

<b>United States Bankruptcy Court Western District of Washington</b>		<b>Voluntary Petition</b>
Name of Debtor (if individual, enter Last, First, Middle): <b>J and Y Investment, LLC</b>		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) <b>91-1481332 dba 20-1833415</b>		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): <b>13714 SE 75th Street New Castle, WA</b> <div style="text-align: right;">ZIP Code <b>98059</b></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: <b>King</b>		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): <b>2505 S 320th Street Federal Way, WA 98003</b>		
<b>Type of Debtor</b> (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.)	<b>Nature of Business</b> (Check one box) <input type="checkbox"/> Health Care Business <input checked="" 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 type="checkbox"/> Other	<b>Chapter of Bankruptcy Code Under Which the Petition is Filed</b> (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
<b>Chapter 15 Debtors</b> Country of debtor's center of main interests:  Each country in which a foreign proceeding by, regarding, or against debtor is pending:	<b>Tax-Exempt Entity</b> (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).	<b>Nature of Debts</b> (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.
<b>Filing Fee</b> (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.		<b>Chapter 11 Debtors</b> 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).
<b>Statistical/Administrative Information</b> <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
<b>Estimated Number of Creditors</b> <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		
<b>Estimated Assets</b> <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		
<b>Estimated Liabilities</b> <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		

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

Location Where Filed: <b>- None -</b>	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: <b>- None -</b>	Case Number:	Date Filed:
District:	Relationship:	Judge:

<p style="text-align: center;"><b>Exhibit A</b></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;"><b>Exhibit B</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><b>X</b> _____ 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):  
**J and Y Investment, LLC**

**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

**Signatures**

**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/ Katriana L. Samiljan WSBA  
 Signature of Attorney for Debtor(s)

Katriana L. Samiljan WSBA #28672  
 Printed Name of Attorney for Debtor(s)

Bush Strout & Kornfeld LLP  
 Firm Name

601 Union Street #5000  
Seattle, WA 98101-2373

\_\_\_\_\_  
 Address

206-292-2110 Fax: 206-292-2104  
 Telephone Number

January 10, 2013  
 Date

\*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.

**Signature of Non-Attorney Bankruptcy Petition Preparer**

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.

\_\_\_\_\_  
 Printed Name and title, if any, of Bankruptcy Petition Preparer

\_\_\_\_\_  
 Social-Security number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.)(Required by 11 U.S.C. § 110.)

\_\_\_\_\_  
 Address

**X** \_\_\_\_\_  
 Date

**Signature of 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/ Yong C. Kang  
 Signature of Authorized Individual

Yong C. Kang  
 Printed Name of Authorized Individual

President, East of Cascade, Inc., Manager of Debtor  
 Title of Authorized Individual

January 10, 2013  
 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.*

**United States Bankruptcy Court**  
**Western District of Washington**

In re J and Y Investment, 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>
Carrier Comm. Svc c/o Service Plus 3215 S 116th Street #133 Tukwila, WA 98168	Carrier Comm. Svc HVAC 3215 S 116th Street #133 Tukwila, WA 98168 ph 206-439-0099; fx 206-242-9512	Hvac service agreement		7,254.38
Cedar River Glass PO Box 600 Hobart, WA 98025	Cedar River Glass PO Box 600 Hobart, WA 98025	Replace broken glass panel		1,705.00
Century Link Business Services PO Box 52187 Phoenix, AZ 85072-2187	Century Link Business Services PO Box 52187 Phoenix, AZ 85072-2187 ph 1-855-798-1789	Phone and T-1 line internet service		1,383.54
David S. Armeni 2nd Ave N POB 423 Kalam, WA 98623	David S. Armeni 2nd Ave N POB 423 Kalam, WA 98623	payroll for pay period 12/31/2012-1/11/2012		1,032.00
Department of Revenue Audit Division PO Box 4310 Bremerton, WA 98312-0310	Department of Revenue Audit Division PO Box 4310 Bremerton, WA 98312-0310	Sales tax, 2009, 2010 and 2011 plus interest and penalties	Disputed	23,032.00
Excel Supply Company 2001 48th Ave Crt E Suite A Fife, WA 98424	Excel Supply Company 2001 48th Ave Crt E Suite A Fife, WA 98424 ph 253-896-1195; fx 253-896-1208	Janitorial supplies		739.77
First Western Properties - Tacoma Inc 6402 Tacoma Mall Blvd Tacoma, WA 98409	First Western Properties - Tacoma Inc 6402 Tacoma Mall Blvd Tacoma, WA 98409 ph 253-447-2282; fx 253-472-0541	Commission on suite 540		12,506.40
Hurley Williams & Cook PS 4312 Kitsap Way, Ste. 102 Bremerton, WA 98312	Hurley Williams & Cook PS 4312 Kitsap Way, Ste. 102 Bremerton, WA 98312			666.10

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

In re **J and Y Investment, 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>
<b>Illumination Services LLC 10216 SE 256th Street Suite 103 PMB #505 Kent, WA 98030-6404</b>	<b>Illumination Services LLC 10216 SE 256th Street Suite 103 PMB #505 Kent, WA 98030-6404 ph 206-200-4968; fx 253-520-7333</b>	<b>Parking lot exterior lighting services</b>	<b>Disputed</b>	<b>142.35</b>
<b>Justina Meinecke 2212 234th Street #F-304 Des Moines, WA 98198</b>	<b>Justina Meinecke 2212 234th Street #F-304 Des Moines, WA 98198</b>	<b>payroll for pay period 12/31/2012-1/11/2012</b>		<b>300.00</b>
<b>McKinstry 9005 3rd Ave. S. Seattle, WA 98124</b>	<b>Culbertson Sign Service LLC 5209 122nd Street E Tacoma, WA 98446 ph 253-538-0752; fx 253-538-0778</b>	<b>Repair of monument/sign lighting</b>		<b>517.74</b>
<b>Mountain Mist 5410 189th St. E. Puyallup, WA 98375</b>	<b>Mountain Mist 5410 189th St. E. Puyallup, WA 98375</b>			<b>123.52</b>
<b>Plantscapes 1127 Poplar Place S Seattle, WA 98144</b>	<b>Plantscapes 1127 Poplar Place S Seattle, WA 98144 ph 206-623-7100; fx 206-682-0772</b>	<b>Landscaping</b>		<b>904.47</b>
<b>Puget Sound Energy BOT-01H PO Box 91269 Bellevue, WA 98009-9269</b>	<b>Puget Sound Energy BOT-01H PO Box 91269 Bellevue, WA 98009-9269 ph 1-888-225-5773; fx 253-395-6882</b>	<b>Utility/service through 12/2011</b>		<b>7,853.74</b>
<b>Real Janitorial Service Inc 4502 37th Street NE Tacoma, WA 98422</b>	<b>Real Janitorial Service Inc 4502 37th Street NE Tacoma, WA 98422 ph 253-376-9585; fx 253-925-9108</b>			<b>3,250.00</b>
<b>Scott K. Kang 13714 SE 75th Street New Castle, WA 98059</b>	<b>Scott K. Kang 13714 SE 75th Street New Castle, WA 98059</b>	<b>payroll for pay period 12/31/2012-1/11/2012</b>		<b>1,620.00</b>
<b>Thyssenkrupp Elevator Corp PO Box 933004 Atlanta, GA 31193-3004</b>	<b>Thyssenkrupp Elevator Corp PO Box 933004 Atlanta, GA 31193-3004 ph 253-566-1751; fx 866-774-1991</b>	<b>Elevator service and maintenance contract</b>		<b>3,789.67</b>
<b>US Bank PO Box 790408 Saint Louis, MO 63179-0408</b>	<b>US Bank PO Box 790408 Saint Louis, MO 63179-0408</b>	<b>Flex Perks Visa 12-13-12</b>		<b>139.00</b>
<b>Waste Management Federal Way Disposal 32650 SR 20 E105 Oak Harbor, WA 98277</b>	<b>Waste Management Federal Way Disposal 32650 SR 20 E105 Oak Harbor, WA 98277 ph 800-592-9995; fx 866-284-1337</b>	<b>Waste disposal and removal</b>		<b>1,869.18</b>

B4 (Official Form 4) (12/07) - Cont.  
 In re **J and Y Investment, 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>
<b>XO Communications 8851 Sandy Pkwy Sandy, UT 84070</b>	<b>XO Communications 8851 Sandy Pkwy Sandy, UT 84070 ph 800-421-3872; fx 615-345-5287</b>	<b>Early termination of contract; invoice for remaining</b>	<b>Disputed</b>	<b>10,775.36</b>

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

I, the President, East of Cascade, Inc., Manager of Debtor 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 **January 10, 2013**

Signature **/s/ Yong C. Kang**  
**Yong C. Kang**  
**President, East of Cascade, Inc., Manager of Debtor**

*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.

**United States Bankruptcy Court**  
**Western District of Washington**

In re     **J and Y Investment, LLC**    ,  
Debtor

Case No. \_\_\_\_\_

Chapter     **11**    

**SUMMARY OF SCHEDULES**

Indicate as to each schedule whether that schedule is attached and state the number of pages in each. Report the totals from Schedules A, B, D, E, F, I, and J in the boxes provided. Add the amounts from Schedules A and B to determine the total amount of the debtor's assets. Add the amounts of all claims from Schedules D, E, and F to determine the total amount of the debtor's liabilities. Individual debtors must also complete the "Statistical Summary of Certain Liabilities and Related Data" if they file a case under chapter 7, 11, or 13.

NAME OF SCHEDULE	ATTACHED (YES/NO)	NO. OF SHEETS	ASSETS	LIABILITIES	OTHER
A - Real Property	<b>Yes</b>	<b>1</b>	<b>11,433,800.00</b>		
B - Personal Property	<b>Yes</b>	<b>4</b>	<b>1,619,886.60</b>		
C - Property Claimed as Exempt	<b>No</b>	<b>0</b>			
D - Creditors Holding Secured Claims	<b>Yes</b>	<b>1</b>		<b>8,558,318.69</b>	
E - Creditors Holding Unsecured Priority Claims (Total of Claims on Schedule E)	<b>Yes</b>	<b>3</b>		<b>25,984.00</b>	
F - Creditors Holding Unsecured Nonpriority Claims	<b>Yes</b>	<b>4</b>		<b>68,655.31</b>	
G - Executory Contracts and Unexpired Leases	<b>Yes</b>	<b>3</b>			
H - Codebtors	<b>Yes</b>	<b>1</b>			
I - Current Income of Individual Debtor(s)	<b>Yes</b>	<b>1</b>			<b>0.00</b>
J - Current Expenditures of Individual Debtor(s)	<b>Yes</b>	<b>1</b>			<b>0.00</b>
Total Number of Sheets of ALL Schedules		<b>19</b>			
			<b>Total Assets</b>		
			<b>13,053,686.60</b>		
			<b>Total Liabilities</b>	<b>8,652,958.00</b>	

In re J and Y Investment, LLC Case No. \_\_\_\_\_  
 Debtor

**SCHEDULE A - REAL PROPERTY**

Except as directed below, list all real property in which the debtor has any legal, equitable, or future interest, including all property owned as a cotenant, community property, or in which the debtor has a life estate. Include any property in which the debtor holds rights and powers exercisable for the debtor's own benefit. If the debtor is married, state whether husband, wife, both, or the marital community own the property by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the debtor holds no interest in real property, write "None" under "Description and Location of Property."

**Do not include interests in executory contracts and unexpired leases on this schedule. List them in Schedule G - Executory Contracts and Unexpired Leases.**

If an entity claims to have a lien or hold a secured interest in any property, state the amount of the secured claim. See Schedule D. If no entity claims to hold a secured interest in the property, write "None" in the column labeled "Amount of Secured Claim." If the debtor is an individual or if a joint petition is filed, state the amount of any exemption claimed in the property only in Schedule C - Property Claimed as Exempt.

Description and Location of Property	Nature of Debtor's Interest in Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption	Amount of Secured Claim
Federal Way Center Building 2505 S 320th Street Federal Way, WA 98003		-	11,433,800.00	8,558,318.69

\*11,433,800.00 is the 2011 tax assessed value of the property

Sub-Total > **11,433,800.00** (Total of this page)  
 Total > **11,433,800.00**  
 (Report also on Summary of Schedules)

0 continuation sheets attached to the Schedule of Real Property



In re J and Y Investment, LLC  
 Debtor

Case No. \_\_\_\_\_

**SCHEDULE B - PERSONAL PROPERTY**

Except as directed below, list all personal property of the debtor of whatever kind. If the debtor has no property in one or more of the categories, place an "X" in the appropriate position in the column labeled "None." If additional space is needed in any category, attach a separate sheet properly identified with the case name, case number, and the number of the category. If the debtor is married, state whether husband, wife, both, or the marital community own the property by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the debtor is an individual or a joint petitioner is filed, state the amount of any exemptions claimed only in Schedule C - Property Claimed as Exempt.

**Do not list interests in executory contracts and unexpired leases on this schedule. List them in Schedule G - Executory Contracts and Unexpired Leases.**

If the property is being held for the debtor by someone else, state that person's name and address under "Description and Location of Property." If the property is being held for a minor child, simply 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).

Type of Property	N O N E	Description and Location of Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption
1. Cash on hand	X			
2. Checking, savings or other financial accounts, certificates of deposit, or shares in banks, savings and loan, thrift, building and loan, and homestead associations, or credit unions, brokerage houses, or cooperatives.		<b>Checking Pacific International Bank Seattle Head Office 1155 N 130th Street Seattle, WA 98133</b>	-	<b>85,882.97</b>
		<b>Savings Pacific International Bank Seattle Head Office 1155 N 130th Street Seattle, WA 98133</b>	-	<b>101,989.35</b>
		<b>Checking Bank of America PO Box 25118 Tampa, FL 33622-5118</b>	-	<b>44,678.39</b>
		<b>Checking UniBank 16929 Hwy. 99, Suite 110 Lynnwood, WA 98037</b>	-	<b>106,226.29</b>
3. Security deposits with public utilities, telephone companies, landlords, and others.	X			
4. Household goods and furnishings, including audio, video, and computer equipment.	X			
5. Books, pictures and other art objects, antiques, stamp, coin, record, tape, compact disc, and other collections or collectibles.	X			
6. Wearing apparel.	X			
7. Furs and jewelry.	X			
Sub-Total >				<b>338,777.00</b>
(Total of this page)				

3 continuation sheets attached to the Schedule of Personal Property

In re J and Y Investment, LLC, Debtor Case No. \_\_\_\_\_

**SCHEDULE B - PERSONAL PROPERTY**  
(Continuation Sheet)

Type of Property	N O N E	Description and Location of Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption
8. Firearms and sports, photographic, and other hobby equipment.	<b>X</b>			
9. Interests in insurance policies. Name insurance company of each policy and itemize surrender or refund value of each.	<b>X</b>			
10. Annuities. Itemize and name each issuer.	<b>X</b>			
11. Interests in an education IRA as defined in 26 U.S.C. § 530(b)(1) or under a qualified State tuition plan as defined in 26 U.S.C. § 529(b)(1). Give particulars. (File separately the record(s) of any such interest(s). 11 U.S.C. § 521(c).)	<b>X</b>			
12. Interests in IRA, ERISA, Keogh, or other pension or profit sharing plans. Give particulars.	<b>X</b>			
13. Stock and interests in incorporated and unincorporated businesses. Itemize.	<b>X</b>			
14. Interests in partnerships or joint ventures. Itemize.	<b>X</b>			
15. Government and corporate bonds and other negotiable and nonnegotiable instruments.	<b>X</b>			
16. Accounts receivable.		<b>Accounts receivable</b>	-	<b>1,274,980.60</b>
17. Alimony, maintenance, support, and property settlements to which the debtor is or may be entitled. Give particulars.	<b>X</b>			
18. Other liquidated debts owed to debtor including tax refunds. Give particulars.	<b>X</b>			
19. Equitable or future interests, life estates, and rights or powers exercisable for the benefit of the debtor other than those listed in Schedule A - Real Property.	<b>X</b>			

Sub-Total > **1,274,980.60**  
(Total of this page)

Sheet 1 of 3 continuation sheets attached to the Schedule of Personal Property

In re J and Y Investment, LLC

Case No. \_\_\_\_\_

Debtor

**SCHEDULE B - PERSONAL PROPERTY**

(Continuation Sheet)

Type of Property	N O N E	Description and Location of Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption
20. Contingent and noncontingent interests in estate of a decedent, death benefit plan, life insurance policy, or trust.	X			
21. Other contingent and unliquidated claims of every nature, including tax refunds, counterclaims of the debtor, and rights to setoff claims. Give estimated value of each.	X			
22. Patents, copyrights, and other intellectual property. Give particulars.	X			
23. Licenses, franchises, and other general intangibles. Give particulars.	X			
24. Customer lists or other compilations containing personally identifiable information (as defined in 11 U.S.C. § 101(41A)) provided to the debtor by individuals in connection with obtaining a product or service from the debtor primarily for personal, family, or household purposes.	X			
25. Automobiles, trucks, trailers, and other vehicles and accessories.	X			
26. Boats, motors, and accessories.	X			
27. Aircraft and accessories.	X			
28. Office equipment, furnishings, and supplies.		<b>Fax machine</b>	-	<b>300.00</b>
		<b>Printers for laptop</b>	-	<b>149.00</b>
		<b>Laptop computer</b>	-	<b>600.00</b>
		<b>Security monitor with computer and camera</b>	-	<b>1,000.00</b>
		<b>1 copier</b>	-	<b>180.00</b>
		<b>Desks and chairs</b>	-	<b>500.00</b>
		<b>Janitorial supplies</b>	-	<b>1,000.00</b>
		<b>3 computers</b>	-	<b>2,400.00</b>
			Sub-Total >	<b>6,129.00</b>
			(Total of this page)	

Sheet 2 of 3 continuation sheets attached to the Schedule of Personal Property

In re J and Y Investment, LLC,  
Debtor

Case No. \_\_\_\_\_

**SCHEDULE B - PERSONAL PROPERTY**  
(Continuation Sheet)

Type of Property	N O N E	Description and Location of Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption
29. Machinery, fixtures, equipment, and supplies used in business.	<b>X</b>			
30. Inventory.	<b>X</b>			
31. Animals.	<b>X</b>			
32. Crops - growing or harvested. Give particulars.	<b>X</b>			
33. Farming equipment and implements.	<b>X</b>			
34. Farm supplies, chemicals, and feed.	<b>X</b>			
35. Other personal property of any kind not already listed. Itemize.	<b>X</b>			

Sub-Total > **0.00**  
(Total of this page)  
Total > **1,619,886.60**

Sheet 3 of 3 continuation sheets attached to the Schedule of Personal Property

(Report also on Summary of Schedules)

In re J and Y Investment, LLC, Debtor

Case No. \_\_\_\_\_

**SCHEDULE D - CREDITORS HOLDING SECURED CLAIMS**

State the name, mailing address, including zip code, and last four digits of any account number of all entities holding claims secured by property of the debtor as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. List creditors holding all types of secured interests such as judgment liens, garnishments, statutory liens, mortgages, deeds of trust, and other security interests.

List creditors in alphabetical order to the extent practicable. If a minor child is a creditor, 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). If all secured creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor", include the entity on the appropriate schedule of creditors, and complete Schedule H - Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H", "W", "J", or "C" in the column labeled "Husband, Wife, Joint, or Community".

If the claim is contingent, place an "X" in the column labeled "Contingent". If the claim is unliquidated, place an "X" in the column labeled "Unliquidated". If the claim is disputed, place an "X" in the column labeled "Disputed". (You may need to place an "X" in more than one of these three columns.)

Total the columns labeled "Amount of Claim Without Deducting Value of Collateral" and "Unsecured Portion, if Any" in the boxes labeled "Total(s)" on the last sheet of the completed schedule. Report the total from the column labeled "Amount of Claim" also on the Summary of Schedules and, if the debtor is an individual with primarily consumer debts, report the total from the column labeled "Unsecured Portion" on the Statistical Summary of Certain Liabilities and Related Data.

Check this box if debtor has no creditors holding secured claims to report on this Schedule D.

CREDITOR'S NAME AND MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B T O R H W J C	Husband, Wife, Joint, or Community		C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM WITHOUT DEDUCTING VALUE OF COLLATERAL	UNSECURED PORTION, IF ANY
		DATE CLAIM WAS INCURRED, NATURE OF LIEN, AND DESCRIPTION AND VALUE OF PROPERTY SUBJECT TO LIEN						
Account No.  <b>BACM 2004-1 320th Street South, LLC B of A Capital Mrkts Srvc Grp PO Box 65585 Charlotte, NC 28265-0585</b>	X	<b>Federal Way Center Building 2505 S 320th Street Federal Way, WA 98003</b>					<b>8,558,318.69</b>	<b>0.00</b>
		<b>*11,433,800.00 is the 2011 tax assessed value of the property</b>						
Account No.  <b>BACM 2004-1, 320th St. S. LLC c/o Christine Kosydar Stoel Rives LLP 900 SW Fifth Ave #2600 Portland, OR 97204</b>	-	<b>NOTICE ONLY</b>				X	<b>0.00</b>	<b>0.00</b>
		Value \$ <b>0.00</b>						
Account No.  <b>LNR Partners, LLC 1600 Washington Avenue #700 Miami Beach, FL 33139-3164</b>	-	<b>NOTICE ONLY</b>				X	<b>0.00</b>	<b>0.00</b>
		Value \$ <b>0.00</b>						
Account No.  								
		Value \$						
Subtotal (Total of this page)							<b>8,558,318.69</b>	<b>0.00</b>
Total (Report on Summary of Schedules)							<b>8,558,318.69</b>	<b>0.00</b>

0 continuation sheets attached

In re J and Y Investment, LLC

Case No. \_\_\_\_\_

Debtor

**SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS**

A complete list of claims entitled to priority, listed separately by type of priority, is to be set forth on the sheets provided. Only holders of unsecured claims entitled to priority should be listed in this schedule. In the boxes provided on the attached sheets, state the name, mailing address, including zip code, and last four digits of the account number, if any, of all entities holding priority claims against the debtor or the property of the debtor, as of the date of the filing of the petition. Use a separate continuation sheet for each type of priority and label each with the type of priority.

The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. If a minor child is a creditor, 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).

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H-Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Report the total of claims listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all claims listed on this Schedule E in the box labeled "Total" on the last sheet of the completed schedule. Report this total also on the Summary of Schedules.

Report the total of amounts entitled to priority listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all amounts entitled to priority listed on this Schedule E in the box labeled "Totals" on the last sheet of the completed schedule. Individual debtors with primarily consumer debts report this total also on the Statistical Summary of Certain Liabilities and Related Data.

Report the total of amounts not entitled to priority listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all amounts not entitled to priority listed on this Schedule E in the box labeled "Totals" on the last sheet of the completed schedule. Individual debtors with primarily consumer debts report this total also on the Statistical Summary of Certain Liabilities and Related Data.

Check this box if debtor has no creditors holding unsecured priority claims to report on this Schedule E.

**TYPES OF PRIORITY CLAIMS** (Check the appropriate box(es) below if claims in that category are listed on the attached sheets)

 **Domestic support obligations**

Claims for domestic support that are owed to or recoverable by a spouse, former spouse, or child of the debtor, or the parent, legal guardian, or responsible relative of such a child, or a governmental unit to whom such a domestic support claim has been assigned to the extent provided in 11 U.S.C. § 507(a)(1).

 **Extensions of credit in an involuntary case**

Claims arising in the ordinary course of the debtor's business or financial affairs after the commencement of the case but before the earlier of the appointment of a trustee or the order for relief. 11 U.S.C. § 507(a)(3).

 **Wages, salaries, and commissions**

Wages, salaries, and commissions, including vacation, severance, and sick leave pay owing to employees and commissions owing to qualifying independent sales representatives up to \$11,725\* per person earned within 180 days immediately preceding the filing of the original petition, or the cessation of business, whichever occurred first, to the extent provided in 11 U.S.C. § 507(a)(4).

 **Contributions to employee benefit plans**

Money owed to employee benefit plans for services rendered within 180 days immediately preceding the filing of the original petition, or the cessation of business, whichever occurred first, to the extent provided in 11 U.S.C. § 507(a)(5).

 **Certain farmers and fishermen**

Claims of certain farmers and fishermen, up to \$5,775\* per farmer or fisherman, against the debtor, as provided in 11 U.S.C. § 507(a)(6).

 **Deposits by individuals**

Claims of individuals up to \$2,600\* for deposits for the purchase, lease, or rental of property or services for personal, family, or household use, that were not delivered or provided. 11 U.S.C. § 507(a)(7).

 **Taxes and certain other debts owed to governmental units**

Taxes, customs duties, and penalties owing to federal, state, and local governmental units as set forth in 11 U.S.C. § 507(a)(8).

 **Commitments to maintain the capital of an insured depository institution**

Claims based on commitments to the FDIC, RTC, Director of the Office of Thrift Supervision, Comptroller of the Currency, or Board of Governors of the Federal Reserve System, or their predecessors or successors, to maintain the capital of an insured depository institution. 11 U.S.C. § 507(a)(9).

 **Claims for death or personal injury while debtor was intoxicated**

Claims for death or personal injury resulting from the operation of a motor vehicle or vessel while the debtor was intoxicated from using alcohol, a drug, or another substance. 11 U.S.C. § 507(a)(10).

\* Amount subject to adjustment on 4/01/13, and every three years thereafter with respect to cases commenced on or after the date of adjustment.

2 continuation sheets attached

In re J and Y Investment, LLC  
Debtor

Case No. \_\_\_\_\_

**SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS**  
(Continuation Sheet)

**Wages, salaries, and commissions**

TYPE OF PRIORITY

CREDITOR'S NAME, AND MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions.)	C O D E B O R	H W J C	Husband, Wife, Joint, or Community  DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM	AMOUNT NOT ENTITLED TO PRIORITY, IF ANY
								AMOUNT ENTITLED TO PRIORITY
Account No.  David S. Armeni 2nd Ave N POB 423 Kalam, WA 98623		-	payroll for pay period 12/31/2012-1/11/2012				1,032.00	0.00
							<b>1,032.00</b>	<b>1,032.00</b>
Account No.  Justina Meinecke 2212 234th Street #F-304 Des Moines, WA 98198		-	payroll for pay period 12/31/2012-1/11/2012				300.00	0.00
							<b>300.00</b>	<b>300.00</b>
Account No.  Scott K. Kang 13714 SE 75th Street New Castle, WA 98059		-	payroll for pay period 12/31/2012-1/11/2012				1,620.00	0.00
							<b>1,620.00</b>	<b>1,620.00</b>
Account No.								
Account No.								
Subtotal							<b>2,952.00</b>	<b>0.00</b>
(Total of this page)							<b>2,952.00</b>	<b>2,952.00</b>

Sheet 1 of 2 continuation sheets attached to  
Schedule of Creditors Holding Unsecured Priority Claims

In re J and Y Investment, LLC  
Debtor

Case No. \_\_\_\_\_

**SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS**  
(Continuation Sheet)

**Taxes and Certain Other Debts  
Owed to Governmental Units**

TYPE OF PRIORITY

CREDITOR'S NAME, AND MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions.)	C O D E B O R	H W J C	Husband, Wife, Joint, or Community	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM	AMOUNT NOT ENTITLED TO PRIORITY, IF ANY
								AMOUNT ENTITLED TO PRIORITY
Account No.								
<b>Department of Revenue Audit Division PO Box 4310 Bremerton, WA 98312-0310</b>	-					<b>X</b>	<b>23,032.00</b>	<b>0.00</b>
							<b>23,032.00</b>	<b>23,032.00</b>
Account No.								
Account No.								
Account No.								
Account No.								

Sheet <b>2</b> of <b>2</b> continuation sheets attached to Schedule of Creditors Holding Unsecured Priority Claims	Subtotal (Total of this page)	<b>23,032.00</b>	<b>0.00</b>
	Total (Report on Summary of Schedules)	<b>25,984.00</b>	<b>0.00</b>
		<b>23,032.00</b>	<b>23,032.00</b>
		<b>25,984.00</b>	<b>25,984.00</b>



In re J and Y Investment, LLC  
Debtor

Case No. \_\_\_\_\_

**SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS**

State the name, mailing address, including zip code, and last four digits of any account number, of all entities holding unsecured claims without priority against the debtor or the property of the debtor, as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. If a minor child is a creditor, 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). Do not include claims listed in Schedules D and E. If all creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H - Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community."

If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Report the total of all claims listed on this schedule in the box labeled "Total" on the last sheet of the completed schedule. Report this total also on the Summary of Schedules and, if the debtor is an individual with primarily consumer debts, report this total also on the Statistical Summary of Certain Liabilities and Related Data.

Check this box if debtor has no creditors holding unsecured claims to report on this Schedule F.

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B T O R  H W J C	Husband, Wife, Joint, or Community	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM
		DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.				
Account No. <b>xxx #x317A</b>  <b>AV Fire Security &amp; Electric</b> <b>2805 108th Ave E</b> <b>Edgewood, WA 98372</b>	-		<b>7/1/12</b> <b>Fire alarm monitoring and annual fire and sprinkler recertification</b>			<b>82.00</b>
Account No.  <b>Carrier Comm. Svc</b> <b>c/o Service Plus</b> <b>3215 S 116th Street #133</b> <b>Tukwila, WA 98168</b>	-		<b>6/30/12</b> <b>HVAC service agreement</b> <b>as of 12/1/12</b>			<b>7,254.38</b>
Account No.  <b>Cedar River Glass</b> <b>PO Box 600</b> <b>Hobart, WA 98025</b>	-		<b>3/23/2012</b> <b>Replace broken glass panel</b>			<b>1,705.00</b>
Account No. <b>xxxx3775</b>  <b>Century Link</b> <b>Business Services</b> <b>PO Box 52187</b> <b>Phoenix, AZ 85072-2187</b>	-		<b>12-14-12</b> <b>Phone and T-1 line internet service</b>			<b>1,383.54</b>
Subtotal (Total of this page)						<b>10,424.92</b>

3 continuation sheets attached

In re J and Y Investment, LLC, Case No. \_\_\_\_\_  
 Debtor

**SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS**  
 (Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B T O R	Husband, Wife, Joint, or Community	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM	
		H W J C					DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.
Account No. <b>xxx #x5692</b>  <b>Excel Supply Company</b> <b>2001 48th Ave Crt E Suite A</b> <b>Fife, WA 98424</b>	-					<b>739.77</b>	
Account No.  <b>First Western Properties -</b> <b>Tacoma Inc</b> <b>6402 Tacoma Mall Blvd</b> <b>Tacoma, WA 98409</b>	-					<b>12,506.40</b>	
Account No.  <b>Hurley Williams &amp; Cook PS</b> <b>4312 Kitsap Way, Ste. 102</b> <b>Bremerton, WA 98312</b>	-					<b>666.10</b>	
Account No. <b>xxx #5425</b>  <b>Illumination Services LLC</b> <b>10216 SE 256th Street</b> <b>Suite 103 PMB #505</b> <b>Kent, WA 98030-6404</b>	-				<b>X</b>	<b>142.35</b>	
Account No.  <b>Kidder Mathews</b> <b>1201 Pacific Ave #1400</b> <b>Tacoma, WA 98402</b>	-					<b>14,953.09</b>	
Sheet no. <u>1</u> of <u>3</u> sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims						Subtotal (Total of this page)	<b>29,007.71</b>

In re J and Y Investment, LLC, Debtor Case No. \_\_\_\_\_

**SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS**  
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B T O R	Husband, Wife, Joint, or Community	D A T E C L A I M W A S I N C U R R E D A N D C O N S I D E R A T I O N F O R C L A I M. I F C L A I M I S S U B J E C T T O S E T O F F, S O S T A T E.	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	A M O U N T O F C L A I M	
		H W J C						
Account No. <b>xx6362</b>  <b>McKinstry</b> <b>9005 3rd Ave. S.</b> <b>Seattle, WA 98124</b>		-	<b>1-2-13</b> <b>Water treatment</b>				<b>517.74</b>	
Account No.  <b>Mountain Mist</b> <b>5410 189th St. E.</b> <b>Puyallup, WA 98375</b>		-	<b>12-31-12</b>				<b>123.52</b>	
Account No. <b>xxD001</b>  <b>Plantscapes</b> <b>1127 Poplar Place S</b> <b>Seattle, WA 98144</b>		-	<b>12-1-12</b> <b>Landscaping</b>				<b>904.47</b>	
Account No. <b>xxx-xxx-100-8</b>  <b>Puget Sound Energy</b> <b>BOT-01H</b> <b>PO Box 91269</b> <b>Bellevue, WA 98009-9269</b>		-	<b>Utility/service through 12-14-12</b>				<b>7,853.74</b>	
Account No. <b>xxx #3298</b>  <b>Real Janitorial Service Inc</b> <b>4502 37th Street NE</b> <b>Tacoma, WA 98422</b>		-	<b>12-14-12</b> <b>Janitorial services</b>				<b>3,250.00</b>	
Sheet no. <u>2</u> of <u>3</u> sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims							Subtotal (Total of this page)	<b>12,649.47</b>

In re J and Y Investment, LLC, Case No. \_\_\_\_\_  
 Debtor

**SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS**  
 (Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B T O R	Husband, Wife, Joint, or Community	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM	
		H W J C					DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.
Account No. <b>xx1149</b>  <b>Thyssenkrupp Elevator Corp</b> <b>PO Box 933004</b> <b>Atlanta, GA 31193-3004</b>	-		<b>12-1-12</b> <b>Elevator service and maintenance contract</b>			<b>3,789.67</b>	
Account No.  <b>US Bank</b> <b>PO Box 790408</b> <b>Saint Louis, MO 63179-0408</b>	-		<b>Flex Perks Visa</b> <b>12-13-12</b>			<b>139.00</b>	
Account No. <b>xxx-xxxxxxx-x055-8</b>  <b>Waste Management</b> <b>Federal Way Disposal</b> <b>32650 SR 20 E105</b> <b>Oak Harbor, WA 98277</b>	-		<b>12-1-12</b> <b>Waste disposal and removal</b>			<b>1,869.18</b>	
Account No. <b>xxxxxxxxxxx0471</b>  <b>XO Communications</b> <b>8851 Sandy Pkwy</b> <b>Sandy, UT 84070</b>	-		<b>2010</b> <b>Early termination of contract; invoice for remaining</b>		<b>X</b>	<b>10,775.36</b>	
Account No.							
Sheet no. <u>3</u> of <u>3</u> sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims						Subtotal (Total of this page)	<b>16,573.21</b>
						Total (Report on Summary of Schedules)	<b>68,655.31</b>

**United States Bankruptcy Court  
Western District of Washington**

In re **J and Y Investment, LLC**  
Debtor(s)

Case No. \_\_\_\_\_  
Chapter **11**

**DECLARATION CONCERNING DEBTOR'S SCHEDULES**

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the President, East of Cascade, Inc., Manager of Debtor of the corporation named as debtor in this case, declare under penalty of perjury that I have read the foregoing summary and schedules, consisting of   **21**   sheets, and that they are true and correct to the best of my knowledge, information, and belief.

Date **January 10, 2013**

Signature **/s/ Yong C. Kang**  
**Yong C. Kang**  
**President, East of Cascade, Inc., Manager of Debtor**

*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.

**United States Bankruptcy Court**  
**Western District of Washington**

In re     **J and Y Investment, LLC**    ,  
Debtor

Case No. \_\_\_\_\_

Chapter                     **11**                    

**LIST OF EQUITY SECURITY HOLDERS**

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
<b>East of Cascade, Inc.</b> <b>13714 SE 75th Street</b> <b>New Castle, WA 98059</b>		<b>100%</b>	<b>Membership Interest</b>

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

I, the President, East of Cascade, Inc., Manager of Debtor 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.

Date     **January 10, 2013**    

Signature     **/s/ Yong C. Kang**      
**Yong C. Kang**  
**President, East of Cascade, Inc., Manager of Debtor**

*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.

**United States Bankruptcy Court  
Western District of Washington**

In re **J and Y Investment, LLC**  
Debtor(s)

Case No. \_\_\_\_\_  
Chapter **11**

**VERIFICATION OF CREDITOR MATRIX**

I, the President, East of Cascade, Inc., Manager of Debtor 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: **January 10, 2013**

**/s/ Yong C. Kang**  
**Yong C. Kang/President, East of Cascade, Inc., Manager of Debtor**  
Signer/Title

US ATTORNEY  
ATN BANKRUPTCY ASSISTANT  
US COURTHOUSE  
700 STEWART ST RM 5220  
SEATTLE, WA 98101

INTERNAL REVENUE SVC (PHIL)  
CENTRALIZED INSOL OPERATIONS  
PO BOX 7346  
PHILADELPHIA, PA 19101-7346

COMMODITY FUTURES TRADING  
1155 21ST ST NW  
WASHINGTON, DC 20581

SECURITIES & EXCHANGE COMM  
ATTN BANKRUPTCY COUNSEL  
44 MONTGOMERY ST #2600  
SAN FRANCISCO, CA 94104

US TREASURY  
SECRETARY OF THE TREASURY  
1500 PENNSYLVANIA AVE NW  
WASHINGTON, DC 20220

US DEPT OF EDUCATION  
BANKRUPTCY DEPARTMENT  
PO BOX 65128  
SAINT PAUL, MN 55165

WA DEPT OF REV-SEA  
BANKRUPTCY/CLAIMS UNIT  
2101 4TH AVE #1400  
SEATTLE, WA 98121-2300

WA DEPT OF L&I-OLY  
COLLECTIONS  
PO BOX 44171  
OLYMPIA, WA 98504-4171

WA DEPT OF EMP SEC-OLY  
UI TAX ADMIN  
PO BOX 9046  
OLYMPIA, WA 98507-9046



WA ATTORNEY GENERAL  
BANKRUPTCY & COLLECTIONS UNIT  
800 5TH AVE #2000  
SEATTLE, WA 98104

WA DEPT OF SOCIAL&HEALTH SVCS  
DIV OF CHILD SUPPORT  
PO BOX 11520  
TACOMA, WA 98411-5520

KATRIANA L. SAMILJAN WSBA  
BUSH STROUT & KORNFELD LLP  
601 UNION STREET #5000  
SEATTLE, WA 98101-2373

J AND Y INVESTMENT, LLC  
13714 SE 75TH STREET  
NEW CASTLE, WA 98059

ALLSTATE AGENCY  
2505 S 320TH STREET #255  
FEDERAL WAY, WA 98003

ATOMY  
2505 S 320TH STREET #450  
FEDERAL WAY, WA 98003

AV FIRE SECURITY & ELECTRIC  
2805 108TH AVE E  
EDGEWOOD, WA 98372

BACM 2004-1  
320TH STREET SOUTH, LLC  
B OF A CAPITAL MRKTS SRVC GRP  
PO BOX 65585  
CHARLOTTE, NC 28265-0585

BACM 2004-1, 320TH ST. S. LLC  
C/O CHRISTINE KOSYDAR  
STOEL RIVES LLP  
900 SW FIFTH AVE #2600  
PORTLAND, OR 97204

CARRIER COMM. SVC  
C/O SERVICE PLUS  
3215 S 116TH STREET #133  
TUKWILA, WA 98168

CEDAR RIVER GLASS  
PO BOX 600  
HOBART, WA 98025

CENTURY LINK  
BUSINESS SERVICES  
PO BOX 52187  
PHOENIX, AZ 85072-2187

COFFEE SHOP  
2505 S 320TH STREET, CAFE  
FEDERAL WAY, WA 98003

DAVID S. ARMENI  
2ND AVE N POB 423  
KALAM, WA 98623

DEPARTMENT OF REVENUE  
AUDIT DIVISION  
PO BOX 4310  
BREMERTON, WA 98312-0310

ED NELSON LAW  
2505 S 320TH STREET #420  
FEDERAL WAY, WA 98003

EXCEL SUPPLY COMPANY  
2001 48TH AVE CRT E SUITE A  
FIFE, WA 98424

FIRST WESTERN PROPERTIES -  
TACOMA INC  
6402 TACOMA MALL BLVD  
TACOMA, WA 98409

HAIR PLUS  
2505 S 320TH STREET  
FEDERAL WAY, WA 98003

HURLEY WILLIAMS & COOK PS  
4312 KITSAP WAY, STE. 102  
BREMERTON, WA 98312

ILLUMINATION SERVICES LLC  
10216 SE 256TH STREET  
SUITE 103 PMB #505  
KENT, WA 98030-6404

JUSTINA MEINECKE  
2212 234TH STREET #F-304  
DES MOINES, WA 98198

KEUM KANG  
131714 SE 75TH STREET  
NEW CASTLE, WA 98059

KIDDER MATHEWS  
1201 PACIFIC AVE #1400  
TACOMA, WA 98402

LANDER KORUS  
2505 S 320TH STREET #580  
FEDERAL WAY, WA 98003

LMPC MORTGAGE LLC  
2505 S 320TH STREET #210  
FEDERAL WAY, WA 98003

LNR PARTNERS, LLC  
1600 WASHINGTON AVENUE #700  
MIAMI BEACH, FL 33139-3164

LOVEL FINANCIAL  
2505 S 320TH STREET  
FEDERAL WAY, WA 98003

MCGUIN  
2505 S 320TH STREET #670  
FEDERAL WAY, WA 98003

MCKINSTRY  
9005 3RD AVE. S.  
SEATTLE, WA 98124

MCKINSTRY CO.  
5005 3RD AVE S  
SEATTLE, WA 98134

MET LIFE  
2505 S 320TH STREET #410  
FEDERAL WAY, WA 98003

MOUNTAIN MIST  
5410 189TH ST. E.  
PUYALLUP, WA 98375

NEO DENTAL  
2505 S 320TH STREET #625  
FEDERAL WAY, WA 98003

NEW STAR REALTY  
2505 S 320TH STREET #260  
FEDERAL WAY, WA 98003

NW TERRITORIAL MINT  
2505 S 320TH STREET #110  
FEDERAL WAY, WA 98003

PAPER STREET PERIO  
2505 S 320TH STREET #330  
FEDERAL WAY, WA 98003

PARK CHENAUR ASSOC.  
2505 S 320TH STREET #100  
FEDERAL WAY, WA 98003

PLANTSCAPES  
1127 POPLAR PLACE S  
SEATTLE, WA 98144

PUGET SOUND ENERGY  
BOT-01H  
PO BOX 91269  
BELLEVUE, WA 98009-9269

REAL JANITORIAL SERVICE INC  
4502 37TH STREET NE  
TACOMA, WA 98422

REPUBLIC MORTGAGE  
2505 S 320TH STREET #140  
FEDERAL WAY, WA 98003

REPUBLIC MORTGAGE  
2505 S 320TH STREET #560  
FEDERAL WAY, WA 98003

ROYAL REALTY  
2505 S 320TH STREET #440  
FEDERAL WAY, WA 98003

SCOTT K. KANG  
13714 SE 75TH STREET  
NEW CASTLE, WA 98059

SEATTLE LAW GROUP  
2505 S 320TH STREET #620  
FEDERAL WAY, WA 98003

SERVICEPLUS  
C/O BUILDINGS SYSTEMS AND  
SERVICES  
3215 S 116TH STREET #133  
SEATTLE, WA 98168

TASNIM SAYANI  
2505 320TH STREET S #400  
FEDERAL WAY, WA 98003

THYSSENKRUPP ELEVATOR CORP  
PO BOX 933004  
ATLANTA, GA 31193-3004

THYSSENKRUPP ELEVATOR CORP  
7006 27TH STREET W, SUITE A  
UNIVERSITY PLACE, WA 98466

TWIN DEVLOP  
2505 S 320TH STREET #510  
FEDERAL WAY, WA 98003

US BANK  
PO BOX 790408  
SAINT LOUIS, MO 63179-0408

USA CE  
2505 S 320TH STREET #540  
FEDERAL WAY, WA 98003

WASTE MANAGEMENT  
FEDERAL WAY DISPOSAL  
32650 SR 20 E105  
OAK HARBOR, WA 98277

WFC HOME MORTGAGE  
2505 S 320TH STREET #220  
FEDERAL WAY, WA 98003

WFC HOME MORTGAGE  
2505 S 320TH STREET #640  
FEDERAL WAY, WA 98003

XO COMMUNICATIONS  
8851 SANDY PKWY  
SANDY, UT 84070

YONG KANG  
131714 SE 75TH STREET  
NEW CASTLE, WA 98059

ZARINA SAYANI  
2505 - 320TH STREET S #400  
FEDERAL WAY, WA 98003

ZUBEIDA SAYANI  
2505 320TH STREET S #400  
FEDERAL WAY, WA 98003