B1 (Official Form 1)(4)	/10)										
United States Bankruptcy Co District of Arizona				Court				Voluntary	Petition		
Name of Debtor (if individual, enter Last, First, Middle): BONNELL COURT, LLC				Name	of Joint De	ebtor (Spouse	e) (Last, First	, Middle):			
All Other Names used (include married, maide			3 years						Joint Debtor trade names	in the last 8 years):	
Last four digits of Soc. (if more than one, state all) 20-1450905	Sec. or Indi	vidual-Taxpa	yer I.D. (I	ITIN) No./O	Complete El		our digits of than one, state		r Individual-	Taxpayer I.D. (ITIN) No	./Complete EIN
Street Address of Debt 6012 E. Mescal S Scottsdale, AZ		Street, City, a	nd State):		ZIP Code	Street	Address of	Joint Debtor	r (No. and St	reet, City, and State):	ZIP Code
				[s	35254						ZIF Code
County of Residence of Maricopa	r of the Prin	cipal Place of	Business			Count	y of Reside	ence or of the	Principal Pl	ace of Business:	
Mailing Address of De 9943 E. BELL RI Scottsdale, AZ	,	erent from stre	et address	s):		Mailin	g Address	of Joint Debt	tor (if differe	nt from street address):	
Scottsdale, AZ					ZIP Code						ZIP Code
					35260						
Location of Principal A (if different from street	address abo	siness Debtor ove):									
	f Debtor			Nature o	of Business					otcy Code Under Whic	h
	Organization)			,	one box)		l		Petition is Fi	led (Check one box)	
☐ Individual (includes Joint Debtors) See Exhibit D on page 2 of this form. ☐ Railroad ☐ Stockbroker			☐ Single Asset Real Estate as def in 11 U.S.C. § 101 (51B) ☐ Railroad		defined	Chapter 11 of a Foreign Main F Chapter 12 Chapter 15 Petition		hapter 15 Petition for Re a Foreign Main Proceed hapter 15 Petition for Re a Foreign Nonmain Pro	ding ecognition		
Other (If debtor is no			Othe						Natur	e of Debts	
check this box and state type of entity below.) Tax-Exempt Entity (Check box, if applicat □ Debtor is a tax-exempt or under Title 26 of the Unit Code (the Internal Reven)			, if applicable exempt organized of the United	e) anization d States	defined "incurr	l in 11 U.S.C. sed by an indiv	onsumer debts,	busine	are primarily ss debts.		
F	iling Fee (C	heck one box)		Check	one box:	I	Chap	ter 11 Debt	ors	
■ Full Filing Fee attached □ Filing Fee to be paid in installments (applicable to individuals only). Must attach signed application for the court's consideration certifying that the				Debtor is not if: Debtor's aggr	a small busing	ness debtor as on the ness debtor as of the ness debtor as on the ness debtor as of the	defined in 11 U	C. § 101(51D). J.S.C. § 101(51D). cluding debts owed to inside			
Form 3A. Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B. A pla Accept Accep				all applicable A plan is bein Acceptances	e boxes: ng filed with of the plan w	this petition.	repetition from	on 4/01/13 and every three	· · · · · · · · · · · · · · · · · · ·		
Statistical/Administrative Information ■ Debtor estimates that funds will be available for distribution to unsecured creditors □ Debtor estimates that, after any exempt property is excluded and administrative extense will be no funds available for distribution to unsecured creditors.						es paid,		THIS	SPACE IS FOR COURT U	JSE ONLY	
Estimated Number of C 1- 50- 49 99	Creditors 100- 199	200-	1,000- 5,000	5,001- 10,000	10,001- 25,000	25,001- 50,000	50,001- 100,000	OVER 100,000			
Estimated Assets	\$100,001 to \$500,000	to \$1 t	\$1,000,001 to \$10 million	\$10,000,001 to \$50 million	\$50,000,001 to \$100 million	\$100,000,001 to \$500 million	\$500,000,001 to \$1 billion				
Estimated Liabilities	\$100,001 to \$500,000	\$500,001 to \$1	\$1,000,001 to \$10 million	\$10,000,001 to \$50 million	\$50,000,001 to \$100 million	\$100,000,001 to \$500 million	\$500,000,001 to \$1 billion	More than \$1 billion			

B1 (Official Form 1)(4/10) Page 2 Name of Debtor(s): Voluntary Petition **BONNELL COURT, LLC** (This page must be completed and filed in every case) All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet) Case Number: Date Filed: Location Where Filed: - None -Date Filed: Location Case Number: Where Filed: Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor (If more than one, attach additional sheet) Name of Debtor: Case Number: Date Filed: - None -District: Relationship: Judge: Exhibit B Exhibit A (To be completed if debtor is an individual whose debts are primarily consumer debts.) (To be completed if debtor is required to file periodic reports (e.g., I, the attorney for the petitioner named in the foregoing petition, declare that I forms 10K and 10Q) with the Securities and Exchange Commission have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 under each such chapter. I further certify that I delivered to the debtor the notice and is requesting relief under chapter 11.) required by 11 U.S.C. §342(b). ☐ Exhibit A is attached and made a part of this petition. Signature of Attorney for Debtor(s) (Date) Exhibit C Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety? Yes, and Exhibit C is attached and made a part of this petition. No. Exhibit D (To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.) ☐ Exhibit D completed and signed by the debtor is attached and made a part of this petition. If this is a joint petition: ☐ Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition. Information Regarding the Debtor - Venue (Check any applicable box) Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District. There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District. Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District. Certification by a Debtor Who Resides as a Tenant of Residential Property (Check all applicable boxes) Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.) (Name of landlord that obtained judgment) (Address of landlord) Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure

the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and

Debtor has included in this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.

Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(1)).

B1 (Official Form 1)(4/10) Page 3

Voluntary Petition

(This page must be completed and filed in every case)

Signatures

Signature(s) of Debtor(s) (Individual/Joint)

I declare under penalty of perjury that the information provided in this petition is true and correct.

[If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7. [If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. §342(b).

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X

Signature of Debtor

X

Signature of Joint Debtor

Telephone Number (If not represented by attorney)

Date

Signature of Attorney*

X /s/ Blake D. Gunn

Signature of Attorney for Debtor(s)

Blake D. Gunn 019112

Printed Name of Attorney for Debtor(s)

Law Office of Blake D. Gunn

Firm Name

P.O. Box 22146 Mesa, AZ 85277-2146

Address

Email: bgunn@gunnfirm.com

480-710-8677

Telephone Number

July 27, 2011

Date

*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.

Signature of Debtor (Corporation/Partnership)

I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.

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

X /s/ Richard Adams

Signature of Authorized Individual

Richard Adams

Printed Name of Authorized Individual

Member/Manager

Title of Authorized Individual

July 27, 2011

Date

Signature of a Foreign Representative

I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.

(Check only one box.)

Name of Debtor(s):

BONNELL COURT, LLC

- ☐ I request relief in accordance with chapter 15 of title 11. United States Code. Certified copies of the documents required by 11 U.S.C. §1515 are attached.
- ☐ Pursuant to 11 U.S.C. §1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.

v
Λ

Signature of Foreign Representative

Printed Name of Foreign Representative

Date

Signature of Non-Attorney Bankruptcy Petition Preparer

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.

Printed Name and title, if any, of Bankruptcy Petition Preparer

Social-Security number (If the bankrutpcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.)(Required by 11 U.S.C. § 110.)

Date

Address

Signature of Bankruptcy Petition Preparer or officer, principal, responsible person, or partner whose Social Security number is provided above.

Names and Social-Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual:

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both 11 U.S.C. §110; 18 U.S.C. §156.

B4 (Official Form 4) (12/07)

United States Bankruptcy Court District of Arizona

In re	BONNELL COURT, LLC	Case No.		
		Debtor(s)	Chapter	11

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Following is the list of the debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11 [or chapter 9] case. The list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor among the holders of the 20 largest unsecured claims. If a minor child is one of the creditors holding the 20 largest unsecured claims, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See 11 U.S.C. § 112; Fed. R. Bankr. P. 1007(m).

(1)	(2)	(3)	(4)	(5)
Name of creditor and complete mailing address including zip code	Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted	Nature of claim (trade debt, bank loan, government contract, etc.)	Indicate if claim is contingent, unliquidated, disputed, or subject to setoff	Amount of claim [if secured, also state value of security]
Aaron Tallent 4140 N. 27th St. #108 Phoenix, AZ 85016	Aaron Tallent 4140 N. 27th St. #108 Phoenix, AZ 85016	Security deposit	Contingent	1,250.00
Advantage Bank 1475 N. Denver Ave. Loveland, CO 80538	Advantage Bank 1475 N. Denver Ave. Loveland, CO 80538	Multi-tenant industrial office/warehouse building 7735 E. Evans Rd. Scottsdale, AZ 85255 Parcel ID 215-56-146		1,777,618.29 (1,000,000.00 secured)
APS P.O. Box 2906 Phoenix, AZ 85062-2906	APS P.O. Box 2906 Phoenix, AZ 85062-2906	16001 N. Hayden Greenway Loop utility bill		400.00
Arizona Department of Revenue Bankruptcy & Litigation Section 1600 W. Monroe #720 Phoenix, AZ 85007	Arizona Department of Revenue Bankruptcy & Litigation Section 1600 W. Monroe #720 Phoenix, AZ 85007	Rental tax/sales tax		Unknown
Byron Maxwell 4140 N. 27th St. #101 Phoenix, AZ 85016	Byron Maxwell 4140 N. 27th St. #101 Phoenix, AZ 85016	Security deposit	Contingent	1,195.00
City of Scottsdale 7447 E. Indian School Rd. Scottsdale, AZ 85251	City of Scottsdale 7447 E. Indian School Rd. Scottsdale, AZ 85251	16001 N. Greenway Hayden Loop utility bill		35.00
David Keller 4140 N. 27th St. #109 Phoenix, AZ 85016	David Keller 4140 N. 27th St. #109 Phoenix, AZ 85016	Security deposit	Contingent	1,300.00
Janet King 4140 N. 27th St. #107 Phoenix, AZ 85016	Janet King 4140 N. 27th St. #107 Phoenix, AZ 85016	Security deposit	Contingent	1,300.00
Jeffrey Rettalack 4140 N. 27th St. #102 Phoenix, AZ 85016	Jeffrey Rettalack 4140 N. 27th St. #102 Phoenix, AZ 85016	Security deposit	Contingent	1,275.00

B4 (Office	ial Form 4) (12/07) - Cont.
In re	BONNELL COURT, LLC

~		
Case	No	

Debtor(s

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(Continuation Sheet)

(1)	(2)	(3)	(4)	(5)
Name of creditor and complete mailing address including zip code	Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted	Nature of claim (trade debt, bank loan, government contract, etc.)	Indicate if claim is contingent, unliquidated, disputed, or subject to setoff	Amount of claim [if secured, also state value of security]
Loren Jaramillo 4140 N. 27th St. #104 Phoenix, AZ 85016	Loren Jaramillo 4140 N. 27th St. #104 Phoenix, AZ 85016	Security deposit	Contingent	1,300.00
M & I Commercial Loan 770 North Water Street Milwaukee, WI 53202	M & I Commercial Loan 770 North Water Street Milwaukee, WI 53202	Residential Condominium Development 4140 N. 27th St., Units 101-110 Phoenix, AZ 85016		2,400,000.00 (1,200,000.00 secured)
Marco Gonzales 4140 N. 27th St. #106 Phoenix, AZ 85016	Marco Gonzales 4140 N. 27th St. #106 Phoenix, AZ 85016	Security deposit	Contingent	1,195.00
Maricopa County Treasurer 301 West Jefferson Phoenix, AZ 85003	Maricopa County Treasurer 301 West Jefferson Phoenix, AZ 85003	Property taxes on 16001 N. Greenway Hayden Loop	Contingent Unliquidated Disputed	Unknown
Matthew Kelchner 4140 N. 27th St. #110 Phoenix, AZ 85016	Matthew Kelchner 4140 N. 27th St. #110 Phoenix, AZ 85016	Security deposit	Contingent	1,195.00
Paul Martinez 4140 N. 27th St. #105 Phoenix, AZ 85016	Paul Martinez 4140 N. 27th St. #105 Phoenix, AZ 85016	Security deposit	Contingent	1,195.00
Shelley Echeverria 4140 N. 27th St. #103 Phoenix, AZ 85016	Shelley Echeverria 4140 N. 27th St. #103 Phoenix, AZ 85016	Security deposit	Contingent	1,200.00
Stearns Bank, N.A. 4191 2nd Street South Saint Cloud, MN 56301	Stearns Bank, N.A. 4191 2nd Street South Saint Cloud, MN 56301	Office Condominium 9927 E. Bell Rd. #130 Scottsdale, AZ 85260		475,000.00 (85,000.00 secured)
Stearns Bank, N.A. 4191 2nd Street South Saint Cloud, MN 56301	Stearns Bank, N.A. 4191 2nd Street South Saint Cloud, MN 56301	Office Condominium 9927 E. Bell Rd. #120 Scottsdale, AZ 85260		475,000.00 (85,000.00 secured)
Wells Fargo Bank 225 Water Street 8th Floor Jacksonville, FL 32202	Wells Fargo Bank 225 Water Street 8th Floor Jacksonville, FL 32202	Residential Condominium Development 4140 N. 27th St., Units 101-110 Phoenix, AZ 85016		2,250,000.00 (1,200,000.00 secured) (2,400,000.00 senior lien)

B4 (Offic	cial Form 4) (12/07) - Cont.	
In re	BONNELL COURT, LLC	;

Debtor(s)

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(Continuation Sheet)

(1)	(2)	(3)	(4)	(5)
Name of creditor and complete mailing address including zip code	Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted	Nature of claim (trade debt, bank loan, government contract, etc.)	Indicate if claim is contingent, unliquidated, disputed, or subject to setoff	Amount of claim [if secured, also state value of security]
Wells Fargo Bank c/o C-III Asset Management, LLC 5221 N. O'Connor Blvd. Suite 600 Irving, TX 75039	Wells Fargo Bank c/o C-III Asset Management, LLC 5221 N. O'Connor Blvd. Suite 600 Irving, TX 75039	Office/Warehouse project 16000 - 16001 N. Greenway-Hayden Loop Scottsdale, AZ 85260		4,500,000.00 (3,500,000.00 secured)

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

I, the Member/Manager of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing list and that it is true and correct to the best of my information and belief.

Date	July 27, 2011	Signature	/s/ Richard Adams
			Richard Adams
			Member/Manager

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.

ADVANTAGE BANK 1475 N. DENVER AVE. LOVELAND, CO 80538

APS P.O. BOX 2906 PHOENIX AZ 85062-2906

ARIZONA DEPARTMENT OF REVENUE BANKRUPTCY & LITIGATION SECTION 1600 W. MONROE #720 PHOENIX AZ 85007

CITY OF SCOTTSDALE 7447 E. INDIAN SCHOOL RD. SCOTTSDALE AZ 85251

CRAIG K. WILLIAMS SNELL & WILMER 400 E. VAN BUREN, PHOENIX AZ 85004

JANET ADAMS 13216 E. MOUNTAIN VIEW DR. SCOTTSDALE AZ 85259

JOHN D. WRIGHT 9943 E. BELL RD. SCOTTSDALE AZ 85260

KATHLEEN LANFORD

KERSEG FAMILY TRUST 6012 E. MESCAL ST. SCOTTSDALE AZ 85254

M & I COMMERCIAL LOAN 770 NORTH WATER STREET MILWAUKEE WI 53202

MARICOPA COUNTY TREASURER 301 WEST JEFFERSON PHOENIX AZ 85003

MARICOPA COUNTY TREASURER 301 WEST JEFFERSON PHOENIX AZ 85003

MARICOPA COUNTY TREASURER 301 WEST JEFFERSON PHOENIX AZ 85003

MARICOPA COUNTY TREASURER 301 WEST JEFFERSON PHOENIX AZ 85003

NANNETTE WRIGHT 9943 E. BELL RD. SCOTTSDALE AZ 85260

PHYLLIS KERSEG 6012 E. MESCAL ST. SCOTTSDALE AZ 85254

RICHARD ADAMS 13216 E. MOUNTAIN VIEW DR. SCOTTSDALE AZ 85259

RICHARD ADAMS
13126 E. MOUNTAIN VIEW DR.
SCOTTSDALE AZ 85259

RICHARD G. ADAMS REV. TRUST 13216 E. MOUNTAIN VIEW DR. SCOTTSDALE AZ 85259

ROBERT LANFORD

ROBERT LANFORD

ROBERT LANFORD

SHARON SNEVA

STEARNS BANK, N.A. 4191 2ND STREET SOUTH SAINT CLOUD MN 56301

STEARNS BANK, N.A. 4191 2ND STREET SOUTH SAINT CLOUD MN 56301

THOMAS SNEVA

WARREN KERSEG 6012 E. MESCAL ST. SCOTTSDALE AZ 85254

WELLS FARGO BANK C/O C-III ASSET MANAGEMENT, LLC 5221 N. O'CONNOR BLVD. SUITE 600 IRVING TX 75039

WELLS FARGO BANK
225 WATER STREET
8TH FLOOR
JACKSONVILLE FL 32202