

United States Bankruptcy Court
District of Arizona

Voluntary Petition

Name of Debtor (if individual, enter Last, First, Middle): BONNELL COURT, LLC
Name of Joint Debtor (Spouse) (Last, First, Middle):

All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names):
All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):

Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all)
20-1450905

Street Address of Debtor (No. and Street, City, and State): 9943 E. BELL RD Scottsdale, AZ
Street Address of Joint Debtor (No. and Street, City, and State):
ZIP Code 85260

County of Residence or of the Principal Place of Business: Maricopa

Mailing Address of Debtor (if different from street address):
Mailing Address of Joint Debtor (if different from street address):
ZIP Code

Location of Principal Assets of Business Debtor (if different from street address above):

Type of Debtor (Form of Organization) (Check one box)
Nature of Business (Check one box)
Chapter of Bankruptcy Code Under Which the Petition is Filed (Check one box)

Chapter 15 Debtors
Country of debtor's center of main interests:
Each country in which a foreign proceeding by, regarding, or against debtor is pending:
Tax-Exempt Entity (Check box, if applicable)
Nature of Debts (Check one box)

Filing Fee (Check one box)
Chapter 11 Debtors
Check one box:
Check all applicable boxes:

Statistical/Administrative Information
Debtor estimates that funds will be available for distribution to unsecured creditors.
Estimated Number of Creditors
Estimated Assets
Estimated Liabilities

THIS SPACE IS FOR COURT USE ONLY

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

Location Where Filed: <b>District of Arizona</b>	Case Number: <b>2:11-bk-21403-RJH</b>	Date Filed: <b>7/27/11</b>
Location Where Filed:	Case Number:	Date Filed:

**Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor** (If more than one, attach additional sheet)

Name of Debtor: <b>- None -</b>	Case Number:	Date Filed:
District:	Relationship:	Judge:

<p style="text-align: center;"><b>Exhibit A</b></p> <p>(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)</p> <p><input type="checkbox"/> Exhibit A is attached and made a part of this petition.</p>	<p style="text-align: center;"><b>Exhibit B</b></p> <p>(To be completed if debtor is an individual whose debts are primarily consumer debts.)</p> <p>I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by 11 U.S.C. §342(b).</p> <p><b>X</b> _____ Signature of Attorney for Debtor(s) (Date)</p>
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**Exhibit C**

Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?

Yes, and Exhibit C is attached and made a part of this petition.

No.

**Exhibit D**

(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)

Exhibit D completed and signed by the debtor is attached and made a part of this petition.

If this is a joint petition:

Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.

**Information Regarding the Debtor - Venue**

(Check any applicable box)

Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District.

There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.

Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.

**Certification by a Debtor Who Resides as a Tenant of Residential Property**

(Check all applicable boxes)

Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.)

\_\_\_\_\_  
(Name of landlord that obtained judgment)

\_\_\_\_\_  
(Address of landlord)

Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and

Debtor has included 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(l)).

**Voluntary Petition**

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

Name of Debtor(s):  
**BONNELL COURT, LLC**

**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 a Foreign Representative**

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

(Check only one box.)

I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. §1515 are attached.

Pursuant to 11 U.S.C. §1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.

**X** \_\_\_\_\_  
Signature of Foreign Representative

\_\_\_\_\_  
Printed Name of Foreign Representative

\_\_\_\_\_  
Date

**Signature of Attorney\***

**X** /s/ 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 18, 2012  
Date

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

**Signature of Non-Attorney Bankruptcy Petition Preparer**

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

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

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

\_\_\_\_\_  
Address

**X** \_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of 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.*

**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/ John D. Wright  
Signature of Authorized Individual

John D. Wright  
Printed Name of Authorized Individual

Member/Manager  
Title of Authorized Individual

July 18, 2012  
Date

**United States Bankruptcy Court  
District of Arizona**

In re BONNELL COURT, LLC

Debtor(s)

Case No.

Chapter

11

**LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS**

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

(1)	(2)	(3)	(4)	(5)
<i>Name of creditor and complete mailing address including zip code</i>	<i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	<i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	<i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	<i>Amount of claim [if secured, also state value of security]</i>
<b>Advantage Bank 1475 N. Denver Ave. Loveland, CO 80538</b>	<b>Advantage Bank 1475 N. Denver Ave. Loveland, CO 80538</b>	<b>Multi-tenant industrial office/warehouse building 7735 E. Evans Rd. Scottsdale, AZ 85255 Parcel ID 215-56-146</b>		<b>1,777,618.29  (800,000.00 secured)</b>
<b>APS P.O. Box 2906 Phoenix, AZ 85062-2906</b>	<b>APS P.O. Box 2906 Phoenix, AZ 85062-2906</b>	<b>16001 N. Hayden Greenway Loop utility bill</b>		<b>400.00</b>
<b>Arizona Department of Revenue Bankruptcy &amp; Litigation Section 1600 W. Monroe #720 Phoenix, AZ 85007</b>	<b>Arizona Department of Revenue Bankruptcy &amp; Litigation Section 1600 W. Monroe #720 Phoenix, AZ 85007</b>	<b>Rental tax/sales tax</b>		<b>Unknown</b>
<b>City of Scottsdale 7447 E. Indian School Rd. Scottsdale, AZ 85251</b>	<b>City of Scottsdale 7447 E. Indian School Rd. Scottsdale, AZ 85251</b>	<b>16001 N. Greenway Hayden Loop utility bill</b>		<b>35.00</b>
<b>Maricopa County Treasurer 301 West Jefferson Phoenix, AZ 85003</b>	<b>Maricopa County Treasurer 301 West Jefferson Phoenix, AZ 85003</b>	<b>Multi-tenant industrial office/warehouse building 7735 E. Evans Rd. Scottsdale, AZ 85255 Parcel ID 215-56-146</b>		<b>Unknown (800,000.00 secured) (1,777,618.29 senior lien)</b>
<b>Maricopa County Treasurer 301 West Jefferson Phoenix, AZ 85003</b>	<b>Maricopa County Treasurer 301 West Jefferson Phoenix, AZ 85003</b>	<b>Office/Warehouse project 16000 - 16001 N. Greenway-Hayden Loop Scottsdale, AZ 85260</b>		<b>Unknown (3,500,000.00 secured) (4,500,000.00 senior lien)</b>



Debtor(s)

**LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS**

(Continuation Sheet)

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

I, the 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 18, 2012**

Signature **/s/ John D. Wright**

**John D. Wright**

**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.

BONNELL COURT, LLC -

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

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

KATHLEEN LANFORD

MARICOPA COUNTY TREASURER  
301 WEST JEFFERSON  
PHOENIX AZ 85003

MARICOPA COUNTY TREASURER  
301 WEST JEFFERSON  
PHOENIX AZ 85003

PLATINUM CONTRACTING  
7400 E. PINNACLE PEAK RD.  
SUITE 106  
SCOTTSDALE AZ 85255

PLATINUM CONTRACTING  
7400 E. PINNACLE PEAK RD.  
SUITE 106  
SCOTTSDALE AZ 85255

ROBERT LANFORD

BONNELL COURT, LLC -

SHARON SNEVA

THOMAS SNEVA

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



**United States Bankruptcy Court  
District of Arizona**

In re **BONNELL COURT, LLC**

Debtor(s)

Case No. \_\_\_\_\_  
Chapter

**11**

**CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)**

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for **BONNELL COURT, LLC** in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

■ None [*Check if applicable*]

**July 18, 2012**

Date

**/s/ Blake D. Gunn**

**Blake D. Gunn 019112**

Signature of Attorney or Litigant  
Counsel for **BONNELL COURT, LLC**

**Law Office of Blake D. Gunn**

**P.O. Box 22146**

**Mesa, AZ 85277-2146**

**480-710-8677**

**bgunn@gunfirm.com**