

B1 (Official Form 1)(1/08)

United States Bankruptcy Court
District of Oregon

Voluntary Petition

Name of Debtor (if individual, enter Last, First, Middle): Five Star Property 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) No./Complete EIN (if more than one, state all) 6218
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): 15555 SE River Forest Drive, Portland, OR
Street Address of Joint Debtor (No. and Street, City, and State):
County of Residence or of the Principal Place of Business: Clackamas
County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address): PO Box 22469, Portland, OR
Mailing Address of Joint Debtor (if different from street address):
Location of Principal Assets of Business Debtor (if different from street address above): 750 S. Calletabofierro, Palm Springs, CA 92264

Type of Debtor (Form of Organization) (Check one box)
Nature of Business (Check one box)
Chapter of Bankruptcy Code Under Which the Petition is Filed (Check one box)
Nature of Debts (Check one box)
Filing Fee (Check one box)
Chapter 11 Debtors
Check one box:
Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D).
Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D).
Check if:
Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,190,000.
Check all applicable boxes:
A plan is being filed with this petition.
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
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
Estimated Assets
Estimated Liabilities

THIS SPACE IS FOR COURT USE ONLY

<p>Voluntary Petition</p> <p><i>(This page must be completed and filed in every case)</i></p>	<p>Name of Debtor(s): Five Star Property Development, LLC</p>
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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):
Five Star Property Development, LLC

Signatures

Signature(s) of Debtor(s) (Individual/Joint)

I declare under penalty of perjury that the information provided in this petition is true and correct.
[If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.
[If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. §342(b).

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X _____
Signature of Debtor

X _____
Signature of Joint Debtor

Telephone Number (If not represented by attorney)

Date

Signature of a Foreign Representative

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

(Check only one box.)

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

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

X _____
Signature of Foreign Representative

Printed Name of Foreign Representative

Date

Signature of Attorney*

X /s/ J. Stephen Werts
Signature of Attorney for Debtor(s)

J. Stephen Werts OSB No. 74337
Printed Name of Attorney for Debtor(s)

Cable Huston Benedict Haagensen & Lloyd
Firm Name

1001 SW Fifth Avenue
Suite 2000
Portland, OR 97204-1136

Address

503-224-3092 Fax: 503-224-3176
Telephone Number

July 20, 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

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/ Lawrence Cornell
Signature of Authorized Individual

Lawrence Cornell
Printed Name of Authorized Individual

Managing Member
Title of Authorized Individual

July 20, 2009
Date

UNITED STATES BANKRUPTCY COURT
DISTRICT OF OREGON

In re) Case No. _____
Five Star Property Development, LLC)

EXHIBIT "C-1"

Debtor(s)) [NOTE: Must be FULLY completed by ALL debtors
and attached to ALL copies of the Petition.]

(NOTE: You must answer ALL questions. Attach additional sheets if necessary. Use of "UNKNOWN" is NOT acceptable!)

1. DESCRIBE ASSETS REQUIRING TRUSTEE'S IMMEDIATE ATTENTION:
None

2. Street address and description of principal assets (note property):
750 S. Calletalofierro
Palm Springs CA 92264

3. The BANKRUPTCY DOCUMENT PREPARER DECLARATION below has been completed for any person who helped, for compensation, prepare any of the bankruptcy papers if the debtor does not have an attorney.

I declare under penalty of perjury that the above information provided in this Exhibit "C-1" is true and correct.

DATE: July 20, 2009 /s/ Lawrence Cornell
Debtor's Signature Phone # Joint Debtor's Signature

BANKRUPTCY DOCUMENT PREPARER DECLARATION

I, the undersigned, declare under penalty of perjury that (1) neither I, nor anyone else listed herein, collected or received any payment from or on behalf of the debtor for court fees in connection with filing the petition; (2) I have received \$_____ from or on behalf of the debtor within the previous 12 month period; (3) \$_____ is the unpaid fee charged to the debtor; and (4) the following is true and accurate about myself and any other assistants:

Individual Name and Firm (Type or Print): _____

Address (Type or Print): _____

Last 4 digits of Social Security Number of all OTHER individuals who prepared or assisted in the preparation of these bankruptcy documents: _____

Signature: _____ Last 4 digits of Social Security #: _____ Phone #: _____

[NOTE: Penalties up to \$500 per item may be assessed for omission of any required information (11 USC §110; 18 USC §156) and Fed. Bankruptcy Rule 1006 prohibits further payment to any person for services until the court filing fees are paid in full.]

EXHIBIT C-1 (8/8/08)

United States Bankruptcy Court
District of Oregon

In re Five Star Property Development, LLC
Debtor(s)

Case No.
Chapter 11

DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR(S)

1. Pursuant to 11 U.S.C. § 329(a) and Bankruptcy Rule 2016(b), I certify that I am the attorney for the above-named debtor and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

Table with 2 columns: Description of compensation and Amount. Rows include: For legal services, I have agreed to accept (\$ 30,000.00), Prior to the filing of this statement I have received (\$ 30,000.00), Balance Due (\$ 0.00), and Legal services rendered in excess of retainer will be paid pursuant to fee applications in bankruptcy proceeding (\$).

2. The source of the compensation paid to me was:

[X] Debtor [] Other (specify):

3. The source of compensation to be paid to me is:

[X] Debtor [] Other (specify):

4. [X] I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

[] I have agreed to share the above-disclosed compensation with a person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation is attached.

5. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

- a. Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
b. Preparation and filing of any petition, schedules, statement of affairs and plan which may be required;
c. Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;
d. [Other provisions as needed]

6. By agreement with the debtor(s), the above-disclosed fee does not include the following service:

CERTIFICATION

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

Dated: 7/16/09

/s/ J. Stephen Werts

J. Stephen Werts
Cable Huston Benedict Haagensen & Lloyd
1001 SW Fifth Avenue
Suite 2000
Portland, OR 97204-1136
503-224-3092 Fax: 503-224-3176

B4 (Official Form 4) (12/07)

**United States Bankruptcy Court
District of Oregon**

In re **Five Star Property Development, LLC**

Debtor(s)

Case No. _____

Chapter **11**

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

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

(1)	(2)	(3)	(4)	(5)
<i>Name of creditor and complete mailing address including zip code</i>	<i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	<i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	<i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	<i>Amount of claim [if secured, also state value of security]</i>
Alaven Protection Services 74804 Joni Dr. West, Ste 10 Palm Desert, CA 92260	Alaven Protection Services 74804 Joni Dr. West, Ste 10 Palm Desert, CA 92260	Gate openers		5,359.00
Arnold Zidell 605 Goodhill Rd Greenbrae, CA 94904	Arnold Zidell 605 Goodhill Rd Greenbrae, CA 94904	Personal business loan to company		125,000.00
Buster Lawrence PO Box 581138 North Palm Springs, CA 92258	Buster Lawrence Buster Lawrence PO Box 581138 North Palm Springs, CA 92258 760.251.4930	Cement		20,027.00
Dave Stricker 11652 N Island Cove Ln Portland, OR 97217	DAve Stricker Dave Stricker 11652 N Island Cove Ln Portland, OR 97217	Personal business loan to company		195,000.00
Desert Pipe & Supply 75200 Merle Dr. Palm Desert, CA 92211	Greg Desert Pipe & Supply 760.340.6322	Plumbing supplies		39,000.00
Energy Management 41-485 Adams St., Unit C Indio, CA 92203	Jack Fontaine Energy Management 41-485 Adams St., Unit C Indio, CA 92203 760.360.4631	Energy Consultant		5,985.00
G & H Pool 68-465 Perez Rd Cathedral City, CA 92234	Butch G & H Pool 68-465 Perez Rd Cathedral City, CA 92234 760.328.7515	Pool contractor		6,447.00
G & M Construction 211 West Mesquite Ave Palm Springs, CA 92264	George G & M Construction 211 West Mesquite Ave Palm Springs, CA 92264 760.322.6918	Utility Contractor		4,039.00

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

In re **Five Star Property Development, LLC**

Case No. _____

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>
Larry Cornell 15555 SE Riverforest Dr. Portland, OR 97267	Larry Cornell Larry Cornell 15555 SE Riverforest Dr. Portland, OR 97267 503.515.	Personal business loan to company		480,000.00
Len-Tek Inc PO Box 580 Oregon City, OR 97045	Bob Lenard Len-Tek Inc PO Box 580 Oregon City, OR 97045 503.380.9961	Steel Fab		9,516.00
Palm Springs Mirror 34040 Date Palm Dr Cathedral City, CA 92234	Palm Springs Mirror 34040 Date Palm Dr Cathedral City, CA 92234	Door supplies		11,286.00
Rangal Elect 78451 Emerald Crest Dr Indio, CA 92203	Greg Rangel Rangal Elect 78451 Emerald Crest Dr Indio, CA 92203 760.360.7377	Electrical contractor		20,000.00
Sanborn Engineering 71-780 San Jacinto Dr Rancho Mirage, CA 92270	Shelle Sanborn Engineering 71-780 San Jacinto Dr Rancho Mirage, CA 92270 760.423.0600	Civil engineer		7,760.00
Sandstrom Design 808 SW 3rd Ave, Ste 610 Portland, OR 97204	Sandstrom Design 808 SW 3rd Ave, Ste 610 Portland, OR 97204	Creative Design (logo)		3,000.00
Sandy & Jay Garner 486 SW Bluff Dr Bend, OR 97702	Sandy & Jay Garner 486 SW Bluff Dr Bend, OR 97702	Personal business loan to company		100,000.00
Sapa PO Box 5037	Steve Watkins Sapa PO Box 5037 800.547.0790	Nailing supplier		6,983.00
SS&W PO Box 3160 Palm Springs, CA 92263	SS&W PO Box 3160 Palm Springs, CA 92263 760.325.6007	HVAC		7,998.00
Steve Smith 814 Lakeshore Rd Lake Oswego, OR 97034	Steve Smith Steve Smith 814 Lakeshore Rd Lake Oswego, OR 97034	Personal business loan to company		360,000.00
Tom & Carol Dement 10408 St. Helens Vancouver, WA 98664	Tom & Carol Dement 10408 St. Helens Vancouver, WA 98664	Personal business loan to company		100,000.00
Will Vintan 1224 SE Riverforest Rd Portland, OR 97267	Will Vintan 1224 SE Riverforest Rd Portland, OR 97267	Personal business loan to company		75,000.00

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

In re Five Star Property Development, LLC
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 July 20, 2009

Signature /s/ Lawrence Cornell
Lawrence Cornell
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.

1 J. Stephen Werts, OSB No. 743378
 E-mail address: swerts@cablehuston.com
 2 Chad M. Stokes, OSB No. 004007
 E-mail address: cstokes@cablehuston.com
 3 CABLE HUSTON BENEDICT HAAGENSEN & LLOYD LLP
 4 Suite 2000, 1001 SW Fifth Avenue
 Portland, OR 97204-1136
 5 Telephone: (503) 224-3092
 Facsimile: (503) 224-3176
 6 Of Attorneys for Debtor

7
 8 UNITED STATES BANKRUPTCY COURT
 9 FOR THE DISTRICT OF OREGON

<p>10 In re:</p> <p>11 FIVE STAR PROPERTY DEVELOPMENT, 12 LLC, an Oregon corporation</p> <p>13 Debtor(s).</p>	<p>Case No.</p> <p>CERTIFICATE OF SERVICE OF LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS ON THE U.S. TRUSTEE</p>
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 15 I hereby certify that I served (1) a copy of the LIST OF CREDITORS HOLDING 20
 16 LARGEST UNSECURED CLAIMS, (2) a self-adhesive LABEL with the name and service
 17 address FOR the debtor, any joint debtor, any debtor’s attorney, and each creditor on the debtor’s
 18 List of 20 Largest Unsecured Creditors, and (3) this CERTIFICATE OF SERVICE on the U.S.
 19 Trustee at 620 SW Main Street, Room 213, Portland, OR 97205 by hand delivering a copy
 20 thereof in a sealed envelope on the date set forth below.

21 DATED this 20th day of July, 2009.

22 Respectfully submitted,
 23 CABLE HUSTON BENEDICT
 HAAGENSEN & LLOYD LLP
 24 /s/ J. Stephen Werts
 25 J. Stephen Werts, OSB No. 743378
 Chad M. Stokes, OSB No. 004007
 26 Of Attorneys for Debtor

Page 1 – CERTIFICATE OF SERVICE OF LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS ON THE U.S. TRUSTEE

**United States Bankruptcy Court
District of Oregon**

In re **Five Star Property Development, LLC**

Debtor(s)

Case No. _____

Chapter **11**

VERIFICATION OF CREDITOR MATRIX

I, the Managing Member of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: **July 20, 2009**

/s/ Lawrence Cornell

Lawrence Cornell/Managing Member

Signer/Title