

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF TENNESSEE**

IN RE:)
)
TELLICO LANDING, LLC) **NO.: 11-33018**
) **Chapter 11**
Debtor.)

OBJECTIONS TO DISCLOSURE STATEMENT

Comes Robert T. Stooksbury, Jr. a creditor and Member of the debtor and hereby submits that the debtor’s Disclosure Statement filed October 4, 2011 (“Disclosure Statement”), is deficient in the following respects:

1) The Disclosure Statement contains misrepresentations and false statements about Mr. Whelchel and Mr. Stooksbury’s knowledge and participation in the activities of the debtor, even to the extent that they were not informed about the filing of a bankruptcy petition, Disclosure Statement, or Plan of Reorganization.

2) The Disclosure Statement fails to state that Mr. Ross has withheld and continues to withhold information with regard to the debtor’s finances, including all records of an account at CBBC, and has refused to comply with Court discovery orders to the point that United States Magistrate Judge, H. Bruce Guyton in Case 3:09-cv-00498 issued a Report and Recommendation, ([Doc. 185] filed 09/28/11), that default judgments be entered against Mr. Ross and entities related to him, including LTR Properties, Inc..

3) The Disclosure Statement fails to state that Mr. Ross and/or entities controlled by him owe the debtor in excess of \$10,900,000.00 for funds misdirected and misappropriated from the debtor.

4) The Disclosure Statement falsely asserts that the Master Concept Plan – which contains many misrepresentations about amenities that were not completed, was approved by Mr. Stooksbury.

5) The Disclosure Statement fails to disclose that although the 18 hole golf course has been completed that the required club house, parking lot and par 3 golf course have not been completed.

6) The Disclosure Statement fails to disclose that 2.5 miles of roads are not completed in final form and that the “road” and utilities above golf course hole number 6 has only been cleared of trees.

7) The Disclosure Statement fails to disclose that approximately 45 lots have been obtained by financial institutions as a result of foreclosure proceedings and that Twenty-Five (25) of these lots have been sold by the financial institutions for only 36% of the original purchase price.

8) The Disclosure Statement falsely asserts that the debtor instead of LTR Properties, Inc. is responsible for the Public Trail System

9) The Disclosure gives a false picture of Rarity Pointe re-sale revenues.

10) The Disclosure represents Rarity Bay as a “model community” without acknowledging significant environmental violations and fines. It is not disclosed that Rarity Pointe received the largest Tennessee Department of Environment and Conversation fine in Tennessee history, which is still unpaid. Further there is no disclosure that Rarity Mountain received mining violations from the U.S. Department of the Interior.

11) The Disclosure makes the representation that Tellico Landing, LLC was involved in filing the 2002 Rarity Pointe Plan of Development with TVA, when in reality this was all filed by LTR Properties, Inc. on behalf of “Rarity Communities.”

12) The Disclosure makes false representations about the timing of construction of the Discovery Center, which actually did not begin until after the Lodge and Condo project failed.

Wherefore, Mr. Stooksbury asserts that because of the false and misleading statements with without the above information the Disclosure Statement does not contain adequate information as required by 11 U.S.C. § 1125(a), which would permit a party in interest to reach an informed judgment concerning the Plan of Reorganization.

/s/ James R. Moore

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CERTIFICATE OF SERVICE

I hereby certify that on October 28, 2011 a copy of the foregoing Objection to Debtor's Disclosure Statement was electronically filed in the captioned matter and served by Notice of Electronic Filing on Lynn Tarpy, attorney for the debtor, at ltarpy@htandc.com.

/s/ James R. Moore
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