

In re **Unified 2020 Realty Partners, LP.**

Case No. 13-32425-11  
 (if known)

**SCHEDULE A - REAL PROPERTY**

Description and Location of Property	Nature of Debtor's Interest in Property	Current Value of Debtor's Interest in Property, Without Deducting Any Secured Claim or Exemption	Amount Of Secured Claim
2020 Live Oak Street, Dallas, TX 75201	Fee Simple	\$105,000,000.00	\$21,571,681.50

**Total: \$105,000,000.00**

(Report also on Summary of Schedules)

In re **Unified 2020 Realty Partners, LP.**

Case No. 13-32425-11  
(if known)

**SCHEDULE B - PERSONAL PROPERTY**

Type of Property	None	Description and Location of Property	Current Value of Debtor's Interest in Property, Without Deducting any Secured Claim or Exemption
1. Cash on hand.	<b>X</b>		
2. Checking, savings or other financial accounts, certificates of deposit or shares in banks, savings and loan, thrift, building and loan, and homestead associations, or credit unions, brokerage houses, or cooperatives.		JP Morgan Chase Bank (Business Checking Acct.) xxxxxx017	\$1,354.33
3. Security deposits with public utilities, telephone companies, landlords, and others.	<b>X</b>		
4. Household goods and furnishings, including audio, video and computer equipment.	<b>X</b>		
5. Books; pictures and other art objects; antiques; stamp, coin, record, tape, compact disc, and other collections or collectibles.	<b>X</b>		
6. Wearing apparel.	<b>X</b>		
7. Furs and jewelry.	<b>X</b>		
8. Firearms and sports, photographic, and other hobby equipment.	<b>X</b>		
9. Interests in insurance policies. Name insurance company of each policy and itemize surrender or refund value of each.	<b>X</b>		
10. Annuities. Itemize and name each issuer.	<b>X</b>		

In re **Unified 2020 Realty Partners, LP.**

Case No. 13-32425-11  
(if known)

**SCHEDULE B - PERSONAL PROPERTY**

Continuation Sheet No. 1

Type of Property	None	Description and Location of Property	Current Value of Debtor's Interest in Property, Without Deducting any Secured Claim or Exemption
11. Interests in an education IRA as defined in 26 U.S.C. § 530(b)(1) or under a qualified State tuition plan as defined in 26 U.S.C. § 529(b)(1). Give particulars. (File separately the record(s) of any such interest(s). 11 U.S.C. § 521(c).)	X		
12. Interests in IRA, ERISA, Keogh, or other pension or profit sharing plans. Give particulars.	X		
13. Stock and interests in incorporated and unincorporated businesses. Itemize.	X		
14. Interests in partnerships or joint ventures. Itemize.	X		
15. Government and corporate bonds and other negotiable and non-negotiable instruments.	X		
16. Accounts receivable.		Accounts Receivable	\$17,435,137.00
17. Alimony, maintenance, support, and property settlements to which the debtor is or may be entitled. Give particulars.	X		
18. Other liquidated debts owed to debtor including tax refunds. Give particulars.		Final Judgment against Computex Construction Technologies DC-08-14210-D; 95th Dist. Court	\$11,311,918.56

In re **Unified 2020 Realty Partners, LP.**

Case No. 13-32425-11  
(if known)

**SCHEDULE B - PERSONAL PROPERTY**

*Continuation Sheet No. 2*

Type of Property	None	Description and Location of Property	Current Value of Debtor's Interest in Property, Without Deducting any Secured Claim or Exemption
19. Equitable or future interests, life estates, and rights or powers exercisable for the benefit of the debtor other than those listed in Schedule A - Real Property.	<b>X</b>		
20. Contingent and noncontingent interests in estate of a decedent, death benefit plan, life insurance policy, or trust.	<b>X</b>		
21. Other contingent and unliquidated claims of every nature, including tax refunds, counterclaims of the debtor, and rights to setoff claims. Give estimated value of each.		Claims against AT&T for Trespass; Claims against SITA for Trespass	\$5,000,000.00
22. Patents, copyrights, and other intellectual property. Give particulars.	<b>X</b>		
23. Licenses, franchises, and other general intangibles. Give particulars.	<b>X</b>		
24. Customer lists or other compilations containing personally identifiable information (as defined in 11 U.S.C. § 101(41A)) provided to the debtor by individuals in connection with obtaining a product or service from the debtor primarily for personal, family, or household purposes.	<b>X</b>		
25. Automobiles, trucks, trailers, and other vehicles and accessories.	<b>X</b>		
26. Boats, motors, and accessories.	<b>X</b>		

In re **Unified 2020 Realty Partners, LP.**

Case No. 13-32425-11  
(if known)

**SCHEDULE B - PERSONAL PROPERTY**

Continuation Sheet No. 3

Type of Property	None	Description and Location of Property	Current Value of Debtor's Interest in Property, Without Deducting any Secured Claim or Exemption
27. Aircraft and accessories.	<b>X</b>		
28. Office equipment, furnishings, and supplies.		Miscellaneous desks, cubicles, chairs, tables	\$5,000.00
29. Machinery, fixtures, equipment, and supplies used in business.		Minolta Copy Machine, generators, UPS, cabinets, office supplies, Avaya Phone System and Software, Security System Software and Hardware	\$500,000.00
30. Inventory.	<b>X</b>		
31. Animals.	<b>X</b>		
32. Crops - growing or harvested. Give particulars.	<b>X</b>		
33. Farming equipment and implements.	<b>X</b>		
34. Farm supplies, chemicals, and feed.	<b>X</b>		
35. Other personal property of any kind not already listed. Itemize.	<b>X</b>		

Total > **\$34,253,409.89**

(Include amounts from any continuation sheets attached. Report total also on Summary of Schedules.)

3 continuation sheets attached

In re **Unified 2020 Realty Partners, LP.**

Case No. 13-32425-11  
(If known)

**SCHEDULE C - PROPERTY CLAIMED AS EXEMPT**

Debtor claims the exemptions to which debtor is entitled under:  
(Check one box)

- 11 U.S.C. § 522(b)(2)
- 11 U.S.C. § 522(b)(3)

Check if debtor claims a homestead exemption that exceeds \$155,675.\*

Description of Property	Specify Law Providing Each Exemption	Value of Claimed Exemption	Current Value of Property Without Deducting Exemption
Not Applicable			
		<b>\$0.00</b>	<b>\$0.00</b>

\* Amount subject to adjustment on 4/01/16 and every three years thereafter with respect to cases commenced on or after the date of adjustment.

B6D (Official Form 6D) (12/07)

In re **Unified 2020 Realty Partners, LP.**

Case No. 13-32425-11

(if known)

**SCHEDULE D - CREDITORS HOLDING SECURED CLAIMS**

Check this box if debtor has no creditors holding secured claims to report on this Schedule D.

CREDITOR'S NAME AND MAILING ADDRESS INCLUDING ZIP CODE AND AN ACCOUNT NUMBER (See Instructions Above.)	CODEBTOR	DATE CLAIM WAS INCURRED, NATURE OF LIEN, AND DESCRIPTION AND VALUE OF PROPERTY SUBJECT TO LIEN	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM WITHOUT DEDUCTING VALUE OF COLLATERAL	UNSECURED PORTION, IF ANY
ACCT #: <b>Avaya/CIT Finance</b> <b>P.O. Box 550599</b> <b>Jacksonville, FL 32255-0599</b>		DATE INCURRED: <b>12/20/2010</b> NATURE OF LIEN: <b>Software and Equipment Lease</b> COLLATERAL: <b>Computer</b> REMARKS:  VALUE: <b>\$500,000.00</b>	X	X	X	<b>\$60,162.36</b>	
ACCT #: <b>BVL Partners, LLC.</b> <b>2020 Live Oak Street</b> <b>11th Floor</b> <b>Dallas, Texas 75201</b>		DATE INCURRED: <b>09/2008</b> NATURE OF LIEN: <b>Mechanic's Liens</b> COLLATERAL: <b>2020 Live Oak Street, Dallas, TX 75201</b> REMARKS:  VALUE: <b>\$105,000,000.00</b>				<b>\$1,000,000.00</b>	
ACCT #: <b>John R. Ames</b> <b>Dallas County Tax Office</b> <b>PO Box 139066</b> <b>Dallas, TX 75313-9066</b>		DATE INCURRED: <b>2011</b> NATURE OF LIEN: <b>Fee Simple</b> COLLATERAL: <b>2020 Live Oak Street, Dallas, TX 75201</b> REMARKS:  VALUE: <b>\$500,000.00</b>				<b>\$117,663.00</b>	
ACCT #: <b>John R. Ames</b> <b>Dallas County Tax Office</b> <b>PO Box 139066</b> <b>Dallas, TX 75313-9066</b>		DATE INCURRED: <b>2012</b> NATURE OF LIEN: <b>Fee Simple</b> COLLATERAL: <b>Minolta Copy Machine, generators, UPS, cabinets.</b> REMARKS:  VALUE: <b>\$500,000.00</b>				<b>\$97,654.00</b>	
<b>Subtotal (Total of this Page) &gt;</b>						<b>\$1,275,479.36</b>	<b>\$0.00</b>
<b>Total (Use only on last page) &gt;</b>							

2 continuation sheets attached

(Report also on Summary of Schedules.)

(If applicable, report also on Statistical Summary of Certain Liabilities and Related Data.)

B6D (Official Form 6D) (12/07) - Cont.

In re **Unified 2020 Realty Partners, LP.**

Case No. 13-32425-11

(if known)

**SCHEDULE D - CREDITORS HOLDING SECURED CLAIMS**

CREDITOR'S NAME AND MAILING ADDRESS INCLUDING ZIP CODE AND AN ACCOUNT NUMBER (See Instructions Above.)	CODEBTOR	DATE CLAIM WAS INCURRED, NATURE OF LIEN, AND DESCRIPTION AND VALUE OF PROPERTY SUBJECT TO LIEN	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM WITHOUT DEDUCTING VALUE OF COLLATERAL	UNSECURED PORTION, IF ANY
ACCT #:  <b>Metro Mechanical, Inc.</b> <b>430 S. Bryan-Beltline</b> <b>Mesquite, TX 75149</b>		DATE INCURRED: <b>03/30/2012</b> NATURE OF LIEN: <b>Mechanic's Lien Claim (wrongful)</b> COLLATERAL: <b>2020 Live Oak Street, Dallas, TX 75201</b> REMARKS:  VALUE: <b>\$105,000,000.00</b>	X	X	X	<b>\$5,705.59</b>	
ACCT #: <b>xxx2792</b>  <b>Property Tax Solutions</b> <b>8080 N. Central Expressway</b> <b>Suite 880</b> <b>Dallas, Texas 75206</b>		DATE INCURRED: <b>12/29/2011</b> NATURE OF LIEN: <b>Property Tax Payment Financing</b> COLLATERAL: <b>2020 Live Oak Street, Dallas, TX 75201</b> REMARKS:  VALUE: <b>\$105,000,000.00</b>				<b>\$492,346.98</b>	
ACCT #: <b>xxx1638</b>  <b>Property Tax Solutions</b> <b>8080 N. Central Expressway</b> <b>Suite 880</b> <b>Dallas, Texas 75206</b>		DATE INCURRED: <b>02/28/2013</b> NATURE OF LIEN: <b>Property Tax Payment Financing</b> COLLATERAL: <b>2020 Live Oak Street, Dallas, Texas 75201</b> REMARKS:  VALUE: <b>\$105,000,000.00</b>				<b>\$531,605.28</b>	
ACCT #:  <b>Ray Mackey</b> <b>2001 Roass Avenue</b> <b>Suite 2800</b> <b>Dallas, Texas 75201</b>		DATE INCURRED: <b>11/03/2009</b> NATURE OF LIEN: <b>Fee Simple</b> COLLATERAL: <b>2020 Live Oak Street, Dallas, TX 75201</b> REMARKS: <b>Receiver Fees relating to prior lender,</b> <b>Abstract of Judgment</b>  VALUE: <b>\$105,000,000.00</b>	X	X	X	<b>\$9,750.00</b>	

Sheet no. 1 of 2 continuation sheets attached to Schedule of Creditors Holding Secured Claims

Subtotal (Total of this Page) >  
 Total (Use only on last page) >

<b>\$1,039,407.85</b>	<b>\$0.00</b>
-----------------------	---------------

(Report also on Summary of Schedules.)

(If applicable, report also on Statistical Summary of Certain Liabilities and Related Data.)

B6D (Official Form 6D) (12/07) - Cont.

In re **Unified 2020 Realty Partners, LP.**

Case No. 13-32425-11

(if known)

**SCHEDULE D - CREDITORS HOLDING SECURED CLAIMS**

CREDITOR'S NAME AND MAILING ADDRESS INCLUDING ZIP CODE AND AN ACCOUNT NUMBER (See Instructions Above.)	CODEBTOR	DATE CLAIM WAS INCURRED, NATURE OF LIEN, AND DESCRIPTION AND VALUE OF PROPERTY SUBJECT TO LIEN	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM WITHOUT DEDUCTING VALUE OF COLLATERAL	UNSECURED PORTION, IF ANY
ACCT #:  <b>Red Hawk Financial Services</b> <b>7808 CreekrIDGE Circle</b> <b>Suite 250</b> <b>Edina, MN 55439</b>		DATE INCURRED: <b>08/25/2008</b> NATURE OF LIEN: <b>Equipment Lease, Security System Software &amp; Hardware</b> COLLATERAL: <b>2020 Live Oak Street, Dallas, TX 75201</b> REMARKS:  VALUE: <b>\$500,000.00</b>		X		<b>\$8,194.13</b>	
ACCT #: <b>xxxx6930</b>  <b>United Central Bank</b> <b>4555 W.Walnut</b> <b>Garland, TX 75042</b>	X	DATE INCURRED: <b>11/03/2009</b> NATURE OF LIEN: <b>Refinancing of Mortgage Debt</b> COLLATERAL: <b>2020 Live Oak Street, Dallas, TX 75201</b> REMARKS: <b>Bank Refinancing of Mortgage Debt</b>  VALUE: <b>\$105,000,000.00</b>	X	X	X	<b>\$16,659,773.65</b>	
<b>Representing:</b> <b>United Central Bank</b>		<b>Peter Lewis</b> <b>Scheef &amp; Stone</b> <b>500 North Akard Street,</b> <b>Suite 2700</b> <b>Dallas, Texas 75201</b>				<b>Notice Only</b>	<b>Notice Only</b>
ACCT #:  <b>United Central Bank</b> <b>4555 W.Walnut</b> <b>Garland, TX 75042</b>		DATE INCURRED: <b>9/2009</b> NATURE OF LIEN: <b>Second Lien</b> COLLATERAL: <b>2020 Live Oak Street, Dallas, TX 75201</b> REMARKS:  VALUE: <b>\$105,000,000.00</b>				<b>\$2,872,500.00</b>	

Sheet no. 2 of 2 continuation sheets attached to Schedule of Creditors Holding Secured Claims

**Subtotal (Total of this Page) >**  
**Total (Use only on last page) >**

<b>\$19,540,467.78</b>	<b>\$0.00</b>
<b>\$21,855,354.99</b>	<b>\$0.00</b>

(Report also on Summary of Schedules.)

(If applicable, report also on Statistical Summary of Certain Liabilities and Related Data.)

In re **Unified 2020 Realty Partners, LP.**Case No. 13-32425-11  
(If Known)**SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS** Check this box if debtor has no creditors holding unsecured priority claims to report on this Schedule E.**TYPES OF PRIORITY CLAIMS** (Check the appropriate box(es) below if claims in that category are listed on the attached sheets.) **Domestic Support Obligations**

Claims for domestic support that are owed to or recoverable by a spouse, former spouse, or child of the debtor, or the parent, legal guardian, or responsible relative of such a child, or a governmental unit to whom such a domestic support claim has been assigned to the extent provided in 11 U.S.C. § 507(a)(1).

 **Extensions of credit in an involuntary case**

Claims arising in the ordinary course of the debtor's business or financial affairs after the commencement of the case but before the earlier of the appointment of a trustee or the order for relief. 11 U.S.C. § 507(a)(3).

 **Wages, salaries, and commissions**

Wages, salaries, and commissions, including vacation, severance, and sick leave pay owing to employees and commissions owing to qualifying independent sales representatives up to \$12,475\* per person earned within 180 days immediately preceding the filing of the original petition, or the cessation of business, whichever occurred first, to the extent provided in 11 U.S.C. § 507(a)(4).

 **Contributions to employee benefit plans**

Money owed to employee benefit plans for services rendered within 180 days immediately preceding the filing of the original petition, or the cessation of business, whichever occurred first, to the extent provided in 11 U.S.C. § 507(a)(5).

 **Certain farmers and fishermen**

Claims of certain farmers and fishermen, up to \$6,150\* per farmer or fisherman, against the debtor, as provided in 11 U.S.C. § 507(a)(6).

 **Deposits by individuals**

Claims of individuals up to \$2,775\* for deposits for the purchase, lease or rental of property or services for personal, family, or household use, that were not delivered or provided. 11 U.S.C. § 507(a)(7).

 **Taxes and Certain Other Debts Owed to Governmental Units**

Taxes, customs duties, and penalties owing to federal, state, and local governmental units as set forth in 11 U.S.C. § 507(a)(8).

 **Commitments to Maintain the Capital of an Insured Depository Institution**

Claims based on commitments to the FDIC, RTC, Director of the Office of Thrift Supervision, Comptroller of the Currency, or Board of Governors of the Federal Reserve System, or their predecessors or successors, to maintain the capital of an insured depository institution. 11 U.S.C. § 507(a)(9).

 **Claims for Death or Personal Injury While Debtor Was Intoxicated**

Claims for death or personal injury resulting from the operation of a motor vehicle or vessel while the debtor was intoxicated from using alcohol, a drug, or another substance. 11 U.S.C. § 507(a)(10).

 **Administrative allowances under 11 U.S.C. Sec. 330**

Claims based on services rendered by the trustee, examiner, professional person, or attorney and by any paraprofessional person employed by such person as approved by the court and/or in accordance with 11 U.S.C. §§ 326, 328, 329 and 330.

\* Amounts are subject to adjustment on 4/01/16, and every three years thereafter with respect to cases commenced on or after the date of adjustment.

No continuation sheets attached

B6F (Official Form 6F) (12/07)

In re **Unified 2020 Realty Partners, LP.**

Case No. 13-32425-11  
(if known)

**SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS**

Check this box if debtor has no creditors holding unsecured claims to report on this Schedule F.

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODEBTOR	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
ACCT #: xxxxxxxx8821 <b>Affordable Power</b> 6161 Savoy Dr. Suite 500 Houston, TX 77036		DATE INCURRED: <b>2012-2015</b> CONSIDERATION: <b>Utilities</b> REMARKS: <b>Damage Claim for Termination of Power Contract</b>	X	X	X	\$393,298.20
ACCT #: <b>BVL Partners, LLC</b> 2020 Live Oak Street 11th Floor Dallas, TX 75201		DATE INCURRED: <b>1/2010 - 5/2013</b> CONSIDERATION: <b>Line of Credit</b> REMARKS: <b>CD to Collateralize Line of Credit for Benefit of Debtor/Offset</b>				\$505,000.00
ACCT #: xxx-x2855 <b>Cintas #85</b> 5280 Investment Dr. Dallas, TX 75236		DATE INCURRED: <b>1/1/2013 -4/30/2013</b> CONSIDERATION: <b>Vendor</b> REMARKS: <b>Customized entrance mats and rug vendor for period 1/1/2013 - 4/30/2013</b>		X		\$1,340.11
ACCT #: xxxxxxxx0001 <b>Cogent Communications</b> 1015 31st Street, NW Washington, DC 20007		DATE INCURRED: <b>09/01/2012 - 4/30/2013</b> CONSIDERATION: <b>Business Debt</b> REMARKS: <b>9/1/2012 - 4/30/2013 Bandwith Contract Termination</b>			X	\$6,438.71
ACCT #: xxxxxxxx1001 <b>Dell Financial Services</b> P.O. Box 5292 Carol Stream, IL 60197-5292		DATE INCURRED: <b>5/2008</b> CONSIDERATION: <b>Equipment Lease</b> REMARKS: <b>Lease Balance</b>		X		\$6,210.76
ACCT #: <b>Demetrius Loukas</b> c/o Van Shaw 2723 Fairmount Dallas, Texas 75201		DATE INCURRED: CONSIDERATION: <b>Lawsuit</b> REMARKS: <b>2013 Litigation Claim Asserting Ownership Interest in Debtor's Property</b>	X	X	X	\$1,300,000.00
<b>Subtotal &gt;</b>						<b>\$2,212,287.78</b>
<b>Total &gt;</b>						

3 continuation sheets attached

(Use only on last page of the completed Schedule F.)  
(Report also on Summary of Schedules and, if applicable, on the  
Statistical Summary of Certain Liabilities and Related Data.)

B6F (Official Form 6F) (12/07) - Cont.

In re **Unified 2020 Realty Partners, LP.**

Case No. 13-32425-11

(if known)

**SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS**

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODEBTOR	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
ACCT #: <b>Donald C. Turnbow, LB123 7920 Beltline Road, Suite 740 Dallas, Texas 75354-8115</b>		DATE INCURRED: <b>2010-2012</b> CONSIDERATION: <b>Professional Fees (Accounting)</b> REMARKS:		X		<b>\$3,105.00</b>
ACCT #: <b>Equant, Inc. c/o Jeff Goldfarb 2501 N. Harwood Street Suite 1801 Dallas, Texas 75201</b>		DATE INCURRED: CONSIDERATION: <b>Pending Lawsuit</b> REMARKS: <b>2011 Litigation Claim Asserting Contract Damages Under Lease; Subject to Offset</b>	X	X	X	<b>\$2,500,000.00</b>
ACCT #: xxxxxxxx31-00 <b>Hanover Insurance Group P.O. Box 580045 Charlotte, NC 28258-0045</b>		DATE INCURRED: <b>03/2013</b> CONSIDERATION: <b>Insurance Renewal Premiums</b> REMARKS: <b>Premiums of Renewal Policies</b>		X		<b>\$53,850.00</b>
ACCT #: xxxFIED <b>lidon, Inc. 4055 Valley View Lane, #150 Farmers Branch, TX 75244</b>		DATE INCURRED: <b>2011</b> CONSIDERATION: <b>Security Services</b> REMARKS:	X	X	X	<b>\$35,397.98</b>
ACCT #: <b>5896</b> <b>ISS Facility Services P.O. Box 2457 San Antonio, Texas 78298-2457</b>		DATE INCURRED: <b>2011</b> CONSIDERATION: <b>Janitorial Services</b> REMARKS: <b>Terminated Janitorial Services</b>	X	X	X	<b>\$2,576.70</b>
ACCT #: x-xxxxxxxEOAK <b>J.T. Horn Oil Co., Inc. 2407 Cartwright St. Dallas, Texas 75212</b>		DATE INCURRED: <b>1/2012-4/30/2012</b> CONSIDERATION: <b>Fuel Service</b> REMARKS: <b>Generator Farm Priority Fueling Service Fee</b>		X		<b>\$4,903.68</b>

Sheet no. 1 of 3 continuation sheets attached to  
Schedule of Creditors Holding Unsecured Nonpriority Claims

Subtotal > **\$2,599,833.36**

Total >

(Use only on last page of the completed Schedule F.)  
(Report also on Summary of Schedules and, if applicable, on the  
Statistical Summary of Certain Liabilities and Related Data.)

B6F (Official Form 6F) (12/07) - Cont.

In re **Unified 2020 Realty Partners, LP.**

Case No. 13-32425-11

(if known)

**SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS**

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODEBTOR	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
ACCT #: <b>xxIREA</b> <b>MEI Rigging &amp; Crating</b> <b>910 10th. Street</b> <b>Suite G</b> <b>Plano, TX 75074</b>		DATE INCURRED: <b>1/2012 - 4/30/2013</b> CONSIDERATION: <b>Equipment Storage Facility</b> REMARKS:				<b>\$1,946.00</b>
ACCT #: <b>Precision Water Tech.</b> <b>1225 Capital Drive</b> <b>Ste. 180</b> <b>Carrollton, TX 75006</b>		DATE INCURRED: <b>3/15 - 4/30/2013</b> CONSIDERATION: <b>Service Contract</b> REMARKS: <b>Water Treatment Service Contract</b>				<b>\$4,091.12</b>
ACCT #: <b>Ramon Guerra</b> <b>2020 Live Oak Street</b> <b>11th Floor</b> <b>Dallas, Texas 75201</b>		DATE INCURRED: <b>9/27/11 - 4/30/2013</b> CONSIDERATION: <b>Loans and Expense Reimbursements</b> REMARKS:				<b>\$234,284.45</b>
ACCT #: <b>xxxx7096</b> <b>Reliant</b> <b>P.O. Box 650475</b> <b>Dallas, TX 75265-0475</b>		DATE INCURRED: <b>3/8/13 - 4/8/13</b> CONSIDERATION: <b>Electric Services</b> REMARKS:		X		<b>\$18,659.24</b>
ACCT #: <b>Roush Family Trust</b> <b>2020 Live Oak Street</b> <b>11th Floor</b> <b>Dallas, Texas 75201</b>		DATE INCURRED: <b>12/2009 -4/2013</b> CONSIDERATION: <b>Loans and Advances</b> REMARKS:				<b>\$1,632,743.17</b>
ACCT #: <b>Schiller Exline, PLLC.</b> <b>2309 W. Parker Rd.</b> <b>Plano, Texas 75023</b>		DATE INCURRED: <b>1/2012 - 4/2012</b> CONSIDERATION: <b>Legal Fees</b> REMARKS:	X	X	X	<b>\$177,738.93</b>

Sheet no. 2 of 3 continuation sheets attached to  
Schedule of Creditors Holding Unsecured Nonpriority Claims

Subtotal >

**\$2,069,462.91**

Total >

(Use only on last page of the completed Schedule F.)  
(Report also on Summary of Schedules and, if applicable, on the  
Statistical Summary of Certain Liabilities and Related Data.)

B6F (Official Form 6F) (12/07) - Cont.

In re **Unified 2020 Realty Partners, LP.**

Case No. 13-32425-11  
(if known)

**SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS**

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODEBTOR	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
ACCT #: xxxxxx2868 <b>Schindler Elevator Corporation</b> 6631 N. Belt Line Rd., Ste. 130 Irving, TX 75063-6001		DATE INCURRED: <b>2013</b> CONSIDERATION: <b>Elevator Maintenance Agreement Fees</b> REMARKS:				<b>\$10,586.84</b>
ACCT #: xxx8840 <b>Stewart &amp; Stevenson</b> 1631 Chalk Hill Road Dallas, Texas 75212		DATE INCURRED: <b>2/2013</b> CONSIDERATION: <b>Generator Maintenance Service</b> REMARKS:				<b>\$1,227.27</b>
ACCT #: <b>Tech Group &amp; Associates</b> 4019 N. Galloway Avenue Suite A Mesquite, Texas 75150		DATE INCURRED: <b>5/17/2011</b> CONSIDERATION: <b>Facility Fibre/Duct Locate and Audit</b> REMARKS:		X		<b>\$3,500.00</b>
ACCT #: <b>Terry Horton</b> c/o Van Shaw 2723 Fairmount Dallas, Texas 75201		DATE INCURRED: CONSIDERATION: <b>Pending Lawsuit</b> REMARKS: <b>2011 Litigation Claim Pending - Asserting Ownership Interest in Debtor's Property</b>	X	X	X	<b>\$1,900,000.00</b>
ACCT #: <b>Texas Comptroller of Public Accounts</b> Revenue Accounting Division Bankruptcy Section PO Box 13528 Austin, TX 78711-3528		DATE INCURRED: CONSIDERATION: <b>Notice Only</b> REMARKS:				<b>Notice Only</b>
ACCT #: <b>Unified Group Management, LLC</b> 2020 Live Oak Street 11th Floor Dallas, Texas 75201		DATE INCURRED: <b>2011-2013</b> CONSIDERATION: <b>Management Fees/Advances</b> REMARKS: <b>Management Fees Accrued but unpaid</b>		X		<b>\$942,948.35</b>

Sheet no. 3 of 3 continuation sheets attached to  
Schedule of Creditors Holding Unsecured Nonpriority Claims

Subtotal > **\$2,858,262.46**

Total > **\$9,739,846.51**

(Use only on last page of the completed Schedule F.)  
(Report also on Summary of Schedules and, if applicable, on the  
Statistical Summary of Certain Liabilities and Related Data.)

B6G (Official Form 6G) (12/07)

In re **Unified 2020 Realty Partners, LP.**

Case No. 13-32425-11  
(if known)

**SCHEDULE G - EXECUTORY CONTRACTS AND UNEXPIRED LEASES**

Describe all executory contracts of any nature and all unexpired leases of real or personal property. Include any timeshare interests. State nature of debtor's interest in contract, i.e., "Purchaser," "Agent," etc. State whether debtor is the lessor or lessee of a lease. Provide the names and complete mailing addresses of all other parties to each lease or contract described. If a minor child is a party to one of the leases of contracts, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

Check this box if debtor has no executory contracts or unexpired leases.

NAME AND MAILING ADDRESS, INCLUDING ZIP CODE, OF OTHER PARTIES TO LEASE OR CONTRACT.	DESCRIPTION OF CONTRACT OR LEASE AND NATURE OF DEBTOR'S INTEREST. STATE WHETHER LEASE IS FOR NONRESIDENTIAL REAL PROPERTY. STATE CONTRACT NUMBER OF ANY GOVERNMENT CONTRACT.
<p><b>AboveNet Communications, Inc.</b> 360 Hamilton Avenue White Plains, NY 10601</p>	<p>Colocation Space License Agreement dated 3.1.2001 as renewed and amended and extended Contract to be ASSUMED</p>
<p><b>Ace Parking III, LLC</b> 645 Ash St. San Diego, CA 92101-3299</p>	<p>Parking Facility Management Agreement dated 7.1.2012 Contract to be ASSUMED</p>
<p><b>Appserve Technologies, LLC</b> 4900 Old Denton Road Suite 114-221 Carrollton, TX 75007</p>	<p>Colocation Space License Agreement dated 9.13.2004 as renewed and amended and extended Contract to be ASSUMED</p>
<p><b>Cogent Communications, Inc.</b> 1015 31st Street, NW Washington, DC 20007</p>	<p>Colocation Space License Agreement dated 2.28.2001 as renewed and amended. Contract to be ASSUMED</p>
<p><b>Consolidated Communications, Inc.</b> 350 S. Loop 336 W Conroe, TX 77304</p>	<p>Colocation Space License Agreement dated 12.15.2000 as renewed and amended and restated Contract to be ASSUMED</p>

In re **Unified 2020 Realty Partners, LP.**

Case No. 13-32425-11  
(if known)

**SCHEDULE G - EXECUTORY CONTRACTS AND UNEXPIRED LEASES**

*Continuation Sheet No. 1*

<p>NAME AND MAILING ADDRESS, INCLUDING ZIP CODE, OF OTHER PARTIES TO LEASE OR CONTRACT.</p>	<p>DESCRIPTION OF CONTRACT OR LEASE AND NATURE OF DEBTOR'S INTEREST. STATE WHETHER LEASE IS FOR NONRESIDENTIAL REAL PROPERTY. STATE CONTRACT NUMBER OF ANY GOVERNMENT CONTRACT.</p>
<p><b>Dallas Security Systems, Inc.</b> 10731 Rockwall Road Dallas, TX 75238</p>	<p>Commercial Monitoring/Maintenance Agreement dated 12.17.2010 Contract to be ASSUMED</p>
<p><b>David A. Schiller &amp; Schiller Exline</b> 2309 W. Parker Road Plano, TX 75023</p>	<p>Attorney &amp; Law Firm Fee Agreement executed March 25, 2011 but dated March 25, 2009 regarding claims of Debtor against Southern Insurance et al. Contract to be ASSUMED</p>
<p><b>David A. Schiller &amp; Schiller Exline</b> 2309 W. Parker Road Plano, TX 75023</p>	<p>Attorney and Law Firm Fee Agreement executed January 2, 2011 regarding claims against SITA et al; Contract to be REJECTED</p>
<p><b>David A. Schiller &amp; Schiller Exline,</b> 2309 W. Parker Road Plano, TX 75023</p>	<p>Attorney and Law Firm Fee Agreement dated December 1, 2010 but executed 12.1.2011 regarding claims of Debtor against Southwestern Bell Tel. dba AT&amp;T of Tex for trespass and other claims Contract to be REJECTED</p>
<p><b>David A. Schiller &amp; Schiller Exline,</b> 2309 W. Parker Road Plano, TX 75023</p>	<p>Attorney and Law Firm Fee Agreement executed March 27, 2009 regarding claims of Debtor against Computex Construction Tech. et al Contract to be REJECTED</p>

In re **Unified 2020 Realty Partners, LP.**

Case No. 13-32425-11  
(if known)

**SCHEDULE G - EXECUTORY CONTRACTS AND UNEXPIRED LEASES**

*Continuation Sheet No. 2*

<p>NAME AND MAILING ADDRESS, INCLUDING ZIP CODE, OF OTHER PARTIES TO LEASE OR CONTRACT.</p>	<p>DESCRIPTION OF CONTRACT OR LEASE AND NATURE OF DEBTOR'S INTEREST. STATE WHETHER LEASE IS FOR NONRESIDENTIAL REAL PROPERTY. STATE CONTRACT NUMBER OF ANY GOVERNMENT CONTRACT.</p>
<p><b>DSS Fire, Inc.</b> P.O. Box 550940 Dallas, TX 75355-0940</p>	<p>Monitoring/Maintenance Agreement dated 1.24.2008 Contract to be ASSUMED</p>
<p><b>Fuel Outdoor, LLC</b> 4430 park Avenue South Ninth Floor New York, NY 10016</p>	<p>Outdoor Wall Advertising Space Agreement dated 11.10.2010 Contract to be ASSUMED</p>
<p><b>InnerCity FiberNet, L.L.C</b> 9202 Briarcrest Drive Rowlett, Texas 75089-9606</p>	<p>Colocation Space License Agreement dated 7.1.2005 as renewed and amended and extended Contract to be ASSUMED</p>
<p><b>J.T. Horn Oil Co., Inc.</b> 2407 Cartwright St. Dallas, Texas 75212</p>	<p>Emergency Priority Service Agreement (Exclusive Fuel Purchase for Generators) Contract to be ASSUMED</p>
<p><b>Konica Minolta Business Solutions, U.S.A</b> 100 Williams Drive Ramsey, NJ 07446</p>	<p>Maintenance Agreement dated 3.25.10 Contract to be ASSUMED</p>

In re **Unified 2020 Realty Partners, LP.**

Case No. 13-32425-11  
(if known)

**SCHEDULE G - EXECUTORY CONTRACTS AND UNEXPIRED LEASES**

*Continuation Sheet No. 3*

<p>NAME AND MAILING ADDRESS, INCLUDING ZIP CODE, OF OTHER PARTIES TO LEASE OR CONTRACT.</p>	<p>DESCRIPTION OF CONTRACT OR LEASE AND NATURE OF DEBTOR'S INTEREST. STATE WHETHER LEASE IS FOR NONRESIDENTIAL REAL PROPERTY. STATE CONTRACT NUMBER OF ANY GOVERNMENT CONTRACT.</p>
<p><b>MCIMetro Access Transmission Srvcs, LLC</b> Mail COde FLG 1-300 4458 Madison Industrial Lane Tampa, FL 33619</p>	<p>Colocation Space License Agreement dated 6.1.2000 as renewed and amended and extended Contract to be ASSUMED</p>
<p><b>Novustructus, LLC</b> 2020 Live Oak Street 11th Floor Dallas, TX 75201</p>	<p>Colocation Space License Agreement dated 1.1.2011 as renewed and amended and restated Contract to be ASSUMED</p>
<p><b>Schindler Elevator Corporation</b> 8105 N. Beltline Road Suite 120 Irving, TX 75063-6047</p>	<p>Maintenance Agreement dated 2/10/2010 Contract to be ASSUMED</p>
<p><b>Sheraton Dallas Hotel</b> 400 N. Olive Street Dallas, TX 75201</p>	<p>Services Agreement dated 11.2010 providing fibre cross connects from Sheraton Dallas Hotel to 2020 Live Oak Street Contract to be ASSUMED</p>
<p><b>Southland Property Tax Consultants, Inc.</b> 13155 Noel Road Suite 900 Dallas, TX 75240</p>	<p>Agent Representation Agreement dated 1.26.2012 for representation of Debtor before DCAD related to ad valorem property tax dispute. Contract to be ASSUMED</p>

In re **Unified 2020 Realty Partners, LP.**

Case No. 13-32425-11  
(if known)

**SCHEDULE G - EXECUTORY CONTRACTS AND UNEXPIRED LEASES**

*Continuation Sheet No. 4*

NAME AND MAILING ADDRESS, INCLUDING ZIP CODE, OF OTHER PARTIES TO LEASE OR CONTRACT.	DESCRIPTION OF CONTRACT OR LEASE AND NATURE OF DEBTOR'S INTEREST. STATE WHETHER LEASE IS FOR NONRESIDENTIAL REAL PROPERTY. STATE CONTRACT NUMBER OF ANY GOVERNMENT CONTRACT.
<p><b>Tata Communications (America) Inc.</b> 2355 Dulles Corner Blvd. Ste. 700 Herndon, VA 20171</p> <p><b>Unified Infrastructure Services, LLC</b> 2020 Live Oak Street 4th Floor Dallas, TX 75201</p> <p><b>Verizon Select Services, Inc.</b> PO Box 152092 Dock E, MC: HQD01D76 Irving, TX 75015</p>	<p>Procurement Services Agreement dated 1.1.2011; Debtor is service provider and provides fiber cross connection from Tata's telepresence facility at Sheraton Hotel to Verizon Comm at 2020 Live Oak St. Contract to be ASSUMED</p> <p>Nonresidential Commercial Real Property Lease Agreements dated 1.24.2008 Contract to be REJECTED</p> <p>Nonresidential Commercial Real Estate Agreement dated 3.1.99 as renewed and extended Contract to be ASSUMED</p>

B6H (Official Form 6H) (12/07)

In re **Unified 2020 Realty Partners, LP.**

Case No. 13-32425-11

(if known)

**SCHEDULE H - CODEBTORS**

Provide the information requested concerning any person or entity, other than a spouse in a joint case, that is also liable on any debts listed by the debtor in the schedules of creditors. Include all guarantors and co-signers. If the debtor resides or resided in a community property state, commonwealth, or territory (including Alaska, Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Puerto Rico, Texas, Washington, or Wisconsin) within the eight-year period immediately preceding the commencement of the case, identify the name of the debtor's spouse and of any former spouse who resides or resided with the debtor in the community property state, commonwealth, or territory. Include all names used by the nondebtor spouse during the eight years immediately preceding the commencement of this case. If a minor child is a codebtor or a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

Check this box if debtor has no codebtors.

NAME AND ADDRESS OF CODEBTOR	NAME AND ADDRESS OF CREDITOR
<p><b>BVL Partners, LLC</b> 2020 Live Oak Street, 11th Floor Dallas, TX 75210</p>	<p><b>United Central Bank</b> 4555 W.Walnut Garland, TX 75042</p>
<p><b>Edward Roush</b> 2400 Bridge View Lane Plano, TX 75093</p>	<p><b>United Central Bank</b> 4555 W.Walnut Garland, TX 75042</p>
<p><b>John Lau</b> 2050 N. Plano Road # 100 Richardson, TX 75082</p>	<p><b>United Central Bank</b> 4555 W.Walnut Garland, TX 75042</p>
<p><b>Roush Family Trust</b> 2020 Live Oak Street, 11th Floor Dallas, Texas 75201</p>	<p><b>United Central Bank</b> 4555 W.Walnut Garland, TX 75042</p>
<p><b>Unified 2020 Realty Partners GP, LLC</b> 2020 Live Oak Street, 11th Floor Dallas, TX 75201</p>	<p><b>United Central Bank</b> 4555 W.Walnut Garland, TX 75042</p>
<p><b>Unified Live Oak Equity Partners GP, LLC</b> 2020 Live Oak Street, 11th Floor Dallas, TX 75201</p>	<p><b>United Central Bank</b> 4555 W.Walnut Garland, TX 75042</p>
<p><b>Unified Live Oak Equity Partners, LP</b> 2020 Live Oak Street 11th Floor Dallas, TX 75201</p>	<p><b>United Central Bank</b> 4555 W.Walnut Garland, TX 75042</p>

**UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF TEXAS  
DALLAS DIVISION**

In re **Unified 2020 Realty Partners, LP.**Case No. **13-32425-11**Chapter **11**

**SUMMARY OF SCHEDULES**

Indicate as to each schedule whether that schedule is attached and state the number of pages in each. Report the totals from Schedules A, B, D, E, F, I, and J in the boxes provided. Add the amounts from Schedules A and B to determine the total amount of the debtor's assets. Add the amounts of all claims from Schedules D, E, and F to determine the total amount of the debtor's liabilities. Individual debtors also must complete the "Statistical Summary of Certain Liabilities and Related Data" if they file a case under chapter 7, 11, or 13.

NAME OF SCHEDULE	ATTACHED (YES/NO)	NO. OF SHEETS	ASSETS	LIABILITIES	OTHER	
A - Real Property	Yes	1	\$105,000,000.00			
B - Personal Property	Yes	4	\$34,253,409.89			
C - Property Claimed as Exempt	No					
D - Creditors Holding Secured Claims	Yes	3			\$21,855,354.99	
E - Creditors Holding Unsecured Priority Claims (Total of Claims on Schedule E)	Yes	1			\$0.00	
F - Creditors Holding Unsecured Nonpriority Claims	Yes	4			\$9,739,846.51	
G - Executory Contracts and Unexpired Leases	Yes	5				
H - Codebtors	Yes	1				
I - Current Income of Individual Debtor(s)	No					N/A
J - Current Expenditures of Individual Debtor(s)	No					N/A
	TOTAL	19	\$139,253,409.89	\$31,595,201.50		

B6 Declaration (Official Form 6 - Declaration) (12/07)

In re **Unified 2020 Realty Partners, LP.**

Case No. 13-32425-11

(if known)

**DECLARATION CONCERNING DEBTOR'S SCHEDULES**

**DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF A CORPORATION OR PARTNERSHIP**

I, the as Sole Manager of BVL Partners, LLC of the Partnership named as debtor in this case, declare under penalty of perjury that I have read the foregoing summary and schedules, consisting of 21 sheets, and that they are true and correct to the best of my knowledge, information, and belief.

(Total shown on summary page plus 1.)

Date 5/20/2013

Signature /s/ Edward Roush  
**Edward Roush**  
**as Sole Manager of BVL Partners, LLC**

[An individual signing on behalf of a partnership or corporation must indicate position or relationship to debtor.]