

**VORYS, SATER, SEYMOUR AND PEASE LLP**

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**UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK**

In re : Chapter 11  
: Case No. 07-11448 (MG)  
THE 1031 TAX GROUP, LLC, *et al.*, :  
: (Jointly Administered)  
Debtors. :

**VERIFIED STATEMENT PURSUANT TO RULE 2019 OF THE BANKRUPTCY CODE**

Vorys, Sater, Seymour and Pease LLP (“Vorys”), pursuant to Rule 2019 of the Federal Rules of Bankruptcy Procedure, hereby files this Verified Statement.

1. Name and address of creditors/parties in interest represented:

IPofA Columbus Works 1, LLC  
12171 Kestrel Road  
Klamath Falls, Oregon 97601

IPofA Columbus Works 2, LLC  
616 William Street  
Berlin, Maryland 21811

IPofA Columbus Works 3, LLC  
625 El Camino Del Mar  
San Francisco, California 94121

IPofA Columbus Works 4, LLC  
9 Berridge Way  
North Reading, Massachusetts 01864

IPofA Columbus Works 5, LLC  
9 Berridge Way  
North Reading, Massachusetts 01864

IPofA Columbus Works 6, LLC  
142 Will Drive  
Canton, Massachusetts 02021

IPofA Columbus Works 7, LLC  
5341 Apo Drive  
Honolulu, Hawaii 96821

IPofA Columbus Works 8, LLC  
12171 Kestrel Road  
Klamath Falls, Oregon 97601

IPofA Columbus Works 9, LLC  
20981 Concord  
Southfield, MI 48076

IPofA Columbus Works 10, LLC  
5550 Oakman Boulevard  
Detroit, Michigan 48204

IPofA Columbus Works 11, LLC  
23 Strawberry Circle  
Mill Valley, California 94941

IPofA Columbus Works 12, LLC  
525 W. Monroe  
Chicago, Illinois 60661

IPofA Columbus Works 13, LLC  
1181 Crofton Avenue  
Highland Park, Illinois 60035

IPofA Columbus Works 14, LLC  
275 Centre Street  
Newton, Massachusetts 02458

IPofA Columbus Works 15, LLC  
12171 Kestrel Road  
Klamath Falls, Oregon 97601

IPofA Columbus Works 16, LLC  
221 17<sup>th</sup> Street  
Manhattan Beach, California 90266

IPofA Columbus Works 17, LLC  
58 Weatherbee Drive  
Westwood, Massachusetts 02090

IPofA Columbus Works 18, LLC  
2 Turnberry Lane  
Dearborn, Michigan 48120

IPofA Columbus Works 21, LLC  
554 Turnpike Street  
Stoughton, Massachusetts 02072

IPofA Columbus Works 22, LLC  
554 Turnpike Street  
Stoughton, Massachusetts 02072

IPofA Columbus Works 23, LLC  
62 W. Huron  
Chicago, Illinois 60610

IPofA Columbus Works 24, LLC  
38 Terry Circle  
Novato, California 94947

IPofA Columbus Works 25, LLC  
25825 Forest Drive  
Escondido, California 92026

IPofA Columbus Works 26, LLC  
26106 Creekside Drive  
New Hudson, Michigan 48165

IPofA Columbus Works 27, LLC  
44 Indian Rock Court  
San Anselmo, California 94960

IPofA Columbus Works 28, LLC  
2 Meadowlark Court  
Novato, California 94947

IPofA Columbus Works 29, LLC  
32209 Hull Avenue  
Farmington Hills, Michigan 48336

IPofA Columbus Works 30, LLC  
3565 New Castle SE  
Rio Rancho, New Mexico 87124

IPofA Columbus Works 31, LLC  
3 Queens Cove Lane  
Cobbs Creek, VA 23035

IPofA Columbus Works 32, LLC  
23 Main Street  
Eatontown, New Jersey 07724

2. Nature and amount of claim or interest and time of acquisition thereof unless it is alleged to have been acquired more than one year prior to the filing of the petition.

A. All 30 of the above listed parties (the “Tenants in Common”) are tenant in common owners of real property commonly known as 6200 East Broad Street, Columbus, Ohio 43213. The Tenants in Common are parties in interest and may be creditors for presently undetermined amounts in these Chapter 11 cases. Vorys has been retained by the Tenants in Common to represent them in all matters regarding these Chapter 11 proceedings at its normal and customary hourly rates.

3. A recital of pertinent facts and circumstances in connection with the employment of the entity or entities at whose instance, directly or indirectly, the employment was arranged.

Vorys was asked by the Tenants in Common to represent them in this Chapter 11 case and has not represented these entities in other matters.

4. With reference to the time of the employment of the entity, the organization or formation of the committee, or the appearance in the case, the amounts of claims or interests

owned by the entity, the times when acquired, the amounts paid therefor, and any sales or other disposition thereof.

This is not applicable to Vorys.

Respectfully submitted,

VORYS, SATER, SEYMOUR AND PEASE LLP

/s/ Randall D. LaTour  
Randall D. LaTour (RL 5700)  
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**VERIFICATION**

I, Randall D. LaTour, of the law firm of Vorys, Sater, Seymour, and Pease LLP, declare under penalty of perjury that I have read the foregoing statement and that it is true and correct to the best of my knowledge, information and belief.

/s/ Randall D. LaTour  
Randall D. LaTour

STATE OF OHIO            )  
                                  )     ss.  
COUNTY OF FRANKLIN    )

SWORN TO AND SUBSCRIBED TO in my presence, this 18th of January, 2008.

/s/ Jesse Cook-Dubin  
Notary Public, State of Ohio

JESSE COOK-DUBIN  
Attorney At Law  
Notary Public, State of Ohio  
My commission has no expiration date  
Sec. 147.03 R.C.

**CERTIFICATE OF SERVICE**

The undersigned hereby certifies that a copy of the preceding Verified Rule 2019 Notice was electronically filed through the Court's ECF system and served upon the following by United States Mail, postage pre-paid, this 18th day of January, 2008:

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|--|---|
| Investment Properties of America, LLC<br>Gerard A. McHale, Jr., PA, Trustee<br>c/o Golenbock Eiseman Assor Bell Peskoe<br>437 Madison Ave., 35 <sup>th</sup> Floor<br>New York, NY 10013 | Jonathan L. Flaxer, Esq.<br>Golenbock Eiseman Assor Bell Peskoe<br>437 Madison Ave., 35 <sup>th</sup> Floor<br>New York, NY 10013 |
| United States Trustee<br>33 Whitehall Street, 21 <sup>st</sup> Floor<br>New York, NY 10004   | Jeffrey Cohen<br>Arron Boschee<br>Cohen & Associates P.C.<br>1600 Stout Street, Suite 1710<br>Denver, CO 80202                    |
| David H. Botter<br>Akin Gump Strauss Hauer & Feld LLP<br>590 Madison Avenue<br>New York, NY 10022  | Charles R. Gibbs<br>Akin Gump Strauss Hauer & Feld LLP<br>1700 Pacific Avenue, Suite 4100<br>Dallas, TX 75201                     |

/s/ Randall D. LaTour  
Randall D. LaTour (RL 5700)