### Case 6:12-bk-31252-DS Doc 1 Filed 09/14/12 Entered 09/14/12 12:29:44 Desc Main Document Page 1 of 9

B1 (Official Form 1) (12/11) United States Bankruptcy Court Voluntary Petition CENTRAL DISTRICT OF CALIFORNIA Name of Debtor (if individual, enter Last, First, Middle): Name of Joint Debtor (Spouse)(Last, First, Middle): Thomas Real Estate Holdings LP. a Limited Partnership All Other Names used by the Debtor in the last 8 years All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names): (include married, maiden, and trade names): NONE Last four digits of Soc. Sec. or Indvidual-Taxpayer I.D. (ITIN) No./Complete EIN Last four digits of Soc. Sec. or Indvidual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all): 20-3023054 (if more than one, state all): Street Address of Joint Debtor Street Address of Debtor (No. & Street, City, and State): (No. & Street, City, and State): 684 Parkridge Norco, CA ZIPCODE ZIPCODE 92860 County of Residence or of the County of Residence or of the Principal Place of Business: RIVERSIDE Principal Place of Business: Mailing Address of Debtor (if different from street address): Mailing Address of Joint Debtor (if different from street address): SAME ZIPCODE ZIPCODE Location of Principal Assets of Business Debtor ZIPCODE (if different from street address above): Nature of Business Chapter of Bankruptcy Code Under Which the Petition is Filed Type of Debtor (Form of organization) (Check one box.) (Check one box) (Check one box.) Chapter 7 Chapter 15 Petition for Recognition Health Care Business Individual (includes Joint Debtors) Chapter 9 of a Foreign Main Proceeding Single Asset Real Estate as defined  $\boxtimes$ See Exhibit D on page 2 of this form. Chapter 11 in 11 U.S.C. § 101 (51B) Chapter 15 Petition for Recognition Chapter 12 Corporation (includes LLC and LLP) of a Foreign Nonmain Proceeding Railroad Chapter 13 Partnershin Stockbroker Nature of Debts (Check one box) Other (if debtor is not one of the above Commodity Broker Debts are primarily consumer debts, defined Debts are primarily entities, check this box and state type of in 11 U.S.C. § 101(8) as "incurred by an business debts. Clearing Bank entity below individual primarily for a personal, family, Other or household purpose" **Chapter 15 Debtors** Tax-Exempt Entity Chapter 11 Debtors: Country of debtor's center of main interests: (Check box, if applicable.) Check one box: Debtor is a tax-exempt organization Debtor is a small business as defined in 11 U.S.C. § 101(51D). Each country in which a foreign proceeding by, under Title 26 of the United States Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D). regarding, or against debtor is pending: Code (the Internal Revenue Code). Check if: Filing Fee (Check one box) Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,190,000. 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 unable to pay fee except in installments. Rule 1006(b). See Official Form 3A. Check all applicable boxes: A plan is being filed with this petition Filing Fee waiver requested (applicable to chapter 7 individuals only). Must Acceptances of the plan were solicited prepetition from one or more attach signed application for the court's consideration. See Offi cial Form 3B. classes of creditors, in accordance with 11 U.S.C. § 1126(b). THIS SPACE IS FOR COURT USE ONLY 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 expenses paid, there will be no funds available for distribution to unsecured creditors. Estimated Number of Creditors  $\boxtimes$ П 25 001-1-49 50-99 100-199 200-999 1,000-5,001-10,001-50,001-Over 100,000 5,000 10 000 Estimated Assets \$10,000,001 \$1,000,001 \$50,000,001 \$50,001 to \$100,001 to \$500,001 \$100,000,001 More than \$0 to \$500,000,001 \$50,000 to \$10 to \$100 \$1 billion \$100,000 \$500,000 to \$1 to \$50 to \$500 to \$1 billion millior million million Estimated Liabilities \$1,000,001 \$10,000,001 \$0 to \$50,000,001 \$500,001 \$100,000,001 \$500,000,001 \$50,001 to \$100,001 to More than \$50,000 \$500,000 to \$10 to \$50 to \$100 to \$500 to \$1 billion \$1 billion \$100,000 million million million million

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B1 (Official Form 1) (12/11)		FORM B1, Page 2
Voluntary Petition	Name of Debtor(s): Thomas Real Estate Hold:	ings LP.
(This page must be completed and filed in every case)	a Limited Partnership	
All Prior Bankruptcy Cases Filed Within Last 8 Ye	ears (If more than two, attach additional s	sheet)
Location Where Filed:	Case Number:	Date Filed:
NONE		
Location Where Filed:	Case Number:	Date Filed:
		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Pending Bankruptcy Case Filed by any Spouse, Partner or Affiliate of		·
Name of Debtor:	Case Number:	Date Filed:
EM Thomas Management, Inc.  District:	6:11-32988 DS Relationship:	7/15/11 Judge:
Central District - Riverside	General Partner	Deborah J. Saltzman
Exhibit A  (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)  Exhibit A is attached and made a part of this petition  Does the debtor own or have possession of any property that poses or is alleged.	Exhibit B  (To be completed if debtor is an individual whose debts are primarily consumer debts)  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 have delivered to the debtor the notice required by 11 U.S.C. §342(b).  X  9/ 5/20  Signature of Attomey for Debtor(s)  Exhibit C	
or safety?  Yes, and exhibit C is attached and made a part of this petition.  No		
(To be completed by every individual debtor. If a joint petition is filed, each	Exhibit D spouse must complete and attach a separate Exhibi	it D.)
Exhibit D, completed and signed by the debtor, is attached and made If this is a joint petition:		
Exhibit D also completed and signed by the joint debtor is attached a	nd made a part of this petition.	
	Regarding the Debtor - Venue any applicable box)	
<ul> <li>□ Debtor has been domiciled or has had a residence, principal place of bus preceding the date of this petition or for a longer part of such 180 days th</li> <li>□ There is a bankruptcy case concerning debtor's affiliate, general partner,</li> <li>□ Debtor is a debtor in a foreign proceeding and has its principal place of business or assets in the United States but is a defendant the interests of the parties will be served in regard to the relief sought in the content of the parties will be served in regard to the relief sought in the content of the parties will be served in regard to the relief sought in the content of the parties will be served in regard to the relief sought in the content of the parties will be served in regard to the relief sought in the content of the parties will be served in regard to the relief sought in the content of the parties will be served in regard to the relief sought in the content of the parties will be served in regard to the relief sought in the content of the parties will be served in regard to the relief sought in the content of the parties will be served in regard to the relief sought in the content of the parties will be served in regard to the relief sought in the content of the parties will be served in regard to the relief sought in the content of the parties will be served in regard to the relief sought in the content of the parties will be served in regard to the relief sought in the content of the parties will be served in regard to the relief sought in the content of the relief sought in th</li></ul>	on in any other District. or partnership pending in this District. ousiness or principal assets in the United States in th nt in an action proceeding [in a federal or state cour	nis District, or has no
	Resides as a Tenant of Residential Property pplicable boxes.)	
Landlord has a judgment against the debtor for possession of debto	· •	ng.)
	(Name of landlord that obtained judgme	ent)
	(Address of landlord)	
Debtor claims that under applicable nonbankruptcy law, there are centire monetary default that gave rise to the judgment for possession		
Debtor has included with this petition the deposit with the court of period after the filing of the petition.	any rent that would become due during the 30-day	
Debtor certifies that he/she has served the Landlord with this certifi	cation. (11 U.S.C: § 362(1)).	

B1 (Official Form 1) (12/11) FORM B1, Page 3 Name of Debtor(s): Voluntary Petition Thomas Real Estate Holdings LP, (This page must be completed and filed in every case) a Limited Partnership **Signatures** Signature(s) of Debtor(s) (Individual/Joint) Signature of a Foreign Representative I declare under penalty of perjury that the information provided in this I declare under penalty of perjury that the information provided in this netition is true and correct [If petitioner is an individual whose debts are primarily consumer debts petition is true and correct, that I am the foreign representative of a debtor and has chosen to file under chapter 7] I am aware that I may proceed in a foreign proceeding, and that I am authorized to file this petition. under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to (Check only one box.) proceed under chapter 7. I request relief in accordance with chapter 15 of title 11, United States [If no attorney represents me and no bankruptcy petition preparer Code. Certified copies of the documents required by 11 U.S.C. § 1515 signs the petition] I have obtained and read the notice required by 11 U.S.C. §342(b) Pursuant to 11 U.S.C. § 1511, I request relief in accordance with the I request relief in accordance with the chapter of title 11, United States chapter of title 11 specified in this petition. A certified copy of the Code, specified in this petition. order granting recognition of the foreign main proceeding is attached. Signature of Debtor (Signature of Foreign Representative) Signature of Joint Debtor (Printed name of Foreign Representative) Telephone Number (if not represented by attorney) (Date) Date Signature of Attorney 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 Signature of Attorney for Debtor(s) Todd C. Ringstad 97345 and the notices and information required under 11 U.S.C. §§ 110(b), Printed Name of Attorney for Debtor(s) 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 Ringstad & Sanders LLP 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. Firm Name 2030 Main Street Suite 1200 Irvine, CA 92614 Printed Name and title, if any, of Bankruptcy Petition Preparer 949 851-7450 Telephone Number 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.) *9/ 5/2012* \*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. Address 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. Signature of bankruptcy petition preparer or officer, principal, responsible person, or partner whose Social-Security number is provided The debtor requests the relief in accordance with the chapter of title 11, United States Code, specified in this petition. 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. Signature of Authorized Individual EM Thomas Management Inc. Printed Name of Authorized Individual If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person. General Partner Title of Authorized Individual 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. 9/ 5/2012

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Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Todd C. Ringstad, SBN 97345 Telephone: 949 851-7450 RINGSTAD & SANDERS LLP Fax: 949 851-6926 2030 Main Street, Suite 1200 Irvine, CA 92614	FOR COURT USE ONLY			
☑ Attomey for: Debtor				
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	·			
În re: THOMAS REAL ESTATE HOLDINGS, LP	CASE NO.:			
	CHAPTER: 11			
Debtor(s).	ADV, NO.:			
ELECTRONIC FILING DECLARATION (CORPORATION/PARTNERSHIP)				
<ul> <li>✓ Petition, statement of affairs, schedules or lists</li> <li>☐ Amendments to the petition, statement of affairs, schedules or list</li> <li>☐ Other:</li> </ul>	Date Filed: 9/5/12  sts			
PART I - DECLARATION OF AUTHORIZED SIGNATORY OF DEBTOR	R OR OTHER PARTY			
behalf the above-referenced document is being filed (Filing Party) to sign and document being filed electronically (Filed Document); (2) I have read and under in the Filed Document is true, correct and complete; (4) the "/s/," followed by note of Filed Document serves as my signature on behalf of the Filing Party and statements, verifications and certifications by me and by the Filing Party to the signature lines; (5) I have actually signed a true and correct hard copy of the Filed Document to the Filing Party authorized the Filing Party's attorney to file the electronic version of the Filed Bankruptcy Court for the Central District of California.  Signature of Authorized Signatory of Filing Party  Date	erstand the Filed Document; (3) the information provided by name, on the signature lines for the Filing Party in the denotes the making of such declarations, requests, as same extent and effect as my actual signature on such ed Document in such places on behalf of the Filing Party y's attorney; and (6) I, on behalf of the Filing Party, have I Document and this <i>Declaration</i> with the United States			
EM Thomas Management Inc., General Partner  Printed Name of Authorized Signatory of Filing Party				
By: Edward Thomas, President  Title of Authorized Signatory of Filing Party				
PART II - DECLARATION OF ATTORNEY FOR FILING PARTY				
I, the undersigned Attorney for the Filing Party, hereby declare under pe on the signature lines for the Attorney for the Filing Party in the Filed Docum such declarations, requests, statements, verifications and certifications to the signature lines; (2) an authorized signatory of the Filing Party signed the <i>Decl</i> before I electronically submitted the Filed Document for filing with the Unit California; (3) I have actually signed a true and correct hard copy of the File followed by my name, and have obtained the signature of the authorized signatory "/s/," followed by the name of the Filing Party's authorized signatory, on the I shall maintain the executed originals of this <i>Declaration</i> , the <i>Declaration of</i> Filed Document for a period of five years after the closing of the case in which of this <i>Declaration</i> , the <i>Declaration of Authorized Signatory of Debtor or Other</i> request of the Court or other parties.	ent serves as my signature and denotes the making of same extent and effect as my actual signature on such aration of Authorized Signatory of Debtor or Other Party ed States Bankruptcy Court for the Central District of d Document in the locations that are indicated by "/s/," atory of the Filing Party in the locations that are indicated e true and correct hard copy of the Filed Document; (4) Authorized Signatory of Debtor or Other Party, and the they are filed; and (5) I shall make the executed originals			
Julie King Star 9/5/12				
Signature of Attorney for Filing Party  Date				
Todd C. Ringstad				

Printed Name of Attorney for Filing Party

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B4 (Official Form 4) (12/07)

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## **UNITED STATES BANKRUPTCY COURT** CENTRAL DISTRICT OF CALIFORNIA **Riverside DIVISION**

Thomas Real Estate Holdings LP a Limited Partnership	Case No. Chapter	11
	· ·	
Deb	tor(s)	

#### 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 and Fed. R. Bankr. P. 1007(m).

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)
1 Lynn Schaffer, etc. 11550 Old Castle Road Valley Center CA 92082	Phone: 619 531-0995 Andrea Leavitt, Esq. 402 W. Broadway Fourth Floor San Diego CA 92101		D	\$ 900,000.00
2 Linda O'Brien, Esq. 34177 Pacific Coast Hwy #103 Dana Point CA 92629	Phone: 949 429-5406 Linda O'Brien, Esq. 34177 Pacific Coast Hwy Suite 103 Dana Point CA 92629	·		\$ 5,000.00

#### DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF A PARTNERSHIP

, EM Thomas Management Inc		,	General Partner	of the Partner	rship named
as debtor in this case, declare under pe	nalty of perjury that	I have read the foreg	oing List of Creditors Holdin	g Twenty Largest Unse	cured Claims and that
they are true and correct to the best of r	ny knowledge, infor	mation and belief.			
Date: <u>9/5/2012</u>	,	Homas Manageme	nt Inc.	)	

Verification of Creditor Mailing List - (Rev. 10/05)

2003 USBC, Central District of California

# MASTER MAILING LIST Verification Pursuant to Local Rule 1007-2(d)

Name <u>Todd C. Ringstad</u>	
Address 2030 Main Street Suite 1200 Irvine, CA 92	2614
Telephone 949 851-7450	
[X] Attorney for Debtor(s)	
[ ] Debtor In Pro Per	
UNITED STATES BANKRU	PTCY COURT
CENTRAL DISTRICT OF C	CALIFORNIA
List all names including trade names, used by Debtor(s) within	Case No.
last 8 years: In re Thomas Real Estate Holdings LP	Chapter 11
VERIFICATION OF CREDIT	OR MAILING LIST
The above named debtor(s), or debtor's attorney if applicable, do attached Master Mailing List of creditors, consisting of _3 she debtor's schedules pursuant to Local Rule 1007-2(d) and I/we as	eet(s) is complete, correct and consistent with the
Date: 0/ 5/2012	Shelvis S
Date: 9/ 5/2012 Debtor:	Thomas Real Estate Holdings LP
Attornov Todd C Ringstad loint De	ahtor:

Thomas Real Estate Holdings LP 684 Parkridge Norco CA 92860

Todd C Ringstad 2030 Main Street Suite 1200 Irvine CA 92614 Andrea Leavitt Esq 402 W Broadway Fourth Floor San Diego CA 92101

Darling and Rishbrough LLP 19200 Von Karman Suite 740 Irvine CA 92612

Dbbmckennon 20321 SW Birch Street Suite 200 Newport Beach CA 92660

Employment Development Dept Bankruptcy Group MIC 92E P O Box 826880 Sacarmento CA 94280-0001

Franchise Tax Board
Bankruptcy Unit
P O Box 2952
Sacramento CA 95812-2952

GE Capital Franchise Finance Corp 8377 East Hartford Drive Suite 200 Scottsdale AZ 85255

Internal Revenue Service P O Box 7346 Philadelphia PA 19101-7346

Jeffrey T Wegner Katak Rock LLP 1650 Farman Street Omaha NE 68102 Leslie Schwaebe Akins Esq 5927 Balfour Court Suite 114 Carlsbad CA 92008

Linda O'Brien Esq 34177 Pacific Coast Hwy #103 Dana Point CA 92629

Linda O'Brien Esq 34177 Pacific Coast Hwy Suite 103 Dana Point CA 92629

Lynn Schaffer etc 11550 Old Castle Road Valley Center CA 92082

Securities Exchange Commission 5670 Wilshire Boulevard 11th Floor Los Angeles CA 90036