

B1 (Official Form 1)(4/10)

United States Bankruptcy Court Southern District of Indiana, Indianapolis Division		Voluntary Petition
Name of Debtor (if individual, enter Last, First, Middle): Candlelight Properties, L.L.C.		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) 35-1928703		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): 8888 Keystone Crossing Suite 650 Indianapolis, IN <div style="text-align: right; margin-right: 50px;">ZIP Code 46240</div>		Street Address of Joint Debtor (No. and Street, City, and State): <div style="text-align: right;">ZIP Code</div>
County of Residence or of the Principal Place of Business: Marion		County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address): <div style="text-align: right;">ZIP Code</div>		Mailing Address of Joint Debtor (if different from street address): <div style="text-align: right;">ZIP Code</div>
Location of Principal Assets of Business Debtor (if different from street address above): 3671 Candlelight Drive Columbus, IN 47203		
Type of Debtor (Form of Organization) (Check one box) <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.)	Nature of Business (Check one box) <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 <hr/> Tax-Exempt Entity (Check box, if applicable) <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).	Chapter of Bankruptcy Code Under Which the Petition is Filed (Check one box) <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 Nature of Debts (Check one box) <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.
Filing Fee (Check one box) <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.		Chapter 11 Debtors Check one box: <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). Check if: <input type="checkbox"/> Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,343,300 (amount subject to adjustment on 4/01/13 and every three years thereafter). Check all applicable boxes: <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).
Statistical/Administrative Information <input checked="" type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.		THIS SPACE IS FOR COURT USE ONLY
Estimated Number of Creditors <input checked="" type="checkbox"/> 1-49 <input type="checkbox"/> 50-99 <input type="checkbox"/> 100-199 <input type="checkbox"/> 200-999 <input type="checkbox"/> 1,000-5,000 <input type="checkbox"/> 5,001-10,000 <input type="checkbox"/> 10,001-25,000 <input type="checkbox"/> 25,001-50,000 <input type="checkbox"/> 50,001-100,000 <input type="checkbox"/> OVER 100,000		
Estimated Assets <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input checked="" type="checkbox"/> \$1,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion		
Estimated Liabilities <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input type="checkbox"/> \$1,000,001 to \$10 million <input checked="" type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion		

Voluntary Petition <i>(This page must be completed and filed in every case)</i>		Name of Debtor(s): Candlelight Properties, L.L.C.	
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: JC Candlelight Homes, LLC		Case Number:	Date Filed:
District: Southern District of Indiana, Indianapolis Division		Relationship: Wholly Owned Subsidiary	Judge:
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.) <input type="checkbox"/> Exhibit A is attached and made a part of this petition.		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 delivered to the debtor the notice required by 11 U.S.C. §342(b). X _____ 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? <input type="checkbox"/> Yes, and Exhibit C is attached and made a part of this petition. <input checked="" type="checkbox"/> 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.) <input type="checkbox"/> Exhibit D completed and signed by the debtor is attached and made a part of this petition. If this is a joint petition: <input type="checkbox"/> 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) <input checked="" type="checkbox"/> 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. <input type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District. <input type="checkbox"/> 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) <input type="checkbox"/> 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) <input type="checkbox"/> 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 <input type="checkbox"/> 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. <input type="checkbox"/> 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):
Candlelight Properties, L.L.C.

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 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 Attorney*

X /s/ James S. Kowalik
 Signature of Attorney for Debtor(s)

James S. Kowalik 5324-49
 Printed Name of Attorney for Debtor(s)

HOSTETLER & KOWALIK, P.C.
 Firm Name

101 West Ohio Street
Suite 2100
Indianapolis, IN 46204

 Address

317-262-1001 Fax: 317-262-1010
 Telephone Number

October 3, 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/ Ronald E. Farren
 Signature of Authorized Individual

Ronald E. Farren
 Printed Name of Authorized Individual

Managing Member
 Title of Authorized Individual

October 3, 2011
 Date

B4 (Official Form 4) (12/07)

United States Bankruptcy Court
Southern District of Indiana, Indianapolis Division

In re Candlelight Properties, L.L.C.

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>
General Electric Capital Corporation 500 West Monroe Street Suite 1500 Chicago, IL 60661	General Electric Capital Corporation 500 West Monroe Street Suite 1500 Chicago, IL 60661	Approximately 120 acres located at 3671 Candlelight Drive, Columbus, Indiana consisting of 585 mobile home lots		11,412,470.46 (7,000,000.00 secured)
The Huntington National Bank 45 North Pennsylvania Street Suite 400 Indianapolis, IN 46204	The Huntington National Bank 45 North Pennsylvania Street Suite 400 Indianapolis, IN 46204	Approximately 120 acres located at 3671 Candlelight Drive, Columbus, Indiana consisting of 585 mobile home lots		959,499.89 (7,000,000.00 secured) (11,412,470.46 senior lien)
Avon Village, LLC 8888 Keystone Crossing Suite 650 Indianapolis, IN 46240	Avon Village, LLC 8888 Keystone Crossing Suite 650 Indianapolis, IN 46240	Loan		538,904.97
Avon Lakes Ventures, LLC/REF Investments 8888 Keystone Crossing Suite 650 Indianapolis, IN 46240	Avon Lakes Ventures, LLC/REF Investments 8888 Keystone Crossing Suite 650 Indianapolis, IN 46240	Loan		500,000.00
Alan McGee 4135 Hursh Road Fort Wayne, IN 46845	Alan McGee 4135 Hursh Road Fort Wayne, IN 46845	Personal loan		500,000.00
REF Investments, LLC 8888 Keystone Crossing Suite 650 Indianapolis, IN 46240	REF Investments, LLC 8888 Keystone Crossing Suite 650 Indianapolis, IN 46240	Loan		486,241.94
Annette Dinneen Ward 1958 Summitt Drive Orlando, FL 32810	Annette Dinneen Ward 1958 Summitt Drive Orlando, FL 32810	Personal loan		200,000.00
Kevin McKinney 7501 North Central Avenue Indianapolis, IN 46240	Kevin McKinney 7501 North Central Avenue Indianapolis, IN 46240	Personal loan		200,000.00

B4 (Official Form 4) (12/07) - Cont.

In re Candlelight Properties, L.L.C.

Case No. _____

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>
Suzanne Apple 6460 Johnson Road Indianapolis, IN 46220	Suzanne Apple 6460 Johnson Road Indianapolis, IN 46220	Personal loan		100,000.00
Gregory Hoffman 2925 Chichester Lane Fort Wayne, IN 46815	Gregory Hoffman 2925 Chichester Lane Fort Wayne, IN 46815	Personal loan		100,000.00
Nancy Duke 4343 North Washington Boulevard Indianapolis, IN 46205	Nancy Duke 4343 North Washington Boulevard Indianapolis, IN 46205	Personal loan		100,000.00
John Hayes, M.D. 1947 Camargue Drive Zionsville, IN 46077	John Hayes, M.D. 1947 Camargue Drive Zionsville, IN 46077	Personal loan		100,000.00
Taylor Estes 4105 West 96th Street Indianapolis, IN 46268	Taylor Estes 4105 West 96th Street Indianapolis, IN 46268	Personal loan		100,000.00
Jennifer Iovino 15927 Bridgewater Club Carmel, IN 46033	Jennifer Iovino 15927 Bridgewater Club Carmel, IN 46033	Personal loan		100,000.00
Daniel Lance 7566 East Lakewood Drive Roanoke, IN 46783	Daniel Lance 7566 East Lakewood Drive Roanoke, IN 46783	Personal loan		100,000.00
Richard Beeler 8120 Sycamore Road Indianapolis, IN 46240	Richard Beeler 8120 Sycamore Road Indianapolis, IN 46240	Personal Loan		100,000.00
Linda Farren 4401 Gulf Shore Boulevard North, #803 Naples, FL 34103	Linda Farren 4401 Gulf Shore Boulevard North, #803 Naples, FL 34103	Personal loan		100,000.00
Kelley Hardesty Smith and Co., Inc. 5240 Elmwood Avenue Indianapolis, IN 46203	Kelley Hardesty Smith and Co., Inc. 5240 Elmwood Avenue Indianapolis, IN 46203	Services rendered		18,140.12
Sharpnack Bigley Stroh & Washburn 321 Washington Street Columbus, IN 47201	Sharpnack Bigley Stroh & Washburn 321 Washington Street Columbus, IN 47201	Services rendered		820.50
Central Communications 1502 Southpark Court Columbus, IN 47201	Central Communications 1502 Southpark Court Columbus, IN 47201	Open account		457.50

B4 (Official Form 4) (12/07) - Cont.

In re Candlelight Properties, L.L.C.
Debtor(s)

Case No. _____

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS
(Continuation Sheet)

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

I, the Managing Member 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 3, 2011

Signature /s/ Ronald E. Farren
Ronald E. Farren
Managing Member

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.

Suzanne Apple
6460 Johnson Road
Indianapolis, IN 46220

Gregory Hoffman
2925 Chichester Lane
Fort Wayne, IN 46815

Annette Dinneen Ward
1958 Summitt Drive
Orlando, FL 32810

Avon Lakes Ventures, LLC/REF Investments
8888 Keystone Crossing
Suite 650
Indianapolis, IN 46240

The Huntington National Bank
45 North Pennsylvania Street
Suite 400
Indianapolis, IN 46204

William R. Richards, P.C.
5120 Commerce
Suite B
Indianapolis, IN 46237

Avon Village, LLC
8888 Keystone Crossing
Suite 650
Indianapolis, IN 46240

Jennifer Iovino
15927 Bridgewater Club
Carmel, IN 46033

Richard Beeler
8120 Sycamore Road
Indianapolis, IN 46240

Kelley Hardesty Smith and Co., Inc.
5240 Elmwood Avenue
Indianapolis, IN 46203

Central Communications
1502 Southpark Court
Columbus, IN 47201

Daniel Lance
7566 East Lakewood Drive
Roanoke, IN 46783

Nancy Duke
4343 North Washington Boulevard
Indianapolis, IN 46205

Alan McGee
4135 Hursh Road
Fort Wayne, IN 46845

Taylor Estes
4105 West 96th Street
Indianapolis, IN 46268

Kevin McKinney
7501 North Central Avenue
Indianapolis, IN 46240

Linda Farren
4401 Gulf Shore Boulevard North, #803
Naples, FL 34103

REF Investments, LLC
8888 Keystone Crossing
Suite 650
Indianapolis, IN 46240

General Electric Capital Corporation
500 West Monroe Street
Suite 1500
Chicago, IL 60661

Ronald E. Farren
4401 Gulf Shore Boulevard North, #803
Naples, FL 34103

John Hayes, M.D.
1947 Camargue Drive
Zionsville, IN 46077

Sharpnack Bigley Stroh & Washburn
321 Washington Street
Columbus, IN 47201