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IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF TEXAS
SHERMAN DIVISION

In re:

Custer Road Marketplace, Ltd.
Debtor in possession

Case no. 12-40312-btr-11

**FIRST AMENDED DISCLOSURE STATEMENT WITH RESPECT TO
DEBTOR'S FIRST AMENDED PLAN OF REORGANIZATION**

I. INTRODUCTION

Custer Road Marketplace, Ltd. ("CRM" or "Debtor"), submits this its First Amended Disclosure Statement with Respect to the Debtor's First Amended Plan of Reorganization filed by CRM (the "Disclosure Statement"). This Disclosure Statement is to be used in connection with the solicitation of votes on the Plan of Reorganization filed and proposed by CRM dated July 9, 2012 (the "Plan"). A copy of the Plan is attached hereto as Exhibit A. Unless otherwise defined herein, capitalized terms used herein have the meanings ascribed thereto in the Plan (see Article I of the Plan entitled "Definitions, Construction, and Interpretation").

For a summary of the proposed treatment of your Claim or Interest under the Plan, please see Section IV herein.

II. NOTICE TO HOLDERS OF CLAIMS AND INTERESTS

The purpose of this Disclosure Statement is to enable Holders of Claims and Interests in the Debtor whose Claims and Interests are impaired under the Plan to make an informed decision in exercising their right to vote to accept or reject the Plan.

THIS DISCLOSURE STATEMENT CONTAINS INFORMATION THAT MAY BEAR UPON YOUR DECISION TO ACCEPT OR REJECT THE PLAN. PLEASE READ THIS DOCUMENT CAREFULLY.

On _____, 2012, the Bankruptcy Court conducted a hearing on the adequacy of the Disclosure Statement and subsequently entered an order pursuant to section 1125 of the Bankruptcy Code (the "Disclosure Statement Order") approving this Disclosure Statement as containing information of a kind, and in sufficient detail, adequate to enable a hypothetical, reasonable investor, typical of the solicited Holders of Claims against and Interests in the Debtor, to make an informed judgment with respect to the acceptance or rejection of the Plan. A copy of the Disclosure Statement Order is included in the materials accompanying this Disclosure Statement. APPROVAL OF THIS DISCLOSURE STATEMENT BY THE BANKRUPTCY COURT DOES NOT CONSTITUTE A DETERMINATION BY THE BANKRUPTCY COURT REGARDING THE FAIRNESS OR MERITS OF THE PLAN.

THIS DISCLOSURE STATEMENT HAS NOT BEEN APPROVED OR DISAPPROVED BY THE SECURITIES AND EXCHANGE COMMISSION, NOR HAS THE COMMISSION PASSED UPON THE ACCURACY OR ADEQUACY OF THE STATEMENTS CONTAINED HEREIN.

Each Holder of a Claim or Interest entitled to vote to accept or reject the Plan should read this Disclosure Statement and the Plan in their entirety before voting. No solicitation of votes to accept or reject the Plan may be made except pursuant to this Disclosure Statement and section 1125 of the Bankruptcy Code. Except for CRM and its professionals, no person has been authorized to use or promulgate any information concerning the Debtor, its business, or the Plan, other than the information contained herein, in connection with the solicitation of vote to accept or reject the Plan. No Holder of a Claim or Interest entitled to vote on the Plan should rely upon any information relating to the Debtor, its business, or the Plan other than that contained in the Disclosure Statement and the exhibits hereto. Unless otherwise indicated, the source of all information set forth herein is CRM and its professionals and information filed by the Debtor in the Bankruptcy Case.

After carefully reviewing this Disclosure Statement, including the attached exhibits, please indicate your acceptance or rejection of the Plan by voting in favor of or against the Plan on the enclosed ballot and returning the same to the address set forth on the ballot, in the enclosed return envelope so that it will be received by CRM's attorney, Richard W. Ward, 6860 N. Dallas Parkway, Suite 200, Plano, TX 75024, no later than _____ p.m. Central Time on _____, 2012.

If you do not vote to accept the Plan, or if you are the Holder of an unimpaired Claim, you may be bound by the Plan if it is accepted by the requisite Holders of Claims or Interests. See "Confirmation of the Plan Solicitation of Votes; Voting Procedures," "Vote Required for Class Acceptance," and "Cramdown" (Section VIII below).

TO BE SURE YOUR BALLOT IS COUNTED, YOUR BALLOT MUST BE RECEIVED NO LATER THAN _____ P.M. CENTRAL TIME, ON _____, 2012. For detailed voting instructions and the name, address, and phone number of the person you may contact if you have questions regarding the voting procedures, see "Confirmation of the Plan Solicitation of Votes; Voting Procedures," "Parties In Interest Entitled to Vote" in Section VIII.A. below.

Pursuant to section 1128 of the Bankruptcy Code, the Bankruptcy Court has scheduled a hearing to consider confirmation of the Plan (the "Confirmation Hearing"), on _____, 2012, at _____ o'clock ____ m. Central Time, in the United States Bankruptcy Court for the Eastern District of Texas, Sherman Division. The Bankruptcy Court has directed that objections, if any, to confirmation of the Plan be filed and served on or before _____, 2012, in the manner described under the caption, "Confirmation of the Plan Confirmation Hearing" in Section VIII. B. below.

CRM URGES ALL HOLDERS OF IMPAIRED CLAIMS TO ACCEPT THE PLAN.

III. EXPLANATION OF CHAPTER 11

A. Overview of Chapter 11

Chapter 11 is the principal reorganization chapter of the Bankruptcy Code. Pursuant to chapter 11, the debtor in possession attempts to reorganize its business for the benefit of the debtor, its creditors, and other parties in interest.

The commencement of a chapter 11 case creates an estate comprising all the legal and equitable interests of the debtor in property as of the date the bankruptcy petition is filed. Sections 1101, 1107, and 1108 of the Bankruptcy Code provide that a debtor may continue to operate its business and remain in possession of its property as a "debtor in possession" unless the bankruptcy court orders the appointment of a trustee. In the present chapter 11 case, the Debtor has remained in possession of its properties as debtor in possession.

The filing of a chapter 11 petition also triggers the automatic stay provisions of the Bankruptcy Code. Section 362 of the Bankruptcy Code provides, *inter alia*, for an automatic stay of all attempts to collect prepetition claims from the debtor or otherwise interfere with its property or business. Except as otherwise ordered by the Bankruptcy Court, the automatic stay remains in full force and effect until the effective date of a confirmed plan of reorganization.

The formulation of a plan of reorganization is the principal purpose of a chapter 11 case. The plan sets forth the means for satisfying the claims against and interests in the debtor. Generally, unless a trustee is appointed, only the debtor may file a plan during the first 120 days of a chapter 11 case (the "Exclusive Period"). After the Exclusive Period has expired, a creditor or any other party in interest may file a plan, unless the debtor has filed a plan within the Exclusive Period, in which case, the debtor is generally given 60 additional days (the "Solicitation Period") during which it may solicit acceptances of its plan. The Solicitation Period may also be extended or reduced by the court upon a showing of "cause."

B. Plan of Reorganization

Although referred to as a plan of reorganization, a plan may provide anything from a complex restructuring of a debtor's business and its related obligations to a simple liquidation of the debtor's assets. After a plan of reorganization has been filed, the holders of claims against or interests in a debtor are permitted to vote to accept or reject the plan. Before soliciting acceptances of the proposed plan, section 1125 of the Bankruptcy Code requires the plan proponent (CRM for the Plan) to prepare a disclosure statement containing adequate information of a kind, and in sufficient detail, to enable a hypothetical reasonable investor to make an informed judgment about the plan. This Disclosure Statement is presented to Holders of Claims against and Interests in the Debtor to satisfy the requirements of section 1125 of the Bankruptcy Code.

If all classes of claims and interests accept a plan of reorganization, the bankruptcy court may nonetheless deny confirmation of the plan unless the court independently determines that the requirements of section 1129 of the Bankruptcy Code have been satisfied. Section 1129 sets forth the requirements for confirmation of a plan and, among other things, requires that a plan meet the "best interests" test and be "feasible." The "best interests" test generally requires that the value of the consideration to be distributed to the holders of claims and interests under a plan may not be less than those parties would receive if the debtor was liquidated pursuant to a hypothetical liquidation under chapter 7 of the Bankruptcy Code. Under the "feasibility" requirement, the court generally must find that there is a reasonable probability that the debtor will be able to meet its obligations under its plan without the need for further financial reorganization.

CRM believes that the Plan satisfies all the applicable requirements of section 1129(a) of the Bankruptcy Code, including, in particular, the "best interests of creditors" test and the "feasibility" requirement. CRM supports confirmation of the Plan and urges all Holders of impaired Claims to accept the Plan.

Chapter 11 does not require that each holder of a claim against or interest in a debtor vote in favor of a plan of reorganization in order for the bankruptcy court to confirm the plan. At a minimum, however, the plan must be accepted by a majority in number and two-thirds in amount of those claims actually voting in at least one class of impaired claims under the plan. The Bankruptcy Code also defines acceptance of the plan by a class of interests (equity securities) as acceptance by holders of two-thirds of the number of shares actually voting. In the present case, only the Holders of Claims or Interests who are entitled to vote on the Plan, and who actually vote on the Plan, will be counted as either accepting or rejecting the Plan.

In addition, classes of claims or interests that are not "impaired" under a plan of reorganization are conclusively presumed to have accepted the plan and thus are not entitled to vote. Accordingly, acceptances of a plan will generally be solicited only from those persons who hold claims or interests in an impaired class. A class is "impaired" if the legal, equitable, or contractual rights attaching to the claims or equity interests of that class are modified in any way under the plan. Modification for purposes of determining impairment, however, does not include curing defaults and reinstating maturity or payment in full in cash. All Classes of Claims and Interests are impaired under the Plan except Class 1 and Class 6, which are unimpaired. Administrative Claims and Priority Tax Claims are unclassified; their treatment is prescribed by the Bankruptcy Code, and the holders of such Claims are not entitled to vote on the Plan. Further, classes of claims or interests that do not receive or retain any property under a plan of reorganization are conclusively deemed to have rejected the plan and thus are not entitled to vote. Based on the foregoing principles, each Holder of a Claim in Classes 2, 3, 4, and 5 shall be entitled to vote on the Plan.

The Bankruptcy Court may also confirm a plan of reorganization even though fewer than all classes of impaired claims and interests accept it. For a plan of reorganization to be confirmed despite its rejection by a class of impaired claims or interests, the proponent of the plan must show, among other things, that the plan does not "discriminate unfairly" and that the plan is "fair and equitable" with respect to each impaired class of claims or interests that has not accepted the plan.

Under section 1129(b) of the Bankruptcy Code, a plan is "fair and equitable" as to a class of rejecting claims if, among other things, the plan provides: (a) with respect to secured claims, that each such holder will receive or retain on account of its claim property that has a value, as of the effective date of the plan, equal to the allowed amount of such claim; and (b) with respect to unsecured claims and equity interests, that the holder of any claim or equity interest that is junior to the claims or equity interests of such class will not receive or retain on account of such junior claim or equity interest any property at all unless the senior class is paid in full.

A plan does not "discriminate unfairly" against a rejecting class of claims if (a) the relative value of the recovery of such class under the plan does not differ materially from that of any class (or classes) of similarly situated claims, and (b) no senior class of claims is to receive more than 100% of the amount of the claims in such class.

The Debtor believes that the Plan has been structured so that it will satisfy these requirements as to any rejecting Class of Claims or Interests, and can therefore be confirmed, if necessary, over the objection of any Class of Claims or Interests. The Debtor thus reserves the right to request confirmation of the Plan under the "cramdown" provisions of section 1129 of the Bankruptcy Code.

IV. SUMMARY OF THE PLAN

A. Classification and Treatment of Claims and Interests

The following is a summary of the classification and treatment of Claims and Interests under the Plan. The classification and treatment of Claims and Interests herein is without prejudice to a party in interest asserting that it is entitled to a different classification or treatment under the Plan or applicable law. The Administrative Claims and Priority Tax Claims (i.e., unclassified claims) shown below constitute the Debtor's estimate of the amount of such Claims, taking into account amounts, if any, paid or projected to be paid prior to the Effective Date. The total amount of Claims shown below reflects the Debtor's current estimate of the likely amount of such Claims, subject to the resolution by settlement or litigation of Claims that the Debtor believes are subject to disallowance or reduction. Reference should be made to the entire Disclosure Statement and to the Plan for a complete description of the classification and treatment of Claims and Interests.

THIS IS ONLY A SUMMARY OF CERTAIN PROVISIONS OF THE PLAN. THE PLAN INCLUDES OTHER PROVISIONS THAT MAY AFFECT YOUR RIGHTS. YOU ARE URGED TO READ THE PLAN IN ITS ENTIRETY BEFORE VOTING ON THE PLAN.

1. Unclassified Claims Against the Debtor

In accordance with section 1123(a)(1) of the Bankruptcy Code, unclassified Claims against the Debtor consist of Administrative Claims and Priority Tax Claims. Based on its books and records and its projections for future expenses, the Debtor presently estimates the amounts of such Claims as less than \$30,000.

All professional fees and expenses are subject to review and approval by the Bankruptcy Court pursuant to section 330 of the Bankruptcy Code. No professional fees or expenses have yet been paid as of the date of filing of this Disclosure Statement.

The Holder of any Administrative Claim other than (i) a Fee Claim, (ii) an Allowed Administrative Claim, or (iii) a liability incurred and paid in the ordinary course of business by the Debtor, must file with the Bankruptcy Court and serve on all parties required to receive such notice an application for the allowance of such Administrative Claim on or before thirty (30) days after the Effective Date. Such notice must include at a minimum (i) the name of the holder of the Claim, (ii) the amount of the Claim, and (iii) the basis of the Claim. Notwithstanding the foregoing, nothing in this Plan shall extend the deadline for filing claims arising under 11 U.S.C. §503(b)(9) pursuant to any order entered by the Bankruptcy Court. Failure to timely and properly file and serve an application for Administrative Claim (as required under Section 2.01(a) of the Plan) shall result in the Administrative Claim being forever barred and discharged.

Each Professional who holds or asserts an Administrative Claim that is a Fee Claim for compensation for services rendered and reimbursement of expenses incurred prior to the Effective Date shall be required to file with the Bankruptcy Court and serve on all parties required to receive such notice a Fee Application within sixty (60) days after the Effective Date. Failure to timely and properly file and serve a Fee Application as required under Section 2.01(b) of the Plan shall result in the Fee Claim being forever barred and discharged. No Fee Claim will be deemed Allowed until an order allowing the Fee Claim becomes a Final Order or by consent of the Debtor or the Representative. Any party in interest, including the Debtor, may file an objection to a Fee Claim, but any objection to a Fee Claim must be filed within twenty (20) days

after the date the Fee Application is served. No hearing may be held until the twenty (20) day objection period has expired.

An Administrative Claim with respect to which notice has been properly filed under Section 2.01(a) of the Plan shall become an Allowed Administrative Claim if no objection is filed within twenty (20) days after its filing and service. Any party in interest, including the Debtor, may file an objection to an Administrative Claim. If an objection is filed within such twenty (20) day period, the Administrative Claim shall become an Allowed Administrative Claim only to the extent Allowed by a Final Order. An Administrative Claim that is a Fee Claim, and with respect to which a Fee Application has been properly filed and served pursuant to Section 2.01(b) of the Plan, shall become an Allowed Administrative Claim only to the extent Allowed by a Final Order.

Except to the extent that a Holder of an Allowed Priority Tax Claim has been paid prior to the Effective Date, or agrees to a different treatment, each Holder of an Allowed Priority Tax Claim, in full satisfaction, release and discharge of and exchange for such Claim, shall be paid in full on or before January 31, 2012. Notwithstanding the foregoing, the Holder of an Allowed Priority Tax Claim shall not be entitled to receive any payment on account of any penalty arising with respect to or in connection with the Allowed Priority Tax Claim.

The Debtor shall be responsible for timely payment of United States Trustee quarterly fees incurred in the Bankruptcy Cases pursuant to 28 U.S.C. §1930(a)(6). Any fees due as of the most recent quarterly invoice prior to the Confirmation Date will be paid in full within thirty (30) days after the Effective Date. After the Effective Date, the Debtor shall pay United States Trustee quarterly fees as they accrue until the Bankruptcy Cases are closed. The Debtor or the Estate shall serve on the United States Trustee a quarterly financial report for each quarter (or portion thereof) that the Bankruptcy Cases remain open.

2. Classified Claims and Interests

The following is an estimate of the numbers and amounts of classified Claims and Interests to receive treatment under the Plan, and their respective treatment:

Secured Tax Claims - Class 2. Class 2 Secured Tax Claims are impaired under the Plan. The Holders of Class 2 Claims are entitled to vote to accept or reject the Plan. The Class 2 Secured Tax Claims for all property owned by CRM for tax years 2011 and earlier are \$25,288. Real property taxes for 2012 total \$304,261.68 as claimed by the following taxing authorities: City of Frisco, \$67,828.23; Collin County, \$44,178.11; and Frisco ISD, \$192,255.34.

With respect to any Allowed Secured Tax Claim for ad valorem property taxes for tax years prior to 2012 each Holder of such an Allowed Secured Tax Claim, in full satisfaction, release and discharge of and exchange for such Claim, shall receive Cash equal to the Allowed amount of such Secured Tax Claim. The holders of Allowed Secured Tax Claims shall be referred to as the "Tax Authorities". If Reorganized CRM fails to timely pay any payment required under this section 5.02(b), the affected Tax Authorities shall send written notice of default to Reorganized CRM and its counsel. If the default is not cured within twenty (20) days after notice of default is mailed, such Tax Authorities may proceed with state law remedies for collection of all amounts due under state law without further order of the Bankruptcy Court.

All 2012 taxes against the Legacy Property shall be secured only by the Legacy Property and any claims for such taxes shall not attach to or be asserted against the Remaining CRM Property. All 2012 taxes against the Remaining CRM Property shall be secured only by the Remaining CRM Property and any claims for such taxes shall not attach to or be asserted against the Legacy Property. All 2012 taxes shall be paid in accordance with applicable Texas law on or

before January 31, 2013 by the entity that owns the property after consummation of the Plan.

Notwithstanding any other provision in the plan the treatment of the Allowed Secured Claims of the Tax Authorities for 2011 taxes shall receive payment with interest that has accrued from the petition date through the effective date of the plan at the state statutory rate of 1% per month pursuant to 11 U.S.C. §§ 506(b) and 511 and post-effective date interest at the state statutory rate of 12% per annum pursuant to 11 U.S.C. §§ 506(b), 511 and 1129 from contributions from the members of CRM on the earlier of (1) fourteen days after the date of entry of this Order unless an objection has been filed to the claims of the Tax Authorities on or before such date or (2) fourteen days after entry of an order on any objection to the claims(s) of the Tax Authorities. Pursuant to 11 U.S.C. § 503(b)(1)(D), the Tax Authorities are not required to comply with the requirements of Section 2.02 of the Plan that pertain to the filing, service, payment and allowance of administrative expense claims. The Tax Authorities are not required to provide an IRS Form W-9 as a condition of allowance or payment of their prepetition and/or post-petition claims. Sections 9.04, 9.05, 9.07 and 9.08 of the Plan do not apply to the Tax Authorities. If CRM fails to timely pay the Tax Authorities, the Tax Authorities shall send written notice of default to CRM and its counsel. If the default is not cured within twenty (20) days after notice of default is mailed, the Tax Authorities may proceed with state law remedies for collection of all amounts owed pursuant to state law outside the Bankruptcy Court.

Legacy Secured Claim - Class 3. At this time, Legacy has filed a proof of claim in the amount of \$16,436,727.05 as of the Petition Date, plus post-petition interest and attorneys' fees pursuant to 11 U.S.C. §506(b). If no objection is filed to the Class 3 Claim, the Class 3 Claim shall be allowed in the amounts claimed by Legacy. If an objection is filed to the Class 3 Claim, the Bankruptcy Court will establish the Allowed Class 3 Claim after notice and hearing.

The Class 3 Claim is impaired under the Plan. The Holder of the Class 3 is entitled to vote to accept or reject the Plan.

If CRM or Reorganized CRM does not obtain the Plan Loan, the Class 3 Claim shall be paid in full on the Effective Date by the transfer by special warranty of title to the Legacy Property from CRM to Legacy in full and final payment of any and all Claims of Legacy. In calculating the Legacy Property the Real Property included shall be (i) Lot 6; (ii) if the value of Lot 6 is less than the Allowed Class 3 Claim, Lot 5A and Lot 5B; (iii) if the value of Lots 6 and 5A and 5B are less than the Allowed Class 3 Claim, Lot 1; (iv) if the value of Lots 6, 5A, 5B, and 1 are less than the Allowed Class 3 Claim portions of Lot 2, up to the entirety of Lot 2; (v) if the value of Lots 6, 5A, 5B, 1 and 2 are less than the Allowed Class 3 Claim, Lot 3; and (vi) if the value of Lots 6, 5A, 5B, 1, 2 and 3 are less than the Allowed Class 3 Claim, portions of Lot 4, up to, if necessary to equal the Allowed Class 3 Claim the entirety of Lot 4. CRM shall be authorized to execute and record the special warranty deed in any and all records, including, but not limited to the real property records for Dallas County, Texas. Upon recordation of the special warranty deed, Legacy shall credit the Claim of Legacy in an amount equal to the Claim and any and all indebtedness of CRM to Legacy shall be paid in full, discharged and released. If Legacy disputes that the value of the Legacy Property is equal to or greater than the amount of the Claim of Legacy, the Bankruptcy Court shall conduct a hearing to determine the value of the Legacy Property. Legacy shall have no right to a Class 5 claim or a Claim of any nature under the Plan. Legacy shall execute and deliver to CRM a release in recordable form of any and all claims of Legacy, including, but not limited to claims under any deed of trust or other Prepetition Legacy Loan Document against all other property (the "Remaining CRM Property") owned by CRM. For each tenant of an unexpired lease for portions of the Real Property that are the

Remaining CRM Property, Legacy shall execute and deliver to such tenant(s) a document that complies with V.T.C.A, Tex. Prop. C. 64.005(c), rescinding any and all previous notices exercising any rights of Legacy under assignments of rent provisions or agreements.

If CRM or Reorganized CRM consummate the Plan Loan, the Plan Loan Proceeds minus closing costs and payments to Class 4 Claims shall be paid to Legacy and shall reduce the amount of the Allowed Class 3 Claim. (The Allowed Class 3 Claim after the payments to the Class 3 claimant shall be referred to as the "Adjusted Allowed Class 3 Claim".) Thereafter, the Class 3 Claim shall be paid in full on the Effective Date by the transfer by special warranty of title to the Legacy Property from CRM to Legacy in full and final payment of any and all Claims of Legacy; provided that the Legacy Property shall be calculated based on the amount of the Adjusted Allowed Class 3 Claim. In calculating the Legacy Property the Real Property included shall be (i) Lot 6; (ii) if the value of Lot 6 is less than the Adjusted Allowed Class 3 Claim, Lot 5A and Lot 5B; (iii) if the value of Lots 6 and 5A and 5B are less than the Adjusted Allowed Class 3 Claim, Lot 1; and (iv) if the value of Lots 6, 5A, 5B and 1 are less than the Adjusted Allowed Class 3 Claim, Lot 3. Legacy shall release any and all liens on Lots 2 and 4 and, in addition, Legacy shall release any and all liens on such portions of Lots 1 and 3 that are not part of the Legacy Property. CRM shall be authorized to execute and record the special warranty deed in any and all records, including, but not limited to the real property records for Dallas County, Texas. Upon recordation of the special warranty deed, Legacy shall credit the Claim of Legacy in an amount equal to the Claim and any and all indebtedness of CRM to Legacy shall be paid in full, discharged and released. If Legacy disputes that the value of the Legacy Property is equal to or greater than the amount of the Claim of Legacy, the Bankruptcy Court shall conduct a hearing to determine the value of the Legacy Property. Legacy shall have no right to a Class 5 claim or a Claim of any nature under the Plan. Legacy shall execute and deliver to CRM a release in recordable form of any and all claims of Legacy, including, but not limited to claims under any deed of trust or other Prepetition Legacy Loan Document against all other property (the "Remaining CRM Property") owned by CRM that is not conveyed to Legacy by the special warranty deed. For each tenant of an unexpired lease for portions of the Real Property that are the Remaining CRM Property, Legacy shall execute and deliver to such tenant(s) a document that complies with V.T.C.A, Tex. Prop. C. 64.005(c), rescinding any and all previous notices exercising any rights of Legacy under assignments of rent provisions or agreements.

To the extent that the valuation of the Real Property requires that a portion of the value of Lot 1, 2, 3, 4, or 5 is necessary for the value of the Legacy Property to equal the Allowed Class 3 Claim the amount of such value shall be the "Partial Lot Value". The Debtor shall have the option to (a) pay the amount of the Partial Lot Value to Legacy in cash on the earlier of (i) the date of delivery of the special warranty deed to Legacy or (ii) the date of recordation of the special warranty deed or (b) convey the entire lot to Legacy through inclusion of the lot in the special warranty deed. If the Debtor exercises the option to pay the amount of the Partial Lot Value to Legacy the lot that is subject to the Partial Lot Value shall be included in the Remaining CRM Property and shall be included in the release that Legacy shall deliver to CRM.

Prior to the Petition Date and after the Petition date, Legacy has collected rents from tenants of the Debtor (the "Tenant Rents"). On the Confirmation Date, Legacy shall apply the Tenant Rents to the payment of property taxes for year 2012 that are attributable to the Legacy Property for the period from January 1, 2012 through the Effective Date.

Tax Ease Secured Claim – Class 4. The Class 4 Claim of Tax Ease shall be allowed in the amount of \$616,494.19, the amount outstanding on the Petition Date plus accrued but unpaid

interest, fees, costs and expenses (as permitted under applicable law) provided for under the Prepetition Tax Ease Loan Documents.

The Class 4 Claim is impaired under the Plan. The Holder of the Class 4 is entitled to vote to accept or reject the Plan. The treatment of the Class 4 claim depends whether the Debtor consummates the Plan Loan. If CRM or Reorganized CRM obtains the Plan Loan, the Allowed Class 4 Claim shall be paid in cash, in full on the Plan Loan Closing Date from the Plan Loan Proceeds and upon receipt of the payment, the Class 4 Claimant shall release any and all claims against CRM and the Real Property and shall release any and all liens asserted against the Real Property. If CRM or Reorganized CRM obtains the Plan Loan does not obtain the Plan Loan, the Allowed Class 4 Claim shall be paid in accordance with the terms of the Pre-petition Tax Ease Loan Documents and the payment shall be secured by a lien on Lots 2 and 4 of the Real Property and the Class 4 Claimant shall release any and all liens on any other portion of the Real Property. The Pre-petition Tax Ease Loan Documents shall be modified and amended to conform to the treatment of the Allowed Class 4 Claim as stated in section 5.04(c)(2) of the Plan.

General Unsecured Claims - Class 5. Class 5 General Unsecured Claims are impaired under the Plan. The Holders of Class 5 Claims are entitled to vote to accept or reject the Plan.

Each Holder of an Allowed Class 5 General Unsecured Claim shall receive cash equal to the amount of the Claim of payable from a pro rata share of \$5,000 each month until such claims are paid. Interest at the statutory judgment rate applicable in the Eastern District of Texas shall accrue on any unpaid amounts owed to Class 5 claimants. Payments shall be made from the rents collected by Reorganized CRM after confirmation of the Plan..

Interests in the Debtor - Class 6. Class 6 Interests are unimpaired under the Plan. Each Holder of a Class 6 Interest is not entitled to vote to accept or reject the Plan.

UNLESS OTHERWISE NOTED, THE DEBTOR'S ESTIMATES OF THE NUMBER AND AMOUNT OF CLAIMS IN EACH CLASS SET FORTH HEREIN INCLUDE ALL CLAIMS ASSERTED AGAINST THE DEBTOR WITHOUT REGARD TO THE VALIDITY OR TIMELINESS OF THE FILING OF THE CLAIMS. THUS, BY INCLUDING ANY CLAIM IN THE ESTIMATES SET FORTH HEREIN, THE DEBTOR AND THE DEBTOR'S ESTATE ARE NOT WAIVING THEIR RIGHTS TO OBJECT TO ANY CLAIM ON OR BEFORE THE OBJECTION DEADLINE ESTABLISHED BY THE PLAN. IN ADDITION, THE DEBTOR HAS NOT YET UNDERTAKEN AN ANALYSIS OF POTENTIAL AVOIDANCE ACTIONS, AND THE DEBTOR IS NOT WAIVING ITS RIGHT TO ASSERT AVOIDANCE ACTIONS PURSUANT TO THE PLAN. PAYMENTS RECEIVED BY NON-INSIDER CREDITORS WITHIN NINETY (90) DAYS PRIOR TO THE PETITION DATE AND BY INSIDER CREDITORS WITHIN ONE YEAR PRIOR TO THE PETITION DATE ARE LISTED IN THE DEBTOR'S SCHEDULES ON FILE WITH THE COURT. COPIES OF THE SCHEDULES ARE AVAILABLE FOR EXAMINATION ON PACER OR BY WRITTEN REQUEST SENT TO THE DEBTOR'S COUNSEL.

B. Means of Implementation of the Plan

1. Transfer of Assets to Legacy. The Legacy Property shall be transferred to the Class 3 Claimant in full and final satisfaction of any and all amounts owed to the Class 3 Claimant. The transfer of the Legacy Property shall be a payment of any and all amounts owed to the Class 3 Claimant by the Debtor and shall be applied as a credit against the indebtedness of CRM to the Class 3 Claimant. If the Class 3 Claimant disputes that the value of the Legacy Property transferred to the Class 3 Claimant is equal to or greater than the Allowed Claim of the Class 3

Claimant, the Bankruptcy Court shall conduct a hearing and determine the value of the property that must be transferred to the Class 3 Claimant to fully pay the class 3 claims.

The Debtor shall retain the Remaining CRM Property and shall collect the rents paid by tenants of the Remaining CRM Property. The rents will be used to pay the class 4 and class 5 claims.

All of the Debtor's claims, counterclaims, rights, defenses, setoffs, recoupments, and actions in law or equity, shall remain in the Estate, but CRM shall have the exclusive right to assert, prosecute, settle, or compromise any Estate Action vested in it under the Plan. No claim, right, Estate Action, or other asset shall be deemed waived or otherwise forfeited by virtue of the Debtor's failure to identify such property in the Debtor's Schedules or the Disclosure Statement accompanying the Plan.

2. Plan Loan. The Plan allows the Debtor to obtain a loan secured by Lots 2 and 4 of the Real Property. These lots have a value of approximately \$5,700,000. The Debtor anticipates obtaining a loan secured by these lots in an amount in excess of \$4,000,000. If the Debtor obtains such a loan, the proceeds will be used to pay the Class 4 claim in full, to pay the Class 2 claims in full with respect to taxes assessed against the Remaining CRM Property and the balance paid as a partial payment on the Class 3 Claim. The remaining Class 3 Claim would then be paid as described in section B.1., that immediately precedes this section. The revenues from leases of this property would be used to re-pay the Plan Loan and to pay Class 5 claims.

The Debtor is in the process of negotiating the Plan Loan from UBS or an affiliate of UBS; however, the loan may be obtained from another entity. The Debtor believes that the Plan Loan will be in an amount that is approximately seventy-five percent (75%) of the appraised value of lots 2 and 4. The Helbing appraisal places a value of \$5,900,000 on lots 2 and 4, collectively. Based on this value the debtor estimates that the Plan Loan will produce approximately \$4,400,000. The proceeds of the Plan Loan will pay the claims of the Class 4 Claim, which are approximately \$620,000. The balance of the proceeds of the Plan Loan will be paid to the Class 3 claim to reduce the claim of the Class 3 claimant. The Plan Loan will be secured by a lien of first priority on lots 2 and 4 and Lots 2 and 4 shall be free and clear of any and all lien claims except for liens for property taxes for the year 2012. The Plan Loan shall be repaid "payment at the end of 10 years and shall bear interest at a floating rate of approximately 5% per annum; payments shall be approximately \$22,000.00 per month until the "balloon" payment. The Plan Loan shall be consummated between the 14th and 31st day following the Confirmation Date.

If the Plan Loan is consummated, Legacy shall be paid approximately \$3,750,000, which amount shall reduce the amount of the claim of Legacy. Legacy filed a claim in the amount of \$16,436,727.05 as of February 7, 2012, plus a claim for post-petition interest and attorneys' fees under 11 U.S.C. § 506(b). Assuming the post-petition claims of Legacy for interest and attorneys' fees are approximately \$1,800,000, the balance owed to Legacy after the payment of the proceeds of the Plan Loan would be approximately \$14,400,000. This balance would be paid by the transfer of property with a value equal to \$14,400,000 (or the actual amount of the claim of Legacy established by the Bankruptcy Court). Based on the value established by the Helbing Appraisal, the value of the Debtor's property excluding Lots 2 and 4 is approximately \$16,500,000.

Any and all property transferred to Legacy under the Plan will be free and clear of any and all claims of any person or entity including the Class 4 claimant, provided however, that any

liens securing the claims for property tax(es) that accrued on January 1, 2012, or thereafter shall remain effective against the any property transferred to Legacy.

3. Discharge of the Debtor. Except as provided in the Plan or the Confirmation Order, all consideration distributed under the Plan will be in exchange for, and in complete satisfaction, settlement, discharge, and release of, all Claims against and Interests in the Debtor of any nature whatsoever, whether known or unknown, or against the Debtor's assets or properties that arose before the Effective Date. Except as provided in the Plan or the Confirmation Order, upon the Effective Date, entry of the Confirmation Order acts as a discharge and release under section 1141(d)(1)(A) of the Bankruptcy Code of all Claims against and Interests in the Debtor and the Debtor's assets and properties, arising at any time before the Effective Date, regardless of whether a proof of Claim or Interest was filed, whether the Claim or Interest is Allowed, or whether the Holder of the Claim or Interest votes to accept the Plan or is entitled to receive a Distribution under the Plan. Except as provided in the Plan or the Confirmation Order, upon the Effective Date, any Holder of the discharged Claim or Interest will be precluded from asserting against the Debtor or the Estate or any of their respective assets or properties any other or further Claim or Interest based on any document, instrument, act, omission, transaction or other activity of any kind or nature that occurred before the Effective Date. Except as provided in the Plan and the Confirmation Order, and subject to the occurrence of the Effective Date, the Confirmation Order will be a judicial determination of discharge of all liabilities of the Debtor and the Debtor and the Estate will not be liable for any Claims or Interests and will only have the obligations as are specifically provided for in the Plan.

4. Injunction. Except as otherwise provided in the Plan or the Confirmation Order, and only to the extent permitted under and subject to section 1141 of the Bankruptcy Code, from and after the Confirmation Date, all Holders of Claims against and Interests in the Debtor that are discharged pursuant to the Plan or the Bankruptcy Code are permanently restrained and enjoined from taking any of the following actions against the Estate, the Debtor or any of its property on account of any such Claims, debts, liabilities or Interests or rights: (a) commencing or continuing in any manner any action or other proceeding of any kind with respect to any such Claim, debt, liability, or Interest against the Debtor; or its property on account of such Claims, debts, liabilities, or Interests, other than to enforce any right to a distribution pursuant to the Plan; (b) enforcing, attaching, collecting, or recovering by any manner or means any judgment, award, decree, or order against the Debtor or its property; (c) from creating, perfecting, or enforcing any encumbrance or Lien of any kind against the Debtor or its property; (d) except to the extent permitted under the Bankruptcy Code, asserting any right of setoff, subrogation, or recoupment of any kind against any obligation due the Debtor or against its property; and (e) performing any act, in any manner, in any place whatsoever, that does not conform to or comply with, or is inconsistent with, the provisions of the Plan; provided, however, that each Holder of a Disputed Claim or Interest may continue to prosecute its proof of Claim or Interest in the Bankruptcy Court and all Holders of Claims and Interests shall be entitled to enforce their rights under the Plan and any agreements executed or delivered pursuant to or in connection with the Plan. The foregoing injunction shall extend to any successor of the Debtor, including the Representative, the Estate and its property and interests in property that are treated under the Plan. If allowed by the Bankruptcy Court, any entity injured by any willful violation of such injunction shall recover actual damages, including costs and attorneys' and experts' fees and disbursements, and, in appropriate circumstances, may recover punitive damages, from the willful violator.

5. Revocation or Withdrawal of the Plan. The Debtor reserves the right to revoke and withdraw the Plan before the entry of the Confirmation Order. If the Debtor revokes or withdraws the Plan, or if confirmation or the Effective Date of the Plan does not occur, then, the Plan shall be deemed null and void and nothing contained herein shall be deemed to constitute a waiver or release of any Claims by or against the Debtor or any other Person or to prejudice in any manner the rights of the Debtor or Person in any further proceedings involving the Debtor.

6. Modification of the Plan. The Debtor reserves the right to modify the Plan in writing at any time before the Confirmation Date, provided that (a) the Plan, as modified, meets the requirements of sections 1122 and 1123 of the Bankruptcy Code and (b) the Debtor shall have complied with section 1125 of the Bankruptcy Code. The Debtor further reserves the right to modify the Plan in writing at any time after the Confirmation Date and before substantial consummation of the Plan, provided that (a) the Plan, as modified, meets the requirements of sections 1122 and 1123 of the Bankruptcy Code, (b) the Debtor shall have complied with section 1125 of the Bankruptcy Code, and (c) the Bankruptcy Court, after notice and a hearing, confirms the Plan as modified, under section 1129 of the Bankruptcy Code. A holder of a Claim or Interest that has accepted or rejected the Plan shall be deemed to have accepted or rejected, as the case may be, such Plan as modified, unless, within the time fixed by the Bankruptcy Court, such holder changes its previous acceptance or rejection.

C. Executory Contracts and Unexpired Leases

The Plan constitutes and incorporates a motion by the Debtor to accept all unexpired leases of real property. These leases consist of leases of portions of Lots 2 and 4 of the Real Property by the following entities: Cellular City, Ltd.; Firehouse Subs; Granite Transformations; Grass Roots Cleaners; Harris Partnership Investments d/b/a Koko Fitness; McDonalds, LLC; Starbucks Corporation; and Villa Nails & Spa. The Debtor does not believe that any defaults exist under such leases; therefore, the Debtor does not believe that any cure payments will be required. To the extent that any non-debtor party to a lease agreement asserts a default under the applicable lease and seeks a cure payment, the dispute, if any, will be resolved under the procedures for resolution of executory contracts described in this Section. Prior to the filing of the Bankruptcy Case, Legacy exercised its rights under an assignment of rents and demanded that tenants make rent payments directly to Legacy. All rent payments since the filing of the Bankruptcy Case have been made to Legacy. Under the Plan, Legacy will notify all non-debtor tenants that the claim to rents is cancelled and rent payments will return to Reorganized CRM.

The Plan constitutes and incorporates a motion by the Debtor to assume all unexpired leases to which the Debtor was a party on the Petition Date if the Debtor retains title to the property on which the lease is located. If the Debtor conveys the property on which a lease is located to Legacy, the Debtor shall assume such lease and assign the lease to Legacy unless on or before the commencement of the Confirmation Hearing, Legacy files a notice with this court seeking rejection of a lease. If Legacy timely files a notice seeking rejection of a lease, the Debtor shall reject each lease that is identified in such notice. The Confirmation Order shall constitute an order of the Bankruptcy Court under section 365 of the Bankruptcy Code approving the rejection or assumption and assignment, as applicable, of such Executory Contracts as of the Effective Date.

If the rejection of an Executory Contract results in damages to the other party or parties to such Executory Contract, a Claim for such damages shall be forever barred and shall not be enforceable against the Debtor or their properties or agents, successors, or assigns, unless a proof

of Claim is filed with the Bankruptcy Court and served upon the Debtor by the earlier of (a) thirty (30) days after the Effective Date or (b) such other deadline as the Bankruptcy Court may set for asserting a Claim for such damages.

Any Rejection Claim arising from the rejection of an Executory Contract shall be treated as a Class 5 General Unsecured Claim, as applicable, pursuant to the Plan, except as limited by the provisions of sections 502(b)(6) and 502(b)(7) of the Bankruptcy Code and mitigation requirements under applicable law. Nothing contained herein shall be deemed an admission by the Debtor or any other party in interest that such rejection gives rise to or results in a Rejection Claim or shall be deemed a waiver by the Debtor or any other party in interest of any objections to such Rejection Claim if asserted.

V. DESCRIPTION OF THE DEBTOR

A. History and Corporate Structure. CRM is a Texas limited partnership formed on April 29, 2005, for the purpose of acquiring and developing real property located in Collin County, Texas on the northeast corner of the intersection of Custer Road and State Highway 121.

B. Assets of the Debtor. The Debtor's property consists of approximately 53 acres of real property known as Custer Road Marketplace. The property consists of 7 lots: 1, 2, 3, 4, 5A, 5B, and 6. The lots are identified on Exhibit "A", attached to the Plan. Lots 2 and 4 contain improvements and have been leased to various tenants. The remainder of the property is read for development and is unimproved, except for improvements such as roadways, bridges over creeks and required environmental actions.

The Real Property was purchased in two transactions with the initial purchase of some of the Lots by the Reed Graff Trust in 2004. The remainder of the Real Property was purchased by the Debtor in 2005. The lots purchased by the Reed Graff Trust 4 were contributed to the Debtor as capital by the Reed Graff Trust. The Debtor or its partners paid a total of \$3,515,307 to purchase the Real Property. Legacy loaned approximately \$5,850,000 in additional funds used to purchase the Real Property. The Real Property was unimproved when the Debtor acquired the Real Property. The Debtor, through capital contributions from the Debtor's partners, paid \$228,566 in costs related to development of the Real Property, which consisted of construction of infrastructure, including bridges, and environmental work on a creek flowing through the Real Property. Legacy loaned and additional \$6,432,395 for infrastructure construction. Legacy also loaned an additional \$3,442,500 for construction of the improvements on Lots 2 and 4. The partners of the Debtor have also contributed \$1,958,390 to the Debtor to pay interest on loans to Legacy and \$780,538 to pay property taxes. The property tax payments are in addition to amounts borrowed by the Debtor from Tax Ease to pay real property taxes. In addition to amounts borrowed from Legacy and Tax Ease, the Debtor's partners have contributed a total of \$6,497,151 to the Debtor which the Debtor has expended as described in this section.

C. Value of Assets. The Debtor has engaged Neugent & Helbing to appraise the real property. The preliminary determination of Ross Helbing, which will be reported in a final appraisal, is that the total value of the real property and improvements is approximately \$22,700,000. This valuation includes an approximate value of \$5,700,000 for Lots 2 and 4. Neugent & Helbing have not appraised certain rights under a Development Agreement between the Debtor and the City of Frisco and an Impact Fee Agreement between the Debtor and the City of Frisco. The Development Agreement, in simplified terms, allows an offset of sales tax owed to the City of Frisco up to a total of \$10,000,000. This asset is difficult to value because sales that generate sales tax must be realized to obtain the credit. The right is advantageous to efforts

entice tenants to the property. The Debtor estimates the Development Right to have a value of approximately \$3,000,000. CRM inserted underground electric lines on the property; the city of Frisco gave CRM a credit of up to \$750,000 that could be used against future impact fees that must be paid to develop the property. To date CRM has used only approximately \$25,000 in credits. The remaining credits can be worth up to the entire \$725,000 remaining balance, depending on when and how the undeveloped portion of the Real Property will be developed.

The following table contains the values assigned by the Helbing appraisal to the property of the debtor:

Subject Property	Value
Retail Center Site (Strip Center & Starbucks)	
Block A, Lot R, Custer Road Marketplace	\$4,300,000
Pad Sites	
Block A, Lot 1R, Custer Road Marketplace, 1.7566 acres	\$1,500,000
Block A, Lot 3R, Custer Road Marketplace, 1.7554 acres	\$1,260,000
Block A, Lot 5R, Custer Road Marketplace, 3.9789 acres	\$2,600,000
Ground Lease Site (McDonald's)	
Block A, Lot 4R, Custer Road Marketplace	\$1,600,000
Large Acreage Land Site	
Block A, Lot 6R, Custer Road Marketplace, 36.426 acres	\$11,500,000
Total Value	\$22,760,000

The leases that existed on the Petition Date generate annual rental income of approximately \$475,000, plus tax, common area maintenance and insurance reimbursements of an additional \$115,368. The expenses that are incurred to operate the property that cannot be recovered from tenants is estimated to be \$30,000 annually consisting principally of utility payments and repairs. The Debtor estimates that annual net income will be approximately \$435,000. The Debtor estimates that the monthly payments on the Plan Loan would be approximately \$300,000, which would leave \$135,000 to pay Class 4 and Class 5 claims. A rent roll detailing the rents generated by the Real Property is attached hereto and incorporated herein as Exhibit B.

D. Secured Indebtedness of the Debtor. The amounts of the secured debt owed to Secured Tax claimants, Legacy and Tax Ease are described in section IV of this Disclosure Statement.

E. Unsecured Indebtedness of the Debtor. The Debtor has limited unsecured debt. The largest unsecured debts are tenant security deposits and the disputed claims of Environmental Tree Designs and David Wideman for disputed brokerage fees. Mr. Wideman has filed proof of claim number 7 asserting a claim in the amount of \$40,669 as a secured claim based on an alleged broker's lien under the Texas Property Code. The Debtor believes that the claim of Wideman is unsecured because the lien affidavit was untimely filed. The Debtor shall object to the Wideman claim on the ground that the claim is unsecured because the claimant did not comply with the provisions of the Texas Property Code. The Debtor reserves the right to assert other grounds for objecting to the Wideman claim.

VI. THE DEBTOR'S BANKRUPTCY CASE

A. Factors Leading to Chapter 11 Filing. The downturn in the United States economy in general and the commercial real estate market in particular, caused the development of the Real Property to slow. This slowdown resulted in the inability of CRM to develop and sell

the property as initially anticipated. One of the loans from Legacy matured and the general lending climate prevented CRM from re-financing the loan with Legacy or another lender. Legacy moved to foreclose its deed of trust and would not agree to pass the scheduled sale. CRM filed this case to prevent the foreclosure sale and loss of substantial equity in the property.

B. Commencement of the Bankruptcy Case CRM filed for protection under the Bankruptcy Code on February 7, 2012. The proceeding was assigned to the Honorable Brenda T. Rhoades, United States Bankruptcy Judge in the Eastern District of Texas, Sherman Division.

C. Significant Events Since Commencement of Bankruptcy Case

1. Retention of Professionals. The Debtor has retained, after approval of the Bankruptcy Court, Richard W. Ward as counsel for the Debtor. No creditors committee has been formed. The Debtor has retained, after approval of the Bankruptcy Court, Ross Helbing to conduct an appraisal of the assets of the Debtor.

2. Schedules and Statement of Financial Affairs. On or about February 21, 2012, CRM filed its Schedules, and Statement of Financial Affairs. The analysis of the assets and liabilities listed on the Schedules is contained in Section V of this Disclosure Statement.

3. Debtor's Use of Cash Collateral. The Debtor has not used cash collateral or incurred any post-petition debt, except for professional fees for representation in the Bankruptcy Case.

VII. LITIGATION

A. Pending Litigation

There was no litigation pending against the Debtor on the Petition Date. Prior to the filing of the case, the Debtor had been engaged in litigation with Legacy regarding the propriety of notices of sale under a deed of trust. This litigation was dismissed without prejudice before the filing of the Bankruptcy Case.

The Debtor does not believe that any transfers to unsecured creditors occurred within 90 days of the Petition Date or within one year to insiders.

As of the Effective Date, the Debtor or the Estate shall retain the exclusive right to assert, prosecute, settle, or compromise any Estate Action. The Reorganized CRM shall also retain and may prosecute and enforce all defenses, counterclaims, and rights that have been asserted or could be asserted by a Debtor against or with respect to all Claims asserted against such Debtor or property of such Estate.

VIII. CONFIRMATION OF THE PLAN

A. Solicitation of Votes Voting Procedures

1. Ballots and Voting Deadlines

A ballot to be used for voting to accept or reject the Plan, together with an addressed return envelope, is enclosed with all copies of this Disclosure Statement mailed to all Holders of Claims and Interests entitled to vote. BEFORE COMPLETING YOUR BALLOT, PLEASE READ CAREFULLY THE INSTRUCTION SHEET THAT ACCOMPANIES THE BALLOT.

The Bankruptcy Court has directed that in order to be counted for voting purposes, ballots for the acceptance or rejection of the Plan must be received no later than _____ p.m. Central Time on _____ 2012, at the following address:

**Richard W. Ward
6860 N. Dallas Parkway, Suite 200**

Plano, TX 75024

YOUR BALLOT MAY NOT BE COUNTED IF IT IS RECEIVED AT THE ABOVE ADDRESS AFTER _____ P.M. CENTRAL TIME ON _____, 2012. FACSIMILE BALLOTS WILL BE ACCEPTED NO LATER THAN _____ P.M. CENTRAL TIME ON _____, 2012.

2. Parties in Interest Entitled to Vote. Any Holder of a Claim against or Interest in the Debtor at the date on which the order is entered approving the Disclosure Statement whose Claim or Interest has not previously been disallowed by the Bankruptcy Court is entitled to vote to accept or reject the Plan, if such Claim or Interest is impaired under the Plan and either (a) such Holder's Claim or Interest has been scheduled by the Debtor (and such Claim or Interest is not scheduled as disputed, contingent, or unliquidated) or (b) such Holder has filed a proof of claim or proof of interest on or before the last date set by the Bankruptcy Court for such filings.

3. Definition of Impairment As set forth in section 1124 of the Bankruptcy Code, a class of claims or equity interests is impaired under a plan of reorganization unless, with respect to each claim or equity interest of such class, the plan:

(a) leaves unaltered the legal, equitable, and contractual rights of the holder of such claim or equity interest; or

(b) notwithstanding any contractual provision or applicable law that entitles the holder of a claim or equity interest to demand or receive accelerated payment of such claim or equity interest after the occurrence of a default:

(i) cures any such default that occurred before or after the commencement of the case under the Bankruptcy Code, other than a default of a kind specified in section 365(b)(2) of the Bankruptcy Code;

(ii) reinstates the maturity of such claim or interest as it existed before such default;

(iii) compensates the holder of such claim or interest for any damages incurred as a result of any reasonable reliance on such contractual provision or such applicable law; and

(iv) does not otherwise alter the legal, equitable or contractual rights to which such claim or interest entitles the holder of such claim or interest.

4. Classes Impaired Under the Plan The following Classes of Claims and Interests are impaired under the Plan, and Holders of Claims and Interests in such Classes are entitled to vote to accept or reject the Plan:

Class 2: Allowed Secured Tax Claims;

Class 3: Secured Claim of Legacy;

Class 4: Secure Claim of Tax Ease: and

Class 5: General Unsecured Claims.

Classes of claims or equity interests that are not "impaired" under a plan of reorganization are conclusively presumed to have accepted the plan and thus are not entitled to vote. Accordingly, acceptances of a plan will generally be solicited only from those persons who hold claims or equity interests in an impaired class. A class is "impaired" if the legal, equitable, or contractual rights attaching to the claims or equity interests of that class are modified in any way

under the plan. Modification for purposes of determining impairment, however, does not include curing defaults and reinstating maturity or payment in full in Cash.

5. Vote Required For Class Acceptance

The Bankruptcy Code defines acceptance of a plan by a class of claims as acceptance by holders of at least two-thirds in dollar amount and more than one-half in number of the claims of that class that actually cast ballots for acceptance or rejection of the Plan. The Bankruptcy Code also defines acceptance of the plan by a class of interests (equity securities) as acceptance by holders of two-thirds of the number of shares actually voting.

B. Confirmation Hearing

Section 1128(a) of the Bankruptcy Code requires the Bankruptcy Court, after notice, to hold a hearing on confirmation of a plan. By order of the Bankruptcy Court, **the Confirmation Hearing on the Plan has been scheduled for _____, 2012, at _____ .m. Central Time** in the Bankruptcy Court. The Bankruptcy Court may adjourn the Confirmation Hearing from time to time without further notice except for an announcement made at the confirmation hearing or any adjournment thereof.

Section 1128(b) of the Bankruptcy Code provides that any party in interest may object to confirmation of a plan. **Any objection to confirmation of the Plan must be made in writing and filed with the Bankruptcy Court on or before _____, 2012**, at the following address:

Clerk of the United States Bankruptcy Court
660 N. Central Expressway, Suite 330B
Plano, Texas 75074.

In addition, any such objection must be served upon counsel for CRM, Richard W. Ward at 6860 N. Dallas Parkway, Suite 200, Plano, TX 75024, together with proof of service, so that they are received by **such parties on or before _____, 2012**.

Objections to confirmation of the Plan are governed by Bankruptcy Rule 9014 and the Order Approving Disclosure Statement and Setting Deadline for Objections. **UNLESS AN OBJECTION TO CONFIRMATION IS SERVED AND FILED ON THE DEBTOR AND THE OTHER NOTICE PARTIES AND THEIR COUNSEL SO THAT IT IS ACTUALLY RECEIVED NO LATER THAN _____, 2012, THE BANKRUPTCY COURT MAY NOT CONSIDER IT.**

The Debtor believes that the key dates leading up to and including the Confirmation Hearing may be summarized as follows:

1. _____, 2012: Deadline for parties entitled to vote on the Plan to have their ballots received by the tabulation agent (see § VIII. A. 1 above), and deadline for parties to file with the Bankruptcy Court any objection to the Plan.
2. _____, 2012: Deadline for Debtor to file any replies to objections to the Plan.
3. _____, 2012: Commencement of the Confirmation Hearing.

C. Requirements For Confirmation of a Plan

At the Confirmation Hearing, the Bankruptcy Court must determine whether the Bankruptcy Code's requirements for confirmation of the Plan have been satisfied, in which event the Bankruptcy Court will enter an order confirming the Plan. As set forth in section 1129 of the Bankruptcy Code, these requirements are as follows:

1. The plan complies with the applicable provisions of the Bankruptcy Code.

2. The proponent of the plan complied with the applicable provisions of the Bankruptcy Code.

3. The plan has been proposed in good faith and not by any means forbidden by law.

4. Any payment made or promised by the debtor, by the plan proponent, or by a person issuing securities or acquiring property under the plan, for services or for costs and expenses in, or in connection with, the case, or in connection with the plan and incident to the case, has been approved by, or is subject to the approval of, the Bankruptcy Court as reasonable.

5. (a) (i) The proponent of the plan has disclosed the identity and affiliations of any individual proposed to serve, after confirmation of the plan, as a director, officer, or voting trustee of the debtor, an affiliate of the debtor participating in a joint plan with the debtor, or a successor to the debtor under the plan; and (ii) the appointment to, or continuance in, such office of such individual, is consistent with the interests of creditors and equity security holders and with public policy; and

(b) the proponent of the plan has disclosed the identity of any insider that will be employed or retained by the reorganized debtor, and the nature of any compensation for such insider.

6. Any governmental regulatory commission with jurisdiction, after confirmation of the plan, over the rates of the Debtor has approved any rate change provided for in the plan, or such rate change is expressly conditioned on such approval.

7. With respect to each impaired class of claims or interests:

(a) each holder of a claim or interest of such class has accepted the plan or will receive or retain under the plan on account of such claim or interest property of a value, as of the effective date of the plan, that is not less than the amount that such holder would so receive or retain if the Debtor liquidated on such date under chapter 7 of the Bankruptcy Code on such date; or

(b) if section 1111 (b)(2) of the Bankruptcy Code applies to the claims of such class, the holder of a claim of such class will receive or retain under the plan on account of such claim property of a value, as of the effective date of the plan, that is not less than the value of such holder's interest in the estate's interest in the property that secures such claims.

8. With respect to each class of claims or interests:

(a) such class has accepted the plan; or

(b) such class is not impaired under the plan.

9. Except to the extent that the holder of a particular claim has agreed to a different treatment of such claim, the plan provides that:

(a) with respect to a claim of a kind specified in section 507(a)(2) or 507(a)(3) of the Bankruptcy Code, on the effective date of the plan, the holder of such claim will receive on account of such claim cash equal to the allowed amount of such claim;

(b) with respect to a class of claims of a kind specified in section 507(a)(1), 507(a)(4), 507(a)(5), 507(a)(6), or 507(a)(7) of the Bankruptcy Code, each holder of a claim of such class will receive:

- (i) if such class has accepted the plan, deferred cash payments of a value, as of the effective date of the plan, equal to the allowed amount of such claim; or
 - (ii) if such class has not accepted the plan, cash on the effective date of the plan equal to the allowed amount of such claim; and
- (c) with respect to a claim of a kind specified in section 507(a)(8) of the Bankruptcy Code, the holder of a claim will receive on account of such claim regular installment payments in cash -
- (i) of a total value, as of the effective date of the plan, equal to the allowed amount of such claim;
 - (ii) over a period ending not later than 5 years after the date of the order for relief under section 301, 302, or 303; and
 - (iii) in a manner not less favorable than the most favored nonpriority unsecured claim provided for by the plan (other than cash payments made to a class of creditors under section 1122(b); and
- (d) with respect to a secured claim which would otherwise meet the description of an unsecured claim of a governmental unit under section 507(a)(8), but for the secured status of that claim, the holder of that claim will receive on account of that claim, cash payments, in the same manner and over the same period, as described in subparagraph (c) above.

10. If a class of claims is impaired under the plan, at least one class of claims that is impaired has accepted the plan, determined without including any acceptance of the plan by any insider holding a claim of such class.

11. Confirmation of the plan is not likely to be followed by the liquidation, or the need for further financial reorganization, of the debtor or any successor to the debtor under the plan, unless such liquidation or reorganization is proposed in the plan.

12. All fees payable under 28 U.S.C. § 1930, as determined by the Bankruptcy Court at the hearing on confirmation of the plan, have been paid or the plan provides for the payments of all such fees on the effective date of the plan.

13. The plan provides for the continuation after its effective date of payment of all retiree benefits, as that term is defined in section 1114 of the Bankruptcy Code, in section 1114, at any time prior to confirmation of the plan, for the duration of the period the Debtor has obligated itself to provide such benefits.

The Debtor believes that the Plan satisfies all the statutory requirements of chapter 11 of the Bankruptcy Code, that it has complied or will have complied with all the requirements of chapter 11, and that the Plan is proposed in good faith.

The Debtor believes that Holders of all Allowed Claims and Interests impaired under the Plan will receive payments under the Plan having a present value as of the Effective Date not less than the amounts likely to be received if the Debtor were liquidated in a case under chapter 7 of the Bankruptcy Code. At the Confirmation Hearing, the Bankruptcy Court will determine whether Holders of Allowed Claims or Allowed Interests would receive greater distributions under the Plan than they would receive in liquidation under chapter 7.

D. Cramdown

In the event that any impaired Class of Claims or Interests does not accept the Plan, the Bankruptcy Court may still confirm the Plan at the request of the Debtor if, as to each impaired Class that has not accepted the Plan, the Bankruptcy Court determines that the Plan "does not

discriminate unfairly" and is "fair and equitable" with respect to that Class. A plan of reorganization "does not discriminate unfairly" within the meaning of the Bankruptcy Code if no Class receives more than it is legally entitled to receive for its claims or equity interests.

"Fair and equitable" has different meanings with respect to the treatment of secured and unsecured claims. As set forth in section 1129(b)(2) of the Bankruptcy Code, those meanings are as follows:

1. With respect to a class of unsecured claims, the plan provides:
 - (a) that each holder of a claim of such class receive or retain on account of such claim property of a value, as of the effective date of the plan, equal to the allowed amount of such claim; or
 - (b) the holder of any claim or interest that is junior to the claims of such class will not receive or retain under the plan on account of such junior claim or interest any property.
3. With respect to a class of equity interests, the plan provides:
 - (a) that each holder of an interest of such class receive or retain on account of such interest property of a value, as of the effective date of the plan, equal to the greatest of the allowed amount of any fixed liquidation preference to which such holder is entitled, any fixed redemption price to which such holder is entitled, or the value of such interest; or
 - (b) that the holder of any interest that is junior to the interests of such class will not receive or retain under the plan on account of such junior interest any property.

In the event that any impaired Class of Claims or Interests does not accept the Plan, the Bankruptcy Court will determine at the Confirmation Hearing whether the Plan is fair and equitable with respect to, and does not discriminate unfairly against, any rejecting impaired Class of claims or equity interests. For the reasons set forth above, the Debtor believes the Plan does not discriminate unfairly against, and is fair and equitable with respect to, each impaired Class of Claims or Interests.

IX. RISK FACTORS

The following is intended as a summary of certain risks associated with the Plan, but it is not exhaustive and must be supplemented by the analysis and evaluation made by each holder of a Claim or Interest of the Plan and this Disclosure Statement as a whole with such holder's own advisors.

A. Insufficient Acceptances

For the Plan to be confirmed, each impaired Class of Claims and Interests is given the opportunity to vote to accept or reject the Plan. With regard to such impaired voting Classes, the Plan will be deemed accepted by a Class of impaired Claims if the Plan is accepted by claimants of such Class actually voting on the Plan who hold at least two-thirds (2/3) in amount and more than one-half (1/2) in number of the total Allowed Claims of the Class voted. The Plan will be deemed accepted by a Class of impaired Interests if the Plan is accepted by claimants of such Class actually voting on the Plan who hold at least two-thirds (2/3) of the number of shares actually voting. Only those members of a Class who vote to accept or reject the Plan will be counted for voting purposes. The Debtor reserves the right to request confirmation pursuant to the cramdown provisions in section 1129(b) of the Bankruptcy Code, which will allow confirmation of the Plan regardless of the fact that a particular Class of Claims or Interests has not accepted the Plan. However, there can be no assurance that any impaired Class of Claims or

Interests under the Plan will accept the Plan or that the Debtor would be able to use the cramdown provisions of the Bankruptcy Code for confirmation of the Plan.

B. Confirmation Risks

The following specific risks exist with respect to confirmation of the Plan: (i) any objection to confirmation of the Plan filed by a member of a Class of Claims or Interests can either prevent confirmation of the Plan or delay confirmation for a significant period of time; (ii) since the Debtor may be seeking to obtain approval of the Plan over the rejection of one or more impaired Classes of Claims or Interests, the cramdown process could delay confirmation.

The Plan requires the Bankruptcy Court to value the various parcels of real property owned by the Debtor if the Debtor and Legacy cannot agree to the value of the property or portions of such properties. The lower the value of any parcel that is established by the Bankruptcy Court, the fewer acres that will be retained by Reorganized CRM and the lower the amount of monies that will be paid to Class 5 claimants. The Debtor cannot estimate or quantify the likelihood of the Bankruptcy Court establishing values that are below the values established in the Helbing appraisal.

C. Risks in Failure to Obtain Plan Loan

If the Debtor does not obtain the Plan Loan, the payment of Tax Ease will be dependent on the revenue generate from the leases that existed on the Petition Date. This revenue will be adequate to pay Tax Ease and Class 5 claims, but future defaults by tenants could adversely impact this ability to pay Tax Ease. Even if adverse events occur with respect to cash flow from leases, the value of the Remaining CRM Property will greatly exceed the amount owed to Tax Ease and to Class 5 claimants.

D. Effect on Plan if Legacy is Unsecured

If Legacy is undersecured, the Plan cannot be confirmed over the rejection vote(s) of Legacy.

X. ALTERNATIVES TO CONFIRMATION AND CONSUMMATION OF THE PLAN

The Debtor has an alternative to the Plan, which is the liquidation of the Debtor under chapter 7. After studying this alternative, the Debtor concluded that the Plan is the best option for creditors because the Plan was drafted to maximize recoveries by Holders of Claims, assuming confirmation of the Plan and consummation of the transactions contemplated by the Plan. The following discussion provides a summary of the Debtor's analysis leading to its conclusion that the Plan will provide the highest value to Holders of Claims.

The Debtor has analyzed whether a chapter 7 liquidation of the assets of the Debtor would be in the best interest of Holders of Claims and Interests. That analysis reflects a liquidation value that is substantially lower than the value that may be realized through the Plan. The Debtor believes that chapter 7 conversion would result in substantial diminution in the value to be realized by Holders of Claims, primarily due to the substantially reduced liquidation value of the Debtor's assets as compared to the consideration to be paid to Holders of Claims under the Plan.

In a chapter 7 case, there are no funds to pay interest to Legacy or Tax Ease as required by 11 U.S.C. §362(d)(3). Accordingly, upon conversion to a chapter 7 proceeding, the bankruptcy estate would have a low probability of successfully opposing a motion by Legacy or Tax Ease for relief from the automatic stay. Additionally, a chapter 7 trustee would not be able to recover the right to collect future rent payments. At a sale under a deed of trust by Legacy, the Debtor does not believe that any possible bidder would bid an amount higher than the amounts

owed to Legacy. Accordingly, the Debtor believes that Legacy and class 5 claims would receive less than the full payment offered by the Plan.

XI. CERTAIN FEDERAL INCOME TAX CONSEQUENCES OF THE PLAN

The following discussion summarizes certain federal income tax consequences of the implementation of the Plan to the Debtor and certain Holders of Claims. This summary does not address all aspects of federal income taxation that may be relevant to all persons considering the Plan. Special federal income tax considerations not discussed in this summary may be applicable to, among other persons, financial institutions, insurance companies, foreign corporations, tax-exempt institutions and persons who are not citizens or residents of the United States. In addition, this summary does not discuss the effect of any foreign, state or local tax law, the effect of which may be significant. Furthermore, this discussion assumes that the Debtor is classified as a partnership for U.S. federal income tax purposes.

This summary is based on the Internal Revenue Code of 1986, as amended ("IRC"), the regulations promulgated thereunder, judicial decisions, and administrative positions of the Internal Revenue Service (the "Service"). All Section references in this summary are to Sections of the IRC. Any change in the foregoing authorities may be applied retroactively in a manner that could adversely affect persons considering the Plan.

No ruling will be sought from the Service with respect to the federal income tax aspects of the Plan and there can be no assurance that the conclusions set forth in this summary will be accepted by the Service. No opinion has been sought or obtained with respect to the tax aspects of the Plan.

THIS SUMMARY IS INTENDED FOR GENERAL INFORMATION ONLY. PERSONS CONSIDERING THE PLAN ARE ADVISED TO CONSULT THEIR OWN TAX ADVISORS CONCERNING THE PARTICULAR TAX CONSEQUENCES TO THEM OF THE REORGANIZATION OF THE DEBTOR, THE RECEIPT OF ANY PAYMENT UNDER THE PLAN, AND THE IMPACT ON THAT PERSON OR ANY OTHER PERSON OF ANY OBLIGATION IMPOSED UNDER THE PLAN.

IRS Circular 230 Disclosure: To ensure compliance with requirements imposed by the IRS in Circular 230, you are hereby informed that (i) any tax advice contained in this Disclosure Statement is not intended or written to be used, and cannot be used, for the purpose of avoiding penalties under the Internal Revenue Code, (ii) the advice is written to support the promotion or marketing of the transactions or matters addressed in the Disclosure Statement and (iii) each Holder should seek advice based on its particular circumstances from an independent tax advisor.

A. Tax Consequences to the Debtor

As indicated above, this discussion assumes that the Debtor is classified as a partnership for U.S. federal income tax purposes. A partnership is not a taxable entity and incurs no federal income tax liability. Instead, each partner of a partnership is required to take into account his share of items of income, gain, loss and deduction of the partnership in computing his federal income tax liability, even if no cash distributions are made to him by the partnership.

1. Gain or Loss on Disposition of Assets. The Debtor may recognize gain or loss on the sale of any asset or on the transfer of assets by the Debtor to Legacy. The gain or loss recognized will equal the difference between the (i) the "amount realized" and (ii) the adjusted

tax basis of the asset sold or transferred. The "amount realized" by the Debtor will equal the amount of cash received on a sale of an asset or the fair market value of any assets transferred to Legacy. The owners of the Debtor will be required to take any such gain or loss into account in determining their own tax liabilities.

2. Discharge-of-Indebtedness Income. In addition to gain or loss, implementation of the Plan may also result in the Debtor realizing discharge of indebtedness ("DOI") income. The IRC generally provides that a debtor must include in income the amount of DOI it realizes when a creditor accepts less than full payment in satisfaction of its debt. The realized amount of DOI is generally the difference between the amount of indebtedness and the amount received by the creditor in exchange for the indebtedness. The Debtor will realize DOI with respect to any Claim that is discharged under the Plan to the extent of the difference between the amount of such Claim and the amount of consideration paid to the respective holder pursuant to the Plan. Under IRC Section 108(e)(2), the Debtor will not realize DOI with respect to any claim that is discharged under the plan to the extent payment of the discharged claim would have given rise to a deduction.

As a general matter, any DOI realized by the Debtor would be allocated to its owners and taken into account by them in calculating their tax liabilities. However, IRC Section 108 may provide an exception with respect to DOI income allocated to the owner of an entity taxed as a partnership, such as the Debtor, if the owner in question is either in bankruptcy or insolvent. Accordingly, each person that owns an interest in the Debtor should consult with its own tax advisor regarding the potential application of this exception to its circumstances.

B. Tax Consequences To Holders of Interests

Under the Plan, the Holders of Interests will likely not receive any distribution unless all allowed claims have been paid in full. The amount, character and timing of any loss recognized by the Holder of any Interest depends on a variety of factors, including the individual circumstances of such Holder. Holders of Interests should consult with their own tax advisor to determine the impact of the loss of an equity interest in the Debtor.

C. Tax Consequences to Holders of Claims

Holders of Allowed Administrative Claims and Allowed Claims in Classes 1-5 may receive Cash distributions from the Debtor or under the Plan.

In general, each Holder of an Allowed Claim may recognize gain or loss in an amount equal to the difference between (i) the "amount realized" by such Holder in satisfaction of its Claim (other than any Claim representing accrued but unpaid interest) and (ii) such Holder's adjusted tax basis in such Claim (other than any Claim representing accrued but unpaid interest). The "amount realized" by a Holder will equal the sum of the cash and the aggregate fair market value of any property received by such Holder pursuant to the Plan.

Where gain or loss is recognized by a Holder in respect of its Allowed Claim, the character of such gain or loss (i.e., long-term or short-term capital, or ordinary) will depend on a number of factors, including the tax status of the Holder, whether the Claim constituted a capital asset in the hands of the Holder and how long it had been held, whether the Claim was originally issued at a discount or acquired at a market discount and whether and to what extent the holder had previously taken a bad debt deduction in respect of the Claim.

A Holder that receives Cash in satisfaction of Claims may recognize ordinary income or loss to the extent that cash is received in respect of accrued interest attributable to Claims. The manner in which such cash is allocated between accrued interest and principal for these purposes may be unclear under present law. A Holder who or which was not previously required to

include in income accrued but unpaid interest attributable to its Claims and who surrenders its Claims pursuant to the Plan may be treated as having received interest income to the extent that any cash received is treated for federal income tax purposes as a payment of accrued but unpaid interest, regardless of whether the holder realizes an overall gain or loss. A holder who previously included in income accrued but unpaid interest attributable to its Claims will likely recognize an ordinary loss to the extent that such accrued interest but unpaid interest is not satisfied in full.

THE FOREGOING SUMMARY OF CERTAIN MATERIAL FEDERAL INCOME TAX CONSEQUENCES HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT A SUBSTITUTE FOR CAREFUL TAX PLANNING AND ADVICE BASED UPON THE INDIVIDUAL CIRCUMSTANCES PERTAINING TO A HOLDER OF A CLAIM OR INTEREST. EACH HOLDER OF A CLAIM OR INTEREST IS URGED TO CONSULT ITS OWN TAX ADVISORS FOR THE FEDERAL, STATE, LOCAL AND FOREIGN INCOME AND OTHER TAX CONSEQUENCES THAT MAY BE APPLICABLE UNDER THE PLAN.

XII. CONCLUSION

The Debtor urges Holders of Claims and Interests to vote to **ACCEPT** the Plan and to evidence such acceptance by returning their ballots so that they will be received by **11:59 p.m. Central Time on _____, 2012.**

July 10, 2012

Respectfully submitted,

/s/ Richard W. Ward

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By: CRM/GP, LLC, its general partner

By: /s/ Stanley V. Graff

Stanley V. Graff, its manager

EXHIBIT “A”

Debtor’s Plan of Reorganization is intentionally omitted, but is contained in this mailing as a separate document.

**EXHIBIT “B”
(Rent roll)**