolver Guaranty.

7 By executing and filing this Proof of Claim, HCC does not waive any right to any security or any other right or rights with respect to any claim that HCC has or may have against Debtor or any other person or persons. The filing of this Proof of Claim is not intended and should not be construed to be an election of remedies or waiver of any past, present or future defaults under the Revolver Guaranty or the Related Documents.

8 To the knowledge of the signatory hereto, the claims are not subject to any setoff or counterclaim, and no judgment has been rendered on the claims. The amount of all payments made prior to the Petition Date, if any, have been credited and deducted. HCC reserves the right that Debtor is not entitled to any credit provided by HCC.

9 HCC reserves its right to amend and/or supplement this Proof of Claim and to assert any and all other claims of whatever kind or nature that it has, or may have, that come to HCC's attention or arise after the filing of this Proof of Claim. The filing of this Proof of Claim shall not be deemed a waiver of any such claims or rights.

10 Nothing contained in this Proof of Claim shall be deemed or construed as (a) a waiver of, or other limitation on, any rights or remedies of HCC under the Revolver Guaranty or the Related Documents, at law, or in equity (including any setoff rights, lien rights, rights of recoupment, or any other rights that HCC has or may have against Debtor or any other entity), all of which rights are expressly reserved, (b) a consent by the HCC to the jurisdiction of this Court or any other court with respect to proceedings, if any, commenced in any case against, or otherwise involving, HCC, (c) a waiver or release of, or any limitation on HCC's right to trial by jury in the Court or any other court in any proceeding, (d) a waiver or release of, or any other limitation on, HCC's rights to have any orders entered only after de novo review by the United States District Court, (e) a waiver of, or any other limitation on, HCC's right to seek a withdrawal of the reference with respect to any matter, including any matter relating to this Proof of Claim, or (f) a waiver or release of, or any other limitation on, HCC's right to assert that any portion of the claims asserted herein are entitled to treatment as priority claims, including under sections 503(b) and 507(a)(1) of the Bankruptcy Code.

EXHIBIT A

Revolving Credit Loan and Related Documents

- 1 Revolving Credit Agreement by Cameo Homes, a California corporation and G Companies Homebuilding, LLC, a California limited liability company, on the one hand, and Housing Capital Company, a Minnesota partnership, on the other hand, Loan No 1285RU, dated as of September 13, 2004,
- 2 Promissory Note (Unsecured, Revolving) executed by Cameo Homes, a California corporation and G Companies Homebuilding, LLC, a California limited liability company in favor of Housing Capital Company, a Minnesota partnership, dated as of September 13, 2004,
- 3 Repayment Guaranty James C Gianulias and by James Chris Gianulias, as trustee of the James Chris Gianulias Trust dated October 14, 2003, in favor of Housing Capital Company, a Minnesota partnership with respect to Loan No 1285RU, dated as of September 13, 2004,
- 4 Letter Agreement by and between G Companies Homebuilding, LLC, a California limited liability company and Housing Capital Company, a Minnesota partnership with respect to Loan No 1285RU, dated as of December 22, 2004,
- 5 Modification Agreement (Unsecured Loan) by and between G Companies Homebuilding, LLC, a California limited liability company and Housing Capital Company, a Minnesota partnership, and also signed by Cameo Homes, a California corporation, Loan No 1285RU, dated as of September 13, 2005,
- 6 Modification Agreement (Unsecured Loan) by Cameo Homes, a California corporation and G Companies Homebuilding, LLC, a California limited liability company, on the one hand, and Housing Capital Company, a Minnesota partnership, on the other hand, Loan No 1285RU, dated as of November 22, 2005,
- 7 Additional Advance Promissory Note (Unsecured, Revolving) executed by Cameo Homes, a California corporation and G Companies Homebuilding, LLC, a California limited liability company in favor of Housing Capital Company, a Minnesota partnership, dated as of November 22, 2005,
- 8 Letter Modification Agreement by Cameo Homes, a California corporation and G Companies Homebuilding, LLC, a California limited liability company, on the one hand, and Housing Capital Company, a Minnesota partnership, on the other hand, with respect to Loan No 1285RU, dated as of July 28, 2006,
- 9 Modification Agreement (Unsecured Loan) by Cameo Homes, a California corporation and G Companies Homebuilding, LLC, a California limited liability company, on the one hand, and Housing Capital Company, a Minnesota partnership, on the other hand, Loan No 1285RU, dated as of February 2, 2007, and
- 10 Modification Agreement (Unsecured Loan) by Cameo Homes, a California corporation and G Companies Homebuilding, LLC, a California limited liability company, on the one hand, and Housing Capital Company, a Minnesota partnership, on the other hand, Loan No 1285RU, dated as of May 12, 2007

EXHIBIT B

TOTAL AMOUNT OF CLAIM

[Please refer to attached Excel sheets]

PRINCIPAL AND INTEREST DUE THRU 7/2/08

Date (range)	Transaction	Transaction Amt	Principal Balance	Rate	Days	Per Diem	Interest Due
	Revolving Credit Loan Ltr 2858 C Corp Prime @ 50%						
12/1/07 (thru 12/11)			\$1,500,000 00	9 00%	11	\$375 00	\$4,125 00
12/12/07 (thru 12/17)	RATE CHANGE		\$1,500,000 00	8 75%	6	\$364 58	\$2,187 48
12/18/07 (thru 12/31)	DEFAULT RATE		\$1,500,000 00	13.75%	14	\$572 92	\$8,020 88
					31		\$14,333 36
1/1/08 (thru 1/22)			\$1,500,000 00	13 75%	22	\$572 92	\$12,604 24
1/23/08 (thru 1/30)	RATE CHANGE		\$1,500,000 00	13 00%	8	\$541 67	\$4,333 36
1/31/08 (thru 1/31)	RATE CHANGE		\$1,500,000 00	12 50%	1	\$520 83	\$520 83
					31		\$17,458 43
2/1/08 (thru 2/29)			\$1,500,000 00	12 50%	29	\$520 83	\$15,104 07
					29		\$15,104 07
3/1/08 (thru 3/18)			\$1,500,000 00	12 50%	18	\$520 83	\$9,374 94
3/19/08 (thru 3/31)	RATE CHANGE		\$1,500,000 00	11 75%	13	\$489 58	\$6,364 54
					31		\$15,739 48
4/1/08 (thru 4/30)			\$1,500,000 00	11 75%	30	\$489 58	\$14,687 40
					30		\$14,687 40
5/1/08 (thru 5/31)			\$1,500,000 00	11 50%	31	\$479 17	\$14,854 27
					31		\$14,854 27
6/1/08 (thru 6/30)			\$1,500,000 00	11 50%	30	\$479 17	\$14,375 10
					30		\$14,375 10
7/1/08 (thru 7/2)			\$1,500,000 00	11 50%	2	\$479 17	\$958 34
					2		\$958 34
					215	TOTAL	\$107,510 45

**LEGAL/OTHER FEES
THROUGH JULY 2, 2008**

DESCRIPTION	Revolver LN #1285RU
Legal - Cox, Castle - Dec 07 services	2,199 37
Legal - Cox, Castle - Jan 08 services	1,908 41
Legal - Cox, Castle - Feb 08 services	259 42
Legal - Loeb & Loeb - Apr 08 invoice	11,203 85
Legal - Loeb & Loeb - May 08 invoice	10,690 65
Legal - Loeb & Loeb - June 08 invoice	6,142 42
Legal - Loeb & Loeb - July 08 invoice	2,902 46
Legal - Loeb & Loeb - Aug 08 invoice (July services thru 7/2/08 only)	1,204 57
Total legal	36,511 15
TOTALS	
	36,511 15

1 **PROOF OF SERVICE**

2 I, Martha Ortiz, the undersigned, declare that

3 I am employed in the County of Los Angeles, State of California, over the age
4 of 18, and not a party to this cause My business address is 10100 Santa Monica
5 Boulevard, Suite 2200, Los Angeles, California 90067-4120

6 On November 10, 2008, I served a true copy of the **PROOF OF CLAIM BY**
7 **HOUSING CAPITAL COMPANY** in *IN RE: JAMES C. GIANULIAS, CASE*
8 **NO. 8:08-bk-13150-RK** on the parties in this cause as follows

9 **[X] (VIA U.S. MAIL)** by placing the above named document in a sealed
10 envelope addressed as set forth below, or on the attached service list and by then
11 placing such sealed envelope for collection and mailing with the United States
12 Postal Service in accordance with Loeb & Loeb LLP's ordinary business practices

13 **William N. Lobel, Esq.**
14 **Alan J Friedman, Esq.**
15 **Kerri A Lyman, Esq**
16 **Issa K Moe, Esq.**
17 **IRELL & MANELLA LLP**
18 **840 Newport Center Drive, Suite 400**
19 **Newport Beach, California 92660-6324**
20 **Attorneys for James C. Gianulias**

21 I am readily familiar with Loeb & Loeb LLP's practice for collecting and
22 processing correspondence for mailing with the United States Postal Service and
23 Overnight Delivery Service That practice includes the deposit of all correspondence
24 with the United States Postal Service and/or Overnight Delivery Service the same
25 day it is collected and processed

26 I certify that I am employed in the office of a member of the bar of this court
27 at whose direction the service was made

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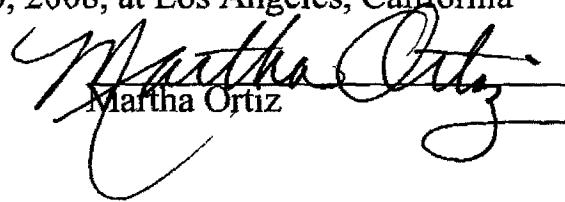
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1 I declare under penalty of perjury under the laws of the State of California
2 that the foregoing is true and correct

3 Executed on November 10, 2008, at Los Angeles, California

4 
5 Martha Ortiz

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Central District Of California Claims Register

8:08-bk-13150-RK James C Gianulias CASE CONVERTED on 07/02/2008

Judge Robert N Kwan **Chapter** 11
Office Santa Ana **Last Date to file claims** 11/12/2008
Trustee **Last Date to file (Govt)**

<i>Creditor</i> (22592027)	Claim No 43	<i>Status</i>
Housing Capital Company	<i>Filed</i> 11/10/2008	<i>Filed by</i> CR
Loeb & Loeb LLP	<i>Entered</i> 11/20/2008	<i>Entered by</i> Mccall, Audrey
Attn Lance N Jurich, Derrick Talberico		<i>Modified</i>
10100 Santa Monica Blvd Ste 2200		
Los Angeles CA 90067		
Unknown claimed \$1644021 60		
Total claimed \$1644021 60		
<i>History</i>		
<input checked="" type="radio"/> <u>43-1</u> 11/10/2008 Claim #43 filed by Housing Capital Company , total amount claimed \$1644021 6 (Mccall, Audrey)		
<i>Description</i> (43-1) 1285		
<i>Remarks</i>		

Claims Register Summary