

B1 (Official Form 1) (4/10)

UNITED STATES BANKRUPTCY COURT District of Nevada		VOLUNTARY PETITION
Name of Debtor (if individual, enter Last, First, Middle): Rancho Torrey Development, 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)/Complete EIN (if more than one, state all): 20-5471492		Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN)/Complete EIN (if more than one, state all):
Street Address of Debtor (No. and Street, City, and State): 3638 North Rancho Drive Las Vegas, Nevada <div style="text-align: right;">ZIP CODE 89130</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: Clark		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): <div style="text-align: right;">ZIP CODE</div>		
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 see Attachment 1 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 type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input checked="" 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): Rancho Torrey Development, LLC	
All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet.)			
Location Where Filed:	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:	Case Number:	Date Filed:	
District: District of Nevada	Relationship:	Judge:	
Exhibit A		Exhibit B	
(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.		(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 _____ 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 with 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(f)).			

Voluntary Petition <i>(This page must be completed and filed in every case.)</i>		Name of Debtor(s) Rancho Torrey Development, LLC
Signatures		
<p style="text-align: center;">Signature(s) of Debtor(s) (Individual/Joint)</p> <p>I declare under penalty of perjury that the information provided in this petition is true and correct.</p> <p>(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.</p> <p>(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).</p> <p>I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.</p> <p>X _____ Signature of Debtor</p> <p>X _____ Signature of Joint Debtor</p> <p>_____ Telephone Number (if not represented by attorney)</p> <p>_____ Date</p>	<p style="text-align: center;">Signature of a Foreign Representative</p> <p>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.</p> <p>(Check only one box.)</p> <p><input type="checkbox"/> 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.</p> <p><input type="checkbox"/> 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.</p> <p>X _____ (Signature of Foreign Representative)</p> <p>_____ (Printed Name of Foreign Representative)</p> <p>_____ Date</p>	
<p style="text-align: center;">Signature of Attorney*</p> <p>X _____ Signature of Attorney for Debtors) Steven B. Scow</p> <p>_____ Printed Name of Attorney for Debtors) Koch & Scow, LLC</p> <p>_____ Firm Name</p> <p>_____ 11500 S. Eastern Ave., Ste 210</p> <p>_____ Henderson, NV 89058</p> <p>_____ Address</p> <p>_____ 702-318-5040</p> <p>_____ Telephone Number</p> <p>_____ 08/03/2010</p> <p>_____ Date</p> <p><small>*In a case in which § 707(b)(1)(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.</small></p>	<p style="text-align: center;">Signature of Non-Attorney Bankruptcy Petition Preparer</p> <p>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.</p> <p>_____ Printed Name and title, if any, of Bankruptcy Petition Preparer</p> <p>_____ 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.)</p> <p>_____ Address</p> <p>X _____ Date</p> <p>_____ Signature of bankruptcy petition preparer or officer, principal, responsible person, or partner whose Social Security number is provided above.</p> <p>_____ 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.</p> <p>If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.</p> <p><small>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.</small></p>	
<p style="text-align: center;">Signature of Debtor (Corporation/Partnership)</p> <p>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.</p> <p>The debtor requests the relief in accordance with the chapter of title 11, United States Code, specified in this petition.</p> <p>X _____ Signature of Authorized Individual Donald J. Davis</p> <p>_____ Printed Name of Authorized Individual President of manager corporation (see Attachmt 2)</p> <p>_____ Title of Authorized Individual</p> <p>_____ 08/03/2010</p> <p>_____ Date</p>		

<p>Voluntary Petition <i>(This page must be completed and filed in every case.)</i></p>	<p>Name of Debtor(s): Rancho Torrey Development, LLC</p>
Signatures	
<p style="text-align: center;">Signature(s) of Debtor(s) (Individual/Joint)</p> <p>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).</p> <p>I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.</p> <p>X _____ Signature of Debtor</p> <p>X _____ Signature of Joint Debtor</p> <p>_____ Telephone Number (if not represented by attorney)</p> <p>_____ Date</p>	<p style="text-align: center;">Signature of a Foreign Representative</p> <p>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.</p> <p>(Check only one box.)</p> <p><input type="checkbox"/> 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.</p> <p><input type="checkbox"/> 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.</p> <p>X _____ (Signature of Foreign Representative)</p> <p>_____ (Printed Name of Foreign Representative)</p> <p>_____ Date</p>
<p style="text-align: center;">Signature of Attorney*</p> <p>X _____ Signature of Attorney for Debtor(s) Steven B. Scow</p> <p>_____ Printed Name of Attorney for Debtor(s) Koch & Scow, LLC</p> <p>_____ Firm Name 11500 S. Eastern Ave., Ste 210</p> <p>_____ Henderson, NV 89052</p> <p>_____ Address 702-318-5040</p> <p>_____ Telephone Number 08/03/2010</p> <p>_____ Date</p> <p><small>*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.</small></p>	<p style="text-align: center;">Signature of Non-Attorney Bankruptcy Petition Preparer</p> <p>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.</p> <p>_____ Printed Name and title, if any, of Bankruptcy Petition Preparer</p> <p>_____ 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.)</p> <p>_____ Address</p> <p>X _____ Date</p> <p>Signature of bankruptcy petition preparer or officer, principal, responsible person, or partner whose Social-Security number is provided above.</p> <p>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.</p> <p>If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.</p> <p><i>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.</i></p>
<p style="text-align: center;">Signature of Debtor (Corporation/Partnership)</p> <p>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.</p> <p>The debtor requests the relief in accordance with the chapter of title 11, United States Code, specified in this petition.</p> <p>X _____ Signature of Authorized Individual Donald J. Davis</p> <p>_____ Printed Name of Authorized Individual President of manager corporation (see Atchmt 2)</p> <p>_____ Title of Authorized Individual 08/03/2010</p> <p>_____ Date</p>	

ATTACHMENT 1 TO VOLUNTARY PETITION

The Debtor is an owner-developer of real estate located in Clark County, Nevada.

ATTACHMENT 2 TO VOLUNTARY PETITION

The Debtor, Rancho Torrey Development, LLC, is managed by J.D. Management and Investment, Inc. Donald J. Davis is the President of J.D. Management and Investment, Inc. and is the authorized signer for the Debtor.

**UNANIMOUS WRITTEN CONSENT
OF THE BOARD OF DIRECTORS
OF RANCHO TORREY DEVELOPMENT, LLC,
A NEVADA LIMITED LIABILITY COMPANY,**

The undersigned, being all of the directors of Rancho Torrey Development, LLC, a Nevada limited liability company (the "Company"), hereby give their written consent to the adoption and approval of the following resolutions:

**I.
AUTHORIZATION TO FILE A PETITION
UNDER CHAPTER 11 OF THE BANKRUPTCY CODE**

RESOLVED, that it is desirable and in the best interests of the Company, its creditors, members and other interested parties, that a voluntary petition be filed by the Company under the provisions of chapter 11 of title 11 of the United States Code, 11 U.S.C. § 101, et seq. (the "Bankruptcy Code");

RESOLVED FURTHER, that the President and/or Manager (an "Authorized Officer") be, and said officer hereby is, authorized, empowered and directed to execute, verify and cause a voluntary chapter 11 petition to be filed on behalf of the Company in the United States Bankruptcy Court for the District of Nevada (the "Bankruptcy Court"), and the same hereby is approved and adopted in all respects; and

RESOLVED FURTHER, that the Authorized Officer is authorized, empowered and directed to execute and file all petitions, schedules, lists and other papers and to take any and all action which such Authorized Officer shall deem necessary and proper in connection with such proceedings under said chapter 11 and in that connection to retain and employ all assistance by legal counsel or otherwise which they may deem necessary and proper with a view to the successful termination of such proceedings.

**II.
AUTHORIZATION TO ENGAGE PROFESSIONALS**

RESOLVED, that the firm of Koch & Scow, LLC hereby is retained as chapter 11 bankruptcy counsel, and that the Authorized Officer may, in their sole and absolute discretion, engage bankruptcy co-counsel for the Company, in connection with the commencement and maintenance of the chapter 11 case, including all contested matters, adversary proceedings, and appeals arising in or from the chapter 11 cases, pursuant to the terms and conditions set forth in all written agreements between the Company and such counsel;

RESOLVED FURTHER, that the Authorized Officer is authorized, empowered and directed, in the name and on behalf of the Company, to retain such other professionals as they deem appropriate during the course of the chapter 11 cases; and

RESOLVED FURTHER, that the Authorized Officer is authorized, empowered and directed, in the name and on behalf of the Company, to take or cause to be taken any and all such further action and to execute and deliver or cause to be executed or delivered all such further agreements, documents, certificates and undertakings, and to incur all such fees and expenses as in their judgment shall be necessary, appropriate or advisable to effectuate the purpose and intent of any and all of the foregoing resolutions.

**III.
RATIFICATION**

RESOLVED, that any and all acts taken and any and all agreements or other instruments executed on behalf of the Company by the Authorized Officer prior to the execution hereof with regard to any of the transactions or agreements authorized or approved by any or all of the foregoing resolutions are hereby ratified, confirmed, adopted and approved.

**IV.
GENERAL AUTHORIZATION**

RESOLVED, that the Authorized Officer or director of the Company is hereby authorized, directed and empowered to prepare, execute and deliver all such documents and instruments and to take all such actions as such officer or director deems necessary or advisable in order to carry out and perform any or all of the matters authorized in the foregoing resolutions. This Unanimous Written Consent is to be filed with the minutes of the proceedings of the Company's Board of Directors. This Unanimous Written Consent may be executed in one or more counterparts, all of which when taken together shall constitute one and the same instrument. Signatures delivered via facsimile or electronic mail shall be deemed to be original signatures hereunder.

IN WITNESS WHEREOF, the undersigned have executed this Unanimous Written Consent as of August 3, 2010.

J.D. Management and Investment, Inc.
By Donald J. Davis, President

RESOLVED FURTHER, that the Authorized Officer is authorized, empowered and directed, in the name and on behalf of the Company, to take or cause to be taken any and all such further action and to execute and deliver or cause to be executed or delivered all such further agreements, documents, certificates and undertakings, and to incur all such fees and expenses as in their judgment shall be necessary, appropriate or advisable to effectuate the purpose and intent of any and all of the foregoing resolutions.

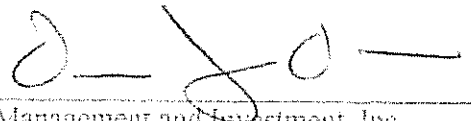
**III.
RATIFICATION**

RESOLVED, that any and all acts taken and any and all agreements or other instruments executed on behalf of the Company by the Authorized Officer prior to the execution hereof with regard to any of the transactions or agreements authorized or approved by any or all of the foregoing resolutions are hereby ratified, confirmed, adopted and approved.

**IV.
GENERAL AUTHORIZATION**

RESOLVED, that the Authorized Officer or director of the Company is hereby authorized, directed and empowered to prepare, execute and deliver all such documents and instruments and to take all such actions as such officer or director deems necessary or advisable in order to carry out and perform any or all of the matters authorized in the foregoing resolutions. This Unanimous Written Consent is to be filed with the minutes of the proceedings of the Company's Board of Directors. This Unanimous Written Consent may be executed in one or more counterparts, all of which when taken together shall constitute one and the same instrument. Signatures delivered via facsimile or electronic mail shall be deemed to be original signatures hereunder.

IN WITNESS WHEREOF, the undersigned have executed this Unanimous Written Consent as of August 3, 2010.



J.D. Management and Investment, Inc.
By Donald J. Davis, President

1 KOCH & SCOW, LLC
Steven B. Scow, Nev. Bar No. 9906
2 E-mail: sscow@kochscow.com
3 David R. Koch, Nev. Bar No. 8830
E-mail: dkoch@kochscow.com
4 11500 S. Eastern Ave., Suite 110
Henderson, Nevada 89052
5 Tel: 702-318-5040
6 Fax: 702-318-5039

7 Proposed Reorganization Counsel for
Debtor and Debtor in Possession

8
9 **UNITED STATES BANKRUPTCY COURT**

10 **FOR THE DISTRICT OF NEVADA**

11 In re: 12 Rancho Torrey Development, LLC, a Nevada 13 limited liability company, 14 Debtor.	Chapter 11 Case No. 10- CORPORATE OWNERSHIP STATEMENT
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15 Pursuant to Rules 1007(a) and 7007.1 of the Federal Rules of Bankruptcy Procedure,
16 Rancho Torrey Development, LLC, debtor and debtor in possession in the above-captioned
17 chapter 11 case (the "Debtor"), submits this statement of corporate ownership, and declares that
18 there are two corporate owners holding a 10% or more interest in the Debtor:
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- 20 a. Sandstone Arches, LLC, a Nevada LLC, holding 50%
- 21 b. J.D. Management & Investment, Inc., holding 50%

22 DATED this 3rd day of August, 2010

RANCHO TORREY DEVELOPMENT, LLC

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J.D. Management and Investments, Inc
By Donald J. Davis, President
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1 KOCH & SCOW, LLC
Steven B. Scow, Nev. Bar No. 9906
2 E-mail: sscow@kochscow.com
David R. Koch, Nev. Bar No. 8830
3 E-mail: dkoeh@kochscow.com
4 11500 S. Eastern Ave., Suite 110
Henderson, Nevada 89052
5 Tel: 702-318-5040
6 Fax: 702-318-5039

7 Proposed Reorganization Counsel for
Debtor and Debtor in Possession

8
9 UNITED STATES BANKRUPTCY COURT
10 FOR THE DISTRICT OF NEVADA

11 In re: Chapter 11
12 Rancho Torrey Development, LLC, a Nevada Case No. 10-
13 limited liability company, CORPORATE OWNERSHIP
14 Debtor. STATEMENT

15 Pursuant to Rules 1007(a) and 7007.1 of the Federal Rules of Bankruptcy Procedure,
16 Rancho Torrey Development, LLC, debtor and debtor in possession in the above-captioned
17 chapter 11 case (the "Debtor"), submits this statement of corporate ownership, and declares that
18 there are two corporate owners holding a 10% or more interest in the Debtor:
19

- 20 a. Sandstone Arches, LLC, a Nevada LLC, holding 50%
- 21 b. J.D. Management & Investment, Inc., holding 50%

22 DATED this 3rd day of August, 2010

RANCHO TORREY DEVELOPMENT, LLC

23
24 

25 J.D. Management and Investments, Inc
By Donald J. Davis, President
26
27
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1 Submitted by:

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3

4 Steven B. Scow

5 KOCH & SCOW, LLC

6 Proposed Reorganization Counsel for

7 Debtor and Debtor in Possession

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B 4 (Official Form 4) (12/07)

UNITED STATES BANKRUPTCY COURT

District of Nevada

In re Rancho Torrey Development, LLC,
Debtor

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 and 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>
see attached				

Date: _____

Debtor

[Declaration as in Form 2]

	Name of creditor and complete mailing address	Name, telephone no. and complete mailing address of employee, agent, or dept of creditor familiar with claim who may be contacted	Nature of claim (trade debt, bank loan, gov contract, etc.)	CONTINGENT	UNLIQUIDATED	DISPUTED	SUBJECT TO SETOFF	Amount of claim (if secured also state value of security)
1.	Branch Banking and Trust Company 200 West 2nd Street Winston-Salem, NC 27101	Branch Banking and Trust Company 200 West 2nd Street Winston-Salem, NC 27101	Unsecured portion of bank loans	X				\$3,976,420
2.	Skeet Lammert 1411 Spanish Valley Dr. Moab, UT 84532	Skeet Lammert 435-259-4298 1411 Spanish Valley Dr. Moab, UT 84532	Unsecured note					\$500,000
3.	Jon Bailey 737 Point Sur Oceanside, CA 92058	Jon Bailey 760-433-6775 737 Point Sur Oceanside, CA 92058	Unsecured note					\$400,000
4.	Keith Stewart 14050 Deerfield Rd. McCall, ID 83638	Keith Stewart 208-634-8371 14050 Deerfield Rd. McCall, ID 83638	Unsecured note					\$321,000
5.	Baxter Bailey – Trust 37 Argos Laguna Niguel, CA 92677	Baxter Bailey – Trust 949-363-0171 37 Argos Laguna Niguel, CA 92677	Unsecured Note					\$300,000
6.	Margaret Bailey 5250 Turquoise Dr. Colorado Springs, CO 80918	Margaret Bailey 5250 Turquoise Dr. Colorado Springs, CO 80918	Unsecured note					\$200,000
7.	Ron & Elaine Bailey 1159 Green Oaks Way Lodi, CA 95240	Ron & Elaine Bailey 209-366-1116 1159 Green Oaks Way Lodi, CA 95240	Unsecured note					\$200,000
8.	Pepe Charles 2262 Buckingham Ct. Henderson, NV 89074	Pepe Charles 702-813-8989 2262 Buckingham Ct. Henderson, NV 89074	Unsecured note					\$100,000
9.	Greg & Doris Bailey 3901 E. Howard Ave. Visalia, CA 93292	Greg & Doris Bailey 3901 E. Howard Ave. Visalia, CA 93292	Unsecured note					\$100,000
10.	Ray Tibbets 611 East 200 South Moab, UT 84532	Ray Tibbets 435-259-6361 611 East 200 South Moab, UT 84532	Unsecured note					\$100,000
11.	Andrea Steinberg	Andrea Steinberg	Unsecured note					\$100,000

12.	Baxter Bailey 37 Argos Laguna Niguel, CA 92677	Baxter Bailey 949-363-0171 37 Argos Laguna Niguel, CA 92677	Unsecured note					\$100,000
13.	Mahendra Defonseka 3427 Biela Ave. Las Vegas, NV 89120-2237	Mahendra Defonseka 3427 Biela Ave. Las Vegas, NV 89120- 2237	Unsecured note					\$100,000
14.	Arlen Babbitt	Arlen Babbitt	Unsecured note					\$100,000
15.	Clark County Assessor Clark County Government Center 500 South Grand Central Pkwy, 2nd Floor Las Vegas, NV 89155-1401	Clark County Assessor 702-455-3882 Clark County Government Center 500 South Grand Central Pkwy, 2nd Floor Las Vegas, NV 89155- 1401	Property taxes					\$45,000
16.	Chaparral Grading	Chaparral Grading	Trade debt					\$25,000
17.	MS Concrete 3840 N. Commerce St. North Las Vegas, NV 89032	MS Concrete 702-873-1780 3840 N. Commerce St. North Las Vegas, NV 89032	Trade debt					\$10,000
18.	Sunworld Landscape 451 E. Sunset Rd. Henderson, NV 89011	Sunworld Landscape 702-598-1711 451 E. Sunset Rd. Henderson, NV 89011	Trade debt					\$3,000

**UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF NEVADA**

In re:	Chapter 11
Rancho Torrey Development, LLC, a Nevada limited liability company,	Case No. 10-
_____ Debtor.	

**DECLARATION UNDER PENALTY OF PERJURY
ON BEHALF OF THE DEBTOR**

The undersigned, the duly authorized officer of the limited liability company named as debtor in this case, declares under penalty of perjury that he has read the foregoing List of Creditors Holding 20 Largest Unsecured Claims, and that it is true and correct to the best of his information and belief.

DATED this 3rd day of August, 2010

J.D. Management and Investment, Inc.
By Donald J. Davis, President

UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF NEVADA

In re:

Rancho Torrey Development, LLC, a Nevada
limited liability company.

Debtor.

Chapter 11

Case No. 10-

DECLARATION UNDER PENALTY OF PERJURY
ON BEHALF OF THE DEBTOR

The undersigned, the duly authorized officer of the limited liability company named as debtor in this case, declares under penalty of perjury that he has read the foregoing List of Creditors Holding 20 Largest Unsecured Claims, and that it is true and correct to the best of his information and belief.

DATED this 3rd day of August, 2010



J.D. Management and Investment, Inc.
By Donald J. Davis, President

1 KOCH & SCOW, LLC
Steven B. Scow, Nev. Bar No. 9906
2 E-mail: sscow@kochscow.com
David R. Koch, Nev. Bar No. 8830
3 E-mail: dkoch@kochscow.com
4 11500 S. Eastern Ave., Suite 110
Henderson, Nevada 89052
5 Tel: 702-318-5040
6 Fax: 702-318-5039

7 Proposed Reorganization Counsel for
Debtor and Debtor in Possession

8
9
10 **UNITED STATES BANKRUPTCY COURT**

11 **FOR THE DISTRICT OF NEVADA**

12 In re:
13 Rancho Torrey Development, LLC, a Nevada
limited liability company,
14
15 Debtor.

Chapter 11

Case No. 10-

**SUBMISSION OF VERIFIED LIST OF
EQUITY SECURITY HOLDERS IN
ACCORDANCE WITH FRBP 1007(a)(3)**

No Hearing Required

16
17 TO THE HONORABLE UNITED STATES BANKRUPTCY JUDGE AND THE OFFICE
18 OF THE UNITED STATES TRUSTEE:
19

20 I, Donald J. Davis, am the president of J.D. Management and Investment, Inc., which is the
21 manager of Rancho Torrey Development, LLC, a Nevada limited liability company ("Rancho
22 Torrey"). I hereby certify under penalty of perjury that the annexed Exhibit constitutes a complete
23 and correct list of the equity security holders for Rancho Torrey, based upon my information,
24 knowledge, and belief.

25 Annexed hereto as Exhibit 1 is a list of Rancho Torrey's equity security holders, provided
26 by Rancho Torrey, showing the name of each holder, the percentage of ownership, and the type of
27 interest.
28

1 Executed this 3rd day of August, 2010 at Henderson Nevada

2 RANCHO TORREY DEVELOPMENT, LLC

3 

4 _____
5 J.D. Management and Investments, Inc.
6 By Donald J. Davis, President

7 Submitted by:

8 _____
9 Steven B. Scow, Esq.
10 KOCH & SCOW, LLC
11 Proposed Reorganization Counsel for
12 Debtor and Debtor in Possession
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1 Executed this 3rd day of August, 2010 at Henderson Nevada

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RANCHO TORREY DEVELOPMENT, LLC

J.D. Management and Investments, Inc.
By Donald J. Davis, President

Submitted by:

Steven B. Scow, Esq.
KOCH & SCOW, LLC
Proposed Reorganization Counsel for
Debtor and Debtor in Possession

EXHIBIT 1

LIST OF EQUITY SECURITY HOLDERS OF
RANCHO TORREY DEVELOPMENT, LLC

Holder Name	Percentage of Ownership	Type of Interest
Sandstone Arches, LLC	50%	Member
J.D. Management & Investment, Inc.	50%	Member
Total	100%	

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1 KOCH & SCOW, LLC
2 Steven B. Scow, Nev. Bar No. 9906
3 E-mail: sscow@kochscow.com
4 David R. Koch, Nev. Bar No. 8830
5 E-mail: dkoch@kochscow.com
6 11500 S. Eastern Ave., Suite 110
7 Henderson, Nevada 89052
8 Tel: 702-318-5040
9 Fax: 702-318-5039

Proposed Reorganization Counsel for
Debtor and Debtor in Possession


9 UNITED STATES BANKRUPTCY COURT
10 FOR THE DISTRICT OF NEVADA

11 In re:
12 Rancho Torrey Development, LLC, a Nevada
13 limited liability company,
14 Debtor.

Chapter 11
Case No. 10-
VERIFICATION OF CREDITOR
MATRIX

15
16 The above-captioned Debtor hereby verifies that the attached list of creditors is true and
17 correct to the best of its knowledge, information and belief.

18
19 DATED this 3rd day of August, 2010

20 
21 J.D. Management and Investment, Inc.
22 By Donald J. Davis, President

23 Submitted by:

24
25 Steven B. Scow, Esq.
26 KOCH & SCOW, LLC
27 Proposed Reorganization Counsel for
28 Debtor and Debtor in Possession

1 KOCH & SCOW, LLC
Steven B. Scow, Nev. Bar No. 9906
2 E-mail: sscow@kochscow.com
David R. Koch, Nev. Bar No. 8830
3 E-mail: dkoch@kochscow.com
4 11500 S. Eastern Ave., Suite 110
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9 **UNITED STATES BANKRUPTCY COURT**

10 **FOR THE DISTRICT OF NEVADA**

11 In re:
12 Rancho Torrey Development, LLC, a Nevada
13 limited liability company,
14 Debtor.

Chapter 11

Case No. 10-

**VERIFICATION OF CREDITOR
MATRIX**

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17 correct to the best of its knowledge, information and belief.

18
19 DATED this 3rd day of August, 2010

20
21 J.D. Management and Investment, Inc.
22 By Donald J. Davis, President

23 Submitted by:

24 

25 Steven B. Scow, Esq.
26 KOCH & SCOW, LLC
27 Proposed Reorganization Counsel for
Debtor and Debtor in Possession

28

Rancho Torrey Development, LLC
3638 N. Rancho Dr.
Las Vegas, NV 89130

Arlen Babbitt

Baxter Bailey
37 Argos
Laguna Niguel, CA 92677

Baxter Bailey - Trust
37 Argos
Laguna Niguel, CA 92677

Greg & Doris Bailey
3901 E. Howard Ave.
Visalia, CA 93292

Jon Bailey
737 Point Sur
Oceanside, CA 92058

Margaret Bailey
5250 Turquoise Dr.
Colorado Springs, CO 80918

Ron & Elaine Bailey
1159 Green Oaks Way
Lodi, CA 95240

Branch Banking and Trust Company
200 West 2nd Street
Winston-Salem, NC 27101

Chaparral Grading

Pepe Charles
2262 Buckingham Ct.
Henderson, NV 89074

Clark County Assessor
Clark County Government Center
500 South Grand Central Pkwy, 2nd Floor
Las Vegas, NV 89155-1401

Framecon Incorporated
3638 N. Rancho Dr.
Las Vegas, NV 89130

J.D. Management and Investment, Inc.
3638 N. Rancho Dr.
Las Vegas, NV 89130

Skeet Lammert
1411 Spanish Valley Dr.
Moab, UT 84532

MS Concrete
3840 N. Commerce St.
North Las Vegas, NV 89032

Sandstone Arches, LLC
3638 N. Rancho Dr.
Las Vegas, NV 89130

Andrea Steinberg

Candace Stewart
2751 W. San Miguel
North Las Vegas, NV 89032

Keith Stewart
14050 Deerfield Rd.
McCall, ID 83638

Ryan & Shelly Stewart
2177 Orchard Mist
Las Vegas, NV 89135

Sunworld Landscape
451 E. Sunset Rd.
Henderson, NV

Ray Tibbetts
611 E. 200 S.
Moab, UT 84532