

United States Bankruptcy Court

Central District of California

Voluntary Petition

Name of Debtor (if individual, enter Last, First, Middle): Pacific Northstar Property Group, 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-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all) 52-2264078	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): 9663 Santa Monica Blvd. #659 Beverly Hills, CA <div style="text-align: right; margin-top: 5px;">ZIP Code 90210</div>	Street Address of Joint Debtor (No. and Street, City, and State): <div style="text-align: right; margin-top: 5px;">ZIP Code</div>
County of Residence or of the Principal Place of Business: Los Angeles	County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address): <div style="text-align: right; margin-top: 5px;">ZIP Code</div>	Mailing Address of Joint Debtor (if different from street address): <div style="text-align: right; margin-top: 5px;">ZIP Code</div>

Location of Principal Assets of Business Debtor
(if different from street address above):

Type of Debtor (Form of Organization) (Check one box)	Nature of Business (Check one box)	Chapter of Bankruptcy Code Under Which the Petition is Filed (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.)	<input type="checkbox"/> Health Care Business <input 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 checked="" type="checkbox"/> Other Tax-Exempt Entity (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).	<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 Nature of Debts (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.

Filing Fee (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.	Check one box: Chapter 11 Debtors <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 \$2,190,000. 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).
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Statistical/Administrative Information <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. Estimated Number of Creditors <input type="checkbox"/> 1-49 <input checked="" 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 Estimated Assets <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 Estimated Liabilities <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	THIS SPACE IS FOR COURT USE ONLY
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Voluntary Petition

(This page must be completed and filed in every case)

Name of Debtor(s):

Pacific Northstar Property Group, LLC**All Prior Bankruptcy Cases Filed Within Last 8 Years** (If more than two, 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.

Exhibit B

(To be completed if debtor is an individual whose debts are primarily consumer debts.)

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).

X

Signature of Attorney for Debtor(s)

(Date)

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):

Pacific Northstar Property Group, LLC**Signatures****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

Signature of Attorney*

X _____
Signature of Attorney for Debtor(s)

David B. Golubchik 185520

Printed Name of Attorney for Debtor(s)

Levene, Neale, Bender, Rankin & Brill L.L.P.

Firm Name

**10250 Constellation Boulevard
Suite 1700
Los Angeles, CA 90067**

Address

(310) 229-1234 Fax: (310) 229-1244

Telephone Number

185520

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 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 _____
Signature of Authorized Individual

Mark Cooper

Printed Name of Authorized Individual

Manager

Title of Authorized Individual

Date

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 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 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.

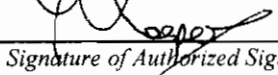
Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number David B. Golubchik Levene, Neale, Bender, Rankin & Brill L.L.P. 10250 Constellation Boulevard Suite 1700 Los Angeles, CA 90067 (310) 229-1234 Fax: (310) 229-1244 185520 <input checked="" type="checkbox"/> Attorney for Debtor and Debtor in Possession	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: Pacific Northstar Property Group, LLC <div style="text-align: right;">Debtor(s).</div>	CASE NO.: CHAPTER: 11 ADV. NO.:

**ELECTRONIC FILING DECLARATION
(CORPORATION/PARTNERSHIP)**

<input checked="" type="checkbox"/>	Petition, statement of affairs, schedules or lists	Date Filed: _____
<input checked="" type="checkbox"/>	Amendments to the petition, statement of affairs, schedules or lists	Date Filed: _____
<input type="checkbox"/>	Other: _____	Date Filed: _____

PART I - DECLARATION OF AUTHORIZED SIGNATORY OF DEBTOR OR OTHER PARTY

I, the undersigned, hereby declare under penalty of perjury that: (1) I have been authorized by the Debtor or other party on whose behalf the above referenced document is being filed (Filing Party) to sign and to file, on behalf of the Filing Party, the above-referenced document being filed electronically (Filed Document); (2) I have read and understand the Filed Document; (3) the information provided in the Filed Document is true, correct and complete; (4) the "/s/," followed by my name, on the signature lines for the Filing Party in the Filed Document serves as my signature on behalf of the Filing Party and denotes the making of such declarations, requests, statements, verifications and certifications by me and by the Filing Party to the same extent and effect as my actual signature on such signature lines; (5) I have actually signed a true and correct hard copy of the Filed Document in such places on behalf of the Filing Party and provided the executed hard copy of the Filed Document to the Filing Party's attorney; and (6) I, on behalf of the Filing Party, have authorized the Filing Party's attorney to file the electronic version of the Filed Document and this Declaration with the United States Bankruptcy Court for the Central District of California.



 Signature of Authorized Signatory of Filing Party
Mark Cooper

 Printed Name of Authorized Signatory of Filing Party
Manager

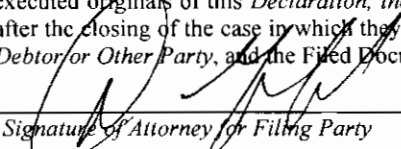
 Title of Authorized Signatory of Filing Party

July 17, 2009

 Date

PART II - DECLARATION OF ATTORNEY FOR FILING PARTY

I, the undersigned Attorney for the Filing Party, hereby declare under penalty of perjury that: (1) the "/s/," followed by my name, on the signature lines for the Attorney for the Filing Party in the Filed Document serves as my signature and denotes the making of such declarations, requests, statements, verifications and certifications to the same extent and effect as my actual signature on such signature lines; (2) an authorized signatory of the Filing Party signed the Declaration of Authorized Signatory of Debtor or Other Party before I electronically submitted the Filed Document for filing with the United States Bankruptcy Court for the Central District of California; (3) I have actually signed a true and correct hard copy of the Filed Document in the locations that are indicated by "/s/," followed by my name, and have obtained the signature of the authorized signatory of the Filing Party in the locations that are indicated by "/s/," followed by the name of the Filing Party's authorized signatory, on the true and correct hard copy of the Filed Document; (4) I shall maintain the executed originals of this Declaration, the Declaration of Authorized Signatory of Debtor or Other Party, and the Filed Document for a period of five years after the closing of the case in which they are filed; and (5) I shall make the executed originals of this Declaration, the Declaration of Authorized Signatory of Debtor or Other Party, and the Filed Document available for review upon request of the Court or other parties.



 Signature of Attorney for Filing Party
David B. Golubchik 185520

 Printed Name of Attorney for Filing Party

July 17, 2009

 Date

**CERTIFICATE OF PACIFIC NORTHSTAR PROPERTY GROUP, LLC,
A CALIFORNIA LIMITED LIABILITY CORPORATION
AUTHORIZING FILING OF PETITION UNDER
CHAPTER 11 OF THE BANKRUPTCY CODE**

I, Mark Cooper, hereby certify as follows:

1. I am the Manager of Pacific Northstar Property Group, LLC, a California limited liability company (the "Company").

2. At a special meeting of the Company's Member(s), the following resolutions were duly enacted, and the same remain in full force and effect, without modification, as of the date hereof:

RESOLVED, that Mark Cooper ("Cooper") is hereby authorized to determine, based upon subsequent events and advice of counsel, whether it is desirable and in the best interests of the Company, its creditors, and other interested parties, that the Company file a Petition under the provisions of Chapter 11 of Title 11, United States Code (the "Bankruptcy Code");

FURTHER RESOLVED, that Cooper is hereby authorized and directed on behalf of and in the name of the Company to execute a Chapter 11 bankruptcy petition and all related documents and papers on behalf of the Company in order to enable the Company to commence a Chapter 11 bankruptcy case;

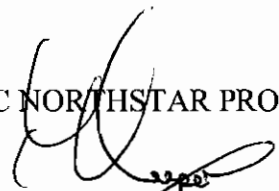
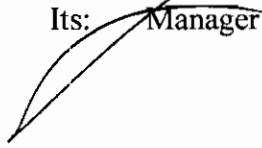
FURTHER RESOLVED, that Cooper is hereby authorized and directed on behalf of and in the name of the Company to execute and file and to cause counsel for the Company to prepare with the assistance of the Company as appropriate all petitions, schedules, lists and other papers, documents and pleadings in connection with the Company's bankruptcy case, and to take any and all action which Cooper deems necessary and proper in connection with the Company's bankruptcy case;

FURTHER RESOLVED, that the Company hereby retains the law offices of Levene, Neale, Bender, Rankin & Brill L.L.P. as bankruptcy counsel for the Company for purposes of, among other things, representing the Company in its Chapter 11 case; and

FURTHER RESOLVED, that Cooper is hereby authorized and directed on behalf of and in the name of the Company to execute a pre-petition retainer agreement, and is hereby authorized and directed on behalf of and in the name of the Company to execute the Company's employment application of LNBRB as bankruptcy counsel to the Company in the Company's Chapter 11 bankruptcy case.

Dated: July 17, 2009

PACIFIC NORTHSTAR PROPERTY GROUP, LLC

By:  MARK COOPER
Its:  Manager

Attorney or Party Name, Address, Telephone & FAX Number, and California State Bar Number David B. Golubchik 10250 Constellation Boulevard Suite 1700 Los Angeles, CA 90067 (310) 229-1234 Fax: (310) 229-1244 California State Bar Number: 185520 <i>Attorney for Debtor</i>	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: Pacific Northstar Property Group, LLC <div style="text-align: right;"> Debtor(s), Plaintiff(s), Defendant(s). </div>	CASE NO.: ADV. NO.: CHAPTER: 11

**Corporate Ownership Statement Pursuant to
F.R.B.P. 1007(a)(1) and 7007.1, and Local Bankruptcy Rule 1002-5**

Pursuant to F.R.B.P. 1007(a)(1) and 7007.1, and Local Bankruptcy Rule 1002-5, any corporation, other than a governmental unit, that is a debtor in a voluntary case or a party to an adversary proceeding or a contested matter shall file this statement identifying all its parent corporations and listing any publicly held company, other than a governmental unit, that directly or indirectly own 10% or more of any class of the corporation's equity interest, or state that there are no entities to report. This Corporate Ownership Statement must be filed with the initial pleading filed by a corporate entity in a case or adversary proceeding. A supplemental statement must promptly be filed upon any change in circumstances that renders this Corporate Ownership Statement inaccurate.

I, **David B. Golubchik 185520**, the undersigned in the above-captioned case, hereby declare
(Print Name of Attorney or Declarant)

under penalty of perjury under the laws of the United States of America that the following is true and correct:

[Check the appropriate boxes and, if applicable, provide the required information.]

1. I have personal knowledge of the matters set forth in this Statement because:
- ☐ I am the president or other officer or an authorized agent of the debtor corporation
- ☐ I am a party to an adversary proceeding
- ☐ I am a party to a contested matter
- ☒ I am the attorney for the debtor corporation
- 2.a. ☒ The following entities, other than the debtor or a governmental unit, directly or indirectly own 10% or more of any class of the corporation's(s') equity interests:
- See Addendum
- b. ☐ There are no entities that directly or indirectly own 10% or more of any class of the corporation's equity interest.

/s/ **David B. Golubchik**
 Signature of Attorney or Declarant

7/28/09
 Date

David B. Golubchik 185520
 Printed Name of Attorney or Declarant

In re Pacific Northstar Property Group, LLC	CHAPTER <u>11</u> CASE NUMBER
Debtor.	

**Addendum to Corporate Ownership Statement Pursuant to
F.R.B.P. 1007(a)(1) and 7007.1, and Local Bankruptcy Rule 1002-5**

The following entities, other than the debtor or a governmental unit, directly or indirectly own 10% or more of any class of the corporation's(s') equity interests:

**Pacific Northstar Holdings, Inc.
c/o Dan Hughes - Private Bag 92101
Auckland 1142
New Zealand**

**United States Bankruptcy Court
Central District of California**

In re Pacific Northstar Property Group, 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) <i>Name of creditor and complete mailing address including zip code</i>	(2) <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>	(3) <i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	(4) <i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	(5) <i>Amount of claim [if secured, also state value of security]</i>
Fiduciaire Gestion Trust c/o Buddie Findlay - PO Box 1433 Shortland Stret, Auckland 1140 New Zealand	Fiduciaire Gestion Trust c/o Buddie Findlay - PO Box 1433 Shortland Stret, Auckland 1140 New Zealand	unsecured loans to PNPNG based on Hanover's failure to fund		5,813,190.33
Albert Von Pappenheim c/o Leu Bank Fribourg Switzerland	Albert Von Pappenheim c/o Leu Bank Fribourg Switzerland	loan		3,286,000.00
Maurice Ramseyer Rue Pratifiori 3 1950 Sion Switzerland	Maurice Ramseyer Rue Pratifiori 3 1950 Sion Switzerland	loans		2,116,000.00
Wilkinson Rose Inc. - c/o Ann Chou Suite 508, Marina Towers Newtown Barracks Road, Belize City Belize, Central America	Wilkinson Rose Inc. - c/o Ann Chou Suite 508, Marina Towers Newtown Barracks Road, Belize City Belize, Central America	airplane lease		1,800,000.00
Christensen, Miller, Fink, Jacobs, Gaser, Weil & Shapiro, LLP 10250 Consellation, 19th Fl. Los Angeles, CA 90067-5010	Christensen, Miller, Fink, Jacobs, Gaser, Weil & Shapiro, LLP 10250 Consellation, 19th Fl. Los Angeles, CA 90067-5010	legal fees		1,100,000.00
Vincent Khunis Chalet Myotosis 4, 28 Route De Cens 3963 Crans-Montana Switzerland	Vincent Khunis Chalet Myotosis 4, 28 Route De Cens 3963 Crans-Montana Switzerland	loan		676,000.00
Forensic Accounting Services Ltd. PO Box 1003 Levin 5540 New Zealand	Forensic Accounting Services Ltd. PO Box 1003 Levin 5540 New Zealand	accounting services		440,000.00

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(Continuation Sheet)

(1) <i>Name of creditor and complete mailing address including zip code</i>	(2) <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>	(3) <i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	(4) <i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	(5) <i>Amount of claim [if secured, also state value of security]</i>
Mickael Hoffman Rue Pratifori 3 1950 Sion Switzerland	Mickael Hoffman Rue Pratifori 3 1950 Sion Switzerland	loans		414,000.00
Hughes Hubbard & Reed LLP 350 South Grand Avenue Los Angeles, CA 90071-3442	Hughes Hubbard & Reed LLP 350 South Grand Avenue Los Angeles, CA 90071-3442	legal services		240,000.00
Holzbau AG - Fertighaus & Blockhaus Furkastrasse 2 3983 Mörel Switzerland	Holzbau AG - Fertighaus & Blockhaus Furkastrasse 2 3983 Mörel Switzerland			230,000.00
9250 Wilshire Blvd LLC PO Box 4408 Houston, TX 77210	9250 Wilshire Blvd LLC PO Box 4408 Houston, TX 77210	pre-petition lease. Pre-petition, Debtor moved out and terminated its occupancy	Contingent	96,000.00
Robert Bauer c/o Jeremy Golan 2566 Overland Ave., Ste 730 Los Angeles, CA 90067	Robert Bauer c/o Jeremy Golan 2566 Overland Ave., Ste 730 Los Angeles, CA 90067	breach of contract litigation - disputed claim	Contingent Unliquidated Disputed	87,700.00
UNITED RECOVERY SYSTEM (Volvo) PO BOX 722929 Houston, TX 77272-2929	UNITED RECOVERY SYSTEM (Volvo) PO BOX 722929 Houston, TX 77272-2929	auto collection		24,787.39
Toyota Financial Services TOYOTA MOTOR CREDIT CORP PO BOX 5236 Carol Stream, IL 60197-5236	Toyota Financial Services PO BOX 5236 Carol Stream, IL 60197-5236	auto lease - termianted pre- petition		19,618.73
AT&T MOBILITY PO BOX 60017 Los Angeles, CA 90060-0017	AT&T MOBILITY PO BOX 60017 Los Angeles, CA 90060-0017	telephone		15,695.69
BryLaw Accounting Firm, CPA 15320 Fairfield Ranch Rd. Ste. C Chino Hills, CA 91709	BryLaw Accounting Firm, CPA 15320 Fairfield Ranch Rd. Ste. C Chino Hills, CA 91709	professional services		14,000.00
Berakas International Limited c/o Cleaver & Co., Level 1 26 Crummer Road, Grey Lynn New Zealand	Berakas International Limited c/o Cleaver & Co., Level 1 26 Crummer Road, Grey Lynn New Zealand			12,000.00
Toyota Financial Services TOYOTA MOTOR CREDIT CORP PO BOX 5236 Carol Stream, IL 60197-5236	TOYOTA MOTOR CREDIT CORP PO BOX 5236 Carol Stream, IL 60197-5236	auto lease - termianted pre- petition		10,304.02

In re **Pacific Northstar Property Group, 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>
Cox Castle Nicholson Lawyers 2049 Century Park East, 28th Floor Los Angeles, CA 90067	Cox Castle Nicholson Lawyers 2049 Century Park East, 28th Floor Los Angeles, CA 90067	legal fees	Disputed	10,000.00
HSA Bank	HSA Bank			5,900.00

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

I, the Manager 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

7/17/09

Signature

/s/ Mark Cooper

Mark Cooper
Manager

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
Central District of California**

In re Pacific Northstar Property Group, 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
Pacific Northstar Holdings, Inc. c/o Dan Hughes - Private Bag 92101 Auckland 1142 New Zealand	Membership Interest	100%	

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the Manager 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 7/17/09

Signature /s/ Mark Cooper
Mark Cooper
Manager

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.

Party Name, Address and Telephone Number (CA State Bar No. If Applicable) David B. Golubchik 10250 Constellation Boulevard Suite 1700 Los Angeles, CA 90067 (310) 229-1234 Fax:(310) 229-1244 CA State Bar Number: 185520	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: Pacific Northstar Property Group, LLC <div style="text-align: right;">Debtor.</div>	CHAPTER 11 CASE NUMBER <div style="text-align: center;">(No Hearing Required)</div>

VENUE DISCLOSURE FORM
FOR CORPORATIONS FILING CHAPTER 11
(Required by General Order 97-02)

Attach additional sheets as necessary and indicate so in each section

1. Specify the address of the principal office of the Debtor currently on file with the California Secretary of State (from Form S0100, S0200, or S0300):
9250 WILSHIRE BLVD STE 200, Beverly Hills, CA 90212
2. Specify the address of the principal office of the Debtor listed on the Debtor's most recent federal tax return:
9250 WILSHIRE BLVD STE 200, Beverly Hills, CA 90212
3. Disclose the current business address(es) for all corporate officers:
Marc Cooper
4. Disclose the current business address(es) where the Debtor's books and records are located:
Larry Stephens, BryLaw Accounting Firm, CPA, 15320 Fairfield Ranch Rd., #C, Chino Hills, CA 91709.
Forensic Accounting Services Ltd., P.O. Box 1003, Levin 5540, New Zealand
5. List the address(es) where the majority of the Debtor's assets are located based on a book value determination as set forth on the Debtor's most recent balance sheet:
263 S. Reeves Dr., Beverly Hills, CA 90212
6. Disclose any different address(es) to those listed above within six months prior to the filing of this petition and state the reasons for the change in address(es):
9663 Santa Monica Bl. #659, Beverly Hills, CA 90210 - terminated and moved out of prior office space.
7. State the name and address of the officer signing this Statement and the relationship of such person to the Debtor (specify):
Marc Cooper, Manager of Debtor.
8. Total number of attached pages of supporting documentation: ____

In re Pacific Northstar Property Group, LLC Debtor.	CHAPTER 11 CASE NUMBER
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9. I declare under penalty of perjury under the laws of the United States of America, that the foregoing is true and correct.

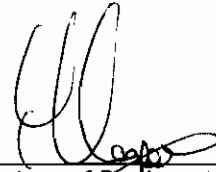
Executed on July 17, 2009, at Los Angeles, California.

Mark Cooper

Type Name of Officer

Manager

Position or Title of Officer



Signature of Declarant

STATEMENT OF RELATED CASES
INFORMATION REQUIRED BY LOCAL BANKRUPTCY RULE 1015-2
UNITED STATES BANKRUPTCY COURT, CENTRAL DISTRICT OF CALIFORNIA

1. A petition under the Bankruptcy Act of 1898 or the Bankruptcy Reform Act of 1978 has previously been filed by or against the debtor, his/her spouse, an affiliate of the debtor, any copartnership or joint venture of which debtor is or formerly was a general or limited partner, or member, or any corporation of which the debtor is a director, officer, or person in control, as follows: (Set forth the complete number and title of each such of prior proceeding, date filed, nature thereof, the Bankruptcy Judge and court to whom assigned, whether still pending and, if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A that was filed with any such prior proceeding(s).)

None.

2. (If petitioner is a partnership or joint venture) A petition under the Bankruptcy Act of 1898 or the Bankruptcy Reform Act of 1978 has previously been filed by or against the debtor or an affiliate of the debtor, or a general partner in the debtor, a relative of the general partner, general partner of, or person in control of the debtor, partnership in which the debtor is a general partner, general partner of the debtor, or person in control of the debtor as follows: (Set forth the complete number and title of each such prior proceeding, date filed, nature of the proceeding, the Bankruptcy Judge and court to whom assigned, whether still pending and, if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A that was filed with any such prior proceeding(s).)

None.

3. (If petitioner is a corporation) A petition under the Bankruptcy Act of 1898 or the Bankruptcy Reform Act of 1978 has previously been filed by or against the debtor, or any of its affiliates or subsidiaries, a director of the debtor, an officer of the debtor, a person in control of the debtor, a partnership in which the debtor is general partner, a general partner of the debtor, a relative of the general partner, director, officer, or person in control of the debtor, or any persons, firms or corporations owning 20% or more of its voting stock as follows: (Set forth the complete number and title of each such prior proceeding, date filed, nature of proceeding, the Bankruptcy Judge and court to whom assigned, whether still pending, and if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A that was filed with any such prior proceeding(s).)

None.

4. (If petitioner is an individual) A petition under the Bankruptcy Reform Act of 1978, including amendments thereof, has been filed by or against the debtor within the last 180 days: (Set forth the complete number and title of each such prior proceeding, date filed, nature of proceeding, the Bankruptcy Judge and court to whom assigned, whether still pending, and if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A that was filed with any such prior proceeding(s).)

None.

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

Executed at Los Angeles, California.

/s/ Mark Cooper

Dated

7/28/09

Mark Cooper

Debtor

Joint Debtor

This form is mandatory by Order of the United States Bankruptcy Court for the Central District of California.

Revised May 2004

F 1015-2.1

MASTER MAILING LIST **Verification Pursuant to Local Bankruptcy Rule 1007-2(d)**

Name David B. Golubchik 185520Address 10250 Constellation Boulevard Suite 1700 Los Angeles, CA 90067Telephone (310) 229-1234 Fax: (310) 229-1244☒ Attorney for Debtor(s)☐ Debtor in Pro Per

UNITED STATES BANKRUPTCY COURT **CENTRAL DISTRICT OF CALIFORNIA**

List all names including trade names used by Debtor(s)
within last 8 years:Pacific Northstar Property Group, LLC

Case No.:

Chapter: 11

VERIFICATION OF CREDITOR MAILING LIST

The above named debtor(s), or debtor's attorney if applicable, do hereby certify under penalty of perjury that the attached Master Mailing List of creditors, consisting of 10 sheet(s) is complete, correct, and consistent with the debtor's schedules pursuant to Local Rule 1007-2(d) and I/we assume all responsibility for errors and omissions.

Date: 7/17/09/s/ Mark Cooper

Mark Cooper/Manager
 Signer/Title

Date: 7/28/09/s/ David B. Golubchik

Signature of Attorney
David B. Golubchik 185520
Levene, Neale, Bender, Rankin & Brill L.L.P.
10250 Constellation Boulevard
Suite 1700
Los Angeles, CA 90067
(310) 229-1234 Fax: (310) 229-1244

Pacific Northstar Property Group, LLC
9663 Santa Monica Blvd. #659
Beverly Hills, CA 90210

David B. Golubchik
Levene, Neale, Bender, Rankin & Brill L.L.P.
10250 Constellation Boulevard
Suite 1700
Los Angeles, CA 90067

U.S. Trustee
Ernst & Young Plaza
725 S. Figueroa Street, 26th Floor
Los Angeles, CA 90017

9250 Wilshire Blvd LLC
PO Box 4408
Houston, TX 77210

Action Messenger Service
PO BOX 69763
West Hollywood, CA 90069

ADT
P.O. Box 371956
Pittsburgh, PA 15250-7956

AIG

AIM Mail Centers
27702 Crown Valley Parkway
Suite D-4
Ladera Ranch, CA 92694

Albert Von Pappenheim
c/o Leu Bank
Fribourg
Switzerland

Alliance One
1836 Century Park East
Ste. 400
Los Angeles, CA 90067

Alliant Law Group
P.O. BOX 5914
Troy, MI 48007-5914

Alliant Law Group, P.C.
P.O. BOX 5914
Troy, MI 48007-5914

AT&T - BUSINESS SERVICES
PO BOX 5019
Carol Stream, IL 60197-5019

AT&T MOBILITY
PO BOX 60017
Los Angeles, CA 90060-0017

Berakas International Limited
c/o Cleaver & Co., Level 1
26 Crummer Road, Grey Lynn
New Zealand

Beresford Finance, Inc
c/o Dan Hughes- Private Bag 92101
Auckland 1142
New Zealand

BONDED COLLECTION CORP. DHL
29 EAST MADISON STREET STE # 1650
Chicago, IL 60602-4427

Brentwood L&D, Inc.
6320 Canoga Ave., 10th Floor
Woodland Hills, CA 91367

Brockton Manager, Inc.
c/o Dan Hughes - Private Bag 92101
Auckland 1142
New Zealand

BryLaw Accounting Firm, CPA
15320 Fairfield Ranch Rd. Ste. C
Chino Hills, CA 91709

Christensen, Miller, Fink, Jacobs,
Gaser, Weil & Shapiro, LLP
10250 Consellation, 19th Fl.
Los Angeles, CA 90067-5010

Co Power

COLLECTION BUREAU OF AMERICA
AT&T - Pacific Bell
P.O. BOX 5012
Hayward, CA 94540-5013

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Hayward, CA 94540-5013

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Credit Collection Svcs. Commercial
Farmers Insurance
P O BOX 55156
Boston, MA 02205-5156

Credit Suisse Group
PARADEPLATZ 8
8070 Zurich
Switzerland

DMV Renewal
P.O.Box 942897
Sacramento, CA 94297-0897

DocuLogic
9827 OLIVINE RD
Victorville, CA 92392

Employment Development Dept.
1525 S. Broadway
Room 223
Los Angeles, CA 90015

Fiduciaire Gestion Trust
c/o Buddie Findlay - PO Box 1433
Shortland Stret, Auckland 1140
New Zealand

FOCUS RECEIVABLES MGMT Direct TV
1130 NORTH PARKWAY STE 150
Marietta, GA 30067

Ford Graphics
PO BOX 1507
South Pasadena, CA 91031-1507

Forensic Accounting Services Ltd.
PO Box 1003
Levin 5540
New Zealand

Franchise Tax Board
Special Procedures
POB 2952
Sacramento, CA 95812

Hanover Finance Limited
C/O MILLER BARONDESS, LLP
1999 AVE. OF THE STARS, STE. 1000
Los Angeles, CA 90067

Hanover Group
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Auckland 1142
New Zealand

Holzbau AG - Fertighaus & Blockhaus
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3983 Mörel
Switzerland

HSA Bank

Hughes Hubbard & Reed LLP
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Inte-Great

Internal Revenue Service
Insolvency I Stop 5022
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Los Angeles, CA 90012-9903

Ivize

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Mario Flores

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Frاندzel Bloom et al.
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Switzerland

Mica Young

Mickael Hoffman
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Nick Boyle

Northstar Development Ltd

Northstar Development Ltd.

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Preferred Bank
Erika Chi, Senior V.P.
325 E Valley Blvd.
Alhambra, CA 91801

Premium Financing Specialist
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Los Angeles, CA 90025

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Atlanta, GA 30353-5313

PRO CONSULTANTS Staples
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Houston, TX 77266

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c/o Jeremy Golan
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Robert Smylie & Assoc.
C/O Tom Coleman
261 Sth Reeves, Unit 5

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New Zealand

State Fund Workers Comp
P.O.Box 9102
Pleasanton, CA 94566

Sunset Holdings, Inc.
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Auckland 1142
New Zealand

Toyota Financial Services
TOYOTA MOTOR CREDIT CORP
PO BOX 5236
Carol Stream, IL 60197-5236

UNITED RECOVERY SYSTEM Volvo
PO BOX 722929
Houston, TX 77272-2929

Verizon California
P O BOX 6600108
Dallas, TX 75266-0108

Verizon Wireless
P O BOX 9622
Mission Hills, CA 91346

Vincent Khunis
Chalet Myotosis 4, 28 Route De Cens
3963 Crans-Montana
Switzerland

Walter Berwaldt

Wells Fargo Audi

Westpac New Zealand Limited
PWC TOWER, 188 QUAY STREET
Auckland
New Zealand 1010

Wilkinson Rose Inc. - c/o Ann Chou
Suite 508, Marina Towers
Newtown Barracks Road, Belize City
Belize, Central America