Case 1:09-bk-26846-GM Doc 1 Filed 12/14/09 Entered 12/14/09 19:10:57 Desc Main Document Page 1 of 10

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number	
Ilyse Klavir 164239 Ilyse Klavir 1672 West Avenue J 207C Lancaster, CA 93534 Tele: (661) 945-0504 Fax: (661) 952-1902	FOR COURT USE ONLY
Attorney for	
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re	CASE NO.:
Maravilla Center, LLC	CHAPTER: 11
Debtor(s).	ADV. NO.:
ELECTRONIC FILING DECLARATIO (CORPORATION/PARTNERSHIP	
✓ Petition, statement of affairs, schedules or lists	Date Filed: October 14, 2009
Amendments to the petition, statement of affairs, schedules or lists	Date Filed:
Other:	Date Filed:
PART I - DECLARATION OF AUTHORIZED SIGNATORY OF DEBTOR OR OTHER	RPARTY
being filed electronically (Filed Document); (2) I have read and understand the Filed I Document is true, correct and complete; (4) the "/s/," followed by my name, on the sign serves as my signature on behalf of the Filing Party and denotes the making of such d certifications by me and by the Filing Party to the same extent and effect as my actual signed a true and correct hard copy of the Filed Document in such places on behalf of the filed Document to the Filing Party's attorney; and (6) I, on behalf of the Filing File the electronic version of the Filed Document and this Declaration with the United California.	ature lines for the Filing Party in the Filed Document leclarations, requests, statements, verifications and signature on such signature lines; (5) I have actually the Filing Party and provided the executed hard copy Party, have authorized the Filing Party's attorney to
MADIAC: - Jan Maria	
Signature of Authorized Signatory of Filing Party	December 14, 2009
Signature of Authorized Signatory of Filing Party Robert Zuckerman	December 14, 2009 Date
Signature of Authorized Signatory of Filing Party	
Signature of Authorized Signatory of Filing Party Robert Zuckerman Printed Name of Authorized Signatory of Filing Party Managing Member Of Managing Member	
Signature of Authorized Signatory of Filing Party Robert Zuckerman Printed Name of Authorized Signatory of Filing Party Managing Member Of Managing Member Title of Authorized Signatory of Filing Party	
Signature of Authorized Signatory of Filing Party Robert Zuckerman Printed Name of Authorized Signatory of Filing Party Managing Member Of Managing Member	Date Tury that: (1) the "/s/," followed by my name, on the as my signature and denotes the making of such and effect as my actual signature on such signature orized Signatory of Debtor or Other Party before I or Court for the Central District of California; (3) I have that are indicated by "/s/," followed by my name, and cons that are indicated by "/s/," followed by the name Document; (4) I shall maintain the executed originals and the Filed Document for a period of five years after also of this Declaration, the Declaration of Authorized
Robert Zuckerman Printed Name of Authorized Signatory of Filing Party Managing Member Of Managing Member Title of Authorized Signatory of Filing Party PART II - DECLARATION OF ATTORNEY FOR FILING PARTY I, the undersigned Attorney for the Filing Party, hereby declare under penalty of perj signature lines for the Attorney for the Filing Party in the Filed Document serves a declarations, requests, statements, verifications and certifications to the same extent a lines; (2) an authorized signatory of the Filing Party signed the Declaration of Authorically submitted the Filed Document for filing with the United States Bankruptcy actually signed a true and correct hard copy of the Filed Document in the locations th have obtained the signature of the authorized signatory of the Filing Party in the location of the Filing Party's authorized signatory, on the true and correct hard copy of the Filed I of this Declaration, the Declaration of Authorized Signatory of Debtor or Other Party, art the closing of the case in which they are filed; and (5) I shall make the executed original Signatory of Debtor or Other Party, and the Filed Document available for review upor	Date ury that: (1) the "/s/," followed by my name, on the as my signature and denotes the making of such and effect as my actual signature on such signature orized Signatory of Debtor or Other Party before I or Court for the Central District of California; (3) I have that are indicated by "/s/," followed by my name, and cons that are indicated by "/s/," followed by the name Document; (4) I shall maintain the executed originals and the Filed Document for a period of five years after als of this Declaration, the Declaration of Authorized in request of the Court or other parties. December 14, 2009
Robert Zuckerman Printed Name of Authorized Signatory of Filing Party Managing Member Of Managing Member Title of Authorized Signatory of Filing Party PART II - DECLARATION OF ATTORNEY FOR FILING PARTY I, the undersigned Attorney for the Filing Party, hereby declare under penalty of perj signature lines for the Attorney for the Filing Party in the Filed Document serves a declarations, requests, statements, verifications and certifications to the same extent a lines; (2) an authorized signatory of the Filing Party signed the Declaration of Authorized signatory of the Filed Document for filing with the United States Bankruptcy actually signed a true and correct hard copy of the Filed Document in the locations the have obtained the signature of the authorized signatory of the Filing Party in the location of the Filing Party's authorized signatory, on the true and correct hard copy of the Filed I of this Declaration, the Declaration of Authorized Signatory of Debtor or Other Party, are the closing of the case in which they are filed; and (5) I shall make the executed original case in which they are filed; and (5) I shall make the executed original case in which they are filed; and (5) I shall make the executed original case in the case in which they are filed; and (5) I shall make the executed original case in the case in which they are filed; and (5) I shall make the executed original case in the	ury that: (1) the "/s/," followed by my name, on the as my signature and denotes the making of such and effect as my actual signature on such signature orized Signatory of Debtor or Other Party before I or Court for the Central District of California; (3) I have not at are indicated by "/s/," followed by my name, and ons that are indicated by "/s/," followed by the name Document; (4) I shall maintain the executed originals and the Filed Document for a period of five years after als of this Declaration, the Declaration of Authorized in request of the Court or other parties.

@ 1993-2009 EZ-Filing, Inc. [1-800-998-2424] - Forms Software Only

B1 (Official Form 1) (1/08)

Timita	J C4-4	D	14	~					Τ		
Cen	tral D	istri	ankruptcy ct of Calife						Vo	luntary Petit	tion
Name of Debtor (if individual, enter Last, First, Middle): Maravilla Center, LLC					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-Tax EIN (if more than one, state all): 76-08116	payer I.D 70	. (ITIN) No./Complete	Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Cor EIN (if more than one, state all):				.D. (ITIN) No./Comp	plete		
Street Address of Debtor (No. & Street, City, 23293 Ventura Blvd Woodland Hills, CA	State & Z	Zip Cod	e):		Street Address of Joint Debtor (No. & Street, City, State & Zip Code):						
Woodiand Tims, CA	Z	IPCOL	DE 91364		1				Γ	ZIPCODE	
County of Residence or of the Principal Place Los Angeles					County of Residence or of the Principal Place of Business:						
Mailing Address of Debtor (if different from s	iling Address of Debtor (if different from street address)				Mailing A	ddress of	Joint D	ebtor (if differe	nt from st	reet address):	
		IPCOL								ZIPCODE	
Location of Principal Assets of Business Debte 23293 Ventura Blvd, Woodland Hil	or (if diff le 🗥	erent fi	om street addres	ss abo	ove):						
	15, CA									ZIPCODE 91364	,
Type of Debtor (Form of Organization)			Nature (Check							y Code Under Which I (Check one box.)	ch
(Check one box.) ☐ Individual (includes Joint Debtors) See Exhibit D on page 2 of this form. ☐ Corporation (includes LLC and LLP) ☐ Partnership ☐ Other (If debtor is not one of the above entities, check this box and state type of entity below.) ☐ Health Care Business ☐ Single Asset Real Esta U.S.C. § 101(51B) ☐ Railroad ☐ Stockbroker ☐ Commodity Broker ☐ Clearing Bank ☑ Other			Estate	e as defined	in 11		hapter 7 hapter 9 hapter 11 hapter 12 hapter 13	Rec Ma Character No Nature of (Check or	ne box.)	gn 	
Tax-Exempt Entity (Check box, if applicable.) □ Debtro is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code). □ Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or house-hold purpose."				er Debts are p business de							
Filing Fee (Check	one box)						·	Chapter 11	Debtors		
 ✓ Full Filing Fee attached ☐ 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 				tor	Check one box: ✓ Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). □ Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D). Check if: ✓ Debtor's aggregate noncontingent liquidated debts owed to non-insiders or						
3A.	cule 1006	o(b). Se	e Official Form		✓ Debtor' affiliate	s aggrega s are less	te nonce than \$2	ontingent liquid ,190,000.	ated debts	owed to non-insider	s or
Filing Fee waiver requested (Applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.					Check all applicable boxes: 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).						
Statistical/Administrative Information					THIS SPACE I COURT USE						
Estimated Number of Creditors	1,000- 5,000	·	5,001- 10,000	10,0 25,0		25,001- 50,000		50,001- 100,000	Over 100,000		
Estimated Assets	\$1,000 \$10 mi	00,001 to \$10,000,001 \$50			,000,001 to 0 million	\$100,00 to \$500		\$500,000,001 to \$1 billion			
Estimated Liabilities	\$1,000 \$10 mi		\$10,000,001 to \$50 million		,000,001 to 0 million	\$100,000 to \$500	0,001	\$500,000,001		ın	

© 1993-2009 EZ-Filing, Inc. [1-800-998-2424] - Forms Software Only

B1 (Official Form 1) (1/08)	/-	Page 2
Voluntary Petition	Name of Debtor(s):	
(This page must be completed and filed in every case)	Maravilla Center, LLC	
Prior Bankruptcy Case Filed Within Last	Years (If more than two, a	attach additional sheet)
Location Where Filed: None	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: None	Case Number:	Date Filed:
District:	Relationship:	Judge:
Exhibit A (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.) Exhibit A is attached and made a part of this petition.	I, the attorney for the petiti that I have informed the p chapter 7, 11, 12, or 13 explained the relief availa	Exhibit B pleted if debtor is an individual are primarily consumer debts.) ioner named in the foregoing petition, declare etitioner that [he or she] may proceed under of title 11, United States Code, and have ble under each such chapter. I further certify btor the notice required by § 342(b) of the
	Signature of Attorney for Del	otor(s) Date
(To be completed by every individual debtor. If a joint petition is filed, e Exhibit D completed and signed by the debtor is attached and ma If this is a joint petition:	ide a part of this petition.	
Exhibit D also completed and signed by the joint debtor is attach	ed a made a part of this petit	ion.
(Check any a	ng the Debtor - Venue pplicable box.)	
Debtor has been domiciled or has had a residence, principal place preceding the date of this petition or for a longer part of such 180) days than in any other Distr	rict.
 There is a bankruptcy case concerning debtor's affiliate, general Debtor is a debtor in a foreign proceeding and has its principal por has no principal place of business or assets in the United States in this District, or the interests of the parties will be served in reg 	lace of business or principal abut is a defendant in an action	assets in the United States in this District,
Certification by a Debtor Who Resident (Check all approximate) Landlord has a judgment against the debtor for possession of debtor for possession	olicable boxes.)	• •
(Name of landlord or less	or that obtained judgment)	
	ndlord or lessor)	
Debtor claims that under applicable nonbankruptcy law, there are the entire monetary default that gave rise to the judgment for pos	session, after the judgment for	or possession was entered, and
Debtor has included in this petition the deposit with the court of filing of the petition.	any rent that would become	due during the 30-day period after the
☐ Debtor certifies that he/she has served the Landlord with this cer	tification. (11 U.S.C. § 362(1)).

BI (Official Form 1) (1/08)	Page 3
Voluntary Petition	Name of Debtor(s): Maravilla Center, LLC
(This page must be completed and filed in every case)	
	atures
Signature(s) of Debtor(s) (Individual/Joint) I declare under penalty of periors that the information gravited in this	Signature of a Foreign Representative
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 State 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.	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.
Signature of Debtor	Signature of Foreign Representative
Signature of Joint Debtor	Printed Name of Foreign Representative
Telephone Number (If not represented by attorney)	Date
Date	
Signature of Attorney*	Signature of Non-Attorney Petition Preparer
/s/ Ilyse Klavir Signature of Attorney for Debtor(s) Ilyse Klavir 164239 Ilyse Klavir 1672 West Avenue J 207C Lancaster, CA 93534 (661) 945-0504 Fax: (661) 952-1902 ilyse@klavirlaw.com	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); 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
December 14, 2009	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.)
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.	Address
Signature of Debtor (Corporation/Partnership)	X
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/Robert Zuckerman Signature of Authorized Individual	Signature of Bankruptcy Petition Preparer or officer, principal, responsible person, or partner whose social security number is provided above. Date 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:
Robert Zuckerman	If more than one person prepared this document, attach additional
Printed Name of Authorized Individual Managing Member Of Managing Member Title of Authorized Individual	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
December 14, 2009	in fines or imprisonment or both 11 U.S.C. § 110; 18 U.S.C. § 156.

Case 1:09-bk-26846-GM

Doc 1 Filed 12/14/09 Entered 12/14/09 19:10:57 D Main Document Page 5 of 10

B4 (Official Form 4) (12/07)

@ 1993-2009 EZ-Filing, Inc. [1-800-998-2424] - Forms Software Only

United States Bankruptcy Court Central District of California

IN RE:		Case No.
Maravilla Center, LLC		Chapter 11
	Debtor(s)	Chapter

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 and Fed. R. Bankr. P. 1007(m).

(1) Name of creditor and complete mailing address including zip code	(2) Name, telephone number and complete mailing address, including zip code, of employee, agent or department of creditor familiar with claim who may be contacted	(3) Nature of claim (trade debt, bank loan, government contract, etc.)	(4) Indicate if claim is contingent, unliquidated, disputed or subject to setoff	(5) Amount of claim (if secured also state value of security)
Michase Murphy, A.I.A. 2601 N. Del Rosa Ave. Suite 220 San Bernadino, CA 92404		Trade debt	Disputed	16,535.87
T. Phelps Engineering 6510 Box Spring Blvd. Suite G Riverside, CA 92507		Trade debt	Disputed	13,839.43
Golden State Fire Protection P. O. Box 3697 Fontana, CA 92334		Trade debt		2,872.00
Eastern Municipal Water Disstrict P.O. Box 8301 Perris, CA 92572		Trade debt		906.79
MJM Engineering & Consulting 9041 Maza Circle Fountain Valley, CA 92708		Trade debt	Disputed	750.00
Advisory Services Group 2200 S. Pacific Coast Hwy. #314 Hermosa Beach, CA 90254		Trade debt		750.00
National Construction Rntals P.O. Box 4503 Pacoima, CA 91333		Trade debt		735.69
American Fence Co 1860 Goetz Rd. Perris, CA 92570		Trade debt		625.00
So. California Edison P.O. Box 300 Rosemead, CA 91772		Trade debt		47.91
DECLARATION LINDED DENA	T TV OF DED HIDV ON DEHALE OF A			

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

I, [the president or other officer or an authorized agent of the corporation] [or a member or an authorized agent of the partnership] 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: December 14, 2009	Signature:	/s/ Robert Zuckerman
--------------------------------	------------	----------------------

Robert Zuckerman, Managing Member Of Managing Member

(Print Name and Title)

Case 1:09-bk-26846-GM Doc 1 Filed 12/14/09 Entered 12/14/09 19:10:57 Desc Main Document Page 6 of 10

United States Bankruptcy Court Central District of California

IN RE:		Case No.	
Maravilla Center, LLC		Chapter 11	
	Debtor(s)	·r	
	VERIFICATION	ON OF CREDITOR MAILING LIST	
Master Mailing List of creditors, co	onsisting of	if applicable, do hereby certify under penalty of perjury the sheet(s) is complete, correct and consistent with the del I/we assume all responsibility for errors and omissions.	nat the attached otor's schedules
Date: December 14, 2009		<i>s/ Robert Zuckerman</i> Robert Zuckerman, Managing Member Of Managing Member	Debtor
Date:	Signature: _		Joint Debtor, if any
Date: December 14, 2009		's/ Ilyse Klavir lyse Klavir 164239 Δπα	orney (if annlicable)

Maravilla Center LLC 23293 Ventura Blvd Woodland Hills, CA 91364

Ilyse Klavir 1672 West Avenue J 207C Lancaster, CA 93534 Advisory Services Group 2200 S Pacific Coast Hwy #314 Hermosa Beach, CA 90254

American Fence Co 1860 Goetz Rd Perris, CA 92570

Donald Mark Elster Trustee Donald Mark Elser Inter Vivos Trust 1 Westwind Dr Venice, CA 90292

Eastern Municipal Water Disstrict PO Box 8301 Perris, CA 92572

First Citizens Bank And Trust 27708 Jefferson Ave #101 Temecula, CA 92590

Golden State Fire Protection P O Box 3697 Fontana, CA 92334

Michase Murphy AIA 2601 N Del Rosa Ave Suite 220 San Bernadino, CA 92404

MJM Engineering & Consulting 9041 Maza Circle Fountain Valley, CA 92708

National Construction Rntals PO Box 4503 Pacoima, CA 91333 Raymond King Esq 140 Newport Center Drive Suite 250 Newport Beach, CA 92660-6977

Rezinate Construction Corp 23293 Ventura Boulevard Woodland Hills, CA 91364

Rezinate San Jacinto LLC 23293 Ventura Blvd Woodland Hills, CA 91364

Riverside County Treasurer PO Box 12005 Riverside, CA 92502-2205

So California Edison PO Box 300 Rosemead, CA 91772

SWRCB Storm Water Permit PO 1888 Sacaramento, CA 95812

T Phelps Engineering 6510 Box Spring Blvd Suite G Riverside, CA 92507

Temecula Valley Bank 27708 Jefferson Ave Temecula, CA 92590

Valley Circle Estates Realty Co 23293 Ventura Blvd Woodland Hills, CA 91364 Westwind Ventures LLC 23293 Vestura Blvd Woodland Hills, CA 91364