

B1 (Official Form 1)(04/13)

United States Bankruptcy Court District of Maryland		Voluntary Petition
Name of Debtor (if individual, enter Last, First, Middle): Baltimore Return Fund 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):		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)/Complete EIN (if more than one, state all) 20-2781730		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): 35 Fulford Avenue, Suite 203 Bel Air, MD <div style="text-align: right;">ZIP Code 21014</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: Harford		County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address): P. O. Box 741109 Houston, TX <div style="text-align: right;">ZIP Code 77274-1109</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):		
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 \$2,490,925 (amount subject to adjustment on 4/01/16 and every three years thereafter). 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 checked="" type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input 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 checked="" type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input 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 <i>(This page must be completed and filed in every case)</i>		Name of Debtor(s): Baltimore Return Fund 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: See Attachment		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.) <input type="checkbox"/> 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? <input type="checkbox"/> Yes, and Exhibit C is attached and made a part of this petition. <input checked="" type="checkbox"/> 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.) <input type="checkbox"/> Exhibit D completed and signed by the debtor is attached and made a part of this petition. If this is a joint petition: <input type="checkbox"/> 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) <input checked="" type="checkbox"/> 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. <input checked="" type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District. <input type="checkbox"/> 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) <input type="checkbox"/> 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) <input type="checkbox"/> 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 <input type="checkbox"/> Debtor has included with 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. <input type="checkbox"/> 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):
Baltimore Return Fund 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 Attorney*

X /s/ Lawrence J. Yumkas
Signature of Attorney for Debtor(s)

Lawrence J. Yumkas 06357
Printed Name of Attorney for Debtor(s)

Yumkas, Vidmar & Sweeney, LLC
Firm Name

10211 Wincopin Circle, Suite 500
Columbia, MD 21044

Address

Email: lyumkas@yvslaw.com

443-569-0758 Fax: 410-571-2798
Telephone Number

December 19, 2014
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 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 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/ Gary Laws
Signature of Authorized Individual

Gary Laws
Printed Name of Authorized Individual

Managing Member of Descendants Property LLC
Title of Authorized Individual

December 19, 2014
Date

In re Baltimore Return Fund LLC

Case No. _____

Debtor

FORM 1. VOLUNTARY PETITION
Pending Bankruptcy Cases Filed Attachment

<u>Name of Debtor / District</u>	<u>Case No. / Relationship</u>	<u>Date Filed / Judge</u>
Chesapeake Row Homes LLC Maryland	14-27752-NVA affiliate	11/18/14 Alquist
Harbor Pier Homes LLC Maryland	14-27753-NVA affiliate	11/18/14 Alquist
Inbrook Homes LLC Maryland	14-27754-NVA affiliate	11/18/14 Alquist
MD Liberty Homes LLC Maryland	14-27755-NVA affiliate	11/18/14 Alquist
Nickys Row Homes LLC Maryland	14-27757-NVA affiliate	11/18/14 Alquist
Port Homes LLC Maryland	14-27758-NVA affiliate	11/18/14 Alquist
Wiz Homes LLC Maryland	14-27759-NVA affiliate	11/18/14 Alquist

B4 (Official Form 4) (12/07)

**United States Bankruptcy Court
District of Maryland**

In re Baltimore Return Fund 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)	(2)	(3)	(4)	(5)
<i>Name of creditor and complete mailing address including zip code</i>	<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>	<i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	<i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	<i>Amount of claim [if secured, also state value of security]</i>
Demolition Man Contracting LLC 4200 Kelway Road Baltimore, MD 21218	Demolition Man Contracting LLC 4200 Kelway Road Baltimore, MD 21218	trade debt		78,321.00
Ivas Scontrini Services, LLC 3109 Glenmore Avenue Baltimore, MD 21214-1814	Ivas Scontrini Services, LLC 3109 Glenmore Avenue Baltimore, MD 21214-1814	trade debt		30,000.00
City of Baltimore Bureau of Revenue Collections P. O. Box 17535 Baltimore, MD 21297-1535	City of Baltimore Bureau of Revenue Collections P. O. Box 17535 Baltimore, MD 21297-1535			23,000.00
Murray S. Hankin Insurance Agency 3701 Old Court Road, Suite 12 Baltimore, MD 21208	Murray S. Hankin Insurance Agency 3701 Old Court Road, Suite 12 Baltimore, MD 21208	insurance		6,000.00
Creative Edge Construction 6631 Ebenezer Road Middle River, MD 21220	Creative Edge Construction 6631 Ebenezer Road Middle River, MD 21220	trade debt		2,545.00
City of Baltimore Director of Finance 417 East Fayette Street, Suite 128 Baltimore, MD 21202	City of Baltimore Director of Finance 417 East Fayette Street, Suite 128 Baltimore, MD 21202			2,500.00
State of Maryland Comptroller of the Treasury 110 Carroll Street Annapolis, MD 21411	State of Maryland Comptroller of the Treasury 110 Carroll Street Annapolis, MD 21411			2,000.00
Juan Carlos Guzman 8034 St. Jeanway Elkridge, MD 21075	Juan Carlos Guzman 8034 St. Jeanway Elkridge, MD 21075	trade debt		600.00
GR Investments, LLC 3401 Greenway, Suite 51 Baltimore, MD 21218	GR Investments, LLC 3401 Greenway, Suite 51 Baltimore, MD 21218	trade debt		500.00

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

In re **Baltimore Return Fund 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>
Jack Wilkerson 3712 Mary Avenue Baltimore, MD 21206	Jack Wilkerson 3712 Mary Avenue Baltimore, MD 21206	trade debt		400.00
GR Express LLC 151 North Highland Avenue Baltimore, MD 21224	GR Express LLC 151 North Highland Avenue Baltimore, MD 21224	trade debt		400.00
State Department of Assessments Taxation Personal Property Division 301 West Preston Street Baltimore, MD 21201-2395	State Department of Assessments Taxation Personal Property Division 301 West Preston Street Baltimore, MD 21201-2395			300.00
Harris Realty, LLC P. O. Box 16478 Baltimore, MD 21217-0478	Harris Realty, LLC P. O. Box 16478 Baltimore, MD 21217-0478	trade debt		100.00
Alliance of Rosemont Community Organizations Inc. 2718 Mosher Street Baltimore, MD 21216	Alliance of Rosemont Community Organizations Inc. 2718 Mosher Street Baltimore, MD 21216		Contingent Unliquidated Disputed	Unknown
Carrollton Ridge Community Association 429 South Bentalou Street Baltimore, MD 21223	Carrollton Ridge Community Association 429 South Bentalou Street Baltimore, MD 21223		Contingent Unliquidated Disputed	Unknown
Coldstream-Homestead-Montebello Community Corporation 3220-A The Alameda Baltimore, MD 21218	Coldstream-Homestead-Montebello Community Corporation 3220-A The Alameda Baltimore, MD 21218		Contingent Unliquidated Disputed	Unknown
Greater Greenmount Community Association Inc. 410 East North Avenue Baltimore, MD 21218	Greater Greenmount Community Association Inc. 410 East North Avenue Baltimore, MD 21218		Contingent Unliquidated Disputed	Unknown
Mount Clare Community Council Inc. 400 South Gilmor Street Baltimore, MD 21223	Mount Clare Community Council Inc. 400 South Gilmor Street Baltimore, MD 21223		Contingent Unliquidated Disputed	Unknown
Operation Reachout Southwest Inc. 26 North Fulton Avenue Baltimore, MD 21223	Operation Reachout Southwest Inc. 26 North Fulton Avenue Baltimore, MD 21223		Contingent Unliquidated Disputed	Unknown
Penelope DeLeon 1230 Brentwood Drive Corpus Christi, TX 78404	Penelope DeLeon 1230 Brentwood Drive Corpus Christi, TX 78404			Unknown

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

In re **Baltimore Return Fund LLC**

Case No. _____

Debtor(s)

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(Continuation Sheet)

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

I, the Managing Member of Descendants Property LLC 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 **December 19, 2014**

Signature **/s/ Gary Laws**

Gary Laws

Managing Member of Descendants Property LLC

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 **Baltimore Return Fund 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
Descendants Property LLC			100% membership interest

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the Managing Member of Descendants Property LLC 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 **December 19, 2014**

Signature **/s/ Gary Laws**
Gary Laws
Managing Member of Descendants Property LLC

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 **Baltimore Return Fund LLC**

Debtor(s)

Case No.
Chapter

11

VERIFICATION OF CREDITOR MATRIX

I, the Managing Member of Descendants Property LLC 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: **December 19, 2014**

/s/ Gary Laws

Gary Laws/Managing Member of Descendants Property LLC
Signer/Title

Alliance of Rosemont Community
Organizations Inc.
2718 Mosher Street
Baltimore, MD 21216

Carrollton Ridge Community Association
429 South Bentalou Street
Baltimore, MD 21223

City of Baltimore
Bureau of Revenue Collections
P. O. Box 17535
Baltimore, MD 21297-1535

City of Baltimore
Director of Finance
417 East Fayette Street, Suite 128
Baltimore, MD 21202

Coldstream-Homestead-Montebello
Community Corporation
3220-A The Alameda
Baltimore, MD 21218

Creative Edge Construction
6631 Ebenezer Road
Middle River, MD 21220

Demolition Man Contracting LLC
4200 Kelway Road
Baltimore, MD 21218

GR Express LLC
151 North Highland Avenue
Baltimore, MD 21224

GR Investments, LLC
3401 Greenway, Suite 51
Baltimore, MD 21218

Greater Greenmount Community
Association Inc.
410 East North Avenue
Baltimore, MD 21218

Harris Realty, LLC
P. O. Box 16478
Baltimore, MD 21217-0478

Ivas Scontrini Services, LLC
3109 Glenmore Avenue
Baltimore, MD 21214-1814

Jack Wilkerson
3712 Mary Avenue
Baltimore, MD 21206

Juan Carlos Guzman
8034 St. Jeanway
Elkridge, MD 21075

Mount Clare Community Council Inc.
400 South Gilmor Street
Baltimore, MD 21223

Murray S. Hankin Insurance Agency
3701 Old Court Road, Suite 12
Baltimore, MD 21208

Operation Reachout Southwest Inc.
26 North Fulton Avenue
Baltimore, MD 21223

Penelope DeLeon
1230 Brentwood Drive
Corpus Christi, TX 78404

Scott Wizig
P. O. Box 741109
Houston, TX 77274-1109

State Department of Assessments Taxation
Personal Property Division
301 West Preston Street
Baltimore, MD 21201-2395

State of Maryland
Comptroller of the Treasury
110 Carroll Street
Annapolis, MD 21411

SWE Homes GP LLC
P. O. Box 741109
Houston, TX 77274-1109

SWE Homes L.P.
P. O. Box 741109
Houston, TX 77274-1109

**United States Bankruptcy Court
District of Maryland**

In re **Baltimore Return Fund 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 **Baltimore Return Fund 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:

Descendants Property LLC

None [*Check if applicable*]

December 19, 2014

Date

/s/ Lawrence J. Yumkas

Lawrence J. Yumkas 06357

Signature of Attorney or Litigant

Counsel for **Baltimore Return Fund LLC**

Yumkas, Vidmar & Sweeney, LLC

10211 Wincopin Circle, Suite 500

Columbia, MD 21044

443-569-0758 Fax:410-571-2798

lyumkas@yvslaw.com