

B1 (Official Form 1)(12/11)

United States Bankruptcy Court District of Maryland		Voluntary Petition
Name of Debtor (if individual, enter Last, First, Middle): Phoenix Garden LLC.		Name of Joint Debtor (Spouse) (Last, First, Middle):
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names): AKA Phoenix Garden, LLC.		All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):
Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all) 38-3804248		Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all)
Street Address of Debtor (No. and Street, City, and State): 5032 Denmore Avenue, Unit 1-A Baltimore, MD <div style="text-align: right;">ZIP Code 21215</div>		Street Address of Joint Debtor (No. and Street, City, and State): <div style="text-align: right;">ZIP Code</div>
County of Residence or of the Principal Place of Business: Baltimore City		County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address): 102 Goucher Terrace Gaithersburg, MD <div style="text-align: right;">ZIP Code 20877</div>		Mailing Address of Joint Debtor (if different from street address): <div style="text-align: right;">ZIP Code</div>
Location of Principal Assets of Business Debtor (if different from street address above): 5018-32 Denmore Avenue/3801-15 Oakford Avenue Baltimore, MD 21215		
Type of Debtor (Form of Organization) (Check one box) <input type="checkbox"/> Individual (includes Joint Debtors) <i>See Exhibit D on page 2 of this form.</i> <input checked="" type="checkbox"/> Corporation (includes LLC and LLP) <input type="checkbox"/> Partnership <input type="checkbox"/> Other (If debtor is not one of the above entities, check this box and state type of entity below.)	Nature of Business (Check one box) <input type="checkbox"/> Health Care Business <input type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101 (51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input checked="" type="checkbox"/> Other	Chapter of Bankruptcy Code Under Which the Petition is Filed (Check one box) <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input checked="" type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13 <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Main Proceeding <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding
Chapter 15 Debtors Country of debtor's center of main interests: Each country in which a foreign proceeding by, regarding, or against debtor is pending:	Tax-Exempt Entity (Check box, if applicable) <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).	Nature of Debts (Check one box) <input type="checkbox"/> Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose." <input checked="" type="checkbox"/> Debts are primarily business debts.
Filing Fee (Check one box) <input checked="" type="checkbox"/> Full Filing Fee attached <input type="checkbox"/> 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. <input type="checkbox"/> Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.		Chapter 11 Debtors Check one box: <input type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). <input checked="" type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D). Check if: <input type="checkbox"/> Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,343,300 (<i>amount subject to adjustment on 4/01/13 and every three years thereafter</i>). Check all applicable boxes: <input type="checkbox"/> A plan is being filed with this petition. <input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
Statistical/Administrative Information <input checked="" type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.		THIS SPACE IS FOR COURT USE ONLY
Estimated Number of Creditors <input checked="" type="checkbox"/> 1-49 <input type="checkbox"/> 50-99 <input type="checkbox"/> 100-199 <input type="checkbox"/> 200-999 <input type="checkbox"/> 1,000-5,000 <input type="checkbox"/> 5,001-10,000 <input type="checkbox"/> 10,001-25,000 <input type="checkbox"/> 25,001-50,000 <input type="checkbox"/> 50,001-100,000 <input type="checkbox"/> OVER 100,000		
Estimated Assets <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input checked="" type="checkbox"/> \$1,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion		
Estimated Liabilities <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input checked="" type="checkbox"/> \$1,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion		

Voluntary Petition

(This page must be completed and filed in every case)

Name of Debtor(s):

Phoenix Garden LLC.**All Prior Bankruptcy Cases Filed Within Last 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, or Affiliate of this Debtor (If more than one, attach additional 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 A is attached and made a part of this petition.

Exhibit B

(To be completed if debtor is an individual whose debts are primarily consumer debts.)

I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by 11 U.S.C. §342(b).

X

Signature of Attorney for Debtor(s)

(Date)

Exhibit C

Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?

☐ Yes, and Exhibit C is attached and made a part of this petition.

☒ No.

Exhibit D

(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)

☐ Exhibit D completed and signed by the debtor is attached and made a part of this 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.

Information Regarding the Debtor - Venue

(Check any applicable box)

- ☒ Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District.
- ☐ There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.
- ☐ Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.

Certification by a Debtor Who Resides as a Tenant of Residential Property

(Check all applicable boxes)

- ☐ Landlord has a judgment against the debtor for possession of debtor'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 circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and
- ☐ Debtor has included in this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.
- ☐ Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).

Voluntary Petition*(This page must be completed and filed in every case)*

Name of Debtor(s):

Phoenix Garden LLC.**Signatures****Signature(s) of Debtor(s) (Individual/Joint)**

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 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 the chapter of title 11, United States Code, specified in this petition.

X _____
Signature of Debtor

X _____
Signature of Joint Debtor

Telephone Number (If not represented by attorney)

Date

Signature of a Foreign Representative

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.)

☐ I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. §1515 are attached.

☐ Pursuant to 11 U.S.C. §1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.

X _____
Signature of Foreign Representative

Printed Name of Foreign Representative

Date

Signature of Non-Attorney Bankruptcy Petition Preparer

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the 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 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 before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.

Printed Name and title, if any, of Bankruptcy Petition Preparer

Social-Security number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. § 110.)

Address

X _____
Date

Signature of bankruptcy petition preparer or officer, principal, responsible person, or partner whose Social Security number is provided above.

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 individual:

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. §110; 18 U.S.C. §156.

Signature of Attorney*

X **/s/ Michael G. Wolff** _____
Signature of Attorney for Debtor(s)

Michael G. Wolff 10269

Printed Name of Attorney for Debtor(s)

Goren, Wolff & Orenstein, LLC

Firm Name

**15245 Shady Grove Road
North Lobby, Suite 465
Rockville, MD 20850**

Address

Email: lawyers@gwolaw.com

301-984-6266 Fax: 301-816-0592

Telephone Number

October 3, 2012

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.

Signature of Debtor (Corporation/Partnership)

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.

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X **/s/ Ju-Hua Chou** _____
Signature of Authorized Individual

Ju-Hua Chou

Printed Name of Authorized Individual

Owner

Title of Authorized Individual

October 3, 2012

Date

B4 (Official Form 4) (12/07)

United States Bankruptcy Court
District of Maryland

In re Phoenix Garden LLC.

Debtor(s)

Case No.

Chapter

11

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Following is the list of the debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11 [or chapter 9] case. The list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor among the holders of the 20 largest unsecured claims. If a minor child is one of the creditors holding the 20 largest unsecured claims, 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; Fed. R. Bankr. P. 1007(m).

(1) <i>Name of creditor and complete mailing address including zip code</i>	(2) <i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	(3) <i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	(4) <i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	(5) <i>Amount of claim [if secured, also state value of security]</i>
Onewest Bank 888 East Walnut Street Pasadena, CA 91101	Onewest Bank 888 East Walnut Street Pasadena, CA 91101	Apartment Complex 3801-3815 Oakford Avenue Baltimore, MD 21215 (Debt is owed by Belle Property Management LLC only. The collateral is owned by the		1,696,482.07 (1,150,000.00 secured)
Onewest Bank 888 East Walnut Street Pasadena, CA 91101	Onewest Bank 888 East Walnut Street Pasadena, CA 91101	Apartment Complex 5018-5032 Denmore Avenue Baltimore, MD 21215 (Debt is owed by Belle Property Management LLC only. The collateral is owned by the		1,730,132.82 (1,470,000.00 secured)
BGE P.O.Box 1475 Baltimore, MD 21203	BGE P.O.Box 1475 Baltimore, MD 21203	Utility for 3801 Oakford Avenue, PS		10,454.27
Brandon Jahod 518 Winters Lane Catonsville, MD 21228	Brandon Jahod 518 Winters Lane Catonsville, MD 21228	Injury at Premises - Alleged Negligence District Court of Maryland for Baltimore City - June 2011	Disputed	6,772.01
BGE P.O.Box 1475 Baltimore, MD 21203	BGE P.O.Box 1475 Baltimore, MD 21203	Utility for 3809 Oakford Avenue, PS		5,414.38

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

In re **Phoenix Garden LLC.**

Case No. _____

Debtor(s) _____

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(Continuation Sheet)

(1) <i>Name of creditor and complete mailing address including zip code</i>	(2) <i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	(3) <i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	(4) <i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	(5) <i>Amount of claim [if secured, also state value of security]</i>
ForRent.com 1500 Shady Grove Road Suite 310 Rockville, MD 20850	ForRent.com 1500 Shady Grove Road Suite 310 Rockville, MD 20850	Advertising Fees	Disputed	3,000.00
BGE P.O.Box 1475 Baltimore, MD 21203	BGE P.O.Box 1475 Baltimore, MD 21203	Utility for 5032 Denmore Avenue Apt. 1-A	Disputed	2,791.87
BGE P.O.Box 1475 Baltimore, MD 21203	BGE P.O.Box 1475 Baltimore, MD 21203	Utility for 5024 Denmore Avenue, PS	Disputed	1,789.26
BGE P.O.Box 1475 Baltimore, MD 21203	BGE P.O.Box 1475 Baltimore, MD 21203	Utility for 5030 Denmore Avenue Apt. 3-B	Disputed	1,089.95
Mary Loftin/Larry King 5026 Denmore Avenue Apt. 3-B Baltimore, MD 21215	Mary Loftin/Larry King 5026 Denmore Avenue Apt. 3-B Baltimore, MD 21215	Security Deposit		1,012.00
Associated Catholic Charities 5030 Denmore Avenue Apt. 3-B Baltimore, MD 21215	Associated Catholic Charities 5030 Denmore Avenue Apt. 3-B Baltimore, MD 21215	Security Deposit		1,000.00
Associated Catholic Charities 5028 Denmore Avenue Apt. 2-B Baltimore, MD 21215	Associated Catholic Charities 5028 Denmore Avenue Apt. 2-B Baltimore, MD 21215	Security Deposit		1,000.00
Associated Catholic Charities 5026 Denmore Avenue Apt. 3-A Baltimore, MD 21215	Associated Catholic Charities 5026 Denmore Avenue Apt. 3-A Baltimore, MD 21215	Security Deposit		1,000.00
Associated Catholic Charities 5026 Denmore Avenue Apt. 2-B Baltimore, MD 21215	Associated Catholic Charities 5026 Denmore Avenue Apt. 2-B Baltimore, MD 21215	Security Deposit		1,000.00
Associated Catholic Charities 5020 Denmore Avenue Apt. 2-B Baltimore, MD 21215	Associated Catholic Charities 5020 Denmore Avenue Apt. 2-B Baltimore, MD 21215	Security Deposit		1,000.00

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

In re **Phoenix Garden LLC.**

Case No. _____

Debtor(s) _____

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(Continuation Sheet)

(1) <i>Name of creditor and complete mailing address including zip code</i>	(2) <i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	(3) <i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	(4) <i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	(5) <i>Amount of claim [if secured, also state value of security]</i>
Associated Catholic Charities 5020 Denmore Avenue Apt. 1-B Baltimore, MD 21215	Associated Catholic Charities 5020 Denmore Avenue Apt. 1-B Baltimore, MD 21215	Security Deposit		1,000.00
BGE P.O.Box 1475 Baltimore, MD 21203	BGE P.O.Box 1475 Baltimore, MD 21203	Utility for 5022 Denmore Avenue, PS	Disputed	927.54
Marvin Dessaure 5030 Denmore Avenue Apt. 2-B Baltimore, MD 21215	Marvin Dessaure 5030 Denmore Avenue Apt. 2-B Baltimore, MD 21215	Security Deposit		900.00
Serena Anita Harrington 5022 Denmore Avenue Apt. 3-A Baltimore, MD 21215	Serena Anita Harrington 5022 Denmore Avenue Apt. 3-A Baltimore, MD 21215	Security Deposit		900.00
Associated Catholic Charities 5032 Denmore Avenue Apt. 3-A Baltimore, MD 21215	Associated Catholic Charities 5032 Denmore Avenue Apt. 3-A Baltimore, MD 21215	Security Deposit		890.00

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

I, the Owner of the corporation named as the debtor in this case, declare under penalty 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 **October 3, 2012**Signature **/s/ Ju-Hua Chou****Ju-Hua Chou****Owner**

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.

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

United States Bankruptcy Court
District of Maryland

In re **Phoenix Garden LLC.**
 Debtor

Case No. _____

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 must also 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	2,620,000.00		
B - Personal Property	Yes	5	60,840.28		
C - Property Claimed as Exempt	No	0			
D - Creditors Holding Secured Claims	Yes	1		3,426,614.89	
E - Creditors Holding Unsecured Priority Claims (Total of Claims on Schedule E)	Yes	7		22,326.00	
F - Creditors Holding Unsecured Nonpriority Claims	Yes	3		33,579.02	
G - Executory Contracts and Unexpired Leases	Yes	6			
H - Codebtors	Yes	1			
I - Current Income of Individual Debtor(s)	No	0			N/A
J - Current Expenditures of Individual Debtor(s)	No	0			N/A
Total Number of Sheets of ALL Schedules		24			
Total Assets			2,680,840.28		
Total Liabilities				3,482,519.91	

United States Bankruptcy Court
District of Maryland

In re **Phoenix Garden LLC.**

Debtor

Case No. _____

Chapter **11**

STATISTICAL SUMMARY OF CERTAIN LIABILITIES AND RELATED DATA (28 U.S.C. § 159)

If you are an individual debtor whose debts are primarily consumer debts, as defined in § 101(8) of the Bankruptcy Code (11 U.S.C. § 101(8)), filing a case under chapter 7, 11 or 13, you must report all information requested below.

- ☐ Check this box if you are an individual debtor whose debts are NOT primarily consumer debts. You are not required to report any information here.

This information is for statistical purposes only under 28 U.S.C. § 159.

Summarize the following types of liabilities, as reported in the Schedules, and total them.

Type of Liability	Amount
Domestic Support Obligations (from Schedule E)	
Taxes and Certain Other Debts Owed to Governmental Units (from Schedule E)	
Claims for Death or Personal Injury While Debtor Was Intoxicated (from Schedule E) (whether disputed or undisputed)	
Student Loan Obligations (from Schedule F)	
Domestic Support, Separation Agreement, and Divorce Decree Obligations Not Reported on Schedule E	
Obligations to Pension or Profit-Sharing, and Other Similar Obligations (from Schedule F)	
TOTAL	

State the following:

Average Income (from Schedule I, Line 16)	
Average Expenses (from Schedule J, Line 18)	
Current Monthly Income (from Form 22A Line 12; OR, Form 22B Line 11; OR, Form 22C Line 20)	

State the following:

1. Total from Schedule D, "UNSECURED PORTION, IF ANY" column		
2. Total from Schedule E, "AMOUNT ENTITLED TO PRIORITY" column		
3. Total from Schedule E, "AMOUNT NOT ENTITLED TO PRIORITY, IF ANY" column		
4. Total from Schedule F		
5. Total of non-priority unsecured debt (sum of 1, 3, and 4)		

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

In re **Phoenix Garden LLC.**

Case No. _____

Debtor

SCHEDULE A - REAL PROPERTY

Except as directed below, list all real property in which the debtor has any legal, equitable, or future interest, including all property owned as a cotenant, community property, or in which the debtor has a life estate. Include any property in which the debtor holds rights and powers exercisable for the debtor's own benefit. If the debtor is married, state whether husband, wife, both, or the marital community own the property by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the debtor holds no interest in real property, write "None" under "Description and Location of Property."

Do not include interests in executory contracts and unexpired leases on this schedule. List them in Schedule G - Executory Contracts and Unexpired Leases.

If an entity claims to have a lien or hold a secured interest in any property, state the amount of the secured claim. See Schedule D. If no entity claims to hold a secured interest in the property, write "None" in the column labeled "Amount of Secured Claim." If the debtor is an individual or if a joint petition is filed, state the amount of any exemption claimed in the property only in Schedule C - Property Claimed as Exempt.

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
Apartment Complex 5018-5032 Denmore Avenue Baltimore, MD 21215	Fee simple	-	1,470,000.00	1,730,132.82
Apartment Complex 3801-3815 Oakford Avenue Baltimore, MD 21215	Fee simple	-	1,150,000.00	1,696,482.07

Sub-Total > **2,620,000.00** (Total of this page)

Total > **2,620,000.00**

(Report also on Summary of Schedules)

0 continuation sheets attached to the Schedule of Real Property

In re **Phoenix Garden LLC.**

Case No. _____

Debtor

SCHEDULE B - PERSONAL PROPERTY

Except as directed below, list all personal property of the debtor of whatever kind. If the debtor has no property in one or more of the categories, place an "x" in the appropriate position in the column labeled "None." If additional space is needed in any category, attach a separate sheet properly identified with the case name, case number, and the number of the category. If the debtor is married, state whether husband, wife, both, or the marital community own the property by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the debtor is an individual or a joint petition is filed, state the amount of any exemptions claimed only in Schedule C - Property Claimed as Exempt.

Do not list interests in executory contracts and unexpired leases on this schedule. List them in Schedule G - Executory Contracts and Unexpired Leases.

If the property is being held for the debtor by someone else, state that person's name and address under "Description and Location of Property." If the property is being held for a minor child, simply 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).

Type of Property	N O N E	Description and Location of Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption
1. Cash on hand	X			
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.		Business Checking Account SunTrust Bank Account No: 9400	-	33,345.28
3. Security deposits with public utilities, telephone companies, landlords, and others.	X			
4. Household goods and furnishings, including audio, video, and computer equipment.	X			
5. Books, pictures and other art objects, antiques, stamp, coin, record, tape, compact disc, and other collections or collectibles.	X			
6. Wearing apparel.	X			
7. Furs and jewelry.	X			
8. Firearms and sports, photographic, and other hobby equipment.	X			
9. 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			

Sub-Total > **33,345.28**
(Total of this page)

2 continuation sheets attached to the Schedule of Personal Property

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

In re **Phoenix Garden LLC.**

Case No. _____

Debtor

SCHEDULE B - PERSONAL PROPERTY

(Continuation Sheet)

Type of Property	N O N E	Description and Location of Property	Husband, Wife, Joint, or Community	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 nonnegotiable instruments.	X			
16. Accounts receivable.	X			
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.	X			
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.	X			
20. 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.		Monthly Rental Income for 31 Tenants (See Exhibit A)	-	27,245.00

Sub-Total > **27,245.00**
(Total of this page)

Sheet 1 of 2 continuation sheets attached
to the Schedule of Personal Property

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

In re **Phoenix Garden LLC.**

Case No. _____

Debtor

SCHEDULE B - PERSONAL PROPERTY

(Continuation Sheet)

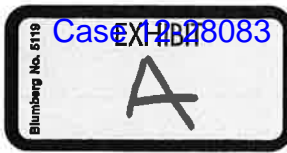
Type of Property	N O N E	Description and Location of Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption
22. Patents, copyrights, and other intellectual property. Give particulars.	X			
23. Licenses, franchises, 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.	X			
28. Office equipment, furnishings, and supplies.		Copy/fax machine, computers, snow shovel, lawn mower, desks, chairs	-	250.00
29. Machinery, fixtures, equipment, and supplies used in business.	X			
30. Inventory.	X			
31. Animals.	X			
32. Crops - growing or harvested. Give particulars.	X			
33. Farming equipment and implements.	X			
34. Farm supplies, chemicals, and feed.	X			
35. Other personal property of any kind not already listed. Itemize.	X			

Sub-Total > **250.00**
(Total of this page)

Total > **60,840.28**

(Report also on Summary of Schedules)

Sheet 2 of 2 continuation sheets attached
to the Schedule of Personal Property



Apt#	Monthly Rent	Security Deposit	Tenant 1	Expired Date
5018 1A	-			
5018 1B-SEC8	850.00	850.00	Coretta Copeland	10/31/13
5018 2A-PEP	900.00	-	Sacie-Marie Williams	
5018 2B-ACC	890.00	890.00	Associated Caholic charit	8/31/13
5018 3A	-			
5018 3B-PEP	975.00	-	Stephinie M. Webb	12/31/12
5020 1B-ACC	1,000.00	1,000.00	Associated Caholic charit	Yearly
5020 2B-ACC	1,000.00	1,000.00	Associated Caholic charit	Yearly
5020 3B	-			
5022 1A-SEC8	875.00	375.00	Lorenzo Atkins	05/31/13
5022 1B	-			
5022 2A-ACC	890.00		reserved - wait ins.	
5022 2B-ACC	-		reserved - wait ins.	
5022 3A-PEP	900.00	900.00	Serena Anita Harrington	
5022 3B-H	890.00	890.00	Jacqueline Bruce	04/30/13
5024 1A	-			
5024 1B	675.00	675.00	Robert & Connie Harris	1/31/2013
5024 2A-Sec8	890.00	890.00	Leuricia Callaway	08/31/13
5024 2B-ACC	-		reserved - wait ins.	
5024 3A	-	500.00		
5024 3B-PEP	900.00	-	Benjamin Severson	
5026 1A-ACC	890.00	890.00	Associated Caholic charit	Yearly
5026 1B-ACC	890.00	890.00	Associated Caholic charit	Yearly
5026 2A	850.00	850.00	Sona Davis	5/31/13
5026 2B-ACC	1,000.00	1,000.00	Associated Caholic charit	Yearly
5026 3A-ACC	1,000.00	1,000.00	Associated Caholic charit	Yearly
5026 3B	675.00	1,012.00	Mary Loftin/Larry King	4/30/2013
5028 1A-ACC	890.00	890.00	Associated Caholic charit	Yearly
5028 1B-ACC	890.00	890.00	Associated Caholic charit	Yearly
5028 2A	500.00	299.00	Jeffrey Britten	monthly
5028 2B-ACC	1,000.00	1,000.00	Associated Caholic charit	Yearly
5028 3A-ST	775.00	775.00	Ross Sampson	05/31/13
5028 3B-ACC	890.00		Reserved -wait ins.	
5030 1B	-			
5030 1C-H	890.00	890.00	Blondy Parks-Homeless	4/30/13
5030 2B-PEP	900.00	900.00	Marvin Dessaure	11/30/12

5030 2C-ST	790.00	790.00	Tonya Hull	05/31/13
5030 3B-ACC	1,000.00	1,000.00	Associated Caholic charit	Yearly
5030 3C	-			
5032 2A-ACC	890.00	890.00	Associated Caholic charit	Yearly
5032 2D	-			
5032 3A-ACC	890.00	890.00	Associated Caholic charit	Yearly
5032 3D	-			
5032 1A	-			Office
5032 1D	-	-		
	27,245.00	22,826.00		

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

In re **Phoenix Garden LLC.**

Case No. _____

Debtor

SCHEDULE D - CREDITORS HOLDING SECURED CLAIMS

State the name, mailing address, including zip code, and last four digits of any account number of all entities holding claims secured by property of the debtor as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. List creditors holding all types of secured interests such as judgment liens, garnishments, statutory liens, mortgages, deeds of trust, and other security interests.

List creditors in alphabetical order to the extent practicable. If a minor child is a creditor, 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). If all secured creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor", include the entity on the appropriate schedule of creditors, and complete Schedule H - Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H", "W", "J", or "C" in the column labeled "Husband, Wife, Joint, or Community".

If the claim is contingent, place an "X" in the column labeled "Contingent". If the claim is unliquidated, place an "X" in the column labeled "Unliquidated". If the claim is disputed, place an "X" in the column labeled "Disputed". (You may need to place an "X" in more than one of these three columns.)

Total the columns labeled "Amount of Claim Without Deducting Value of Collateral" and "Unsecured Portion, if Any" in the boxes labeled "Total(s)" on the last sheet of the completed schedule. Report the total from the column labeled "Amount of Claim" also on the Summary of Schedules and, if the debtor is an individual with primarily consumer debts, report the total from the column labeled "Unsecured Portion" on the Statistical Summary of Certain Liabilities and Related Data.

☐ 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 ACCOUNT NUMBER (See instructions above.)	C O D E B T O R	H U S B A N D W I F E J O I N T C O M M U N I T Y	DATE CLAIM WAS INCURRED, NATURE OF LIEN, AND DESCRIPTION AND VALUE OF PROPERTY SUBJECT TO LIEN	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM WITHOUT DEDUCTING VALUE OF COLLATERAL	UNSECURED PORTION, IF ANY
Account No. xxxxx2346			8/8/2006 First Mortgage Apartment Complex 3801-3815 Oakford Avenue Baltimore, MD 21215 (Debt is owed by Belle Property Management LLC only. The collateral is owned by the Debtor subject to the lien.)				1,696,482.07	546,482.07
Onewest Bank 888 East Walnut Street Pasadena, CA 91101		-	Value \$ 1,150,000.00					
Account No. 24-O-12-001456			Representing: Onewest Bank				Notice Only	
Catherine K. Hopkin, Esq. Tydings & Rosenberg, LLP 100 East Pratt Street 26th Floor Baltimore, MD 21202			Value \$					
Account No. xxxxx4424			1/10/2007 First Mortgage Apartment Complex 5018-5032 Denmore Avenue Baltimore, MD 21215 (Debt is owed by Belle Property Management LLC only. The collateral is owned by the Debtor subject to the lien.)				1,730,132.82	260,132.82
Onewest Bank 888 East Walnut Street Pasadena, CA 91101		-	Value \$ 1,470,000.00					
Account No. 24-O-12-001455			Representing: Onewest Bank				Notice Only	
Catherine K. Hopkin, Esq. Tydings & Rosenberg, LLP 100 East Pratt Street 26th Floor Baltimore, MD 21202			Value \$					
Subtotal (Total of this page)							3,426,614.89	806,614.89
Total (Report on Summary of Schedules)							3,426,614.89	806,614.89

0 continuation sheets attached

In re **Phoenix Garden LLC.**

Case No. _____

Debtor

SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS

A complete list of claims entitled to priority, listed separately by type of priority, is to be set forth on the sheets provided. Only holders of unsecured claims entitled to priority should be listed in this schedule. In the boxes provided on the attached sheets, state the name, mailing address, including zip code, and last four digits of the account number, if any, of all entities holding priority claims against the debtor or the property of the debtor, as of the date of the filing of the petition. Use a separate continuation sheet for each type of priority and label each with the type of priority.

The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. If a minor child is 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).

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H-Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Report the total of claims listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all claims listed on this Schedule E in the box labeled "Total" on the last sheet of the completed schedule. Report this total also on the Summary of Schedules.

Report the total of amounts entitled to priority listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all amounts entitled to priority listed on this Schedule E in the box labeled "Totals" on the last sheet of the completed schedule. Individual debtors with primarily consumer debts report this total also on the Statistical Summary of Certain Liabilities and Related Data.

Report the total of amounts not entitled to priority listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all amounts not entitled to priority listed on this Schedule E in the box labeled "Totals" on the last sheet of the completed schedule. Individual debtors with primarily consumer debts report this total also on the Statistical Summary of Certain Liabilities and Related Data.

☐ 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 \$11,725* 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 \$5,775* 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 \$2,600* 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).

* Amount subject to adjustment on 4/01/13, and every three years thereafter with respect to cases commenced on or after the date of adjustment.

B6E (Official Form 6E) (4/10) - Cont.

In re **Phoenix Garden LLC.**

Case No. _____

Debtor

SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS

(Continuation Sheet)

Deposits by individuals**TYPE OF PRIORITY**

CREDITOR'S NAME, AND MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions.)	C O D E D E B I T O R	H U S B A N D , W I F E , J O I N T , O R C O M M U N I T Y	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM	AMOUNT NOT ENTITLED TO PRIORITY, IF ANY
								AMOUNT ENTITLED TO PRIORITY
Account No.			Security Deposit					
Associated Catholic Charities 5018 Denmore Avenue Apt. 2-B Baltimore, MD 21215		-						0.00
							890.00	890.00
Account No.			Security Deposit					
Associated Catholic Charities 5020 Denmore Avenue Apt. 1-B Baltimore, MD 21215		-						0.00
							1,000.00	1,000.00
Account No.			Security Deposit					
Associated Catholic Charities 5020 Denmore Avenue Apt. 2-B Baltimore, MD 21215		-						0.00
							1,000.00	1,000.00
Account No.			Security Deposit					
Associated Catholic Charities 5026 Denmore Avenue Apt. 1-A Baltimore, MD 21215		-						0.00
							890.00	890.00
Account No.			Security Deposit					
Associated Catholic Charities 5026 Denmore Avenue Apt. 1-B Baltimore, MD 21215		-						0.00
							890.00	890.00
Subtotal								0.00
(Total of this page)							4,670.00	4,670.00

Sheet **1** of **6** continuation sheets attached to
Schedule of Creditors Holding Unsecured Priority Claims

B6E (Official Form 6E) (4/10) - Cont.

In re **Phoenix Garden LLC.**

Case No. _____

Debtor

SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS

(Continuation Sheet)

Deposits by individuals**TYPE OF PRIORITY**

CREDITOR'S NAME, AND MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions.)	C O D E B O R	H W J C	Husband, Wife, Joint, or Community DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM	AMOUNT NOT ENTITLED TO PRIORITY, IF ANY
								AMOUNT ENTITLED TO PRIORITY
Account No.			Security Deposit					
Associated Catholic Charities 5026 Denmore Avenue Apt. 2-B Baltimore, MD 21215		-						0.00
							1,000.00	1,000.00
Account No.			Security Deposit					
Associated Catholic Charities 5026 Denmore Avenue Apt. 3-A Baltimore, MD 21215		-						0.00
							1,000.00	1,000.00
Account No.			Security Deposit					
Associated Catholic Charities 5028 Denmore Avenue Apt. 1-A Baltimore, MD 21215		-						0.00
							890.00	890.00
Account No.			Security Deposit					
Associated Catholic Charities 5028 Denmore Avenue Apt. 1-B Baltimore, MD 21215		-						0.00
							890.00	890.00
Account No.			Security Deposit					
Associated Catholic Charities 5028 Denmore Avenue Apt. 2-B Baltimore, MD 21215		-						0.00
							1,000.00	1,000.00
Subtotal								0.00
(Total of this page)							4,780.00	4,780.00

Sheet **2** of **6** continuation sheets attached to
Schedule of Creditors Holding Unsecured Priority Claims

B6E (Official Form 6E) (4/10) - Cont.

In re **Phoenix Garden LLC.**

Case No. _____

Debtor

SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS

(Continuation Sheet)

Deposits by individuals**TYPE OF PRIORITY**

CREDITOR'S NAME, AND MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions.)	C O D E B O R R	H W J C	Husband, Wife, Joint, or Community DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM	AMOUNT NOT ENTITLED TO PRIORITY, IF ANY
								AMOUNT ENTITLED TO PRIORITY
Account No.			Security Deposit					
Associated Catholic Charities 5030 Denmore Avenue Apt. 3-B Baltimore, MD 21215		-						0.00
						1,000.00		1,000.00
Account No.			Security Deposit					
Associated Catholic Charities 5032 Denmore Avenue Apt. 2-A Baltimore, MD 21215		-						0.00
						890.00		890.00
Account No.			Security Deposit					
Associated Catholic Charities 5032 Denmore Avenue Apt. 3-A Baltimore, MD 21215		-						0.00
						890.00		890.00
Account No.			Security Deposit					
Blondy Parks-Homeless 5030 Denmore Avenue Apt. 1-C Baltimore, MD 21215		-						0.00
						890.00		890.00
Account No.			Security Deposit					
Coretta Copeland 5018 Denmore Avenue Apt. 1-B Baltimore, MD 21215		-						0.00
						850.00		850.00
Subtotal								0.00
(Total of this page)							4,520.00	4,520.00

Sheet **3** of **6** continuation sheets attached to
Schedule of Creditors Holding Unsecured Priority Claims

B6E (Official Form 6E) (4/10) - Cont.

In re **Phoenix Garden LLC.**

Case No. _____

Debtor

SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS

(Continuation Sheet)

Deposits by individuals**TYPE OF PRIORITY**

CREDITOR'S NAME, AND MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions.)	C O D E B O R R	H W J C	Husband, Wife, Joint, or Community	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM	AMOUNT NOT ENTITLED TO PRIORITY, IF ANY
			DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM					AMOUNT ENTITLED TO PRIORITY
Account No.		-	Security Deposit				890.00	
Jacqueline Bruce 5022 Denmore Avenue Apt. 3-B Baltimore, MD 21215								0.00
								890.00
Account No.		-	Security Deposit				299.00	
Jeffrey Britten 5028 Denmore Avenue Apt. 2-A Baltimore, MD 21215								0.00
								299.00
Account No.		-	Security Deposit				890.00	
Leuricia Callaway 5024 Denmore Avenue Apt. 2-A Baltimore, MD 21215								0.00
								890.00
Account No.		-	Security Deposit				375.00	
Lorenzo Atkins 5022 Denmore Avenue Apt. 1-A Baltimore, MD 21215								0.00
								375.00
Account No.		-	Security Deposit				900.00	
Marvin Dessaure 5030 Denmore Avenue Apt. 2-B Baltimore, MD 21215								0.00
								900.00
Subtotal								0.00
(Total of this page)							3,354.00	3,354.00

Sheet 4 of 6 continuation sheets attached to
Schedule of Creditors Holding Unsecured Priority Claims

Sheet **4** of **6** continuation sheets attached to
Schedule of Creditors Holding Unsecured Priority Claims

B6E (Official Form 6E) (4/10) - Cont.

In re **Phoenix Garden LLC.**

Case No. _____

Debtor

SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS

(Continuation Sheet)

Deposits by individuals**TYPE OF PRIORITY**

CREDITOR'S NAME, AND MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions.)	C O D E B O R R	H W J C	Husband, Wife, Joint, or Community	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM	AMOUNT NOT ENTITLED TO PRIORITY, IF ANY
			DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM					AMOUNT ENTITLED TO PRIORITY
Account No.		-	Security Deposit				1,012.00	
Mary Loftin/Larry King 5026 Denmore Avenue Apt. 3-B Baltimore, MD 21215								0.00
								1,012.00
Account No.		-	Security Deposit				675.00	
Robert & Connie Harris 5024 Denmore Avenue Apt. 1-B Baltimore, MD 21215								0.00
								675.00
Account No.		-	Security Deposit				775.00	
Ross Sampson 5028 Denmore Avenue Apt. 3-A Baltimore, MD 21215								0.00
								775.00
Account No.		-	Security Deposit				900.00	
Serena Anita Harrington 5022 Denmore Avenue Apt. 3-A Baltimore, MD 21215								0.00
								900.00
Account No.		-	Security Deposit				850.00	
Sona Davis 5026 Denmore Avenue Apt. 2-A Baltimore, MD 21215								0.00
								850.00
Subtotal								0.00
(Total of this page)							4,212.00	4,212.00

Sheet 5 of 6 continuation sheets attached to
Schedule of Creditors Holding Unsecured Priority Claims

Sheet **5** of **6** continuation sheets attached to
Schedule of Creditors Holding Unsecured Priority Claims

B6E (Official Form 6E) (4/10) - Cont.

In re Phoenix Garden LLC.
Debtor

Case No. _____

SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS
(Continuation Sheet)**Deposits by individuals**

TYPE OF PRIORITY

CREDITOR'S NAME, AND MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions.)	C O D E B O R	H W J C	Husband, Wife, Joint, or Community	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM	AMOUNT NOT ENTITLED TO PRIORITY, IF ANY
									AMOUNT ENTITLED TO PRIORITY
Account No.				Security Deposit					
Tonya Hull 5030 Denmore Avenue Apt. 2-C Baltimore, MD 21215		-							0.00
								790.00	790.00
Account No.									
Account No.									
Account No.									
Account No.									
Account No.									
Subtotal									0.00
(Total of this page)								790.00	790.00
Total									0.00
(Report on Summary of Schedules)								22,326.00	22,326.00

Sheet **6** of **6** continuation sheets attached to
Schedule of Creditors Holding Unsecured Priority Claims

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

In re **Phoenix Garden LLC.**

Case No. _____

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS

State the name, mailing address, including zip code, and last four digits of any account number, of all entities holding unsecured claims without priority against the debtor or the property of the debtor, as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. If a minor child is 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). Do not include claims listed in Schedules D and E. If all creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H - Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community."

If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Report the total of all claims listed on this schedule in the box labeled "Total" on the last sheet of the completed schedule. Report this total also on the Summary of Schedules and, if the debtor is an individual with primarily consumer debts, report this total also on the Statistical Summary of Certain Liabilities and Related Data.

☐ 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.)	C O D E B T O R	H U S B A N D W I F E J O I N T C O M M U N I T Y	D A T E C L A I M W A S I N C U R R E D A N D C O N S I D E R A T I O N F O R C L A I M. I F C L A I M I S S U B J E C T T O S E T O F F, S O S T A T E.	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	A M O U N T O F C L A I M
Account No. 9948 BGE P.O.Box 1475 Baltimore, MD 21203		X -	Utility for 3809 Oakford Avenue, PS				5,414.38
Account No. 1431 BGE P.O.Box 1475 Baltimore, MD 21203		X -	Utility for 3801 Oakford Avenue, PS				10,454.27
Account No. 0330 BGE P.O.Box 1475 Baltimore, MD 21203		X -	Utility for 5030 Denmore Avenue, PS				84.37
Account No. 8898 BGE P.O.Box 1475 Baltimore, MD 21203		X -	Utility for 5024 Denmore Avenue, PS			X	1,789.26
Subtotal (Total of this page)							17,742.28

2 continuation sheets attached

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

In re **Phoenix Garden LLC.**

Case No. _____

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS

(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B O R	H W J C	Husband, Wife, Joint, or Community	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM
			DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.				
Account No. 8953	X	-	Utility for 5022 Denmore Avenue, PS			X	927.54
BGE P.O.Box 1475 Baltimore, MD 21203							
Account No. 3641	X	-	Utility for 5022 Denmore Avenue Apt. 3-B				388.75
BGE P.O.Box 1475 Baltimore, MD 21203							
Account No. 6343	X	-	Utility for 5032 Denmore Avenue Apt. 1-A			X	2,791.87
BGE P.O.Box 1475 Baltimore, MD 21203							
Account No. 8378	X	-	Utility for 5030 Denmore Avenue Apt. 3-B			X	1,089.95
BGE P.O.Box 1475 Baltimore, MD 21203							
Account No. 3881	X	-	Utility for 5018 Denmore Avenue, PS			X	866.62
BGE P.O.Box 1475 Baltimore, MD 21203							
Sheet no. 1 of 2 sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims				Subtotal (Total of this page)			6,064.73

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

In re **Phoenix Garden LLC.**

Case No. _____

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS

(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B O R	Husband, Wife, Joint, or Community	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM
		H W J C				
Account No. xxxxxxxxxxx2010 Brandon Jahod 518 Winters Lane Catonsville, MD 21228		-	1/13/2010 Injury at Premises - Alleged Negligence District Court of Maryland for Baltimore City - June 2011		X	6,772.01
Account No. 010100005282010 SDAT Resident Agent 301 W. Preston Street Room 801 Baltimore, MD 21201			Representing: Brandon Jahod			Notice Only
Account No. ForRent.com 1500 Shady Grove Road Suite 310 Rockville, MD 20850		-	Advertising Fees		X	3,000.00
Account No.						
Account No.						
Sheet no. 2 of 2 sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims						Subtotal (Total of this page)
						9,772.01
						Total (Report on Summary of Schedules)
						33,579.02

In re **Phoenix Garden LLC.**

Case No. _____

Debtor

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 or 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.
Aaron Brooks 3813 Oakford Avenue Apt. D Baltimore, MD 21215	Residential Tenant Lease Expires August 31, 2013
Arron Welch 3807 Oakford Avenue Apt. C Baltimore, MD 21215	Residential Tenant Lease Expires August 31, 2013
Associated Catholic Charities 5018 Denmore Avenue Apt. 2-B Baltimore, MD 21215	Residential Tenant Lease Expires August 31, 2013
Associated Catholic Charities 5020 Denmore Avenue Apt. 1-B Baltimore, MD 21215	Residential Tenant Lease Year-To-Year
Associated Catholic Charities 5020 Denmore Avenue Apt. 2-B Baltimore, MD 21215	Residential Tenant Lease Year-To-Year
Associated Catholic Charities 5026 Denmore Avenue Apt. 1-A Baltimore, MD 21215	Residential Tenant Lease Year-To-Year
Associated Catholic Charities 5026 Denmore Avenue Apt. 1-B Baltimore, MD 21215	Residential Tenant Lease Year-To-Year
Associated Catholic Charities 5026 Denmore Avenue Apt. 2-B Baltimore, MD 21215	Residential Tenant Lease Year-To-Year
Associated Catholic Charities 5026 Denmore Avenue Apt. 3-A Baltimore, MD 21215	Residential Tenant Lease Year-To-Year

In re **Phoenix Garden LLC.**

Case No. _____

Debtor

SCHEDULE G - EXECUTORY CONTRACTS AND UNEXPIRED LEASES

(Continuation Sheet)

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.
Associated Catholic Charities 5028 Denmore Avenue Apt. 1-A Baltimore, MD 21215	Residential Tenant Lease Year-To-Year
Associated Catholic Charities 5028 Denmore Avenue Apt. 1-B Baltimore, MD 21215	Residential Tenant Lease Year-To-Year
Associated Catholic Charities 5028 Denmore Avenue Apt. 2-B Baltimore, MD 21215	Residential Tenant Lease Year-To-Year
Associated Catholic Charities 5030 Denmore Avenue Apt. 3-B Baltimore, MD 21215	Residential Tenant Lease Year-To-Year
Associated Catholic Charities 5032 Denmore Avenue Apt. 2-A Baltimore, MD 21215	Residential Tenant Lease Year-to-Year Lease
Associated Catholic Charities 5032 Denmore Avenue Apt. 3-A Baltimore, MD 21215	Residential Tenant Lease Year-To-Year
Benjamin Severson 5024 Denmore Avenue Apt. 3-B Baltimore, MD 21215	Residential Tenant Lease Expires ?
Blondy Parks-Homeless 5030 Denmore Avenue Apt. 1-C Baltimore, MD 21215	Residential Tenant Lease Expires April 30, 2013
Charlene Holland-Lewis 3807 Oakford Avenue Apt. A Baltimore, MD 21215	Residential Tenant Lease Expires December 31, 2013
Coretta Copeland 5018 Denmore Avenue Apt. 1-B Baltimore, MD 21215	Residential Tenant Lease Expires October 31, 2013

In re **Phoenix Garden LLC.**

Case No. _____

Debtor

SCHEDULE G - EXECUTORY CONTRACTS AND UNEXPIRED LEASES

(Continuation Sheet)

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.
Danielle Freeman 3805 Oakford Avenue Apt. C Baltimore, MD 21215	Residential Tenant Lease Expires August 31, 2013
Darnetta Shaver 3815 Oakford Avenue Apt. B Baltimore, MD 21215	Residential Tenant Lease Expires December 31, 2013
Donte Lewis 3813 Oakford Avenue Apt. C Baltimore, MD 21215	Residential Tenant Lease Expires ?
Douglas Hornon 3813 Oakford Avenue Apt. A Baltimore, MD 21215	Residential Tenant Lease Expires July 31, 2013
Eddie R. Moore/HOC 3803 Oakford Avenue Apt. A Baltimore, MD 21215	Residential Tenant Lease Expires June 30, 2013
Empire Homes of MD, Inc. 3813 Oakford Avenue Apt. E Baltimore, MD 21215	Residential Tenant Lease Expires November 30, 2012
Gerald Washington 3815 Oakford Avenue Apt. C Baltimore, MD 21215	Residential Tenant Lease Expires March 31, 2013
Gloria Faison 3805 Oakford Avenue Apt. D Baltimore, MD 21215	Residential Tenant Lease Expires August 15, 2013
Jacqueline Bruce 5022 Denmore Avenue Apt. 3-B Baltimore, MD 21215	Residential Tenant Lease Expires April 30, 2013
Jeffrey Britten 5028 Denmore Avenue Apt. 2-A Baltimore, MD 21215	Residential Tenant Lease Month-to-Month

In re **Phoenix Garden LLC.**

Case No. _____

Debtor

SCHEDULE G - EXECUTORY CONTRACTS AND UNEXPIRED LEASES

(Continuation Sheet)

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.
Kenneth Brown 3803 Oakford Avenue Apt. B Baltimore, MD 21215	Residential Tenant Lease Expires September 30, 2013
Leuricia Callaway 5024 Denmore Avenue Apt. 2-A Baltimore, MD 21215	Residential Tenant Lease Expires August 31, 2013
Lorenzo Atkins 5022 Denmore Avenue Apt. 1-A Baltimore, MD 21215	Residential Tenant Lease Expires May 31, 2013
Mac-Gray Services, Inc. 404 Wyman Street Waltham, MA 02451	- Laundry Room Lease Contract with 5018-5032 Denmore Avenue, Baltimore, Maryland 21215. - Includes stack washer and dryers - Expires 3/26/2017
Mac-Gray Services, Inc. 404 Wyman Street Waltham, MA 02451	- Laundry Room Lease Contract with 3801-3815 Oakford Avenue, Baltimore, Maryland 21215. - Includes stack washer and dryers - Expires 3/26/2017
Marvin Dessaure 5030 Denmore Avenue Apt. 2-B Baltimore, MD 21215	Residential Tenant Lease Expires November 30, 2012
Mary Dunnock 3813 Oakford Avenue Apt. B Baltimore, MD 21215	Residential Tenant Lease Expires May 21, 2013
Mary Loftin/Larry King 5026 Denmore Avenue Apt. 3-B Baltimore, MD 21215	Residential Tenant Lease Expires April 30, 2013
Petra Kershaw 3803 Oakford Avenue Apt. D Baltimore, MD 21215	Residential Tenant Lease Expires August 31, 2013
Robert & Connie Harris 5024 Denmore Avenue Apt. 1-B Baltimore, MD 21215	Residential Tenant Lease Expires January 31, 2013

In re **Phoenix Garden LLC.**

Case No. _____

Debtor

SCHEDULE G - EXECUTORY CONTRACTS AND UNEXPIRED LEASES

(Continuation Sheet)

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.
Ross Sampson 5028 Denmore Avenue Apt. 3-A Baltimore, MD 21215	Residential Tenant Lease Expires May 31, 2013
Sacie-Marie Williams 5018 Denmore Avenue Apt. 2-A Baltimore, MD 21215	Residential Tenant Lease Expires ?
Serena Anita Harrington 5022 Denmore Avenue Apt. 3-A Baltimore, MD 21215	Residential Tenant Lease Expires ?
Shamda Yates 3805 Oakford Avenue Apt. B Baltimore, MD 21215	Residential Tenant Lease Expires September 30, 2013
Shante Hunt 3805 Oakford Avenue Apt. A Baltimore, MD 21215	Residential Tenant Lease Expires June 30, 2013
Sona Davis 5026 Denmore Avenue Apt. 2-A Baltimore, MD 21215	Residential Tenant Lease Expires May 31, 2013
Stephinie M. Webb 5018 Denmore Avenue Apt. 3-B Baltimore, MD 21215	Residential Tenant Lease Expires December 31, 2013
Sylvia Butler 3801 Oakford Avenue Apt. B Baltimore, MD 21215	Residential Tenant Lease Expires October 31, 2012
Timothy May/Wendy Lee May/HOC 3811 Oakford Avenue Apt. D Baltimore, MD 21215	Residential Tenant Lease Expires April 30, 2013
Tonya Hull 5030 Denmore Avenue Apt. 2-C Baltimore, MD 21215	Residential Tenant Lease Expires May 31, 2013

In re **Phoenix Garden LLC.**

Case No. _____

Debtor

SCHEDULE G - EXECUTORY CONTRACTS AND UNEXPIRED LEASES

(Continuation Sheet)

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.
Tresaraie Shavers 3807 Oakford Avenue Apt. B Baltimore, MD 21215	Residential Tenant Lease Expires December 31, 2013
Vanessa Posey 3811 Oakford Avenue Apt. B Baltimore, MD 21215	Residential Tenant Lease Expires March 31, 2013
Wanda Wiles 3809 Oakford Avenue Apt. A Baltimore, MD 21215	Residential Tenant Lease Expires February 28, 2013

In re **Phoenix Garden LLC.**

Case No. _____

Debtor

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 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
Belle Property Management LLC 102 Goucher Terrace Gaithersburg, MD 20877	BGE P.O.Box 1475 Baltimore, MD 21203
Belle Property Management LLC 102 Goucher Terrace Gaithersburg, MD 20877	BGE P.O.Box 1475 Baltimore, MD 21203
Belle Property Management LLC 102 Goucher Terrace Gaithersburg, MD 20877	BGE P.O.Box 1475 Baltimore, MD 21203
Belle Property Management LLC 102 Goucher Terrace Gaithersburg, MD 20877	BGE P.O.Box 1475 Baltimore, MD 21203
Belle Property Management LLC 102 Goucher Terrace Gaithersburg, MD 20877	BGE P.O.Box 1475 Baltimore, MD 21203
Belle Property Management LLC 102 Goucher Terrace Gaithersburg, MD 20877	BGE P.O.Box 1475 Baltimore, MD 21203
Belle Property Management LLC 102 Goucher Terrace Gaithersburg, MD 20877	BGE P.O.Box 1475 Baltimore, MD 21203
Belle Property Management LLC 102 Goucher Terrace Gaithersburg, MD 20877	BGE P.O.Box 1475 Baltimore, MD 21203

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

**United States Bankruptcy Court
District of Maryland**

In re **Phoenix Garden LLC.**

Debtor(s)

Case No.
Chapter

11

DECLARATION CONCERNING DEBTOR'S SCHEDULES

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the Owner of the corporation named as debtor in this case, declare under penalty of perjury that I have read the foregoing summary and schedules, consisting of **26** sheets, and that they are true and correct to the best of my knowledge, information, and belief.

Date **October 3, 2012**

Signature **/s/ Ju-Hua Chou**

Ju-Hua Chou

Owner

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.

**United States Bankruptcy Court
District of Maryland**

In re **Phoenix Garden LLC.**

Debtor(s)

Case No.

Chapter

11

STATEMENT OF FINANCIAL AFFAIRS

This statement is to be completed by every debtor. Spouses filing a joint petition may file a single statement on which the information for both spouses is combined. If the case is filed under chapter 12 or chapter 13, a married debtor must furnish information for both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed. An individual debtor engaged in business as a sole proprietor, partner, family farmer, or self-employed professional, should provide the information requested on this statement concerning all such activities as well as the individual's personal affairs. To indicate payments, transfers and the like to minor children, 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; Fed. R. Bankr. P. 1007(m).

Questions 1 - 18 are to be completed by all debtors. Debtors that are or have been in business, as defined below, also must complete Questions 19 - 25. **If the answer to an applicable question is "None," mark the box labeled "None."** If additional space is needed for the answer to any question, use and attach a separate sheet properly identified with the case name, case number (if known), and the number of the question.

DEFINITIONS

"In business." A debtor is "in business" for the purpose of this form if the debtor is a corporation or partnership. An individual debtor is "in business" for the purpose of this form if the debtor is or has been, within six years immediately preceding the filing of this bankruptcy case, any of the following: an officer, director, managing executive, or owner of 5 percent or more of the voting or equity securities of a corporation; a partner, other than a limited partner, of a partnership; a sole proprietor or self-employed full-time or part-time. An individual debtor also may be "in business" for the purpose of this form if the debtor engages in a trade, business, or other activity, other than as an employee, to supplement income from the debtor's primary employment.

"Insider." The term "insider" includes but is not limited to: relatives of the debtor; general partners of the debtor and their relatives; corporations of which the debtor is an officer, director, or person in control; officers, directors, and any owner of 5 percent or more of the voting or equity securities of a corporate debtor and their relatives; affiliates of the debtor and insiders of such affiliates; any managing agent of the debtor. 11 U.S.C. § 101.

1. Income from employment or operation of business

None

☐

State the gross amount of income the debtor has received from employment, trade, or profession, or from operation of the debtor's business, including part-time activities either as an employee or in independent trade or business, from the beginning of this calendar year to the date this case was commenced. State also the gross amounts received during the **two years** immediately preceding this calendar year. (A debtor that maintains, or has maintained, financial records on the basis of a fiscal rather than a calendar year may report fiscal year income. Identify the beginning and ending dates of the debtor's fiscal year.) If a joint petition is filed, state income for each spouse separately. (Married debtors filing under chapter 12 or chapter 13 must state income of both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

AMOUNT	SOURCE
\$113,759.96	2012 Year-To-Date Income
\$377,382.00	2011 Gross Income
\$461,472.00	2010 Gross Income

2. Income other than from employment or operation of business

None

☒

State the amount of income received by the debtor other than from employment, trade, profession, or operation of the debtor's business during the **two years** immediately preceding the commencement of this case. Give particulars. If a joint petition is filed, state income for each spouse separately. (Married debtors filing under chapter 12 or chapter 13 must state income for each spouse whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

AMOUNT	SOURCE
--------	--------

3. Payments to creditors

None ☒ **Complete a. or b., as appropriate, and c.**

a. *Individual or joint debtor(s) with primarily consumer debts.* List all payments on loans, installment purchases of goods or services, and other debts to any creditor made within **90 days** immediately preceding the commencement of this case unless the aggregate value of all property that constitutes or is affected by such transfer is less than \$600. Indicate with an (*) any payments that were made to a creditor on account of a domestic support obligation or as part of an alternative repayment schedule under a plan by an approved nonprofit budgeting and credit counseling agency. (Married debtors filing under chapter 12 or chapter 13 must include payments by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CREDITOR	DATES OF PAYMENTS	AMOUNT PAID	AMOUNT STILL OWING
------------------------------	-------------------	-------------	--------------------

None ☐ b. *Debtor whose debts are not primarily consumer debts:* List each payment or other transfer to any creditor made within **90 days** immediately preceding the commencement of the case unless the aggregate value of all property that constitutes or is affected by such transfer is less than \$5,850*. If the debtor is an individual, indicate with an asterisk (*) any payments that were made to a creditor on account of a domestic support obligation or as part of an alternative repayment schedule under a plan by an approved nonprofit budgeting and credit counseling agency. (Married debtors filing under chapter 12 or chapter 13 must include payments and other transfers by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CREDITOR	DATES OF PAYMENTS/ TRANSFERS	AMOUNT PAID OR VALUE OF TRANSFERS	AMOUNT STILL OWING
American Express P.O. Box 981540 El Paso, TX 79998-1540	7/18/2012; 8/15/2012; 9/18/2012 (Payments made on Ju-Hua Chou's credit card for the purpose of business expenses - See Exhibit B)	\$19,884.30	\$0.00

None ☒ c. *All debtors:* List all payments made within **one year** immediately preceding the commencement of this case to or for the benefit of creditors who are or were insiders. (Married debtors filing under chapter 12 or chapter 13 must include payments by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CREDITOR AND RELATIONSHIP TO DEBTOR	DATE OF PAYMENT	AMOUNT PAID	AMOUNT STILL OWING
--	-----------------	-------------	--------------------

4. Suits and administrative proceedings, executions, garnishments and attachments

None ☐ a. List all suits and administrative proceedings to which the debtor is or was a party within **one year** immediately preceding the filing of this bankruptcy case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

CAPTION OF SUIT AND CASE NUMBER	NATURE OF PROCEEDING	COURT OR AGENCY AND LOCATION	STATUS OR DISPOSITION
Brandon Jahod v. Phoenix Garden LLC Case No: 010100005282010	Tort - Alleged Negligence	District Court of Maryland for Baltimore City Borgerding District Court Building 5800 Wabash Avenue Baltimore, MD 21215-3330	Judgment

None ☒ b. Describe all property that has been attached, garnished or seized under any legal or equitable process within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF PERSON FOR WHOSE BENEFIT PROPERTY WAS SEIZED	DATE OF SEIZURE	DESCRIPTION AND VALUE OF PROPERTY
---	-----------------	--------------------------------------

* Amount subject to adjustment on 4/01/13, and every three years thereafter with respect to cases commenced on or after the date of adjustment.

5. Repossessions, foreclosures and returns

- None ☐ List all property that has been repossessed by a creditor, sold at a foreclosure sale, transferred through a deed in lieu of foreclosure or returned to the seller, within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CREDITOR OR SELLER	DATE OF REPOSSESSION, FORECLOSURE SALE, TRANSFER OR RETURN	DESCRIPTION AND VALUE OF PROPERTY
Onewest Bank 888 East Walnut Street Pasadena, CA 91101	October 4, 2012 at 2:00 p.m.	Apartment Complex 3801-3815 Oakford Avenue Baltimore, MD 21215 \$1,150,000.00
Onewest Bank 888 East Walnut Street Pasadena, CA 91101	October 4, 2012 at 2:00 p.m.	Apartment Complex 5018-5032 Denmore Avenue Baltimore, MD 21215 \$1,470,000.00

6. Assignments and receiverships

- None ☒ a. Describe any assignment of property for the benefit of creditors made within **120 days** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include any assignment by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF ASSIGNEE	DATE OF ASSIGNMENT	TERMS OF ASSIGNMENT OR SETTLEMENT
------------------------------	--------------------	-----------------------------------

- None ☒ b. List all property which has been in the hands of a custodian, receiver, or court-appointed official within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CUSTODIAN	NAME AND LOCATION OF COURT CASE TITLE & NUMBER	DATE OF ORDER	DESCRIPTION AND VALUE OF PROPERTY
-------------------------------	--	---------------	-----------------------------------

7. Gifts

- None ☒ List all gifts or charitable contributions made within **one year** immediately preceding the commencement of this case except ordinary and usual gifts to family members aggregating less than \$200 in value per individual family member and charitable contributions aggregating less than \$100 per recipient. (Married debtors filing under chapter 12 or chapter 13 must include gifts or contributions by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF PERSON OR ORGANIZATION	RELATIONSHIP TO DEBTOR, IF ANY	DATE OF GIFT	DESCRIPTION AND VALUE OF GIFT
--	--------------------------------	--------------	-------------------------------

8. Losses

- None ☒ List all losses from fire, theft, other casualty or gambling within **one year** immediately preceding the commencement of this case **or since the commencement of this case**. (Married debtors filing under chapter 12 or chapter 13 must include losses by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

DESCRIPTION AND VALUE OF PROPERTY	DESCRIPTION OF CIRCUMSTANCES AND, IF LOSS WAS COVERED IN WHOLE OR IN PART BY INSURANCE, GIVE PARTICULARS	DATE OF LOSS
-----------------------------------	--	--------------

9. Payments related to debt counseling or bankruptcy

- None ☐ List all payments made or property transferred by or on behalf of the debtor to any persons, including attorneys, for consultation concerning debt consolidation, relief under the bankruptcy law or preparation of the petition in bankruptcy within **one year** immediately preceding the commencement of this case.

NAME AND ADDRESS OF PAYEE	DATE OF PAYMENT, NAME OF PAYOR IF OTHER THAN DEBTOR	AMOUNT OF MONEY OR DESCRIPTION AND VALUE OF PROPERTY
Goren, Wolff, and Orenstein, LLC 15245 Shady Grove Road Suite 465 North Rockville, MD 20850	10/1/2012	\$25,000.00 retainer agreement for fees, \$1,250.00 costs (Pre-Petition services of \$5,000.00 paid by Debtor prior to filing)

10. Other transfers

- None ☒ a. List all other property, other than property transferred in the ordinary course of the business or financial affairs of the debtor, transferred either absolutely or as security within **two years** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include transfers by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF TRANSFEREE, RELATIONSHIP TO DEBTOR	DATE	DESCRIBE PROPERTY TRANSFERRED AND VALUE RECEIVED
---	------	---

- None ☒ b. List all property transferred by the debtor within **ten years** immediately preceding the commencement of this case to a self-settled trust or similar device of which the debtor is a beneficiary.

NAME OF TRUST OR OTHER DEVICE	DATE(S) OF TRANSFER(S)	AMOUNT OF MONEY OR DESCRIPTION AND VALUE OF PROPERTY OR DEBTOR'S INTEREST IN PROPERTY
----------------------------------	---------------------------	---

11. Closed financial accounts

- None ☒ List all financial accounts and instruments held in the name of the debtor or for the benefit of the debtor which were closed, sold, or otherwise transferred within **one year** immediately preceding the commencement of this case. Include checking, savings, or other financial accounts, certificates of deposit, or other instruments; shares and share accounts held in banks, credit unions, pension funds, cooperatives, associations, brokerage houses and other financial institutions. (Married debtors filing under chapter 12 or chapter 13 must include information concerning accounts or instruments held by or for either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF INSTITUTION	TYPE OF ACCOUNT, LAST FOUR DIGITS OF ACCOUNT NUMBER, AND AMOUNT OF FINAL BALANCE	AMOUNT AND DATE OF SALE OR CLOSING
---------------------------------	--	---------------------------------------

12. Safe deposit boxes

- None ☒ List each safe deposit or other box or depository in which the debtor has or had securities, cash, or other valuables within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include boxes or depositories of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF BANK OR OTHER DEPOSITORY	NAMES AND ADDRESSES OF THOSE WITH ACCESS TO BOX OR DEPOSITORY	DESCRIPTION OF CONTENTS	DATE OF TRANSFER OR SURRENDER, IF ANY
---	---	----------------------------	--

13. Setoffs

- None ☒ List all setoffs made by any creditor, including a bank, against a debt or deposit of the debtor within **90 days** preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CREDITOR	DATE OF SETOFF	AMOUNT OF SETOFF
------------------------------	----------------	------------------

14. Property held for another person

None ☐ List all property owned by another person that the debtor holds or controls.

NAME AND ADDRESS OF OWNER	DESCRIPTION AND VALUE OF PROPERTY	LOCATION OF PROPERTY
---------------------------	-----------------------------------	----------------------

15. Prior address of debtor

None ☐ If the debtor has moved within **three years** immediately preceding the commencement of this case, list all premises which the debtor occupied during that period and vacated prior to the commencement of this case. If a joint petition is filed, report also any separate address of either spouse.

ADDRESS	NAME USED	DATES OF OCCUPANCY
---------	-----------	--------------------

16. Spouses and Former Spouses

None ☐ 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 **eight years** 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.

NAME

17. Environmental Information.

For the purpose of this question, the following definitions apply:

"Environmental Law" means any federal, state, or local statute or regulation regulating pollution, contamination, releases of hazardous or toxic substances, wastes or material into the air, land, soil, surface water, groundwater, or other medium, including, but not limited to, statutes or regulations regulating the cleanup of these substances, wastes, or material.

"Site" means any location, facility, or property as defined under any Environmental Law, whether or not presently or formerly owned or operated by the debtor, including, but not limited to, disposal sites.

"Hazardous Material" means anything defined as a hazardous waste, hazardous substance, toxic substance, hazardous material, pollutant, or contaminant or similar term under an Environmental Law

None ☐ a. List the name and address of every site for which the debtor has received notice in writing by a governmental unit that it may be liable or potentially liable under or in violation of an Environmental Law. Indicate the governmental unit, the date of the notice, and, if known, the Environmental Law:

SITE NAME AND ADDRESS	NAME AND ADDRESS OF GOVERNMENTAL UNIT	DATE OF NOTICE	ENVIRONMENTAL LAW
-----------------------	---------------------------------------	----------------	-------------------

None ☐ b. List the name and address of every site for which the debtor provided notice to a governmental unit of a release of Hazardous Material. Indicate the governmental unit to which the notice was sent and the date of the notice.

SITE NAME AND ADDRESS	NAME AND ADDRESS OF GOVERNMENTAL UNIT	DATE OF NOTICE	ENVIRONMENTAL LAW
-----------------------	---------------------------------------	----------------	-------------------

None ☐ c. List all judicial or administrative proceedings, including settlements or orders, under any Environmental Law with respect to which the debtor is or was a party. Indicate the name and address of the governmental unit that is or was a party to the proceeding, and the docket number.

NAME AND ADDRESS OF GOVERNMENTAL UNIT	DOCKET NUMBER	STATUS OR DISPOSITION
---------------------------------------	---------------	-----------------------

18. Nature, location and name of business

None

- ☒ a. *If the debtor is an individual*, list the names, addresses, taxpayer identification numbers, nature of the businesses, and beginning and ending dates of all businesses in which the debtor was an officer, director, partner, or managing executive of a corporation, partner in a partnership, sole proprietor, or was self-employed in a trade, profession, or other activity either full- or part-time within **six years** immediately preceding the commencement of this case, or in which the debtor owned 5 percent or more of the voting or equity securities within **six years** immediately preceding the commencement of this case.

If the debtor is a partnership, list the names, addresses, taxpayer identification numbers, nature of the businesses, and beginning and ending dates of all businesses in which the debtor was a partner or owned 5 percent or more of the voting or equity securities, within **six years** immediately preceding the commencement of this case.

If the debtor is a corporation, list the names, addresses, taxpayer identification numbers, nature of the businesses, and beginning and ending dates of all businesses in which the debtor was a partner or owned 5 percent or more of the voting or equity securities within **six years** immediately preceding the commencement of this case.

	LAST FOUR DIGITS OF SOCIAL-SECURITY OR OTHER INDIVIDUAL TAXPAYER-I.D. NO. (ITIN)/ COMPLETE EIN	ADDRESS	NATURE OF BUSINESS	BEGINNING AND ENDING DATES
NAME				

None

- ☒ b. Identify any business listed in response to subdivision a., above, that is "single asset real estate" as defined in 11 U.S.C. § 101.

NAME	ADDRESS
------	---------

The following questions are to be completed by every debtor that is a corporation or partnership and by any individual debtor who is or has been, within **six years** immediately preceding the commencement of this case, any of the following: an officer, director, managing executive, or owner of more than 5 percent of the voting or equity securities of a corporation; a partner, other than a limited partner, of a partnership, a sole proprietor, or self-employed in a trade, profession, or other activity, either full- or part-time.

(An individual or joint debtor should complete this portion of the statement **only** if the debtor is or has been in business, as defined above, within six years immediately preceding the commencement of this case. A debtor who has not been in business within those six years should go directly to the signature page.)

19. Books, records and financial statements

None

- ☐ a. List all bookkeepers and accountants who within **two years** immediately preceding the filing of this bankruptcy case kept or supervised the keeping of books of account and records of the debtor.

NAME AND ADDRESS
Ju-Hua Chou
102 Goucher Terrace
Gaithersburg, MD 20877

DATES SERVICES RENDERED
2008 - Present

None

- ☐ b. List all firms or individuals who within the **two years** immediately preceding the filing of this bankruptcy case have audited the books of account and records, or prepared a financial statement of the debtor.

NAME	ADDRESS
Zhihua Chen, CPA	1 Martins Square Lane Rockville, MD 20850

DATES SERVICES RENDERED
2008 - 2011

None

- ☒ c. List all firms or individuals who at the time of the commencement of this case were in possession of the books of account and records of the debtor. If any of the books of account and records are not available, explain.

NAME	ADDRESS
------	---------

None

- ☒ d. List all financial institutions, creditors and other parties, including mercantile and trade agencies, to whom a financial statement was issued by the debtor within **two years** immediately preceding the commencement of this case.

NAME AND ADDRESS

DATE ISSUED

20. Inventories

None

☒ a. List the dates of the last two inventories taken of your property, the name of the person who supervised the taking of each inventory, and the dollar amount and basis of each inventory.

DATE OF INVENTORY

INVENTORY SUPERVISOR

DOLLAR AMOUNT OF INVENTORY
(Specify cost, market or other basis)

None

☒ b. List the name and address of the person having possession of the records of each of the two inventories reported in a., above.

DATE OF INVENTORY

NAME AND ADDRESSES OF CUSTODIAN OF INVENTORY
RECORDS**21 . Current Partners, Officers, Directors and Shareholders**

None

☐ a. If the debtor is a partnership, list the nature and percentage of partnership interest of each member of the partnership.

NAME AND ADDRESS

NATURE OF INTEREST

PERCENTAGE OF INTEREST

Ju-Hua Chou
102 Goucher Terrace
Gaithersburg, MD 20877

Owner**100%**

None

☒ b. If the debtor is a corporation, list all officers and directors of the corporation, and each stockholder who directly or indirectly owns, controls, or holds 5 percent or more of the voting or equity securities of the corporation.

NAME AND ADDRESS

TITLE

NATURE AND PERCENTAGE
OF STOCK OWNERSHIP**22 . Former partners, officers, directors and shareholders**

None

☒ a. If the debtor is a partnership, list each member who withdrew from the partnership within **one year** immediately preceding the commencement of this case.

NAME

ADDRESS

DATE OF WITHDRAWAL

None

☒ b. If the debtor is a corporation, list all officers, or directors whose relationship with the corporation terminated within **one year** immediately preceding the commencement of this case.

NAME AND ADDRESS

TITLE

DATE OF TERMINATION

23 . Withdrawals from a partnership or distributions by a corporation

None

☐ If the debtor is a partnership or corporation, list all withdrawals or distributions credited or given to an insider, including compensation in any form, bonuses, loans, stock redemptions, options exercised and any other perquisite during **one year** immediately preceding the commencement of this case.

NAME & ADDRESS
OF RECIPIENT,
RELATIONSHIP TO DEBTOR
Ju-Hua Chou
102 Goucher Terrace
Gaithersburg, MD 20877
Owner

DATE AND PURPOSE
OF WITHDRAWAL
10/2011 - 10/2012
Purpose - See Exhibit C

AMOUNT OF MONEY
OR DESCRIPTION AND
VALUE OF PROPERTY
Total \$136,949.40

24. Tax Consolidation Group.

None ☒ If the debtor is a corporation, list the name and federal taxpayer identification number of the parent corporation of any consolidated group for tax purposes of which the debtor has been a member at any time within **six years** immediately preceding the commencement of the case.

NAME OF PARENT CORPORATION

TAXPAYER IDENTIFICATION NUMBER (EIN)

25. Pension Funds.

None ☒ If the debtor is not an individual, list the name and federal taxpayer-identification number of any pension fund to which the debtor, as an employer, has been responsible for contributing at any time within **six years** immediately preceding the commencement of the case.

NAME OF PENSION FUND

TAXPAYER IDENTIFICATION NUMBER (EIN)

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I declare under penalty of perjury that I have read the answers contained in the foregoing statement of financial affairs and any attachments thereto and that they are true and correct to the best of my knowledge, information and belief.

Date October 3, 2012Signature /s/ Ju-Hua Chou**Ju-Hua Chou****Owner**

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

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

Payments to Creditors in the Past 90 Days

In the past 3 months, I spent money over \$5850 for Phoenix Garden LLC account

07/18/12	9,600.15	American Express card	credit card	conf# W6686
08/15/12	5,520.42	American Express card	credit card	conf# w6386
09/18/12	4,763.73	American Express card	credit card	conf# W3216



Withdrawals from Business

10/13/11	1,600.00	Zhihua Chen, CPA	wonderland/E #1055	
03/20/12	730.50	Water bill-6701	w-e-water conf#107646945	
03/20/12	113.93	Water bill -6703	w-e-water conf# 107647736	
04/16/12	225.35	2124 water bill	w-e-water conf# 110332409	
08/03/12	567.40	2109 3/5-5/29+prior	w-e-water conf# 120716223	
01/13/12	880.00	Robert Turner	W-e-salary #1081	
01/27/12	880.00	Robert Turner	W-e-salary #1091	
01/30/12	350.00	Juan Jesus Rivera	W-e-salary #1092	
02/03/12	251.50	Juan Jesus Rivera	W-e-salary #1094	
02/11/12	251.00	Juan Jesus Rivera	W-e-salary #1097	
02/12/12	880.00	Robert Turner	W-e-salary #1098	1/11-24/12
02/27/12	186.00	Juan Jesus Rivera	W-e-salary #1102	
03/01/12	880.00	Robert Turner	W-e-salary #1104	
03/03/12	320.00	Juan Jesus Rivera	W-e-salary #1105	
03/14/12	880.00	Robert Turner	W-e-salary #1111	
03/22/12	880.00	Robert Turner	W-e-salary #1116	
04/05/12	888.36	Robert Turner	W-e-salary #1124	3/21-4/3/12
04/18/12	969.93	Robert Turner	W-e-salary #1130	4/4-4/18/12
05/08/12	880.00	Robert Turner	W-e-salary #1138	4/18-5/2
05/24/12	880.00	Robert Turner	W-e-salary #1143	5/3-5/16
06/06/12	900.00	Robert Turner	W-e-salary #1151	5/16-5/29
06/14/12	900.00	Robert Turner	W-e-salary #1157	5/30-6/13
06/27/12	880.00	Robert Turner	W-e-salary #1158	6/14-6/26/12
07/16/12	920.00	Robert Turner	W-e-salary #1167	6/17-7/10
07/26/12	880.00	Robert Turner	W-e-salary #1170	7/11-7/25
03/06/12	56.00	Department of Assessment	w-e-other ext #1068change MD fine for late reportt personal property tax	
06/09/12	100.00	Kevin Massey Pest Control	w-e-other ext #1154	2106-1/2124-2/6711-2
08/20/12	92.26	Mark Niser	w-e-other ext #1178	
08/25/12	45.00	Jhoinel Herman	w-e-other ext #1183	Clean 6701-1
09/07/12	80.00	Fredrick Lindeman	w-e-other ext #1190	grass cutting

09/08/12	225.00	Jhoinel Hernan	w-e-other exp #1191	clena Dundalk
03/16/12	70.00	JVA-electrical services	W-e-maintan #1112	2104 Willow Spring Rd. 2FL
06/14/12	700.00	Weldon Mcleod	W-e-maintan #1156	2121-1/6709-1
06/28/12	500.00	Wldon	W-e-maintan #1159-2	02/01/10
06/29/12	414.50	Nuhum Gouzalis	W-e-maintan #1161	2104-2 FL bathroom wall
08/27/12	100.00	Mark Niser	W-e-maintan #1184	6701-1 Heat
09/11/12	60.00	Andre Douglas	W-e-maintan #1193	repair A/c 22 2A
02/11/12	1,824.00	Hector Cantillano	W-e-contract #1096	
07/30/12	216.00	Hector Cantillano	W-e-contract #1172	
08/20/12	200.00	Hector Cantillano	W-e-contract #1179	
08/21/12	64.00	Sean Kriner	W-e-contract #1180	painting WSA
08/24/12	236.00	Mark Niser	W-e-contract #1182	
08/30/12	150.00	Hector Cantillano	W-e-contract #1185	6709 water
09/06/12	376.00	Winston Duncan	W-e-contract #1189	6709-1 hot water, heater
09/09/12	377.50	Hector Cantillano	W-e-contract #1192	dundalk leaking, and clean vacany units
	23,860.23	I used Phoenix Garden LLC account to pay the expense for Belle Property at dundalk's bill		
02/15/12	1,010.90	BAC	R-t-Loan #1062	
03/07/12	1,010.90	BAC	R-t-Loan #1070	
04/14/12	1,010.90	BAC	R-T-Loan #1209	
05/15/12	1,010.90	BAC	R-T-Loan #1217	
06/06/12	1,010.90	BAC	R-T-Loan #1224	
02/15/12	928.86	BAC	R-q-Loan #1064	
03/07/12	928.86	BAC	R-q-Loan #1072	
04/14/12	928.86	BAC	R-q-Loan #1211	
05/15/12	928.86	BAC	R-q-Loan #1219	
06/06/12	928.86	BAC	R-q-Loan #1226	
02/15/12	1,138.59	BAC	R-p-Loan #1065	
03/07/12	1,138.59	BAC	R-p-Loan #1073	
04/14/12	1,138.59	BAC	R-p-Loan #1212	
05/15/12	1,138.59	BAC	R-p-Loan #1220	

06/06/12	1,138.59	BAC	R-p-Loan	#1227	
02/15/12	964.11	BAC	R-m122-loan	#1067	
03/07/12	964.11	BAC	R-m122-loan	#1075	
04/14/12	939.31	BAC	R-m122-loan	#1214	
05/15/12	939.31	BAC	R-m122-loan	#1222	051512 過帳
06/06/12	939.31	BAC	R-m122-loan	#1229	
02/15/12	952.71	BAC	R-m120-loan	#1066	
03/07/12	952.71	BAC	R-m120-loan	#1074	
04/14/12	929.33	BAC	R-m120-loan	#1213	
05/15/12	929.33	BAC	R-m120-loan	#1221	
06/06/12	929.33	BAC	R-m120-loan	#1228	
08/08/12	120.00	Cheng De Yan	R-e-pumpkin	#1176	12731 A/C
09/24/12	700.00	Mr. Liu	R-e-pumpkin	#1197	repair floor
09/24/12	500.00	Mr. Liu	R-e-pumpkin	#1195	repair floor
09/24/12	500.00	Mr. Liu	R-e-pumpkin	#1196	repair floor
07/31/12	663.22	Real Property tax-2922 Gran	R-e-grantley	conf# 121096951	
02/15/12	754.65	BAC	R-d-Loan	#1063	
03/07/12	754.65	BAC	R-d-Loan	#1071	
04/14/12	754.65	BAC	R-d-Loan	#1210	
05/15/12	754.65	BAC	R-d-Loan	#1218	
06/06/12	754.65	BAC	R-d-Loan	#1225	
05/25/12	180.00	Duvall A/C repair-Sam	R-d-expense	Cash	
02/28/12	744.00	Hector Cantillano	M120/Quince	#1103	
	32,011.78				

In the past 12 months I paid this amount for personal expenses (Included mortgage, maintance fee ets.)

02/27/12	4,612.18	Fairview 4505 tax	F-expense	C	
03/14/12	465.00	Director of Finance	F-expense	#1110	Citation #52356144
07/31/12	1,877.16	Real Property tax-3405 Fairv	F-expense	conf# 121096209	
07/31/12	1,877.16	Real Property tax-3407 Fairv	F-expense	conf# 121096631	
09/12/12	750.00	Cohen and Forman	F-expense	#1194	court fee for fairview

9,581.50

I paid this amount for Wonderland LLC's tax and expenses

04/16/12	5,178.16	Chase credit card-freedom	credit card	conf# 1311981811
05/17/12	3,814.19	Chase credit card-freedom	credit card	conf# 1330607368
05/17/12	1,942.06	American Express card	credit card	W8557
06/15/12	5,037.28	Chase credit card-freedom	credit card	conf# 1343785323
06/15/12	3,394.41	American Express card	credit card	conf# W1280
07/16/12	1,587.68	Chase credit card-freedom	credit card	conf# 1367529647
07/18/12	9,600.15	American Express card	credit card	conf# W6686
08/15/12	5,520.42	American Express card	credit card	conf# w6386
08/15/12	602.10	Chase credit card-freedom	credit card	conf# 1383227295
09/14/12	1,055.71	Chase credit card-freedom	credit card	conf# 1403735889
09/18/12	4,763.73	American Express card	credit card	conf# W3216
	42,495.89			

Paid for credit card

10/10/11	35,000.00	transfer to 6497	bank	#1053
12/09/11	31,000.00	transfer to 6497	bank	#1057
01/12/12	11,000.00	transfer to 6497	bank	#1059
	77,000.00			

transferred \$77,000 to Belle Property Management LLC's bank account

12/15/11	1,000.00	transfer to 4507	bank	#1058
08/07/12	40,000.00	transfer to 4507	bank	#1232
	41,000.00			

transferred \$41000 to personal bank account

11/07/11	22,000.00	transfer to 0464	bank	#1056
05/04/12	15,000.00	transfer to 0464	bank	#1216
10/06/11	7,000.00	transfer to "0464"	bank	#1052
03/07/12	15,000.00	transfer to "0464"	bank	#1069
04/06/12	6,000.00	transfer to "0464"	bank	#1078
	65,000.00			

Transferred \$65,000 to Belle Property at Dundalk LLC's bank account

\$213,949.40

this is total amount for the past 12 months I used phoenix Garden LLC's bank account for other used, except \$77,000.00
I used for Belle property management llc's expense

United States Bankruptcy Court
District of Maryland

In re Phoenix Garden LLC.
Debtor

Case No. _____

Chapter 11

LIST OF EQUITY SECURITY HOLDERS

Following is the list of the Debtor's equity security holders which is prepared in accordance with Rule 1007(a)(3) for filing in this chapter 11 case.

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
---	-------------------	-------------------------	---------------------

None

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the Owner of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date October 3, 2012

Signature /s/ Ju-Hua Chou
Ju-Hua Chou
Owner

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.

**United States Bankruptcy Court
District of Maryland**

In re **Phoenix Garden LLC.**

Debtor(s)

Case No.

Chapter

11

VERIFICATION OF CREDITOR MATRIX

I, the Owner of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: **October 3, 2012**

/s/ Ju-Hua Chou

Ju-Hua Chou/Owner

Signer/Title

Aaron Brooks
3813 Oakford Avenue
Apt. D
Baltimore, MD 21215

Arron Welch
3807 Oakford Avenue
Apt. C
Baltimore, MD 21215

Associated Catholic Charities
5018 Denmore Avenue
Apt. 2-B
Baltimore, MD 21215

Associated Catholic Charities
5020 Denmore Avenue
Apt. 1-B
Baltimore, MD 21215

Associated Catholic Charities
5020 Denmore Avenue
Apt. 2-B
Baltimore, MD 21215

Associated Catholic Charities
5026 Denmore Avenue
Apt. 1-A
Baltimore, MD 21215

Associated Catholic Charities
5026 Denmore Avenue
Apt. 1-B
Baltimore, MD 21215

Associated Catholic Charities
5026 Denmore Avenue
Apt. 2-B
Baltimore, MD 21215

Associated Catholic Charities
5026 Denmore Avenue
Apt. 3-A
Baltimore, MD 21215

Associated Catholic Charities
5028 Denmore Avenue
Apt. 1-A
Baltimore, MD 21215

Associated Catholic Charities
5028 Denmore Avenue
Apt. 1-B
Baltimore, MD 21215

Associated Catholic Charities
5028 Denmore Avenue
Apt. 2-B
Baltimore, MD 21215

Associated Catholic Charities
5030 Denmore Avenue
Apt. 3-B
Baltimore, MD 21215

Associated Catholic Charities
5032 Denmore Avenue
Apt. 2-A
Baltimore, MD 21215

Associated Catholic Charities
5032 Denmore Avenue
Apt. 3-A
Baltimore, MD 21215

Associated Catholic Charities
5018 Denmore Avenue
Apt. 2-B
Baltimore, MD 21215

Associated Catholic Charities
5020 Denmore Avenue
Apt. 1-B
Baltimore, MD 21215

Associated Catholic Charities
5020 Denmore Avenue
Apt. 2-B
Baltimore, MD 21215

Associated Catholic Charities
5026 Denmore Avenue
Apt. 1-A
Baltimore, MD 21215

Associated Catholic Charities
5026 Denmore Avenue
Apt. 1-B
Baltimore, MD 21215

Associated Catholic Charities
5026 Denmore Avenue
Apt. 2-B
Baltimore, MD 21215

Associated Catholic Charities
5026 Denmore Avenue
Apt. 3-A
Baltimore, MD 21215

Associated Catholic Charities
5028 Denmore Avenue
Apt. 1-A
Baltimore, MD 21215

Associated Catholic Charities
5028 Denmore Avenue
Apt. 1-B
Baltimore, MD 21215

Associated Catholic Charities
5028 Denmore Avenue
Apt. 2-B
Baltimore, MD 21215

Associated Catholic Charities
5030 Denmore Avenue
Apt. 3-B
Baltimore, MD 21215

Associated Catholic Charities
5032 Denmore Avenue
Apt. 2-A
Baltimore, MD 21215

Associated Catholic Charities
5032 Denmore Avenue
Apt. 3-A
Baltimore, MD 21215

Benjamin Severson
5024 Denmore Avenue
Apt. 3-B
Baltimore, MD 21215

BGE
P.O.Box 1475
Baltimore, MD 21203

BGE
P.O.Box 1475
Baltimore, MD 21203

BGE
P.O.Box 1475
Baltimore, MD 21203

BGE
P.O.Box 1475
Baltimore, MD 21203

BGE
P.O.Box 1475
Baltimore, MD 21203

BGE
P.O.Box 1475
Baltimore, MD 21203

BGE
P.O.Box 1475
Baltimore, MD 21203

BGE
P.O.Box 1475
Baltimore, MD 21203

BGE
P.O.Box 1475
Baltimore, MD 21203

Blondy Parks-Homeless
5030 Denmore Avenue
Apt. 1-C
Baltimore, MD 21215

Blondy Parks-Homeless
5030 Denmore Avenue
Apt. 1-C
Baltimore, MD 21215

Brandon Jahod
518 Winters Lane
Catonsville, MD 21228

Catherine K. Hopkin, Esq.
Tydings & Rosenberg, LLP
100 East Pratt Street
26th Floor
Baltimore, MD 21202

Catherine K. Hopkin, Esq.
Tydings & Rosenberg, LLP
100 East Pratt Street
26th Floor
Baltimore, MD 21202

Charlene Holland-Lewis
3807 Oakford Avenue
Apt. A
Baltimore, MD 21215

Coretta Copeland
5018 Denmore Avenue
Apt. 1-B
Baltimore, MD 21215

Coretta Copeland
5018 Denmore Avenue
Apt. 1-B
Baltimore, MD 21215

Danielle Freeman
3805 Oakford Avenue
Apt. C
Baltimore, MD 21215

Darnetta Shaver
3815 Oakford Avenue
Apt. B
Baltimore, MD 21215

Donte Lewis
3813 Oakford Avenue
Apt. C
Baltimore, MD 21215

Douglas Hornon
3813 Oakford Avenue
Apt. A
Baltimore, MD 21215

Eddie R. Moore/HOC
3803 Oakford Avenue
Apt. A
Baltimore, MD 21215

Empire Homes of MD, Inc.
3813 Oakford Avenue
Apt. E
Baltimore, MD 21215

ForRent.com
1500 Shady Grove Road
Suite 310
Rockville, MD 20850

Gerald Washington
3815 Oakford Avenue
Apt. C
Baltimore, MD 21215

Gloria Faison
3805 Oakford Avenue
Apt. D
Baltimore, MD 21215

Jacqueline Bruce
5022 Denmore Avenue
Apt. 3-B
Baltimore, MD 21215

Jacqueline Bruce
5022 Denmore Avenue
Apt. 3-B
Baltimore, MD 21215

Jeffrey Britten
5028 Denmore Avenue
Apt. 2-A
Baltimore, MD 21215

Jeffrey Britten
5028 Denmore Avenue
Apt. 2-A
Baltimore, MD 21215

Kenneth Brown
3803 Oakford Avenue
Apt. B
Baltimore, MD 21215

Leuricia Callaway
5024 Denmore Avenue
Apt. 2-A
Baltimore, MD 21215

Leuricia Callaway
5024 Denmore Avenue
Apt. 2-A
Baltimore, MD 21215

Lorenzo Atkins
5022 Denmore Avenue
Apt. 1-A
Baltimore, MD 21215

Lorenzo Atkins
5022 Denmore Avenue
Apt. 1-A
Baltimore, MD 21215

Mac-Gray Services, Inc.
404 Wyman Street
Waltham, MA 02451

Mac-Gray Services, Inc.
404 Wyman Street
Waltham, MA 02451

Marvin Dessauere
5030 Denmore Avenue
Apt. 2-B
Baltimore, MD 21215

Marvin Dessauere
5030 Denmore Avenue
Apt. 2-B
Baltimore, MD 21215

Mary Dunnock
3813 Oakford Avenue
Apt. B
Baltimore, MD 21215

Mary Loftin/Larry King
5026 Denmore Avenue
Apt. 3-B
Baltimore, MD 21215

Mary Loftin/Larry King
5026 Denmore Avenue
Apt. 3-B
Baltimore, MD 21215

Onewest Bank
888 East Walnut Street
Pasadena, CA 91101

Onewest Bank
888 East Walnut Street
Pasadena, CA 91101

Petra Kershaw
3803 Oakford Avenue
Apt. D
Baltimore, MD 21215

Robert & Connie Harris
5024 Denmore Avenue
Apt. 1-B
Baltimore, MD 21215

Robert & Connie Harris
5024 Denmore Avenue
Apt. 1-B
Baltimore, MD 21215

Ross Sampson
5028 Denmore Avenue
Apt. 3-A
Baltimore, MD 21215

Ross Sampson
5028 Denmore Avenue
Apt. 3-A
Baltimore, MD 21215

Sacie-Marie Williams
5018 Denmore Avenue
Apt. 2-A
Baltimore, MD 21215

SDAT Resident Agent
301 W. Preston Street
Room 801
Baltimore, MD 21201

Serena Anita Harrington
5022 Denmore Avenue
Apt. 3-A
Baltimore, MD 21215

Serena Anita Harrington
5022 Denmore Avenue
Apt. 3-A
Baltimore, MD 21215

Shamda Yates
3805 Oakford Avenue
Apt. B
Baltimore, MD 21215

Shante Hunt
3805 Oakford Avenue
Apt. A
Baltimore, MD 21215

Sona Davis
5026 Denmore Avenue
Apt. 2-A
Baltimore, MD 21215

Sona Davis
5026 Denmore Avenue
Apt. 2-A
Baltimore, MD 21215

Stephinie M. Webb
5018 Denmore Avenue
Apt. 3-B
Baltimore, MD 21215

Sylvia Butler
3801 Oakford Avenue
Apt. B
Baltimore, MD 21215

Timothy May/Wendy Lee May/HOC
3811 Oakford Avenue
Apt. D
Baltimore, MD 21215

Tonya Hull
5030 Denmore Avenue
Apt. 2-C
Baltimore, MD 21215

Tonya Hull
5030 Denmore Avenue
Apt. 2-C
Baltimore, MD 21215

Tresaraie Shavers
3807 Oakford Avenue
Apt. B
Baltimore, MD 21215

Vanessa Posey
3811 Oakford Avenue
Apt. B
Baltimore, MD 21215

Wanda Wiles
3809 Oakford Avenue
Apt. A
Baltimore, MD 21215

**United States Bankruptcy Court
District of Maryland**

In re **Phoenix Garden LLC.**

Debtor(s)

Case No.

Chapter

11

CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for **Phoenix Garden LLC.** in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

■ None [*Check if applicable*]

October 3, 2012

Date

/s/ Michael G. Wolff

Michael G. Wolff 10269

Signature of Attorney or Litigant
Counsel for **Phoenix Garden LLC.**

Goren, Wolff & Orenstein, LLC

15245 Shady Grove Road

North Lobby, Suite 465

Rockville, MD 20850

301-984-6266 Fax:301-816-0592

lawyers@gwolaw.com