Case 16-	61360	Doc 1	Filed 07/06/16	Entered 07/06/16 16:44:03	Desc Main
			Document	Page 1 of 13	

7/06/16	4:36PM

Fill in this information to identify your case:		
United States Bankruptcy Court for the:		
WESTERN DISTRICT OF VIRGINIA		
Case number (if known)	Chapter 11	
		Check if this a amended filin

Official Form 201 Voluntary Petition for Non-Individuals Filing for Bankruptcy

4/16

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1.	Debtor's name	Alan/Duncan Properties, LLC	
2.	All other names debtor used in the last 8 years		
	Include any assumed names, trade names and <i>doing business as</i> names		
3.	Debtor's federal Employer Identification Number (EIN)	45-5106332	
4.	Debtor's address	Principal place of business	Mailing address, if different from principal place of business
		200 Lake Front Drive, Suite 103 Mineral, VA 23117	
		Number, Street, City, State & ZIP Code	P.O. Box, Number, Street, City, State & ZIP Code
		Louisa	Location of principal assets, if different from principal place of business
		County	place of business
			Number, Street, City, State & ZIP Code
5.	Debtor's website (URL)		
6.	Type of debtor	Corporation (including Limited Liability Compar	y (LLC) and Limited Liability Partnership (LLP))
		Partnership (excluding LLP)	
		□ Other. Specify:	

		Case 16-61	L360 Doc 1	Filed 07/06/16 Document	Entered 07/0 Page 2 of 13	6/16 16:44:03 Des	c Main
7. Describe debtor's business A Check one:	Debt	or Alan/Duncan Proper	ties, LLC		Case n	umber (<i>if known</i>)	7/06/16 4:36PM
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		Document	Page 3 of 13	

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Deb	tor Alan/Duncan Prop	erties, LLC		Case number (<i>if known</i>))			
11.	Why is the case filed in	Check all that	apply:					
	this district?							
				ipal place of business, or principal assets i or for a longer part of such 180 days than				
		A bankr	uptcy case concerning de	btor's affiliate, general partner, or partners	hip is pending in this district.			
12.	Does the debtor own or	No						
	have possession of any real property or personal		Answer below for each property that needs immediate attention. Attach additional sheets if needed.					
	property that needs immediate attention?	Why	Why does the property need immediate attention? (Check all that apply.)					
			poses or is alleged to po	se a threat of imminent and identifiable ha	zard to public health or safety.			
			/hat is the hazard?					
			t needs to be physically se	ecured or protected from the weather.				
					or lose value without attention (for example,			
		_	vestock, seasonal goods, Dther	meat, dairy, produce, or securities-related	, ,			
			ere is the property?					
				Number, Street, City, State & ZIP Code				
		ls th	ne property insured?	· · · · · · · · · · · · · · · · · · ·				
			Contact name					
			Phone					
	Statistical and admin	istrative inform	ation					
13.	Debtor's estimation of	. Check	one:					
	vailable funds	🗆 Fur	nds will be available for dis	stribution to unsecured creditors.				
		Afte	er any administrative expe	nses are paid, no funds will be available to	o unsecured creditors.			
14.	Estimated number of	1 -49		□ 1.000-5.000	25.001-50.000			
	creditors	■ 1-49 □ 50-99		□ 5001-10,000	□ 50,001-100,000			
		□ 100-199		□ 10,001-25,000	☐ More than100,000			
		□ 200-999						
15.	Estimated Assets	■ \$0 - \$50,00	10	□ \$1,000,001 - \$10 million	□ \$500,000,001 - \$1 billion			
		□ \$50,001 - \$		□ \$10,000,001 - \$50 million	□ \$1,000,000,001 - \$10 billion			
		□ \$100,001 -		☐ \$50,000,001 - \$100 million	□ \$10,000,000,001 - \$50 billion			
		□ \$500,001 -	\$1 million	□ \$100,000,001 - \$500 million	☐ More than \$50 billion			
16.	Estimated liabilities	□ \$0 - \$50,00	0	□ \$1,000,001 - \$10 million	□ \$500,000,001 - \$1 billion			
		□ \$50,001 - \$		\$10,000,001 - \$50 million	🔲 \$1,000,000,001 - \$10 billion			
				□ \$50,000,001 - \$100 million	□ \$10,000,000,001 - \$50 billion			
		□ \$500,001 -	φι million	□ \$100,000,001 - \$500 million	☐ More than \$50 billion			

Case 16-61360	Doc 1	Filed 07/06/16	Entered 07/06/16 16:44:03	Desc Main
		Document	Page 4 of 13	

Alan/Duncan Prop	perties, LLC	Case number (<i>if known</i>)	7/06/16 4:36PM
Request for Relief, I	Declaration, and Signatures		
G Bankruptcy fraud i imprisonment for	is a serious crime. Making a false statement in co up to 20 years, or both. 18 U.S.C. §§ 152, 1341,	onnection with a bankruptcy case can result in fines up to \$5 1519, and 3571.	500,000 or
ration and signature horized sentative of debtor	The debtor requests relief in accordance with I have been authorized to file this petition on b I have examined the information in this petition I declare under penalty of perjury that the fore Executed on July 6, 2016 MM / DD / YYYY	behalf of the debtor. In and have a reasonable belief that the information is trued going is true and correct. Jeff Snyder	
ture of attorney	Signature of attorney for debtor Edward Gonzalez VA Bar Printed name Edward Gonzalez PC Firm name 2405 I Street NW Suite 1A Washington, DC 20037 Number, Street, City, State & ZIP Code	Email address eg@money-law.com; jro@money-law.com;	aw.com
	Name Request for Relief, I G Bankruptcy fraud imprisonment for ration and signature horized sentative of debtor	Request for Relief, Declaration, and Signatures 3 - Bankruptcy fraud is a serious crime. Making a false statement in comprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, the imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, the formation and signature horized sentative of debtor The debtor requests relief in accordance with I have been authorized to file this petition on the I have examined the information in this petition. I declare under penalty of perjury that the form Executed on July 6, 2016 MM / DD / YYYY X /s/ Jeff Snyder Signature of authorized representative of debtor ture of attorney X X /s/ Edward Gonzalez VA Bar Signature of attorney for debtor Edward Gonzalez VA Bar Printed name Edward Gonzalez PC Firm name 2405 I Street NW Suite 1A Washington, DC 20037 Number, Street, City, State & ZIP Code 000000000000000000000000000000000000	Name Request for Relief, Declaration, and Signatures 3 - Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$2 imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571. ration and signature horized sentent for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571. ration and signature horized sentent for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571. ration and signature horized sentent for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571. ration and signature horized below requests relief in accordance with the chapter of title 11, United States Code, specified in this sentative of debtor I have been authorized to file this petition on behalf of the debtor. I have examined the information in this petition and have a reasonable belief that the information is trued I declare under penalty of perjury that the foregoing is true and correct. Executed on July 6, 2016 MM / DD / YYYY X /s/ Jeff Snyder Jeff Snyder Signature of authorized representative of debtor Printed name ture of attorney X /s/ Edward Gonzalez VA Bar Date July 6, 2016 Signature of attorney for debtor Edward Gonzalez VA Bar Date July 6, 2016 Printed name Edward Gonzalez PC Firm name 2405 I Street NW Suite 1A

Case 16-61360 Doc 1 Filed 07/06/16 Entered 07/06/16 16:44:03 Desc Main Document Page 5 of 13

7/06/16 4:36PM

Fill in this information to identify the case:							
Debtor name Alan/Duncan Properties, LLC							
United States Bankruptcy Court for the:	WESTERN DISTRICT OF VIRGINIA						
Case number (if known)		Check if this is an amended filing					

Official Form 202 Declaration Under Penalty of Perjury for Non-Individual Debtors 12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- Schedule A/B: Assets–Real and Personal Property (Official Form 206A/B)
- Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D)
- Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)
- Schedule G: Executory Contracts and Unexpired Leases (Official Form 206G)
- Schedule H: Codebtors (Official Form 206H)
- Summary of Assets and Liabilities for Non-Individuals (Official Form 206Sum)
- Amended Schedule
- Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders (Official Form 204)
- Other document that requires a declaration

I declare under penalty of perjury that the foregoing is true and correct.

Executed on July 6, 2016
X /s/ Jeff Snyder
Signature of individual signing on behalf of debtor
Jeff Snyder
Printed name
Manager

Position or relationship to debtor

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

Case 16-61360 Doc 1 Filed 07/06/16 Entered 07/06/16 16:44:03 Desc Main Document Page 6 of 13

7/06/16 4:36PM

Fill in this information to identify the case:

 Debtor name
 Alan/Duncan Properties, LLC

 United States Bankruptcy Court for the:
 WESTERN DISTRICT OF VIRGINIA

Case number (if known):

Check if this is an

amended filing

Official Form 204 Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government	Indicate if claim is contingent, unliquidated, or disputed	claim is partially secure	cured, fill in only unsecu d, fill in total claim amoun toff to calculate unsecure Deduction for value	nt and deduction for
		contracts)		partially secured	of collateral or setoff	onsecured claim
Ascentium Capital PO Box 301593 Dallas, TX 75303			Disputed			\$5,000.00
Atlantic Irrigation Specialties 111 Lafayette Avenue White Plains, NY 10603			Disputed			\$1,373.00
County of Louisa PO Box 523 Louisa, VA 23093		Property Taxes	Disputed			\$78,458.00
Froehling & Robertson 3015 Dumbarton Road Henrico, VA 23228			Disputed			\$3,220.00
Knoll Insurance Company 704 Bridge Street New Cumberland, PA 17070			Disputed			\$19,756.80
Liberty Insurance Company C/O Knoll Insurance Co. 704 Bridge Street New Cumberland, PA 17070			Disputed			\$925.64
Private Capital Group 160 W Canyon Crest Rd Alpine, UT 84004			Disputed	\$10,000,000.00	\$0.00	\$10,000,000.00
Shapemasters Inc. PO Box 11128 Southport, NC 28461			Disputed			\$232,600.00

Case 16-61360 Doc 1 Filed 07/06/16 Entered 07/06/16 16:44:03 Desc Main Document Page 7 of 13

7/06/16 4:36PM

Debtor Alan/Duncan Properties, LLC Name

Case number (if known)

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	claim is partially secure	ccured, fill in only unsecur d, fill in total claim amour toff to calculate unsecure Deduction for value of collateral or setoff	nt and deduction for
Traditional Golf 9700 Bennett Mill Pond Run Toano, VA 23168			Disputed			\$6,000.00
Virginia Portable Storage PO Box 8684 Richmond, VA 23226			Disputed			\$210.58
Waypoint Analytical 7621 Whitepine Road Richmond, VA 23237			Disputed			\$940.80
Wells Fargo Equipment 732 Marquette Avenue, Suite 700 Minneapolis, MN 55402			Disputed			\$15,000.00

	Case 16-61360 Doc 1	Filed 07/06/16 Document	Page 8 of 1	7/06/16 16:4 L3				
B2030	(Form 2030) (12/15)				7/06/16 4:36PM			
		nited States Ba Western Dist	. .					
In re	Alan/Duncan Properties, LLC			Case N				
		Ľ	Debtor(s)	Chapte	r 11			
	DISCLOSURE OF CC	MPENSATIO	N OF ATTO	RNEY FOR	DEBTOR(S)			
с	Pursuant to 11 U .S.C. § 329(a) and Fed. Bankr ompensation paid to me within one year before e rendered on behalf of the debtor(s) in conten	e the filing of the petit	tion in bankruptcy	, or agreed to be p	aid to me, for services rendered or to			
	For legal services, I have agreed to accept			\$	20,000.00			
	Prior to the filing of this statement I have r				20,000.00			
	Balance Due			\$	0.00			
2. \$	0.00 of the filing fee has been paid.							
3. Т	The source of the compensation paid to me was	:						
	□ Debtor ■ Other (specify):	Debtor's manage	er, Jeff Snyder					
4. T	The source of compensation to be paid to me is	:						
	■ Debtor □ Other (specify):							
5. I	I have not agreed to share the above-disclos	sed compensation with	h any other persor	unless they are m	embers and associates of my law firm.			
[☐ I have agreed to share the above-disclosed a copy of the agreement, together with a list of							
6. I	n return for the above-disclosed fee, I have ag	reed to render legal se	rvice for all aspec	ets of the bankrupt	cy case, including:			
b	 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. [Other provisions as needed] All usual and customary attorney tasks involved in representation of Chapter 11 client through confirmation of the plan, dismissal or conversion to Chapter 7. Notwithstanding the foregoing, tasks shall be compensated according to hourly fee schedule set out in the retainer agreement. This is not a flat-fee case. All compensation shall be subject to court approval. The initial \$20,000 is a security retainer for attorneys' fees and costs. 							
7. E	By agreement with the debtor(s), the above-disclosed fee does not include the following service: Any task that is not usual and customary attorney tasks in Chapter 11, unless agreed upon in writing with the client.							
		CERTIFI	CATION					
	certify that the foregoing is a complete statem ankruptcy proceeding.	ent of any agreement	or arrangement fo	or payment to me for	or representation of the debtor(s) in			
	Ily 6, 2016 ute	E Si 2 S V 2 e	ignature of Attorn dward Gonzale 405 I Street NW uite 1A /ashington, DC 02-822-4970	ez VA Bar #3988 ey ez PC /				

Case 16-61360 Doc 1 Filed 07/06/16 Entered 07/06/16 16:44:03 Desc Main Page 9 of 13 Document

7/06/16 4:36PM

United States Bankruptcy Court Western District of Virginia

In re Alan/Duncan Properties, LLC Case No. Chapter

11

LIST OF EQUITY SECURITY HOLDERS

Debtor(s)

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
Brian Schneider 200 Lake Front Drive, Suite 103 Mineral, VA 23117		40%	Interest in LLC
Jeff Snyder 200 Lake Frton Drive, Suite 103 Mineral, VA 23117		60%	Interest in LLC

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the Manager of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

July 6, 2016 Date

Signature /s/ Jeff Snyder Jeff Snyder

Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both. 18 U.S.C. §§ 152 and 3571.

Case 16-61360	Doc 1	Filed 07/06/16	Entered 07/06/16 16:44:03	Desc Main
		Document	Page 10 of 13	

7/06/16 4:36PM

United States Bankruptcy Court Western District of Virginia

In re Alan/Duncan Properties, LLC Case No. Debtor(s) Chapter 11

VERIFICATION OF CREDITOR MATRIX

I, the Manager 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 6, 2016

/s/ Jeff Snyder Jeff Snyder/Manager Signer/Title

Case 16-61360 Doc 1 Filed 07/06/16 Entered 07/06/16 16:44:03 Desc Main Document Page 11 of 13

Alan/Duncan Properties, LLC -

ASCENTIUM CAPITAL PO BOX 301593 DALLAS, TX 75303

ATLANTIC IRRIGATION SPECIALTIES 111 LAFAYETTE AVENUE WHITE PLAINS, NY 10603

COUNTY OF LOUISA PO BOX 523 LOUISA, VA 23093

FROEHLING & ROBERTSON 3015 DUMBARTON ROAD HENRICO, VA 23228

JEFF SNYDER 200 LAKE FRONT DRIVE, SUITE 103 MINERAL, VA 23117

KNOLL INSURANCE COMPANY 704 BRIDGE STREET NEW CUMBERLAND, PA 17070

LIBERTY INSURANCE COMPANY C/O KNOLL INSURANCE CO. 704 BRIDGE STREET NEW CUMBERLAND, PA 17070

PRIVATE CAPITAL GROUP 160 W CANYON CREST RD ALPINE, UT 84004

SHAPEMASTERS INC. PO BOX 11128 SOUTHPORT, NC 28461

TRADITIONAL GOLF 9700 BENNETT MILL POND RUN TOANO, VA 23168

VIRGINIA PORTABLE STORAGE PO BOX 8684 RICHMOND, VA 23226

Case 16-61360 Doc 1 Filed 07/06/16 Entered 07/06/16 16:44:03 Desc Main Document Page 12 of 13

Alan/Duncan Properties, LLC -

WAYPOINT ANALYTICAL 7621 WHITEPINE ROAD RICHMOND, VA 23237

WELLS FARGO EQUIPMENT 732 MARQUETTE AVENUE, SUITE 700 MINNEAPOLIS, MN 55402

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7/06/16 4:36PM

United States Bankruptcy Court Western District of Virginia

In re Alan/Duncan Properties, LLC

Debtor(s)

Case No. Chapter

11

CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for <u>Alan/Duncan Properties, LLC</u> in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

■ None [*Check if applicable*]

July 6, 2016

Date

/s/ Edward Gonzalez VA Bar Edward Gonzalez VA Bar #39882 Signature of Attorney or Litigant Counsel for Alan/Duncan Properties, LLC Edward Gonzalez PC 2405 I Street NW Suite 1A Washington, DC 20037 202-822-4970 eg@money-law.com; jro@money-law.com