

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 Sequoia Ahwatukee Investments, LLC

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) 82-4415401

4. Debtor's address Principal place of business Mailing address, if different from principal place of business 3324 E. Sequoia Trail Phoenix, AZ 85044 Maricopa County

5. Debtor's website (URL)

6. Type of debtor Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP)) Partnership (excluding LLP) 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	<u>Charles & Christiana Chiu</u>	Relationship	<u>Member of Debtor</u>
District	<u>District of Arizona</u>	When	<u>6/06/13</u>
		Case number, if known	<u>2:13-bk-09725</u>

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 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 checked="" 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 checked="" 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 |

Debtor **Sequoia Ahwatukee Investments, LLC**
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 **February 26, 2018**
MM / DD / YYYY

X /s/ Charles Chiu
Signature of authorized representative of debtor

Title **Member**

Charles Chiu
Printed name

18. Signature of attorney

X /s/ James Portman Webster, Esq.
Signature of attorney for debtor

Date **February 26, 2018**
MM / DD / YYYY

James Portman Webster, Esq. 025006
Printed name

James Portman Webster Law Office, PLC
Firm name

1845 S. Dobson Rd.
Ste 201
Mesa, AZ 85202
Number, Street, City, State & ZIP Code

Contact phone **(480) 464-4667** Email address **Help@JPWLegal.com**

025006 AZ
Bar number and State

Fill in this information to identify the case:

Debtor name **Sequoia Ahwatukee Investments, LLC**
 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
Advance Restaurant Finance LLC c/o DeConcini McDonaldy Yetwin & Lacy PC 2525 E Broadway Blvd., Suite 200 Tucson, AZ 85716		3324 E. Sequoia Trail Phoenix, AZ 85044 RENTAL PROPERTY		\$490,000.00	\$1,000,000.00	\$490,000.00
Camelback Colonnade Associates Partnersh c/o The Cavanagh Law Firm 1850 N Central Ave., Suite 2400 Phoenix, AZ 85004		3324 E. Sequoia Trail Phoenix, AZ 85044 RENTAL PROPERTY		\$127,763.86	\$1,000,000.00	\$127,763.86
Corlar, LLC c/o FCI Lenders Services, Inc. PO Box 27370 Anaheim, CA 92809-0112		3324 E. Sequoia Trail Phoenix, AZ 85044 RENTAL PROPERTY		\$350,000.00	\$1,000,000.00	\$350,000.00
Desert Springs, LLC c/o Don Fletcher/Lake and Cobb PLC 1095 W. Rio Salado Parkway, Suite 206 Tempe, AZ 85281		3324 E. Sequoia Trail Phoenix, AZ 85044 RENTAL PROPERTY		\$104,997.99	\$1,000,000.00	\$104,997.99
FIA Card Services c/o Aron & Associates, PC 1615 E. Fort Lowell Rd Tucson, AZ 85719		3324 E. Sequoia Trail Phoenix, AZ 85044 RENTAL PROPERTY		\$26,468.77	\$1,000,000.00	\$26,468.77

Debtor **Sequoia Ahwatukee Investments, 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	Amount of claim		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
General Transacting and Trading, LLC c/o Almquist & Gilbert, P.C. 10245 E. Via Linda, Suite 106 Scottsdale, AZ 85258		3324 E. Sequoia Trail Phoenix, AZ 85044 RENTAL PROPERTY		\$227,695.84	\$1,000,000.00	\$227,695.84
HJ Red Mountain LLC et al. c/o Myers & Jenkins, PC One East Camelback Road, Suite 500 Phoenix, AZ 85012		3324 E. Sequoia Trail Phoenix, AZ 85044 RENTAL PROPERTY		\$23,686.37	\$1,000,000.00	\$23,686.37
Inland Western Avondale McDowell, LLC c/o Buchalter Nemer 16435 N. Scottsdale Rd #440 Scottsdale, AZ 85254		3324 E. Sequoia Trail Phoenix, AZ 85044 RENTAL PROPERTY		\$6,454.00	\$1,000,000.00	\$6,454.00
Internal Revenue Service (Involency) PO Box 21125 Philadelphia, PA 19114-0325		3324 E. Sequoia Trail Phoenix, AZ 85044 RENTAL PROPERTY		\$90,000.00	\$1,000,000.00	\$90,000.00
International Bank of Chicago 5069 N> Broadway St Chicago, IL 60640		3324 E. Sequoia Trail Phoenix, AZ 85044 RENTAL PROPERTY		\$800,000.00	\$1,000,000.00	\$800,000.00
Main Street Plaza, LP c/o Mariscal, Weeks, McIntyre & Friedlan 2901 N. Central Ave., Suite 200 Phoenix, AZ 85012		3324 E. Sequoia Trail Phoenix, AZ 85044 RENTAL PROPERTY		\$49,688.12	\$1,000,000.00	\$49,688.12
Tucson City Clerk's Office PO Box 27210 Tucson, AZ 85726		3324 E. Sequoia Trail Phoenix, AZ 85044 RENTAL PROPERTY				\$3,121.56
Wells Fargo/Wachovia/World Savings PO Box 659558 San Antonio, TX 78265		3324 E. Sequoia Trail Phoenix, AZ 85044 RENTAL PROPERTY		\$1,150,000.00	\$1,000,000.00	\$150,000.00

Sequoia Ahwatukee Investments, LLC -

ADVANCE RESTAURANT FINANCE LLC
C/O DECONCINI MCDONALDY YETWIN & LACY PC
2525 E BROADWAY BLVD., SUITE 200
TUCSON AZ 85716

CAMELBACK COLONNADE ASSOCIATES PARTNERSH
C/O THE CAVANAGH LAW FIRM
1850 N CENTRAL AVE., SUITE 2400
PHOENIX AZ 85004

CORLAR, LLC
C/O FCI LENDERS SERVICES, INC.
PO BOX 27370
ANAHEIM CA 92809-0112

DESERT SPRINGS, LLC
C/O DON FLETCHER/LAKE AND COBB PLC
1095 W. RIO SALADO PARKWAY, SUITE 206
TEMPE AZ 85281

ENGELMEN & BERGER PC
3636 N CENTRAL AVE # 700
PHOENIX AZ 85012

FIA CARD SERVICES
C/O ARON & ASSOCIATES, PC
1615 E. FORT LOWELL RD
TUCSON AZ 85719

GENERAL TRANSACTING AND TRADING, LLC
C/O ALMQUIST & GILBERT, P.C.
10245 E. VIA LINDA, SUITE 106
SCOTTSDALE AZ 85258

HJ RED MOUNTAIN LLC ET AL.
C/O MYERS & JENKINS, PC
ONE EAST CAMELBACK ROAD, SUITE 500
PHOENIX AZ 85012

INLAND WESTERN AVONDALE MCDOWELL, LLC
C/O BUCHALTER NEMER
16435 N. SCOTTSDALE RD #440
SCOTTSDALE AZ 85254

Sequoia Ahwatukee Investments, LLC -

INTERNAL REVENUE SERVICE (INVOLVENCY)
PO BOX 21125
PHILADELPHIA PA 19114-0325

INTERNATIONAL BANK OF CHICAGO
5069 N> BROADWAY ST
CHICAGO IL 60640

MAIN STREET PLAZA, LP
C/O MARISCAL, WEEKS, MCINTYRE & FRIEDLAN
2901 N. CENTRAL AVE., SUITE 200
PHOENIX AZ 85012

RICKY CHIU
3324 E. SEQUOIA TRAIL
PHOENIX AZ 85044

TUCSON CITY CLERK'S OFFICE
PO BOX 27210
TUCSON AZ 85726

WELLS FARGO/WACHOVIA/WORLD SAVINGS
PO BOX 659558
SAN ANTONIO TX 78265