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Form B1, Exhibit C (9/01)

UNITED STATES BANKRUPTCY COURT District of Columbia

Exhibit "C"

[If, to the best of the debtor's knowledge, the debtor owns or has possession of property that poses or is alleged to pose a threat of imminent and identifiable harm to the public health or safety, attach this Exhibit "C" to the petition.]

safety, attach this Exhibit "C" to the petition.]	
In re:	Case No.:
10th & Vermont Joint Venture LP Debtor(s)	Chapter: 11
Exhibit "C" to Voluntary Petition	
Identify and briefly describe all real or personal property owned the debtor that, to the best of the debtor's knowledge, poses or is alleged to imminent and identifiable harm to the public health or safety (attach addition).	o pose a threat of
N/A	
2. With respect to each parcel of real property or item of personal question 1, describe the nature and location of the dangerous condition, who or otherwise, that poses or is alleged to pose a threat of imminent and identity public health or safety (attach additional sheets if necessary):	nether environmental
N/A	

B 1 (Official F@ aste (09800700 Doc 1 Filed 08/14/09 Entered 08/14/09 11:48:59 Desc Main United States Bankruptum Centrt Page 2 of 21 **Voluntary Petition** District of Columbia Name of Debtor (if individual, enter Last, First, Middle): Name of Joint Debtor (Spouse) (Last, First, Middle): 10th & Vermont Joint Venture LP All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names): All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names): Last four digits of Soc. Sec. or Indvidual-Taxpayer I.D. (ITIN) No./Complete EIN(if Last four digits of Soc. Sec. or Indvidual-Taxpayer I.D. (ITIN) No./Complete EIN(if more more than one, state all): 35-2279566 than one, state all): Street Address of Debtor (No. & Street, City, and State): Street Address of Joint Debtor (No. & Street, City, and State): 6000 Laurel Bowie Road Suite 100 Bowie, MD ZIP CODE ZIP CODE 20715 County of Residence or of the Principal Place of Business: County of Residence or of the Principal Place of Business: Mailing Address of Debtor (if different from street address): Mailing Address of Joint Debtor (if different from street address): ZIP CODE ZIP CODE Location of Principal Assets of Business Debtor (if different from street address above): ZIP CODE 1900 Vermont Avenue, NW, Washington, DC 20005 Type of Debtor Nature of Business Chapter of Bankruptcy Code Under Which (Form of Organization) (Check one box) the Petition is Filed (Check one box) (Check one box.) Health Care Business Chapter 15 Petition for Chapter 7 Single Asset Real Estate as defined in 11 Individual (includes Joint Debtors) Recognition of a Foreign Chapter 9 U.S.C. § 101(51B) See Exhibit D on page 2 of this form. Main Proceeding Chapter 11 □ Railroad \Box Corporation (includes LLC and LLP) ☐ Chapter 15 Petition for Stockbroker Partnership Chapter 12 $\mathbf{\Delta}$ Recognition of a Foreign ☐ Commodity Broker Other (If debtor is not one of the above entities, Nonmain Proceeding Chapter 13 Clearing Bank check this box and state type of entity below.) Nature of Debts Other (Check one box) Tax-Exempt Entity Debts are primarily consumer Debts are primarily (Check box, if applicable) debts, defined in 11 U.S.C. business debts. § 101(8) as "incurred by an Debtor is a tax-exempt organization individual primarily for a under Title 26 of the United States personal, family, or house-Code (the Internal Revenue Code.) hold purpose. Chapter 11 Debtors Filing Fee (Check one box) Check one box: ✓ Full Filing Fee attached ☑ Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D). Filing Fee to be paid in installments (applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b) See Official Form 3A. Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,190,000. ☐ Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B. Check all applicable boxes A plan is being filed with this petition Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b). THIS SPACE IS FOR Statistical/Administrative Information COURT USE ONLY ☐ Debtor estimates that funds will be available for distribution to unsecured creditors. Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors. Estimated Number of Creditors **√** 100-200-50-1,000-5,001-10,001-25,001-50,001-Over 49 199 10.000 100,000 100,000 99 5.000 25,000 50,000 Estimated Assets V \Box \$50,001 to \$100,001 to \$500,001 to \$1,000,001 \$10,000,001 \$50,000,001 \$100,000,001 \$500,000,001 More than \$1 \$50,000 \$100,000 to \$100 to \$500 \$500,000 \$1 to \$10 to \$50 to \$1 billion billion million million million million million Estimated Liabilities $\mathbf{\Delta}$ \$500,001 to \$1,000,001 \$10,000,001 \$50,000,001 \$100,000,001 \$0 to \$50,001 to \$100,001 to \$500,000,001 More than \$1 to \$100 \$50,000 \$100,000 \$1 to \$10 to \$50 to \$500 \$500,000 billion to \$1 billion million million million million million

B1 (Official F@paste @9800700 Doc1 Filed 08/14/09		Desc Mark B1, Page 2
Voluntary Petition Document	Nanage 3, of s 21	
(This page must be completed and filed in every case)	10th & Vermont Joint Venture LP	
All Prior Bankruptcy Cases Filed Within La	st 8 Years (If more than two, attach additional sheet.)	_
Location Where Filed: NONE	Case Number:	Date Filed:
Location Where Filed:	Case Number:	Date Filed:
Pending Bankruptcy Case Filed by any Spouse, Partner of	r Affiliate of this Debtor (If more than one, attach ad	ditional sheet)
Name of Debtor: NONE	Case Number:	Date Filed:
District:	Relationship:	Judge:
Exhibit A (To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)	Exhibit B (To be completed if debtor is a whose debts are primarily con I, the attorney for the petitioner named in the foregoin have informed the petitioner that [he or she] may pro 12, or 13 of title 11, United States Code, and have a available under each such chapter. I further certify the debtor the notice required by 11 U.S.C. § 342(b).	sumer debts) ng petition, declare that I ceed under chapter 7, 11, xplained the relief
☐ Exhibit A is attached and made a part of this petition.	X Not Applicable Signature of Attorney for Debtor(s)	Date
Ext	l nibit C	
Does the debtor own or have possession of any property that poses or is alleged to pose a Yes, and Exhibit C is attached and made a part of this petition. No	threat of imminent and identifiable harm to public heal	th or safety?
Exh	aibit D	
(To be completed by every individual debtor. If a joint petition is filed, each spouse must	t complete and attach a separate Exhibit D.)	
☐ Exhibit D completed and signed by the debtor is attached and made a part of the		
	ins petition.	
If this is a joint petition:		
Exhibit D also completed and signed by the joint debtor is attached and made	a part of this petition.	
	ding the Debtor - Venue applicable box)	
Debtor has been domiciled or has had a residence, principal place preceding the date of this petition or for a longer part of such 180 or	of business, or principal assets in this District for 180 days than in any other District.	ays immediately
There is a bankruptcy case concerning debtor's affiliate. general pa	artner, or partnership pending in this District.	
Debtor is a debtor in a foreign proceeding and has its principal plan has no principal place of business or assets in the United States but this District, or the interests of the parties will be served in regard to	is a defendant in an action or proceeding [in a federal	
	les as a Tenant of Residential Property oplicable boxes.)	
Landlord has a judgment against the debtor for possession of debtor	r's residence. (If box checked, complete the following).	
	(Name of landlord that obtained judgment)	
	(Address of landlord)	
Debtor claims that under applicable nonbankruptcy law, there are entire monetary default that gave rise to the judgment for possession		ed to cure the
Debtor has included in this petition the deposit with the court of ar filing of the petition.	ny rent that would become due during the 30-day period	after the
Debtor certifies that he/she has served the Landlord with this certifies	fication. (11 U.S.C. § 362(1)).	

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Voluntary Petition Document	Page 4 of 21			
(This page must be completed and filed in every case)	10th & Vermont Joint Venture LP			
Sign	atures			
Signature(s) of Debtor(s) (Individual/Joint)	Signature of a Foreign Representative			
I declare under penalty of perjury that the information provided in this petition is true and correct. [If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12 or 13 of title 11, United States Code, understand the relief available under each such	I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition. (Check only one box.)			
chapter, and choose to proceed under chapter 7. [If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. § 342(b).	I request relief in accordance with chapter 15 of Title 11, United States Code. Certified Copies of the documents required by § 1515 of title 11 are attached.			
I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.	Pursuant to 11 U.S.C. § 1511, I request relief in accordance with the Chapter of title 11 specified in the petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.			
X Not Applicable	X Not Applicable			
Signature of Debtor	(Signature of Foreign Representative)			
X Not Applicable				
Signature of Joint Debtor	(Printed Name of Foreign Representative)			
Telephone Number (If not represented by attorney)				
Date	Date			
Signature of Attorney	Signature of Non-Attorney Petition Preparer			
X /s/ Keith R. Havens	I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined			
Signature of Attorney for Debtor(s)	in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the			
Keith R. Havens Bar No. 438574	debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been			
Printed Name of Attorney for Debtor(s) / Bar No.	promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount			
Havens & Associates, LLC	before preparing any document for filing for a debtor or accepting any fee from the debtor,			
Firm Name	as required in that section. Official Form 19 is attached.			
2401 Research Boulevard Suite 308				
Address	Not Applicable			
Rockville, Maryland 20850	Printed Name and title, if any, of Bankruptcy Petition Preparer			
301-947-3330 301-947-4497				
301-947-3330 301-947-4497 Telephone Number	Social-Security number (If the bankruptcy petition preparer is not an individual, state			
8/14/2009	the Social-Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. § 110.)			
Date				
*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.	Address			
Signature of Debtor (Corporation/Partnership)	X Not Applicable			
I declare under penalty of perjury that the information provided in this petition is true				
and correct, and that I have been authorized to file this petition on behalf of the debtor.	Date Signature of bankruptcy petition preparer or officer, principal, responsible person, or partner whose Social-Security number is provided above.			
The debtor requests the relief in accordance with the chapter of title 11, United States Code, specified in this petition.	Names and Social-Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an			
X /s/ Aaron B. Ruderman, Member of General	individual.			
Signature of Authorized Individual Aaron B. Ruderman, Member of General	If more than one person prepared this document, attach to the appropriate official form for each person.			
Printed Name of Authorized Individual	A bankruptcy petition preparer's failure to comply with the provisions of title 11 and			
Partner, Macy/McCrae Development, LLC Title of Authorized Individual	the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 110; 18 U.S.C. § 156.			
8/14/2009				
0/14/2007				

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United States Bankruptcy Court

District of Columbia

In re:	Case No.		
	Chapter 11		
10th 2 Vermont Joint Venture I D			

10th & Vermont Joint Venture LP

STATEMENT REGARDING AUTHORITY TO SIGN AND FILE PETITION

I, , declare under penalty of perjury that I am the of 10th & Vermont Joint Venture LP, a Partnership and that on the following resolution was duly adopted by the of this Partnership:

"Whereas, it is in the best interest of this Partnership to file a voluntary petition in the United States Bankruptcy Court pursuant to Chapter 11 of Title 11 of the United States Code;

Be It Therefore Resolved, that **Aaron B. Ruderman, Member of General**, **Partner, Macy/McCrae Development**, **LLC** of this Partnership, is authorized and directed to execute and deliver all documents necessary to perfect the filing of a Chapter 11 voluntary bankruptcy case on behalf of the Partnership; and

Be It Further Resolved, that Aaron B. Ruderman, Member of General, Partner, Macy/McCrae Development, LLC of this Partnership, is authorized and directed to appear in all bankruptcy proceedings on behalf of the Partnership, and to otherwise do and perform all acts and deeds and to execute and deliver all necessary documents on behalf of the Partnership in connection with such bankruptcy case; and

Be It Further Resolved, that Aaron B. Ruderman, Member of General, Partner, Macy/McCrae Development, LLC of this Partnership, is authorized and directed to employ Keith R. Havens, attorney and the law firm of Havens & Associates, LLC to represent the Partnership in such bankruptcy case."

Executed on: 8/14/2009 Signed: /s/ Aaron B. Ruderman. Member of General

B4 (Official Form 4) (12/07)

United States Bankruptcy Court District of Columbia

n re 10th & Vermont Joint Venture LP			e No	
	Debtor	Cha	pter <u>11</u>	
LIST OF CRE	DITORS HOLDING	20 LARGEST	UNSECURE	D CLAIMS
(1)	(2)	(3)	(4)	(5)
Name of creditor and complete mailing address including zip code	Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted	Nature of claim (trade debt, bank loan, gov- ernment contract, etc.)	Indicate if claim is contingent, unliquidated, disputed or subject to setoff	Amount of claim [if secured also state value of security]
Government of the District of Columbia Office of Tax and Revenue PO Box 98095 Washington, DC 20090-8095				\$17,833.43
Government of the District of Columbia Office of Tax and Revenue PO Box 98095 Washington, DC 20090-8095				\$17,833.02
Government of the District of Columbia Office of Tax and Revenue PO Box 98095 Washington, DC 20090-8095				\$35,018.26
Government of the District of Columbia Office of Tax and Revenue PO Box 98095				\$18,099.02

\$18,020.08

\$39,551.00

Government of the District of Columbia
Office of Tax and Revenue

Washington, DC 20090-8095

Government of the District of

Office of Tax and Revenue

Washington, DC 20090-8095

Columbia

PO Box 98095

PO Box 98095

Washington, DC 20090-8095

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B4 (Official Form 4) (12/07)4 -Cont.

Washington, DC 20016

In re	n re 10th & Vermont Joint Venture LP	, Case N	, Case No.		
	Debtor	Chapte	er	11	

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(1) Name of creditor and complete mailing address including zip code	(2) Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted	(3) Nature of claim (trade debt, bank loan, gov- ernment contract, etc.)	(4) Indicate if claim is contingent, unliquidated, disputed or subject to setoff	(5) Amount of claim [if secured also state value of security]
Government of the District of Columbia Office of Tax and Revenue PO Box 98095 Washington, DC 20090-8095				\$20,223.66
Zahn Design Architects, PC 1327 14th Street, NW Suite 300 Washington, DC 20005				\$1.052.30
KEA, LLC 2 Pidgeon Hill Drive Suite 340 Sterling, VA 20165				\$6,078.00
Aqualink Business & Professional Svs 990 Saint Margaret's DRive Cape St. Claire, MD 21409			DISPUTED	\$10,000.00
DCRE, Inc. 1405 Rhode Island Avenue, NW Washington, DC 20005				\$6,028.35
Arness & Associates, PLLC 4725 Wisconsin Avenue, NW Suite 250				\$1,500.00

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B4 (Official Form 4) (12/07)4 -Cont.

In re	10th & Vermont Joint Venture LP	, Case N	0.	
	Debtor	Chapte	er	11

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(1)

Name of creditor and complete mailing address including zip code (2)

Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted

(3)

Nature of claim (trade debt, bank loan, government contract, etc.) (4)

Indicate if claim is contingent, unliquidated, disputed or subject to setoff (5)

Amount of claim [if secured also state value of security]

Maiden & Associates 4930 Wisconsin Avenue, NW Washington, DC 20016

DISPUTED

\$18,416.37

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

I, Aaron B. Ruderman, Member of General, Partner, Macy/McCrae Development, LLC of the Partnership named as the debtor in this case, declare under po	enalty
of perjury that I have read the foregoing list and that it is true and correct to the best of my information and belief.	

Date: 8/14/2009	Signature:	/s/ Aaron B. Ruderman, Member of General

Aaron B. Ruderman, Member of General ,Partner, Macy/McCrae Development, LLC

(Print Name and Title)

Penalty for making a false statement or concealing property. Fine of up to \$500,000 or imprisonment for up to 5 years or both. 18 U.S.C §§ 152 and 3571.

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B6A (Official Form 6A) (12/07)

In re:	10th & Vermont Joint Venture LP	Case No.	
	Debtor	,	(If known)

SCHEDULE A - REAL PROPERTY

1906 Vermont Avenue, NW, & T Street, NW, Washington DC 20001	Fee Owner	<u> </u>	\$1,200,000.00 \$1,200,000.00	\$ 956,045.43
DESCRIPTION AND LOCATION OF PROPERTY	NATURE OF DEBTOR'S INTEREST IN PROPERTY	HUSBAND, WIFE, JOINT OR COMMUNITY	CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY, WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION	AMOUNT OF SECURED CLAIM

(Report also on Summary of Schedules.)

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B6B (Official Form 6B) (12/07)

In re	10th & Vermont Joint Venture LP	Case No.	
	Debtor	(If known)	

SCHEDULE B - PERSONAL PROPERTY

TYPE OF PROPERTY	NONE	DESCRIPTION AND LOCATION OF PROPERTY	HUSBAND, WIFE, JOINT OR COMMUNITY	CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY, WITH- OUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION
1. Cash on hand	X			
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.		American Bank (Checking)		54.69
Security deposits with public utilities, telephone companies, landlords, and others.	Х			
Household goods and furnishings, including audio, video, and computer equipment.	Х			
 Books, pictures and other art objects, antiques, stamp, coin, record, tape, compact disc, and other collections or collectibles. 	Х			
6. Wearing apparel.	Х			
7. Furs and jewelry.	Х			
8. Firearms and sports, photographic, and other hobby equipment.	X			
Interests in insurance policies. Name insurance company of each policy and itemize surrender or refund value of each.	X			
10. Annuities. Itemize and name each issuer.	X			
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.	Х			
 Stock and interests in incorporated and unincorporated businesses. Itemize. 	X			
14. Interests in partnerships or joint ventures. Itemize.	X			
Government and corporate bonds and other negotiable and nonnegotiable instruments.	Х			
16. Accounts receivable.	X			
17. Alimony, maintenance, support, and property settlements to which the debtor is or may be entitled. Give particulars.	Х			
Other liquidated debts owed to debtor including tax refunds. Give particulars.	Х			
l				

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B6B (Official Form 6B) (12/07) -- Cont.

n re	10th & Vermont Joint Venture LP		Case No.	
		Debtor		(If known)

SCHEDULE B - PERSONAL PROPERTY

(Continuation Sheet)

TYPE OF PROPERTY	NONE	DESCRIPTION AND LOCATION OF PROPERTY	HUSBAND, WIFE, JOINT OR COMMUNITY	CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY, WITH- OUT 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.	Х			
Contingent and noncontingent interests in estate of a decedent, death benefit plan, life insurance policy, or trust.	X			
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.	Х			
22. Patents, copyrights, and other intellectual property. Give particulars.	X			
23. Licenses, franchises, and other general intangibles. Give particulars.	X			
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.	X			
25. Automobiles, trucks, trailers, and other vehicles and accessories.	X			
26. Boats, motors, and accessories.	X			
27. Aircraft and accessories.	Х			
28. Office equipment, furnishings, and supplies.	X			
29. Machinery, fixtures, equipment and supplies used in business.	X			
30. Inventory.	X			
31. Animals.	Х			
32. Crops - growing or harvested. Give particulars.	х			
33. Farming equipment and implements.	Χ			
34. Farm supplies, chemicals, and feed.	Χ			
35. Other personal property of any kind not already listed. Itemize.	Х			
	_	1 continuation sheets attached Tota	al >	\$ 54.69

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

In re	10th & Vermont Joint Venture LP		Case No.	
		Debtor	-	(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	HUSBAND, WIFE, JOINT OR COMMUNITY	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
ACCOUNT NO.			Deed of Trust			X	956,045.43	0.00
1900 Vermont LLC 1850 M Street, NW Suite 400 Washington, DC 20036			1906 Vermont Avenue, NW, & T Street, NW, Washington DC 20001					
			VALUE \$1,200,000.00					

continuation sheets attached

0

Subtotal → (Total of this page)

Total > (Use only on last page)

\$ 956,045.43	\$ 0.00
\$ 956,045.43	\$ 0.00

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Filed 08/14/09 Document

Debtor

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Desc Main

B6E (Official Form 6E) (12/07)

In re

adjustment.

10th & Vermont Joint Venture LP

Case No.

(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.
TYI	PES 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 onsible relative of such a child, or a governmental unit to whom such a domestic support claim has been assigned to the extent provided in J.S.C. § 507(a)(1).
	Extensions of credit in an involuntary case
appo	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 pointment 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 pendent sales representatives up to \$10,950* per person earned within 180 days immediately preceding the filing of the original petition, or the sation of business, whichever occurred first, to the extent provided in 11 U.S.C. § 507(a)(4).
	Contributions to employee benefit plans
cess	Money owed to employee benefit plans for services rendered within 180 days immediately preceding the filing of the original petition, or the sation 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 \$5,400* per farmer or fisherman, against the debtor, as provided in 11 U.S.C. § 507(a)(6).
	Deposits by individuals
that	Claims of individuals up to \$2,425* for deposits for the purchase, lease, or rental of property or services for personal, family, or household use, 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 ernors of the Federal Reserve System, or their predecessors or successors, to maintain the capital of an insured depository institution. 11 U.S.C. 17 (a)(9).
	Claims for Death or Personal Injury While Debtor Was Intoxicated
anot	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 her substance. 11 U.S.C. § 507(a)(10).

2 continuation sheets attached

* Amounts are subject to adjustment on April 1, 2010, and every three years thereafter with respect to cases commenced on or after the date of

Document

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B6E (Official Form 6E) (12/07) - Cont.

In re	10th & Vermont Joint Venture LP

Case No.	
	(If known)

Debtor

SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS

(Continuation Sheet)

Type of Priority: Taxes and Certain Other Debts Owed to Governmental Units

	_	··	or reality. Taxoo and cor						
CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODEBTOR	HUSBAND, WIFE, JOINT OR COMMUNITY	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM	AMOUNT ENTITLED TO PRIORITY	AMOUNT NOT ENTITLED TO PRIORITY, IF ANY
ACCOUNT NO. 1908 Vermont Avenue Government of the District of Columbia Office of Tax and Revenue PO Box 98095 Washington, DC 20090-8095	1		Property Taxes				20,223.66	20,223.66	\$0.00
ACCOUNT NO. 1906 Vermont Avenue Government of the District of Columbia Office of Tax and Revenue PO Box 98095 Washington, DC 20090-8095			Property Taxes				39,551.00	39,551.00	\$0.00
ACCOUNT NO. 1904 Vermont Avenue Government of the District of Columbia Office of Tax and Revenue PO Box 98095 Washington, DC 20090-8095			Property Taxes				18,020.08	18,020.08	\$0.00
ACCOUNT NO. 1902 Vermont Avenue Government of the District of Columbia Office of Tax and Revenue PO Box 98095 Washington, DC 20090-8095			Property Taxes				18,099.02	18,099.02	\$0.00
ACCOUNT NO. 1900 Vermont Avenue Government of the District of Columbia Office of Tax and Revenue PO Box 98095 Washington, DC 20090-8095	l		Property Taxes				35,018.26	35,018.26	\$0.00
ACCOUNT NO. 1013 T Street Government of the District of Columbia Office of Tax and Revenue PO Box 98095 Washington, DC 20090-8095	l		Property Taxes				17,833.02	17,833.02	\$0.00

Sheet no. $\underline{1}$ of $\underline{2}$ continuation sheets attached to Schedule of Creditors Holding Priority Claims

Subtotals > (Totals of this page)

Total → (Use only on last page of the completed Schedule E. Report also on the Summary of

Total > Tota
(Use only on last page of the completed
Schedule E. If applicable, report also on the
Statistical Summary of Certain Liabilities
and Related Data.)

Schedules.)

\$ 148,745.04	\$ 148,745.04	\$ 0.00
\$		
	\$	\$

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B6E (Official Form 6E) (12/07) - Cont.

In re	10th & Vermont Joint Venture LP	Case No.	
	Debtor	_ ,	(If known)

SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS

(Continuation Sheet)

Type of Priority: Taxes and Certain Other Debts Owed to Governmental Units

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODEBTOR	HUSBAND, WIFE, JOINT OR COMMUNITY	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM	AMOUNT ENTITLED TO PRIORITY	AMOUNT NOT ENTITLED TO PRIORITY, IF ANY
ACCOUNT NO. 1011 T Street Government of the District of Columbia Office of Tax and Revenue PO Box 98095 Washington, DC 20090-8095	ı		Property Taxes				17,833.43	17,833.43	\$0.00

Sheet no. $\underline{2}$ of $\underline{2}$ continuation sheets attached to Schedule of Creditors Holding Priority Claims

Total > se only on last page of the completed

Subtotals >

(Totals of this page)

(Use only on last page of the completed Schedule E. Report also on the Summary of Schedules.)

Total > (Use only on last page of the completed Schedule E. If applicable, report also on the Statistical Summary of Certain Liabilities and Related Data.)

\$ 17,833.43	\$ 17,833.43	\$ 0.00
\$ 166,578.47		
	\$ 166,578.47	\$ 0.00

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

In re	10th & Vermont Joint Venture LP	Case No.
	Politica Verification Verificate Li	(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.

Check this box if debtor has no creditor		9	unsecured claims to report on this Schedule F.				
CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODEBTOR	HUSBAND, WIFE, JOINT OR COMMUNITY	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
ACCOUNT NO.						Х	10,000.00
Aqualink Business & Professional Svs 990 Saint Margaret's DRive Cape St. Claire, MD 21409			Services				
ACCOUNT NO.							1,500.00
Arness & Associates, PLLC 4725 Wisconsin Avenue, NW Suite 250 Washington, DC 20016	l	ı	Services				,,,,,,,,
ACCOUNT NO.							6,028.35
DCRE, Inc. 1405 Rhode Island Avenue, NW Washington, DC 20005			Services				
ACCOUNT NO.							6,078.00
KEA, LLC 2 Pidgeon Hill Drive Suite 340 Sterling, VA 20165	•	•	Services				·
ACCOUNT NO.						Х	18,416.37
Maiden & Associates 4930 Wisconsin Avenue, NW Washington, DC 20016			Services				

¹ Continuation sheets attached

Subtotal > \$ 42,022.72 \$

Total > (Use only on last page of the completed Schedule F.)

(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.)

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

In re	10th & Vermont Joint Venture LP	Case No.
	Dobtor	(If known)

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS

(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	CODEBTOR	HUSBAND, WIFE, JOINT OR COMMUNITY	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
Zahn Design Architects, PC 1327 14th Street, NW Suite 300 Washington, DC 20005			Services				1,052.30

Sheet no. $\underline{1}$ of $\underline{1}$ continuation sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims

Subtotal > \$ 1,052.30

Total > \$ 43,075.02

Schedule F.)

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

In re:	10th & Vermont Joint Venture LP	Case No.	
	Debtor	,	(If known)

SCHEDULE G - EXECUTORY CONTRACTS AND UNEXPIRED LEASES

 $\ \square$ 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.
BeaconCrest Homes, Inc. 6820 Elm Street Suite 225 McLean, VA 22101	Sale of Real Property Owned by Debtor
DCRE, Inc. 1405 Rhode Island Avenue, NW Washington, DC 20005	Real Estate Listing Agreement

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B6H (Official Form 6H) (12/07)		Document	Tage 19 01 21	
In re: 10th & Vermont Joint Vent	ure LP		, Case No	(If known)
		Debtor		(II KIIOWII)
	SC	HEDULE H	- CODEBTORS	
✓ Check this box if debtor has r	no codebtors.			
			ı	
NAME AND ADDRES	SS OF CODEE	BTOR	NAME AND ADDRESS O	F CREDITOR

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

United States Bankruptcy Court District of Columbia

In re	10th & Vermont Joint Venture LP	Case No.	
	Debtor	Chapter <u>11</u>	

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		ASSETS		LIABILITIES	OTHER
A - Real Property	YES	1	\$	1,200,000.00				
B - Personal Property	YES	2	\$	54.69				
C - Property Claimed as Exempt	NO							
D - Creditors Holding Secured Claims	YES	1			\$ 956.045.43			
E - Creditors Holding Unsecured Priority Claims (Total of Claims on Schedule E)	YES	3			\$ 166,578.47			
F - Creditors Holding Unsecured Nonpriority Claims	YES	2			\$ 43.075.02			
G - Executory Contracts and Unexpired Leases	YES	1						
H - Codebtors	YES	1						
I - Current Income of Individual Debtor(s)	NO	0				\$		
J - Current Expenditures of Individual Debtor(s)	NO	0				\$		
тот	AL	11	\$	1,200,054.69	\$ 1,165,698.92			

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

In re	10th & Vermont Joint Venture LP	, Case No.		
	Debtor			(If known)

DECLARATION CONCERNING DEBTOR'S SCHEDULES

DECLARATION UNDER PENALTY OF PERJURY BY INDIVIDUAL DEBTOR

(NOT APPLICABLE)

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

	I Aaron B. Ruderman, Member of C কুম্নুর্বাপারতে <u>শহরে</u> শানে বিশ্বারী জ্বানির summary ar that they are true and correct to the best of r	nd schedules, consisting of	12	relopment, LLC of the Partnership named as debtor in sheets (Total shown on summary page plus 1),
Date	8/14/2009	Signature:	Aaron B. Ruder	derman, Member of General man, Member of General Partner, Macy/McCrae

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