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### UNITED STATES BANKRUPTCY COURT FOR THE WESTERN DISTRICT OF NORTH CAROLINA ASHEVILLE DIVISION

IN RE:	)	Case No.: 10-10335
	)	Chapter 11
FRENCH BROAD PLACE, LLC	)	
Debtor.	)	
	)	

### DISCLOSURE STATEMENT

On March 25<sup>th</sup>, 2010, French Broad Place, LLC (hereinafter referred to as "French Broad Place") filed a voluntary Chapter 11 petition. Notice and order for relief were filed by the Court on March 25<sup>th</sup>, 2010.

Pursuant to 11 USC Section 1125 of the Bankruptcy Code, French Broad Place has prepared and filed this disclosure statement for the Court's approval for submission to the holders of claims or interests with respect to French Broad Place and its assets.

The purpose of the disclosure statement is to provide the holders of claims against or interests in French Broad Place with adequate information about French Broad Place and the plan to make an informed judgment about the merits of approving the plan.

### THE DEBTOR - HISTORY AND ORGANIZATION

French Broad Place was created on August 14th, 2006. Presently there are six (6) equal members of French Broad Place. Scott Latell and Joshua Burdette are the Managing Members of the company. The Owners have over \$4,500,000.00 of cash equity in the development to date. While the six owners have previously been active in real estate investments, development, construction, sales and leasing, as well as being involved in a variety of different businesses, French Broad Place was formed specifically for the development of the real estate community known as French Broad Place, LLC, a 48 unit mixed use community in downtown, Brevard, NC. French Broad Place has in the past had as many as twelve (12) employees. Presently, the Company has three employees.

In the years prior to the filing of the Petition, French Broad Place was an operating development company with 100% of its activities devoted to construction of the Brevard, NC property development which began November 2007, selling the inventory and leasing commercial space. With the downturn in the economy in 2009, the construction funds were depleted before many of the pre- sold inventory could be finished and closed in accordance with the purchase and sale contracts. Subsequently, delays in the finish work and the construction lender's unwillingness to advance funds to assist with the finishing costs, resulted in many purchasers abandoning their agreements, which led to the filing of the original Petition in the Spring of 2010.

Prior to the filing of the Petition, the owners of French Broad Place determined that it was in the best interest of French Broad Place as well as its creditors, that the financial structure of French Broad Place be augmented with a total refinance or Debtor in Possession (DIP) loan to complete the construction and close the salvaged sales agreements, as well as be able to promote the continuation of the progress of the community. French Broad Place attempted to refinance the entire capital structure approaching more than two dozen lenders and investment bankers, expending over \$60,000 in costs to do so. Certified appraisals obtained by third party lenders confirmed the 85% completion of the building and demonstrated substantial equity in the property that could support new financing. However, due to the stoppage of construction progress and the static position the construction lender held, new lenders were reluctant to further underwrite the loan applications. Thus, new total refinancing was no longer feasible. Just prior to filing the Chapter 11 petition, the owners selected a DIP lender to provide the necessary funds to complete the improvements of all of the common areas of the property, making the entire building functional and accessible to more potential purchasers, complete pre-sold units, finish a model unit for showings, complete a few spec units, provide funds for advertising, marketing, loan costs and interest expenses. In addition, French Broad Place would streamline its operations by reducing its paid staff to three key owners/managers and one sales assistant. French Broad Place outsourced its accounting and financial reporting.

Subsequently, a qualified, 3<sup>rd</sup> Party DIP loan commitment was received and accepted by French Broad Place and a motion was filed for its acceptance and use of funds to the Court April 29th, 2010. Following the filing of this motion, the two existing secured lenders requested a series of meetings with French Broad Place and made a proposal to French Broad Place that they do the DIP loan in place of the 3<sup>rd</sup> party DIP Lender.

On August 6<sup>th</sup>, 2010 the Court approved the French Broad Place's Motion for Approval of the secured lenders' DIP loan with conditions, which have been met by all the parties.

On September 13th, 2010 the loan closed, with funding shortly there after.

French Broad Place is of the opinion that restructuring of its capital requirements and operations will enable it to successfully operate and perform under the terms of its Chapter 11 Plan.

### FINANCIAL INFORMATION

Attached to this Disclosure Statement is financial information relevant to French Broad Place. French Broad Place expects that as the construction completes, the economy improves, the opportunities for additional contracted, profitable sales will grow.

### Attached is the following:

1. French Broad Place's tax return for year ending December 31, 2009 (which includes for operations prior to restructuring). There was no activity in the company for the first three months of 2010 except the depletion of the Asheville Savings Bank interest reserve account and Metromont Corporation's continued accrual of its interest on its second lien deed of trust up to the date of the Petition filing. There were no funds available to pay for financial reporting during this short term.

3. French Broad Place's projection of gross receipts for the next two years.

French broad Place's Balance Sheet as of December 31, 2009.

### **CREDITOR CLAIMS**

1. Administrative Claims:

Administrative claims are limited to professional fees for legal, accounting and management services.

2. Secured Claims:

2.

- a. Metromont Corporation, (the DIP Lender) holds a first lien deed of trust on the assets of French Broad Place in the amount of \$2,961,431.00.
- b. Asheville Savings Bank, holds a second lien deed of trust on the assets of French Broad Place in the amount of \$8,620,618.94 (as of 4/16/2010).
- c. Metromont Corporation holds a third lien deed of trust on the assets of French Broad Place in the amount of \$2,765,234.64 (as of August 6th, 2010)
- d. Ed Burdette Construction, Inc. holds a materials man/mechanics lien in the amount of \$2,627,773.00.
- 3. Priority Claims:

None

4. Unsecured Claims:

Scheduled unsecured claims total \$630,404.73.

5. Executory Contracts:

Seven individuals/entities hold contracts for the purchase of condominiums for which deposits have been accepted.

### SUMMARY OF THE PLAN OF REORGANIZATION

The plan provides for creditors to be paid as follows:

**CLASS 1. ADMINISTRATIVE CLAIMS**: The plan will first pay all administrative claims including court costs, unpaid quarterly fees, and professional fees, including accountants and attorneys and property operating expenses as approved by the Court for French Broad Place.

CLASS 2. SECURED CLAIM OF METROMONT CORPORATION - the DIP lender As provided in the First Agreed Order between French Broad Place and Metromont Corporation, filed August 6th<sup>th</sup>, 2010, French Broad Place will pay 10% per annum accrued interest monthly (being paid from an existing escrow account controlled and disbursed by Metromont Corporation and in accordance with the note and deed of trust executed of even date for a period of thirteen months, principal reduction will be paid periodically as future inventory sales close. Metromont Corporation will receive 40% of all future Net Sales Proceeds (NSP) to be applied to the principal loan balance outstanding, in accordance with the note and deed of trust of even date 9/13/2010

CLASS 3. IMPAIRED SECURED CLAIM OF ASHEVILLE SAVINGS BANK will be paid interest monthly, as billed, from an existing escrow account, controlled and disbursed by the DIP lender on the original interest rate computations pursuant to the original Contract terms. Asheville Savings Bank will receive 40% of all future Net Sales Proceeds (NSP) applied to the principal loan balance outstanding, in accordance with the DIP loan documents executed of even date 9/13/2010. Once the DIP loan is repaid 100%, then 80% of the future NSP will be paid to Asheville Savings Bank as loan principal reduction until paid in full with interest at the contract rate.

CLASS 4. IMPAIRED SECURED CLAIM OF METROMONT COOPERATION will not be paid interest nor principal during the DIP loan tenure. The 2<sup>nd</sup> deed of trust contract note will accrue interest at 5% from the date of the approved Plan of Reorganization. Once the DIP loan is repaid 100%, and Asheville Savings Bank is repaid 100%, then Metromont Corporation will receive monthly interest at 5% and 70% of future NSP until repaid 100%.

### **CLASS 5. PRIORITY PROPERTY TAX CLAIMS:**

None

CLASS 6. IMPAIRED GENERAL UNSECURED CLAIMS will be paid in full over a period of three years. At closing \$265,000.00 was authorized to pay to Critical Contractors for a very minor partial repayment of their claims (approved by the court September 9th, 2020.) Thereafter, no payments will be made on these claims during the DIP loan term. After the DIP loan is repaid, 5% of NSP will be allocated to these claims on a pro-rata basis while Asheville Savings Bank and Metromont Corporation are repaid 100% of their respective loans. For the 3rd year, payments will be 50% of NSP until repaid 100%. No interest will be paid on unsecured claims.

CLASS 7. EXECUTORY CONTRACTS. Assumption or rejection of Executory Contracts for the purchase of condominiums will be dealt with individually. In the case of the rejection of an Executory Contract, any resulting claim will be treated and paid as a general unsecured claim.

### REMEDY IN THE EVENT OF DEFAULT.

In the event that payment is not made on any claim within thirty(30) days of the day it is due, the creditor may declare the obligation to be in default and proceed with its non bankruptcy remedies including execution on liens and security interests and collection of unsecured accounts. All secured creditors will retain their pre petition liens. French Broad Place will maintain full insurance coverage as long as claims remain unpaid.

### LIQUIDATION ANALYSIS

If this were a Chapter 7 liquidation case, there would be no unencumbered assets to liquidate, and no payment to unsecured or priority creditors.

### ALLOWANCE OF CLAIMS

Claims are to be paid as filed, or if unfiled as listed in the Schedule's, as amended. The Debtor/Debtor in Possession reserves the right to object to any claim subsequent to the confirmation of the Plan, but prior to the scheduled disbursements on the claim. In the even the claim is objected to by the debtor/Debtor in Possession, but subsequently, allowed by the Court, payment on the claim will commence as provided in the Plan beginning with the next scheduled disbursement date.

#### MANAGEMENT AND OWNERSHIP

French Broad Place is owned in equal shares by six (6) individuals: Mark Latell, Scott Latell, Frank Latell, Ed Burdette, Joshua Burdette and Scott Stafstrom. Management will be continued by Mark Latell, Scott Latell and Joshua Burdette and one assistant. The salaries for this personnel are \$11,500.00 per month funded from the DIP loan for a period of six months. From that point, these salaries are be funded out of sales commissions and overhead from sales activities throughout the completion of the Plan.

### EFFECTIVE DATE OF THE PLAN

The effective date of the Plan is thirty (30) days from the date the Plan is confirmed by the Court but no later than April 30<sup>th</sup>, 2011.

THIS  $\frac{1}{2}$  day of October, 2010.

PITTS, HAY, & HUGENSCHMIDT, P.A.

Attorneys for the Debtor(s)

By:

Edward C. Hay, Jr., NC Bar #7149

137 Biltmore Ave. Asheville, NC 28801

(828) 255-8085

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Form <b>1065</b>				U.S. Retu	rn of Partn	ership l	ncome			<u> </u>	OMB No.1545-0	099
		ne Treasury e Service	For	calendar year 2009, or endin	rtax year beginn g	ing , 20	, 2009	),			2009	<b>)</b> .
		usiness activity		Name of partnership	See separate ins	structions.	······································			D	Employer identifica	ation
, , , ,	incipal o	asiness servicy	Use the								number	
Build.	ing and	dconstruction	IRS	French Broad	Place LLC					75	-3220628	
		roduct or service	Other-	Number, street, and room or	suite number. If a P.	O. box, see the	instructions.			E	Date business star	ted
Resid	lental	L Real Estate	wise, print	PO Box 1910						07	/01/06	
C Bus	siness c	ode number	or type.	City or town			State ZIP o	ode		F	Total assets (see i	nstrs)
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				one for each person wh								
				attacheds income and expense								<u>A</u> ]
Caulk				s income and expense					, 672	\$	miormation.	
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				dule A, line 8)						_		,664.
i	3	•	•	e 2 from line 1c								3,008.
N C O	4	Ordinary inco	me (loss) fr	om other partnerships.	. estates, and tru	ısts						
O M		(attach state	ment)		· · · · · · · · · · · · · · · · · · ·						<u>.</u>	
Ë	5	Net farm prof	fit (loss) <i>(at</i> i	tach Schedule F (Form	1040))					. 5		
	6	Net gain (los	s) from Form 4797, Part II, line 17 <i>(attach Form 4797)</i>							6		
	7	Other income								7		
	8	(attach state	,	nbine lines 3 through 7						`-	23	3,008.
	+ -	rotal income	(1055). CON	ibilie iiries 5 tilrougii 7				· · · · · ·	<u></u>	. 0	2.0	,000.
S E E	9	Salaries and	wages (other	er than to partners) (les	ss emolovment o	redits)				9		
1	10			partners								
N S T	11	•	-	' 9 <i></i>								
R	12	Bad debts								. 12		
D Č	13	Rent								13	3	668.
E I	14	Taxes and lic	enses							14		100.
UNS	15	Interest,								15	61	<u>,458.</u>
U N C S T F	16a		•	attach Form 4562)		) <del>-</del>				September Septem		
0 R	1			ed on Schedule A and						16c		
ΝL	1			t oil and gas depletion	•)							
SI	1	•	•							18		
ļ	19	, ,	, 5	ms						19		
Ť	20	Other deducti	ions ment)	,				*	SIM	T 20	94	,919.
Ö N S		<b>\</b>										<u> </u>
Š	21			e amounts shown in th		n for lines	9 through 20 .			. 21	160	<u>,145.</u>
	22	Ordinary bus	iness incor	ne (loss). Subtract line	21 from line 8					22		,137.
		Under penaltie true, correct, a	es of perjury, I d and complete. D	eclare that I have examined the lectaration of preparer (other to	nis return, including ac han general partner o	ccompanying so r limited liability	chedules and staten v company member	nents, a manag	and to the er) is ba	e best of r sed on all	ny knowledge and b information of whi	ch it is
Sign		preparer has a	any knowledge.									
Here		<b>&gt;</b>					▶			May th with th	e IRS discuss this in preparer shown but in the preparer shown but is trs)?	return selow
		Signature	of general part	ner or limited liability company	y member manager		Date			(see in	rstrs)?	
		Preparer's				Date		,		Preparer's	SSN or PTIN	
Paid		signature					Check if sel employed	<sup>f</sup> - ▶				
Prep	arer's	Firm's name (or yours if	S	elf-Prepared			W-10-3					
Use (	Only	self-employed, address, and	), <b>&gt;</b>						EIN	<b>&gt;</b>		
		ZIP code		-					Phone :	no.		

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Form	1065 (2009) French Broad Place LLC				75-322	0628	Page 2
Scl	nedule A Cost of Goods Sold (see the instruction	าร)	-				
1	Inventory at beginning of year				1		
2	Purchases less cost of items withdrawn for personal use		,		2		798,664.
3	Cost of labor				3		
4	Additional section 263A costs						
•	(attach statement)				4		
5	Other costs						
3	(attach statement)				5		
6	Total. Add lines 1 through 5					······································	798,664.
7	Inventory at end of year				7		
8	Cost of goods sold. Subtract line 7 from line 6. Enter here and				<del></del>		798,664.
	Check all methods used for valuing closing inventory:						
	(i) Cost as described in Regulations section 1.471-3						
	(ii) Lower of cost or market as described in Regulations	sectio	on 1.471-4				
	(iii) Other (specify method used and attach explanation)						
Ŀ	Check this box if there was a writedown of 'subnormal' goods as						_ <b>-</b>
	Check this box if the LIFO inventory method was adopted this ta		_				
	Do the rules of section 263A (for property produced or acquired	-					es No
	Was there any change in determining quantities, cost, or valuati						es No
	If 'Yes,' attach explanation .	-			J	🗀 .	
Sci	edule B Other Information			*****			
N	What type of entity is filing this return? Check the applicable box	x:					Yes No
·			partnership				
			liability partnersh	in ·			U Shan Makaran Maran and Angaran Andreas dahahan dahahan Maran and dahahan dahah Tanahan Angaran Maran Angaran Angar
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			diaragerdad activ				_
2	At any time during the tax year, was any partner in the partners treated as a partnership), a trust, an S corporation, an estate (o	other t	han an estate of a	r, a parmersnip (in a deceased partner	), or a nom	inee or	
	similar person?						. X
3	At the end of the tax year:						The second secon
а	Did any foreign or domestic corporation, partnership (including a organization own, directly or indirectly, an interest of 50% or mo	any er	ntity treated as a p	partnership), trust, r capital of the part	or tax-exer	npt or rules of	
	constructive ownership, see instructions. If 'Yes,' attach Schedul	le B-1	, Information on F	Partners Owning 50	0% or More	of	
	the Partnership		,				· X
b	Did any individual or estate own, directly or indirectly, an interest	st of 5	0% or more in the	profit, loss, or car	oital of the		
	partnership? For rules of constructive ownership, see instruction Owning 50% or More of the Partnership						
Δ	At the end of the tax year, did the partnership:		.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
a	Own directly 20% or more, or own, directly or indirectly, 50% or to vote of any foreign or domestic corporation? For rules of cons	more	of the total voting	power of all class	es of stock	entitled	Proceedings of a relate to a table of the group distinct commany are not all and the common process of the com
	to vote of any foreign or domestic corporation? For rules of consthrough (iv) below	structi	ve ownership, see	e instructions. If 'Ye	es, comple	te (ı)	. X
	(i) Name of Corporation		(ii) Employe		ntry of	(iv) Pe	ercentage
	() rising of conference.		Identification	n Incorpo		` ´Ow	ned in T
			Number (if ar	1y)		Votin	ig Stock
	· · · · · · · · · · · · · · · · · · ·			***************************************			
							<del> </del>
	0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		:tt F0	0/ : 11			
ŋ	Own directly an interest of 20% or more, or own, directly or indir in any foreign or domestic partnership (including an entity treate	recuy, ed as a	, an interest of 50 a partnership) or	% or more in the p in the beneficial int	ront, loss, terest of a t	rust? For	
	rules of constructive ownership, see instructions. If 'Yes,' comple	ete (i)	through (v) below	v			.  X
	(i) Name of Entity		(ii) Employer	(iii)_Type of	(iv) Countr		<b>)</b> Maximum
			Identification umber (if any)	Entity	Organizat	ion P	'ercentage ned in Profit,
		'`	(ii why)			Los	s, or Capital
		Ł				E	

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Forn	<u>11065 (2009) French Broad Place LLC</u> 75-3220628	F	Page 3
		Yes	No
5	Did the partnership file Form 8893, Election of Partnership Level Tax Treatment, or an election statement under section 6231(a)(1)(B)(ii) for partnership-level tax treatment, that is in effect for this tax year? See Form 8893 for more details	Find the dead of some the bits Makes 1982 "New A Memory to work of published in some time to be a com- published in some time to be a com- sished to be a compared to be a com- published to be a compared to be a 1982 "New Action of the Action of the Ac- published to be a compared to be a published to be a compared to be a com- published to be a compared to be a compared to be a com- tion of the compared to be a compared to be a com- tion of the compared to be a compared to be a com- tion of the compared to be a compared to be a compared to be a com- tion of the compared to be a	X
6	Does this partnership satisfy <b>all four</b> of the following conditions?		
á	The partnership's total receipts for the tax year were less than \$250,000.		
ŧ	The partnership's total assets at the end of the tax year were less than \$1 million.		
C	Schedules K-1 are filed with the return and furnished to the partners on or before the due date (including extensions) for the partnership return.		
c	The partnership is not filing and is not required to file Schedule M-3		X
	If 'Yes,' the partnership is not required to complete Schedules L, M-1, and M-2; Item F on page 1 of Form 1065; or Item L on Schedule K-1.	Additional International Conference of the Confe	SAME PARKET OF THE RESERVE OF THE PARKET OF
7_	Is this partnership a publicly traded partnership as defined in section 469(k)(2)?		X
8	During the tax year, did the partnership have any debt that was cancelled, was forgiven, or had the terms modified so as to reduce the principal amount of the debt?		Х
9	Has this partnership filed, or is it required to file, Form 8918, Material Advisor Disclosure Statement, to provide information on any reportable transaction?		Х
10	At any time during calendar year 2009, did the partnership have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? See the instructions for exceptions and filing requirements for Form TD F 90-22.1, Report of Foreign Bank and Financial Accounts. If 'Yes,' enter the name of the foreign country		X
11	At any time during the tax year, did the partnership receive a distribution from, or was it the grantor of, or transferor to, a foreign trust? If 'Yes,' the partnership may have to file Form 3520, Annual Return To Report Transactions With Foreign Trusts and Receipt of Certain Foreign Gifts. See instructions	Company State of the Company of the	X
12 a	Is the partnership making, or had it previously made (and not revoked), a section 754 election?	abition of the profit of the p	X
t	Did the partnership make for this tax year an optional basis adjustment under section 743(b) or 734(b)? If 'Yes,' attach a statement showing the computation and allocation of the basis adjustment. See instructions		Х
	Is the partnership required to adjust the basis of partnership assets under section 743(b) or 734(b) because of a substantial built-in loss (as defined under section 743(d))? If 'Yes,' attach a statement showing the computation and allocation of the basis adjustment. See instructions		X
13	Check this box if, during the current or prior tax year, the partnership distributed any property received in a like-kind exchange or contributed such property to another entity (other than entities wholly-owned by the partnership throughout the tax year)		
14	At any time during the tax year, did the partnership distribute to any partner a tenancy-in-common or other undivided interest in a partnership property?		Х
15	If the partnership is required to file Form 8858, Information Return of U.S. Persons With Respect To Foreign Disregarded Entities, enter the number of Forms 8858 attached.  See instructions		
16	Does the partnership have any foreign partners? If 'Yes,' enter the number of Forms 8805, Foreign Partner's Information Statement of Section 1446 Withholding Tax, filed for this partnership.	gradient of the control of the contr	X
17	Enter the number of Forms 8865, Return of U.S. Persons With Respect to Certain Foreign Partnerships, attached to this return	A sept of the sept	high A y Way   fry me a gold of the control of the
	gnation of Tax Matters Partner (see the instructions) r below the general partner designated as the tax matters partner (TMP) for the tax year of this return:		
	ated TMP numbér of TMP		
entity	TMP is an name of TMP Phone number entative of TMP		
Addres design	is of ated TMP		

Form **1065** (2009)

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Form 106	5 (2009) French Broad Place LLC 75	322062	8 Page <b>4</b>
Schedu	Ile K Partners' Distributive Share Items		otal amount
	1 Ordinary business income (loss) (page 1, line 22)	1	-137,137.
	2 Net rental real estate income (loss) (attach Form 8825)	1	10,542.
	3a Other gross rental income (loss)		
	b Expenses from other rental activities (attach stmt)	The State of the S	
	c Other net rental income (loss). Subtract line 3b from line 3a	3c	
	4 Guaranteed payments		
		<del></del>	5,659.
Income	5 Interest income		3,039.
(Loss)	6 Dividends: a Ordinary dividends	6a	
	<b>b</b> Qualified dividends	Programmy and the second secon	
	7 Royalties		
	8 Net short-term capital gain (loss) (attach Schedule D (Form 1065))		
	9a Net long-term capital gain (loss) (attach Schedule D (Form 1065))	9a	
	b Collectibles (28%) gain (loss)	And the second s	
	c Unrecaptured section 1250 gain (attach statement)	Wildram School and the property of the propert	
	10 Net section 1231 gain (loss) (attach Form 4797)		
	11 Other income (loss) (see instructions) Type ►	11	
	12 Section 179 deduction (attach Form 4562)		
Deduc-	13a Contributions	13a	
tions	<b>b</b> Investment interest expense	13b	
	c Section 59(e)(2) expenditures: (1) Type ► (2) Amount ►	13c (2)	
	d Other deductions (see instructions) Type ►	13d	
Self-	14a Net earnings (loss) from self-employment	14a	-114,282.
Employ-	<b>b</b> Gross farming or fishing income	14b	
ment	c Gross nonfarm income		23,008.
	15a Low-income housing credit (section 42(j)(5))		
	<b>b</b> Low-income housing credit (other)		
Credits	c Qualified rehabilitation expenditures (rental real estate) (attach Form 3468)	15c	
Creums	d Other rental real estate credits (see instructions) Type ►	15d	
	e Other rental credits (see instructions) Type	15e	
	f Other credits (see instructions) Type ►	15f	
	16a Name of country or U.S. possession ▶	A STATE OF THE STA	
	<b>b</b> Gross income from all sources	16b	
	c Gross income sourced at partner level	16c	
	Foreign gross income sourced at partnership level	The state of the s	
	d Passive category ►f Other►	16f	
Foreign Trans-	Deductions allocated and apportioned at partner level		
actions	g Interest expense ► h Other	16h	
	Deductions allocated and apportioned at partnership level to foreign source income	F F F F F F F F F F F F F F F F F F F	
	i Passive category ► j General category ► kOther ►	16k	
	I Total foreign taxes (check one): ► Paid Accrued	161	
	mReduction in taxes available for credit (attach statement)	16m	
	n Other foreign tax information (attach statement)	F STATE OF THE PROPERTY AND THE PROPERTY	A CONTROL OF THE PROPERTY OF T
	17a Post-1986 depreciation adjustment	17a	0.
Alternative	<b>b</b> Adjusted gain or loss	17b	
Minimum	c Depletion (other than oil and gas)	17c	
Tax (AMT)	d Oil, gas, and geothermal properties – gross income	17d	
Items	e Oil, gas, and geothermal properties – deductions	17e	
	f Other AMT items (attach stmt)	17f	
	18a Tax-exempt interest income	18a	
Other	<b>b</b> Other tax-exempt income	18b	
Infor-	C Nondeductible expenses	18c	1,600.
mation	19a Distributions of cash and marketable securities	19a	
	<b>b</b> Distributions of other property	19b	
	20a Investment income	20a	5,659.
	b Investment expenses	20 b	
	c Other items and amounts (attach stmt)		
BAA			Form 1065 (2009)

# Case 10-10335 Doc 62 Filed 10/04/10 Entered 10/04/10 17:30:26 Desc Main Document Page 10 of 33

Form	1065 (2009	) French Broad	l Place I	LC					75-322062	8 Page <b>5</b>
		et Income (Loss)						·		
1		(loss). Combine Sche , lines 12 through 13d								-120,936.
2	Analysis by partner type:	(i) Corporate	(ii) Indivi (active		(iii) Individual (passive)		al (iv	<b>/)</b> Partnership	(v) Exempt organization	(vi) Nominee/Other
a	General partners	-20,155.	-80	,626.				-20,155	•	
	Limited partners		. D I		ni	:	_c			l l
Sen	edule L	Balance Sheets pe	r BOOKS	-		iing c	of tax year			tax year
		Assets			(a)	CONTRACT.		b) ===	(c)	(d)
1		.,,,,,,					The state of the s	391,059.	and a second sec	173,103.
		s and accounts receive				<u>—</u> F			0.	
b		ince for bad debts		THE PARTY PARTY IN THE T						0.
3		***************						97.00 97.00 97.00 97.00 97.00	The state of the s	
4	•	ment obligations		# 1 T T T T T T T T T T T T T T T T T T				7 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -		
5	•	t securities		Call Co. (10) 10 10 10 10 10 10 10 10 10 10 10 10 10		-		1 A -		
6		assets <i>(attach stmt)</i> Li		***************			2	265 <b>,</b> 223.	A STANDARD OF THE STANDARD OF	42,000.
7		nd real estate loans .		4 1 L F 7 TA 1 C C TA L C T B C L C	Part of the Control o				And the same and t	426,121.
8		ents <i>(attach stmt)</i>						or for		
	•	nd other depreciable a						CALL DAY OF COMMENT AND THE RESIDENCE OF THE PARTY OF THE		A 1 hidrer medically proteined a protein is the left of the left o
		ulated depreciation				-				**************************************
10 a	Depletable	assets						Constitution of the consti		A PART OF THE CONTROL
b	Less accum	nulated depletion								
11	Land (net o	f any amortization)					2,8	300,526.	A CONTROL OF THE PROPERTY OF T	
12a	Intangible a	issets (amortizable on	ly)		5,69	6.		(A-10-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1		7701-4303 (7415), 75 (741-44)
		nulated amortization .						5,696.		
13	Other asset	s (attach stmt) Li	n. 13. <i>S</i> .tmt		And the state of t			903,251.		17,256,037.
14	Total assets	5					4,3	865,755.		17,897,261.
	Li	abilities and Capital					PARTITION OF THE STATE OF THE S			
15	Accounts pa	ayable		i the grant and a			4	189,000.	A STATE OF THE PROPERTY OF THE	
16	Mortgages, not	es, bonds payable in less th	an 1 year						And An analysis of the property of the propert	
17	Other current !	iabilities (attach stmt)						66,915.		
18	All nonreco	urse loans						710		
19	Mortgages, not	es, bonds payable in 1 year	or more				2,2	247,376.		13,749,418.
20	Other liabilities	s (attach stmt) Li	n.20.S.tmt						Print of the American Control	2,707,914.
21	Partners' ca	apital accounts	, ,				1,5	62,464.		1,439,929.
22	Total liabilit	ies and capital					4,3	365 <b>,</b> 755.		17,897,261.
Sch	edule M-1	Reconciliation	of Income	(Loss)	per Boo	ks V	With Inco	ome (Loss)	per Return	
	Not income								ee instructions).	
1		(loss) per books		-12	22,000.	6	Income r	ecorded on bo on Schedule k	oks this year not (, lines 1 through	
2	2, 3c, 5, 6a	uded on Schedule K, I , 7, 8, 9a, 10, and 11,	not				11 (itemi	ze):		
	recorded or	, 7, 8, 9a, 10, and 11, books this year (item	nize):			а	a Tax-exempt	interest\$		•
_						7	Deductions	included on Scher	dule K, lines 1 through	
		its (other than health insurai					13d, and 16	il, not charged aga	inst book income this	
4	on Schedule K,	ded on books this year not i , lines 1 through 13d, and 16	Sl			-	year (itemi:			
	(itemize):	^				-				
	Travel and	\$								-
U	entertainment	\$				8	Add lines	6 and 7		
						9	Income (los	ss) (Analysis of Ne	et Income (Loss), line 1).	
		through 4	<i>.</i>				Subtract lir	e 8 from line 5 .		1
		Analysis of Par								
		beginning of year		1,5	52,464.	6	Distributi	ons: <b>a</b> Cash		-
2	Capital con	tributed: <b>a</b> Cash				_	O.1	<b>b</b> Prope	erty	
_	N1.1.1	<b>b</b> Property .		4.0	00 505	7				į .
		(loss) per books		-12	22,535.					-
4	other increases	s (itemize):	1			8			<del></del>	
E	Add lines 1	through 4		1 43	39,929.	9				1,439,929.
<u> </u>	Add mies I	unought +	1	⊥, 4.	11,169.		Calaline at	ona or year, subu	GOLAND O NORTH HIR J	1,100,020.

Form **8825** (Rev December 2006)

### Rental Real Estate Income and Expenses of a Partnership or an S Corporation

OMB No. 1545-1186

Department of the Treasury Internal Revenue Service ➤ See instructions.
➤ Attach to Form 1065, Form 1065-B, or Form 1120S.

Name				Employer identificat	ion number
Fre	ench Broad Place LLC			75-3220628	1
	Show the kind and location of each property. S	see page 2 to list additional	properties.		
Δ	Condominium	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
Α	29 W. French Broad Street, Br	evard. NC			
В					
				***************************************	
L					
D					
			Prope	rties	
	Rental Real Estate Income	A	В	С	D
	(Contain to an another	~			
2	Gross rents	95,270.			
_	Rental Real Estate Expenses	30/2101			
3	Advertising				
4	Auto and travel 4				
-	Cleaning and maintenance 5				
	Commissions 6				
7	Insurance				,
8	Legal and other professional fees 8				
9	Interest	43,729.			
10	Repairs				
11	Taxes				
	Utilities	5,368.			
	Wages and salaries				
	Depreciation (see instructions) 14	35,631.			
15	Other (list)				
_	15				
_					
16	Total expenses for each property.				
	Add lines 3 through 15 16	84,728.			
17	Total gross rents. Add gross rents from line 2,	columns A through H			95,270.
18	Total expenses. Add total expenses from line 1	6, columns A through H		18	-84,728.
19	Net gain (loss) from Form 4797, Part II, line 17	, from the disposition of pro	perty from rental rea	al	
	estate activities			19	
20 a	a Net income (loss) from rental real estate activity partnership or S corporation is a partner or ber	ties from partnerships, esta	tes, and trusts in whi	ich this	
				to Constitute to	
ı	dentify below the partnerships, estates, or trus	sts from which net income (I	oss) is shown on lin	e 20a.	
	Attach a schedule if more space is needed:	<b>(0) F (1) (1) (2)</b>	- 15	And Amendment of the Am	
	(1) Name	(2) Employer identific	ation number	Withdrafe Marketine Co. (1)  All I was a finished in the basis of the	
				State	
				The state of the s	
					40 540
21	Net rental real estate income (loss). Combine l		the result here and o	on: <u>21  </u>	10,542.
	• Form 1065 or 1120S: Schedule K, line 2, or			Fig. does more than N / A can many jumb by a great and the service of the service	The second secon
	<ul> <li>Form 1065-B: Part I, line 4</li> </ul>			at the control of the	

BAA For Paperwork Reduction Act Notice, see the separate instructions.

Form **8825** (12-2006)

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SCHEDULE C (Form 1065)

### Additional Information for Schedule M-3 Filers

OMB No. 1545-0099

2009

Department of the Treasury Internal Revenue Service

Attach to Form 1065. See separate instructions.

Name of partnership

French Broad Place LLC

1 At any time during the tax year, were there any transfers between the partnership and its partners subject to the disclosure requirements of Regulations section 1.707-8?

Do the amounts reported on Schedule M-3, Part II, lines 7 or 8, column (d), reflect allocations to this partnership from another partnership of income, gain, loss, deduction, or credit that are disproportionate to this partnership's share of capital in such partnership or its ratio for sharing other items of such partnership?

At any time during the tax year, did the partnership sell, exchange, or transfer any interest in an intangible asset to a related person as defined in sections 267(b) and 707(b)(1)?

4 At any time during the tax year, did the partnership acquire any interest in an intangible asset from a related person as defined in sections 267(b) and 707(b)(1)?

5 At any time during the tax year, did the partnership make any change in accounting principle for financial accounting purposes? See instructions for a definition of change in accounting principle

6 At any time during the tax year, did the partnership make any change in a method of accounting for U.S. income tax purposes?

BAA For Paperwork Reduction Act Notice, see the Instructions for Form 1065.

Schedule C (Form 1065) 2009

Χ

Χ

Х

### **SCHEDULE M-3** (Form 1065)

Net Income (Loss) Reconciliation for Certain Partnerships

► Attach to Form 1065 or Form 1065-B.

OMB No. 1545-0099

2009

Department of the Treasury Internal Revenue Service		<ul> <li>Attach to Form 1065 of See separate instant</li> </ul>			4	2009
Name of partnership	Employer idea	ntification nu	mber			
French Broad Place	e T.T.C			75-3220	1628	
This Schedule M-3 is being		ck all that annivit		170 5220	7020	
A X The amount of the B The amount of adjusted C The amount of tota the tax year  D An entity that is a	partnership's total partnership's adjus d total assets for th al receipts for the ta reportable entity pa	assets at the end of the tax yested total assets for the year is tax year axable year is equal to \$35 mile tax with respect to the partner with respect to the partner.	equal to \$10 million or more in the interest of the control of the	e. If box B is ked, enter t own an inte	he total re	eceipts for
		fit, or loss, on any day during t		1	usina um De	araantaga Oumad
Nam	ne of Reportable Er	ntity Partner	Identifying Numb	er Ma		ercentage Owned med Owned
						***************************************
E Voluntary Filer						
Part Financial Inf	ormation and N	let Income (Loss) Recor	ıciliation			
b Did the partnership pre Yes. Skip line 1c a X No. Go to line 1c. c Did the partnership pre Yes. Complete line X No. Skip lines 2 the Enter the income state 3a Has the partnership's in Yes. (If 'Yes', attact No. b Has the partnership's in	epare a certified au and complete lines epare a non-tax-bas es 2 through 11 with rough 3b and enter ement period: Be income statement b ch an explanation a	multiple non-tax basis income dited non-tax-basis income sta 2 through 11 with respect to the sis income statement for that participate to that income statement the partnership's net income eginning been restated for the income stand the amount of each item respect to the income stand the amount of each item respectively.	tement for that period? at income statement.  eriod? nent. (loss) per its books and recore Ending	******		on line 2?
No.	1 1 2 2 2 2 2 2 2	f f	identification Death Res 1		4.0	100 525
		from income statement source	e identified in Part I, line 1		4a	-122,535.
b Indicate accounting sta		` — '				
1 X GAAP 2	<b> </b>	<b>3</b> 704(b)				
4 Tax-basis 5			<u></u>		_	
		tities (attach schedule)		_	5a	
		chedule and enter as a positive amount			5b	
		es (attach schedule)			6a	
	•	edule and enter as a positive amount).		<del></del>	6b	
		rded entities (attach schedule)			7a	
• •	-	ed entities (attach schedule)			7b	
nonincludible entities (	[attach schedule] .	s between includible entities ar			8	
9 Adjustment to reconcile	e income statemen	t period to tax year (attach sch	edule)		9	
		on line 11 (attach schedule) .		_	10	
		of the partnership. Combine li			11	-122,535.
		unt on Part II, line 26, column				
12 Enter the total amount (not just the partnership's share) of the assets and liabilities of all entities included or removed on the following lines:						
		Total Assets	Total Liabilities			
a Included on Part I, line		0.	-14	0.		
<b>b</b> Removed on Part I, line		, ANALYS - 4 - 4 - 4 - 4 - 4 - 4 - 4 - 4 - 4 -				
c Removed on Part I, line						
<b>d</b> Included on Part I, line	: / <u> </u>					

Schedule M-3 (Form 1065) 2009	Page 2
Name of partnership	Employer identification number
French Broad Place LLC	75-3220628
Part II Reconciliation of Net Income (Loss) per Income Statement of Partner	ship with Income (Loss)

(Attach schedules for lines 1 through 9)  Income (coss) from equity method foreign corporations  2 Gross foreign dividends not previously stated  3 Subpart F, GEF, and similar income inclusions  4 Gross freign dividends income inclusions  5 Income (coss) from dividends  6 Gross freign dividends  7 Income (coss) from Gross y method  U.S. dividends  7 Income (coss) from OLS, partitives y method  U.S. dividends  8 Income (coss) from foreign partimerships  9 Income (coss) from foreign partimerships  10 Income (coss) from other pass-through entities  11 Income (coss) from other pass-through entities  12 Total accrual to cosh adjustment  13 Hedging transactions  14 Mark-to-market income (coss)  15 Section 481 (a) adjustment  16 Sale wass lesse (for adjets and for lessors)  16 Sale wass lesse (for adjets and for lessors)  17 Section 481 (a) adjustments  18 Uncome exceptition from long-form contracts  19 Income exceptition from long-form contracts  10 Original lasse descent and other impater interest  10 Original lasse descent and other impater interest  11 Income statement qualifieds on tasks should ing amounts from pass-through entities.  12 Income statement qualifieds on tasks should be contracted original grain from Schedule D, excluding amounts from pass-through entities.  10 Original lasse descent and other impater interest.  11 Income statement qualifieds on tasks should be contracted original grain from Schedule D, excluding amounts from pass-through entities.  12 Income statement qualifieds on tasks should be contracted original grain from Schedule D, excluding amounts from pass-through entities.  12 Income (coss) trans with differences and worthless stock losses.  2 Abandonment losses, and worthless stock losses.  3 Total income (coss) tenses with a differenc		Income (Loss) Items	(a) Income (Loss) per Income Statement	<b>(b)</b> Temporary Difference	<b>(c)</b> Permanent Difference	<b>(d)</b> Income (Loss) per Tax Return
foreign dorporations 2 Gross foreign dividends not previously faxed 3 Subpart F. OEF, and similar income inclusions. 3 Subpart F. OEF, and similar income inclusions. 4 Statis foreign distribution previously tated U.S. corporations 4 U.S. dividends 5 U.S. dividends 6 U.S. dividends 7 Income (pass) from U.S. partnerships 8 Income (pass) from foreign partnerships 9 Income (pass) from other pass-through entities and including the past transfer of the		(Attach schedules for lines 1 through 9)				
previously faxed  Subpart F, OEF and similar income inclusions  Income (loss) from equity method  U.S. dividends  U.S. dividends  U.S. dividends  U.S. dividends  Income (loss) from equity method  U.S. dividends  Income (loss) from equity method  U.S. dividends  Income (loss) from equity method  U.S. dividends  Income (loss) from lose  Income	1	Income (loss) from equity method foreign corporations			-	
4 Gras foreign distributions previously taxed 5 Income (loss) from equity method U.S. corporations 6 U.S. dividencis. 7 Income (loss) from U.S. 7 partnerships 8 Income (loss) from foreign 7 partnerships 9 Income (loss) from other pass- 7 through entities 10 Items relating to reportable 7 transactions (attach details) 11 Interest income (attach form 9916-A) 12 Total accrual to cash adjustment 13 Hedging transactions 14 Mark-to-market income (loss) 15 Cost of goods sold (attach Form 9916-A) 16 Sale versus lesse (for salers and/or lessors) 17 Section 431 (a) adjustments 18 Unearned/deferred reverus 19 Income recognition from long-term contracts 20 Original issue discount and other impater interest 21 a Income statement painfloss on sale, soxichange, abandoriners, worthersenses, or other disposition of assets other than inventory and pass-through entities 2 Corsos capital gains from Schedule D, excluding amounts from pass-through entities 3 diversification of the pass-through entities 4 Original issue does and pass-through entities 5 Gross capital losses from Schedule D, excluding amounts from pass-through entities 6 Gross capital losses from Schedule D, excluding amounts from pass-through entities 6 Gross capital gains from Schedule D, excluding amounts from pass-through entities 6 Gross capital gains from Schedule D, excluding amounts from pass-through entities, abandorment losses, and worthless stock losses. 6 Abandorment losses from schedule) 7 excluding amounts from pass-through entities, abandorment losses, and worthless stock losses. 7 Abandorment losses form from 4P97, line 17 excluding amounts from pass-through entities, abandorment losses, and worthless stock losses (attach details) 9 Other gain/loss on disposition of assets other than inventory 2 Other income (loss) items. Entitle line line it through 22 other income (loss) items. Entitle line line it	2	Gross foreign dividends not previously taxed				
5 Income (cess) from equely method U.S. corporations 6 U.S. dividends 7 Income (cess) from U.S. partnerships 8 Income (cess) from other pass- through entities 9 Income (cess) from other pass- through entities 10 Items relating to reportable transactions (attach Form 8916-A) 12 Total accrual to cash adjustment 13 Hedging transactions 14 Mark to-market income (closs) 15 Cost of goods sold (catach Form 8916-A) 16 Sale vesus lease (for sellers and/or lessors) 17 Section 481 (a) adjustments 18 Unearned/deferred reverue 19 Income recognition from long-term contracts 20 dright issue discount and other imputed interst 21 a Income statement gain/loss on sale, exchange, abrain of insists offer than inventory and pass through entities 4 Cross capital gains from Schedule D, excluding amounts from pass-through entities, abandonment losses, and worthess stock losses 4 Abandonment losses, and worthess stock losses 5 e Abandonment losses, and worthess stock losses 6 Abandonment losses, and worthess stock losses 7 Worthers stock losses, and worthess stock losses 8 e Abandonment losses, and worthess stock losses 9 (Standonment losses, and worthess stock losses 9 (	3	Subpart F, QEF, and similar income inclusions				
5 Income (loss) from equity method U.S. corporations 6 U.S. dividends 7 Income (loss) from U.S. parimerships 8 Income (loss) from foreign parimerships 9 Income (loss) from other pass- through entitles 10 Items relating to reportable transactions (attach Form 8916-A) 12 Total accrual to cash adjustment 13 Hedging transactions 14 Mark-to-market income (loss) 15 Cost of goods sold (lattach Form 8916-A) 16 Sale versus lesse (for selers and/or lessors) 17 Section 481 (a) adjustments 18 Unearned/deferred revenue 19 Income recognition from long-term contracts 20 riginal issue discount and other imputed interest 21 a Income statement gair/loss on sale, exchange, absonitorment set other han inventory and pass-through entities 4 Gross capital gains from Schedule D, exclud- ing amounts from pass-through entities 5 Gross capital gains from Schedule D, exclud- ing amounts from pass-through entities 4 Net gain/loss reported on Form 4/97, line partities, abandomment losses, and worthless stock losses 4 Net gain/loss reported on Form 4/97, line partities, abandomment losses, and worthless stock losses 5 Abandomment losses, and worthless stock losses 6 Abandomment losses, and worthless stock losses 7 Worthless stock losses, and worthless stock losses 8 Abandomment losses, and worthless stock losses 9 Abandomment losses, and worthless stock losses 9 Abandomment losses, and worthless stock losses 10 Cotter internal pass stock losses 11 (line 30) (see instructions) 12 Total income (loss) items with differences (attach schedule) 13 Total income (loss) items with differences (attach schedule) 14 (line 30) (see instructions) 15 Cotter items with to differences 15 Cotter items with to differences 15 Cotter items with to differences	4	Gross foreign distributions previously taxed				
6 U.S. dividends 7 Income (loss) from U.S. parinerships 8 Income (loss) from foreign parinerships 9 Income (loss) from other pass-through entities 10 Items relating to reportable transactions (attach Form 8916-A) 11 Interest income (attach Form 8916-A) 12 Total accrual to cash adjustment 13 Hedging transactions 14 Mark-to-market income (loss) 15 Cost of goods sold (attach Form 8916-A) 15 Cost of goods sold (attach Form 8916-A) 16 Sale warse lases (for sallers and/or issors) 17 Section 481(a) adjustments 18 Unearned/deferred revenue 19 Income recognition from long-term contracts 20 Original issue discount and other imputed interest 21 a Income statement pain/loss on sale or when disposition of assets other than inventory and pass-through entities 2 or costs capital gains from Schedule D, excluding amounts from pass-through entities 3 Or Gross capital gains from Schedule D, excluding amounts from pass-through entities 4 Or Gross capital gains from Schedule D, excluding amounts from pass-through entities 5 Or Gross capital gains from Schedule D, excluding amounts from pass-through entities 6 Or Gross capital gains from Schedule D, excluding amounts from pass-through entities 7 Or Excluding amounts from pass-through entities, abandonment losses, and worthless stock losses 8 Abandonment losses, and worthless stock losses 9 Abandonment losses, and worthless stock losses 9 Abandonment losses, and worthless stock losses 9 Cotter income (loss) items with differences (attach details) 9 Other gain/loss on disposition of assets other than inventory. 2 Other income (loss) items with differences (attach schedule) 3 Total income (loss) items with differences (attach schedule) 5 Other items with no differences	5	Income (loss) from equity method				
7 Income (loss) from U.S. partnerships 9 1 Income (loss) from foreign partnerships 9 9 Income (loss) from other pass-through entities 100 Items relating to reportable transactions (attach details) 11 Interest income (attach Form 9916-A) 11 Interest income (attach Form 9916-A) 12 Interest income (attach Form 9916-A) 13 Hedging transactions 14 Mark-to-market income (loss) 14 Mark-to-market income (loss) 15 Cost of goods sold (attach Form 8916-A) 16 Sale virsus less (for sallers and/or lessors) 15 Section 43 (la) adjustments 18 Unearned/deterred revenue 19 Income recognition from long-term contracts 20 Original issue discourt and other imputed interest 21 a Income statement gain/loss on sale, exchange, abandorment, worthlessness, or other disposition of assets other than invention and pass through entities considerations from pass-through entities (c. Gross capital gains from Schedule D, excluding amounts from pass-through entities of the scholar of the pass of through entities (c. Gross capital losses from Schedule D, excluding amounts from pass-through entities (c. Gross capital losses from Schedule D, excluding amounts from pass-through entities (c. Gross capital losses from Schedule D, excluding amounts from pass-through entities (c. Gross capital losses from Schedule D, excluding amounts from pass-through entities, abandonment losses, and worthless stock losses (attach letails) 17, excluding amounts from pass-through entities, abandonment losses, and worthless stock losses (attach details) 18 (b. Worthless stock losses (attach details) 19 (b. Worthless stock losses (attach details) 19 (b. Worthless stock losses (attach schedule) 2 (b. Transaction (loss)) 18 (b. Schmier (loss)) 18 (b. Morthless) 18 (b. Worthless stock losses (attach schedule) 2 (b. Transaction (loss)) 18 (b. Schmier (loss)) 18 (b. Morthless) 18 (b.	6					
Income (loss) from foreign partnerships   Income (loss) from other pass-through entities   Interest income (latach Form 9316-A)   Interest income (loss)   Interest income (lo	7	Income (loss) from LLS				
9 Income (loss) from other pass- through entities  10 Items relating to reportable transactions (attach details)  11 Interest income (attach Form 8916-A)  12 Total accrual to cash adjustment  13 Hedging transactions  14 Mark-to-market income (loss)  15 Cost of goods sold (attach Form 8916-A)  16 Sale versus lease (for sellers and/or lessers)  17 Section 431 (a) adjustments  18 Unearned/deferred reverue  19 Income recognition from long-term contracts  10 Original issue discount and ether imputed interest  12 a Income statement gain/loss on sale, exchange, abandomment, worthlessness, or other disposition of assets other than inventory and pass-through entities  b Gross capital gains from Schedule D, excluding amounts from pass-through entities  c Gross capital losses from Schedule D, excluding amounts from pass-through entities, abandomment losses, and worthless stock losses  f Worthless stock losses  f Worthless stock losses (attach details)  g Other gain/loss on disposition of assets other than inventory  22 Other income (loss) items with differences (attach schedule) 23 Total income (loss) items with differences (attach schedule) 24 Total expense/deduction items. (from Part II, line 30) (see instructions)	8	Income (loss) from foreign				
tems relating to reportable transactions (attach details) Interest income (attach Form 8916-A) 11 Interest income (attach Form 8916-A) 12 Total accrual to cash adjustment 13 Hedging transactions 14 Mark-to-market income (loss) 15 Cost of goods soid (attach Form 8916-A) 16 Sale versus lease (for sellers and/or lessors) 17 Section 481(a) adjustments 18 Unearned/deferred reverue 19 Income recognition from long-term contracts 20 Original issue discount and other imputed interest 21 a Income statement gain/loss on sale, exchange, abandoriment, worthlessness, or other disposition of assets other than inventory and pass-through entities 2 Gross capital gains from Schedule D, excluding amounts from pass-through entities 2 Gross capital losses from Schedule D, excluding amounts from pass-through entities shandoriment losses, and worthless stock losses 3 d Net gain/loss reported on Form 4797, line 17, excluding amounts from pass-through entities, abandoriment losses, and worthless stock losses 4 Abandoriment losses, and worthless stock losses 5 d Northless stock losses (attach details) 9 Other gain/loss on disposition of assets other than inventory 22 Other gain/loss on disposition of assets other than inventory 23 Total expense/deduction items. (from Part III, line 30) (see instructions) 11, line 30) (see instructions) 12 Other items with no differences 13 Other items with no differences	9	Income (loss) from other pass-				
11 Interest income (attach Form 8916-A) 12 Total accrual to cash adjustment 13 Hedging transactions 14 Mark-to-market income (loss) 15 Cost of goods sold (attach Form 8916-A) 16 Sale versus lease (for sellers and/or lessers) 17 Section 481(a) adjustments 18 Unearned/deferred revenue 19 Income recognition from long-term contracts 20 Original issue discount and other imputed interest 21 a Income statement gain/loss on sale, exchange, abandonment, worthlessness, or other disposition of assets other than inventory and pass-through entities  b Gross capital gains from Schedule D, excluding amounts from pass-through entities c Gross capital losses from Schedule D, excluding amounts from pass-through entities, abandonment losses, and worthless stock losses d Net gain/loss reported on Form 4797, line 17, excluding amounts from pass-through entities, abandonment losses, and worthless stock losses e Abandonment losses, and worthless stock losses e Abandonment losses, and worthless stock losses (attach details) g Other gain/loss on disposition of assets other than inventory  22 Other gain/loss on disposition of assets other than inventory  23 Total income (loss) items with differences (attach schedule) 17 (attach promote (loss) items with differences (attach schedule) 18 (Total expense/deduction items, (from Part III, line 30) (see instructions) 25 Other items with no differences	10	Items relating to reportable				
Total accrual to cash adjustment Hedging transactions Hedging transactions Hedging transactions Hadging transactio	11	Interest income (attach Form 8916-A)				
13 Hedging transactions	12	Total accrual to cash adjustment				
Cost of goods sold (attach Form 8916-A)  All versus lease (for sellers and/or lessors)  Section 481(a) adjustments  Unearned/deferred revenue  Income recognition from long-term contracts Original issue discount and other imputed interest  In a Income statement gain/loss on sale, exchange, abandonment, worthlessness, or other disposition of assets other than inventory and pass-through entities.  Coross capital gains from Schedule D, excluding amounts from pass-through entities.  Coross capital losses from Schedule D, excluding amounts from pass-through entities, abandonment losses, and worthless stock losses  Coross capital gains from Schedule D, excluding amounts from pass-through entities, abandonment losses, and worthless stock losses  Coross capital losses from Schedule D, excluding amounts from pass-through entities, abandonment losses, and worthless stock losses  Coross capital losses from Schedule D, excluding amounts from pass-through entities, abandonment losses, and worthless stock losses  Coross capital losses from Schedule D, excluding emounts from pass-through entities, abandonment losses, and worthless stock losses  Coross capital losses from Schedule D, excluding emounts from pass-through entities, abandonment losses, and worthless stock losses  Coross capital losses from Schedule D, excluding emounts from pass-through entities, abandonment losses, and worthless stock losses  Coross capital losses from Schedule D, excluding emounts from pass-through entities, abandonment losses, and worthless stock losses  Coross capital losses from Schedule D, excluding emounts from pass-through entities, abandonment losses, and worthless stock losses  Coross capital losses from Schedule D, excluding emounts from pass-through entities, abandonment losses, and worthless stock losses entitles and worthless stock losses entitles e	13	Hedging transactions		.,,,,,		
Sale versus lease (for sellers and/or lessors)  7 Section 481 (a) adjustments  8 Unearned/deferred revenue  9 Income recognition from long-term contracts  10 Original issue discount and other imputed interest  11 a Income statement gain/loss on sale, exchange, abandonment, worthlessness, or other disposition of assets other than inventory and pass-through entities  b Gross capital losses from Schedule D, excluding amounts from pass-through entities  c Gross capital losses from Schedule D, excluding amounts from pass-through entities, abandonment losses, and worthless stock losses  d Net gain/loss reported on Form 4797, line 17, excluding amounts from pass-through entities, abandonment losses, and worthless stock losses  e Abandonment losses, and worthless stock losses  f Worthless stock losses (attach details)  g Other gain/loss on disposition of assets other than inventory  20 Other income (loss) items with differences (attach schedule)  31 Total income (loss) items. Combine lines 1 through 22.  42 Total expense/deduction items. (from Part III, line 30) (see instructions)  53 Other items with no differences	4	Mark-to-market income (loss)				
Unearned/deferred revenue Income recognition from long-term contracts Original issue discount and other imputed interest Income statement gain/loss on sale, exchange, abandonment, worthlessness, or other disposition of assets other than inventory and pass-through entities  b Gross capital gains from Schedule D, exclud- ing amounts from pass-through entities c Gross capital losses from Schedule D, excluding amounts from pass-through entities, abandonment losses, and worthless stock losses  d Net gain/loss reported on Form 4/97, line 17, excluding amounts from pass-through entities, abandonment losses, and worthless stock losses  e Abandonment losses, and worthless stock losses  f Worthless stock losses (attach details) g Other gain/loss on disposition of assets other than inventory  22 Other income (loss) items with differences (attach schedule) 23 Total income (loss) items. Ombine lines I through 22.  Total expense/deduction items. (from Part III, line 30) (see instructions) 25 Other items with no differences	15	Cost of goods sold (attach Form 8916-A)				
Unearned/deferred revenue Income recognition from long-term contracts Original issue discount and other imputed interest Income statement gain/loss on sale, exchange, abandonment, worthlessness, or other disposition of assets other than inventory and pass-through entities  b Gross capital gains from Schedule D, exclud- ing amounts from pass-through entities c Gross capital losses from Schedule D, excluding amounts from pass-through entities, abandonment losses, and worthless stock losses  d Net gain/loss reported on Form 4/97, line 17, excluding amounts from pass-through entities, abandonment losses, and worthless stock losses  e Abandonment losses, and worthless stock losses  f Worthless stock losses (attach details) g Other gain/loss on disposition of assets other than inventory  22 Other income (loss) items with differences (attach schedule) 23 Total income (loss) items. Ombine lines I through 22.  Total expense/deduction items. (from Part III, line 30) (see instructions) 25 Other items with no differences	16	Sale versus lease (for sellers and/or lessors)				
Income recognition from long-term contracts Original issue discount and other imputed interest It a Income statement gain/loss on sale, exchange, abandonment, worthlessness, or other disposition of assets other than inventory and pass-through entities  b Gross capital gains from Schedule D, excluding amounts from pass-through entities, abandonment losses, and worthless stock losses  d Net gain/loss reported on Form 4797, line 17, excluding amounts from pass-through entities, abandonment losses, and worthless stock losses  e Abandonment losses, and worthless stock losses  g Other gain/loss on disposition of assets other than inventory  22 Other income (loss) items with differences (attach schedule)  33 Total income (loss) items. Combine lines 1 through 22.  Total expense/deduction items. (from Part III, line 30) (see instructions)  25 Other items with no differences	17	Section 481(a) adjustments	A property of the control of the con			
Original issue discount and other imputed interest  21 a Income statement gain/loss on sale, exchange, abandonment, worthlessness, or other disposition of assets other than inventory and pass-through entities  b Gross capital gains from Schedule D, excluding amounts from pass-through entities  c Gross capital losses from Schedule D, excluding amounts from pass-through entities, abandonment losses, and worthless stock losses  d Net gain/loss reported on Form 4797, line 17, excluding amounts from pass-through entities, abandonment losses, and worthless stock losses  e Abandonment losses  f Worthless stock losses (attach details)  g Other gain/loss on disposition of assets other than inventory  22 Other income (loss) items with differences (attach schedule)  33 Total income (loss) items. Combine lines 1 through 22.  Total expense/deduction items. (from Part III, line 30) (see instructions)  25 Other items with no differences	18					
21 a Income statement gain/loss on sale, exchange, abandonment, worthlessness, or other disposition of assets other than inventory and pass-through entities  b Gross capital gains from Schedule D, exclud- ing amounts from pass-through entities  c Gross capital losses from Schedule D, excluding amounts from pass-through entities, abandonment losses, and worthless stock losses  d Net gain/loss reported on Form 4797, line 17, excluding amounts from pass-through entities, abandonment losses, and worthless stock losses  e Abandonment losses f Worthless stock losses (attach details)  g Other gain/loss on disposition of assets other than inventory  22 Other income (loss) items with differences (attach schedule)  33 Total income (loss) items. Combine lines 1 through 22  44 Total expense/deduction items. (from Part III, line 30) (see instructions)  25 Other items with no differences	9	Income recognition from long-term contracts.				
exchange, abandonment, worthlessness, or other disposition of assets other than inventory and pass-through entities.  b Gross capital gains from Schedule D, excluding amounts from pass-through entities.  c Gross capital losses from Schedule D, excluding amounts from pass-through entities, abandonment losses, and worthless stock losses.  d Net gain/loss reported on Form 4797, line 17, excluding amounts from pass-through entities, abandonment losses, and worthless stock losses  e Abandonment losses f Worthless stock losses (attach details)  g Other gain/loss on disposition of assets other than inventory.  22 Other income (loss) items with differences (attach schedule)  23 Total income (loss) items. Combine lines 1 through 22.  24 Total expense/deduction items. (from Part III, line 30) (see instructions).  25 Other items with no differences.	20	Original issue discount and other imputed interest				
ing amounts from pass-through entities c Gross capital losses from Schedule D, excluding amounts from pass-through entities, abandonment losses, and worthless stock losses d Net gain/loss reported on Form 4797, line 17, excluding amounts from pass-through entities, abandonment losses, and worthless stock losses e Abandonment losses f Worthless stock losses (attach details) g Other gain/loss on disposition of assets other than inventory  22 Other income (loss) items with differences (attach schedule) 23 Total income (loss) items. Combine lines 1 through 22.  24 Total expense/deduction items. (from Part III, line 30) (see instructions)  25 Other items with no differences	21	exchange, abandonment, worthlessness, or other disposition of assets other than				
excluding amounts from pass-through entities, abandonment losses, and worthless stock losses  d Net gain/loss reported on Form 4797, line 17, excluding amounts from pass-through entities, abandonment losses, and worthless stock losses  e Abandonment losses  f Worthless stock losses (attach details)  g Other gain/loss on disposition of assets other than inventory  22 Other income (loss) items with differences (attach schedule)  23 Total income (loss) items. Combine lines 1 through 22.  24 Total expense/deduction items. (from Part III, line 30) (see instructions)  25 Other items with no differences		b Gross capital gains from Schedule D, excluding amounts from pass-through entities				
17, excluding amounts from pass-through entities, abandonment losses, and worthless stock losses  e Abandonment losses  f Worthless stock losses (attach details)  g Other gain/loss on disposition of assets other than inventory  22 Other income (loss) items with differences (attach schedule)  23 Total income (loss) items. Combine lines 1 through 22.  24 Total expense/deduction items. (from Part III, line 30) (see instructions)  25 Other items with no differences		excluding amounts from pass-through entities, abandonment losses, and worthless				
f Worthless stock losses (attach details)  g Other gain/loss on disposition of assets other than inventory  Cher income (loss) items with differences (attach schedule)  Total income (loss) items. Combine lines 1 through 22  Total expense/deduction items. (from Part III, line 30) (see instructions)  Cher items with no differences.		17, excluding amounts from pass-through entities, abandonment losses, and worthless				
g Other gain/loss on disposition of assets other than inventory.  22 Other income (loss) items with differences (attach schedule)  23 Total income (loss) items. Combine lines 1 through 22.  24 Total expense/deduction items. (from Part III, line 30) (see instructions)  25 Other items with no differences.		e Abandonment losses	And the property of the proper			
than inventory  Other income (loss) items with differences (attach schedule)  Total income (loss) items. Combine lines 1 through 22  Total expense/deduction items. (from Part III, line 30) (see instructions)  Other items with no differences		f Worthless stock losses (attach details)	And the state of t			
differences (attach schedule)  23 Total income (loss) items. Combine lines 1 through 22  24 Total expense/deduction items. (from Part III, line 30) (see instructions)  25 Other items with no differences						
Total expense/deduction items. (from Part III, line 30) (see instructions)  Other items with no differences	22					
III, line 30) (see instructions) 1,600.  25 Other items with no differences 25	23	Total income (loss) items. Combine lines 1 through 22				
	24				1,600.	
	25	Other items with no differences		A STATE OF THE PROPERTY OF THE		

Note. Line 26, column (a), must equal the amount on Part I, line 11, and column (d) must equal Form 1065, page 5, Analysis of Net Income (Loss), line 1.

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Schedule M-3 (Form 1065	) 2009	Page <b>3</b>
Name of partnership		Employer identification number
French Broad Pla	ice LLC 7	75-3220628
Commercial	of the first of the second sec	## 1 / /

Part III Reconciliation of Net Income (Loss) per Income Statement of Partnership With Income (Loss) per Return - Expense/Deduction Items (a) Expense per Income Statement (c) Expense/Deduction Items Tempórary Permanent Deduction per Difference Difference Tax Return 1 State and local current income tax expense. 2 State and local deferred income tax expense Foreign current income tax expense (other than foreign withholding taxes) ..... Foreign deferred income tax expense . . . . . . -1,600 6 Meals and entertainment ..... 7 Fines and penalties ..... Judgments, damages, awards, and similar costs ..... 10 Pension and profit-sharing .....

29 Other expense/deduction items with differences (attach schedule)

Total expense/deduction items. Combine lines 1 through 29. Enter here and on Part II, line 24, reporting positive amounts as negative and negative amounts as positive

Other post-retirement benefits .....

Syndication expenses as per Regulations section 1.709-2(b)

16

Schedule M-3 (Form 1065) 2009

-1,600.

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							OMB No. 1545-0172
Form <b>4562</b>		Depreciation and luding Information					2009
Department of the Treasury Internal Revenue Service (99)	➤ See se	parate instructions.	► Attach to yo	our tax retu	rn.		Attachment Sequence No. 67
Name(s) shown on return							lying number
French Broad Place						75-	3220628
Business or activity to which this for							
Form 8825 Condom: Part Election To		Droporty Lindor Coc	tion 170				
Note: If you ha	ave any listed property,	complete Part V before	you complete F	Part I.			
	ee the instructions for a					1	\$250,000.
2 Total cost of section	179 property placed in s	ervice (see instructions	)			2	
	ction 179 property before					3	\$800,000.
	n. Subtract line 3 from I					4	<del></del>
5 Dollar limitation for to	ax year. Subtract line 4 i	from line 1. If zero or le	ss, enter -0 If	married filir	ng	5	
6	(a) Description of property		(b) Cost (busines		(C) Elected cost		And the second s
						014 014 014 014 014 014	
· .							
7 Listed property. Ente	r the amount from line 2	9					And the same of th
	section 179 property. Ac					8	
	Enter the <b>smaller</b> of line red deduction from line 1					9	
	red deduction from line i itation. Enter the smalle						
	deduction. Add lines 9					12	
	ed deduction to 2010. A					1	
Note: Do not use Part II or							
Part II Special Dep	preciation Allowand	ce and Other Depre	eciation (Do n	<b>ot</b> include li	sted property.)	(See in	structions.)
14 Special depreciation	allowance for qualified ptions)	property (other than liste	ed property) pla	ced in servi	ce during the	14	-
	ection 168(f)(1) election					15	
16 Other depreciation (in						16	
Part III MACRS De						·········	
The state of the s		Section					
17 MACRS deductions for	or assets placed in servi	ce in tax years beginning	ng before 2009			17	
18 If you are electing to asset accounts, chec	group any assets place	d in service during the t	ax year into one	e or more g	eneral ►	A STATE OF THE STA	
	ion B — Assets Placed i					System	1
(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only — see instructions)	(d) Recovery period	(e) Convention	(f)		(g) Depreciation deduction
19a 3-year property	And I for the property of the form and the property of the pro						
<b>b</b> 5-year property	and the boundary of the state o						
c 7-year property	A black on any chamber is a series to deal or build and any particular any particular						
d 10-year property	The second secon						
e 15-year property	A state of the sta						
f 20-year property	which the Advanted Adv Inspire property and the Advances of person comply a students of the Advances of the Ad						
<b>g</b> 25-year property	The state of the s		25 yrs		S/L		
<b>h</b> Residential rental			27.5 yrs	MM	S/L		
property		500 500	27.5 yrs	MM	S/L	-	10 051
l Nonresidential real	03/09	603,500.	39 yrs	MM	S/L S/L	_	12,251. 23,380.
property		1,597,100.	39.0yrs	MM MI		Sycto	
	on C — Assets Placed in	Service During 2009 1	ax rear USING t	ne Alternat	S/L	. Jyste	411
<b>20 a</b> Class life	THE STREET VALUE OF THE STREET STREET STREET STREET		12 yrs		S/L		
c 40-year			40 yrs	MM	S/L		
Part IV Summary			1	1 2224			
	er amount from line 28.					21	
	line 12, lines 14 through 17, lir ur return. Partnerships and S c					22	35,631.
	ove and placed in services attributable to section			23		According to the control of the cont	

FDIZ0812 07/07/09

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Forn	1 <b>4562</b> (2009)	French Br	oad Place	LLC									75-32	20628	}	Page 2
Pa		Property (Inc			ain other	r vehicle	s, cellul	lar te	elepho	ones, c	ertain co	ompute	rs, and p	property	used fo	or
		r any vehicle fo (a) through (c)			he stand ction B,	dard mile and Sec	eage ra	te or if ap <sub>i</sub>	dedu plicab	icting le ble.	ease exp	oense,	complete	e only 2	4a, 24b	,
		ı A — Depreciat						instr	- 1							
24	a Do you have evidend	ce to support the bu				 T	Yes	[	No 2				written?		Yes	No
Ty	(a) pe of property (list vehicles first)	(b) Date placed in service	(C) Business/ investment use percentage	(d) Cost other b	or	(busine	(e) or deprecia ss/investri se only)		Re	(f) ecovery period	Me	<b>g)</b> thod/ rention	Depre	(h) eciation uction	Ei sect	(i) ected ion 179 cost
25	Special depreci	ation allowance	for qualified I	isted pro	perty pla	aced in s	service	durir	ng the	tax ye	ar and	. 25			200 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
26	Property used r					10113)		<u></u>				.,				
	-te-t															
			1761 1.1	***					ļ						<u> </u>	
27	Property used 5	00% or less in a	qualified busi	ness use	<u>:</u>	T			T							
														<del></del> -	77 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	
															27-10-10-10-10-10-10-10-10-10-10-10-10-10-	Park to the state of the state
28	Add amounts in	column (h), lin	es 25 through	27. Ente	r here a	nd on lit	ne 21, p	age	1			. 28	<u> </u>	1	20-73 120 0 120 20-73 120 0 120 20-73 120 0 120 20-73 120 0	7 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
_29	Add amounts in	column (i), line										<u></u>		29		
Carr	plete this section	n for vobioles us		Section I							' or rela	ated ne	rson If v	zou prov	ided ve	hicles
to ye	our employees, fi	rst answer the	questions in S	ection C	to see if	you me	et an e	хсер	tion t	o comp	leting th	nis sect	ion for th	nose vel	nicles.	
	· · ·			1	a)		b)		(c)		(c			e)		(f)
30	Total business/ during the year commuting mile	(do not include	9	Vehi	cle 1	Vehi	cle 2		Vehic	le 3	Vehic	cle 4	Vehi	cle 5	Vehi	icle 6
31	Total commuting m	•														
32	Total other pers	sonal (noncomn						<u> </u>								
33	Total miles driv lines 30 through	ren during the yeh 32	ear. Add													T
24	Maa tha vohiolo	a available for p	orconal uco	Yes	No	Yes	No	Y	es	No	Yes	No	Yes	No	Yes	No
34	during off-duty	hours?														
	Was the vehicle than 5% owner	or related pers	on?					<u> </u>								
36	Is another vehic personal use?			.			<u> </u>	<u> </u>	<u> </u>				]			
۸۰۰	wer these questic		C - Questions											no <b>are n</b>	<b>ot</b> more	than
5%	owners or related	persons (see i	instructions).	ail evcebi	uon to c	ompieu	ig Occii		, 101 v	, criticios	4304 5	y ciripi				
37	Do you maintain by your employe	n a written polic ees?	cy statement th	nat prohib	oits all p	ersonal	use of \	vehic	cles, i	ncludin	g comm	nuting,			Yes	No
38	Do you maintair employees? Se	n a written polic	v statement th	nat prohit	oits pers	onal use	e of veh	icles	s. exc	ept con	nmutina	, by you ners	ur 			
39	Do you treat all															
40	Do you provide vehicles, and re	more than five	vehicles to yo ation received	ur employ	yees, ob	otain info	ormation	n froi	m you	ır empl	oyees a	bout th	e use of	the		
41		e requirements	concerning qu	alified au	utomobil	e demor	nstration	n use	e? (Se	ee instr e <i>cover</i>	uctions. ed vehic	) cles.			A construction of the cons	A IV. b. a special and
Pa	rt VI Amorti	ization														
	Desc	(a) cription of costs		Date an	( <b>b)</b> nortization agins		(c) Amortizat amount			Co sec	de	p∈	(e) ortization oriod or centage		(f) Amortization for this year	
42	Amortization of	onete that had	ine during you	2000 to	v voar le	l see instr	uctions'	١٠	1			I ber		<u>i</u>		
42	Amortization of	cosis inat begi	nis during you	2003 (8)	x year (S	5CC 1115(1	uctions,	<i>!</i> :—						[		
43		f costs that beg														
44	Total. Add amo	ounts in column	(f). See the in	nstruction	ns for wh	nere to r	eport .						44	1		

			Π,	Ti1 1/ 1		Amended	<b>V</b> 1	<b>L51109</b> Omb No. 1545-0099
Sch	nedule K-1	2009		Final K-1	Partne	4		irrent Year Income,
(For	<b>m 1065)</b> For ca	lendar year 2009, or tax	85		Deduc	tions, Cred	its,	and Other Items
Depa Interr	nal Revenue Service	, 2009	1	Ordinary I	ousiness	income (loss) -22,856.	15	Credits
	rtner's Share of Income, I	Deductions,	2	Net rental re	al estate inc	come (loss) 1,757.		
Cr	edits, etc. → See	separate instructions.	3	Other net	rental ind	come (loss)	16	Foreign transactions
	Part I Information About th	-	4	Guarantee	ed payme	nts		
Α	Partnership's employer identification r 75-3220628	number	5	Interest in	come			
В	Partnership's name, address, city, sta French Broad Place LLC PO Box 1910	te, and ZIP code	6a	Ordinary o	dividends	944.		
	Brevard, NC 28712		6 b	Qualified	dividends	i		
С	IRS Center where partnership filed ref	turn	7	Royalties		•••	<b>-</b> -	
D	Check if this is a publicly traded p	artnership (PTP)	8	Net short-ter	rm capital g	ain (loss)		
F	Part II Information About th	e Partner	9a	Net long-t	term capit	tal gain (loss)	17 A	Alternative minimum tax (AMT) items 0.
Ε	Partner's identifying number 244-53-2890		9b	Collectible	es (28%)	gain (loss)		
F	Partner's name, address, city, state, a Josh Burdette	and ZIP code	9с	Unrecaptu	ured secti	on 1250 gain		
	156 Setsi Ln. Brevard, NC 28712		10	Net section	on 1231 g	ain (loss)	18	Tax-exempt income and nondeductible expenses
G	X General partner or LLC member-manager	Limited partner or other	11	Other inco	ome (loss	·	<u>C</u>	265.
Н	X Domestic partner	Foreign partner						
i	What type of entity is this partner? P	artnership					19	Distributions
j	Partner's share of profit, loss, and cap <b>Beginning</b>	oital (see instructions):   Ending	12	Section 1	79 deduc	tion		
	Profit 16.66700 %		13	Other dec	luctions		20	Other information
	Loss 16.66700 %	16.66700 %		<del>  -</del>			20	Other information
	<u>Capital</u> 16.66700 %	16.66700 %	L	L			А	944.
к	Partner's share of liabilities at year er	nd:						
	Nonrecourse	Will I	7.4	Calf amal	oumont o	arnings (loss)		
	Qualified nonrecourse financing		14 A	Seit-empi	oyment e	earnings (loss) -22,856.	1	
	Recourse	9 401,020.	<u></u>	†				<del> </del>
L	Partner's capital account analysis:	è 215 024	C			3,833.		
	Beginning capital account		<u> *S</u>	ee attach	ned stat	ement for a	addi	tional information.
	Current year increase (decrease)		F					
	Withdrawals and distributions		R					
	Ending capital account	\$ 194,602.	R					
	X Tax basis GAAP Other (explain)	Section 704(b) book	USE					
М	Did the partner contribute property will Yes X No	th a built-in gain or loss?	O N L Y					
	If 'Yes', attach statement (see instructions)		1					

Other information

Form 5884, line 3

Work opportunity credit

				Final K-1	Г	Amended	и 1	<b>L51109</b> OMB No. 1545-0099
Sc	hedule K-1 <b>2009</b>	)		art III	Partner			urrent Year Income,
(Fo	rm 1065) For calendar year 2009, or tax		<u> </u>		Deduct	ions, Cred	lits,	and Other Items
Depa Inter	ortment of the Treasury year beginning, nal Revenue Service ending,		1	Ordinary b		ncome (loss) -22,857.	15	Credits
Pa	rtner's Share of Income, Deductions,		2	Net rental re		me (loss)		<u> </u>
	edits, etc. > See separate instruction	ons.	3	Other net	rental inco	1,757. ome (loss)	16	Foreign transactions
	Part Information About the Partnership		Ĺ				ļ. 	
A	Partnership's employer identification number		4	Guarantee	ed paymer	ts .		
	75-3220628		5	Interest ind	come			
B	Partnership's name, address, city, state, and ZIP code French Broad Place LLC PO Box 1910		6a	Ordinary o	dividends	943.		
	Brevard, NC 28712		6b	Qualified of	dividends			
С	IRS Center where partnership filed return Ogden, UT		7	Royalties				
D	Check if this is a publicly traded partnership (PTP)		8	Net short-ter	m capital gai	n (loss)		
1216	Part II Information About the Partner		9a	Net long-to	erm capita	il gain (loss)	17 A	Alternative minimum tax (AMT) items 0.
Ε	Partner's identifying number 589-01-6319		9b	Collectible	s (28%) g	ain (loss)		
F	Partner's name, address, city, state, and ZIP code Scott Latell		9с	Unrecaptu	red sectio	n 1250 gain	Γ	
	477 Qualla Cr Brevard, NC 28712		10	Net sectio	n 1231 ga	in (loss)	18	Tax-exempt income and nondeductible expenses
G	X General partner or LLC Limited partner or	r other	11	Other inco	me (loss)		c	267.
	member-manager LLC member		<u></u>	<b></b>			L	
Н	X Domestic partner Foreign partner							
ı	What type of entity is this partner? <u>Individual</u>		<u> </u>				19	Distributions
J	Partner's share of profit, loss, and capital (see instruction Beginning Ending	ns):	12	Section 17	79 deductio	on	<u></u> -	
	Profit 16.66700 % 16.667		13	Other ded	uctions			
	Loss 16.66700 % 16.667	700 %		<del>-</del> -	<del></del>		20	Other information
	Capital 16.66700 % 16.667	700 음.	L				A	943.
K	Partner's share of liabilities at year end:	:						
	Nonrecourse	616	14	Self-emple	wment ea	rnings (loss)		<u> </u>
	Qualified nonrecourse financing \$2,291  Recourse \$451	,328.	A			-22 <b>,</b> 857.		
_	mental and the second s	, , , , , ,						
L	Partner's capital account analysis:  Beginning capital account\$ 215	,026.	C			3,835.	_i _i .i.	i linformation
	Capital contributed during the year \$	,		ee attacri	ed State	ment for a	aan	ional information.
		,423.	F O R					
	Withdrawals and distributions \$		,					
	Ending capital account \$ 194	,603.	R					
	X Tax basis GAAP Section 704(b) Other (explain)	book	U S E					
M	Did the partner contribute property with a built-in gain or Yes X No If 'Yes', attach statement (see instructions)	loss?	O N L Y					

Schedule K-1 (Form 1065) 2009 Scott Latell 75-3220628 Page 2 This list identifies the codes used on Schedule K-1 for all partners and provides summarized reporting information for partners who file Form 1040. For detailed reporting and filing information, see the separate Partner's Instructions for Schedule K-1 and the instructions for your income tax return. **Ordinary business income (loss).** Determine whether the income (loss) is passive or nonpassive and enter on your return as follows. Code Report on K Disabled access credit See the Partner's Instructions Report on Empowerment zone and renewal community employment creidt See the Partner's Instructions Passive loss Form 8844, line 3 Schedule E, line 28, column (g) Passive income See the Partner's Instructions Credit for increasing research activties Schedule E. line 28, column (h) Nonpassive loss Credit for employer social security and Medicare taxes Nonpassive income Schedule E. line 28, column (i) Form 8846, line 5 Net rental real estate income (loss) See the Partner's Instructions Backup withholding Form 1040, line 61 Other net rental income (loss) Other credits See the Partner's Instructions Schedule E, line 28, column (g) Net income Foreign transactions See the Partner's Instructions A Name of country or U.S. possession Net loss Form 1116, Part I Schedule E, line 28, column (j) Guaranteed payments B Gross income from all sources Form 1040, line 8a Interest income C Gross income sourced at partner level 6a Ordinary dividends Form 1040, line 9a Foreign gross income sourced at partnership level Form 1040, line 9b 6 b Qualified dividends D Passive category Schedule E, line 4 General category Form 1116, Part I Rovalties Schedule D, line 5, column (f) Net short-term capital gain (loss) F Other 9a Net long-term capital gain (loss) Schedule D, line 12, column (f) Deductions allocated and apportioned at partner level 28% Rate Gain Worksheet, line 4 (Schedule D Instructions) 9 b Collectibles (28%) gain (loss) Form 1116, Part I Form 1116, Part I 9 C Unrecaptured section 1250 gain See the Partner's Instructions Deductions allocated and apportioned at partnership level to 10 Net section 1231 gain (loss) See the Partner's Instructions foreign source income Other income (loss) 11 Passive category Code General category Form 1116, Part I K Other A Other portfolio income (loss) See the Partner's Instructions **B** Involuntary conversions See the Partner's Instructions Other information Section 1256 contracts and straddles Form 6781, line 1 Form 1116, Part II L Total foreign taxes paid See Pub 535 D Mining exploration costs recapture Total foreign taxes accrued Form 1116, Part II Form 1040, line 21 or Form 982 F Cancellation of debt Form 1116, line 12 N Reduction in taxes available for credit Other income (loss) See the Partner's Instructions Foreign trading gross receipts Form 8873 See the Partner's Instructions 12 Section 179 deduction Form 8873 Extraterritorial income exclusion Other deductions Q Other foreign transactions See the Partner's Instructions A Cash contributions (50%) Alternative minimum tax (AMT) items B Cash contributions (30%) A Post-1986 depreciation adjustment Noncash contributions (50%) B Adjusted gain or loss See the Partner's Instructions See the Partner's Noncash contributions (30%) Depletion (other than oil & gas) Instructions and Capital gain property to a 50% organization (30%) Ε Oil, gas, & geothermal - gross income the Instructions for Oil, gas, & geothermal - deductions Form 6251 Capital gain property (20%) Other AMT items G Contributions (100%) Tax-exempt income and nondeductible expenses Investment interest expense Form 4952, line 1 A Tax-exempt interest income Form 1040, line 8b Schedule E, line 18 Deductions - royalty income B Other tax-exempt income See the Partner's Instructions Section 59(e)(2) expenditures See the Partner's Instructions C Nondeductible expenses See the Partner's Instructions K Deductions - portfolio (2% floor) Schedule A, line 23 Distributions Schedule A. line 28 Deductions - portfolio (other) A Cash and marketable securities Schedule A, line 1 or Form 1040, line 29 М Amounts paid for medical See Partner's B Distribution subject to section 737 Instructions C Other property Educational assistance benefits See the Partner's Instructions Other information Form 2441, line 14 Dependent care benefits A Investment income Form 4952, fine 4a See the Partner's Instructions Preproductive period expenses B Investment expenses Form 4952, line 5 Commercial revitalization deduction from rental real estate activities Q See Form 8582 Instructions Form 4136 Fuel tax credit information Qualified rehabilitation expenditures (other than rental real estate) See the Partner's Instructions Pensions and IRAs D See the Partner's Instructions Reforestation expense deduction See the Partner's Instructions E Basis of energy property See the Partner's Instructions Domestic production activities information See Form 8903 Instructions Recapture of low-income housing credit (section Qualified production activities income Form 8903, line 7 Form 8611, line 8 42(1)(5)) Form 8903, line 15 Employer's W-2 wages G Recapture of low-income housing credit (other) Form 8611, line 8 W Other deductions See the Partner's Instructions Recapture of investment credit Form 4255 14 Self-employment earnings (loss) See the Partner's Instructions Recapture of other credits Note. If you have a section 179 deduction or any partner-level deductions, see the Partner's Instructions before completing Schedule SE. Look-back interest — completed long-term contracts See Form 8697 Look-back interest — income forecast method A Net earnings (loss) from self-employment Schedule SE, Section A or B See Form 8866 B Gross farming or fishing income See the Partner's Instructions Dispositions of property with section 179 deductions C Gross non-farm income See the Partner's Instructions 15 Credits M Recapture of section 179 deduction A Low-income housing credit (section 42(j)(5)) from pre-2008 buildings Interest expense for corporate partners See the Partner's Instructions **B** Low-income housing credit (other) from pre-2008 buildings 0 Section 453(I)(3) information See the Partner's Instructions Section 453A(c) information Low-income housing credit (section 42(j)(5)) from post-2007 buildings Section 1260(b) information See the Partner's Instructions Form 8586, line 11 Low-income housing credit (other) from post-2007 buildings R Interest allocable to production expenditures Form 8586, line 11 CCF nonqualified withdrawals Qualified rehabilitation expenditures (rental Depletion information - oil and gas See the Partner's Instructions Amortization of reforestation costs Other rental real estate credits Unrelated business taxable income Other rental credits W Precontribution gain (loss) Form 1040, line 70; check box a Н Undistributed capital gains credit Section 108(i) information Form 6478, line 7 Alcohol and cellulosic biofuel fuels credit

Other information

Form 5884, line 3

Work opportunity credit

651109 Amended K-1 Final K-1 OMB No. 1545-0099 Schedule K-1 Partner's Share of Current Year Income, Part III (Form 1065) Deductions, Credits, and Other Items For calendar year 2009, or tax Ordinary business income (loss) 15 Credits Department of the Treasury Internal Revenue Service year beginning \_\_\_\_ -22,857. Net rental real estate income (loss) Partner's Share of Income, Deductions. Credits, etc. ► See separate instructions. Other net rental income (loss) Foreign transactions Part Information About the Partnership Guaranteed payments Partnership's employer identification number 75-3220628 Interest income B Partnership's name, address, city, state, and ZIP code 943. French Broad Place LLC 6a Ordinary dividends PO Box 1910 Brevard, NC 28712 6b Qualified dividends C IRS Center where partnership filed return Royalties Ogden, UT Net short-term capital gain (loss) **D** Check if this is a publicly traded partnership (PTP) 9a Net long-term capital gain (loss) Alternative minimum tax (AMT) items Information About the Partner E Partner's identifying number 9b Collectibles (28%) gain (loss) 292-28-8858 F Partner's name, address, city, state, and ZIP code 9c Unrecaptured section 1250 gain Frank Latell PO Box 1910 Net section 1231 gain (loss) Tax-exempt income and Brevard, NC 28712 nondeductible expenses Other income (loss) Limited partner or other G X General partner or LLC LLC member member-manager Foreign partner X Domestic partner I What type of entity is this partner? Individual Distributions Section 179 deduction J Partner's share of profit, loss, and capital (see instructions): Beginning Other deductions 16.66700 % 16.66700 % Profit Other information 16.66700 % 16.66700 % 16.66700 16.66700 % Capital K Partner's share of liabilities at year end: Nonrecourse ......\$ Self-employment earnings (loss) 2,291,616. Qualified nonrecourse financing ...... \$ 451,328. Recourse .....\$ L Partner's capital account analysis: 3,835. 215,026. Beginning capital account ......\$ \*See attached statement for additional information. Capital contributed during the year . . . . \$ -20,423.Current year increase (decrease) ..... \$ Withdrawals and distributions . . . . . . . \$ 194,603. Ending capital account . . . . . . . . \$ X Tax basis Section 704(b) book U S E Other (explain) Did the partner contribute property with a built-in gain or loss? X No If 'Yes', attach statement (see instructions)

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is list i	dentifies the codes used on Schedule K-1 t	or all partners and provides summa	rized repo	orting information for partners who file Fo	m 1040. For de	tailed reporting
d filing	information, see the separate Partner's In	structions for Schedule K-1 and the	instruction	ons for your income tax return.		
1 Or	dinary business income (loss). Determine who nonpassive and enter on your return as follows	ether the income (loss) is passive		Code	Repoi	rt on
Or i	nonpassive and enter on your return as ionows			K Disabled access credit	See the	Partner's Instruct
-		Report on		L Empowerment zone and renewal commun	nity	
	ssive loss	See the Partner's Instructions		employment creidt	Form 8	344, line 3
	ssive income	Schedule E, line 28, column (g)		M Credit for increasing research activities	See the	Partner's Instruc
	npassive loss	Schedule E, line 28, column (h)		N Credit for employer social security and		
	npassive income	Schedule E, line 28, column (j)		Medicare taxes		346, line 5
	t rental real estate income (loss)	See the Partner's Instructions		O Backup withholding	Form 10	040, line 61
3 Ott	her net rental income (loss)			P Other credits	See the	Partner's Instruc
Nei	t income	Schedule E, line 28, column (g)	16	Foreign transactions		
Net	t loss	See the Partner's Instructions		A Name of country or U.S. possession	7	
4 Gu	aranteed payments	Schedule E, line 28, column (j)		B Gross income from all sources	<u></u> ⊢ '	Form 1116, Part
_	erest income	Form 1040, line 8a		C Gross income sourced at partner level		
	dinary dividends	Form 1040, line 9a		Foreign gross income sourced at p	partnership I	evel
	alified dividends	Form 1040, line 9b		D Passive category	7	
	valties	Schedule E, line 4		_	L	Form 1116, Part
_	-				Г'	roini i i io, rait
	t short-term capital gain (loss)	Schedule D, line 5, column (f)		F Other	<del></del>	11
	t long-tenn capital gain (loss)	Schedule D, line 12, column (f)		Deductions allocated and apportion		
b Co	llectibles (28%) gain (loss)	28% Rate Gain Worksheet, line 4 (Schedule D Instructions)		G Interest expense	Form 1	11 <b>6,</b> Part I
· - · ·		•		<b>H</b> Other		116, Part I
_	recaptured section 1250 gain	See the Partner's Instructions		Deductions allocated and apportion	ned at <u>p</u> artn	ership level t
	t section 1231 gain (loss)	See the Partner's Instructions		foreign source income		
	her income (loss)			Passive category	-	
	ode			J General category		Form 1116, Part
Α	Other portfolio income (loss)	See the Partner's Instructions		K Other	•	
	Involuntary conversions	See the Partner's Instructions		Other information		
-		Form 6781, line 1		L Total foreign taxes paid	Form 1	116, Part II
		See Pub 535		M Total foreign taxes accrued		116, Part II
	Cancellation of debt	Form 1040, line 21 or Form 982				116, line 12
		•		N Reduction in taxes available for credit		
	Other income (loss)	See the Partner's Instructions		O Foreign trading gross receipts	Form 8	
	ction 179 deduction	See the Partner's Instructions		P Extraterritorial income exclusion	Form 88	
	her deductions	_		Q Other foreign transactions	See the	Partner's Instru
Α	Cash contributions (50%)		17	Alternative minimum tax (AMT) items		
В	Cash contributions (30%)			A Post-1986 depreciation adjustment	_	
С	Noncash contributions (50%)			B Adjusted gain or loss		O N O
_	· · · · · · · · · · · · · · · · · · ·	<ul> <li>See the Partner's Instructions</li> </ul>		C Depletion (other than oil & gas)		See the Partner's
		insudctions		D Oil, gas, & geothermal — gross income		instructions and
-	Capital gain property to a 50% organization (30%)					the Instructions for
						Form 6251
_	Contributions (100%)	!	10	F Other AMT items		
	Investment interest expense	Form 4952, line 1	10	Tax-exempt income and nondeductible expe		- 40 II OI
i	Deductions — royalty income	Schedule E, line 18		A Tax-exempt interest income		040, line 8b
				B Other tax-exempt income	See the	Partner's Instruc
	Section 59(e)(2) expenditures	See the Partner's Instructions		C Nondeductible expenses	See the	Partner's Instruc
	Deductions - portfolio (2% floor)	Schedule A, line 23	19	Distributions		
L	, , ,	Schedule A, line 28		A Cash and marketable securities		
M	Amounts paid for medical	Schedule A, line 1 or Form 1040, line 29		<b>B</b> Distribution subject to section 737	⊢ s∈	ee Partner's
	insurance			C Other property	ln	structions
		See the Partner's Instructions	20	Other information	_	
	Dependent care benefits	Form 2441, line 14		A Investment income	Form 4	952. line 4a
_		See the Partner's Instructions		- ·	=	952, line 5
Q	Commercial revitalization deduction from	Can Form 9592 Instructions		<u> </u>		
_	rental real estate activities	See Form 8582 Instructions		C Fuel tax credit information  D Qualified rehabilitation expenditures (other	Form 4	130
_	Pensions and IRAs	See the Partner's Instructions		<ul> <li>Qualified rehabilitation expenditures (other rental real estate)</li> </ul>	See th	e Partner's Instru
	Reforestation expense deduction	See the Partner's Instructions		E Basis of energy property		e Partner's Instru
T		See Form 8903 Instructions		F Recapture of low-income housing credit (	section	
	Qualified production activities income	Form 8903, line 7		42(j)(5))	Form 8	611, line 8
V	Employer's W-2 wages	Form 8903, line 15		G Recapture of low-income housing credit (	other) Form 8	611, line 8
	Other deductions	See the Partner's Instructions		H Recapture of investment credit	Form 4	
	if-employment earnings (loss)			Recapture of other credits		e Partner's Instru
		level deductions, see the		J Look-back interest — completed		
tner's I	ou have a section 179 deduction or any partner- Instructions before completing Schedule SE.	•		long-term contracts	See Fo	rm 8697
	Net earnings (loss) from self-employment	Schedule SE, Section A or B		K Look-back interest — income	<b>-</b> -	0000
	Gross farming or fishing income	See the Partner's Instructions		forecast method	See Fo	rm 8866
_	Gross non-farm income	See the Partner's Instructions		L Dispositions of property with section 179 deductions		
_	edits				1	
A				M Recapture of section 179 deduction		
^	from pre-2008 buildings	See the Partner's Instructions		N Interest expense for corporate partners	1	
В	Low-income housing credit (other) from			O Section 453(i)(3) information		
_	pre-2008 buildings	See the Partner's Instructions		P Section 453A(c) information	1	
С	Low-income housing credit (section 42(j)(5))	Form 8586, line 11		Q Section 1260(b) information	٥	ee the Partner's
_	from post-2007 buildings	т ониторов, вле тт		R Interest allocable to production expenditu		structions
D	Low-income housing credit (other) from post-2007 buildings	Form 8586, line 11		S CCF nonqualified withdrawals		
Ε				T Depletion information — oil and gas	1	
E	real estate)	See the Partner's				
F	•	lnstructions		U Amortization of reforestation costs	1	
_				V Unrelated business taxable income		
		Form 1040, line 70; sheet have		W Precontribution gain (loss)	1	
н	Undistributed capital gains credit	Form 1040, line 70; check box a		X Section 108(i) information		
1	Alcohol and cellulosic biofuel fuels credit	Form 6478, line 7				

651109 Amended K-1 Final K-1 OMB No. 1545-0099 Schedule K-1 Partner's Share of Current Year Income, Part III (Form 1065) Deductions, Credits, and Other Items For calendar year 2009, or tax Ordinary business income (loss) 15 Credits Department of the Treasury Internal Revenue Service year beginning -22,857.ending Net rental real estate income (loss) Partner's Share of Income, Deductions, Credits, etc. See separate instructions. Other net rental income (loss) Foreign transactions Part I Information About the Partnership Guaranteed payments A Partnership's employer identification number 75-3220628 Interest income B Partnership's name, address, city, state, and ZIP code 943. French Broad Place LLC 6a Ordinary dividends PO Box 1910 Brevard, NC 28712 6b Qualified dividends Royalties C IRS Center where partnership filed return Ogden, UT Net short-term capital gain (loss) Check if this is a publicly traded partnership (PTP) 9a Net long-term capital gain (loss) Alternative minimum tax (AMT) items Information About the Partner Partner's identifying number 9b Collectibles (28%) gain (loss) 242-80-6534 F Partner's name, address, city, state, and ZIP code 9c Unrecaptured section 1250 gain Ed Burdette PO Box 1910 Tax-exempt income and Net section 1231 gain (loss) nondeductible expenses Brevard, NC 28712 267. Other income (loss) Limited partner or other X General partner or LLC member-manager I I C member X Domestic partner Foreign partner I What type of entity is this partner? Individual Distributions Section 179 deduction J Partner's share of profit, loss, and capital (see instructions): Beginning Endina Other deductions 16.66700 % 16.66700 % <u>Profit</u> Other information 16.66700 16.66700 % Loss 16.66700 % 16.66700 Capital K Partner's share of liabilities at year end: Nonrecourse .....\$ Self-employment earnings (loss) 2,291,616. Qualified nonrecourse financing . . . . . \$ 451,328. Recourse ..... \$ L Partner's capital account analysis: 3.835 215,026. Beginning capital account .....\$ \*See attached statement for additional information. Capital contributed during the year . . . . \$ -20,423.Current year increase (decrease) ..... \$ Withdrawals and distributions . . . . . . . \$ 194,603. Ending capital account . . . . . . . . . . \$ Section 704(b) book X Tax basis Other (explain) Did the partner contribute property with a built-in gain or loss? Yes X No If 'Yes', attach statement (see instructions)

Sche	dule <b>K-1</b> (Form 1065) 2009 Ed Bu	ırdette			75-3220628 Pag	e <b>2</b>
This li	at identifies the codes used on Schedule K-1	for all partners and provides sumn	narized repo	orting information for partners wh		_
	ing information, see the separate Partner's In		ie instructio		Penart on	
1	Ordinary business income (loss). Determine who or nonpassive and enter on your return as follows	ether the micome (loss) is passive		Code  K Disabled access credit	Report on See the Partner's Instruction	າກຮ
		Report on		L Empowerment zone and renewa		
	Passive loss	See the Partner's Instructions		employment creidt	Form 8844, line 3	
	Passive income Nonpassive loss	Schedule E, line 28, column (g) Schedule E, line 28, column (h)		M Credit for increasing research ac		ons
	Nonpassive income	Schedule E, line 28, column (i)		N Credit for employer social securi Medicare taxes	rity and Form 8846, line 5	
2	Net rental real estate income (loss)	See the Partner's Instructions		O Backup withholding	Form 1040, line 61	
3	Other net rental income (loss)			P Other credits	See the Partner's Instruction	ons
	Net income	Schedule E, line 28, column (g)	16	Foreign transactions	<u> </u>	
	Net loss	See the Partner's Instructions		A Name of country or U.S. posses	Form 1116, Part f	
4 5	Guaranteed payments Interest income	Schedule E, line 28, column (j) Form 1040, line 8a		B Gross income from all sources C Gross income sourced at partne		
_	Ordinary dividends	Form 1040, line 9a		Foreign gross income source		
	Qualified dividends	Form 1040, line 9b		D Passive category	7	
7	Royalties	Schedule E, line 4		E General category	Form 1116, Part I	
8	Net short-term capital gain (loss)	Schedule D, line 5, column (f)		F Other		
	Net long-term capital gain (loss)	Schedule D, line 12, column (f)		Deductions allocated and a		
96	Collectibles (28%) gain (loss)	28% Rate Gain Worksheet, line 4 (Schedule D Instructions)		G Interest expense	Form 1116, Part I	
9с	Unrecaptured section 1250 gain	See the Partner's Instructions		H Other  Deductions allocated and a	Form 1116, Part I apportioned at partnership level to	
10	Net section 1231 gain (loss)	See the Partner's Instructions		foreign source income		
11	Other income (loss)			Passive category	F	
	Code	O N D to be been aftern		J General category	Form 1116, Part I	
	A Other portfolio income (loss)     B Involuntary conversions	See the Partner's Instructions See the Partner's Instructions		<b>K</b> Other Other information		
	C Section 1256 contracts and straddles	Form 6781, line 1		L Total foreign taxes paid	Form 1116, Part II	
	D Mining exploration costs recapture	See Pub 535		M Total foreign taxes accrued	Form 1116, Part II	
	E Cancellation of debt	Form 1040, line 21 or Form 982		N Reduction in taxes available for	•	
	F Other income (loss)	See the Partner's Instructions		O Foreign trading gross receipts	Form 8873	
12	Section 179 deduction	See the Partner's Instructions		P Extraterritorial income exclusion		
13	Other deductions	<b>–</b> 1 ·	4-	Q Other foreign transactions	See the Partner's Instruction	วทร
	A Cash contributions (50%)  B Cash contributions (30%)		17	Alternative minimum tax (AMT) item  A Post-1986 depreciation adjustments		
	C Noncash contributions (50%)			B Adjusted gain or loss		
	D Noncash contributions (30%)	<ul> <li>See the Partner's Instructions</li> </ul>		C Depletion (other than oil & gas)	See the Partner's Instructions and	
	E Capital gain property to a 50% organization (30%)	The decision of		D Oil, gas, & geothermal - gross		
	F Capital gain property (20%)			E Oil, gas, & geothermal — deduc		
	G Contributions (100%)		10	F Other AMT items		
	H Investment interest expense	Form 4952, line 1	18	Tax-exempt income and nondeduct  A Tax-exempt interest income	Form 1040, line 8b	
	Deductions — royalty income	Schedule E, line 18		B Other tax-exempt income	See the Partner's Instruction	ons
	J Section 59(e)(2) expenditures	See the Partner's Instructions		C Nondeductible expenses	See the Partner's Instruction	
	K Deductions — portfolio (2% floor)	Schedule A, line 23	19	Distributions		
	L Deductions — portfolio (other)  M Amounts paid for medical	Schedule A, line 28 Schedule A, line 1 or		A Cash and marketable securities		
	insurance	Schedule A, line 1 or Form 1040, line 29		B Distribution subject to section 73	instructions	
	N Educational assistance benefits	See the Partner's Instructions	20	C Other property Other information	_	
	O Dependent care benefits	Form 2441, line 14 See the Partner's Instructions		A Investment income	Form 4952, line 4a	
	P Preproductive period expenses  Commercial revitalization deduction from	See the Partner's Histractions		B Investment expenses	Form 4952, line 5	
	rental real estate activities	See Form 8582 Instructions		C Fuel tax credit information	Form 4136	
	R Pensions and IRAs	See the Partner's Instructions		<ul> <li>Qualified rehabilitation expendit rental real estate)</li> </ul>	tures (other than See the Partner's Instruction	ons
	S Reforestation expense deduction T Domestic production activities information	See the Partner's Instructions See Form 8903 Instructions		E Basis of energy property	See the Partner's Instruction	ons
	U Qualified production activities income	Form 8903, line 7		F Recapture of low-income housing	ng credit (section Form 8611, line 8	
	V Employer's W-2 wages	Form 8903, line 15		42(j)(5)) <b>G</b> Recapture of low-income housing		
	W Other deductions	See the Partner's Instructions		H Recapture of investment credit	Form 4255	
14	Self-employment earnings (loss)			Recapture of other credits	See the Partner's Instruction	ons
Note. I Partne	fyou have a section 179 deduction or any partner 's Instructions before completing Schedule SE.	level deductions, see the		J Look-back interest — completed long-term contracts	d See Form 8697	
	A Net earnings (loss) from self-employment	Schedule SE, Section A or B		★ Look-back interest — income		
	B Gross farming or fishing income	See the Partner's Instructions		forecast method	See Form 8866	
	C Gross non-farm income	See the Partner's Instructions		L Dispositions of property with section 179 deductions		
15	Credits  A Low-income housing credit (section 42(j)(5))			M Recapture of section 179 deduc	E .	
	from pre-2008 buildings	See the Partner's Instructions		N Interest expense for corporate p	partners	
	B Low-income housing credit (other) from pre-2008 buildings	See the Partner's Instructions		O Section 453(I)(3) information P Section 453A(c) information	1	
	C Low-income housing credit (section 42(j)(5))			Q Section 1260(b) information	See the Partner's	
	from post-2007 buildings  D. Low-income bousing credit (other) from	Form 8586, line 11		R Interest allocable to production		
	D Low-income housing credit (other) from post-2007 buildings	Form 8586, line 11		S CCF nonqualified withdrawals	I '	
	E Qualified rehabilitation expenditures (rental real estate)			T Depletion information — oil and	- I	
	F Other rental real estate credits	See the Partner's Instructions		U Amortization of reforestation co	• • • • • • • • • • • • • • • • • • •	
	G Other rental credits			V Unrelated business taxable inco	ome	
	H Undistributed capital gains credit	Form 1040, line 70; check box a		W Precontribution gain (loss) X Section 108(i) information		
	Alcohol and cellulosic biofuel fuels credit	Form 6478, line 7 Form 5884, line 3		Y Other information		
	J Work opportunity credit	rominocom, inte o				

651109 Amended K-1 Final K-1 OMB No. 1545-0099 Schedule K-1 Partner's Share of Current Year Income, Part III (Form 1065) Deductions, Credits, and Other Items For calendar year 2009, or tax Ordinary business income (loss) 15 Credits Department of the Treasury Internal Revenue Service year beginning -22,855. Net rental real estate income (loss) Partner's Share of Income. Deductions. Credits, etc. See separate instructions. Other net rental income (loss) Foreign transactions Part Information About the Partnership Guaranteed payments Partnership's employer identification number 75-3220628 Interest income B Partnership's name, address, city, state, and ZIP code 943 French Broad Place LLC 6a Ordinary dividends PO Box 1910 Brevard, NC 28712 6b Qualified dividends C IRS Center where partnership filed return Royalties Ogden, UT Net short-term capital gain (loss) Check if this is a publicly traded partnership (PTP) 9a Net long-term capital gain (loss) Alternative minimum tax (AMT) items Information About the Partner Partner's identifying number 9b Collectibles (28%) gain (loss) 589-01-6320 F Partner's name, address, city, state, and ZIP code 9c Unrecaptured section 1250 gain Mark D Latell 136 S. Setsi Lane. Net section 1231 gain (loss) Tax-exempt income and Brevard, NC 28712 nondeductible expenses Other income (loss) Limited partner or other General partner or LLC G member-manager LLC member X Domestic partner Foreign partner I What type of entity is this partner? Corporation Distributions Section 179 deduction J Partner's share of profit, loss, and capital (see instructions): Beginning Ending Other deductions 16.66600 % 16.66600 % Profit Other information 16.66600 % 16.66600 Loss Capital 16.66600 % 16.66600 K Partner's share of liabilities at year end: Nonrecourse ...... \$ 2,291,478. Self-employment earnings (loss) Qualified nonrecourse financing ...... \$ Recourse ..... \$ 451,301 L Partner's capital account analysis: 215,026. Beginning capital account . . . . . . . . . . . . . \$ \*See attached statement for additional information. Capital contributed during the year . . . . \$ -20,422.Current year increase (decrease) ..... \$ Withdrawals and distributions . . . . . . . \$ Ending capital account . . . . . . . . . \$ 194,604. Section 704(b) book X Tax basis S Other (explain) Did the partner contribute property with a built-in gain or loss? O N X No If 'Yes', attach statement (see instructions)

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The content of the partner's Instructions  Concept Section 42(i)(5) A Low-income housing credit (section 42(i)(5)) From pre-2008 buildings  B Low-income housing credit (other) from pre-2008 buildings  Concept Section 42(i)(5) From post-2007 buildings  Concept Section 42(i)(5) From 8586, line 11  From 8586, line		_				See Form 8800
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from pre-2008 buildings  B. Low-income housing credit (other) from pre-2008 buildings  C. Low-income housing credit (section 42(j)(5)) from post-2007 buildings  D. Low-income housing credit (other) from post-2007 buildings  E. Qualified rehabilitation expenditures (rental real estate)  F. Other rental real estate credits  G. Other rental real estate credits  H. Undistributed capital gains credit  H. Undistributed capital gains credit  J. Alcohol and cellulosic biofuel fuels credit  Form 6478, line 70; check box a  Form 6478, line 70  See the Partner's Instructions  D. Section 453(l)(3) information  P. Section 453(l)(3) information  Q. Section 1260(b) information  R. Interest allocable to production expenditures  P. See the Partner's Instructions  See the Partner's Instructions  P. Section 453(l)(3) information  C. Section 453(l)(3) information  P. Section 453(l)(3) information  P. Section 453(l)(3) information  C. Section 453(l)(3) information  P. Section 453(l)(3) information  P. Section 453(l)(3) information  P. Section 453(l)(3) information  C. Section 1260(b) information  Form 8586, line 11  S. CCF nonqualified withdrawals  T. Depletion information — oil and gas  U. Amortization of reforestation costs  V. Unrelated business taxable income  W. Precontribution gain (loss)  X. Section 108(l) information  V. Other instructions	15				'	
Description of the process of the pr		from pre-2008 buildings	See the Partner's Instructions		•	
C Low-income housing credit (section 42()(5)) from post-2007 buildings  D Low-income housing credit (other) from post-2007 buildings  E Qualified rehabilitation expenditures (rental real estate)  F Other rental real estate credits  G Other rental credits  H Undistributed capital gains credit  Alcohol and cellulosic biofuel fuels credit  Form 8586, line 11  See the Partner's Instructions  T Depletion information — oil and gas  U Amortization of reforestation costs  V Unrelated business taxable income  W Precontribution gain (loss)  X Section 128() information  Form 8586, line 11  See the Partner's Instructions  V Unrelated business taxable income  W Precontribution gain (loss)  X Section 108() information  C See the Partner's Instructions  See the Partner's Instructions  V Unrelated business taxable income  W Precontribution gain (loss)  X Section 108() information  C See the Partner's Instructions		B Low-income housing credit (other) from	See the Partner's Instructions			
D Low-income housing credit (other) from post-2007 buildings  E Qualified rehabilitation expenditures (rental real estate)  F Other rental real estate credits  G Other rental credits  H Undistributed capital gains credit  I Alcohol and cellulosic biofuel fuels credit  Form 6478, line 7  Therefore a forcaties to production expenditures  S CCF nonqualified withdrawals  T Depletion information — oil and gas  U Amortization of reforestation costs  V Unrelated business taxable income  W Precontribution gain (loss)  X Section 108(i) information  V Other instructions  X Instructions  V Unrelated business taxable income  W Precontribution gain (loss)  X Section 108(i) information  V Other instructions		C Low-income housing credit (section 42(i)(5))				Day Mr. Dake 1
Dest-2007 buildings  E Qualified rehabilitation expenditures (rental real estate)  F Other rental real estate credits  G Other rental credits  H Undistributed capital gains credit  Alcohol and cellulosic biofuel fuels credit  Form 6478, line 7  Form 8586, line 11  S CCF nonqualified withdrawals  T Depletion information — oil and gas  U Amortization of reforestation costs  V Unrelated business taxable income  W Precontribution gain (loss)  X Section 108(i) information  V Other information  V Other information  V Other information		from post-2007 buildings	Form 8586, line 11			
E Qualified rehabilitation expenditures (rental real estate) F Other rental real estate credits G Other rental credits U Amortization of reforestation costs V Unrelated business taxable income W Precontribution gain (loss) H Undistributed capital gains credit Form 1040, line 70; check box a I Alcohol and cellulosic biofuel fuels credit Form 6478, line 7		Low-income nousing credit (other) from post-2007 buildings	Form 8586, line 11			
F Other rental real estate credits G Other rental credits Unrelated business taxable income W Precontribution gain (loss) H Undistributed capital gains credit Alcohol and cellulosic biofuel fuels credit Form 6478, line 7  Check box a X Section 108(i) information V Other information		E Qualified rehabilitation expenditures (rental				
G Other rental credits  H Undistributed capital gains credit Alcohol and cellulosic biofuel fuels credit Form 6478, line 7  V Unrelated ousiness taxable income W Precontribution gain (loss) X Section 108(i) information V Other instrumetion						
H Undistributed capital gains credit Form 1040, line 70; check box a Section 108() information  I Alcohol and cellulosic biofuel fuels credit Form 6478, line 7  V Other information  V Other information		_	การบนติของเร			
Alcohol and cellulosic biofuel fuels credit Form 6478, line 7			Form 1040, line 70; check box a		• • • •	
J Work opportunity credit Form 5884, line 3		Alcohol and cellulosic biofuel fuels credit	Form 6478, line 7			
		J Work opportunity credit	Form 5884, line 3		. Stier morrower	<b>-</b>

			_			P2770d
	2000	Щ	F	inal K-1 Amended		OMB No. 1545-0099
	nedule K-1 2009 m 1065) For calendar year 2009, or tax		Pa	Partner's Share of Deductions, Cree		arrent Year Income,
•	To constitute your accept of the	1	ıİ	Ordinary business income (loss)		
Interr	rtment of the Treasury year beginning, 2009 lal Revenue Service ending,	'		-22,855.		O. Gara
р.		2	2	Net rental real estate income (loss)		† <b>  </b>
	rtner's Share of Income, Deductions,			1,757.	_	A411
Cr	edits, etc. See separate instructions.	3	3	Other net rental income (loss)	16	Foreign transactions
	Part I Information About the Partnership	4	.	Guaranteed payments	+-	<u> </u>
	Partnership's employer identification number	7	٠	addranteed payments		
``	75-3220628	5	5 1	Interest income	T-	<u> </u>
В	Partnership's name, address, city, state, and ZIP code			943.	4_	<u> </u>
	French Broad Place LLC	6	3 a	Ordinary dividends		
	PO Box 1910	<u> </u>	_			<u> </u>
	Brevard, NC 28712	6	b	Qualified dividends		
С	IRS Center where partnership filed return	7	,	Royalties	† <del>-</del>	<del> </del>
Ĺ	Ogden, UT					
D	Check if this is a publicly traded partnership (PTP)	8	3	Net short-term capital gain (loss)		
	Part II Information About the Partner	9	)a	Net long-term capital gain (loss)		Alternative minimum tax (AMT) items
Ë			1		_A_	ļ0 <u>.</u>
E	Partner's identifying number 047-62-7532	9	₫€	Collectibles (28%) gain (loss)		
F	Partner's name, address, city, state, and ZIP code	_	3.6	Unrecaptured section 1250 gain	-	<del> </del>
	Scott Stafstrom		_	Circoaptured Section (200 gain)		}
	1328 Crown Isle Cr.	10	,	Net section 1231 gain (loss)	18	Tax-exempt income and
	Apopka, FL 32712					nondeductible expenses
<u> </u>	V O	11		Other income (loss)	C	267.
G			- ‡	. <b></b>		
Н	X Domestic partner Foreign partner				-	
		-	-+		-	
	What type of entity is this partner? Individual				19	Distributions
١.	Partner's share of profit, loss, and capital (see instructions):	12	2	Section 179 deduction	T	
"	Beginning Ending				_	
	Profit 16.66600 % 16.66600	ુ 13	3	Other deductions	00	
	Loss 16.66600 % 16.66600	용	- +	. <b></b>	- 20	Other information
	Capital 16.66600 % 16.66600	용		÷	A	943.
k	Partner's share of liabilities at year end:	-	-†			
^	Nonrecourse\$				L_	
	Qualified nonrecourse financing \$ 2,291,4	78.14	4	Self-employment earnings (loss	5)	
	Recourse \$ 451,3	01.A		<u>-22,855</u>	: <del> </del>	ļ
<b> </b>	Partner's capital account analysis:			2 025		
-	Beginning capital account\$ 184,8	32. C		3,835 ee attached statement for	addi.	tional information.
	Capital contributed during the year \$			ce attached statement for	<u>uuu.</u>	dortal miloarnadom
	Current year increase (decrease) \$ -20,4	22. <b>§</b>	)			
	Withdrawals and distributions \$					
	Ending capital account \$ 164,4	10. R	t i			
	X Tax basis GAAP Section 704(b) book	ok u	ı			
	Other (explain)	S E				
M	Did the partner contribute property with a built-in gain or loss	? O N L Y	) I			
	Yes X No	Ϋ́	÷			

		Stafstrom			75-3220628	Page <b>2</b>
This li	st identifies the codes used on Schedule K-1	for all partners and provides sum	marized rep	orting information for partners wi	no file Form 1040. For d	etailed reporting
and fil	ing information, see the separate Partner's In	istructions for Schedule K-1 and	the instruction		_	,
1	Ordinary business income (loss). Determine who or nonpassive and enter on your return as follows	ether the income (loss) is passive		Code	Repo	erτ on e Partner's Instructions
		Report on		K Disabled access credit		3 Panner's Instructions
	Passive loss	See the Partner's Instructions		<ul> <li>Empowerment zone and renew employment creidt</li> </ul>	at community Form 8	844, line 3
	Passive income	Schedule E, line 28, column (g)		M Credit for increasing research a	activties See the	e Partner's Instructions
	Nonpassive loss	Schedule E, line 28, column (h)		N Credit for employer social secu	rity and	
2	Nonpassive income	Schedule E, line 28, column (j)		Medicare taxes		846, line 5
	Net rental real estate income (loss) Other net rental income (loss)	See the Partner's Instructions		O Backup withholding P Other credits		040, line 61
-	Net income	Schedule E, line 28, column (g)	16	Foreign transactions	See tra	e Partner's Instructions
	Net loss	See the Partner's Instructions	• •	A Name of country or U.S. posse	ssion	
4	Guaranteed payments	Schedule E, line 28, column (j)		B Gross income from all sources	L-	Form 1116, Part i
5	Interest income	Form 1040, line 8a		C Gross income sourced at partner	er level	
	Ordinary dividends	Form 1040, line 9a		Foreign gross income soul	rced at partnership l	evel
	Qualified dividends	Form 1040, line 9b		Passive category		
7	Royalties	Schedule E, line 4		E General category	<u> </u>	Form 1116, Part I
8	Net short-term capital gain (loss)	Schedule D, line 5, column (f)		F Other		()
	Net long-term capital gain (loss) Collectibles (28%) gain (loss)	Schedule D, line 12, column (f) 28% Rate Gain Worksheet, line		Deductions allocated and	* *	
90	Conectibles (28%) gain (1055)	4 (Schedule D Instructions)		G Interest expense H Other		116, Part I 116, Part I
9с	Unrecaptured section 1250 gain	See the Partner's Instructions		Deductions allocated and		
	Net section 1231 gain (loss)	See the Partner's Instructions		foreign source income	7	
11	Other income (loss)			Passive category	-	
	Code			J General category		Form 1116, Part I
	A Other portfolio income (loss)	See the Partner's Instructions		K Other		
	B Involuntary conversions C Section 1256 contracts and straddles	See the Partner's Instructions Form 6781, line 1		Other information		
	C Section 1256 contracts and straddles  D Mining exploration costs recepture	See Pub 535		L Total foreign taxes paid		116, Part II
	E Cancellation of debt	Form 1040, line 21 or Form 982		M Total foreign taxes accrued		116, Part II
	F Other income (loss)	See the Partner's Instructions		<ul> <li>N Reduction in taxes available for</li> <li>O Foreign trading gross receipts</li> </ul>	Form 8	116, line 12
12	Section 179 deduction	See the Partner's Instructions		P Extraterritorial income exclusion		
13	Other deductions			Q Other foreign transactions		e Partner's Instructions
	A Cash contributions (50%)	<del>-</del>	17			
	B Cash contributions (30%)			A Post-1986 depreciation adjustm	nent –	
	C Noncash contributions (50%)	— See the Partner's		B Adjusted gain or loss		See the Partner's
	D Noncash contributions (30%)	Instructions		C Depletion (other than oil & gas)		Instructions and
	E Capital gain property to a 50% organization (30%)			D Oil, gas, & geothermal — gross		the Instructions for
	F Capital gain property (20%)			E Oil, gas, & geothermal — dedu	ctions	Form 6251
	G Contributions (100%)	_	12	F Other AMT items Tax-exempt income and nondeduc	l	
	H Investment interest expense	Form 4952, line 1	10	A Tax-exempt interest income	•	040, line 8b
	l Deductions — royalty income	Schedule E, line 18		B Other tax-exempt income		Partner's Instructions
	J Section 59(e)(2) expenditures	See the Partner's Instructions		C Nondeductible expenses		e Partner's Instructions
	K Deductions — portfolio (2% floor)	Schedule A, line 23	19	Distributions		
	L Deductions — portfolio (other)  M Arnounts paid for medical	Schedule A, line 28		A Cash and marketable securities		
	M Amounts paid for medical insurance	Schedule A, line 1 or Form 1040, line 29		B Distribution subject to section 7		ee Partner's structions
	N Educational assistance benefits	See the Partner's Instructions	20	C Other property		of addone
	O Dependent care benefits	Form 2441, line 14	20	Other information  A Investment income	Form /	1952, line 4a
	P Preproductive period expenses	See the Partner's Instructions		B. Investment expenses		1952, line 5
	Commercial revitalization deduction from rental real estate activities	See Form 8582 Instructions		C Fuel tax credit information	Form 4	
	R Pensions and IRAs	See the Partner's Instructions		D Qualified rehabilitation expendi	tures (other than	
	S Reforestation expense deduction	See the Partner's Instructions		rental real estate)		e Partner's Instructions
	T Domestic production activities information	See Form 8903 Instructions		<ul> <li>E Basis of energy property</li> <li>F Recapture of low-income housin</li> </ul>		e Partner's Instructions
	U Qualified production activities income	Form 8903, line 7		42(j)(5))	Form 8	3611, line 8
	V Employer's W-2 wages	Form 8903, line 15		G Recapture of low-income housing	ng credit (other) Form 8	3611, line 8
	W Other deductions	See the Partner's Instructions		H Recapture of investment credit	Form 4	
	Self-employment earnings (loss)	level deductions see the		Recapture of other credits Look-back interest — complete		e Partner's Instructions
Partner	you have a section 179 deduction or any partner 's Instructions before completing Schedule SE.	rever deductions, see the		long-term contracts		orm 8697
	A Net earnings (loss) from self-employment	Schedule SE, Section A or B		K Look-back interest — income		0055
	B Gross farming or fishing income	See the Partner's Instructions		forecast method  L Dispositions of property with	— See Fo	orm 8866
4 24	C Gross non-farm income	See the Partner's Instructions		section 179 deductions		
15	Credits			M Recapture of section 179 deduc	tion	
	A Low-income housing credit (section 42(j)(5)) from pre-2008 buildings	See the Partner's Instructions		N Interest expense for corporate	partners	
	B Low-income housing credit (other) from	Con the Doubeaute teater -ti		O Section 453(I)(3) information		
	pre-2008 buildings  C Low-income housing credit (section 42(j)(5))	See the Partner's Instructions		P Section 453A(c) information		
	from post-2007 buildings	Form 8586, line 11		Q Section 1260(b) information		ee the Partner's
	D Low-income housing credit (other) from	Form 8586, line 11		R Interest allocable to production S CCF nonqualified withdrawals	expenditures in	structions
	post-2007 buildings  E Qualified rehabilitation expenditures (rental	TOTAL OUGO, INC. 14		<ul> <li>S CCF nonqualified withdrawals</li> <li>T Depletion information — cil and</li> </ul>	d nac	
	real estate)	See the Partner's		U Amortization of reforestation co	· •	
	F Other rental real estate credits	Instructions	n.	V Unrelated business taxable inco	1	
	G Other rental credits			W Precontribution gain (loss)		
	H Undistributed capital gains credit Alcohol and cellulosic biofuel fuels credit	Form 1040, line 70; check box a Form 6478, line 7		X Section 108(i) information		
	J Work opportunity credit	Form 5478, line 7 Form 5884, line 3		Y Other information		
	opportunity droute	,			_	

French Broad Place LLC 75-3220628		1
Form 1065, Line 20		
Other deductions		
7 december 3 in a	5,311.	
Advertising Pank charges	109.	
Bank charges	6,623.	
Commissions	141.	
Delivery and freight		
Legal and professional	53,221.	
Meals and entertainment (50%)	1,600.	
Office expense	2,342.	
Printing	4,506.	
Telephone	2,237.	
Travel	547.	
Utilities	12,405.	
Closing Cost	5,877.	
Total	<u>94,919.</u>	
1055 0 1 1 1 1 1 1 1 1 1		
Form 1065, Schedule L, Line 6		
Other Current Assets		
		T 1 -£
	Beginning of	End of
Other Current Assets:	tax year	tax year
		42 000
Option Fee		42,000.
Total		42,000.
iotai		
Form 1065, Schedule L, Line 13		
Other Assets		
	Beginning of	End of
Other Assets:	tax year	tax year
Sales Deposits		648,148.
Street Completion Escrow		38,750.
Work in Progress		13,799,139.
Land Investments		2,770,000.
		100
Total		17,256,037.
1-14-14-14-14-1		
Form 1065, Schedule L, Line 20		
Other Liabilities		
	· · · · · · · · · · · · · · · · · · ·	
	Beginning of	End of
Other Liabilities:	tax year	tax year
	· · · · · · · · · · · · · · · · · · ·	
Renters Deposits		51,087.
Sales Deposits		648,148.
Mark Latell - Loan		645,206.
Partner Loan		1,363,473.
		· · · · · · · · · · · · · · · · · · ·
Total		2,707,914.

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2:18 PM 03/25/10 **Accrual Basis** 

### **Balance Sheet**

As of December 31, 2009

17,256,037.39

17,471,140.27

### **ASSETS**

_			
F 281	rre	TT C	 ete

**Total Other Assets** 

**TOTAL ASSETS** 

Current Assets	
Checking/Savings	
FBP - Asheville Savings Rent Acc't	22,116.21
FBP - Construction Interest Reserve	126,450.10
FBP - Sales Account	0.00
FBP MACON BANK	21,462.78
Mountain First	2,156.44
Rental Account	917.35
Total Checking/Savings	173,102.88
Other Current Assets	
Option Fee	42,000.00
Total Other Current Assets	42,000.00
Total Current Assets	215,102.88
Other Assets	
Sales Deposits	648,148.00
Street Completion Escrow- City	38,750.00
Land Investment (assemblage)	2,770,000.00
Work In Progress	
100 Site Prep	32,992.37
200 Demolition	51,509.44
300 Excavation & Foundation	1,347,310.76
400 Structure	7,160,367.55
500 Framing & Rough-In	3,501,685.77
600 Finishing	371,742.20
700 Exterior	290,217.39
800 Phase 2	285,619.76
900 OTHER	844,949.06
Work In Progress - Other	-87,254.91
Total Work in Progress	13,799,139.39

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2:18 PM 03/25/10 **Accrual Basis** 

### **Balance Sheet**

As of December 31, 2009

-848,452.04

-155,630.00

3,448,607.96

17,897,260.88

### French Broad Place, LLC

### LIABILITIES & EQUITY

Liabilities

**Retained Earnings** 

**Net Income** 

**TOTAL LIABILITIES & EQUITY** 

**Total Equity** 

Liabilities	
Current Liabilities	
Accounts Payable	2,743,617.00
Total Accounts Payable	2,743,617.00
Other Current Liabilities	
ASB construction loan	8,475,801.00
2nd Mortgage	2,530,000.00
Renters Deposits	51,086.92
Sales Deposits	648,148.00
Total Other Current Liabilities	11,705,035.92
Total Current Liabilities	14,448,652.92
Total Liabilities	14,448,652.92
Equity	
Capital Contributions PIC 2009	645,206.33
Opening Balance Equity	3,807,483.67

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te l	Use / Model	Sq. Ft.	Sq. Ft.	Base Price	CUMEN Exercise Date	t Page 33 of 33 Remarks*	2010 Sales		2011 Sales	2012 Sales	Totals
) T	Dugan's Irish Restaurant & Pub (price	3,697	\$301	\$1,113,000	After 2 yrs.	Leased w. Option to Purchase	\$	- \$	1,268,820	\$ -	\$ 1,268,8
<del></del>	ncludes outdoor dining area) Commercial / Retail	2,650	\$255	\$675,750			\$ 709,53	8 \$	•	\$	\$ 709,5
	Commercial / Retail	2,832	\$255	\$722,160			\$ 758,26	-32-	SVESTERA REPORT OF 11 TO 1	\$ -	\$ 758,2
	Elements Spa	2,453	\$286		After 2 vrs.	Leased w. Option to Purchase	\$	- \$	A NEW WEST AND A CHEST		<b>\$</b> 763,4
	Healthy Harvest Health Foods	1,591	\$280	\$445,480	_	Leased w. Option to Purchase	\$	- \$	11/0/8/19/088/99/05/10/3	\$ 539,031	\$ 539,0
	French Broad Cafe	1,395	\$306	\$426,465	_	Leased w. Option to Purchase	\$	- \$	477,641	<b>s</b> -	\$ 477,6
	Commercial / Retail	2,253	\$240	\$540,720			\$ 567,75	6 \$	;	\$ -	\$ 567,7
	Commercial / Retail / Light Eatery	1,664	\$240	\$399,360	1		\$ 419,32		; · · · · · · · ·	\$ <u>-</u>	\$ 419,3
,		-,-,-			SubTotal R	etail	\$ 2,454,89				
01	Marketing & Branding Firm	875	\$230	\$201,250		Leased w. Option to Purchase	\$ 211,31	-5.0	Self + 1 15 d ( la 9 t) 3d la 1		\$ 211,3
02	Professional Office/Medical	2,631	\$230	\$605,130			\$ 635,38	1 4 21 7		「NOVERTIMES TO SEE THE SEE	\$ 635,3
03 [	Professional Office/Medical	2,282	\$230	\$524,860			\$ 551,10	11,277		\$ -	\$ 551,1
04	Professional Office/Medical	1,441	\$230	\$331,430			\$ 348,00	χ.			\$ 348,0
05 1	Doctors Office (finished)	1,001	\$287	\$287,000		CLOSED	<b>.\$</b>	- \$		\$	\$
06	French Broad Realty & Property Mngmt	3,147	\$235	\$739,545		IC	\$ 776,52	1	지는 이 내가 얼마나 아이를 다니다.	\$ -	\$ 776,5
07	Insurance Agency (warm shell only)	1,714	\$195	\$335,000		CLOSED	\$	- 3	경우하다 이 이 바쁘셨다.		\$
08	Professional Office/Medical	1,702	\$215	\$365,930			\$ 384,22	- 0.39	1803888888 ATHE TRAVES	\$ -	\$ 384,2
09	Professional Office/Medical	1,463	\$215	\$314,545			\$ 330,2	A 100	<ul> <li>A. Paris de Santa de Santa (1995).</li> </ul>	\$ -	\$ 330,2
10	Medical Office / Physical Therapy	3,537	\$230	\$813,510	After 2 yrs.	Leased w. Option to Purchase	\$	- 1		198 (100) 100 (100)	\$ 894,8
11	Yoga Studio (řínished)	1,136	\$235	\$266,672		CLOSED	\$	- 5		\$ -	\$
					SubTotal O	ttice/Medical	-\$ 3,236,82	25 \$	894,861	\$	\$ 4,131,6
	Residential Units Floors 3 & 4				1		0 407.6			ø	\$ 487,6
—~	Birch	1,524	\$320	\$487,680	1	IC	\$ 487,6			\$ -	
02	Willow	2,056	\$340	\$699,000			\$ 768,9	- 1 BR		\$ -	Paragraph of the Control of the Cont
03	Oak	1,025	\$278	\$285,000		IC	\$ 285,0	7.99		\$ -	
04	Spruce	1,037	\$313	\$325,000	-1		\$ 357,5		<ul> <li>** **********************************</li></ul>	\$ 202.500	\$ 357.5
05	Dogwood	957	\$287	\$275,000	1		\$ 400.0			\$ 302,500	<ul> <li>800 Phys. Rev. Co. Co. 8 (1999) 681.</li> </ul>
06	Buckeye	1,441	\$296	\$427,000	1	IC	\$ 427,0	of trible		\$ -	\$ 427,0
808	Buckeye	1,441	\$316	\$455,000	1		\$ 500,5	13.1.29	선물 사람들 이 시간의 경험적인	\$ -	\$ 500,5
10	Chestnut	1,998	\$355	\$710,000	-{	IC	\$ 710,0	2		\$ -	BOOK STREET
12	Maple	1,483	\$316	\$469,000	-}		\$ 515,9	100000		\$ -	
13	Walnut	1,443	\$290	\$419,000	-		\$ 460,9	110.00		\$ -	\$ 460,9
14	Hickory	1,476	\$292	\$431,000	<b>∃</b>		\$ 474,1			\$ -	\$ 474,1
315	Locust	1,302	\$276	\$360,000	-1	IC	\$ 360,0	. 14933	화장이 하는 이 이 회사자의	\$ -	AND THE PERSON NAMED IN
16	Poplar	1,110	\$301	\$334,000	-1	IC	\$ 334,0	~ 00000		\$ -	
317	Laurel	1,739	\$305	\$530,000	4		\$	- 1	The state of the s		\$ 636,0
	Alder	1,671	\$344	\$575,000			\$ 446,00		\$ 690,000		\$ 690,0
	Birch	1,524	\$360	\$549,000	4		\$	100	\$ 658,800	N. 22 4 122 4 17	\$ 658,8
-	Hemlock	2,800	\$429		-		\$		<ul> <li>And the second of the control of the c</li></ul>	\$ 1,560,000	the section of the man and the
	Spruce	1,037	\$344	\$357,000	-1		\$ 7000			ø.	\$ 428,4
	Dogwood	2,240	\$321	\$719,000	⊣		\$ 790,9	.53	SW 600 11 11 10 10 10 10 10 10 10 10 10 10 1	\$ -	
	Buckeye	1,441	\$346		<del>-</del> ∔		\$ 548,9			\$ -	A CONTRACTOR OF THE PROPERTY O
	Buckeye	1,441	\$346		-!	10	\$ 548,9			\$ -	\$ 548,9 \$ 1,550,0
_	Sasafras	3,098	\$500			IC	\$1,550,		<ul> <li>5 Marcon, 360000000000000000000</li> </ul>	\$ -	\$ 1,550,0 \$ 624,0
	Maple	1,483	\$351	\$520,000	H		\$				3 586,
	Walnut	1,443	\$339	·	~	10	\$ \$491,	200 1000 0	\$ 586,800		\$ 380, \$ 491,
	Hickory	1,476	\$333		-1	IC	54 LA 40 0 44 (C)	2.0	医二二二甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基甲基	the contract of the contract o	\$ 491, \$ 489,
~ <del></del>	Locust	1,302	\$342		~!		\$ 489,5		* 1, 24 A.1 5 A.25 P.C. A.1 1	Mark 113	\$ 409, \$ 427,
	Poplar	1,110	\$350		4	IC	\$ 427,9 \$648,				\$ 427, \$ 648,
	Magnolia	1,955	\$331		-	IC	24.65	JUU . -			\$ 754,
18	Alder	1,671	\$376	\$629,000		Docidontial	\$ \$ 11,176,5		\$ 4,378,800	\$ 1,862,500	
1		Τ		· .	Sub Total	NESIGERUAI			CARLON CARROLL		CALIFORNIA STATE FOR A
	Total Sales	85,188		\$25,573,891			\$ 16,868,2	94	\$ 7,783,562	\$ 2,401,531	\$ 27,053,
	* Improvements paid by Occupant	s:	<del></del>				1844 185	42.53			
			benefit	to FBP year or	ne		\$ 445,0				<b>\$</b> 445,
				to FBP year or			\$ 140,5				\$ 140,
				to FBP year or			\$ 34,0	- 6			\$ 34,
	106			to FBP year or			\$ 111,2	1 1 1			\$ 111,
	Add: NNN Rental Revenues	Existing	and Pro	oposed Retail &	¿ Commercia	ıl Only	\$ 229,1	∪0 ∷	\$ 163,600 \$ 7,947,162	\$127,500	