

**United States Bankruptcy Court
District of New Jersey**

In re Tarragon South Development Corp.
Debtor

Case No. 09-10578

Chapter 11

SUMMARY OF SCHEDULES

Indicate as to each schedule whether that schedule is attached and state the number of pages in each. Report the totals from Schedules A, B, D, E, F, I, and J in the boxes provided. Add the amounts from Schedules A and B to determine the total amount of the debtor's assets. Add the amounts of all claims from Schedules D, E, and F to determine the total amount of the debtor's liabilities. Individual debtors must also complete the "Statistical Summary of Certain Liabilities and Related Data" if they file a case under chapter 7, 11, or 13.

NAME OF SCHEDULE	ATTACHED (YES/NO)	NO. OF SHEETS	ASSETS	LIABILITIES	OTHER
A - Real Property	Yes	1	0.00		
B - Personal Property	Yes	4	0.00		
C - Property Claimed as Exempt	No	0			
D - Creditors Holding Secured Claims	Yes	1		0.00	
E - Creditors Holding Unsecured Priority Claims (Total of Claims on Schedule E)	Yes	2		13,638.32	
F - Creditors Holding Unsecured Nonpriority Claims	Yes	35		53,014.84	
G - Executory Contracts and Unexpired Leases	Yes	1			
H - Codebtors	Yes	1			
I - Current Income of Individual Debtor(s)	No	0			N/A
J - Current Expenditures of Individual Debtor(s)	No	0			N/A
Total Number of Sheets of ALL Schedules		45			
		Total Assets	0.00		
		Total Liabilities		66,653.16	



**GLOBAL NOTES AND STATEMENT OF LIMITATIONS,
METHODOLOGY, AND DISCLAIMER REGARDING DEBTORS'
SCHEDULES AND STATEMENTS**

The Schedules of Assets and Liabilities and Statements of Financial Affairs (the “Schedules and Statements”) filed by Tarragon Corporation, *et al.* (collectively, the “Debtors”),¹ debtors and debtors-in-possession in the above-captioned Chapter 11 cases, are unaudited and were prepared pursuant to 11 U.S.C. § 521 and Rule 1007 of the Federal Rules of Bankruptcy Procedure in conjunction with the Debtors’ management. The Debtors’ management has made reasonable efforts to file complete and accurate Schedules and Statements based upon information available at the time of preparation. Due to, among other things, the complexity of the Debtors’ business operations, however, the Schedules and Statements remain subject to further revision and verification by the Debtors. Subsequent information may result in material changes in financial and other data contained in the Schedules and Statements. The Debtors reserve the right to amend their Schedules and Statements from time to time as may be necessary or appropriate. These Global Notes and Statement of Limitations, Methodology, and Disclaimer Regarding Debtors’ Schedules and Statements (the “Global Notes”) are incorporated by reference in, and comprises an integral part of, the Schedules and Statements and should be referred to and reviewed in connection with any review of the Schedules and Statements.

The Schedules and Statements have been signed by Kathryn Mansfield, General Counsel of the Debtors. In reviewing and signing the Schedules and Statements, Ms. Mansfield necessarily relied upon the efforts, statements and representations of the accounting and non-accounting personnel of the Debtors. Ms. Mansfield has not (and could not have) personally verified the accuracy of each such statement and representation, including statements and representations concerning amounts owed to creditors.

1. Description of the Case and “As Of” Information Date. On January 12, 2009, January 13, 2009 and February 5, 2009 (collectively, the “Filing Date”), the

¹ The Debtors include: Tarragon Corporation, Tarragon Development Corporation, Tarragon South Development Corp., Tarragon Development Company LLC, Tarragon Management, Inc., Bermuda Island Tarragon LLC, Orion Towers Tarragon, LLP, Orlando Central Park Tarragon LLC, Fenwick Plantation Tarragon LLC, One Las Olas, Ltd., The Park Development West LLC, 800 Madison Street Urban Renewal, LLC, 900 Monroe Development LLC, Block 88 Development, LLC, Central Square Tarragon LLC, Charleston Tarragon Manager, LLC, Tarragon Edgewater Associates LLC, Omni Equities Corporation, The Park Development East, LLC, Vista Lakes Tarragon LLC, Tarragon Stonecrest, LLC, Murfreesboro Gateway Properties, LLC, Tarragon Stratford, Inc., MSCP, Inc. and TDC Hanover Holdings LLC.

Debtors each filed a voluntary petition for relief under Chapter 11 of the United States Bankruptcy Code, 11 U.S.C. §§ 101 *et seq.* (the “Bankruptcy Code”). The Debtors are currently operating their businesses and possessing their property as debtors-in-possession under Sections 1107 and 1108 of the Bankruptcy Code. Except as otherwise noted, all asset and liability information is as available as of the Debtors’ respective Filing Date.

2. Basis of Presentation. These Schedules and Statements do not purport to represent financial statements prepared in accordance with Generally Accepted Accounting Principles, nor are they intended to fully reconcile to any financial statements otherwise prepared and/or distributed by the Debtors.

3. Summary of Significant Reporting Policies. The following conventions were adopted by the Debtors in the preparation of the Schedules and Statements:

(a) Fair Market Value; Book Value. Unless otherwise noted, the Schedules and Statements reflect the carrying value of the liabilities as listed in the Debtors’ books and records. Where the current market value of assets is unknown, the Debtors have based their valuation as best as possible on book values, including the use of appraisals where available; provided, however, the Debtors believe the actual value of certain items may be substantially lower. Where unknown, historical cost less accumulated depreciation of assets has been used.

(b) Real Property and Personal Property – Leased. In the ordinary course of their business, the Debtors lease real property and various articles of personal property, including furniture, fixtures and equipment, from certain third-party lessors. Every attempt has been made to set forth all such leases in the Schedules and Statements. The property subject to leases may not be reflected in the Schedules and Statements as either owned property or assets of the Debtors or property or assets of third-parties within the control of the Debtors. The lease obligations under such leases have been included on Schedule D (secured debt) to the extent the lessor filed a UCC-1 financing statement. However, nothing in the Schedules or Statements is or shall be construed as an admission or determination as to the legal status of any lease (including the assumption or rejection of such lease or whether it is a true lease or a financing arrangement), and the Debtors reserve all of their rights with respect to all such issues.

(c) Causes of Action. The Debtors reserve all of their rights with respect to any causes of action they may have, and neither these Global Notes nor the Schedules and Statements shall be deemed a waiver of any such causes of action.

(d) Schedule D. The Debtors reserve the right to dispute or challenge the validity, perfection or immunity from avoidance of any lien purported to be granted or perfected in any specific asset to a secured creditor listed on Schedule D. Moreover, although the Debtors may have scheduled claims of various creditors as secured claims, the Debtors reserve all of their rights to dispute or challenge the secured nature of any such creditor’s claim or the characterization of the structure of any such transaction or any document or instrument related to such creditor’s claim. The descriptions provided

on Schedule D are intended only to be a summary. Reference to the applicable loan agreements and related documents is necessary for a complete description of the collateral and the nature, extent and priority of any liens. Nothing in the Global Notes or the Schedules and Statements shall be deemed a modification or interpretation of the terms of such agreements.

(e) Claims Listed on Schedules D, E, and F. The Debtors have sought to allocate liabilities between the pre-petition and post-petition periods based on the information and research that was conducted in connection with the preparation of Schedules and Statements. As additional information becomes available and further research is conducted, the allocation of liabilities between pre-petition and post-petition periods may change. The Debtors also reserve the right to change the allocation of liability to extent additional information becomes available. Additionally, pursuant to Bankruptcy Court orders, the Debtors have been granted authority to pay certain priority pre-petition obligations. Accordingly, these liabilities have been or will be satisfied and may or may not be listed in the Schedules and Statements.

(f) Schedule E. The Bankruptcy Court entered an order granting authority to the Debtors to pay pre-petition employee wage and other obligations in the ordinary course (the “Employee Wages Order”). Pursuant to the Employee Wages Order, the Debtors believe that, other than claims of certain former and current employees for vacation, personal and/or severance pay in excess of the permitted priority amount, any employee claims for pre-petition amounts have been or will be satisfied, and such satisfied amounts may or may not be listed on Schedule E. The listing of any claim on Schedule E does not constitute an admission by the Debtors that such claim is entitled to priority treatment under 11 U.S.C. § 507. The Debtors reserve their right to dispute the priority status of any claim on any basis. Moreover, the listing of any tax claim on Schedule E is not an admission or designation by the Debtors that such claim is a pre-petition tax claim. The Debtors reserve their right to treat any of these claims as post-petition claims.

(g) Schedule F. Schedule F reflects the pre-petition amounts owing to, among other things, counterparties to executory contracts and unexpired leases. Such pre-petition amounts, however, may be paid in connection with the assumption and assignment of executory contract or unexpired lease. In addition, Schedule F does not include rejection damage claims of the counterparties to executory contracts and unexpired leases that have been or may be rejected. Schedule F reflects pre-petition amounts owed to utility companies as of the Filing Date according to the Debtors’ books and records. Pursuant to Section 366(c)(4) of the Bankruptcy Code, certain utilities, however, may have set off pre-petition deposits against pre-petition amounts owed. Accordingly, the exact amounts owed to utility companies as of the Filing Date may differ from the amounts reflected in the Debtors’ books and records.

(h) Schedule G. The Debtors have not set forth executory contracts as assets in their Schedules and Statements. The Debtors’ executory contracts have been set forth in Schedule G. While every effort has been made to ensure the accuracy of the Schedule of Executory Contracts, inadvertent errors or omissions may exist or have

occurred. The Debtors reserve all of their rights to dispute the validity, status, or enforceability of any contracts, agreements or leases set forth on Schedule G and to amend or supplement such Schedule as necessary. The contracts, agreements and leases listed on Schedule G may have expired or may have been modified, amended, or supplemented from time to time by various amendments, restatements, waivers, estoppel certificates, letter and other documents, instruments and agreements which may not be listed therein. Certain of the real property leases listed on Schedule G may contain renewal options, guarantees of payment, options to purchase, rights of first refusal, rights to lease additional space and other miscellaneous rights. Such rights, powers, duties and obligations are not set forth on Schedule G. Certain of the executory agreements may not have been memorialized and could be subject to dispute. Executory agreements that are oral in nature, if any, have been scheduled to the best of the Debtors' knowledge. Additionally, the Debtors may be parties to various other agreements concerning real property, such as easements, rights of way, subordination, non-disturbance, supplemental agreements, amendments/letter agreements, title documents, consents, site plans, maps and other miscellaneous agreements. Such agreements, if any, are not set forth on Schedule G. Certain of the agreements listed on Schedule G may be in the nature of conditional sales agreements or secured financings. The presence of a contract or agreement on Schedule G does not constitute an admission that such contract or agreement is an executory contract or unexpired lease. The Debtors reserve all of their rights, claims and causes of action with respect to the contracts and agreements listed on these Schedules and Statements, including the right to dispute or challenge the characterization or the structure of any transaction, document or instrument.

(i) Disputed, Contingent and/or Unliquidated Claims. Schedules D, E and F permit the Debtors to designate a claim as disputed, contingent and/or unliquidated. A failure to designate a claim on any of these Schedules as disputed, contingent and/or unliquidated does not constitute an admission that such claim is not subject to objection. The Debtors reserve the right to dispute, or assert offsets or defenses to, any claim reflected on these Schedules as to amount, liability or status.

(j) Guaranties and Other Secondary Liability Claims. The Debtors have used their best efforts to locate and identify guaranties and other secondary liability claims (the "Guaranties") in their executory contracts, unexpired leases, secured financings, debt instruments and other such agreements. Where such Guaranties have been identified, they have been included in the relevant Schedule for the Debtors including, but not limited to, Schedules D, F, and H. To the extent the Debtors inadvertently omitted one of the Guaranties, the Debtors reserve their rights to amend the Schedules to the extent that additional Guaranties are identified. Additionally, the Debtors reserve the right to amend the Schedules and Statements to recharacterize or reclassify any such contract or claim.

(k) Insiders. In the circumstances where the Schedules and Statements require information regarding insiders and/or officers and directors, the Debtors have attempted to include therein each of the Debtors': (a) "directors" (or persons in similar positions) and (b) employees that may be, or may have been during the relevant period, "officers" (or persons in control). The Debtors have attempted to exclude in such

applicable Schedules and Statements information relating to certain of their employees who, despite the title of their position with the Debtors (including without limitation certain employees with the title of “officer”) are not “officers” of the Debtors as such term is used in the Bankruptcy Code because, among other things, such employees (i) serve or served in a purely administrative and/or ministerial capacity, (ii) were not appointed by the Debtors’ board of directors, and/or (iii) do not have or ever had any material inside information as a result of their employment with the Debtors. The listing of a party as an insider is not intended to be, nor should it be construed as a legal characterization of such party as an insider and does not act as an admission of any fact, claim, right, or defense, and all such rights, claims, and defenses are hereby expressly reserved. Employees have been included in this disclosure for informational purposes only and should not be deemed to be “insiders” in terms of control of the Debtors, management responsibilities or functions, decision-making or corporate authority and/or as otherwise defined by applicable law, including, without limitation, the federal securities laws, or with respect to any theories of liability or for any other purpose.

(l) Undetermined Claim Amounts. Claim amounts that could not be fairly quantified by the Debtors are scheduled as “unknown”, and with a C, U and/or D notation, whichever are appropriate given the individual circumstances.

(m) Statement #13 (Setoffs). As stated above, the Debtors believe that pursuant to Section 366(c)(4) of the Bankruptcy Code, certain utility providers may have applied pre-petition deposits to pre-petition obligations. At this time, the Debtors do not have a list of all utility providers that setoff pre-petition deposits.

(n) Statement #19d – (Books, Records and Financial Statements). Tarragon Corporation is a public company registered with the United States Securities and Exchange Commission and, as such, in the ordinary course of conducting its business may have provided financial information, including financial statements to, among others, numerous parties including banks, customers, vendors and landlords.

In re Tarragon South Development Corp.

Case No. 09-10578

Debtor

SCHEDULE A - REAL PROPERTY

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

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

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

Description and Location of Property	Nature of Debtor's Interest in Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption	Amount of Secured Claim
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None

Sub-Total > **0.00** (Total of this page)

Total > **0.00**

(Report also on Summary of Schedules)

0 continuation sheets attached to the Schedule of Real Property

In re Tarragon South Development Corp.Case No. 09-10578

Debtor

SCHEDULE B - PERSONAL PROPERTY

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

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

If the property is being held for the debtor by someone else, state that person's name and address under "Description and Location of Property." If the property is being held for a minor child, simply state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

Type of Property	N O N E	Description and Location of Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption
1. Cash on hand	X			
2. Checking, savings or other financial accounts, certificates of deposit, or shares in banks, savings and loan, thrift, building and loan, and homestead associations, or credit unions, brokerage houses, or cooperatives.	X			
3. Security deposits with public utilities, telephone companies, landlords, and others.	X			
4. Household goods and furnishings, including audio, video, and computer equipment.	X			
5. Books, pictures and other art objects, antiques, stamp, coin, record, tape, compact disc, and other collections or collectibles.	X			
6. Wearing apparel.	X			
7. Furs and jewelry.	X			
8. Firearms and sports, photographic, and other hobby equipment.	X			
9. Interests in insurance policies. Name insurance company of each policy and itemize surrender or refund value of each.	X			
10. Annuities. Itemize and name each issuer.	X			

Sub-Total > **0.00**
(Total of this page)

3 continuation sheets attached to the Schedule of Personal Property

In re Tarragon South Development Corp.

Case No. 09-10578

Debtor

SCHEDULE B - PERSONAL PROPERTY
(Continuation Sheet)

Type of Property	N O N E	Description and Location of Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption
11. Interests in an education IRA as defined in 26 U.S.C. § 530(b)(1) or under a qualified State tuition plan as defined in 26 U.S.C. § 529(b)(1). Give particulars. (File separately the record(s) of any such interest(s). 11 U.S.C. § 521(c).)	X			
12. Interests in IRA, ERISA, Keogh, or other pension or profit sharing plans. Give particulars.	X			
13. Stock and interests in incorporated and unincorporated businesses. Itemize.		Uptown Village Tarragon, LLC - 100% \$(1873,327) Omni-Tivoli, LLC - 100% \$(16,204,827) Exchange Tarragon, LLC - 100% \$(24,511,565) Tarragon Kissimmee, LLC - 100% \$6,842,270 Cordoba Manager, LLC - 100% - Montreux at Deerwood Lake, LLC - 100% \$(1,045) Yacht Club Tarragon, LLC - 100% - North Village Tarragon, LLC - 100% - One Las Olas, Ltd. - 1% \$80,123 100 East Las Olas, Ltd. - 1% - Orchid Grove, LLC - 50% \$2,677,688 Delaney Square, LLC - 50% - Park Avenue at Metrowest, Ltd. - 50% \$(2,099,780) <div style="text-align: right; border-top: 1px solid black; width: 100px; margin-left: auto;">\$(35,090,463)</div>	-	0.00
14. Interests in partnerships or joint ventures. Itemize.		Orion Towers Tarragon, LLP - 70% \$(26,114,863) ShefaorITarragon, LLLP - 29.33% - <div style="text-align: right; border-top: 1px solid black; width: 100px; margin-left: auto;">\$(26,114,863)</div>	-	0.00
15. Government and corporate bonds and other negotiable and nonnegotiable instruments.	X			
16. Accounts receivable.	X			
17. Alimony, maintenance, support, and property settlements to which the debtor is or may be entitled. Give particulars.	X			
			Sub-Total >	0.00
				(Total of this page)

Sheet 1 of 3 continuation sheets attached to the Schedule of Personal Property

In re Tarragon South Development Corp.Case No. 09-10578

Debtor

SCHEDULE B - PERSONAL PROPERTY
(Continuation Sheet)

Type of Property	N O N E	Description and Location of Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption
18. Other liquidated debts owed to debtor including tax refunds. Give particulars.	X			
19. Equitable or future interests, life estates, and rights or powers exercisable for the benefit of the debtor other than those listed in Schedule A - Real Property.	X			
20. Contingent and noncontingent interests in estate of a decedent, death benefit plan, life insurance policy, or trust.	X			
21. Other contingent and unliquidated claims of every nature, including tax refunds, counterclaims of the debtor, and rights to setoff claims. Give estimated value of each.	X			
22. Patents, copyrights, and other intellectual property. Give particulars.	X			
23. Licenses, franchises, and other general intangibles. Give particulars.	X			
24. Customer lists or other compilations containing personally identifiable information (as defined in 11 U.S.C. § 101(41A)) provided to the debtor by individuals in connection with obtaining a product or service from the debtor primarily for personal, family, or household purposes.	X			
25. Automobiles, trucks, trailers, and other vehicles and accessories.	X			
26. Boats, motors, and accessories.	X			
27. Aircraft and accessories.	X			
28. Office equipment, furnishings, and supplies.	X			
29. Machinery, fixtures, equipment, and supplies used in business.	X			

Sub-Total > **0.00**
(Total of this page)

Sheet 2 of 3 continuation sheets attached
to the Schedule of Personal Property

In re Tarragon South Development Corp.Case No. 09-10578

Debtor

SCHEDULE B - PERSONAL PROPERTY
(Continuation Sheet)

Type of Property	N O N E	Description and Location of Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption
30. Inventory.	X			
31. Animals.	X			
32. Crops - growing or harvested. Give particulars.	X			
33. Farming equipment and implements.	X			
34. Farm supplies, chemicals, and feed.	X			
35. Other personal property of any kind not already listed. Itemize.	X			

Sub-Total >	0.00
(Total of this page)	
Total >	0.00

(Report also on Summary of Schedules)

Sheet 3 of 3 continuation sheets attached to the Schedule of Personal Property

In re Tarragon South Development Corp.
Debtor

Case No. 09-10578

SCHEDULE D - CREDITORS HOLDING SECURED CLAIMS

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

List creditors in alphabetical order to the extent practicable. If a minor child is a creditor, the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m). If all secured creditors will not fit on this page, use the continuation sheet provided.

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

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

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

Check this box if debtor has no creditors holding secured claims to report on this Schedule D.

CREDITOR'S NAME AND MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B T O R	Husband, Wife, Joint, or Community		C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM WITHOUT DEDUCTING VALUE OF COLLATERAL	UNSECURED PORTION, IF ANY
		H W J C	DATE CLAIM WAS INCURRED, NATURE OF LIEN, AND DESCRIPTION AND VALUE OF PROPERTY SUBJECT TO LIEN					
Account No.								
			Value \$					
Account No.								
			Value \$					
Account No.								
			Value \$					
Account No.								
			Value \$					
Subtotal (Total of this page)								
Total (Report on Summary of Schedules)							0.00	0.00

0 continuation sheets attached

In re Tarragon South Development Corp.Case No. 09-10578

Debtor

SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS

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

The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. If a minor child is a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. § 112 and Fed. R. Bankr. P. 1007(m).

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

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

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

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

Check this box if debtor has no creditors holding unsecured priority claims to report on this Schedule E.

TYPES OF PRIORITY CLAIMS (Check the appropriate box(es) below if claims in that category are listed on the attached sheets)

 Domestic support obligations

Claims for domestic support that are owed to or recoverable by a spouse, former spouse, or child of the debtor, or the parent, legal guardian, or responsible relative of such a child, or a governmental unit to whom such a domestic support claim has been assigned to the extent provided in 11 U.S.C. § 507(a)(1).

 Extensions of credit in an involuntary case

Claims arising in the ordinary course of the debtor's business or financial affairs after the commencement of the case but before the earlier of the appointment of a trustee or the order for relief. 11 U.S.C. § 507(a)(3).

 Wages, salaries, and commissions

Wages, salaries, and commissions, including vacation, severance, and sick leave pay owing to employees and commissions owing to qualifying independent sales representatives up to \$10,950* per person earned within 180 days immediately preceding the filing of the original petition, or the cessation of business, whichever occurred first, to the extent provided in 11 U.S.C. § 507(a)(4).

 Contributions to employee benefit plans

Money owed to employee benefit plans for services rendered within 180 days immediately preceding the filing of the original petition, or the cessation of business, whichever occurred first, to the extent provided in 11 U.S.C. § 507(a)(5).

 Certain farmers and fishermen

Claims of certain farmers and fishermen, up to \$5,400* per farmer or fisherman, against the debtor, as provided in 11 U.S.C. § 507(a)(6).

 Deposits by individuals

Claims of individuals up to \$2,425* for deposits for the purchase, lease, or rental of property or services for personal, family, or household use, that were not delivered or provided. 11 U.S.C. § 507(a)(7).

 Taxes and certain other debts owed to governmental units

Taxes, customs duties, and penalties owing to federal, state, and local governmental units as set forth in 11 U.S.C. § 507(a)(8).

 Commitments to maintain the capital of an insured depository institution

Claims based on commitments to the FDIC, RTC, Director of the Office of Thrift Supervision, Comptroller of the Currency, or Board of Governors of the Federal Reserve System, or their predecessors or successors, to maintain the capital of an insured depository institution. 11 U.S.C. § 507(a)(9).

 Claims for death or personal injury while debtor was intoxicated

Claims for death or personal injury resulting from the operation of a motor vehicle or vessel while the debtor was intoxicated from using alcohol, a drug, or another substance. 11 U.S.C. § 507(a)(10).

* Amounts are subject to adjustment on April 1, 2010, and every three years thereafter with respect to cases commenced on or after the date of adjustment.

1 continuation sheets attached

In re Tarragon South Development Corp.
Debtor

Case No. 09-10578

SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS
(Continuation Sheet)

**Taxes and Certain Other Debts
Owed to Governmental Units**

TYPE OF PRIORITY

CREDITOR'S NAME, AND MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions.)	C O D E B O R	H W J C	Husband, Wife, Joint, or Community DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM	AMOUNT NOT ENTITLED TO PRIORITY, IF ANY
								AMOUNT ENTITLED TO PRIORITY
Account No. 0010-10-6570.40 Broward Cty Revenue Collector P.O. Box 29009 Fort Lauderdale, FL 33301-9009		-	Personal Property Tax for 5900 Andrews Office				13,638.32	0.00
Account No.								
Account No.								
Account No.								
Account No.								

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

Subtotal (Total of this page)	13,638.32	0.00
Total (Report on Summary of Schedules)	13,638.32	0.00

In re Tarragon South Development Corp.
Debtor

Case No. 09-10578

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS

State the name, mailing address, including zip code, and last four digits of any account number, of all entities holding unsecured claims without priority against the debtor or the property of the debtor, as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. If a minor child is a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m). Do not include claims listed in Schedules D and E. If all creditors will not fit on this page, use the continuation sheet provided.

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

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

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

Check this box if debtor has no creditors holding unsecured claims to report on this Schedule F.

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B T O R	Husband, Wife, Joint, or Community	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM
		H W J C				
Account No.		Noticing Purposes Only				
1100 Adams Street Condo Assoc. c/o Taylor Management Attn: Lydia Lee - Board President 97 Harmon Cove Towers Secaucus, NJ 07094	-		X	X	X	0.00
Account No.		Noticing Purposes Only				
1200 Grand Street Condo Assoc. c/o Taylor Management Attn: Stanley Richter 97 Harmon Cove Towers Secaucus, NJ 07094	-		X	X	X	0.00
Account No.		Noticing Purposes Only				
1300 Grand Street Condo Assoc., Inc. 209 Washington Street Attn: Dana Minturn - Board President Hoboken, NJ 07030	-		X	X	X	0.00
Account No.		0010-Rent 1/09				
21 West, LLC 17 W. Las Olas Boulevard Fort Lauderdale, FL 33301	-					4,930.31
Subtotal (Total of this page)						4,930.31

34 continuation sheets attached

In re **Tarragon South Development Corp.**

Case No. **09-10578**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B O R	H U S B A N D, W I F E, J O I N T, O R C O M M U N I T Y	D A T E C L A I M W A S I N C U R R E D A N D C O N S I D E R A T I O N F O R C L A I M. I F C L A I M I S S U B J E C T T O S E T O F F, S O S T A T E.	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	A M O U N T O F C L A I M	
Account No.			Noticing Purposes Only					
5600 Condominium Association, Inc. Attn: Julio Martinez - President 5600 Collins Avenue, #6-F Miami Beach, FL 33140	-			X	X	X	0.00	
Account No.								
A1 Printer Repair & Supplies, Inc. 6805 W. Commercial Blvd., #284 Fort Lauderdale, FL 33319	-						159.00	
Account No.			Litigation - Square Footage					
Paul Adrulonis c/o Kelley Uustal, PLC 750 SE Third Ave, Ste. 200 Courthouse Law Plaza Fort Lauderdale, FL 33316	-			X	X	X	Unknown	
Account No.			Abramowitz & Pomerantz, PA Courthouse Law Plaza 750 SE Third Ave, Ste 200 Fort Lauderdale, FL 33316					
Additional Notice Party: Paul Adrulonis								
Account No. 0010-10-6515.00								
Advanced Moving Service The Office Movers 354 East Monroe Ave. Apopka, FL 32703	-						1,283.25	
Sheet no. <u>1</u> of <u>34</u> sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims							Subtotal (Total of this page)	1,442.25

In re **Tarragon South Development Corp.**

Case No. **09-10578**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B O R	H U S B A N D, W I F E, J O I N T, O R C O M M U N I T Y	D A T E C L A I M W A S I N C U R R E D A N D C O N S I D E R A T I O N F O R C L A I M. I F C L A I M I S S U B J E C T T O S E T O F F, S O S T A T E.	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	A M O U N T O F C L A I M	
Account No. Amilda Agudo-Abarca and Arminda Figueroa c/o Kelley Uustal, PLC 750 SE Third Ave, Ste. 200 Fort Lauderdale, FL 33316		-	Litigation - Square Footage	X	X	X	Unknown	
Account No. Additional Notice Party: Amilda Agudo-Abarca			Abramowitz & Pomerantz, PA Courthouse Law Plaza 750 SE Third Ave, Ste 200 Fort Lauderdale, FL 33316					
Account No. Alta Mar Condo Assoc., Inc. Attn: Donald Armstrong - President 2825 Palm Beach Blvd., #302 Fort Myers, FL 33916		-	Noticing Purposes Only	X	X	X	0.00	
Account No. 0010-10-6505.50 Aramark Refreshment Services 3901 Ravenswood Rd./Suite 101 Dania Beach, FL 33312		-					415.86	
Account No. 0010-10-6530.00 Archive America Inc. Accounts Receivable Department 3455 NW 54 Street Miami, FL 33142		-					113.87	
Sheet no. 2 of 34 sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims							Subtotal (Total of this page)	529.73

In re **Tarragon South Development Corp.**

Case No. **09-10578**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B O R	Husband, Wife, Joint, or Community	D A T E C L A I M W A S I N C U R R E D A N D C O N S I D E R A T I O N F O R C L A I M. I F C L A I M I S S U B J E C T T O S E T O F F, S O S T A T E.	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	A M O U N T O F C L A I M
		H W J C					
Account No.			Noticing Purposes Only				
Arlington Park at Westchase Condominium Association, Inc. Attn: Carol Collins - President 9805 Meadow Fields Circle, #703 Tampa, FL 33626	-			X	X	X	0.00
Account No.			Litigation				
Asbury Place Development Ltd. Zukowski, Bresenman & Sinex LLP 1177 West Loop South, Suite 1100 Houston, TX 77027	-			X	X	X	Unknown
Account No.							
AT&T P.O. Box 105262 Atlanta, GA 30348-5262	-						240.97
Account No.			Litigation - Square Footage				
Richard Atkinson c/o Kelley Uustal, PLC 750 Southeast Third Ave, Ste. 200 Courthouse Law Plaza Fort Lauderdale, FL 33316	-			X	X	X	Unknown
Account No.			Abramowitz & Pomerantz, PA Courthouse Law Plaza 750 SE Third Ave, Ste 200 Fort Lauderdale, FL 33316				
Additional Notice Party: Richard Atkinson							
Sheet no. 3 of 34 sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims						Subtotal (Total of this page)	240.97

In re **Tarragon South Development Corp.**

Case No. **09-10578**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B T O R	H U S B A N D, W I F E, J O I N T, O R C O M M U N I T Y	D A T E C L A I M W A S I N C U R R E D A N D C O N S I D E R A T I O N F O R C L A I M. I F C L A I M I S S U B J E C T T O S E T O F F, S O S T A T E.	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	A M O U N T O F C L A I M	
Account No.			Litigation - Square Footage					
Jose and Lily Azel c/o Kelley and Uustal, PLC 750 Southeast Third Ave, Ste. 200 Courthouse Law Plaza Fort Lauderdale, FL 33316	-			X	X	X	Unknown	
Account No.			Abramowitz & Pomerantz, PA Courthouse Law Plaza 750 SE Third Ave, Ste 200 Fort Lauderdale, FL 33316					
Additional Notice Party: Jose and Lily Azel								
Account No.			Noticing Purposes Only					
Bishops Court at Windsor Parke Condominium Association, Inc. Attn: Ernest Fordham - President 13700 Richmond Pk Dr. N., #201 Jacksonville, FL 32224	-			X	X	X	0.00	
Account No.			Noticing Purposes Only					
The Bordeaux Condo Assoc, Inc. Attn: Imelda Baggs - President 2045 Erving Circle, #2-111 Ocoee, FL 34761	-			X	X	X	0.00	
Account No.			Litigation - Square Footage					
Lee and Ana Brushingham c/o Kelley Uustal, PLC 750 SE Third Ave, Ste. 200 Courthouse Law Plaza Fort Lauderdale, FL 33316	-			X	X	X	Unknown	
Sheet no. 4 of 34 sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims							Subtotal (Total of this page)	0.00

In re **Tarragon South Development Corp.**

Case No. **09-10578**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B O R	Husband, Wife, Joint, or Community	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM	
		H W J C					DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.
Account No. Additional Notice Party: Lee and Ana Brushingham							
Account No. Builders Technical Services, et al. Billings & Soloman P LLP 460 Riviana Building 2777 Allen Parkway Houston, TX 77019		-		X	X	X	Unknown
Account No. California State Teacher's Retirement System 7667 Folsom Boulevard Sacramento, CA 95826		-		X	X		0.00
Account No. Scott Campbell c/o Kelley Uustal, PLC 750 SE Third Ave, Ste. 200 Courthouse Law Plaza Fort Lauderdale, FL 33316		-		X	X	X	Unknown
Account No. Additional Notice Party: Scott Campbell							
Sheet no. 5 of 34 sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims						Subtotal (Total of this page)	0.00

In re **Tarragon South Development Corp.**

Case No. **09-10578**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B O R	Husband, Wife, Joint, or Community	D A T E C L A I M W A S I N C U R R E D A N D C O N S I D E R A T I O N F O R C L A I M. I F C L A I M I S S U B J E C T T O S E T O F F, S O S T A T E.	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	A M O U N T O F C L A I M
		H W J C					
Account No.			Noticing Purposes Only				
Carrington Place Properties, LLC c/o Julian LeCraw & Co., L.L.C. 100 Atlanta Technology Ctr., Ste. 200 1575 Northside Drive, NW Atlanta, GE 30318-4208	-			X	X	X	0.00
Account No.			Litigation - Square Footage				
James L. and John Case c/o Kelley and Uustal, PLC 750 SE Third Ave, Ste. 200 Courthouse Law Plaza Fort Lauderdale, FL 33316	-			X	X	X	Unknown
Account No.			Abramowitz & Pomerantz, PA Courthouse Law Plaza 750 SE Third Ave, Ste 200 Fort Lauderdale, FL 33316				
Additional Notice Party: James L. and John Case							
Account No.			Noticing Purposes Only				
Central Park LV Condo Assoc Attn: Vickie Menifee, Pres. 9101 Lee Vista Boulevard Orlando, FL 32829	-			X	X	X	0.00
Account No.			Litigation - Square Footage				
Frank Cesar c/o Kelley Uustal, PLC 750 SE Third Ave, Ste. 200 Courthouse Law Plaza Fort Lauderdale, FL 33316	-			X	X	X	Unknown
Sheet no. 6 of 34 sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims						Subtotal (Total of this page)	0.00

In re **Tarragon South Development Corp.**

Case No. **09-10578**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B O R	H W J C	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM	
		Husband, Wife, Joint, or Community						
Account No. Additional Notice Party: Frank Cesar			Abramowitz & Pomerantz, PA Courthouse Law Plaza 750 SE Third Ave, Ste 200 Fort Lauderdale, FL 33316					
Account No. Cintas First Aid & Safety 5215 NW 35th Avenue Fort Lauderdale, FL 33309		-					146.53	
Account No. Cobblestone at Eagle Harbor Condominium Association, Inc. Attn: Marcy H. Kammerman, Pres. 21 West Las Olas Boulevard, Suite 13 Fort Lauderdale, FL 33301		-	Noticing Purposes Only	X	X	X	0.00	
Account No. Cordoba at Beach Park Condominium Association, Inc. Attn: Leslie Haywood - President 5828 West Kennedy Boulevard Tampa, FL 33609		-	Noticing Purposes Only	X	X	X	0.00	
Account No. 0010-10-6505.50 Corporate Express, Inc. P.O. Box 71217 Chicago, IL 60694-1217		-					2,312.25	
Sheet no. <u>7</u> of <u>34</u> sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims							Subtotal (Total of this page)	2,458.78

In re **Tarragon South Development Corp.**

Case No. **09-10578**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B O R	Husband, Wife, Joint, or Community	D A T E C L A I M W A S I N C U R R E D A N D C O N S I D E R A T I O N F O R C L A I M. I F C L A I M I S S U B J E C T T O S E T O F F, S O S T A T E.	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	A M O U N T O F C L A I M	
		H W J C						
Account No.			Litigation - Square Footage					
Magdalena Davis and Oliver Troll c/o Kelley Uustal, PLC 750 SE Third Ave, Ste 200 Fort Lauderdale, FL 33316	-			X	X	X	Unknown	
Account No.			Abramowitz & Pomerantz, PA Courthouse Law Plaza 750 SE Third Ave, Ste 200 Fort Lauderdale, FL 33316					
Additional Notice Party: Magdalena Davis								
Account No.			Litigation - Square Footage					
William Dilodivido and James Yancy c/o Kelley Uustal, PLC 750 SE Third Ave., Ste 200 Fort Lauderdale, FL 33316	-			X	X	X	Unknown	
Account No.			Abramowitz & Pomerantz, PA Courthouse Law Plaza 750 SE Third Ave, Ste 200 Fort Lauderdale, FL 33316					
Additional Notice Party: William Dilodivido								
Account No.			Litigation - Square Footage					
Douglas Duncan c/o Kelley Uustal, PLC 750 SE Third Ave, Ste 200 Courthouse Law Plaza Fort Lauderdale, FL 33316	-			X	X	X	Unknown	
Sheet no. 8 of 34 sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims							Subtotal (Total of this page)	0.00

In re **Tarragon South Development Corp.**

Case No. **09-10578**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B O R	H W J C	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM
		Husband, Wife, Joint, or Community					
Account No. Additional Notice Party: Douglas Duncan			Abramowitz & Pomerantz, PA Courthouse Law Plaza 750 SE Third Ave, Ste 200 Fort Lauderdale, FL 33316				
Account No. Mike Durso and Gilbert Torres c/o Kelley Uustal, PLC 750 SE Third Ave, Ste 200 Fort Lauderdale, FL 33316		-	Litigation - Square Footage	X	X	X	Unknown
Account No. Additional Notice Party: Mike Durso			Abramowitz & Pomerantz, PA Courthouse Law Plaza 750 SE Third Ave, Ste 200 Fort Lauderdale, FL 33316				
Account No. Eastrich No. 190 Corporation Two Seaport Lane Boston, MA 02210		-	Noticing Purposes Only	X	X		0.00
Account No. Peter Einheuser c/o Kelley Uustal, PLC 750 SE Third Ave, Ste. 200 Courthouse Law Plaza Fort Lauderdale, FL 33316		-	Litigation - Square Footage	X	X	X	Unknown
<p align="right">Subtotal (Total of this page)</p>							0.00
<p>Sheet no. <u>9</u> of <u>34</u> sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims</p>							

In re **Tarragon South Development Corp.**

Case No. **09-10578**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B O R	H W J C	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM	
		Husband, Wife, Joint, or Community						
Account No. Additional Notice Party: Peter Einheuser			Abramowitz & Pomerantz, PA Courthouse Law Plaza 750 SE Third Ave, Ste 200 Fort Lauderdale, FL 33316					
Account No. Gary Ellsworth c/o Kelley Uustal, PLC 750 SE Third Ave, Ste. 200 Courthouse Law Plaza Fort Lauderdale, FL 33316		-	Litigation - Square Footage	X	X	X	Unknown	
Account No. Additional Notice Party: Gary Ellsworth			Abramowitz & Pomerantz, PA Courthouse Law Plaza 750 SE Third Ave, Ste 200 Fort Lauderdale, FL 33316					
Account No. EPI Park Avenue Equity, Inc. c/o Epoch Properties 359 Carolina Avenue Winter Park, FL 32789		-	Noticing Purposes Only	X	X		0.00	
Account No. EXEC2000 1333 S. Miami Avenue Suite 200 Miami, FL 33130		-					36.30	
Sheet no. 10 of 34 sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims							Subtotal (Total of this page)	36.30

In re **Tarragon South Development Corp.**

Case No. **09-10578**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B T O R	H U S B A N D, W I F E, J O I N T, O R C O M M U N I T Y	D A T E C L A I M W A S I N C U R R E D A N D C O N S I D E R A T I O N F O R C L A I M. I F C L A I M I S S U B J E C T T O S E T O F F, S O S T A T E.	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	A M O U N T O F C L A I M	
Account No. 0010-10-6505.60 Federal Express P.O. Box 660481 Dallas, TX 75266		-					1,545.88	
Account No. Ferencik Libanoff Brandt et al 150 S. Pine Island Road Suite 400 Fort Lauderdale, FL 33324		-					1,007.90	
Account No. Glenn Fitch c/o Kelley Uustal, PLC 750 Southeast Third Ave, Ste. 200 Courthouse Law Plaza Fort Lauderdale, FL 33316		-	Litigation - Square Footage	X	X	X	Unknown	
Account No. Additional Notice Party: Glenn Fitch			Abramowitz & Pomerantz, PA Courthouse Law Plaza 750 SE Third Ave, Ste 200 Fort Lauderdale, FL 33316					
Account No. Florida Capital Apartment Partners (Jacksonville), Ltd. c/o Epoch Properties, Inc. 359 Carolina Avenue Winter Park, FL 32789		-	Noticing Purposes Only	X	X		0.00	
Sheet no. <u>11</u> of <u>34</u> sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims							Subtotal (Total of this page)	2,553.78

In re **Tarragon South Development Corp.**

Case No. **09-10578**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B O R	Husband, Wife, Joint, or Community	D A T E C L A I M W A S I N C U R R E D A N D C O N S I D E R A T I O N F O R C L A I M. I F C L A I M I S S U B J E C T T O S E T O F F, S O S T A T E.	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	A M O U N T O F C L A I M
		H W J C					
Account No. Additional Notice Party: Florida Capital Apartment Partners			Epoch Properties, Inc. 359 Carolina Avenue Winter Park, FL 32789				
Account No. FP&L General Mail Facility Miami, FL 33188-0001		-					1,623.03
Account No. Florian and Antje Fraeter c/o Kelley Uustal, PLC 750 SE Third Ave, Ste. 200 Courthouse Law Plaza Fort Lauderdale, FL 33316		-	Litigation - Square Footage	X	X	X	Unknown
Account No. Additional Notice Party: Florian and Antje Fraeter			Abramowitz & Pomerantz, PA Courthouse Law Plaza 750 SE Third Ave, Ste 200 Fort Lauderdale, FL 33316				
Account No. Neri Franzon c/o Kelley Uustal, PLC 750 SE Third Ave, Ste 200 Courthouse Law Plaza Fort Lauderdale, FL 33316		-	Litigation - Square Footage	X	X	X	Unknown
<p align="right">Subtotal (Total of this page)</p>							1,623.03

Sheet no. 12 of 34 sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims

In re **Tarragon South Development Corp.**

Case No. **09-10578**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B O R	Husband, Wife, Joint, or Community	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM
		H W J C				
Account No. Additional Notice Party: Neri Franzon						
Account No. Fugleberg Koch Architects 2555 Temple Trail Winter Park, FL 32789		-				1.77
Account No. John Furqueron c/o Kelley Uustal, PLC 750 SE Third Ave, Ste. 200 Courthouse Law Plaza Fort Lauderdale, FL 33316		-	X	X	X	Unknown
Account No. Additional Notice Party: John Furqueron						
Account No. Gables Realty Limited Partnership 2859 Paces Ferry Road, Suite 1450 Atlanta, GE 30339-6210		-	X	X		0.00
<p align="right">Subtotal (Total of this page)</p>						1.77

Sheet no. 13 of 34 sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims

In re **Tarragon South Development Corp.**

Case No. **09-10578**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B O R	Husband, Wife, Joint, or Community	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM
		H W J C				
Account No. Additional Notice Party: Gables Realty Limited Partnership		Gables East Construction, Inc. 2859 Paces Ferry Road Suite 1450 Atlanta, GA 30339-6210				
Account No. Additional Notice Party: Gables Realty Limited Partnership		Gables Realty 2859 Paces Ferry Road Suite 1450 Atlanta, GA 30339-6210				
Account No. Georgetown at Celebration Condominium Association, Inc. Attn: Steve Gillespie - President 239 Longview Avenue, #12215 Celebration, FL 34747	-	Noticing Purposes Only	X	X	X	0.00
Account No. Kieran Gleeson c/o Robert M. Bulfin, P.A. P.O. Box 24802 Fort Lauderdale, FL 33307	-	Litigation - Square Footage	X	X	X	Unknown
Account No. Linda Goldsmith c/o Kelley Uustal, PLC 750 SE Third Ave, Ste. 200 Courthouse Law Plaza Fort Lauderdale, FL 33316	-	Litigation - Square Footage	X	X	X	Unknown
Sheet no. 14 of 34 sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims					Subtotal (Total of this page)	0.00

In re **Tarragon South Development Corp.**

Case No. **09-10578**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B O R	Husband, Wife, Joint, or Community	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM	
		H W J C					DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.
Account No. Additional Notice Party: Linda Goldsmith							
Account No. Kenneth M. Goss c/o Kelley Uustal, PLC 750 SE Third Ave, Ste. 200 Courthouse Law Plaza Fort Lauderdale, FL 33316		-		X	X	X	Unknown
Account No. Additional Notice Party: Kenneth M. Goss							
Account No. The Grande Downtown Orlando Condominium Association, Inc. Attn: Kelly Brock - President 300 East South Street, #5009 Orlando, FL 32801		-		X	X	X	0.00
Account No. Adam Grandis 1400 Via Lugano Circle Boynton Beach, FL 33436		-					162.18
Subtotal (Total of this page)						162.18	

Sheet no. 15 of 34 sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims

In re **Tarragon South Development Corp.**

Case No. **09-10578**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B O R	H W J C	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM
		Husband, Wife, Joint, or Community					
Account No. Geoffrey Hammond c/o Kelley Uustal, PLC 750 SE Third Ave, Ste. 200 Courthouse Law Plaza Fort Lauderdale, FL 33316		-	Litigation - Square Footage	X	X	X	Unknown
Account No. Additional Notice Party: Geoffrey Hammond			Abramowitz & Pomerantz, PA Courthouse Law Plaza 750 SE Third Ave, Ste 200 Fort Lauderdale, FL 33316				
Account No. The Hamptons at Metrowest Condominium Association, Inc. Attn: Beth Heffernan - President 6401 Time Square Avenue, A-2 Orlando, FL 32835		-	Litigation - Construction Defects	X	X	X	Unknown
Account No. Haynsworth Sinkler Boyd PA 134 Meeting Street P.O. Box 340 Charleston, SC 29402-0340		-	1588 - Matter #33602-0001				6,926.73
Account No. Mourad and Aida Heinen c/o Kelley Uustal, PLC 750 SE Third Ave, Ste. 200 Courthouse Law Plaza Fort Lauderdale, FL 33316		-	Litigation - Square Footage	X	X	X	Unknown
<p align="right">Subtotal (Total of this page)</p>							6,926.73

Sheet no. 16 of 34 sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims

In re **Tarragon South Development Corp.**

Case No. **09-10578**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B O R	Husband, Wife, Joint, or Community	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM
		H W J C				
Account No. Additional Notice Party: Mourad and Aida Heinen						
Account No. Douglas C. Herbst c/o Kelley Uustal, PLC 750 SE Third Ave, Ste. 200 Courthouse Law Plaza Fort Lauderdale, FL 33316		-		X	X	X
Account No. Additional Notice Party: Douglas C. Herbst						
Account No. Hillsborough West Park II, LLC, 245 Park Avenue, 2nd Floor New York, NE 10167		-		X	X	
Account No. Additional Notice Party: Hillsborough West Park II, LLC,						
Subtotal (Total of this page)						0.00

Sheet no. 17 of 34 sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims

In re **Tarragon South Development Corp.**

Case No. **09-10578**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B T O R	Husband, Wife, Joint, or Community	D A T E C L A I M W A S I N C U R R E D A N D C O N S I D E R A T I O N F O R C L A I M. I F C L A I M I S S U B J E C T T O S E T O F F, S O S T A T E.	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	A M O U N T O F C L A I M	
		H W J C						
Account No. Iron Mountain Records Mgmt. P.O. Box 27128 New York, NY 10087-7128	-						215.37	
Account No. ITW Mortgage Investments III, Inc., 3600 West Lake Avenue Glenview, IL 60025	-	Noticing Purposes Only		X	X		0.00	
Account No. 0010-10-6525.00 Jim Threlkel, Florist 820 W. Oakland Park Blvd. Ft. Lauderdale, FL 33311	-						111.33	
Account No. Douglas Johnson c/o Kelley Uustal, PLC 750 SE Third Ave Ste 200 Courthouse Law Plaza Fort Lauderdale, FL 33316	-	Litigation - Square Footage		X	X	X	Unknown	
Account No. Additional Notice Party: Douglas Johnson		Abramowitz & Pomerantz, PA Courthouse Law Plaza 750 SE Third Ave, Ste 200 Fort Lauderdale, FL 33316						
Sheet no. 18 of 34 sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims							Subtotal (Total of this page)	326.70

In re **Tarragon South Development Corp.**

Case No. **09-10578**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B T O R	Husband, Wife, Joint, or Community	D A T E C L A I M W A S I N C U R R E D A N D C O N S I D E R A T I O N F O R C L A I M. I F C L A I M I S S U B J E C T T O S E T O F F, S O S T A T E.	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	A M O U N T O F C L A I M	
		H W J C						
Account No.			Litigation - Square Footage					
William Kantrowitz c/o Kelley Uustal, PLC 750 SE Third Ave., Ste. 200 Courthouse Law Plaza Fort Lauderdale, FL 33316	-			X	X	X	Unknown	
Account No.			Abramowitz & Pomerantz, PA Courthouse Law Plaza 750 SE Third Ave, Ste 200 Fort Lauderdale, FL 33316					
Additional Notice Party: William Kantrowitz								
Account No.			Litigation - Breach of warranty and fiduciary duty, and construction defects					
Robert Koenig on behalf Twelve Oaks c/o Jesse A. Kirchner, Esq. Thurmond Kirchner & Timbes, P.A. 15 Middle Atlantice Wharf, Ste. 101 Charleston, SC 29401	-			X	X	X	Unknown	
Account No.			Justin O'Toole Lucey, Esq. 415 Mill Street P.O. Box 806 Charleston, SC 29402					
Additional Notice Party: Robert Koenig on behalf Twelve Oaks								
Account No.			Litigation - Square Footage					
Howard E. Kurzweil and Douglas Deboer c/o Kelley Uustal, PLC 750 SE Third Ave, Ste. 200 Fort Lauderdale, FL 33316	-			X	X	X	Unknown	
Sheet no. 19 of 34 sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims							Subtotal (Total of this page)	0.00

In re **Tarragon South Development Corp.**

Case No. **09-10578**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B O R	Husband, Wife, Joint, or Community	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM
		H W J C				
Account No. Additional Notice Party: Howard E. Kurzweil		Abramowitz & Pomerantz, PA Courthouse Law Plaza 750 SE Third Ave, Ste 200 Fort Lauderdale, FL 33316				
Account No. Las Olas River House Condo Assoc. Attn: John Quaintance - President 333 Las Olas Way, #3105 Fort Lauderdale, FL 33301		Noticing Purposes Only -	X	X		0.00
Account No. The Lofts on Post Oak Condominium Owners Association, Inc. 1901 Post Oak Blvd. Houston, TX 77056		Noticing Purposes Only -	X	X	X	0.00
Account No. The Lofts on Post Oak, LP 5847 San Felipe Suite 3600 Houston, TX 77057		Noticing Purposes Only -	X	X		0.00
Account No. Additional Notice Party: The Lofts on Post Oak, LP		Hanover R.S. Limited Partnership 5847 San Felipe Suite 3600 Houston, TX 77057				
Sheet no. 20 of 34 sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims					Subtotal (Total of this page)	0.00

In re **Tarragon South Development Corp.**

Case No. **09-10578**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B O R	H W J C	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM
		Husband, Wife, Joint, or Community					
Account No.			Litigation - Square Footage				
Phillip Maas c/o Kelley Uustal, PLC 750 SE Third Ave, Ste. 200 Courthouse Law Plaza Fort Lauderdale, FL 33316		-		X	X	X	Unknown
Account No.			Abramowitz & Pomerantz, PA Courthouse Law Plaza 750 SE Third Ave, Ste 200 Fort Lauderdale, FL 33316				
Additional Notice Party: Phillip Maas							
Account No.			Burlington & Rockerbach Co-Counsel for Arguments 2001 Plam Beach Lakes Blvd. Suite 410 West Palm Beach, FL 33409				
Additional Notice Party: Phillip Maas							
Account No.			Noticing Purposes Only				
Madison at Park West CMG Management 1300 Park West blvd Mount Pleasant, SC 29466		-		X	X	X	0.00
Account No. 0010-10-6505.30							
MAX Email / IGC, Inc. 333 W. North Ave. #385 Chicago, IL 60610		-					80.30
Sheet no. 21 of 34 sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims						Subtotal (Total of this page)	80.30

In re **Tarragon South Development Corp.**

Case No. **09-10578**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B O R	Husband, Wife, Joint, or Community	D A T E C L A I M W A S I N C U R R E D A N D C O N S I D E R A T I O N F O R C L A I M. I F C L A I M I S S U B J E C T T O S E T O F F, S O S T A T E.	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	A M O U N T O F C L A I M	
		H W J C						
Account No.			Litigation - Square Footage					
Ralph Mills c/o Kelley Uustal, PLC 750 SE Third Ave, Ste. 200 Courthouse Law Plaza Fort Lauderdale, FL 33316	-			X	X	X	Unknown	
Account No.			Abramowitz & Pomerantz, PA Courthouse Law Plaza 750 SE Third Ave, Ste 200 Fort Lauderdale, FL 33316					
Additional Notice Party: Ralph Mills								
Account No.			Noticing Purposes Only					
Mirabella I Condo Assoc., Inc. Attn: Marcy H. Kammerman, Pres. 21 West Las Olas Boulevard, Suite 13 Fort Lauderdale, FL 33301	-			X	X	X	0.00	
Account No.			Noticing Purposes Only					
Montreux at Deerwood Lake Condominium Association, Inc. Attn: Carol McKinley - President 8550 Touchton Road, #911 Jacksonville, FL 32216	-			X	X	X	0.00	
Account No.			Litigation - Square Footage					
Vincent Nesci c/o Kelley Uustal, PLC 750 SE Third Ave, Ste. 200 Courthouse Law Plaza Fort Lauderdale, FL 33316	-			X	X	X	Unknown	
Sheet no. 22 of 34 sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims							Subtotal (Total of this page)	0.00

In re **Tarragon South Development Corp.**

Case No. **09-10578**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B O R	Husband, Wife, Joint, or Community	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM
		H W J C				
Account No. Additional Notice Party: Vincent Nesci						
Account No. Nexsen Pruet Adams Kleemeier Attorneys and Counselors at Law P.O. Box 2426 Columbia, SC 29202		1588 - Matter #040987-00057				7,685.00
Account No. Northland Fund II, L.P. c/o Suzanne Abair, Esq. Northland Investment Corporation 2150 Washington Avenue Newton, MA 02462	-	Litigation	X	X	X	Unknown
Account No. Val Nunnenkamp c/o Kelley Uustal, PLC 750 SE Third Ave, Ste. 200 Courthouse Law Plaza Fort Lauderdale, FL 33316	-	Litigation - Square Footage	X	X	X	Unknown
Account No. Additional Notice Party: Val Nunnenkamp		Abramowitz & Pomerantz, PA Courthouse Law Plaza 750 SE Third Ave, Ste 200 Fort Lauderdale, FL 33316				
					Subtotal (Total of this page)	7,685.00

Sheet no. **23** of **34** sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims

In re **Tarragon South Development Corp.**

Case No. **09-10578**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B T O R	H U S B A N D, W I F E, J O I N T, O R C O M M U N I T Y	D A T E C L A I M W A S I N C U R R E D A N D C O N S I D E R A T I O N F O R C L A I M. I F C L A I M I S S U B J E C T T O S E T O F F, S O S T A T E.	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	A M O U N T O F C L A I M
Account No.			Litigation - Square Footage				Unknown
Molly M. O'Neill c/o Kelley Uustal, PLC 750 SE Third Ave, Ste. 200 Courthouse Law Plaza Fort Lauderdale, FL 33316	-			X	X	X	
Account No.			Abramowitz & Pomerantz, PA Courthouse Law Plaza 750 SE Third Ave, Ste 200 Fort Lauderdale, FL 33316				
Additional Notice Party: Molly M. O'Neill							
Account No.			Noticing Purposes Only				0.00
One Hudson Park Condo Assoc., Inc. c/o RCP Management Co. Attn: Elizabeth Comando 71 Route 46 West, Second Floor Elmwood Park, NJ 07407	-			X	X	X	
Account No.							1,160.00
One River Plaza Las Olas Park Place 305 S. Andrews Fort Lauderdale, FL 33301	-						
Account No.			Noticing Purposes Only				0.00
Oxford Place at Tampa Palms Condominium Association, Inc. 5125 Palm Springs Blvd. Tampa, FL 33647	-			X	X	X	
Subtotal (Total of this page)							1,160.00

Sheet no. **24** of **34** sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims

In re **Tarragon South Development Corp.**

Case No. **09-10578**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B O R	H U S B A N D, W I F E, J O I N T, O R C O M M U N I T Y	D A T E C L A I M W A S I N C U R R E D A N D C O N S I D E R A T I O N F O R C L A I M. I F C L A I M I S S U B J E C T T O S E T O F F, S O S T A T E.	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	A M O U N T O F C L A I M	
Account No.			Noticing Purposes Only					
The Park at Palisades West Corp. c/o Tarragon Development Corp. Attn: William Rosato, BD. Pres. 423 West 55th Street, 12th Floor New York, NY 10019	-			X	X	X	0.00	
Account No.			Noticing Purposes Only					
John C. and Joanne Pegg 2502 Miracle Parkway Cape Coral, FL 33914	-						0.00	
Account No.			Noticing Purposes Only					
Pine Crest Village at Victoria Park Homeowners' Association, Inc. Attn: James Palmer - President 150 Northeast 15th Avenue, #153 Fort Lauderdale, FL 33301	-			X	X	X	0.00	
Account No.			Noticing Purposes Only					
Pine Crest Village I Condo Assoc., Inc. Attn: Larry Cohen - President 1515 East Broward Boulevard, #221 Fort Lauderdale, FL 33301	-			X	X	X	0.00	
Account No.			Noticing Purposes Only					
Pine Crest Village II Condo Assoc Inc. Attn: James Palmer - President 150 Northeast 15th Avenue, #153 Fort Lauderdale, FL 33301	-			X	X	X	0.00	
Sheet no. 25 of 34 sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims							Subtotal (Total of this page)	0.00

In re Tarragon South Development Corp.

Case No. 09-10578

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B O R	Husband, Wife, Joint, or Community	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM
		H W J C				
Account No. Pitney Bowes Global Financial Services LLC P.O. Box 856460 Louisville, KY 40285-6460	-					252.84
Account No. The Prudential Ins of America c/o PREI Law Department Arbor Circle South, 8 Campus Drive Parsippany, NJ 07054	-	Noticing Purposes Only	X	X		0.00
Account No. Prudential-Park Avenue, LLC c/o PREI Law Department Arbor Circle South, 8 Campus Drive Parsippany, NE 07054	-	Noticing Purposes Only	X	X	X	0.00
Account No. The Quarter at Ybor Condo Assoc 1800 East Palm Avenue Tampa, FL 33605	-	Noticing Purposes Only	X	X	X	0.00
Account No. Gary Reif c/o Kelley Uustal, PLC 750 SE Third Ave, Ste. 200 Courthouse Law Plaza Fort Lauderdale, FL 33316	-	Litigation - Square Footage	X	X	X	Unknown
Sheet no. <u>26</u> of <u>34</u> sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims					Subtotal (Total of this page)	252.84

In re **Tarragon South Development Corp.**

Case No. **09-10578**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B O R	H U S B A N D, W I F E, J O I N T, O R C O M M U N I T Y	D A T E C L A I M W A S I N C U R R E D A N D C O N S I D E R A T I O N F O R C L A I M. I F C L A I M I S S U B J E C T T O S E T O F F, S O S T A T E.	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	A M O U N T O F C L A I M	
Account No. Additional Notice Party: Gary Reif			Abramowitz & Pomerantz, PA Courthouse Law Plaza 750 SE Third Ave, Ste 200 Fort Lauderdale, FL 33316					
Account No. Kristie T. Reinert 10101 Tin Maple Drive, #118 Estero, FL 33928		-					887.09	
Account No. Joseph M. Renna Jr. c/o Kelley Uustal, PLC 750 SE Third Ave, Ste. 200 Courthouse Law Plaza Fort Lauderdale, FL 33316		-	Litigation - Square Footage	X	X	X	Unknown	
Account No. Additional Notice Party: Joseph M. Renna Jr.			Abramowitz & Pomerantz, PA Courthouse Law Plaza 750 SE Third Ave, Ste 200 Fort Lauderdale, FL 33316					
Account No. Rebecca Riley c/o Kelley Uustal, PLC 750 SE Third Ave, Ste. 200 Courthouse Law Plaza Fort Lauderdale, FL 33316		-	Litigation - Square Footage	X	X	X	Unknown	
Sheet no. 27 of 34 sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims							Subtotal (Total of this page)	887.09

In re **Tarragon South Development Corp.**

Case No. **09-10578**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B T O R	Husband, Wife, Joint, or Community	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM	
		H W J C					
Account No. Additional Notice Party: Rebecca Riley		Abramowitz & Pomerantz, PA Courthouse Law Plaza 750 SE Third Ave, Ste 200 Fort Lauderdale, FL 33316					
Account No. Audie and Eileen Rolnick c/o Kelley Uustal, PLC 750 SE Third Ave, Ste. 200 Courthouse Law Plaza Fort Lauderdale, FL 33316	-	Litigation - Square Footage	X	X	X	Unknown	
Account No. Additional Notice Party: Audie and Eileen Rolnick		Abramowitz & Pomerantz, PA Courthouse Law Plaza 750 SE Third Ave, Ste 200 Fort Lauderdale, FL 33316					
Account No. Jerome and Roberta Schechter c/o Kelley Uustal, PLC 750 SE Third Ave, Ste. 200 Courthouse Law Plaza Fort Lauderdale, FL 33316	-	Litigation - Square Footage	X	X	X	Unknown	
Account No. Additional Notice Party: Jerome and Roberta Schechter		Abramowitz & Pomerantz, PA Courthouse Law Plaza 750 SE Third Ave, Ste 200 Fort Lauderdale, FL 33316					
Sheet no. 28 of 34 sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims						Subtotal (Total of this page)	0.00

In re **Tarragon South Development Corp.**

Case No. **09-10578**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B O R	Husband, Wife, Joint, or Community	D A T E C L A I M W A S I N C U R R E D A N D C O N S I D E R A T I O N F O R C L A I M. I F C L A I M I S S U B J E C T T O S E T O F F, S O S T A T E.	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	A M O U N T O F C L A I M
		H W J C					
Account No.			Litigation - Square Footage				
Donald and Eileen Schiller c/o Kelley Uustal, PLC 750 SE Third Ave, Ste. 200 Courthouse Law Plaza Fort Lauderdale, FL 33316	-			X	X	X	Unknown
Account No.			Abramowitz & Pomerantz, PA Courthouse Law Plaza 750 SE Third Ave, Ste 200 Fort Lauderdale, FL 33316				
Additional Notice Party: Donald and Eileen Schiller							
Account No.			Noticing Purposes Only				
Seven Dwarfs Condo Assoc., Inc. Attn: Eric Laracuenta - President 2600 Jonagold Boulevard Kissimmee, FL 34746	-			X	X	X	0.00
Account No.			Litigation - Square Footage				
Anthony Sgarlatto c/o Kelley Uustal, PLC 750 SE Third Ave, Ste. 200 Courthouse Law Plaza Fort Lauderdale, FL 33316	-			X	X	X	Unknown
Account No.			Abramowitz & Pomerantz, PA Courthouse Law Plaza 750 SE Third Ave, Ste 200 Fort Lauderdale, FL 33316				
Additional Notice Party: Anthony Sgarlatto							
Sheet no. 29 of 34 sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims						Subtotal (Total of this page)	0.00

In re **Tarragon South Development Corp.**

Case No. **09-10578**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B O R	Husband, Wife, Joint, or Community	D A T E C L A I M W A S I N C U R R E D A N D C O N S I D E R A T I O N F O R C L A I M. I F C L A I M I S S U B J E C T T O S E T O F F, S O S T A T E.	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	A M O U N T O F C L A I M
		H W J C					
Account No. 0010-10-6505.99 Shred-IT Miami 1885 W. SR 84, Suite 106 Ft. Lauderdale, FL 33315	-						448.80
Account No. Skyetec - Environmental Building Solution, Inc. 9570 Regency Square Boulevard #410 Jacksonville, FL 32225	-	0010 - Mold Inspection					900.00
Account No. Southampton Properties LLC c/o Steven D. Bell & Company PO Box 3288 Greensboro, NC 27407	-	Noticing Purposes Only		X	X		0.00
Account No. Additional Notice Party: Southampton Properties LLC		Southampton Properties LLC 823 North Elm Street Suite 200 Greensboro, NC 27407					
Account No. Southampton Pointe Property CMG Management 1300 Park West Blvd. Mount Pleasant, SC 29466-6980	-	Noticing Purposes Only		X	X	X	0.00
<p align="right">Subtotal (Total of this page)</p>							1,348.80

Sheet no. **30** of **34** sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims

In re **Tarragon South Development Corp.**

Case No. **09-10578**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B T O R	H W J C	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM
		Husband, Wife, Joint, or Community					
Account No. Specialty Graphics, Inc. 4310 Wiley Post Road Addison, TX 75001		-					328.19
Account No. Toojays Gourmet Deli - WPB 3654 Georgia Avenue West Palm Beach, FL 33405		-					272.18
Account No. Tradition at Palm Aire Condo Assoc. Attn: Marcy H. Kammerman-President 21 West Las Olas Boulevard, Suite 13 Fort Lauderdale, FL 33301		-	Noticing Purposes Only	X	X	X	0.00
Account No. Tricony CFC, LLC 5900 N. Andrews Avenue Suite 624 Fort Lauderdale, FL 33309		-					17,050.44
Account No. Tuscany On the Intracoastal Condominium Association, Inc. Attn: Skip Cohn - President 4405 Tuscany Way Boynton Beach, FL 33435		-	Noticing Purposes Only	X	X	X	0.00
<p align="right">Subtotal (Total of this page)</p>							17,650.81

Sheet no. 31 of 34 sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims

In re **Tarragon South Development Corp.**

Case No. **09-10578**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B O R	H U S B A N D, W I F E, J O I N T, O R C O M M U N I T Y	D A T E C L A I M W A S I N C U R R E D A N D C O N S I D E R A T I O N F O R C L A I M. I F C L A I M I S S U B J E C T T O S E T O F F, S O S T A T E.	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	A M O U N T O F C L A I M	
Account No. Twelve Oaks at Fenwick Plantation CMG Management 1300 Park West Blvd. Mount Pleasant, SC 29466-6980			Noticing Purposes Only	X	X	X	0.00	
Account No. VCP-Tivoli, Ltd., 3020 Hartley Road, Suite 300 Jacksonville, FL 32257			Noticing Purposes Only	X	X		0.00	
Account No. Additional Notice Party: VCP-Tivoli, Ltd.,			Vestcor Construction Services, Inc. 3020 Hartley Road, Suite 300 Jacksonville, FL 32257					
Account No. Venetian Bay Villages Condo Assoc. Attn: Steve Hamby - President 4001 Venetian Bay Drive Kissimmee, FL 34741			Noticing Purposes Only	X	X	X	0.00	
Account No. Verizon Wireless P.O. Box 856680 Louisville, KY 40285-6680							2,539.81	
Sheet no. 32 of 34 sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims							Subtotal (Total of this page)	2,539.81

In re **Tarragon South Development Corp.**

Case No. **09-10578**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B O R	H U S B A N D, W I F E, J O I N T, O R C O M M U N I T Y	D A T E C L A I M W A S I N C U R R E D A N D C O N S I D E R A T I O N F O R C L A I M. I F C L A I M I S S U B J E C T T O S E T O F F, S O S T A T E.	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	A M O U N T O F C L A I M	
Account No. Via Lugano Condominium Assoc., Inc. Attn: Steven P. Rosenthal - President 2150 Washington Street Newton, MA 02462			Noticing Purposes Only	X	X	X	0.00	
Account No. Dominick Voso c/o Jeffrey Shallock, Esq. 4000 Hollywood Blvd., Suite 375 Presidential Circle Hollywood, FL 33021			Litigation - Square Footage	X	X	X	Unknown	
Account No. Warwick Grove Homeowners and Condo Association Attn: Debbie Lastro 16 Sterling Lake Road Tuxedo Park, NY 10987			Noticing Purposes Only	X	X	X	0.00	
Account No. Waterstreet at Celebration Condominium Association, Inc. Attn: Rob Mowers - President 725 Celebration Avenue Celebration, FL 34747			Litigation - Construction defects	X	X	X	Unknown	
Account No. The Yacht Club On The Intracoastal Condominium Association, Inc. Attn: James Capodanno - President 145 Yacht Club Way, #304 Hypoluxo, FL 33462			Noticing Purposes Only	X	X	X	0.00	
Sheet no. 33 of 34 sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims							Subtotal (Total of this page)	0.00

In re **Tarragon South Development Corp.**

Case No. **09-10578**

Debtor

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B T O R	H W J C	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM	
		Husband, Wife, Joint, or Community						
Account No.			Noticing Purposes Only					
Ybor City Apartments, LLC Three Greenway Plaza, Suite 1300 Houston, TE 77046		-			X	X		0.00
Account No.			Camden Development, Inc. Three Greenway Plaza, Suite 1300 Houston, TX 77046					
Additional Notice Party: Ybor City Apartments, LLC								
Account No. 0010-10-6505.50								
Zephyrhills Natural Sprg Water PO Box 856680 Louisville, KY 40285-6680		-						177.66
Account No.								
Account No.								
Sheet no. 34 of 34 sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims							Subtotal (Total of this page)	177.66
							Total (Report on Summary of Schedules)	53,014.84

In re Tarragon South Development Corp.Case No. 09-10578

Debtor

SCHEDULE G - EXECUTORY CONTRACTS AND UNEXPIRED LEASES

Describe all executory contracts of any nature and all unexpired leases of real or personal property. Include any timeshare interests. State nature of debtor's interest in contract, i.e., "Purchaser", "Agent", etc. State whether debtor is the lessor or lessee of a lease. Provide the names and complete mailing addresses of all other parties to each lease or contract described. If a minor child is a party to one of the leases or contracts, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

Check this box if debtor has no executory contracts or unexpired leases.

Name and Mailing Address, Including Zip Code, of Other Parties to Lease or Contract	Description of Contract or Lease and Nature of Debtor's Interest. State whether lease is for nonresidential real property. State contract number of any government contract.
Pitney Bowes Inside Sales Group 27 Waterview Drive Shelton, CT 06484	Lease Agreement dated April 24, 2008.

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_____ continuation sheets attached to Schedule of Executory Contracts and Unexpired Leases

In re Tarragon South Development Corp.
Debtor

Case No. 09-10578

SCHEDULE H - CODEBTORS

Provide the information requested concerning any person or entity, other than a spouse in a joint case, that is also liable on any debts listed by debtor in the schedules of creditors. Include all guarantors and co-signers. If the debtor resides or resided in a community property state, commonwealth, or territory (including Alaska, Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Puerto Rico, Texas, Washington, or Wisconsin) within the eight year period immediately preceding the commencement of the case, identify the name of the debtor's spouse and of any former spouse who resides or resided with the debtor in the community property state, commonwealth, or territory. Include all names used by the nondebtor spouse during the eight years immediately preceding the commencement of this case. If a minor child is a codebtor or a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

Check this box if debtor has no codebtors.

NAME AND ADDRESS OF CODEBTOR	NAME AND ADDRESS OF CREDITOR
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**United States Bankruptcy Court
District of New Jersey**

In re **Tarragon South Development Corp.**
Debtor(s)

Case No. **09-10578**
Chapter **11**

DECLARATION CONCERNING DEBTOR'S SCHEDULES

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, Kathryn Mansfield, the Exec. V.P. & Secretary of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing summary and schedules, consisting of **46** sheets, and that they are true and correct to the best of my knowledge, information, and belief.

Date **February 26, 2009**

Signature /s/ Kathryn Mansfield, Exec. V.P. and Secretary
Tarragon South Development Corp.
Kathryn Mansfield
Executive Vice President and Secretary

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

United States Bankruptcy Court
District of New Jersey

In re Tarragon South Development Corp.
Debtor(s)

Case No. 09-10578
Chapter 11

STATEMENT OF FINANCIAL AFFAIRS

This statement is to be completed by every debtor. Spouses filing a joint petition may file a single statement on which the information for both spouses is combined. If the case is filed under chapter 12 or chapter 13, a married debtor must furnish information for both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed. An individual debtor engaged in business as a sole proprietor, partner, family farmer, or self-employed professional, should provide the information requested on this statement concerning all such activities as well as the individual's personal affairs. To indicate payments, transfers and the like to minor children, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. § 112; Fed. R. Bankr. P. 1007(m).

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

DEFINITIONS

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

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

1. Income from employment or operation of business

None

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

Table with 2 columns: AMOUNT and SOURCE. Rows include \$0.00 for Gross Revenue YE 12/31/08, \$0.00 for Gross Revenue YE 12/31/07, and \$0.00 for Gross Revenue YE 12/31/06.

2. Income other than from employment or operation of business

None

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

AMOUNT SOURCE

3. Payments to creditors

None

Complete a. or b., as appropriate, and c.

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

NAME AND ADDRESS OF CREDITOR	DATES OF PAYMENTS	AMOUNT PAID	AMOUNT STILL OWING
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None

b. *Debtor whose debts are not primarily consumer debts:* List each payment or other transfer to any creditor made within **90 days** immediately preceding the commencement of the case unless the aggregate value of all property that constitutes or is affected by such transfer is less than \$5,475. If the debtor is an individual, indicate with an asterisk (*) any payments that were made to a creditor on account of a domestic support obligation or as part of an alternative repayment schedule under a plan by an approved nonprofit budgeting and creditor counseling agency. (Married debtors filing under chapter 12 or chapter 13 must include payments by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CREDITOR	DATES OF PAYMENTS/ TRANSFERS	AMOUNT PAID OR VALUE OF TRANSFERS	AMOUNT STILL OWING
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See Attached

None

c. *All debtors:* List all payments made within **one year** immediately preceding the commencement of this case to or for the benefit of creditors who are or were insiders. (Married debtors filing under chapter 12 or chapter 13 must include payments by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CREDITOR AND RELATIONSHIP TO DEBTOR	DATE OF PAYMENT	AMOUNT PAID	AMOUNT STILL OWING
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4. Suits and administrative proceedings, executions, garnishments and attachments

None

a. List all suits and administrative proceedings to which the debtor is or was a party within **one year** immediately preceding the filing of this bankruptcy case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

CAPTION OF SUIT AND CASE NUMBER	NATURE OF PROCEEDING	COURT OR AGENCY AND LOCATION	STATUS OR DISPOSITION
Asbury Place Development Ltd. vs. Orion Towers Tarragon, LLP, Orion Tarragon, LP, Orion Tarragon GP, Inc. and Tarragon South Development Corp. Case No. 2008-19387	Not performed under the partnership agreement to the sale of River Oaks/Orion Towers	In the District Court of Harris County, Texas (133rd Judicial District)	Settled and Dismissed

CAPTION OF SUIT AND CASE NUMBER	NATURE OF PROCEEDING	COURT OR AGENCY AND LOCATION	STATUS OR DISPOSITION
<p>The Hamptons at Metrowest Condominium Association, Inc. v. Tarragon Corporation, Park Avenue at Metro West, Ltd., Park Avenue GP, LLC, Park Avenue Metrowest, LLC, Park Avenue Tarragon, LLC, Tarragon South Development Corp., Metrowest II Limited Partnership, TCR Construction II, Inc., TCR Metrowest II Limited Partnership, TCR Metro II, Inc., Metrowest Boulevard Ltd. Partnership, Prudential Real Estate Investors, Metrowest Partners, Inc., Metro West Center, LLC, et al.</p> <p>Case No. CI 08-CI-001486</p>	<p>Chapter 558 Notice - Construction defects.</p>	<p>Circuit Court, Ninth Judicial Circuit, Osceola County, Florida</p>	<p>Pending</p>
<p>Builders Technical Services, Inc., and Gerry D. Mullins, Jr. vs. J. Robert Day, David G. Spiers, Asbury Place Development, Ltd., and RODC, LLC vs. Orion Towers Tarragon, L.L.P., Orion Tarragon, L.P., Orion Tarragon GP, Inc. and Tarragon South Development Corp.</p> <p>Case No. 2008-20881</p>	<p>Failure to pay for construction services.</p>	<p>In the District Court of Harris County, Texas (269th Judicial District)</p>	<p>Dismissed as part of the Asbury settlement.</p>
<p>Robert Koenig, derivately, on behalf of, Twelve Oaks at Fenwick Plantation Property Owners Association, Inc. and Twelve Oaks at Fenwick Plantation Horizontal Property Regime v. Summit Contractors Group, Inc., Fugleberg Koch Architects, Inc., Development Compliance and Inspections, Inc., Tarragon Corporation and Tarragon South Development Corp.</p> <p>Case No. 2008-CP-10-1758</p>	<p>Construction defects, negligence, breach of warranty, breach of fiduciary duty in the construction of the residences and common buildings.</p>	<p>Court of Common Pleas for the Ninth Judicial Circuit, State of South Carolina, County of Charleston</p>	<p>Pending</p>

CAPTION OF SUIT AND CASE NUMBER	NATURE OF PROCEEDING	COURT OR AGENCY AND LOCATION	STATUS OR DISPOSITION
Waterstreet at Celebration Condominium Association, Inc. v. Celebration Tarragon, LLC, Tarragon Corporation, Tarragon South Development Corp., Lion Gables Realty Limited Partnership f/k/a Gables Realty Limited Partnership, The Walt Disney Company, The Celebration Company, H.H. Joshi & Associates, Inc., McLarand, Vasquez and Partners, Inc., Steidle Bros. Construction, LLC Case No. CI 08-001486	Chapter 558 Notice - Construction defects.	Circuit Court, Ninth Judicial Circuit, Osceola County, Florida	Pending
Lee and Ana Brushingham v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Corporation Case No. 0711269 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
Magdalena Davis and Oliver Troll v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Corporation Case No. 0616800 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
Douglas Duncan v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Corporation Case No. 0711268 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
Mike Durso and Gilbert Torres v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Corporation Case No. 0616802	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
Glenn Fitch v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Corporation Case No. 0616797 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
John Furqueron v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Corporation Case No. 0714842 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending

CAPTION OF SUIT AND CASE NUMBER	NATURE OF PROCEEDING	COURT OR AGENCY AND LOCATION	STATUS OR DISPOSITION
Kieran Gleeson v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Corporation Case No. 0702124 (14)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
Kenneth M. Goss v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Corporation Case No. 06020838 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
Douglas J. Johnson v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Corporation Case No. 0711270 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
William Kantrowitz v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporaiton and Omni Equities Corporation Case No. 0616796 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
Phillip Maas v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Corporation Case No. 06020841 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
Ralph Mills v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Organization Case No. 08616798 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
Gary Reif v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Corporation Case No. 06020840 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
Rebecca Riley v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Corporation Case No. 06014597 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
Audie and Eileen Rolnick v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Corporation Case No. 07014834 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending

CAPTION OF SUIT AND CASE NUMBER	NATURE OF PROCEEDING	COURT OR AGENCY AND LOCATION	STATUS OR DISPOSITION
Donald and Eileen Schiller v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Corporation Case No. 07017254 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
Anthony Sgarlatto v. One Las Olas, Ltd. Case No. 0608738 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
Dominick Voso v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation, Omni Development Company and Omni Equities Corporation Case No. 06019902 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
Scott Campbell v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Corporation Case No. 0616801 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
Paul Adrulonis v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Corporation Case No. 0616801 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
Neri Franzon v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Corporation Case No. 6016801 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
Geoffrey Hammond v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Corporation Case No. 0616801 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
Joseph M. Renna, Jr. v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Corporation Case No. 0616801 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
Val Nunnenkamp v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Corporation Case No. 0616801 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending

CAPTION OF SUIT AND CASE NUMBER	NATURE OF PROCEEDING	COURT OR AGENCY AND LOCATION	STATUS OR DISPOSITION
Mourad and Aida Heinen v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Corporation Case No. 0616801 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
Frank Cesar v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Corporation Case No. 06014599 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
Amilda Agudao-Abarca and Arminda Figueroa v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Corporation Case No. 06014599 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
Richard Atkinson v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Corporation Case No. 06014599 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Judicial Circuit in and for Broward County, Florida	Pending
Jose and Lily Azel v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Corporation Case No. 06014599 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
William Dilodivido and James Yancy v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Corporation Case No. 06014599 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
Peter Einheuser v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Corporation Case No. 06014599 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
Gary Ellsworth v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Corporation Case No. 06014599 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
Linda Goldsmith v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Corporation Case No. 06014599 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending

CAPTION OF SUIT AND CASE NUMBER	NATURE OF PROCEEDING	COURT OR AGENCY AND LOCATION	STATUS OR DISPOSITION
Douglas C. Herbst v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Corporation Case No. 06014599 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Circuit in and for Broward County, Florida	Pending
Howard E. Kurzweil and Douglas A. Deboer v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Corporation Case No. 06014599 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
Jerome and Roberta Schechter v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Corporation Case No. 06014599 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
Vincent Nesci v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation and Omni Equities Corporation Case No. 06014599 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
Molly M. O'Neill v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation, Omni Development Company and Omni Equities Corporation Case No. 0704520 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
James L. and John Case v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation, Omni Development Company and Omni Equities Corporation Case No. 0704520 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
Florian and Antje Fraeter v. One Las Olas, Ltd., The Tarragon Corporation, Tarragon South Corporation, Omni Development Company and Omni Equities Corporation Case No. 0704520 (02)	Misrepresentations concerning the square footage of the units of various plaintiffs.	Circuit Court of the Seventeenth Judicial Circuit in and for Broward County, Florida	Pending
Northland Fund II, L.P. v. Tarragon Corp. Tarragon South Development Corp.	Claim for contractual indemnity for claims asserted in lawsuit brought by purchasers at condo conversation sold to Northland in December 2007.		Pending

None

b. Describe all property that has been attached, garnished or seized under any legal or equitable process within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF PERSON FOR WHOSE BENEFIT PROPERTY WAS SEIZED	DATE OF SEIZURE	DESCRIPTION AND VALUE OF PROPERTY
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5. Repossessions, foreclosures and returns

None

List all property that has been repossessed by a creditor, sold at a foreclosure sale, transferred through a deed in lieu of foreclosure or returned to the seller, within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CREDITOR OR SELLER	DATE OF REPOSSESSION, FORECLOSURE SALE, TRANSFER OR RETURN	DESCRIPTION AND VALUE OF PROPERTY
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6. Assignments and receiverships

None

a. Describe any assignment of property for the benefit of creditors made within **120 days** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include any assignment by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF ASSIGNEE	DATE OF ASSIGNMENT	TERMS OF ASSIGNMENT OR SETTLEMENT
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None

b. List all property which has been in the hands of a custodian, receiver, or court-appointed official within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

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

None

List all gifts or charitable contributions made within **one year** immediately preceding the commencement of this case except ordinary and usual gifts to family members aggregating less than \$200 in value per individual family member and charitable contributions aggregating less than \$100 per recipient. (Married debtors filing under chapter 12 or chapter 13 must include gifts or contributions by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

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

None

List all losses from fire, theft, other casualty or gambling within **one year** immediately preceding the commencement of this case **or since the commencement of this case**. (Married debtors filing under chapter 12 or chapter 13 must include losses by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

DESCRIPTION AND VALUE OF PROPERTY	DESCRIPTION OF CIRCUMSTANCES AND, IF LOSS WAS COVERED IN WHOLE OR IN PART BY INSURANCE, GIVE PARTICULARS	DATE OF LOSS
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9. Payments related to debt counseling or bankruptcy

None

List all payments made or property transferred by or on behalf of the debtor to any persons, including attorneys, for consultation concerning debt consolidation, relief under the bankruptcy law or preparation of the petition in bankruptcy within **one year** immediately preceding the commencement of this case.

NAME AND ADDRESS OF PAYEE	DATE OF PAYMENT, NAME OF PAYOR IF OTHER THAN DEBTOR	AMOUNT OF MONEY OR DESCRIPTION AND VALUE OF PROPERTY
Cole Schotz, et al Court Plaza North 25 Main Street Hackensack, NJ 07602		Tarragon Corporation paid \$911,679.63 prior to the filing on behalf of all the debtor entities.
Jones Day 222 E. 41st Street New York, NY 10017		Tarragon Corporation paid \$1,829,930.55 prior to the filing on behalf of all the debtor entities.
BDO Seidman LLP 135 W. 50th Street New York, NY 10020		Tarragon Corporation paid \$697,327.43 prior to the filing on behalf of all the debtor entities.
Lazard Freres & Co., LLC 30 Rockefeller Plaza New York, NY 10020		Tarragon Corporation paid \$1,826,885.35 prior to the filing on behalf of all the debtor entities.
Alvarez and Marsal North America LLC 600 Lexington Avenue, 6th Floor New York, NY 10022		Tarragon Corporation paid \$19,376.00 prior to the filing on behalf of all the debtor entities.

10. Other transfers

None

a. List all other property, other than property transferred in the ordinary course of the business or financial affairs of the debtor, transferred either absolutely or as security within **two years** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include transfers by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF TRANSFEREE, RELATIONSHIP TO DEBTOR	DATE	DESCRIBE PROPERTY TRANSFERRED AND VALUE RECEIVED
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None

b. List all property transferred by the debtor within **ten years** immediately preceding the commencement of this case to a self-settled trust or similar device of which the debtor is a beneficiary.

NAME OF TRUST OR OTHER DEVICE	DATE(S) OF TRANSFER(S)	AMOUNT OF MONEY OR DESCRIPTION AND VALUE OF PROPERTY OR DEBTOR'S INTEREST IN PROPERTY
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11. Closed financial accounts

None

List all financial accounts and instruments held in the name of the debtor or for the benefit of the debtor which were closed, sold, or otherwise transferred within **one year** immediately preceding the commencement of this case. Include checking, savings, or other financial accounts, certificates of deposit, or other instruments; shares and share accounts held in banks, credit unions, pension funds, cooperatives, associations, brokerage houses and other financial institutions. (Married debtors filing under chapter 12 or chapter 13 must include information concerning accounts or instruments held by or for either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF INSTITUTION	TYPE OF ACCOUNT, LAST FOUR DIGITS OF ACCOUNT NUMBER, AND AMOUNT OF FINAL BALANCE	AMOUNT AND DATE OF SALE OR CLOSING
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12. Safe deposit boxes

None

List each safe deposit or other box or depository in which the debtor has or had securities, cash, or other valuables within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include boxes or depositories of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

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

None

List all setoffs made by any creditor, including a bank, against a debt or deposit of the debtor within **90 days** preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CREDITOR	DATE OF SETOFF	AMOUNT OF SETOFF
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14. Property held for another person

None

List all property owned by another person that the debtor holds or controls.

NAME AND ADDRESS OF OWNER	DESCRIPTION AND VALUE OF PROPERTY	LOCATION OF PROPERTY
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15. Prior address of debtor

None

If the debtor has moved within **three years** immediately preceding the commencement of this case, list all premises which the debtor occupied during that period and vacated prior to the commencement of this case. If a joint petition is filed, report also any separate address of either spouse.

ADDRESS	NAME USED	DATES OF OCCUPANCY
1775 Broadway, 23rd Floor New York, NY 10019-1903	Tarragon South Development Corp.	Through June 2006

16. Spouses and Former Spouses

None

If the debtor resides or resided in a community property state, commonwealth, or territory (including Alaska, Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Puerto Rico, Texas, Washington, or Wisconsin) within **eight years** immediately preceding the commencement of the case, identify the name of the debtor's spouse and of any former spouse who resides or resided with the debtor in the community property state.

NAME

17. Environmental Information.

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

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

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

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

None

a. List the name and address of every site for which the debtor has received notice in writing by a governmental unit that it may be liable or potentially liable under or in violation of an Environmental Law. Indicate the governmental unit, the date of the notice, and, if known, the Environmental Law:

SITE NAME AND ADDRESS	NAME AND ADDRESS OF GOVERNMENTAL UNIT	DATE OF NOTICE	ENVIRONMENTAL LAW
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None

b. List the name and address of every site for which the debtor provided notice to a governmental unit of a release of Hazardous Material. Indicate the governmental unit to which the notice was sent and the date of the notice.

SITE NAME AND ADDRESS	NAME AND ADDRESS OF GOVERNMENTAL UNIT	DATE OF NOTICE	ENVIRONMENTAL LAW
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None

c. List all judicial or administrative proceedings, including settlements or orders, under any Environmental Law with respect to which the debtor is or was a party. Indicate the name and address of the governmental unit that is or was a party to the proceeding, and the docket number.

NAME AND ADDRESS OF GOVERNMENTAL UNIT	DOCKET NUMBER	STATUS OR DISPOSITION
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18 . Nature, location and name of business

None

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

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

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

NAME	LAST FOUR DIGITS OF SOCIAL-SECURITY OR OTHER INDIVIDUAL TAXPAYER-I.D. NO. (ITIN)/ COMPLETE EIN	ADDRESS	NATURE OF BUSINESS	BEGINNING AND ENDING DATES
Tarragon Cypress Grove, LLC	20-0938136	423 West 55th Street, 12th Floor New York, NY 10019	Real Estate	3/30/04 - Present
Tarragon Kissimmee, LLC	20-1367579	423 West 55th Street, 12th Floor New York, NY 10019	Real Estate	6/25/04 - Present
Arlington Tarragon, LLC	20-1443027	3100 Monticello Avenue, Suite 200 Dallas, TX 75205	Real Estate	6/10/04 - Present
Aventura Tarragon LP, LLC	20-1443244	423 West 55th Street, 12th Floor New York, NY 10019	Real Estate	7/2/04 - Present
Delaney Square Tarragon, LLC	86-1114302	200 E. Las Olas Blvd., Suite 1660 Fort Lauderdale, FL 33301	Real Estate	5/11/04 - Present
Aventura Tarragon GP, LLC	20-1443356	21 West Las Olas Blvd., Suite 13 Fort Lauderdale, FL 33301	Real Estate	7/2/04 - Present

NAME	LAST FOUR DIGITS OF SOCIAL-SECURITY OR OTHER INDIVIDUAL TAXPAYER-I.D. NO. (ITIN)/ COMPLETE EIN	ADDRESS	NATURE OF BUSINESS	BEGINNING AND ENDING DATES
Avanti Tarragon, LLC	20-0896629	423 West 55th Street, 12th Floor New York, NY 10019	Real Estate	3/19/2004 - 12/9/2008
Exchange Tarragon, LLC	43-2063549	3100 Monticello Avenue, Suite 200 Dallas, TX 75205	Real Estate	10/18/04 - Present
Park Avenue Tarragon, LLC	20-1843494	200 E. Las Olas Blvd., Suite 1660 Fort Lauderdale, FL 33301	Real Estate	11/4/04 - Present
North Village Tarragon, LLC	20-1932764	200 E Las Olas Blvd, Suite 1660 Fort Lauderdale, FL 33301	Real Estate	11/29/04 - Present
Yacht Club Tarragon, LLC	20-2000396	200 E Las Olas Blvd, Suite 1660 Fort Lauderdale, FL 33301	Real Estate	12/13/04 - Present
Montreaux at Deerwood Lake, LLC	20-2041331	200 E. Las Olas Blvd, Suite 1660 Fort Lauderdale, FL 33301	Real Estate	12/21/04 - Present
Cordoba Tarragon, LLC	20-2426339	423 West 55th Street, 12th Floor New York, NY 10019	Real Estate	3/3/05 - Present
Uptown Village Tarragon A, LLC	20-2581190	423 West 55th Street, 12th Floor New York, NY 10019	Real Estate	3/10/05 - Present
Cordoba Manager, LLC	20-2724992	423 West 55th Street, 12th Floor New York, NY 10019	Real Estate	4/20/05 - Present
Uptown Village Tarragon C, LLC	20-2587011	423 West 55th Street, 12th Floor New York, NY 10019	Real Estate	3/17/05 - Present
Uptown Village Tarragon B, LLC	20-2587486	423 West 55th Street, 12th Floor New York, NY 10019	Real Estate	3/10/05 - Present
Omni-Tivoli, LLC	20-2738917	423 West 55th Street, 12th Floor New York, NY 10019	Real Estate	4/22/05 - Present
Omni Equities Corporation	65-1154335	200 E Las Olas Blvd, Suite 1660 Fort Lauderdale, FL 33301	Real Estate	6/9/00 - Present
Omni Equities North Corporation	01-0614205	423 West 55th Street, 12th Floor New York, NY 10019	Real Estate	2/26/2002 - 12/29/2008
100 East Las Olas, Ltd	30-0385576	423 West 55th Street, 12th Floor New York, NY 10019	Real Estate	2/28/2002 - 12/30/2008
East Las Olas, Ltd.	02-0553715	423 West 55th Street, 12th Floor New York, NY 10019	Real Estate	2/26/2002 - 12/30/2008
Himmarshee Tarragon, LLC	20-2309449	423 West 55th Street, 12th Floor New York, NY 10019	Real Estate	2/4/2005 - 5/22/2007

NAME	LAST FOUR DIGITS OF SOCIAL-SECURITY OR OTHER INDIVIDUAL TAXPAYER-I.D. NO. (ITIN)/ COMPLETE EIN	ADDRESS	NATURE OF BUSINESS	BEGINNING AND ENDING DATES
MC, LLC	41-2085901	423 West 55th Street, 12th Floor New York, NY 10019	Real Estate	12/6/2002 - 5/21/2007
Metropolitan Sarasota, Ltd	20-0071157	423 West 55th Street, 12th Floor New York, NY 10019	Real Estate	6/13/2003 - 4/17/2006
Montreaux Tarragon, LLC	Not Obtained	423 West 55th Street, 12th Floor New York, NY 10019	Real Estate	12/21/2004 - 4/5/2006
Tarragon Community Development, LLC	42-1642856	423 West 55th Street, 12th Floor New York, NY 10019	Real Estate	7/22/2004 - 7/19/2007
Uptown Village Tarragon E, LLC	20-2613075	423 West 55th Street, 12th Floor New York, NY 10019	Real Estate	4/1/2005 - 4/11/2005
Worthington Place Tarragon, LLC	20-2271238	423 West 55th Street, 12th Floor New York, NY 10019	Real Estate	2/2/2005 - 4/28/2006

None b. Identify any business listed in response to subdivision a., above, that is "single asset real estate" as defined in 11 U.S.C. § 101.

NAME ADDRESS

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

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

19. Books, records and financial statements

None a. List all bookkeepers and accountants who within **two years** immediately preceding the filing of this bankruptcy case kept or supervised the keeping of books of account and records of the debtor.

NAME AND ADDRESS	DATES SERVICES RENDERED
Erin Pickens, CFO 3100 Monticello Avenue, Suite 200 Dallas, TX 75205	1/12/07 - Present

None b. List all firms or individuals who within the **two years** immediately preceding the filing of this bankruptcy case have audited the books of account and records, or prepared a financial statement of the debtor.

NAME	ADDRESS	DATES SERVICES RENDERED
Grant Thornton LLP	1717 Main St. # 1500 Dallas, TX 75201	1/12/07 - 6/13/08
Travis Wolff & Company	5580 LBJ Freeway # 400 Dallas, TX 75240-6265	6/17/08 - Present

None c. List all firms or individuals who at the time of the commencement of this case were in possession of the books of account and records of the debtor. If any of the books of account and records are not available, explain.

NAME ADDRESS
Erin Pickens, CFO 3100 Monticello Avenue, Suite 200
Dallas, TX 75205

None d. List all financial institutions, creditors and other parties, including mercantile and trade agencies, to whom a financial statement was issued by the debtor within two years immediately preceding the commencement of this case.

NAME AND ADDRESS DATE ISSUED

20. Inventories

None a. List the dates of the last two inventories taken of your property, the name of the person who supervised the taking of each inventory, and the dollar amount and basis of each inventory.

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

None b. List the name and address of the person having possession of the records of each of the two inventories reported in a., above.

DATE OF INVENTORY NAME AND ADDRESSES OF CUSTODIAN OF INVENTORY RECORDS

21 . Current Partners, Officers, Directors and Shareholders

None a. If the debtor is a partnership, list the nature and percentage of partnership interest of each member of the partnership.

NAME AND ADDRESS NATURE OF INTEREST PERCENTAGE OF INTEREST

None b. If the debtor is a corporation, list all officers and directors of the corporation, and each stockholder who directly or indirectly owns, controls, or holds 5 percent or more of the voting or equity securities of the corporation.

NAME AND ADDRESS	TITLE	NATURE AND PERCENTAGE OF STOCK OWNERSHIP
Bud Fagerli 21 West Las Olas Blvd., Suite 13 Fort Lauderdale, FL 33301	Chief Financial Officer and Treasurer	
Marcy H. Kammerman 21 West Las Olas Blvd., Suite 13 Fort Lauderdale, FL 33301	Executive Vice President and General Counsel	
Andy Tomlin 21 West Las Olas Blvd., Suite 13 Fort Lauderdale, FL 33301	Controller	
Charles Rubenstein 423 West 55th Street, 12th FL New York, NY 10019	Executive Vice President/Director	
James R. Helman 21 West Las Olas Blvd., Suite 13 Fort Lauderdale, FL 33301	Executive Vice President	
Kathyrn Mansfield 3100 Monticello Avenue, 23rd FL Dallas, TX 75205	Secretary	
Eileen Green 423 West 55th Street, 12th FL New York, NY 10019	Assistant Secretary	

NAME AND ADDRESS	TITLE	NATURE AND PERCENTAGE OF STOCK OWNERSHIP
William S. Friedman 423 West 55th Street, 12th Floor New York, NY 10019	Director	
Tarragon Corporation 423 West 55th Street, 12th Floor New York, NY 10019	Owner	100%

22 . Former partners, officers, directors and shareholders

None a. If the debtor is a partnership, list each member who withdrew from the partnership within **one year** immediately preceding the commencement of this case.

NAME ADDRESS DATE OF WITHDRAWAL

None b. If the debtor is a corporation, list all officers, or directors whose relationship with the corporation terminated within **one year** immediately preceding the commencement of this case.

NAME AND ADDRESS	TITLE	DATE OF TERMINATION
Scott Hendrix 21 West Las Olas Blvd., Suite 13 Fort Lauderdale, FL 33301	Vice President of Operations	10/31/08

Todd C. Minor 4816 Stony Ford Dr. Dallas, TX 75287	EVP & Treasurer	1/2/09
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23 . Withdrawals from a partnership or distributions by a corporation

None If the debtor is a partnership or corporation, list all withdrawals or distributions credited or given to an insider, including compensation in any form, bonuses, loans, stock redemptions, options exercised and any other perquisite during **one year** immediately preceding the commencement of this case.

NAME & ADDRESS OF RECIPIENT, RELATIONSHIP TO DEBTOR	DATE AND PURPOSE OF WITHDRAWAL	AMOUNT OF MONEY OR DESCRIPTION AND VALUE OF PROPERTY
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24. Tax Consolidation Group.

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

NAME OF PARENT CORPORATION	TAXPAYER IDENTIFICATION NUMBER (EIN)
Tarragon Corporation	94-2432628

25. Pension Funds.

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

NAME OF PENSION FUND	TAXPAYER IDENTIFICATION NUMBER (EIN)
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DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, Kathryn Mansfield, the Exec. V.P. & Secretary of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the answers contained in the foregoing statement of financial affairs and any attachments thereto and that they are true and correct to the best of my knowledge, information and belief.

Date February 26, 2009

Signature /s/ Kathryn Mansfield, Exec. V.P. and Secretary
Tarragon South Development Corp.
Kathryn Mansfield
Executive Vice President and Secretary

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

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

Tarragon Corporation - Development
 Check & Wire Register - October 15, 2008 through January 12, 2009
 Tarragon South Development Corp.

Bank ID	Property	Check	Date	Payee	Name	Address 1	Address 2	City	State	ZIP	Check Amount	Voided Amount	Status
0010SGMAN	Tarragon South Development Corp.	1002859	10/15/2008	21 WEST, LLC	21 West, LLC	17 W. Las Olas Blvd		Fort Lauderdale	FL	33301	659.77		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002860	10/15/2008	AMERHAC	American HVAC Inc	3590 NW 54th St./Suite #1		Fort Lauderdale	FL	33309	330.00		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002861	10/15/2008	ARAMREFR	Anmark Refreshment Services	3801 Ravenswood Rd./Suite 101		Fort Lauderdale	FL	33312	136.98		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002862	10/15/2008	DRESHAR	Drescher & Sharp PC	1720 West End Ave./Suite 300		Nashville	TN	30262	1,881.50		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002863	10/15/2008	FEDEXPTX	FedEx Express	P.O. Box 600481		Dallas	TX	75266	653.14		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002864	10/15/2008	FLORDEPRE	Florida Department of Iron Mountain Records Mgmt.	Revenue	5050 W. Tennessee Street	Tallahassee	FL	32399-0140	2,670.08		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002865	10/15/2008	IRONMOUN	Iron Mountain Records Mgmt.			New York	NY	10087-7128	110.00		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002866	10/15/2008	KONMINBUS	Konica Minolta Business	P.O. Box 27128		Atlanta	GA	31192-2923	511.98		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002867	10/15/2008	LAURENCE	Laurence C.	211 N. Las Olas Blvd./Suite 13	Dept.AT 952823	Fort Lauderdale	FL	33301	1,148.75		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002868	10/15/2008	TRISCOPT	Triscopt	110 SE 6th St./Suite 101		Fort Lauderdale	FL	33301	859.42		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002869	10/22/2008	AMEXCORP	American Express	P.O. Box 360001		Dana Beach	CA	92621	84.30		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002870	10/22/2008	ARAMREFR	Anmark Refreshment Services	3801 Ravenswood Rd./Suite 101		Dana Beach	CA	92621	1,320.10		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002871	10/22/2008	DRESHAR	Drescher & Sharp PC	1720 West End Ave./Suite 300		Dallas	TX	75266	93.98		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002872	10/22/2008	FEDEXPTX	FedEx Express	P.O. Box 600481		Nashville	TN	37203	377.30		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002873	10/22/2008	SHREDIT	Shred It Miami	18th WY SR 94, Suite 106		Jacksonville	FL	32202	1,100.00		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002874	10/22/2008	JEFFAVIS	Jeff Travis	co/ Tarragon Corporation		Jacksonville	FL	32225	377.30		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002875	10/24/2008	MAXIGRAP	MaxGraphics, Inc.	201 Monument Rd. - Clubhouse		Pompano Beach	FL	33073	61.12		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002876	10/24/2008	REINKRIS	Reiner, Krislie T	10101 Tin Maple Dr. #118		Estero	FL	33928	2,500.00		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002877	10/24/2008	TOMLANDR	Tomlin, Andrew C.	21 W. Las Olas Blvd./Suite 13		Fort Lauderdale	FL	33301	124.57		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002878	10/24/2008	BUSVALU	Business Valuation Inc.	225 Water St./Suite 1250		Jacksonville	FL	32202	1,100.00		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002879	10/24/2008	FEDEXPTX	FedEx Express	3801 Ravenswood Rd./Suite 101		Dana Beach	CA	92621	583.32		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002880	10/29/2008	ARAMREFR	Anmark Refreshment Services	3801 Ravenswood Rd./Suite 101		Dana Beach	CA	92621	583.32		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002881	10/29/2008	ARCHAMER	Archive America Inc.	3455 NW 54 Street		Miami	FL	33142	55.00		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002882	10/29/2008	BANAMELEA	Bank of America Leasing	P.O. Box 600481		Pittsburgh	PA	15256-7992	874.43		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002883	10/29/2008	FEDEXPTX	FedEx Express	193 S. Pine Island Rd./Suite 400		Dallas	TX	75266	532.10		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002884	10/29/2008	FERELBA	Ferrel Brandt et al	P.O. Box 600481		Fort Lauderdale	FL	33324	6,734.99		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002885	10/29/2008	SKYSRAPER	Skyraper Services Co.	193 S. Pine Island Rd./Suite 400		Tenack	NY	40766-942	465.28		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002886	10/29/2008	21WEST, LLC	21 West, LLC	P.O. Box 338		Tenack	NY	40766-942	465.28		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002887	10/31/2008	AMERLEC	American Electric of	17 W. Las Olas Blvd		Fort Lauderdale	FL	33301	13,894.83		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002888	10/31/2008	ONERIVER	One River Plaza	8751 Atlantic Blvd		Fort Lauderdale	FL	32211	255.00		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002889	11/5/2008	A1PRRPR	A1 Printer Repair & Supplies, Inc.	305 S. Andrews		Fort Lauderdale	FL	33319	159.00		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002890	11/5/2008	ARCHAMER	Archive America Inc.	6805 W. Commercial Blvd #284		Miami	FL	33142	245.00		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002891	11/5/2008	CALLSOUR	Call Source	3455 NW 54 Street		City of Industry	CA	91716-8182	39.00		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002892	11/5/2008	CYFFINCO	Tricon CFC, LLC.	P.O. Box 80192		Fort Lauderdale	FL	33309	48,351.19		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002893	11/5/2008	FEDEXPTX	FedEx Express	5900 N. Andrews Avenue, Suite 624		Dallas	TX	75266	887.28		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002894	11/5/2008	F&L	F&L	P.O. Box 600481		Miami	FL	33186-0001	2,559.97		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002895	11/5/2008	FUGLKOOH	Fuegberg Koch Architects	General Mail Facility		Miami	FL	33186-0001	2,559.97		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002896	11/5/2008	KWELM	Kevin Williams	355 Terry Trail		Chicago	IL	60618	298.66		Reconciled
0010SGMAN	Tarragon South Development Corp.	1002897	11/5/2008	MAXEMAL	MAX Emal / IGC, Inc.	333 W. North Ave./#385	Dept.AT 952823	Chicago	IL	60618	1,489.00		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003001	11/5/2008	FEDEXPTX	FedEx Express	17 W. Las Olas Blvd		Chicago	IL	60618	48.00		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003002	11/5/2008	VERZONWR	Verizon Wireless	P.O. Box 856480		Louisville	KY	40285-6480	252.84		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003003	11/5/2008	AMERHAC	American HVAC Inc.	Services LLC		Dallas	TX	75266-0108	1,421.10		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003004	11/5/2008	MIKHAIPL	Michael Phillips	51 N. 39th St		Philadelphia	PA	19104	3,897.50		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003005	11/10/2008	AMERHAC	American HVAC Inc.	51 N. 39th St		Philadelphia	PA	19104	86.00		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003006	11/10/2008	CONERAD	Conrad	3500 NW 54th St./Suite #1		Fort Lauderdale	FL	60620-0117	265.21		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003007	11/12/2008	FEDEXPTX	FedEx Express	5215 First Ave		Fort Lauderdale	FL	33309	2,652.17		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003008	11/12/2008	GRAYROBI	GrayRobison, P.A.	401 Monument Rd. - Clubhouse		Otando	FL	32801	7,808.57		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003009	11/12/2008	JEFFAVIS	Jeff Travis	401 Monument Rd. - Clubhouse		Otando	FL	32801	7,808.57		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003010	11/12/2008	NETSPRUE	Nescon Print Adams Kleemeter	Attorneys and Counselors at Law		Jacksonville	FL	32225	536.54		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003011	11/12/2008	FEDEXPTX	FedEx Express	4310 Wilco/Park Road		Columbia	SC	29202	2,025.00		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003012	11/12/2008	SPESGAP	Specialty Graphics, Inc.	Suite 100		Chattanooga	TN	37403	1,476.44		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003013	11/12/2008	ADAMGRAN	Adam Grandis - Petty Cash	21 W. Las Olas Blvd/Suite 13		Atlanta	GA	30303	253.54		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003014	11/17/2008	CINDROSS	Cindy Ross - Petty Cash	Unit 201		Atlanta	GA	30303	300.00		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003015	11/17/2008	FORPEXPR	Florida Department of	5050 W. Tennessee Street		Chicago	IL	60684-1217	306.01		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003016	11/17/2008	FLORDEPRE	Florida Department of	Revenue		Chicago	IL	60684-1217	306.01		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003017	11/17/2008	AT&T	AT&T Phoenix	P.O. Box 78152		Phoenix	AZ	85002-8152	1.93		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003018	11/17/2008	BANAMELEA	Bank of America Leasing	P.O. Box 105682		Atlanta	GA	30349-5982	712.82		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003019	11/17/2008	FEDEXPTX	FedEx Express	P.O. Box 105682		Atlanta	GA	30349-5982	874.43		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003020	11/17/2008	FEDEXPTX	FedEx Express	P.O. Box 71217		Chicago	IL	60696-7217	2,706.87		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003021	11/17/2008	HOLLKANG	Hollander & Knight LLP	134 Meeting St.	P.O. 340	Charleston	SC	29402-0340	17,832.59		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003022	11/17/2008	IRONMOUN	Iron Mountain Records Mgmt.	P.O. Box 864084		Otando	FL	32886-4084	60,464.14		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003023	11/17/2008	REINKRIS	Reiner, Krislie T	10101 Tin Maple Dr. #118		New York	NY	10087-7128	285.74		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003024	11/17/2008	RILEFERO	Riley Reporting & Assoc. Inc.	76 S. Laura St./Suite 2100		Estero	FL	33928	2,500.00		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003025	11/17/2008	SKYSRAPER	Skyraper Services Co.	PO Box 338		Jacksonville	FL	32202	442.70		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003026	11/17/2008	FEDEXPTX	FedEx Express	110 SE 6th St./15th flr		Tenack	NY	40766	844.00		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003027	11/21/2008	FERELBA	Ferrel Brandt et al	P.O. Box 600481		Fort Lauderdale	FL	33301	250.00		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003028	11/21/2008	FERELBA	Ferrel Brandt et al	P.O. Box 600481		Fort Lauderdale	FL	33301	23.54		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003029	11/25/2008	GRANADAM	Grandis, Adam	1400 Via Lugano Circle		Boyton Beach	FL	33436	266.01		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003030	11/25/2008	A1PRRPR	A1 Printer Repair & Supplies, Inc.	17 W. Las Olas Blvd		Fort Lauderdale	FL	40384-942	1,389.83		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003031	12/2/2008	ARCHAMER	Archive America Inc.	6805 W. Commercial Blvd #284		Fort Lauderdale	FL	33319	159.00		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003032	12/2/2008	ATLAFORM	Atlantic Forms, Inc.	3455 NW 54 Street		Miami	FL	33142	57.87		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003033	12/22/2008	FERELBA	Ferrel Brandt et al	8325 Melrose Dr.		Lexema	KS	66214	346.28		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003034	12/22/2008	FUGLKOOH	Fuegberg Koch Architects	2555 Temple Trail		Fort Lauderdale	FL	33324	2,218.31		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003035	12/22/2008	FUGLKOOH	Fuegberg Koch Architects	2555 Temple Trail		Fort Lauderdale	FL	32789	175.62		Reconciled

Tarragon Corporation - Development

Check & Wire Register - October 15, 2008 through January 12, 2009

Tarragon South Development Corp.

Bank ID	Property	Check	Date	Payee	Name	Address 1	Address 2	City	State	ZIP	Check Amount	Voided Amount	Status
0010SGMAN	Tarragon South Development Corp.	1003044	12/22/2008	UNIFREBRO	Universe Freight Brokers	1970 NW 70th Ave.		Miami	FL	33126	750.00		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003045	12/22/2008	ZEPHNRATU	Zephyrus Natural Spring Water	PO Box 69680		Louisville	KY	40285-6680	27.70		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003046	12/22/2008	CALLSOUR	Call Source	P.O. Box 80182		Fort Lauderdale	FL	33301	39.00		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003047	12/22/2008	FEDEXTX	FedEx Express	5900 N. Andrews Blvd Suite 624		Dallas	TX	75266	48.00		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003048	12/22/2008	FEDEXTX	FedEx Express	P.O. Box 690481		Dallas	TX	75266	1,044.63		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003049	12/22/2008	FP&L	FP&L	General Mail Facility		Miami	FL	33186-0001	2,002.17		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003050	12/22/2008	MAXEMAIL	MAX Email / IGC, Inc.	333 W. North Ave #385		Chicago	IL	60610	89.05		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003051	12/22/2008	ONERIVER	One River Plaza	Las Oas Park Place	305 S. Andrews	Fort Lauderdale	FL	33301	1,140.00		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003052	12/22/2008	VERIZONWIR	Verizon Wireless	P.O. Box 660108		Dallas	TX	75266-0108	1,554.28		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003053	12/22/2008	AMARREFR	Ammark Refreshment Services	3801 Ravenswood Rd Suite 101	6805 W. Commercial Blvd #204	Fort Lauderdale	FL	33312	134.43		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003054	12/22/2008	AMARREFR	Ammark Refreshment Services	3801 Ravenswood Rd Suite 101		Dallas	TX	75266	356.63		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003055	12/10/2008	HAYNSNK	Haynsworth Shinkler Boyd PA	134 Meeting St.	P O 340	Charleston	SC	29402-0340	8,698.77		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003056	12/10/2008	INGRSWIL	Ingrid Swilling - Petty Cash	c/o Tarragon Corp	21 W. Las Oas Blvd. #13	Fort Lauderdale	FL	33301	317.05		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003057	12/10/2008	IRONMOUN	Iron Mountain Records Mgmt.	P.O. Box 27128		New York	NY	10087-7128	110.00		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003058	12/10/2008	ONMINBUS	Konica Minolta Business	Southern USA, Inc.		Atlanta	GA	31192-2823	44.45		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003059	12/10/2008	SKYSCRAPER	Skyscraper Service Co.	PO Box 338	Dept/AT 952823	Atlanta	GA	31192-2823	82.50		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003060	12/10/2008	TRIPSCOT	Tripp Scott PA	110 SE 6th St/15th flr		Fort Lauderdale	FL	33301	82.50		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003061	12/10/2008	FEDEXPTX	FedEx Express	P.O. Box 660481		Dallas	TX	75266	316.62		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003062	12/12/2008	KONMINBUS	Konica Minolta Business	Solutions USA, Inc.		Atlanta	GA	31192-2823	3,330.00		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003063	12/12/2008	GELENGIN	GEL Engineering, LLC	1800 N. Andrews Blvd Suite 106	Dept/AT 952823	Atlanta	GA	31192-2823	207.47		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003064	12/12/2008	NEKSHRUE	Nexsen Pruet Adams Kleemeter	Attorneys and Counselors at Law	P.O. Drawer 2426	Columbia	SC	29202	1,350.00		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003065	12/12/2008	SKYSCRAPER	Skyscraper Service Co.	PO Box 338		Atlanta	GA	31192-2823	261.53		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003066	12/12/2008	TOOLAYMES	Toolaymes	3654 Georgia Ave		West Palm Beach	FL	33405	173.00		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003067	12/12/2008	HAYNSNK	Haynsworth Shinkler Boyd PA	134 Meeting St.	P O 340	Charleston	SC	29402-0340	173.00		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003068	12/16/2008	TRIPSCOT	Tripp Scott PA	110 SE 6th St/15th flr		Fort Lauderdale	FL	33301	137.50		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003069	12/16/2008	FLORDEPRE	Florida Department of	Revenue	5050 W. Tennessee Street	Tallahassee	FL	32399-0140	2,550.08		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003070	12/16/2008	POSTAGE	Playe Bowes Postage by Phone	PO Box 858042		Louisville	KY	40285-6642	860.49		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003071	12/16/2008	AMERXCORP	American Express	101 N. Andrews Blvd Suite 118		Fort Lauderdale	FL	33309	2,800.00		Outstanding
0010SGMAN	Tarragon South Development Corp.	1003072	12/23/2008	AMERXCORP	American Express	3580 NW 54th St/Suite #1		Fort Lauderdale	FL	33309	280.00		Outstanding
0010SGMAN	Tarragon South Development Corp.	1003073	12/23/2008	AMERXCORP	American Express	P.O. Box 360001		Fort Lauderdale	FL	33336-0001	1,162.09		Outstanding
0010SGMAN	Tarragon South Development Corp.	1003074	12/23/2008	ARAMREFR	Ammark Refreshment Services	3801 Ravenswood Rd/Suite 101		Dania Beach	FL	33312	259.28		Outstanding
0010SGMAN	Tarragon South Development Corp.	1003075	12/23/2008	AT&TWIRE	AT&T	P.O. Box 102582		Atlanta	GA	30346-5282	737.01		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003076	12/23/2008	BANAMELEA	Bank of America Leasing	Lease Administration Center	P O Box 371992	Pittsburgh	PA	15250-7992	3,061.37		Outstanding
0010SGMAN	Tarragon South Development Corp.	1003077	12/23/2008	FEDEXTX	FedEx Express	c/o Tarragon Corporation	21 W. Las Oas Blvd/Suite 13	Fort Lauderdale	FL	33301	1,268.00		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003078	12/23/2008	FEDEXTX	FedEx Express	PO Box 690481		Fort Lauderdale	FL	33312	752.66		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003079	12/23/2008	SKYSCRAPER	Skyscraper Service Co.	PO Box 338		Fort Lauderdale	FL	33301	846.00		Reconciled
0010SGMAN	Tarragon South Development Corp.	1003081	12/23/2008	21WESTL	** Voided **	17 W. Las Oas Blvd		Fort Lauderdale	FL	33301	13,894.83		Outstanding

Check voided, invoice deleted; invoice sent to Dallas for processing.

\$4,830.31 added back to AP as "PRE" (11 days), \$6,964.52 as post petition rent (20 days).

319,726.37

14,032.33

Checks 319,726.37

Wires -

Total 319,726.37

**United States Bankruptcy Court
District of New Jersey**

In re Tarragon South Development Corp.

Debtor(s)

Case No. 09-10578Chapter 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
Tarragon Corporation 423 West 55th Street, 12th Floor New York, NY 10019		1,000	100%

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, Kathryn Mansfield, the Exec. V.P. & Secretary 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 February 26, 2009Signature /s/ Kathryn Mansfield, Exec. V.P. and Secretary

**Tarragon Corporation, Managing Member/
Kathryn Mansfield, Exec. V.P. and Secretary**

*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.*

**United States Bankruptcy Court
District of New Jersey**

In re **Tarragon South Development Corp.**
Debtor(s)

Case No. **09-10578**
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 **Tarragon South Development Corp.** in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

None [*Check if applicable*]

February 26, 2009
Date

/s/ Michael D. Sirota
Michael D. Sirota MS-4088
Signature of Attorney or Litigant
Counsel for **Tarragon South Development Corp.**
Cole, Schotz, Meisel, Forman & Leonard, P.A.
25 Main Street
Hackensack, NJ 07601
201-489-3000 Fax:201-489-1536