

Fill in this information to identify your case:

United States Bankruptcy Court for the:

DISTRICT OF ARIZONA

Case number (if known) Chapter 11

Check if this an amended filing

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 4K Properties, LTD

2. All other names debtor used in the last 8 years Include any assumed names, trade names and doing business as names

3. Debtor's federal Employer Identification Number (EIN) 86-0984230

4. Debtor's address Principal place of business Mailing address, if different from principal place of business 5136 N. Desert View Dr. Apache Junction, AZ 85120 18521 E. Queen Creek Rd Bldg 105 Suite 619 Queen Creek, AZ 85142 Pinal County Location of principal assets, if different from principal place of business 5136 S. Desert View Apache Junction, AZ 85120

5. Debtor's website (URL)

6. Type of debtor Corporation Partnership Other. Specify:

**7. Describe debtor's business**

A. Check one:

- Health Care Business (as defined in 11 U.S.C. § 101(27A))
- Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- Railroad (as defined in 11 U.S.C. § 101(44))
- Stockbroker (as defined in 11 U.S.C. § 101(53A))
- Commodity Broker (as defined in 11 U.S.C. § 101(6))
- Clearing Bank (as defined in 11 U.S.C. § 781(3))
- None of the above

B. Check all that apply

- Tax-exempt entity (as described in 26 U.S.C. §501)
- Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.  
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

\_\_\_\_\_

**8. Under which chapter of the Bankruptcy Code is the debtor filing?**

Check one:

- Chapter 7
- Chapter 9

Chapter 11. Check all that apply:

- Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,566,050 (amount subject to adjustment on 4/01/19 and every 3 years after that).
- The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- 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).
- The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11 (Official Form 201A) with this form.
- The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

Chapter 12

**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

- No.
- Yes.

If more than 2 cases, attach a separate list.

District _____	When _____	Case number _____
District _____	When _____	Case number _____

**10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?**

- No
- Yes.

List all cases. If more than 1, attach a separate list

Debtor _____	Relationship _____
District _____	When _____ Case number, if known _____

**11. Why is the case filed in this district?**

Check all that apply:

- Debtor has had its domicile, 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.
- A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

**12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?**

No

Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

**Why does the property need immediate attention?** (Check all that apply.)

It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.  
What is the hazard? \_\_\_\_\_

It needs to be physically secured or protected from the weather.

It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

Other \_\_\_\_\_

**Where is the property?** \_\_\_\_\_

Number, Street, City, State & ZIP Code

**Is the property insured?**

No

Yes. Insurance agency \_\_\_\_\_

Contact name \_\_\_\_\_

Phone \_\_\_\_\_

**Statistical and administrative information**

**13. Debtor's estimation of available funds**

Check one:

- Funds will be available for distribution to unsecured creditors.
- After any administrative expenses are paid, no funds will be available to unsecured creditors.

**14. Estimated number of creditors**

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> 1-49 | <input type="checkbox"/> 1,000-5,000   | <input type="checkbox"/> 25,001-50,000     |
| <input type="checkbox"/> 50-99           | <input type="checkbox"/> 5001-10,000   | <input type="checkbox"/> 50,001-100,000    |
| <input type="checkbox"/> 100-199         | <input type="checkbox"/> 10,001-25,000 | <input type="checkbox"/> More than 100,000 |
| <input type="checkbox"/> 200-999         |  |  |

**15. Estimated Assets**

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> \$0 - \$50,000 | <input type="checkbox"/> \$1,000,001 - \$10 million    | <input type="checkbox"/> \$500,000,001 - \$1 billion     |
| <input type="checkbox"/> \$50,001 - \$100,000      | <input type="checkbox"/> \$10,000,001 - \$50 million   | <input type="checkbox"/> \$1,000,000,001 - \$10 billion  |
| <input type="checkbox"/> \$100,001 - \$500,000     | <input type="checkbox"/> \$50,000,001 - \$100 million  | <input type="checkbox"/> \$10,000,000,001 - \$50 billion |
| <input type="checkbox"/> \$500,001 - \$1 million   | <input type="checkbox"/> \$100,000,001 - \$500 million | <input type="checkbox"/> More than \$50 billion          |

**16. Estimated liabilities**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> \$0 - \$50,000          | <input type="checkbox"/> \$1,000,001 - \$10 million             | <input type="checkbox"/> \$500,000,001 - \$1 billion     |
| <input type="checkbox"/> \$50,001 - \$100,000    | <input checked="" type="checkbox"/> \$10,000,001 - \$50 million | <input type="checkbox"/> \$1,000,000,001 - \$10 billion  |
| <input type="checkbox"/> \$100,001 - \$500,000   | <input type="checkbox"/> \$50,000,001 - \$100 million           | <input type="checkbox"/> \$10,000,000,001 - \$50 billion |
| <input type="checkbox"/> \$500,001 - \$1 million | <input type="checkbox"/> \$100,000,001 - \$500 million          | <input type="checkbox"/> More than \$50 billion          |

Debtor **4K Properties, LTD**  
Name

Case number (if known)

**Request for Relief, Declaration, and Signatures**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement 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.

**17. Declaration and signature of authorized representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

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 true and correct.

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

Executed on **May 31, 2017**  
MM / DD / YYYY

**X /s/ Joseph Cook**  
Signature of authorized representative of debtor

**Joseph Cook**  
Printed name

Title **Personal Representative of Estate of Allen Kauffman**

**18. Signature of attorney** **X /s/ Pernell W. McGuire**  
Signature of attorney for debtor

Date **May 31, 2017**  
MM / DD / YYYY

**Pernell W. McGuire**  
Printed name

**Davis Miles McGuire Gardner, PLLC**  
Firm name

**40 E. Rio Salado Parkway, Suite 425  
Tempe, AZ 85281**  
Number, Street, City, State & ZIP Code

Contact phone **(480) 733-6800** Email address **azbankruptcy@davismiles.com**

**015909**  
Bar number and State

**Fill in this information to identify the case:**

Debtor name **4K Properties, LTD**  
 United States Bankruptcy Court for the: **DISTRICT OF ARIZONA**  
 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** 12/15

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 contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Aries Electronics, Inc. 745 N. Gilbert Road # 124-220 Gilbert, AZ 85234						\$274.72
BBVA-Compass Bank 2850 E. Camelback Road Suite 190B Phoenix, AZ 85016		1350 West Harwell Road, Gilbert AZ		\$3,095,000.00	Unknown	Unknown
BBVA-Compass Bank 2850 E. Camelback Road Suite 190B Phoenix, AZ 85016		5051 S. Warner Drive and 5316 S. Desert View Drive, Apache Junction AZ	Contingent	\$5,925,000.00	Unknown	Unknown
Cool-n-Clean Pool Care 3631 E. Sheffield Road Gilbert, AZ 85296						\$320.00
Endurance Insurance 750 Third Avenue, 2nd Floor New York, NY 10017			Contingent			\$697,000.00
FNF Servicing, Inc. P.O. Box 8097 Virginia Beach, VA 23450						\$127,423.00
FNF Servicing, Inc. P.O. Box 60512 City of Industry, CA 91716-0512						\$80,000.00

Debtor **4K Properties, LTD**  
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	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Maricopa County Treasurer 301 West Jefferson Street, Room 100 Phoenix, AZ 85003-2199						\$31,100.64
Maricopa County Treasurer P.O. Box 52133 Phoenix, AZ 85072						\$3,211.08
Merchants Capital Access 525 Broadhollow Road Melville, NY 11747			Contingent			\$145,000.00
Nationwide P.O. Box 514540 Los Angeles, CA 90051-4540						\$298.52
Navajo County Treasurer 100 E. Carter Drive Holbrook, AZ 86025						\$11,818.91
Pinal County Treasurer PO Box 709 Florence, AZ 85132						\$63,315.36
Pioneer Title Agency, Inc. Loan Servicing Department P. O. Box 1900 Sierra Vista, AZ 85635						\$55,000.00
Prime Alliance Bank Inc. c/o Michael F. Christensen 68 So. Main, Floor 6 Salt Lake City, UT 84101			Contingent			\$1,425,000.00
SRP PO BOX 80062 Prescott, AZ 86304						\$329.74
Town of Queen Creek Water 22358 S. Ellsworth Road Queen Creek, AZ 85142						\$395.40

Debtor **4K Properties, LTD**  
 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	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Wells Fargo Mortgage 464 California Street San Francisco, CA 94104						<b>\$185,000.00</b>

4K Properties, LTD -

4K BUILDERS  
18521 E. QUEEN CREEK RD  
BLDG 105 SUITE 619  
QUEEN CREEK AZ 85142

ARIES ELECTRONICS, INC.  
745 N. GILBERT ROAD  
# 124-220  
GILBERT AZ 85234

BBVA-COMPASS BANK  
2850 E. CAMELBACK ROAD  
SUITE 190B  
PHOENIX AZ 85016

COOL-N-CLEAN POOL CARE  
3631 E. SHEFFIELD ROAD  
GILBERT AZ 85296

ENDURANCE INSURANCE  
750 THIRD AVENUE, 2ND FLOOR  
NEW YORK NY 10017

FNF SERVICING, INC.  
P.O. BOX 60512  
CITY OF INDUSTRY CA 91716-0512

FNF SERVICING, INC.  
P.O. BOX 8097  
VIRGINIA BEACH VA 23450

MARICOPA COUNTY TREASURER  
P.O. BOX 52133  
PHOENIX AZ 85072

MARICOPA COUNTY TREASURER  
301 WEST JEFFERSON STREET, ROOM 100  
PHOENIX AZ 85003-2199

MERCHANTS CAPITAL ACCESS  
525 BROADHOLLOW ROAD  
MELVILLE NY 11747

4K Properties, LTD -

NATIONWIDE  
P.O. BOX 514540  
LOS ANGELES CA 90051-4540

NAVAJO COUNTY TREASURER  
100 E. CARTER DRIVE  
HOLBROOK AZ 86025

OPTCO  
18521 E. QUEEN CREEK RD  
BLDG 105 SUITE 619  
QUEEN CREEK AZ 85142

PINAL COUNTY TREASURER  
PO BOX 709  
FLORENCE AZ 85132

PIONEER TITLE AGENCY, INC.  
LOAN SERVICING DEPARTMENT  
P. O. BOX 1900  
SIERRA VISTA AZ 85635

PRIME ALLIANCE BANK INC.  
C/O MICHAEL F. CHRISTENSEN  
68 SO. MAIN, FLOOR 6  
SALT LAKE CITY UT 84101

SRP  
PO BOX 80062  
PRESCOTT AZ 86304

TOWN OF QUEEN CREEK WATER  
22358 S. ELLSWORTH ROAD  
QUEEN CREEK AZ 85142

WELLS FARGO MORTGAGE  
464 CALIFORNIA STREET  
SAN FRANCISCO CA 94104