

**United States Bankruptcy Court
Northern District of California**

Voluntary Petition

Name of Debtor (if individual, enter Last, First, Middle): Cabrillo Commons, Inc.	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) 20-8824951	Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all)
Street Address of Debtor (No. and Street, City, and State): 15700 Winchester Blvd Los Gatos, CA	Street Address of Joint Debtor (No. and Street, City, and State):
ZIP Code 95030	ZIP Code
County of Residence or of the Principal Place of Business: Santa Clara	County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address): 15700 Winchester Blvd Los Gatos, CA	Mailing Address of Joint Debtor (if different from street address):
ZIP Code 95030	ZIP Code

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

<p align="center">Type of Debtor (Form of Organization) (Check one box)</p> <input type="checkbox"/> Individual (includes Joint Debtors) <i>See Exhibit D on page 2 of this form.</i> <input checked="" type="checkbox"/> Corporation (includes LLC and LLP) <input type="checkbox"/> Partnership <input type="checkbox"/> Other (If debtor is not one of the above entities, check this box and state type of entity below.)	<p align="center">Nature of Business (Check one box)</p> <input type="checkbox"/> Health Care Business <input type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101 (51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input checked="" type="checkbox"/> Other	<p align="center">Chapter of Bankruptcy Code Under Which the Petition is Filed (Check one box)</p> <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input checked="" type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13 <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Main Proceeding <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding
<p align="center">Tax-Exempt Entity (Check box, if applicable)</p> <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).		<p align="center">Nature of Debts (Check one box)</p> <input type="checkbox"/> Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose." <input checked="" type="checkbox"/> Debts are primarily business debts.

<p align="center">Filing Fee (Check one box)</p> <input checked="" type="checkbox"/> Full Filing Fee attached <input type="checkbox"/> 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. <input type="checkbox"/> Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.	<p align="center">Chapter 11 Debtors</p> <p>Check one box:</p> <input type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). <input checked="" type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D). <p>Check if:</p> <input type="checkbox"/> Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,190,000. <p>Check all applicable boxes:</p> <input type="checkbox"/> A plan is being filed with this petition. <input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
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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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1-49	50-99	100-199	200-999	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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$0 to \$50,000	\$50,001 to \$100,000	\$100,001 to \$500,000	\$500,001 to \$1 million	\$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

Estimated Liabilities

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$0 to \$50,000	\$50,001 to \$100,000	\$100,001 to \$500,000	\$500,001 to \$1 million	\$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

THIS SPACE IS FOR COURT USE ONLY

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

Location Where Filed: - None -	Case Number:	Date Filed:
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: - None -	Case Number:	Date Filed:
District:	Relationship:	Judge:

<p style="text-align: center;">Exhibit A</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;">Exhibit 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>X _____ 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):
Cabrillo Commons, Inc.

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/ Paul E. Manasian
Signature of Attorney for Debtor(s)

Paul E. Manasian 130855
Printed Name of Attorney for Debtor(s)

Manasian & Rougeau, LLP
Firm Name

400 Montgomery Street, Suite 1000
San Francisco, CA 94104

Address

Email: manasian@mrlawsf.com

415-291-8425 Fax: 415-291-8426
Telephone Number

October 28, 2009
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/ Anthony B. Bowman
Signature of Authorized Individual

Anthony B. Bowman
Printed Name of Authorized Individual

President
Title of Authorized Individual

October 28, 2009
Date

**United States Bankruptcy Court
Northern District of California**

In re **Cabrillo Commons, Inc.**

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>
Cabrillo Commons Homeowners Assoc Los Gatos, CA 95030	Cabrillo Commons Homeowners Assoc Los Gatos, CA 95030	Other Bill These are unpaid HOA dues on the finished units plus the unpaid SUBSIDIZED dues on the sold units.		66,360.00
Cambria Builders, LLC 15700 Winchester Blvd Los Gatos, CA 95030	Cambria Builders, LLC 15700 Winchester Blvd Los Gatos, CA 95030	Other Bill Unpaid billings from Cambria Builders for work performed on the Cabrillo Commons job.		365,417.00
County of Santa Cruz-Public Works 701 Ocean Street Santa Cruz, CA 95060	County of Santa Cruz-Public Works 701 Ocean Street Santa Cruz, CA 95060	Government Agency This is a guarantee to the County that the streets and infrastructure would be installed, which it has. The guarantee is secured by		920,000.00
County of Santa Cruz-Public Works 701 Ocean Street Santa Cruz, CA 95060	County of Santa Cruz-Public Works 701 Ocean Street Santa Cruz, CA 95060	Government Agency		460,000.00
County of Santa Cruz-Tax Collector 701 Ocean Street Room 150 Santa Cruz, CA 95060	County of Santa Cruz-Tax Collector 701 Ocean Street Room 150 Santa Cruz, CA 95060	Property Tax		95,869.05

Debtor(s) _____

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(Continuation Sheet)

(1) <i>Name of creditor and complete mailing address including zip code</i>	(2) <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>	(3) <i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	(4) <i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	(5) <i>Amount of claim [if secured, also state value of security]</i>
Cupertino Capital #1474 15700 Winchester Blvd Los Gato, CA 95030	Cupertino Capital #1474 15700 Winchester Blvd Los Gato, CA 95030	Other Loan Unsecured Loan. Includes Principal of \$75,000 plus interest of \$4500 from 3/1/09 to 8/31/09		79,500.00
Cupertino Capital Loan #1487 15700 Winchester Blvd Los Gatos, CA 95030	Cupertino Capital Loan #1487 15700 Winchester Blvd Los Gatos, CA 95030	Other Loan Unsecured loan. Principal is \$1,200,000. Accrued, unpaid interest to 8/31/09 is \$46,000		1,246,000.00
Cupertino Capital Loan #1534 15700 Winchester Blvd Los Gatos, CA 95030	Cupertino Capital Loan #1534 15700 Winchester Blvd Los Gatos, CA 95030	This was originally a line of credit that could go as high at \$1,900,000. \$1,314,500 was funded. It was to be used for cost overages to the Cabrillo		1,406,553.00 (0.00 secured)
Delta Glass 1811 Freedom Blvd Freedom, CA 95019	Delta Glass 1811 Freedom Blvd Freedom, CA 95019	Other Bill Mechanic's Lien		18,289.00
Extreme Backhoe Santa Cruz, CA 95000	Extreme Backhoe Santa Cruz, CA 95000	Other Bill Mechanic's Lien		32,572.00
Ferguson Enterprises Attn: Erin Uyeshima c/o George Sykulski 16027 Ventura Blvd Suite 503 Encino, CA 94126	Ferguson Enterprises Attn: Erin Uyeshima c/o George Sykulski 16027 Ventura Blvd Suite 503 Encino, CA 94126	Other Bill Mechanic's Lien. Lawsuit was filed and it may now be a judgement. The amount owed to Ferguson is included in the amount owing to Santa Cr		19,495.00
Gregory Sterling 16448 Eugenia Way Los Gatos, CA 95030	Gregory Sterling 16448 Eugenia Way Los Gatos, CA 95030	Other Loan Unsecured Loan		2,474,530.00
Kohler Heating PO Box 607 Santa Cruz, CA 95061	Kohler Heating PO Box 607 Santa Cruz, CA 95061	Other Bill Mechanic's Lien		19,724.00

Debtor(s) _____

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(Continuation Sheet)

(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>
Levene Neal Bender Rankin & Brill, LLP 10250 Constellation Blvd Suite 1700 Los Angeles, CA 90067	Levene Neal Bender Rankin & Brill, LLP 10250 Constellation Blvd Suite 1700 Los Angeles, CA 90067	Other Bill Legal work and consulting		15,327.00
Monument Construct DBA Techcon c/o Miller Morton Attn: Chris Hersey 25 Metro Drive 7th Floor San Jose, CA 95001	Monument Construct DBA Techcon c/o Miller Morton Attn: Chris Hersey 25 Metro Drive 7th Floor San Jose, CA 95001	Other Bill Mechanic's Lien with Lawsuit filed		125,400.00
Pension Investment Group 60477 Devil s Ladder Road Mountain Center, CA 92561	Pension Investment Group 60477 Devil s Ladder Road Mountain Center, CA 92561	Other Loan Unsecured Loan		1,514,667.00
Santa Cruz Plumbing c/o Gary Ransone, Esq 2825 Porter St Suite A Soquel, CA 95073	Santa Cruz Plumbing c/o Gary Ransone, Esq 2825 Porter St Suite A Soquel, CA 95073	Other Bill Mechanic's Lien. The amount indicated includes amounts owing to Ferguson		19,495.00
Technical Fireplace Wholesale 233 W Blueridge Ave Orange, CA 92865	Technical Fireplace Wholesale 233 W Blueridge Ave Orange, CA 92865	Other Bill This is a mechanic's lien filed on August 6, 2009		16,000.00
Trincherio Campbell, CA 95008	Trincherio Campbell, CA 95008	Other Bill Mechanic's Lien		30,000.00
Vineyard Bank/California Bank and Trust 1260 Corona Pointe Ct Corona, CA 92879	Vineyard Bank/California Bank and Trust 1260 Corona Pointe Ct Corona, CA 92879	The loan was for acquisition of the land and construction of improvements for Cabrillo Commons development	Disputed	8,100,000.00 (0.00 secured)

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

I, the President 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 October 28, 2009Signature /s/ Anthony B. Bowman
Anthony B. Bowman
President

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.

Bosso Williams
PO Box 1822
Santa Cruz, CA 95061

Cabrillo Commons Homeowners Assoc
Los Gatos, CA 95030

Cambria Builders, LLC
15700 Winchester Blvd
Los Gatos, CA 95030

Central Home Supply
180 El Pueblo Ave
Scotts Valley, CA 95066

CMA Drywall
Attn: Kristen Green c/o Sweeney, Mason
983 University Ave Suite 104C
Los Gatos, CA 95032

Complete Business Services
4901 Marconi Suite B
Carmichael, CA 95608

County of Santa Cruz-Public Works
701 Ocean Street
Santa Cruz, CA 95060

County of Santa Cruz-Tax Collector
701 Ocean Street Room 150
Santa Cruz, CA 95060

Cupertino Capital #1474
15700 Winchester Blvd
Los Gato, CA 95030

Cupertino Capital Loan #1487
15700 Winchester Blvd
Los Gatos, CA 95030

Cupertino Capital Loan #1534
15700 Winchester Blvd
Los Gatos, CA 95030

Delta Glass
1811 Freedom Blvd
Freedom, CA 95019

Doug Ross Contruction
909 Alma Street
Palo Alto, CA 94301

Extreme Backhoe
Santa Cruz, CA 95000

Ferguson Enterprises
Attn: Erin Uyeshima c/o George Sykulski
16027 Ventura Blvd Suite 503
Encino, CA 94126

Gregory Sterling
16448 Eugenia Way
Los Gatos, CA 95030

Kimberly Crooks
6080 Monterey Highway #102
San Jose, CA 95138

Kohler Heating
PO Box 607
Santa Cruz, CA 95061

Levene Neal Bender Rankin & Brill, LLP
10250 Constellation Blvd Suite 1700
Los Angeles, CA 90067

Monument Construct DBA Techcon
c/o Miller Morton Attn: Chris Hersey
25 Metro Drive 7th Floor
San Jose, CA 95001

Pension Investment Group
60477 Devils Ladder Road
Mountain Center, CA 92561

QMC
4230 Larkstone
Orange, CA 92869

Rossi, Hammerslough, Reischl, & Chuck
1960 The Alameda Suite 200
San Jose, CA 95126

Santa Cruz Plumbing
c/o Gary Ransone, Esq
2825 Porter St Suite A
Soquel, CA 95073

Soquel Creek Water
Soquel, CA 95070

SW Stairs
Santa Cruz, CA 95000

Technical Fireplace Wholesale
233 W Blueridge Ave
Orange, CA 92865

Trinchero
Campbell, CA 95008

Vineyard Bank/California Bank and Trust
1260 Corona Pointe Ct
Corona, CA 92879

Virginia Withers
PO Box 31004
Los Gatos, CA 95031

Wayne Cochran
19045 Portola Dr Suite A
Salinas, CA 93908