

Fill in this information to identify your case:

United States Bankruptcy Court for the:

DISTRICT OF SOUTH CAROLINA

Case number (if known) Chapter 11

Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

4/16

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, Instructions for Bankruptcy Forms for Non-Individuals, is available.

1. Debtor's name F.I.G. Daufuskie 1, LLC

2. All other names debtor used in the last 8 years Include any assumed names, trade names and doing business as names

3. Debtor's federal Employer Identification Number (EIN) 45-2048232

4. Debtor's address Principal place of business Mailing address, if different from principal place of business 55 Avenue of Oaks Daufuskie Island, SC 29915 145 South East 400 Salt Lake City, UT 84111 Beaufort County Location of principal assets, if different from principal place of business

5. Debtor's website (URL)

6. Type of debtor Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP)) Partnership (excluding LLP) Other. Specify:

Debtor **F.I.G. Daufuskie 1, LLC**  
Name

Case number (if known)

7. Describe debtor's business

A. Check one:

- Health Care Business (as defined in 11 U.S.C. § 101(27A))
- Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- Railroad (as defined in 11 U.S.C. § 101(44))
- Stockbroker (as defined in 11 U.S.C. § 101(53A))
- Commodity Broker (as defined in 11 U.S.C. § 101(6))
- Clearing Bank (as defined in 11 U.S.C. § 781(3))
- None of the above

B. Check all that apply

- Tax-exempt entity (as described in 26 U.S.C. §501)
- Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.  
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

5313

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- Chapter 7
- Chapter 9

Chapter 11. Check all that apply:

- Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,566,050 (amount subject to adjustment on 4/01/19 and every 3 years after that).
- The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- A plan is being filed with this petition.
- Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11 (Official Form 201A) with this form.
- The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

- No.
- Yes.

If more than 2 cases, attach a separate list.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

- No
- Yes.

List all cases. If more than 1, attach a separate list

Debtor	<b>See Attachment</b>	Relationship	_____
District	_____	When	_____
		Case number, if known	_____

Debtor **F.I.G. Daufuskie 1, LLC**  
Name

Case number (if known)

11. **Why is the case filed in this district?** *Check all that apply:*

Debtor has had its domicile, 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.

A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. **Does the debtor own or have possession of any real property or personal property that needs immediate attention?**

No

Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

**Why does the property need immediate attention?** *(Check all that apply.)*

It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.  
What is the hazard? \_\_\_\_\_

It needs to be physically secured or protected from the weather.

It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

Other \_\_\_\_\_

**Where is the property?** \_\_\_\_\_  
Number, Street, City, State & ZIP Code

**Is the property insured?**

No

Yes. Insurance agency \_\_\_\_\_  
Contact name \_\_\_\_\_  
Phone \_\_\_\_\_

**Statistical and administrative information**

13. **Debtor's estimation of available funds** *Check one:*

Funds will be available for distribution to unsecured creditors.

After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. **Estimated number of creditors**

<input checked="" type="checkbox"/> 1-49	<input type="checkbox"/> 1,000-5,000	<input type="checkbox"/> 25,001-50,000
<input type="checkbox"/> 50-99	<input type="checkbox"/> 5001-10,000	<input type="checkbox"/> 50,001-100,000
<input type="checkbox"/> 100-199	<input type="checkbox"/> 10,001-25,000	<input type="checkbox"/> More than 100,000
<input type="checkbox"/> 200-999		

15. **Estimated Assets**

<input type="checkbox"/> \$0 - \$50,000	<input checked="" type="checkbox"/> \$1,000,001 - \$10 million	<input type="checkbox"/> \$500,000,001 - \$1 billion
<input type="checkbox"/> \$50,001 - \$100,000	<input type="checkbox"/> \$10,000,001 - \$50 million	<input type="checkbox"/> \$1,000,000,001 - \$10 billion
<input type="checkbox"/> \$100,001 - \$500,000	<input type="checkbox"/> \$50,000,001 - \$100 million	<input type="checkbox"/> \$10,000,000,001 - \$50 billion
<input type="checkbox"/> \$500,001 - \$1 million	<input type="checkbox"/> \$100,000,001 - \$500 million	<input type="checkbox"/> More than \$50 billion

16. **Estimated liabilities**

<input type="checkbox"/> \$0 - \$50,000	<input type="checkbox"/> \$1,000,001 - \$10 million	<input type="checkbox"/> \$500,000,001 - \$1 billion
<input type="checkbox"/> \$50,001 - \$100,000	<input checked="" type="checkbox"/> \$10,000,001 - \$50 million	<input type="checkbox"/> \$1,000,000,001 - \$10 billion
<input type="checkbox"/> \$100,001 - \$500,000	<input type="checkbox"/> \$50,000,001 - \$100 million	<input type="checkbox"/> \$10,000,000,001 - \$50 billion
<input type="checkbox"/> \$500,001 - \$1 million	<input type="checkbox"/> \$100,000,001 - \$500 million	<input type="checkbox"/> More than \$50 billion

Debtor **F.I.G. Daufuskie 1, LLC**  
Name

Case number (if known)

**Request for Relief, Declaration, and Signatures**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature of authorized representative of debtor**

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

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **March 7, 2017**  
MM / DD / YYYY

**X /s/ James T. Bramlette**  
Signature of authorized representative of debtor  
  
Title **Managing Member**

**James T. Bramlette**  
Printed name

**18. Signature of attorney**

**X /s/ Julio E. Mendoza, Jr.**  
Signature of attorney for debtor

Date **March 7, 2017**  
MM / DD / YYYY

**Julio E. Mendoza, Jr.**  
Printed name

**Nexsen Pruet, LLC**  
Firm name

**1230 Main Street, Suite 700 (29201)**  
**PO Box 2426**  
**Columbia, SC 29202**  
Number, Street, City, State & ZIP Code

Contact phone **803-540-2026** Email address **rmendoza@nexsenpruet.com**

**3365**  
Bar number and State

Debtor **F.I.G. Daufuskie 1, LLC**  
Name

Case number (if known)

**Fill in this information to identify your case:**

United States Bankruptcy Court for the:

DISTRICT OF SOUTH CAROLINA

Case number (if known) Chapter **11**

Check if this an amended filing

**FORM 201. VOLUNTARY PETITION**  
**Pending Bankruptcy Cases Attachment**

Debtor	<b>Daufuskie Embarkment, LLC</b>	Relationship to you	<b>Affiliate</b>
District	<b>South Carolina</b>	When	
Case number, if known			
Debtor	<b>F.I.G. Beach Club, LLC</b>	Relationship to you	<b>Affiliate</b>
District	<b>South Carolina</b>	When	
Case number, if known			
Debtor	<b>F.I.G. Beach Cottages, LLC</b>	Relationship to you	<b>Affiliate</b>
District	<b>South Carolina</b>	When	
Case number, if known			

**Fill in this information to identify the case:**

Debtor name F.I.G. Daufuskie 1, LLC

United States Bankruptcy Court for the: DISTRICT OF SOUTH CAROLINA

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

Official Form 202

**Declaration Under Penalty of Perjury for Non-Individual Debtors**

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.**

**Declaration and signature**

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- Schedule H: Codebtors* (Official Form 206H)
- Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- Amended Schedule*
- Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- Other document that requires a declaration \_\_\_\_\_

I declare under penalty of perjury that the foregoing is true and correct.

Executed on March 7, 2017

X /s/ James T. Bramlette  
Signature of individual signing on behalf of debtor

James T. Bramlette  
Printed name

Managing Member  
Position or relationship to debtor

**Fill in this information to identify the case:**

Debtor name **F.I.G. Daufuskie 1, LLC**

United States Bankruptcy Court for the: **DISTRICT OF SOUTH CAROLINA**

Case number (if known): \_\_\_\_\_

Check if this is an amended filing

**Official Form 204**  
**Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders** 12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Beaufort County Treasurer P.O.Box 487 Beaufort, SC 29901-0487		Tax Liability				Unknown
Coastal Pipe & Fire Solutions, LLC 30 Sugaree Drive Bluffton, SC 29910		Services and materials provided		\$23,299.63	Unknown	Unknown
Daufuskie North 1, LLC 1000 East Williams Street, Suite 204 Carson City, NV 89701		Mortgage and Security Agreement dated May 10, 2011, recorded in Book 3058, Page 1588		\$2,000,000.00	Unknown	Unknown
Fabrication Design Concepts, Inc. 409 Cardinal Street Pooler, GA 31322		Materials and services provided.		\$6,500.00	Unknown	Unknown
Hoppe Electric, Inc. c/o William M. Bowen, Esquire William M. Bowen, P.A. Po Drawer 6128 Hilton Head Island, SC 29938	William M. Bowen, Esq.  bill@williambowen1aw.com 843-842-5000	Materials and services provided		\$58,900.45	Unknown	Unknown
George Lee 11 Windsong Sandy, UT 84092		Money loaned - Mortgage and Security Agreement recorded 11/15/2011 in Book 3098, Page 1887.		\$1,000,000.00	Unknown	Unknown

Debtor **F.I.G. Daufuskie 1, LLC**  
Name

Case number (if known)

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Lex Van Hessen Holding, BV c/o Paul D. Harrill, Esq. McNair Law Firm, P.A. P. O. Box 11390 Columbia, SC 29211	Paul D. Harrill, Esq. pharrill@mcnair.net 803-799-9800	Money Loaned - Mortgage recorded in Book 3058, Page 1549 and other recorded documents.		\$27,540,856.51	Unknown	Unknown
Neil Dawson Architect, P.C. c/o Thomas M. Gore, Esq. McCorkle & Johnson, LLP 319 Tattnall Street Savannah, GA 31401		Services provided.		\$3,500.00	Unknown	Unknown
PIA Anderson Dorius Reynard & Moss, LLC 222 South Main Street, Suite 1830 Salt Lake City, UT 84101		Services provided		\$116,608.49	Unknown	Unknown
Rockby, Inc. 2700 Gregory Street, Suite 130 Savannah, GA 31404		Materials and services provided		\$611,615.15	Unknown	Unknown
South Atlantic Forest Products, Inc. dba Gaster Lumber & Hardware 15010 Abercorn Street Savannah, GA 31419		Materials and services provided		Unknown	Unknown	Unknown
SunBelt Rentals c/o CRF Solutions Att: Laura Pavey 2051 Royal Ave. Simi Valley, CA 93065		Rental charges		\$9,966.45	Unknown	Unknown



**Fill in this information to identify the case:**

Debtor name F.I.G. Daufuskie 1, LLC

United States Bankruptcy Court for the: DISTRICT OF SOUTH CAROLINA

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

**Official Form 206Sum  
Summary of Assets and Liabilities for Non-Individuals**

12/15

**Part 1: Summary of Assets**

1. <b>Schedule A/B: Assets-Real and Personal Property</b> (Official Form 206A/B)	
1a. <b>Real property:</b> Copy line 88 from <i>Schedule A/B</i> .....	\$ <u>0.00</u>
1b. <b>Total personal property:</b> Copy line 91A from <i>Schedule A/B</i> .....	\$ <u>27,000.00</u>
1c. <b>Total of all property:</b> Copy line 92 from <i>Schedule A/B</i> .....	\$ <u>27,000.00</u>

**Part 2: Summary of Liabilities**

2. <b>Schedule D: Creditors Who Have Claims Secured by Property</b> (Official Form 206D) Copy the total dollar amount listed in Column A, <i>Amount of claim</i> , from line 3 of <i>Schedule D</i> .....	\$ <u>34,815,993.68</u>
3. <b>Schedule E/F: Creditors Who Have Unsecured Claims</b> (Official Form 206E/F)	
3a. <b>Total claim amounts of priority unsecured claims:</b> Copy the total claims from Part 1 from line 5a of <i>Schedule E/F</i> .....	\$ <u>0.00</u>
3b. <b>Total amount of claims of nonpriority amount of unsecured claims:</b> Copy the total of the amount of claims from Part 2 from line 5b of <i>Schedule E/F</i> .....	+\$ <u>0.00</u>
4. <b>Total liabilities</b> ..... Lines 2 + 3a + 3b	\$ <u>34,815,993.68</u>

**Fill in this information to identify the case:**

Debtor name F.I.G. Daufuskie 1, LLC

United States Bankruptcy Court for the: DISTRICT OF SOUTH CAROLINA

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

# Official Form 206A/B

## Schedule A/B: Assets - Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

**Part 1: Cash and cash equivalents**

1. Does the debtor have any cash or cash equivalents?

- No. Go to Part 2.
- Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

**Part 2: Deposits and Prepayments**

6. Does the debtor have any deposits or prepayments?

- No. Go to Part 3.
- Yes Fill in the information below.

**Part 3: Accounts receivable**

10. Does the debtor have any accounts receivable?

- No. Go to Part 4.
- Yes Fill in the information below.

**Part 4: Investments**

13. Does the debtor own any investments?

- No. Go to Part 5.
- Yes Fill in the information below.

**Part 5: Inventory, excluding agriculture assets**

18. Does the debtor own any inventory (excluding agriculture assets)?

- No. Go to Part 6.
- Yes Fill in the information below.

General description	Date of the last physical inventory	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
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19. Raw materials

Debtor F.I.G. Daufuskie 1, LLC Case number (If known) \_\_\_\_\_  
 Name

20. **Work in progress**

21. **Finished goods, including goods held for resale  
 Island House - In the  
 Golf Shop there are  
 shirts and merchandise  
 for the golf course.** Unknown \$1,500.00

22. **Other inventory or supplies**

23. **Total of Part 5.** **\$1,500.00**  
 Add lines 19 through 22. Copy the total to line 84.

24. **Is any of the property listed in Part 5 perishable?**  
 No  
 Yes

25. **Has any of the property listed in Part 5 been purchased within 20 days before the bankruptcy was filed?**  
 No  
 Yes. Book value \_\_\_\_\_ Valuation method \_\_\_\_\_ Current Value \_\_\_\_\_

26. **Has any of the property listed in Part 5 been appraised by a professional within the last year?**  
 No  
 Yes

**Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)**

27. **Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?**  
 No. Go to Part 7.  
 Yes Fill in the information below.

**Part 7: Office furniture, fixtures, and equipment; and collectibles**

38. **Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?**  
 No. Go to Part 8.  
 Yes Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
39. <b>Office furniture                      The Equestrian Center - A couple of furniture sets, pool table, rugs, art, misc. items at the bar (for making drinks).</b>	<u>Unknown</u>		<u>\$2,000.00</u>

**Island House - In the Golf Shop there is furniture (estimated value of \$1,000). In the entrance, there are 2 furniture sets (estimated value of \$1,000). In the offices, there are a conference table, small fridge and misc desks and filing cabinets (estimated value of \$1,500). In the kitchen there is old equipment that has been sitting for 12 years (estimated value of \$15,000). In the back storage rooms there are random and misc items, including furniture, supplies, event chairs, etc (estimated value of \$5,000).** Unknown \$23,500.00

Debtor F.I.G. Daufuskie 1, LLC Case number (if known) \_\_\_\_\_  
 Name

**Hotel - Old bedroom sets, misc furniture and kitchen items, which have no value.** \$0.00 \$0.00

**Golf Course, Jacks and other common areas - Old furniture in Jacks, valued at zero.** \$0.00 \$0.00

40. **Office fixtures**

41. **Office equipment, including all computer equipment and communication systems equipment and software**

42. **Collectibles** *Examples:* Antiques and figurines; paintings, prints, or other artwork; books, pictures, or other art objects; china and crystal; stamp, coin, or baseball card collections; other collections, memorabilia, or collectibles

43. **Total of Part 7.**

Add lines 39 through 42. Copy the total to line 86.

<b>\$25,500.00</b>
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44. **Is a depreciation schedule available for any of the property listed in Part 7?**

- No  
 Yes

45. **Has any of the property listed in Part 7 been appraised by a professional within the last year?**

- No  
 Yes

**Part 8: Machinery, equipment, and vehicles**

46. **Does the debtor own or lease any machinery, equipment, or vehicles?**

- No. Go to Part 9.  
 Yes Fill in the information below.

**Part 9: Real property**

54. **Does the debtor own or lease any real property?**

- No. Go to Part 10.  
 Yes Fill in the information below.

55. **Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest**

Description and location of property Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available.	Nature and extent of debtor's interest in property	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest

Debtor F.I.G. Daufuskie 1, LLC Case number (if known) \_\_\_\_\_  
Name

55.1. **Real Property with improvements thereon located on Daufuskie Island, SC, consisting of 300 acres more or less, known as the Melrose Club as more fully described in the Daufuskie I, LLC Property description attached hereto, TMS No. R800 025 000 001A 0000, with improvements. The improvements include a hotel building, a conference center, a golf course, and equestrian center, and other buildings and structures relating to the operation and maintenance of the property. See attached for complete legal description for the property.**

**Fee Simple - 100%** Unknown Unknown

56. **Total of Part 9.** **\$0.00**  
 Add the current value on lines 55.1 through 55.6 and entries from any additional sheets. Copy the total to line 88.

57. **Is a depreciation schedule available for any of the property listed in Part 9?**  
 No  
 Yes

58. **Has any of the property listed in Part 9 been appraised by a professional within the last year?**  
 No  
 Yes

**Part 10: Intangibles and intellectual property**

59. **Does the debtor have any interests in intangibles or intellectual property?**  
 No. Go to Part 11.  
 Yes Fill in the information below.

**Part 11: All other assets**

70. **Does the debtor own any other assets that have not yet been reported on this form?**  
 Include all interests in executory contracts and unexpired leases not previously reported on this form.  
 No. Go to Part 12.  
 Yes Fill in the information below.

Debtor F.I.G. Daufuskie 1, LLC Case number (if known) \_\_\_\_\_  
 Name

**Part 12: Summary**

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. <b>Cash, cash equivalents, and financial assets.</b> <i>Copy line 5, Part 1</i>	<u>\$0.00</u>	
81. <b>Deposits and prepayments.</b> <i>Copy line 9, Part 2.</i>	<u>\$0.00</u>	
82. <b>Accounts receivable.</b> <i>Copy line 12, Part 3.</i>	<u>\$0.00</u>	
83. <b>Investments.</b> <i>Copy line 17, Part 4.</i>	<u>\$0.00</u>	
84. <b>Inventory.</b> <i>Copy line 23, Part 5.</i>	<u>\$1,500.00</u>	
85. <b>Farming and fishing-related assets.</b> <i>Copy line 33, Part 6.</i>	<u>\$0.00</u>	
86. <b>Office furniture, fixtures, and equipment; and collectibles.</b> <i>Copy line 43, Part 7.</i>	<u>\$25,500.00</u>	
87. <b>Machinery, equipment, and vehicles.</b> <i>Copy line 51, Part 8.</i>	<u>\$0.00</u>	
88. <b>Real property.</b> <i>Copy line 56, Part 9.....&gt;</i>		<u>\$0.00</u>
89. <b>Intangibles and intellectual property.</b> <i>Copy line 66, Part 10.</i>	<u>\$0.00</u>	
90. <b>All other assets.</b> <i>Copy line 78, Part 11.</i>	+ <u>\$0.00</u>	
91. <b>Total.</b> Add lines 80 through 90 for each column	<u>\$27,000.00</u>	+ 91b. <u>\$0.00</u>
92. <b>Total of all property on Schedule A/B.</b> Add lines 91a+91b=92		<u>\$27,000.00</u>

## F.I.G DAUFUSKIE I, LLC PROPERTY DESCRIPTION

### PARCEL I

**ALL** that certain piece, parcel or tract of land situate, lying and being on Daufuskie Island, Beaufort County, South Carolina, containing 300 acres, more or less, known as the **MELROSE CLUB** and being more particularly shown and described on the plat entitled "Plat of a Portion of Melrose Plantation known as the Melrose Club Property" prepared by Gifford, Nielson & Williams, Matthew M. Crawford, SC RLS #9756, dated April 26, 1988, last revised August 29, 1988, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, in Plat Book 35 at Page 245. For a more detailed description as to metes, bounds, courses and distances, reference may be made to said plat of record.

**TOGETHER WITH** all rights and benefits contained in those certain Easement Agreements recorded in the Office of the Register of Deeds for Beaufort County, South Carolina, as follows:

1. Easement Agreement by and between Melrose Group Limited Partnership and the Melrose Club Owners Association, Inc., dated January 30, 1987, and recorded in Deed Book 470 at Page 1449.
2. Access, Lakes, Wells and Irrigation Lines Easement by and between the Melrose Property Owners Association, Inc. and the Daufuskie Club, Inc., dated December 30, 1996, and recorded in Book 922 at Page 283.
3. Drainage Easement by and between Suzanne K. Swanson and the Melrose Asset Corp., dated July 14, 1997, and recorded in Book 959 at Page 1979.
4. Easement Agreement by and between Plantation Land Properties, LLC and Daufuskie Club, Inc., et al., dated May 7, 2001, and recorded in Book 1458 at Page 1339.
5. Access Easement by and between Robert C. Onorato, Trustee for the Estate of Daufuskie Island Property, LLC, and AFG Daufuskie I, LLC, dated March 25, 2011, and recorded in Book 3047 at Page 795.

**LESS AND EXCEPT**, all those certain pieces, parcels, lots or tracts of land situate, lying and being on Daufuskie Island, Beaufort County, South Carolina, more particularly shown and described on the following plats of record:

- a. Open Spaces #1 - #6 (inclusive), Open Space Access #1 and #2, and Lots 400 – 438 (inclusive) BEACH COTTAGES AT MELROSE shown on "A Plat of The Beach Cottages at Melrose (Lots 400-438)" prepared by Thomas & Hutton Engineering Co., certified by Boyce L. Young, SC RLS #11079, dated June 19, 2003, and recorded in Plat Book 93 at Page 174.
- b. Lot 439 and Parcels 1 & 2 BEACH COTTAGES AT MELROSE as shown on "A Plat of The Beach Cottages at Melrose (Lots 400-439 and Parcels 1 & 2)" prepared by Thomas & Hutton Engineering Co., certified by Boyce L. Young, SC RLS #11079, dated June 19, 2003, last revised April 19, 2005, and recorded in Book 106 at Page 30.
- c. Tracts A, B, C, & D as shown on "A Plat of The Beach Cottages at Melrose Tracts A, B, C, & D" prepared by Thomas & Hutton Engineering Co., certified by Boyce L. Young, SC RLS #11079, dated August 27, 2003, and recorded in Plat Book 95 at Page 105.
- d. Lot 114 THE RESIDENCE CLUB as shown on "A Plat of 114 Avenue of the Oaks, The Residence Club at Daufuskie Island Resort and Spa" prepared by Thomas & Hutton Engineering Co., certified by Boyce L. Young, SC RLS #11079, dated March 9, 2004, and recorded in Plat Book 98 at Page 44.
- e. MELROSE BEACH CLUB parcel, containing 5.83 acres, more or less, shown for mortgage purposes only on a "Boundary Survey of Zone 8-1(M), Beach Club Parcel, a Section of Melrose Plantation", prepared by Surveying Consultants, certified by Terry G. Hatchell, SCL RLS #11059, dated April 26, 2007, and recorded in Plat Book 123 at Page 157.
- f. PARCEL 81, containing 5.01 acres, more or less, as shown on a "Subdivision Plat of Parcel 81, Beach Cottages #81, #91, & #97, Avenue of the Oaks, a Section of The Beach Cottages, Melrose Plantation", prepared

by Surveying Consultants, certified by Terry G. Hatchell, SC RLS #11059, dated February 2, 2008, and recorded in Plat Book 123 at Page 164.

g. PARCEL 102, containing 5.07 acres, more or less, as shown on a "Subdivision Plat of Parcel 102, Beach Cottages #102, #106 & #110, Avenue of the Oaks, a Section of The Beach Cottages at Melrose Plantation", prepared by Surveying Consultants, certified by Terry G. Hatchell, SC RLS #11059, dated February 11, 2008, and recorded in Plat Book 123 at Page 162.

h. TRACTS A and B (a/k/a Lots 60 and 62) as shown on "A Plat of The Beach Cottages at Melrose Tracts A, B, C & D" prepared by Thomas & Hutton Engineering Co., certified by Boyce L. Young, SC RLS #11079, dated August 28, 2003, and recorded in Plat Book 95 at Page 105.

i. TRACT C (a/k/a Lot 64) as shown on "A Plat of The Beach Cottages at Melrose Tracts E, F, G, H, I, & J, and a Recombination of Tracts C & D" prepared by Thomas & Hutton Engineering Co., certified by Boyce L. Young, SC RLS #11079, dated July 18, 2006, and recorded in Plat Book 116 at Page 86.

j. TRACTS E, F, G, H, I, & J and the Recombination of TRACTS C & D as shown on "A Plat of The Beach Cottages at Melrose Tract E, F, G, H, \* & J and a Recombination of Tracts C & D" prepared by Thomas & Hutton Engineering Co., certified by Boyce L. Young, SC RLS #11079, revised on November 19, 2006, and recorded in Plat Book 117 at Page 62.

k. IJGA LOT, containing 1.32 acres, more or less, as shown on the plat thereof prepared by William S. Sanders, SC PLS #16122, dated June 23, 2005, and recorded in Plat Book 107 at Page 81.

l. TRACT containing 10.90 acres, more or less, as shown on "A Boundary and Wetlands Survey of 10.90 Acres, a portion of Melrose Plantation" prepared by William S. Sanders, SC PLS #16122, and recorded in Plat Book 114 at Page 13.



**Fill in this information to identify the case:**

Debtor name F.I.G. Daufuskie 1, LLC

United States Bankruptcy Court for the: DISTRICT OF SOUTH CAROLINA

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

**Official Form 206D**

**Schedule D: Creditors Who Have Claims Secured by Property**

12/15

Be as complete and accurate as possible.

**1. Do any creditors have claims secured by debtor's property?**

- No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- Yes. Fill in all of the information below.

**Part 1: List Creditors Who Have Secured Claims**

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

		Column A	Column B
		Amount of claim	Value of collateral that supports this claim
		Do not deduct the value of collateral.	
<p>2.1 <b>ACP South Carolina, LLC</b></p> <p><small>Creditor's Name</small></p> <p><b>Attn: Cole S. Cannon</b> <b>Esquire</b> <b>Cannon Law Group, PLLC</b> <b>53 South 600 East</b> <b>Salt Lake City, UT 84102</b></p> <p><small>Creditor's mailing address</small></p> <p><b>cole@cannonlawgroup.com</b></p> <p><small>Creditor's email address, if known</small></p> <p><b>Date debt was incurred</b></p> <p><b>Last 4 digits of account number</b></p> <p><b>Do multiple creditors have an interest in the same property?</b></p>	<p><small>Describe debtor's property that is subject to a lien</small></p> <p><b>Real Property with improvements thereon located on Daufuskie Island, SC, consisting of 300 acres more or less, known as the Melrose Club as more fully described in the Daufuskie I, LLC Property description attached hereto.</b></p> <hr/> <p><small>Describe the lien</small></p> <p><b>Mortgage dated 10/23/14, recorded 11/24/14, Book 3362, Page 185</b></p> <p><small>Is the creditor an insider or related party?</small></p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p><small>Is anyone else liable on this claim?</small></p> <p><input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)</p> <p><small>As of the petition filing date, the claim is:</small> Check all that apply</p>	<p><b>\$3,444,747.00</b></p>	<p><b>Unknown</b></p>

Debtor **F.I.G. Daufuskie 1, LLC**  
Name

Case number (if know)

- No  Contingent  
 Yes. Specify each creditor, including this creditor and its relative priority.  Unliquidated  
 Disputed

1. Lex Van Hessen Holding, BV
2. Coastal Pipe & Fire Solutions, LLC
3. Daufuskie North 1, LLC
4. Hoppe Electric, Inc.
5. George ~Lee
6. Neil Dawson Architect, P.C.
7. Rockby, Inc.
8. South Atlantic Forest Products, Inc.
9. SunBelt Rentals
10. Fabrication Design Concepts, Inc.
11. PIA Anderson Dorius Reynard & Moss, LLC
12. ACP

<b>2.2</b>	<p><b>Action Commercial Park, LLC</b> Creditor's Name</p> <p><b>Attn: Cole S. Cannon, Esquire</b> <b>Cannon Law Group, PLLC</b> <b>53 South 600 East</b> <b>Salt Lake City, UT 84102</b></p> <p>Creditor's mailing address</p> <p><b>cole@cannonlawgroup.com</b></p> <p>Creditor's email address, if known</p> <p><b>Date debt was incurred</b></p> <p><b>Last 4 digits of account number</b></p> <p><b>Do multiple creditors have an interest in the same property?</b>  <input type="checkbox"/> No  <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.  <b>Specified on line 2.1</b></p>	<p><b>Describe debtor's property that is subject to a lien</b>  <b>Real Property with improvements thereon located on Daufuskie Island, SC, consisting of 300 acres more or less, known as the Melrose Club as more fully described in the Daufuskie I, LLC Property description attached hereto.</b></p> <hr/> <p><b>Describe the lien</b>  <b>See ACP South Carolina, LLC, above</b></p> <p>Is the creditor an insider or related party?  <input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes</p> <p>Is anyone else liable on this claim?  <input type="checkbox"/> No  <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)</p> <p><b>As of the petition filing date, the claim is:</b>          Check all that apply  <input type="checkbox"/> Contingent  <input type="checkbox"/> Unliquidated  <input type="checkbox"/> Disputed</p>	<b>Unknown</b>	<b>Unknown</b>
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<b>2.3</b>	<p><b>Cannon Consultants, LLC</b> Creditor's Name</p> <p><b>Attn: Cole S. Cannon, Esquire</b> <b>Cannon Law Group, PLLC</b> <b>53 South 600 East</b> <b>Salt Lake City, UT 84102</b></p> <p>Creditor's mailing address</p> <p><b>cole@cannonlawgroup.com</b></p>	<p><b>Describe debtor's property that is subject to a lien</b>  <b>Real Property with improvements thereon located on Daufuskie Island, SC, consisting of 300 acres more or less, known as the Melrose Club as more fully described in the Daufuskie I, LLC Property description attached hereto.</b></p> <hr/> <p><b>Describe the lien</b>  <b>See ACP South Carolina, LLC, above</b></p> <p>Is the creditor an insider or related party?  <input checked="" type="checkbox"/> No</p>	<b>Unknown</b>	<b>Unknown</b>
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Debtor F.I.G. Daufuskie 1, LLC Case number (if know) \_\_\_\_\_  
Name

Creditor's email address, if known

Yes  
**Is anyone else liable on this claim?**

**Date debt was incurred**

No  
 Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

**Last 4 digits of account number**

**Do multiple creditors have an interest in the same property?**

No  
 Yes. Specify each creditor, including this creditor and its relative priority.  
**Specified on line 2.1**

**As of the petition filing date, the claim is:**

Check all that apply  
 Contingent  
 Unliquidated  
 Disputed

**2.4 Coastal Pipe & Fire Solutions, LLC**

Creditor's Name

Describe debtor's property that is subject to a lien

\$23,299.63

Unknown

**Real Property with improvements thereon located on Daufuskie Island, SC, consisting of 300 acres more or less, known as the Melrose Club as more fully described in the F.I.G. Daufuskie I, LLC Property description attached hereto.**

**30 Sugaree Drive Bluffton, SC 29910**

Creditor's mailing address

Describe the lien

**Mechanic's Lien recorded 10/27/11 in Book 73 at Page 1049**

Is the creditor an insider or related party?

No

Yes

**Is anyone else liable on this claim?**

No

Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Creditor's email address, if known

**Date debt was incurred**

**Last 4 digits of account number**

**Do multiple creditors have an interest in the same property?**

No  
 Yes. Specify each creditor, including this creditor and its relative priority.  
**Specified on line 2.1**

**As of the petition filing date, the claim is:**

Check all that apply  
 Contingent  
 Unliquidated  
 Disputed

**2.5 Daufuskie North 1, LLC**

Creditor's Name

Describe debtor's property that is subject to a lien

\$2,000,000.00

Unknown

**Real Property with improvements thereon located on Daufuskie Island, SC, consisting of 300 acres more or less, known as the Melrose Club as more fully described in the F.I.G. Daufuskie I, LLC Property description attached hereto.**

**1000 East Williams Street, Suite 204 Carson City, NV 89701**

Creditor's mailing address

Describe the lien

**Mortgage and Security Agreement dated 5/10/11 recorded in Book 3058, Page 1588**

Is the creditor an insider or related party?

No

Yes

**Is anyone else liable on this claim?**

No

Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Creditor's email address, if known

**Date debt was incurred**

**Last 4 digits of account number**

Debtor **F.I.G. Daufuskie 1, LLC** Case number (if know) \_\_\_\_\_  
Name

**Do multiple creditors have an interest in the same property?**

- No  
 Yes. Specify each creditor, including this creditor and its relative priority.

**Specified on line 2.1**

**As of the petition filing date, the claim is:**

- Check all that apply  
 Contingent  
 Unliquidated  
 Disputed

2.6

**Fabrication Design Concepts, Inc.**

Creditor's Name

**409 Cardinal Street  
 Pooler, GA 31322**

Creditor's mailing address

Creditor's email address, if known

**Date debt was incurred**

**Last 4 digits of account number**

**Do multiple creditors have an interest in the same property?**

- No  
 Yes. Specify each creditor, including this creditor and its relative priority.

**Specified on line 2.1**

Describe debtor's property that is subject to a lien

**Real Property with improvements thereon located on Daufuskie Island, SC, consisting of 300 acres more or less, known as the Melrose Club as more fully described in the F.I.G. Daufuskie I, LLC Property description attached hereto.**

\$6,500.00

Unknown

Describe the lien

**Mechanic's Lien filed in Lien Book 81, Page 44**

Is the creditor an insider or related party?

- No  
 Yes

Is anyone else liable on this claim?

- No  
 Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

**As of the petition filing date, the claim is:**

- Check all that apply  
 Contingent  
 Unliquidated  
 Disputed

2.7

**Hoppe Electric, Inc.**

Creditor's Name

**c/o William M. Bowen,  
 Esquire  
 William M. Bowen, P.A.  
 Po Drawer 6128  
 Hilton Head Island, SC  
 29938**

Creditor's mailing address

**bill@williambowenlaw.com**

Creditor's email address, if known

**Date debt was incurred**

**Last 4 digits of account number**

**Do multiple creditors have an interest in the same property?**

- No  
 Yes. Specify each creditor, including this creditor and its relative priority.

**Specified on line 2.1**

Describe debtor's property that is subject to a lien

**Real Property with improvements thereon located on Daufuskie Island, SC, consisting of 300 acres more or less, known as the Melrose Club as more fully described in the F.I.G. Daufuskie I, LLC Property description attached hereto.**

\$58,900.45

Unknown

Describe the lien

**Mechanic's Lien filed Book 97, Page 1563;  
 Confession of Judgment filed 2/3/15**

Is the creditor an insider or related party?

- No  
 Yes

Is anyone else liable on this claim?

- No  
 Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

**As of the petition filing date, the claim is:**

- Check all that apply  
 Contingent  
 Unliquidated  
 Disputed

Debtor **F.I.G. Daufuskie 1, LLC**  
Name

Case number (if know)

<p><b>2.8</b> <b>George Lee</b> Creditor's Name</p> <p><b>11 Windsong Sandy, UT 84092</b> Creditor's mailing address</p> <p>Creditor's email address, if known</p> <p><b>Date debt was incurred</b></p> <p><b>Last 4 digits of account number</b></p> <p><b>Do multiple creditors have an interest in the same property?</b> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. <b>Specified on line 2.1</b></p>	<p><b>Describe debtor's property that is subject to a lien</b> <b>Real Property with improvements thereon located on Daufuskie Island, SC, consisting of 300 acres more or less, known as the Melrose Club as more fully described in the F.I.G. Daufuskie I, LLC Property description attached hereto.</b></p> <hr/> <p><b>Describe the lien</b> <b>Mortgage and Security Agreement recorded 11/15/11 in Book 3098, Page 1887</b></p> <p><b>Is the creditor an insider or related party?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p><b>Is anyone else liable on this claim?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)</p> <p><b>As of the petition filing date, the claim is:</b> Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed</p>	<b>\$1,000,000.00</b>	<b>Unknown</b>
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<p><b>2.9</b> <b>Lex Van Hessen Holding, BV</b> Creditor's Name</p> <p><b>c/o Paul D. Harrill, Esq. McNair Law Firm, P.A. P. O. Box 11390 Columbia, SC 29211</b> Creditor's mailing address</p> <p><b>pharrill@mcnair.net</b> Creditor's email address, if known</p> <p><b>Date debt was incurred</b></p> <p><b>Last 4 digits of account number</b></p> <p><b>Do multiple creditors have an interest in the same property?</b> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. <b>Specified on line 2.1</b></p>	<p><b>Describe debtor's property that is subject to a lien</b> <b>All Real Property with improvements thereon consisting of 300 acres more or less, known as the Melrose Club as more fully described in the Daufuskie I Property Description attached hereto. Blanket lien on all assets of the Debtor.</b></p> <hr/> <p><b>Describe the lien</b> <b>Mortgage recorded in Book 3058, Page 1549 &amp; other recorded documents-see attached</b></p> <p><b>Is the creditor an insider or related party?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p><b>Is anyone else liable on this claim?</b> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)</p> <p><b>As of the petition filing date, the claim is:</b> Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed</p>	<b>\$27,540,856.51</b>	<b>Unknown</b>
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<p><b>2.1</b> <b>0</b> <b>Neil Dawson Architect, P.C.</b> Creditor's Name</p>	<p><b>Describe debtor's property that is subject to a lien</b></p>	<b>\$3,500.00</b>	<b>Unknown</b>
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Debtor F.I.G. Daufuskie 1, LLC Case number (if know) \_\_\_\_\_  
 Name

Creditor's Name

**c/o Thomas M. Gore, Esq.  
 McCorkle & Johnson, LLP  
 319 Tattnell Street  
 Savannah, GA 31401**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

No  
 Yes. Specify each creditor, including this creditor and its relative priority.

**Specified on line 2.1**

**Real Property with improvements thereon located on Daufuskie Island, SC, consisting of 300 acres more or less, known as the Melrose Club as more fully described in the F.I.G. Daufuskie I, LLC Property description attached hereto.**

Describe the lien

**Mechanic's Lien filed in Book 80, Page 886**

Is the creditor an insider or related party?

No

Yes

Is anyone else liable on this claim?

No

Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

Contingent

Unliquidated

Disputed

**2.1 PIA Anderson Dorius  
 1 Reynard & Moss, LLC**

Creditor's Name

**222 South Main Street,  
 Suite 1830  
 Salt Lake City, UT 84101**

Creditor's mailing address

Creditor's email address, if known

Date debt was incurred

Last 4 digits of account number

Do multiple creditors have an interest in the same property?

No  
 Yes. Specify each creditor, including this creditor and its relative priority.

**Specified on line 2.1**

Describe debtor's property that is subject to a lien

**Real Property with improvements thereon located on Daufuskie Island, SC, consisting of 300 acres more or less, known as the Melrose Club as more fully described in the F.I.G. Daufuskie I, LLC Property description attached hereto.**

Describe the lien

**Notice of Attorney's Lien filed in Lien Book 92, Page 1603**

Is the creditor an insider or related party?

No

Yes

Is anyone else liable on this claim?

No

Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

As of the petition filing date, the claim is:

Check all that apply

Contingent

Unliquidated

Disputed

**\$116,608.49**

**Unknown**

**2.1 Rockby, Inc.  
 2**

Creditor's Name

**2700 Gregory Street, Suite  
 130  
 Savannah, GA 31404**

Describe debtor's property that is subject to a lien

**Real Property with improvements thereon located on Daufuskie Island, SC, consisting of 300 acres more or less, known as the Melrose Club as more fully described in the F.I.G. Daufuskie I, LLC Property description attached hereto.**

**\$611,615.15**

**Unknown**

Debtor **F.I.G. Daufuskie 1, LLC** Case number (if know) \_\_\_\_\_  
 Name \_\_\_\_\_

Creditor's mailing address \_\_\_\_\_ Describe the lien  
**Mechanic's Lien recorded 8/31/12 in Book 82, Page 109**

Creditor's email address, if known \_\_\_\_\_ Is the creditor an insider or related party?  
 No  
 Yes

**Date debt was incurred** \_\_\_\_\_ Is anyone else liable on this claim?  
 No  
 Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

**Last 4 digits of account number** \_\_\_\_\_

**Do multiple creditors have an interest in the same property?**  
 No  
 Yes. Specify each creditor, including this creditor and its relative priority.  
**Specified on line 2.1**

**As of the petition filing date, the claim is:**  
 Check all that apply  
 Contingent  
 Unliquidated  
 Disputed

2.1 3	<b>South Atlantic Forest Products, Inc.</b> <small>Creditor's Name</small>	Describe debtor's property that is subject to a lien <b>Real Property with improvements thereon located on Daufuskie Island, SC, consisting of 300 acres more or less, known as the Melrose Club as more fully described in the F.I.G. Daufuskie I, LLC Property description attached hereto.</b>	Unknown	Unknown
	<b>dba Gaster Lumber &amp; Hardware</b> <b>15010 Abercorn Street</b> <b>Savannah, GA 31419</b> <small>Creditor's mailing address</small>	Describe the lien <b>Pending Lis Pendens - 2012LP071372; &amp; 2012LP0701649</b>		
	<small>Creditor's email address, if known</small> _____	Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
	<b>Date debt was incurred</b> _____	Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)		
	<b>Last 4 digits of account number</b> _____	<b>As of the petition filing date, the claim is:</b> Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed		
	<b>Do multiple creditors have an interest in the same property?</b> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority. <b>Specified on line 2.1</b>			

2.1 4	<b>SunBelt Rentals</b> <small>Creditor's Name</small>	Describe debtor's property that is subject to a lien <b>Real Property with improvements thereon located on Daufuskie Island, SC, consisting of 300 acres more or less, known as the Melrose Club as more fully described in the F.I.G. Daufuskie I, LLC Property description attached hereto.</b>	\$9,966.45	Unknown
	<b>c/o CRF Solutions</b> <b>Att: Laura Pavey</b> <b>2051 Royal Ave.</b> <b>Simi Valley, CA 93065</b> <small>Creditor's mailing address</small>	Describe the lien <b>Mechanic's Lien recorded 9/11/13 in Book 93 at Page 152</b>		
	<small>Creditor's email address, if known</small> _____	Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		

Debtor **F.I.G. Daufuskie 1, LLC** Case number (if know) \_\_\_\_\_  
Name

**Is anyone else liable on this claim?**

Date debt was incurred

- No
- Yes. Fill out *Schedule H: Codebtors* (Official Form 206H)

Last 4 digits of account number

**Do multiple creditors have an interest in the same property?**

- No
- Yes. Specify each creditor, including this creditor and its relative priority.

**Specified on line 2.1**

**As of the petition filing date, the claim is:**

- Check all that apply
- Contingent
  - Unliquidated
  - Disputed

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.	<b>\$34,815,993.</b> <b>68</b>
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**Part 2: List Others to Be Notified for a Debt Already Listed in Part 1**

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address	On which line in Part 1 did you enter the related creditor?	Last 4 digits of account number for this entity
Terry A. Finger, Esquire Finger & Fraser, P.A. 35 Hospital Center Common, Suite 200 PO Box 24005 Hilton Head Island, SC 29925	Line <u>2.4</u>	
Thomas M. Gore, Esquire McCorkle & Johnson, LLP 319 Tattnall Street Savannah, GA 31401	Line <u>2.6</u>	



**F.I.G. DAUFUSKIE 1, LLC RECORDED LEX VAN HESSEN HOLDING, BV  
DOCUMENTS LIST**

Mortgage given by F.I.G. Daufuskie 1, LLC to Lex van Hessen Holding, BV, as recorded in Book 3058 at Page 1549 and assigned in Book 3534 at Page 799

Collateral Assignment of Declarant Rights given by F.I.G. Daufuskie 1, LLC to Lex van Hessen Holding, BV, as recorded in Book 3058 at Page 1576 and assigned in Book 3534 at Page 799

Collateral Assignment of Density Rights, Permits and Licenses given by F.I.G. Daufuskie 1, LLC to Lex van Hessen Holding, BV, as recorded in Book 3058 at Page 1582 and assigned in Book 3524 at Page 799

Third Party Mortgage given by F.I.G. Daufuskie 1, LLC to Lex van Hessen Holding, BV, as recorded in Book 3104 at Page 1660 and modified in Book 3250 at Page 866 and assigned in Book 3534 at Page 799

**Fill in this information to identify the case:**

Debtor name F.I.G. Daufuskie 1, LLC

United States Bankruptcy Court for the: DISTRICT OF SOUTH CAROLINA

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

**Official Form 206E/F**  
**Schedule E/F: Creditors Who Have Unsecured Claims**

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

**Part 1: List All Creditors with PRIORITY Unsecured Claims**

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

No. Go to Part 2.

Yes. Go to line 2.

2. List in alphabetical order all creditors who have unsecured claims that are entitled to priority in whole or in part. If the debtor has more than 3 creditors with priority unsecured claims, fill out and attach the Additional Page of Part 1.

			Total claim	Priority amount
2.1	Priority creditor's name and mailing address <b>Beaufort County Treasurer</b> <b>P.O.Box 487</b> <b>Beaufort, SC 29901-0487</b>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	<u>Unknown</u>	<u>Unknown</u>
	Date or dates debt was incurred	Basis for the claim: <b>Tax liability.</b>		
	Last 4 digits of account number	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
	Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)			
2.2	Priority creditor's name and mailing address <b>Internal Revenue Service</b> <b>Centralized Insolvency Operation</b> <b>P.O. Box 7346</b> <b>Philadelphia, PA 19101-7346</b>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	<u>Unknown</u>	<u>Unknown</u>
	Date or dates debt was incurred	Basis for the claim: <b>Notice Purposes Only</b>		
	Last 4 digits of account number	Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
	Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)			

Debtor F.I.G. Daufuskie 1, LLC Case number (if known) \_\_\_\_\_  
 Name \_\_\_\_\_

2.3	Priority creditor's name and mailing address <b>South Carolina Department of Revenue and Taxation</b> <b>P.O. Box 12265</b> <b>Columbia, SC 29211-9927</b>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	<b>Unknown</b> <b>Unknown</b>
Date or dates debt was incurred _____		Basis for the claim: <b>Notice Purposes Only</b>	
Last 4 digits of account number _____ Specify Code subsection of PRIORITY unsecured claim: 11 U.S.C. § 507(a) (8)		Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

**Part 2: List All Creditors with NONPRIORITY Unsecured Claims**

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

3.1	Nonpriority creditor's name and mailing address <b>Tony Hartman</b> <b>8547 E. Arapahoe Road, Suite J192</b> <b>Greenwood Village, CO 80112</b>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	Amount of claim <b>\$0.00</b>
Date(s) debt was incurred _____ Last 4 digits of account number _____		Basis for the claim: <b>Notice Purposes Only</b> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

3.2	Nonpriority creditor's name and mailing address <b>Synergy Capital Management, LLC</b> <b>Attn: Travils Kozlowski</b> <b>1192 Draper Parkway #331</b> <b>Draper, UT 84020</b>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	<b>\$0.00</b>
Date(s) debt was incurred _____ Last 4 digits of account number _____		Basis for the claim: <b>Notice Purposes Only</b> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

3.3	Nonpriority creditor's name and mailing address <b>Synergy Lending Partners, LLC</b> <b>Attn: Travis Kozlowski</b> <b>1192 Draper Parkway #331</b> <b>Draper, UT 84020</b>	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	<b>\$0.00</b>
Date(s) debt was incurred _____ Last 4 digits of account number _____		Basis for the claim: <b>Notice Purposes Only</b> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

**Part 3: List Others to Be Notified About Unsecured Claims**

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address	On which line in Part1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any

**Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims**

5. Add the amounts of priority and nonpriority unsecured claims.

		<b>Total of claim amounts</b>	
5a. Total claims from Part 1	5a.	\$	0.00
5b. Total claims from Part 2	5b. +	\$	0.00
5c. Total of Parts 1 and 2 Lines 5a + 5b = 5c.	5c.	\$	0.00

**Fill in this information to identify the case:**

Debtor name F.I.G. Daufuskie 1, LLC

United States Bankruptcy Court for the: DISTRICT OF SOUTH CAROLINA

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

**Official Form 206G**

**Schedule G: Executory Contracts and Unexpired Leases**

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

**1. Does the debtor have any executory contracts or unexpired leases?**

No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B).

<b>2. List all contracts and unexpired leases</b>	<b>State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease</b>
---	---

2.1 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract \_\_\_\_\_

---

2.2 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract \_\_\_\_\_

---

2.3 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract \_\_\_\_\_

---

2.4 State what the contract or lease is for and the nature of the debtor's interest

State the term remaining

List the contract number of any government contract \_\_\_\_\_

---

**Fill in this information to identify the case:**

Debtor name F.I.G. Daufuskie 1, LLC

United States Bankruptcy Court for the: DISTRICT OF SOUTH CAROLINA

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

**Official Form 206H  
Schedule H: Your Codebtors**

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

**1. Do you have any codebtors?**

- No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.  
 Yes

**2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G.** Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor

Column 2: Creditor

	Name	Mailing Address	Name	Check all schedules that apply:
2.1	Bramlette, James T.	145 South 400 East Salt Lake City, UT 84111	Lex Van Hessen Holding, BV	<input checked="" type="checkbox"/> D <u>2.9</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
2.2	Daufuskie Embarkment, LLC	145 South 400 East Salt Lake City, UT 84111	Lex Van Hessen Holding, BV	<input checked="" type="checkbox"/> D <u>2.9</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
2.3	Daufuskie Embarkment, LLC	145 South 400 East Salt Lake City, UT 84111	PIA Anderson Dorius Reynard & Moss, LLC	<input checked="" type="checkbox"/> D <u>2.11</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
2.4	Daufuskie Embarkment, LLC	145 South 400 East Salt Lake City, UT 84111	Hoppe Electric, Inc.	<input checked="" type="checkbox"/> D <u>2.7</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____
2.5	Daufuskie Embarkment, LLC	145 South 400 East Salt Lake City, UT 84111	ACP South Carolina, LLC	<input checked="" type="checkbox"/> D <u>2.1</u> <input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____

Debtor F.I.G. Daufuskie 1, LLC Case number (if known) \_\_\_\_\_

**Additional Page to List More Codebtors**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.  
 Column 1: Codebtor Column 2: Creditor

2.6 Daufuskie Embarkment, LLC 145 South 400 East Salt Lake City, UT 84111 Action Commercial Park, LLC  D 2.2  
 E/F \_\_\_\_\_  
 G \_\_\_\_\_

2.7 Daufuskie Embarkment, LLC 145 South 400 East Salt Lake City, UT 84111 Cannon Consultants, LLC  D 2.3  
 E/F \_\_\_\_\_  
 G \_\_\_\_\_

2.8 F.I.G. Beach Club, LLC 145 South 400 East Salt Lake City, UT 84111 Lex Van Hessen Holding, BV  D 2.9  
 E/F \_\_\_\_\_  
 G \_\_\_\_\_

2.9 F.I.G. Beach Club, LLC 145 South 400 East Salt Lake City, UT 84111 Hoppe Electric, Inc.  D 2.7  
 E/F \_\_\_\_\_  
 G \_\_\_\_\_

2.10 F.I.G. Beach Club, LLC 145 South 400 East Salt Lake City, UT 84111 PIA Anderson Dorius Reynard & Moss, LLC  D 2.11  
 E/F \_\_\_\_\_  
 G \_\_\_\_\_

2.11 F.I.G. Beach Club, LLC 145 South 400 East Salt Lake City, UT 84111 Rockby, Inc.  D 2.12  
 E/F \_\_\_\_\_  
 G \_\_\_\_\_

2.12 F.I.G. Beach Club, LLC 145 South 400 East Salt Lake City, UT 84111 ACP South Carolina, LLC  D 2.1  
 E/F \_\_\_\_\_  
 G \_\_\_\_\_

2.13 F.I.G. Beach Club, LLC 145 South 400 East Salt Lake City, UT 84111 Action Commercial Park, LLC  D 2.2  
 E/F \_\_\_\_\_  
 G \_\_\_\_\_

Debtor F.I.G. Daufuskie 1, LLC Case number (if known) \_\_\_\_\_

**Additional Page to List More Codebtors**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.  
Column 1: Codebtor Column 2: Creditor

2.14 **F.I.G. Beach Club, LLC** 145 South 400 East Salt Lake City, UT 84111 **Cannon Consultants, LLC**  D 2.3  
 E/F \_\_\_\_\_  
 G \_\_\_\_\_

2.15 **F.I.G. Beach Cottages, LLC** 145 South 400 East Salt Lake City, UT 84111 **Lex Van Hessen Holding, BV**  D 2.9  
 E/F \_\_\_\_\_  
 G \_\_\_\_\_

2.16 **F.I.G. Beach Cottages, LLC** 145 South 400 East Salt Lake City, UT 84111 **PIA Anderson Dorius Reynard & Moss, LLC**  D 2.11  
 E/F \_\_\_\_\_  
 G \_\_\_\_\_

2.17 **F.I.G. Beach Cottages, LLC** 145 South 400 East Salt Lake City, UT 84111 **ACP South Carolina, LLC**  D 2.1  
 E/F \_\_\_\_\_  
 G \_\_\_\_\_

2.18 **F.I.G. Beach Cottages, LLC** 145 South 400 East Salt Lake City, UT 84111 **Action Commercial Park, LLC**  D 2.2  
 E/F \_\_\_\_\_  
 G \_\_\_\_\_

2.19 **F.I.G. Beach Cottages, LLC** 145 South 400 East Salt Lake City, UT 84111 **Cannon Consultants, LLC**  D 2.3  
 E/F \_\_\_\_\_  
 G \_\_\_\_\_

2.20 **The Pelorus Group, LLC** 145 South 400 East Salt Lake City, UT 84111 **Hoppe Electric, Inc.**  D 2.7  
 E/F \_\_\_\_\_  
 G \_\_\_\_\_

2.21 **The Pelorus Group, LLC** 145 South 400 East Salt Lake City, UT 84111 **PIA Anderson Dorius Reynard & Moss, LLC**  D 2.11  
 E/F \_\_\_\_\_  
 G \_\_\_\_\_

Debtor F.I.G. Daufuskie 1, LLC Case number (if known) \_\_\_\_\_

**Additional Page to List More Codebtors**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column 1: Codebtor

Column 2: Creditor

2.22 **The Pelorus Group, LLC**      **145 South 400 East  
Salt Lake City, UT 84111**

**Rockby, Inc.**

D 2.12  
 E/F \_\_\_\_\_  
 G \_\_\_\_\_



**Fill in this information to identify the case:**

Debtor name F.I.G. Daufuskie 1, LLC

United States Bankruptcy Court for the: DISTRICT OF SOUTH CAROLINA

Case number (if known) \_\_\_\_\_

Check if this is an amended filing

**Official Form 207**

**Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy**

04/16

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

**Part 1: Income**

**1. Gross revenue from business**

None.

Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year

Sources of revenue  
Check all that apply

Gross revenue  
(before deductions and exclusions)

**2. Non-business revenue**

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

None.

Description of sources of revenue

Gross revenue from each source  
(before deductions and exclusions)

**Part 2: List Certain Transfers Made Before Filing for Bankruptcy**

**3. Certain payments or transfers to creditors within 90 days before filing this case**

List payments or transfers--including expense reimbursements--to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$6,425. (This amount may be adjusted on 4/01/19 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

None.

Creditor's Name and Address

Dates

Total amount of value

Reasons for payment or transfer  
*Check all that apply*

**4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider**

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$6,425. (This amount may be adjusted on 4/01/19 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

None.

Insider's name and address  
Relationship to debtor

Dates

Total amount of value

Reasons for payment or transfer

**5. Repossessions, foreclosures, and returns**

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

Debtor **F.I.G. Daufuskie 1, LLC**

Case number (if known) \_\_\_\_\_

None

Creditor's name and address	Describe of the Property	Date	Value of property
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**6. Setoffs**

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
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**Part 3: Legal Actions or Assignments**

**7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

None.

Case title Case number	Nature of case	Court or agency's name and address	Status of case
7.1. <b>Lex Van Hessen Holding, BV vs. F.I.G. Daufuskie I, LLC; F.I.G. Beach Cottages, LLC; F.I.G. Beach Club, LLC; Daufuskie Embarkment, LLC; Daufuskei North 1, LLC; AFG Daufuskie 1, LLC; James T. Bramlette, et al.: Civil Action No. 2013-CP-07-02924</b>	<b>Foreclosure</b>	<b>Beaufort County Court of Common Pleas Beaufort, SC</b>	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded
7.2. <b>Hoppe Electric, Inc. vs. The Pelorus Group, LLC, F.I.G. Daufuskie 1, LLC and F.I.G. Beach Club, LLC Civil Action No. 2014-CP-07-00830</b>	<b>Foreclosure/ Partition of Property; Supplementary Proceedings on Judgment</b>	<b>Beaufort County Master-In-Equity Beaufort, SC</b>	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded

**8. Assignments and receivership**

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

None

**Part 4: Certain Gifts and Charitable Contributions**

**9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000**

None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
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**Part 5: Certain Losses**

**10. All losses from fire, theft, or other casualty within 1 year before filing this case.**

None

Debtor **F.I.G. Daufuskie 1, LLC**

Case number (if known) \_\_\_\_\_

Description of the property lost and how the loss occurred	Amount of payments received for the loss <small>If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received.  List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).</small>	Dates of loss	Value of property lost
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**Part 6: Certain Payments or Transfers**

**11. Payments related to bankruptcy**

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

None.

Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
11.1. Nexsen Pruet, LLC 1230 Main Street, Suite 700 (29201) PO Box 2426 Columbia, SC 29202	\$17,804.72 paid by The Pelorus Group, LLC for work for four debtor companies.	1/3/2017	\$4,451.18

Email or website address  
www.nexsenpruet.com

Who made the payment, if not debtor?  
The Pelorus Group, LLC

11.2. Nexsen Pruet, LLC 1230 Main Street, Suite 700 (29201) PO Box 2426 Columbia, SC 29202	\$75,000.00 paid by The Cannon Law Group, PLLC for work, filing fees and retainers for the four debtor companies.	3/7/2017	\$18,750.00
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Email or website address  
www.nexsenpruet.com

Who made the payment, if not debtor?  
The Cannon Law Group, PLLC

**12. Self-settled trusts of which the debtor is a beneficiary**

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.

Do not include transfers already listed on this statement.

None.

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
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**13. Transfers not already listed on this statement**

List any transfers of money or other property by sale, trade, or any other means made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

None.

Debtor **F.I.G. Daufuskie 1, LLC**

Case number (if known) \_\_\_\_\_

Who received transfer? Address	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
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**Part 7: Previous Locations**

**14. Previous addresses**

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

Does not apply

Address	Dates of occupancy From-To
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14.1. **222 South Main, Suite 1910  
Salt Lake City, UT 84111**

**Part 8: Health Care Bankruptcies**

**15. Health Care bankruptcies**

Is the debtor primarily engaged in offering services and facilities for:  
 - diagnosing or treating injury, deformity, or disease, or  
 - providing any surgical, psychiatric, drug treatment, or obstetric care?

No. Go to Part 9.  
 Yes. Fill in the information below.

Facility name and address	Nature of the business operation, including type of services the debtor provides	If debtor provides meals and housing, number of patients in debtor's care
---------------------------	---	---

**Part 9: Personally Identifiable Information**

**16. Does the debtor collect and retain personally identifiable information of customers?**

No.  
 Yes. State the nature of the information collected and retained.

**17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?**

No. Go to Part 10.  
 Yes. Does the debtor serve as plan administrator?

**Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units**

**18. Closed financial accounts**

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?  
 Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

None

Financial Institution name and Address	Last 4 digits of account number	Type of account or instrument	Date account was closed, sold, moved, or transferred	Last balance before closing or transfer
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**19. Safe deposit boxes**

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

Debtor **F.I.G. Daufuskie 1, LLC**

Case number (if known) \_\_\_\_\_

None

Depository institution name and address	Names of anyone with access to it Address	Description of the contents	Do you still have it?
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**20. Off-premises storage**

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

None

Facility name and address	Names of anyone with access to it	Description of the contents	Do you still have it?
---------------------------	-----------------------------------	-----------------------------	-----------------------

**Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own**

**21. Property held for another**

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

None

Owner's name and address	Location of the property	Describe the property	Value
<b>Ricoh 1738 Bass Road Macon, GA 31210</b>	<b>55 Avenue of Oaks Daufuskie Island, SC 29915</b>	<b>Printers leased by F.I.G. Holdings, LLC.</b>	<b>Unknown</b>
<b>Speros 2131 Rowland Avenue Savannah, GA 31404</b>	<b>55 Avenue of Oaks Daufuskie Island, SC 29915</b>	<b>Phones leased by Melrose Resort Group, LLC.</b>	<b>Unknown</b>
<b>Melrose Resort Group, LLC 145 South 400 East Salt Lake City, UT 84111</b>	<b>55 Avenue of Oaks Daufuskie Island, SC 29915</b>	<b>Chiller</b>	<b>Unknown</b>
<b>Cannon Investing and Acquisitions 53 South 600 East Salt Lake City, UT 84102</b>	<b>55 Avenue of Oaks Daufuskie Island, SC 29915</b>	<b>Golf carts, Golf maintenance equipment and other miscellaneous carts.</b>	<b>Unknown</b>

**Part 12: Details About Environment Information**

For the purpose of Part 12, the following definitions apply:

*Environmental law* means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).

*Site* means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.

*Hazardous material* means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

**Report all notices, releases, and proceedings known, regardless of when they occurred.**

**22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law? Include settlements and orders.**

No.

Yes. Provide details below.

Debtor **F.I.G. Daufuskie 1, LLC**

Case number (if known) \_\_\_\_\_

<b>Case title</b> Case number	<b>Court or agency name and address</b>	<b>Nature of the case</b>	<b>Status of case</b>
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23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?

- No.
- Yes. Provide details below.

<b>Site name and address</b>	<b>Governmental unit name and address</b>	<b>Environmental law, if known</b>	<b>Date of notice</b>
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24. Has the debtor notified any governmental unit of any release of hazardous material?

- No.
- Yes. Provide details below.

<b>Site name and address</b>	<b>Governmental unit name and address</b>	<b>Environmental law, if known</b>	<b>Date of notice</b>
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**Part 13: Details About the Debtor's Business or Connections to Any Business**

25. Other businesses in which the debtor has or has had an interest

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

- None

<b>Business name address</b>	<b>Describe the nature of the business</b>	<b>Employer Identification number</b> Do not include Social Security number or ITIN.
		<b>Dates business existed</b>

26. Books, records, and financial statements

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

- None

<b>Name and address</b>	<b>Date of service</b> From-To
-------------------------	-----------------------------------

26a.1. **Aaron Wernli**  
**145 South 400 East**  
**Salt Lake City, UT 84111**

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

- None

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

- None

<b>Name and address</b>	<b>If any books of account and records are unavailable, explain why</b>
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26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

- None

<b>Name and address</b>
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27. Inventories

Have any inventories of the debtor's property been taken within 2 years before filing this case?

Debtor **F.I.G. Daufuskie 1, LLC**

Case number (if known) \_\_\_\_\_

- No
- Yes. Give the details about the two most recent inventories.

Name of the person who supervised the taking of the inventory	Date of inventory	The dollar amount and basis (cost, market, or other basis) of each inventory
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28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

Name	Address	Position and nature of any interest	% of interest, if any
ACP South Carolina, LLC	Attn: Cole S. Cannon Esquire Cannon Law Group, PLLC 53 South 600 East Salt Lake City, UT 84102	Owner	100%

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

- No
- Yes. Identify below.

Name	Address	Position and nature of any interest	Period during which position or interest was held
James T. Bramlette	145 South 400 East Salt Lake City, UT 84111	Managing Member - 62.5% ownership interest.	

Name	Address	Position and nature of any interest	Period during which position or interest was held
MJC Holdings, LLC	Attn: Mark Cummings 23 N. Main Street, Suite B Farmington, UT 84025	Member - 25% ownership interest.	

Name	Address	Position and nature of any interest	Period during which position or interest was held
Mark Burton as Trustee of the	Brenda Burton Trust PO Box 1166 Centerville, UT 84014	Member - 7.5% ownership interest.	

Name	Address	Position and nature of any interest	Period during which position or interest was held
SCI Investments, LLC	Attn: Mark Cummings, Registered Agent 23 N. Main Street, Suite B Farmington, UT 84025	Member - 5% ownership interest.	

30. Payments, distributions, or withdrawals credited or given to insiders

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

- No
- Yes. Identify below.

Name and address of recipient	Amount of money or description and value of property	Dates	Reason for providing the value
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31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

Debtor **F.I.G. Daufuskie 1, LLC**

Case number (if known) \_\_\_\_\_

- No
- Yes. Identify below.

Name of the parent corporation

Employer Identification number of the parent corporation

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

- No
- Yes. Identify below.

Name of the parent corporation

Employer Identification number of the parent corporation

**Part 14: Signature and Declaration**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on March 7, 2017

/s/ James T. Bramlette  
Signature of individual signing on behalf of the debtor

James T. Bramlette  
Printed name

Position or relationship to debtor Managing Member

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy (Official Form 207)* attached?

- No
- Yes



**United States Bankruptcy Court  
District of South Carolina**

In re **F.I.G. Daufuskie 1, LLC**

Debtor(s)

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
<b>ACP South Carolina, LLC Attn: Cole S. Cannon Esquire Cannon Law Group, PLLC 53 South 600 East Salt Lake City, UT 84102</b>		<b>100%</b>	<b>Owner</b>

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

I, the **Managing Member** 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 **March 7, 2017**

Signature **/s/ James T. Bramlette**

**James T. Bramlette**

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

LOCAL OFFICIAL FORM 1007-1(b) TO SC LBR 1007-1

United States Bankruptcy Court  
District of South Carolina

In re F.I.G. Daufuskie 1, LLC

Debtor(s)

Case No.

Chapter 11

CERTIFICATION VERIFYING CREDITOR MATRIX

The above named debtor, or attorney for the debtor if applicable, hereby certifies pursuant to South Carolina Local Bankruptcy Rule 1007-1 that the master mailing list of creditors submitted either on computer diskette, electronically filed via CM/ECF, or conventionally filed in a typed hard copy scannable format which has been compared to, and contains identical information to, the debtor's schedules, statements and lists which are being filed at this time or as they currently exist in draft form.

Master mailing list of creditors submitted via:

- (a) \_\_\_\_\_ computer diskette
- (b) \_\_\_\_\_ scannable hard copy  
(number of sheets submitted \_\_\_\_\_)
- (c)  X  electronic version filed via CM/ECF

Date: March 7, 2017

/s/ James T. Bramlette

**James T. Bramlette/Managing Member**  
Signer/Title

Date: March 7, 2017

/s/ Julio E. Mendoza, Jr.

Signature of Attorney  
**Julio E. Mendoza, Jr. 3365**  
**Nexsen Pruet, LLC**  
**1230 Main Street, Suite 700 (29201)**  
**PO Box 2426**  
**Columbia, SC 29202**  
**803-540-2026 Fax: 803-727-1478**

Typed/Printed Name/Address/Telephone

3365

District Court I.D. Number

ACP SOUTH CAROLINA, LLC  
ATTN: COLE S. CANNON ESQUIRE  
CANNON LAW GROUP, PLLC  
53 SOUTH 600 EAST  
SALT LAKE CITY UT 84102

ACTION COMMERCIAL PARK, LLC  
ATTN: COLE S. CANNON, ESQUIRE  
CANNON LAW GROUP, PLLC  
53 SOUTH 600 EAST  
SALT LAKE CITY UT 84102

BEAUFORT COUNTY TREASURER  
P.O.BOX 487  
BEAUFORT SC 29901-0487

BRAMLETTE, JAMES T.  
145 SOUTH 400 EAST  
SALT LAKE CITY UT 84111

CANNON CONSULTANTS, LLC  
ATTN: COLE S. CANNON, ESQUIRE  
CANNON LAW GROUP, PLLC  
53 SOUTH 600 EAST  
SALT LAKE CITY UT 84102

COASTAL PIPE & FIRE SOLUTIONS, LLC  
30 SUGAREE DRIVE  
BLUFFTON SC 29910

DAUFUSKIE EMBARKMENT, LLC  
145 SOUTH 400 EAST  
SALT LAKE CITY UT 84111

DAUFUSKIE NORTH 1, LLC  
1000 EAST WILLIAMS STREET, SUITE 204  
CARSON CITY NV 89701

F.I.G. BEACH CLUB, LLC  
145 SOUTH 400 EAST  
SALT LAKE CITY UT 84111

F.I.G. BEACH COTTAGES, LLC  
145 SOUTH 400 EAST  
SALT LAKE CITY UT 84111

FABRICATION DESIGN CONCEPTS, INC.  
409 CARDINAL STREET  
POOLER GA 31322

TONY HARTMAN  
8547 E. ARAPAHOE ROAD, SUITE J192  
GREENWOOD VILLAGE CO 80112

HOPPE ELECTRIC, INC.  
C/O WILLIAM M. BOWEN, ESQUIRE  
WILLIAM M. BOWEN, P.A.  
PO DRAWER 6128  
HILTON HEAD ISLAND SC 29938

INTERNAL REVENUE SERVICE  
CENTRALIZED INSOLVENCY OPERATION  
P.O. BOX 7346  
PHILADELPHIA PA 19101-7346

GEORGE LEE  
11 WINDSONG  
SANDY UT 84092

LEX VAN HESSEN HOLDING, BV  
C/O PAUL D. HARRILL, ESQ.  
MCNAIR LAW FIRM, P.A.  
P. O. BOX 11390  
COLUMBIA SC 29211

NEIL DAWSON ARCHITECT, P.C.  
C/O THOMAS M. GORE, ESQ.  
MCCORKLE & JOHNSON, LLP  
319 TATTNALL STREET  
SAVANNAH GA 31401

PIA ANDERSON DORIUS REYNARD & MOSS, LLC  
222 SOUTH MAIN STREET, SUITE 1830  
SALT LAKE CITY UT 84101

ROCKBY, INC.  
2700 GREGORY STREET, SUITE 130  
SAVANNAH GA 31404

SOUTH ATLANTIC FOREST PRODUCTS, INC.  
DBA GASTER LUMBER & HARDWARE  
15010 ABERCORN STREET  
SAVANNAH GA 31419

SOUTH CAROLINA DEPARTMENT OF REVENUE  
AND TAXATION  
P.O. BOX 12265  
COLUMBIA SC 29211-9927

SUNBELT RENTALS  
C/O CRF SOLUTIONS  
ATT: LAURA PAVEY  
2051 ROYAL AVE.  
SIMI VALLEY CA 93065

SYNERGY CAPITAL MANAGEMENT, LLC  
ATTN: TRAVILS KOZLOWSKI  
1192 DRAPER PARKWAY #331  
DRAPER UT 84020

SYNERGY LENDING PARTNERS, LLC  
ATTN: TRAVIS KOZLOWSKI  
1192 DRAPER PARKWAY #331  
DRAPER UT 84020

TERRY A. FINGER, ESQUIRE  
FINGER & FRASER, P.A.  
35 HOSPITAL CENTER COMMON, SUITE 200  
PO BOX 24005  
HILTON HEAD ISLAND SC 29925

THE PELORUS GROUP, LLC  
145 SOUTH 400 EAST  
SALT LAKE CITY UT 84111

THOMAS M. GORE, ESQUIRE  
MCCORKLE & JOHNSON, LLP  
319 TATTNALL STREET  
SAVANNAH GA 31401

**United States Bankruptcy Court  
District of South Carolina**

In re F.I.G. Daufuskie 1, 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 F.I.G. Daufuskie 1, 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:

**ACP South Carolina, LLC  
Attn: Cole S. Cannon Esquire  
Cannon Law Group, PLLC  
53 South 600 East  
Salt Lake City, UT 84102**

None [*Check if applicable*]

**March 7, 2017**

Date

**/s/ Julio E. Mendoza, Jr.**

**Julio E. Mendoza, Jr. 3365**

Signature of Attorney or Litigant  
Counsel for F.I.G. Daufuskie 1, LLC  
**Nexsen Pruet, LLC**

**1230 Main Street, Suite 700 (29201)  
PO Box 2426  
Columbia, SC 29202  
803-540-2026 Fax:803-727-1478  
rmendoza@nexsenpruet.com**