

B1 (Official Form 1)(04/13)

**United States Bankruptcy Court  
Southern District of Ohio**

**Voluntary Petition**

Name of Debtor (if individual, enter Last, First, Middle): <b>Stelzer-James L.P.</b>	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) <b>31-1453645</b>	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): <b>3895 Stoneridge Lane Dublin, OH</b> ZIP Code <b>43017</b>	Street Address of Joint Debtor (No. and Street, City, and State):  ZIP Code
County of Residence or of the Principal Place of Business: <b>Franklin</b>	County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address):  ZIP Code	Mailing Address of Joint Debtor (if different from street address):  ZIP Code
Location of Principal Assets of Business Debtor (if different from street address above): <b>3345 E. 7th Ave. Columbus, OH 43219</b>	

<b>Type of Debtor</b> (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.)	<b>Nature of Business</b> (Check one box) <input type="checkbox"/> Health Care Business <input checked="" 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 type="checkbox"/> Other	<b>Chapter of Bankruptcy Code Under Which the Petition is Filed</b> (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
<b>Chapter 15 Debtors</b> Country of debtor's center of main interests:  Each country in which a foreign proceeding by, regarding, or against debtor is pending:	<b>Tax-Exempt Entity</b> (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).	<b>Nature of Debts</b> (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.

<b>Filing Fee</b> (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.	<b>Chapter 11 Debtors</b> 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).
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<b>Statistical/Administrative Information</b> <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.									
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									

THIS SPACE IS FOR COURT USE ONLY

<b>Voluntary Petition</b> <i>(This page must be completed and filed in every case)</i>	Name of Debtor(s): <b>Stelzer-James L.P.</b>
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**All Prior Bankruptcy Cases Filed Within Last 8 Years** (If more than two, attach additional sheet)

Location Where Filed: <b>- None -</b>	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: <b>- None -</b>	Case Number:	Date Filed:
District:	Relationship:	Judge:

<p style="text-align: center;"><b>Exhibit A</b></p> <p>(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.)</p> <p><input type="checkbox"/> Exhibit A is attached and made a part of this petition.</p>	<p style="text-align: center;"><b>Exhibit B</b></p> <p>(To be completed if debtor is an individual whose debts are primarily consumer debts.)</p> <p>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).</p> <p><b>X</b> _____ Signature of Attorney for Debtor(s) (Date)</p>
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**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 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.

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):  
**Stelzer-James L.P.**

**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

**Signatures**

**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/ Richard K. Stovall  
Signature of Attorney for Debtor(s)

Richard K. Stovall 0029978  
Printed Name of Attorney for Debtor(s)

Allen Kuehnle Stovall & Neuman LLP  
Firm Name

17 South High Street  
Suite 1220  
Columbus, OH 43215  
Address

(614) 221-8500 Fax: (614) 221-5988  
Telephone Number

May 9, 2013  
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 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/ P. Ronald Sabatino  
Signature of Authorized Individual

P. Ronald Sabatino  
Printed Name of Authorized Individual

President, Stelzer-James Corporation, General Partner  
Title of Authorized Individual

May 9, 2013  
Date

\_\_\_\_\_  
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.*

**RESOLUTION OF THE  
GENERAL AND LIMITED PARTNERS OF  
STELZER-JAMES L.P.**

Dated: May 9, 2013

**THE UNDERSIGNED**, constituting all of the General and Limited Partners of Stelzer-James L.P., (the "Partnership"), an Ohio limited partnership, hereby adopt the following resolutions in accordance with the Partnership's Amended and Restated Agreement of Limited Partnership, as further amended, and pursuant to Chapter 1782 of the Ohio Revised Code:

NOW THEREFORE BE IT RESOLVED, that the General and Limited Partners deem it advisable and in the best interests of the Partnership, its creditors, and all parties in interest to seek protection for the Partnership under Chapter 11 of Title 11 of the United States Code, and to employ competent professional assistance to guide the Partnership through its reorganization process; and,

NOW THEREFORE BE IT FURTHER RESOLVED, that the Partnership be, and hereby is, authorized to file a petition for relief under Chapter 11 of Title 11 of the United States Code in the United States Bankruptcy Court for the Southern District of Ohio, Eastern Division (the "Chapter 11 Proceeding"); and

NOW THEREFORE BE IT FURTHER RESOLVED, that the Stelzer-James Corporation, the Managing General Partner of the Partnership, by and through its President, be, and hereby is, authorized to execute and file on behalf of the Partnership any and all petitions for relief, papers, and other documents which are proper and necessary to initiate the Chapter 11 Proceeding, together with any and all other papers and documents incidental thereto; and,

NOW THEREFORE BE IT FURTHER RESOLVED, that the Partnership be, and hereby is, authorized to retain the firm of Allen Kuehnle Stovall & Neuman LLP as legal counsel to represent it in connection with the Chapter 11 Proceeding.

**IN WITNESS WHEREOF**, the undersigned, representing all of the General and Limited Partners of the Partnership, hereby consent and agree to the Resolution, effective as of the date set forth above. This Resolution shall be filed with the records of Stelzer-James L.P.

**MANAGING GENERAL PARTNER:**

STELZER-JAMES CORPORATION, an Ohio corporation

By:   
Name: P. Ronald Sabatino  
Title: President  
Dated: May 9, 2013

**INVESTOR LIMITED PARTNER:**

SOUTHPOINTE DEVELOPMENT, LLC, an Ohio limited liability company

By:   
Name: P. Ronald Sabatino  
Title: Authorized Member  
Dated: May 9, 2013

B4 (Official Form 4) (12/07)

**United States Bankruptcy Court  
Southern District of Ohio**

In re Stelzer-James L.P.

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>
City of Columbus Dept. of Trade & Development 50 W. Gay Street Columbus, OH 43215	City of Columbus Dept. of Trade & Development 50 W. Gay Street Columbus, OH 43215	3345 E. 7th Ave., Columbus, Ohio 43219		2,357,900.00 (1,700,000.00 secured) (2,776,953.11 senior lien)
Environmental Pest Management Attn: Jason Carpenter 200 Hoff Road, Suite P Westerville, OH 43082	Environmental Pest Management Attn: Jason Carpenter 200 Hoff Road, Suite P Westerville, OH 43082	Pest control		1,681.34
HD Supply Facilities Maintenance Attn: Brett Brown 2350 International Street Columbus, OH 43228	HD Supply Facilities Maintenance Attn: Brett Brown P. O. Box 509058 San Diego, CA 92150-9058 858-831-2000	Maintenance Parts/Supplies		2,497.84
One Way of Ohio Carpet 5581 Crambrook Lane Hilliard, OH 43026	Rachel Harding One Way of Ohio Carpet P. O. Box 927 Novi, MI 48376-0927 614-777-9966	Unit Carpet Cleaning		1,148.47
Schneider Downs & Co. Inc. Attn: Mark Cobetto 41 South High Street, Suite 2100 Columbus, OH 43215	Schneider Downs & Co. Inc. Attn: Mark Cobetto 41 South High Street, Suite 2100 Columbus, OH 43215 614-586-7136	Tax and Audit Fee		7,623.70
Sherwin Williams #1222 Attn: Mark Spillman 4870 Evanswood Drive Columbus, OH 43229	Sherwin Williams #1222 Attn: Mark Spillman 4870 Evanswood Drive Columbus, OH 43229 614-433-0934	Flooring Replacement		1,103.36
Sure Coat Painting Co. Ltd. Attn: Matt Bickel 9655 Alspach Road NW Canal Winchester, OH 43110	Sure Coat Painting Co. Ltd. Attn: Matt Bickel P. O. Box 601 Lithopolis, OH 43136-0601 614-920-0321	Unit Painting		1,355.00

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

In re **Stelzer-James L.P.**

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>
<b>VFC Partners 24 LLC 6400 Imperial Drive Waco, TX 76712</b>	<b>VFC Partners 24 LLC 6400 Imperial Drive Waco, TX 76712</b>	<b>3345 E. 7th Ave., Columbus, Ohio 43219</b>  <b>(Financing statement filed of record as to certain personal property)</b>		<b>2,737,410.26 (1,700,000.00 secured) (39,542.85 senior lien)</b>
<b>Willis Law Firm Attn: William L. Willis 141 East Town Street, Suite 200 Columbus, OH 43215</b>	<b>Willis Law Firm Attn: William L. Willis 141 East Town Street, Suite 200 Columbus, OH 43215 614-324-0466</b>	<b>Eviction Services</b>		<b>80.00</b>
<b>Yardmaster 570 Reynoldsburg-New Albany Road Blacklick, OH 43004</b>	<b>Yardmaster 570 Reynoldsburg-New Albany Road Blacklick, OH 43004</b>	<b>Snow removal</b>		<b>346.94</b>

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

In re **Stelzer-James L.P.**

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 President, Stelzer-James Corporation, General Partner 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 **May 9, 2013**

Signature **/s/ P. Ronald Sabatino**

**P. Ronald Sabatino**

**President, Stelzer-James Corporation, General Partner**

*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.



American Electric Power  
Legal Dept.  
1 Riverside Plaza  
Columbus, OH 43215

City of Columbus  
Dept. of Trade & Development  
50 W. Gay Street  
Columbus, OH 43215

City of Columbus  
Dept of Public Utilities  
910 Dublin Road  
Columbus, OH 43215-9060

Columbia Gas of Ohio  
Revenue Recovery  
200 Civic Center Drive  
Columbus, OH 43215

Environmental Pest Management  
Attn: Jason Carpenter  
200 Hoff Road, Suite P  
Westerville, OH 43082

Franklin County Treasurer  
c/o Ed Leonard  
373 South High Street  
Columbus, OH 43215

HD Supply Facilities Maintenance  
Attn: Brett Brown  
2350 International Street  
Columbus, OH 43228

HD Supply Facilities Maintenance  
PO Box 509058  
San Diego, CA 92150-9058

Jesse W. Armstrong  
Assistant Prosecuting Attorney  
373 South High Street, 17th Fl  
Columbus, OH 43215

One Way of Ohio Carpet  
5581 Crambrook Lane  
Hilliard, OH 43026

One Way of Ohio Carpet  
P. O. Box 927  
Novi, MI 48376-0927

Plunkett Cooney P.C.  
c/o Jeanna M. Weaver  
300 E. Broad Street, #590  
Columbus, OH 43215

Richard C. Pfeiffer, Jr.  
Columbus City Attorney  
90 W. Broad St., 1st Floor  
Columbus, OH 43215

Schneider Downs & Co. Inc.  
Attn: Mark Cobetto  
41 South High Street, Suite 2100  
Columbus, OH 43215

Sherwin Williams #1222  
Attn: Mark Spillman  
4870 Evanswood Drive  
Columbus, OH 43229

Stelzer-James Corporation  
3895 Stoneridge Lane  
Dublin, OH 43017

Stelzer-James Corporation, and  
Southpoint Development, LLC  
3895 Stoneridge Lane  
Dublin, OH 43017

Sure Coat Painting Co. Ltd.  
Attn: Matt Bickel  
9655 Alspach Road NW  
Canal Winchester, OH 43110

Sure Coat Painting Co. Ltd.  
P. O. Box 601  
Lithopolis, OH 43136-0601

T&R Development V, Inc.  
3895 Stoneridge Lane  
Dublin, OH 43017

T&R Property Management  
3895 Stoneridge Lane  
Dublin, OH 43017

VFC Partners 24 LLC  
6400 Imperial Drive  
Waco, TX 76712

Willis Law Firm  
Attn: William L. Willis  
141 East Town Street, Suite 200  
Columbus, OH 43215

Yardmaster  
570 Reynoldsburg-New Albany Road  
Blacklick, OH 43004