

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

Voluntary Petition

Name of Debtor (if individual, enter Last, First, Middle): Las Vegas Apartments, 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) 20-2211859	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): 445 South Beverly Drive, Suite 300 Beverly Hills, CA	Street Address of Joint Debtor (No. and Street, City, and State):
ZIP Code 90212	ZIP Code
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):	Mailing Address of Joint Debtor (if different from street address):
ZIP Code	ZIP Code

Location of Principal Assets of Business Debtor (if different from street address above): **3550 E Lake Mead Blvd
Las Vegas, NV 89115**

Type of Debtor (Form of Organization) (Check one box) <ul style="list-style-type: none"> <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.) 	Nature of Business (Check one box) <ul style="list-style-type: none"> <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 	Chapter of Bankruptcy Code Under Which the Petition is Filed (Check one box) <table style="width:100%; border: none;"> <tr> <td style="width:50%; border: none;"> <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 </td> <td style="width:50%; border: none;"> <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 </td> </tr> </table>	<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
<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			
Tax-Exempt Entity (Check box, if applicable) <ul style="list-style-type: none"> <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code). 		Nature of Debts (Check one box) <table style="width:100%; border: none;"> <tr> <td style="width:50%; border: none;"> <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." </td> <td style="width:50%; border: none;"> <input checked="" type="checkbox"/> Debts are primarily business debts. </td> </tr> </table>	<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.
<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) <ul style="list-style-type: none"> <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 <ul style="list-style-type: none"> <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: <ul style="list-style-type: none"> <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: <ul style="list-style-type: none"> <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 <ul style="list-style-type: none"> <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. 	THIS SPACE IS FOR COURT USE ONLY										
Estimated Number of Creditors <table style="width:100%; border: none;"> <tr> <td><input type="checkbox"/> 1-49</td> <td><input checked="" type="checkbox"/> 50-99</td> <td><input type="checkbox"/> 100-199</td> <td><input type="checkbox"/> 200-999</td> <td><input type="checkbox"/> 1,000-5,000</td> <td><input type="checkbox"/> 5,001-10,000</td> <td><input type="checkbox"/> 10,001-25,000</td> <td><input type="checkbox"/> 25,001-50,000</td> <td><input type="checkbox"/> 50,001-100,000</td> <td><input type="checkbox"/> OVER 100,000</td> </tr> </table>	<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	
<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 <table style="width:100%; border: none;"> <tr> <td><input type="checkbox"/> \$0 to \$50,000</td> <td><input type="checkbox"/> \$50,001 to \$100,000</td> <td><input type="checkbox"/> \$100,001 to \$500,000</td> <td><input type="checkbox"/> \$500,001 to \$1 million</td> <td><input checked="" type="checkbox"/> \$1,000,001 to \$10 million</td> <td><input type="checkbox"/> \$10,000,001 to \$50 million</td> <td><input type="checkbox"/> \$50,000,001 to \$100 million</td> <td><input type="checkbox"/> \$100,000,001 to \$500 million</td> <td><input type="checkbox"/> \$500,000,001 to \$1 billion</td> <td><input type="checkbox"/> More than \$1 billion</td> </tr> </table>	<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	
<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 <table style="width:100%; border: none;"> <tr> <td><input type="checkbox"/> \$0 to \$50,000</td> <td><input type="checkbox"/> \$50,001 to \$100,000</td> <td><input type="checkbox"/> \$100,001 to \$500,000</td> <td><input type="checkbox"/> \$500,001 to \$1 million</td> <td><input checked="" type="checkbox"/> \$1,000,001 to \$10 million</td> <td><input type="checkbox"/> \$10,000,001 to \$50 million</td> <td><input type="checkbox"/> \$50,000,001 to \$100 million</td> <td><input type="checkbox"/> \$100,000,001 to \$500 million</td> <td><input type="checkbox"/> \$500,000,001 to \$1 billion</td> <td><input type="checkbox"/> More than \$1 billion</td> </tr> </table>	<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	
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Voluntary Petition <i>(This page must be completed and filed in every case)</i>	Name of Debtor(s): Las Vegas Apartments, LLC
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All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet)

Location Where Filed: - None -	Case Number:	Date Filed:
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Location Where Filed:	Case Number:	Date Filed:
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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:
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District:	Relationship:	Judge:
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<p style="text-align: center;">Exhibit A</p> <p>(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.)</p> <p><input type="checkbox"/> Exhibit A is attached and made a part of this petition.</p>	<p style="text-align: center;">Exhibit B</p> <p>(To be completed if debtor is an individual whose debts are primarily consumer debts.)</p> <p>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).</p> <p>X _____ Signature of Attorney for Debtor(s) (Date)</p>
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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)).

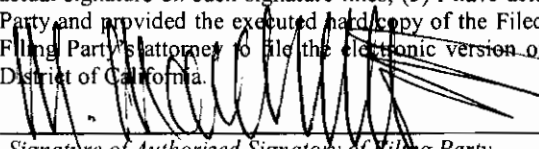
Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number David B. Golubchik Levene, Neale, Bender, Rankin & Brill LLP 10250 Constellation Blvd. Suite 1700 Los Angeles, CA 90067 185520 <input checked="" type="checkbox"/> Attorney for Debtor and Debtor in Possession	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: Las Vegas Apartments, 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

8.26.09

 Date

Moussa Kashani

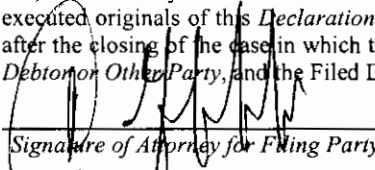
 Printed Name of Authorized Signatory of Filing Party

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 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

8/26/09

 Date

David B. Golubchik 185520

 Printed Name of Attorney for Filing Party

**CERTIFICATE OF ██████████ LAS VEGAS APARTMENTS, LLC,
A NEVADA LIMITED LIABILITY CORPORATION
AUTHORIZING FILING OF PETITION UNDER
CHAPTER 11 OF THE BANKRUPTCY CODE**

I, Moussa Kashani, hereby certify as follows:

1. I am the Managing Member of LVA Holdings, LLC, which is the Manager of Las Vegas Apartments, LLC, a Nevada limited liability company (the "Company").
2. At a special meeting of the Company's Member(s), held on August 25, 2009, the following resolutions were duly enacted, and the same remain in full force and effect, without modification, as of the date hereof:

RESOLVED, that Moussa Kashani ("Kashani") 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 Kashani 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 Kashani 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 Kashani 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

MM
8.26.09

FURTHER RESOLVED, that Kashani 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: August 25, 2009

LAS VEGAS APARTMENTS, LLC

By: LVA Holdings, LLC. Manager


By: MOUSSA KASHANI

Its: Managing Member

8.26.09

In re Las Vegas Apartments, LLC	Debtor.	CHAPTER <u>11</u> CASE NUMBER
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**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:

**LVA Holdings, LLC
445 S. Beverly Dr., Suite 300
Beverly Hills, CA 90212**

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

In re Las Vegas Apartments, 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)	(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>
INTERNAL PROTECTION SPECIALISTS PO BOX 33547 GRANADA HILLS, CA 91344	INTERNAL PROTECTION SPECIALISTS PO BOX 33547 GRANADA HILLS, CA 91344			32,851.00
CLARK COUNTY WATER RECLAMATION DIST 5857 EAST FLAMINGO ROAD LAS VEGAS, NV 89122-5598	CLARK COUNTY WATER RECLAMATION DIST 5857 EAST FLAMINGO ROAD LAS VEGAS, NV 89122-5598			18,701.93
HD SUPPLY FACILITIES MAINTENANCE, LTD. PO BOX 509058 SAN DIEGO, CA 92150-9058	HD SUPPLY FACILITIES MAINTENANCE, LTD. PO BOX 509058 SAN DIEGO, CA 92150-9058			18,272.55
ACME SECURITY 4255-D EAST CHARLESTON BLVD. #338 LAS VEGAS, NV 89104	ACME SECURITY 4255-D EAST CHARLESTON BLVD. #338 LAS VEGAS, NV 89104			11,641.00
COOKIES CLEANING SERVICES 1809 BELMONT STREET N. LAS VEGAS, NV 89030	COOKIES CLEANING SERVICES 1809 BELMONT STREET N. LAS VEGAS, NV 89030			10,870.00
CHEROKEE BLIND & DOOR 4350 S. ARVILLE LAS VEGAS, NV 89103	CHEROKEE BLIND & DOOR 4350 S. ARVILLE LAS VEGAS, NV 89103			10,865.61
REPUBLIC SERVICES 770 E. SAHARA AVE LAS VEGAS, NV 89193-8508	REPUBLIC SERVICES 770 E. SAHARA AVE LAS VEGAS, NV 89193-8508			9,439.82
WILMAR PO BOX 2317 JACKSONVILLE, FL 32203-2317	WILMAR PO BOX 2317 JACKSONVILLE, FL 32203-2317			9,168.28
HM CARPET NEVADA, INC. 3990 WEST RUSSELL ROAD SUITE #4 LAS VEGAS, NV 89118	HM CARPET NEVADA, INC. 3990 WEST RUSSELL ROAD SUITE #4 LAS VEGAS, NV 89118			8,668.50

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>
REVENUE ASSURANCE PARTNERS 19399 HELENBERG RD COVINGTON, LA 70433	REVENUE ASSURANCE PARTNERS 19399 HELENBERG RD COVINGTON, LA 70433			8,535.00
KLEAN MASTERS, INC. 7258 DESERT RANCH AVE LAS VEGAS, NV 89113	KLEAN MASTERS, INC. 7258 DESERT RANCH AVE LAS VEGAS, NV 89113			8,535.00
RAMIREZ CARPET & FLOOR MAINTENANCE 3017 MILTON PL. NORTH LAS VEGAS, NV 89032	RAMIREZ CARPET & FLOOR MAINTENANCE 3017 MILTON PL. NORTH LAS VEGAS, NV 89032			5,387.00
CONSUMER SOURCE HOLDING DBA RENTAL.COM HOWARD ROITMAN 8921 W. SAHARA., SUITE B LAS VEGAS, NV 89117	CONSUMER SOURCE HOLDING DBA RENTAL.COM HOWARD ROITMAN 8921 W. SAHARA., SUITE B LAS VEGAS, NV 89117			5,220.25
APARTMENT GUIDE C/O CONSUMER SOURCE, INC. PO BOX 402039 ATLANTA, GA 30384-2039	APARTMENT GUIDE C/O CONSUMER SOURCE, INC. PO BOX 402039 ATLANTA, GA 30384-2039			5,220.25
DAVE ELLIS APPLIANCE SALES 2900 VALLEY VIEW, #164 LAS VEGAS, NV 87102	DAVE ELLIS APPLIANCE SALES 2900 VALLEY VIEW, #164 LAS VEGAS, NV 87102			4,928.73
CSI SERVICES, INC. 4440 ARVILE STREET, #16 LAS VEGAS, NV 89103	CSI SERVICES, INC. 4440 ARVILE STREET, #16 LAS VEGAS, NV 89103			4,665.00
APARTMENTS FOR RENT 75 REMITTANCE DR. #1705 CHICAGO, IL 60675-1705	APARTMENTS FOR RENT 75 REMITTANCE DR. #1705 CHICAGO, IL 60675-1705			3,981.33
RAPID GLASS 2110 S. HIGHLAND AVE LAS VEGAS, NV 89102	RAPID GLASS 2110 S. HIGHLAND AVE LAS VEGAS, NV 89102			2,681.00
ROADRUNNER CARPET CARE 8985 S. EASTERN AVE. #325 LAS VEGAS, NV 89123	ROADRUNNER CARPET CARE 8985 S. EASTERN AVE. #325 LAS VEGAS, NV 89123			2,556.16
ROTOR-ROOTER 3053 W CRAIG ROAD, #E PO BOX 125 NORTH LAS VEGAS, NV 89032	ROTOR-ROOTER 3053 W CRAIG ROAD, #E PO BOX 125 NORTH LAS VEGAS, NV 89032			2,434.27

In re Las Vegas Apartments, LLC
Debtor(s)

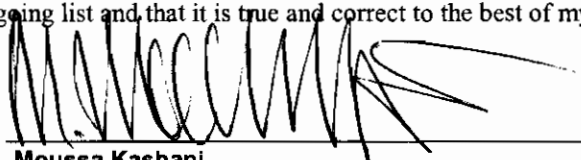
Case No. _____

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS
(Continuation Sheet)

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

I, the Managing Member of LVA Holdings, LLC, 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 August 26, 2009

Signature 
Moussa Kashani
Managing Member of LVA Holdings, LLC, 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 Las Vegas Apartments, LLC
Debtor

Case No. _____

Chapter 11

LIST OF EQUITY SECURITY HOLDERS

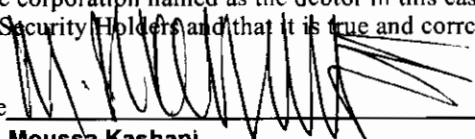
Following is the list of the Debtor's equity security holders which is prepared in accordance with Rule 1007(a)(3) for filing in this chapter 11 case.

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
LVA Holdings, LLC 445 S. Beverly Dr., Suite 300 Beverly Hills, CA 90212	Membership interest	100%	

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the Managing Member of LVA Holdings, LLC, 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 8-26-09

Signature 
**Moussa Kashani
Managing Member of LVA Holdings, LLC, 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 Blvd. Suite 1700 Los Angeles, CA 90067 CA State Bar Number: 185520	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: Las Vegas Apartments, 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): 445 S. Beverly Drive, Suite 300, 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:
445 S. Beverly Drive, Suite 300, Beverly Hills, CA 90212
3. Disclose the current business address(es) for all corporate officers:
445 S. Beverly Drive, Suite 300, Beverly Hills, CA 90212
4. Disclose the current business address(es) where the Debtor's books and records are located:
445 S. Beverly Drive, Suite 300, Beverly Hills, CA 90212
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: 3550 E. Lakemead Blvd., Las Vegas, NV 89115
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): N/A
7. State the name and address of the officer signing this Statement and the relationship of such person to the Debtor (specify): Moussa Kashani, 445 S. Beverly Drive, Suite 300, Beverly Hills, CA 90212
8. Total number of attached pages of supporting documentation: ____

In re Las Vegas Apartments, 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.

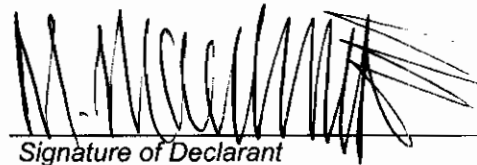
Executed on August 26, 2009, at **Los Angeles**, California.

Moussa Kashani

Type Name of Officer

Managing Member

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).)

In re Moussa Kashani, Case No. 91-bk-92891-GM, before Hon. Geraldine Mund, United States Bankruptcy Judge.
Petition Date: 09/27/1991; Plan confirmed: 03/24/1998.

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).)

N/A

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).)

In re Moussa Kashani, Case No. 91-bk-92891-GM, before Hon. Geraldine Mund, United States Bankruptcy Judge.
Petition Date: 09/27/1991; Plan confirmed: 03/24/1998.

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).)

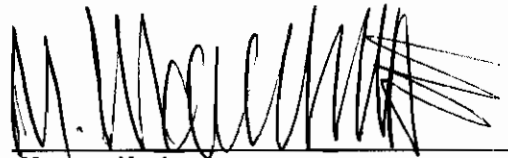
N/A

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

Executed at Los Angeles, California.

Dated

8-26-09



Moussa Kashani
Debtor

Joint Debtor

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

Name David B. Golubchik 185520

Address 10250 Constellation Blvd. Suite 1700 Los Angeles, CA 90067

Telephone _____

- Attorney for Debtor(s)
- Debtor in Pro Per

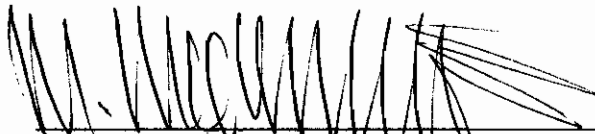
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
List all names including trade names used by Debtor(s) within last 8 years: Las Vegas Apartments, LLC	Case No.: _____ Chapter: 11

VERIFICATION OF CREDITOR MAILING LIST

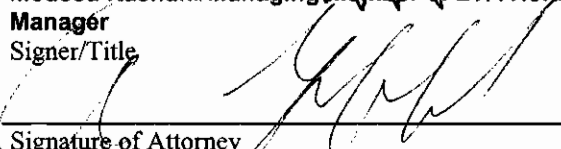
The above named debtor(s), or debtor's attorney if applicable, do hereby certify under penalty of perjury that the attached Master Mailing List of creditors, consisting of 10 sheet(s) is complete, correct, and consistent with the debtor's schedules pursuant to Local Rule 1007-2(d) and I/we assume all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

Date: August 26, 09

Date: 8/26/09



**Moussa Kashani/Managing Member of LVA Holdings, LLC,
 Manager
 Signer/Title**



 Signature of Attorney
**David B. Golubchik 185520
 Levene, Neale, Bender, Rankin & Brill LLP
 10250 Constellation Blvd.
 Suite 1700
 Los Angeles, CA 90067**

Las Vegas Apartments, LLC
445 South Beverly Drive, Suite 300
Beverly Hills, CA 90212

David B. Golubchik
Levene, Neale, Bender, Rankin & Brill LLP
10250 Constellation Blvd.
Suite 1700
Los Angeles, CA 90067

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

ACME SECURITY
4255-D EAST CHARLESTON BLVD. #338
LAS VEGAS, NV 89104

Adobe Villas LLC
c/o Fergadis Real Estate
539 E. Villa Street #22
Pasadena, CA 91101

ALPHA PEST & TERMITE CONTROL
3157 N. RAINBOW BLVD #237
LAS VEGAS, NV 89108

AMERICAN FIRE & ELECTRIC
300 W. UTAH #101
LAS VEGAS, NV 89102

AMERICAN JETTING SERVICES
1027 S. RAINBOW BLVD. #279
LAS VEGAS, NV 89145

APARTMENT GUIDE
C/O CONSUMER SOURCE, INC.
PO BOX 402039
ATLANTA, GA 30384-2039

APARTMENTS FOR RENT
75 REMITTANCE DR. #1705
CHICAGO, IL 60675-1705

AZ PARTSMASTER
PO BOX 23169
PHOENIX, AZ 85063-3169

Bank of America, N.A.
c/o Thomas Kummer-Greenberg Traurig
3773 Howard Hughes Pkwy, 400 North
Las Vegas, NV 89169

CHEROKEE BLIND & DOOR
4350 S. ARVILLE
LAS VEGAS, NV 89103

CITY OF NORTH LAS VEGAS
2829 FORT SUMTER DRIVE
NORTH LAS VEGAS, NV 89030

CITY OF NORTH LAS VEGAS
PO BOX 360118
NORTH LAS VEGAS, NV 89036

CLARK COUNTY WATER RECLAMATION DIST
5857 EAST FLAMINGO ROAD
LAS VEGAS, NV 89122-5598

Commercial Realty Consultants
23586 Calabasas Rd
Suite 100
Calabasas, CA 91302

CONSUMER SOURCE HOLDING DBA RENTAL.COM
HOWARD ROITMAN
8921 W. SAHARA., SUITE B
LAS VEGAS, NV 89117

COOKIES CLEANING SERVICES
1809 BELMONT STREET
N. LAS VEGAS, NV 89030

COOKIES CLEANING SERVICES NOTICE
C/O KOCH & BRIM, LLP
4520 S. PECOS RD. #4
LAS VEGAS, NV 89121

COX BUSINESS
750 N. RANCHO DR.
LAS VEGAS, NV 89106

CSI SERVICES, INC.
4440 ARVILE STREET, #16
LAS VEGAS, NV 89103

CSI SERVICES, INC. NOTICE
C/O BEHZADI LAW OFFICES
4375 LAS VEGAS BLVD. #20
LAS VEGAS, NV 89115

DAVE ELLIS APPLIANCE SALES
2900 VALLEY VIEW, #164
LAS VEGAS, NV 87102

DESERT CARPET CLEANING
7380 VERDE WAY
LAS VEGAS, NV 89149

DESERT CARPET CLEANING
PO BOX 1389
HOUSTON, TX 77251-1389

DESERT ROSE APARTMENTS
9179 W FLAMINGO RD., #100
LAS VEGAS, NV 89147

Ecoff Law & Salomons
280 S BEVERLY DR
SUITE 504
BEVERLY HILLS, CA 90212

EMBARQ
665 LEXINGTON AVE
MANSFIELD, OH 44907

FERGADIS REAL ESTATE
539 E VILLA STREET, #22
PASADENA, CA 91101

FINAL STOP PEST CONTROL
4690 ANTELOPE WELLS DR.
LAS VEGAS, NV 89129

FIRST ADVANTAGE
PO BOX 31462
TAMPA, FL 33631-3462

Franchise Tax Board
Special Procedures
POB 2952
Sacramento, CA 95812

GOTCHA COVERED PAINTING & DRYWALL SVCS
6640 N. DURANGO DR. #160-35
LAS VEGAS, NV 89149

HD SUPPLY FACILITIES MAINTENANCE, LTD.
PO BOX 509058
SAN DIEGO, CA 92150-9058

HM CARPET NEVADA, INC.
3990 WEST RUSSELL ROAD SUITE #4
LAS VEGAS, NV 89118

Home Depot Credit
PO Box 6029
The Lakes, NV 88901-6029

Home Depot Credit Services
PO Box 6029
The Lakes, NV 88901-6029

INTERNAL PROTECTION SPECIALISTS
PO BOX 33547
GRANADA HILLS, CA 91344

INTERNAL PROTECTION SPECIALISTS
C/O SILVER STATE LEGAL
4625 W. NEVSO DRIVE, SUITE 2&3
LAS VEGAS, NV 89103

Internal Revenue Service
Insolvency I Stop 5022
300 N. Los Angeles St., #4062
Los Angeles, CA 90012-9903

JOHNSTONE SUPPLY
2319 WESTERN AVE.
LAS VEGAS, NV 89102-4827

JPEnteprises, Inc.
7500 W. LAKE MEAD BLVD. 9-649
Las Vegas, NV 89128

JPEnterprises, Inc.
7500 W Lake Mead Blvd 9-649
Las Vegas, NV 89128

KLEAN MASTERS, INC.
7258 DESERT RANCH AVE
LAS VEGAS, NV 89113

LAS VEGAS DESERT COLORS
C/O MAURO CARILLO
8000 CELEBREEZE CT.
LAS VEGAS, NV 89145

LEGAL WINGS
1118 FREMONT STREET
LAS VEGAS, NV 89101

LIMAS GLASS
2109 WENDELL AVENUE
Las Vegas, NV 89101

Moussa Kashani
445 S. Beverly Dr.
Suite 300
Beverly Hills, CA 90212

Mr. Radio of Arizona, Inc
Action Page
1738 Highway 95
Bullhead City, AZ 86442

NTS Receivable Funding
T Carpet Cleaning
Box 1389
Houston, TX 77251

NV Energy
PO Box 30086
Reno, NV 89520

OFFICE OF THE COUNTY TREASURER
500 S. GRAND CENTRAL PKWAY, 1ST FLR
PO BOX 551220
LAS VEGAS, NV 89155-1220

PJ SECURITY
PO BOX 35410
LAS VEGAS, NV 89133-5410

Preferred Property Management
9179 W. Flamingo Road, Suite 100
Las Vegas, NV 89147

PRETTIDESIGN
C/O MIGUEL PRETTI
3980 S. TORREY PINES DR.
LAS VEGAS, NV 89103

RAMIREZ CARPET & FLOOR MAINTENANCE
3017 MILTON PL.
NORTH LAS VEGAS, NV 89032

RAPID GLASS
2110 S. HIGHLAND AVE
LAS VEGAS, NV 89102

REPUBLIC SERVICES
770 E. SAHARA AVE
LAS VEGAS, NV 89193-8508

REPUBLIC SERVICES
PO BOX 78040
PHOENIX, AZ 85062-8040

REVENUE ASSURANCE PARTNERS
19399 HELENBERG RD
COVINGTON, LA 70433

REVENUE ASSURANCE PARTNERS
PO BOX 2110
MANDEVILLE, LA 70470

RIVERA'S CABINETS
2013 CARVER AVE.
NORTH LAS VEGAS, NV 89032

ROADRUNNER CARPET CARE
8985 S. EASTERN AVE. #325
LAS VEGAS, NV 89123

ROD GREGORIAN
980 N. NELIS BLVD
LAS VEGAS, NV 89110

ROTOR-ROOTER
3053 W CRAIG ROAD, #E
PO BOX 125
NORTH LAS VEGAS, NV 89032

SCOTT CARPER

SIMMONS ELECTRIC
5916 TAYLOR VALLEY AVE
LAS VEGAS, NV 89131

SOUTHERN NEVADA HEALTH DISTRICT
ATTN: ENVIRONMENTAL HEALTH
FILE 50523
LOS ANGELES, CA 90074-0523

SOUTHWEST GAS CORPORATION
PO BOX 98512
LAS VEGAS, NV 89193

STATE OF NEVADA-BUSINESS LICENSE
PO BOX 52614
PHOENIX, AZ 85072-2614

SUBURBAN ELEVATOR OF NEVADA
130 PRAIRIE LAKE RD. UNIT D
EAST DUNDEE, IL 60118

SUPERIOR ELECTRICAL CONTRACTORS
295 SUNPAC AVE
HENDERSON, NV 89011

SUPERIOR ELECTRICAL CONTRACTORS
8613 HELMS AVE.
RANCHO CUCAMONGA, CA 91767

SUPERIOR ELECTRICAL CONTRACTORS
872 TOWNE CENTER DR.
POMONA, CA 91767

SWISA CLEANING, INC.
7777 S. JOHNES BLVD #1206
LAS VEGAS, NV 89139

TGJ SERVICES
2438 BELT BUCKLEY DR.
HENDERSON, NV 89002

VEG LANDSCAPING
4520 DUNLAP CROSSING STREET
LAS VEGAS, NV 89129

WILMAR
PO BOX 2317
JACKSONVILLE, FL 32203-2317

WILMAR
PO BOX 404284
ATLANTA, GA 30384-4284