

Form B1 (Official Form 1) - (Rev. 1/08)

2008 USBC, Central District of California

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

Voluntary Petition

Name of Debtor (if individual, enter Last, First, Middle): 20 Mar Vista 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): None	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): 33-0820577	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. & Street, City, and State): c/o P Bissin, 7621 Reynolds Circle Huntington Beach CA	Street Address of Joint Debtor (No. & Street, City, and State):
ZIP CODE 92647	ZIP CODE
County of Residence or of the Principal Place of Business: Orange	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):
Laguna Beach, CA ZIP CODE **92651**

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) See Exhibit D on page 2 of this form <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 checked="" 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 type="checkbox"/> Other Real estate	<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 one box, if applicable) <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.) <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)	Chapter 11 Debtors:
<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: <input checked="" type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). <input 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)

Statistical/Administrative Information

Debtor estimates that funds will be available for distribution to unsecured creditors.
 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 FOR COURT USE ONLY

Estimated Number of Creditors	Estimated Assets	Estimated Liabilities
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"/>	\$0 to \$50,000: <input type="checkbox"/> \$50,000 to \$100,000: <input type="checkbox"/> \$100,000 to \$500,000: <input type="checkbox"/> \$500,000 to \$1 million: <input type="checkbox"/> \$1,000,000 to \$10 million: <input checked="" type="checkbox"/> \$10,000,000 to \$50 million: <input type="checkbox"/> \$50,000,000 to \$100 million: <input type="checkbox"/> \$100,000,000 to \$500 million: <input type="checkbox"/> \$500,000,000 to \$1 billion: <input type="checkbox"/> More than \$1 billion: <input type="checkbox"/>	\$0 to \$50,000: <input type="checkbox"/> \$50,000 to \$100,000: <input type="checkbox"/> \$100,000 to \$500,000: <input type="checkbox"/> \$500,000 to \$1 million: <input type="checkbox"/> \$1,000,000 to \$10 million: <input checked="" type="checkbox"/> \$10,000,000 to \$50 million: <input type="checkbox"/> \$50,000,000 to \$100 million: <input type="checkbox"/> \$100,000,000 to \$500 million: <input type="checkbox"/> \$500,000,000 to \$1 billion: <input type="checkbox"/> More than \$1 billion: <input type="checkbox"/>

FILED
NOV 04 2010
CLERK U.S. BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
BY: Deputy Clerk

Form B1 (Official Form 1) (Rev. 1/08)

2008 USBC, Central District of California

Voluntary Petition <i>(This page must be completed and filed in every case.)</i>		Name of Debtor(s): 20 Mar Vista LLC
FORM B1, Page 2		
Prior Bankruptcy Case 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:	Case Number:	Date Filed:
District:	Relationship:	Judge:
<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 have 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>	
<p style="text-align: center;">Exhibit C</p> <p>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?</p> <p><input type="checkbox"/> Yes, and Exhibit C is attached and made a part of this petition.</p> <p><input checked="" type="checkbox"/> No</p>	<p style="text-align: center;">Exhibit D</p> <p>(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)</p> <p><input type="checkbox"/> Exhibit D completed and signed by the debtor is attached and made a part of this petition.</p> <p>If this is a joint petition:</p> <p><input type="checkbox"/> Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.</p>	

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(1)).

Form B1 (Official Form 1) (Rev. 1/08)

2008 USBC, Central District of California

Voluntary Petition

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

Name of Debtor(s):

20 Mar Vista LLC

FORM B1, Page 3

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 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 main 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.

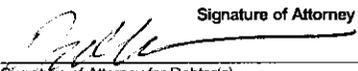
Pursuant to 11 U.S.C. § 1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.

X _____
(Signature of Foreign Representative)

(Printed Name of Foreign Representative)

Date

Signature of Attorney

X 
Signature of Attorney for Debtor(s)

David G. Epstein
Printed Name of Attorney for Debtor(s)

The David Epstein Law Firm
Firm Name

PO Box 4848
Address

Laguna Beach, CA 92652

(949)715-1500
Telephone Number

Nov. 3, 2010 84356
Date Bar Number

*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 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.

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

Paul Bissin
Printed Name of Authorized Individual

Managing Member
Title of Authorized Individual

November 3, 2010
Date

Date

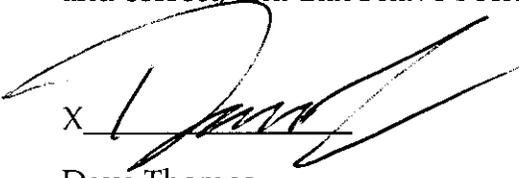
[continued]

20 Mar Vista LLC

Continuation Sheet for Signatures

Signature of Debtor (Corporation or 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.

X 

Dave Thomas

Co-Managing Member

November 3, 2010

**Certificate of 20 Mar Vista LLC
Authorizing Filing of Petition Under
Chapter 11 of the Bankruptcy Code**

We, Paul Bissin and Dave Thomas, aka John David Thomas, hereby certify as follows:

1. I am the Managing Member of 20 Mar Vista LLC (the "Company").
2. At a special meeting of the Company's Members, held on November 3, 2010, the following resolution was duly enacted, and the same remains in full force and effect, without modification, as of the date hereof:

RESOLVED, that Dave Thomas ("Thomas") is 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 ("Bankruptcy Code");

FURTHER RESOLVED, that Thomas 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 to enable the Company to commence a Chapter 11 bankruptcy case;

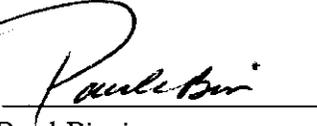
FURTHER RESOLVED, that Thomas is hereby authorized and directed on behalf of and in the name of the Company to execute and file and to cause counsel for the Company to prepare with the assistance of the Company as appropriate all petitions, schedules, lists and other papers, documents and pleadings in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

FURTHER RESOLVED, that the Company hereby retains the David Epstein Law Firm as bankruptcy counsel for purposes of, among other things, representing the Company in its Chapter 11 case; and

Dated: Nov. 2, 2010

20 Mar Vista LLC


By Dave Thomas


Paul Bissin

Co-Managing Member Co-Managing Member

20 Mar Vista, LLC

Continuation Sheet for Form 4, List of 20 Largest Creditors, Page 1

(1) Bart's Iron Design PO Box 2412 Capistrano Bch, CA 92624	Subcontracting Services	\$12,980	undisputed
(2) California Pumpcrete, Inc. 800 West Willow St. Long Beach, CA 90806	Subcontracting Services	\$209	undisputed
(3) Coastal Blue Corp. 33091 Calle Perfecto S Juan Capistrano, CA 92675	Subcontracting Services	\$129	undisputed
(4) Frank Mirjahangiri & Associates 18141 Beach Bl. Ste. 120 Huntington Bch CA 92648	Professional Services	\$1,300	undisputed
(5) Hillcrest Framing, Inc. 41663 Date St. Murrieta, CA 92562	Subcontracting Services	\$69,943	undisputed
(6) Home Depot CRC PO Box 6031 The Lakes NV 88901-6029	Supplies	\$942	undisputed
(7) Pacific Bus. Capital, Inc. PO Box 19067 Irvine, CA 92623-9067	Misc.	\$180	undisputed
(8) Reeves Finishes 520 E. Haley St. Santa Barbara, CA 92679	Subcontracting Services	\$2,500	undisputed
(9) Rightway 530 Central Av Elsinore, CA 92530-2801	Misc.	\$444	undisputed
(10) Seaway Builders 28545 Old Town Front St. Suite 203 Temecula, CA 92590	Contracting Services	\$12,951	undisputed

20 Mar Vista, LLC

Continuation Sheet for Form 4, List of 20 Largest Creditors, Page 2

(11) Soil Pacific 675 Eckhoff Ste. A Orange, CA 92868	Subcontracting Services	\$1,050 undipsuted
(12) So. Cal. Fire Protection 27665 Forbes Rd. Ste. 8 Laguna Niguel, CA 92677	Subcontracting Services	\$720 undisputed
(13) Grand Knight Engrg. 24881 Alicia Pkway E-243 Laguna Hills, CA 92653	Professional Services	\$5,950 undisputed
(14) James Dockstader 1506 S. Coast Hwy Laguna Beach, CA 9265	Professional Services	\$435 undisputed
(15) Paul Bissin 7621 Reynolds Cir. Huntington Bch CA 92647	Loans for Construction	\$2,050,000 undisputed
(16) Dunn Edwards Corp. 4885 E. 52 nd Place Los Angeles, CA 90040	Building Supplies	\$31 undisputed
(17) San Diego Gas & Elec. PO Box 25111 Santa Ana, CA 92799-5111	Electricity	\$10 undisputed
(18) Waste Management PO Box 78251 Phoenix, AZ 85062-8251	Trash Hauling	\$50 undisputed
(19) Mobile Mini, Inc. PO Box 79149 Phoenix, AZ 85062-9149	Subcontracting Services	\$1256 undisputed
(20) So Coast Water Dist PO Box 51401 Los Angeles, CA 90051-5701	Water	\$230 undisputed

20 Mar Vista LLC

20 Mar Vista LLC
7621 Reynolds Cir
Huntington Beach, CA 92647

20 Mar Vista LLC
650 Town Center Dr
Ste 1200
Costa Mesa, CA 92626

David G Epstein
PO Box 4858
Laguna Beach, CA 92652-4858

United States Trustee
411 W 4th St
Ste 9041
Santa Ana, CA 92701

Bart's Iron Design
PO Box 2412
Capistrano Bch, CA 92624

California Pumpcrete Inc
800 West Willow St
Long Beach, CA 90806

Coastal Blue Corp
33091 Calle Perfecto
S Juan Capistrano, CA 92675

Frank Mirjahangiri & Associates
18141 Beach Bl Ste 120
Huntington Bch, CA 92648

Hillcrest Framing Inc
41663 Date St
Murrieta, CA 92562

Home Depot CRC
PO Box 6031
The Lakes NV 88901-6029

Pacific Bus Capital Inc
PO Box 19067
Irvine, CA 92623-9067

Reeves Finishes
520 E Haley St
Santa Barbara, CA 92679

Rightway
530 Central Av
Elsinore, CA 92530-2801

Seaway Builders
28545 Old Town Front St
Suite 203
Temecula, CA 92590

Soil Pacific
675 Eckhoff Ste A
Orange, CA 92868

So Cal Fire Protection
27665 Forbes Rd Ste 8
Laguna Niguel, CA 92677

Grand Knight Engrg
24881 Alicia Pkway E-243
Laguna Hills, CA 92653

James Dockstader
1506 S Coast Hwy
Laguna Beach, CA 92651

Paul Bissin
7621 Reynolds Cir
Huntington Bch, CA 92647

Dunn Edwards Corp
4885 E 52nd Place
Los Angeles, CA 90040

San Diego Gas & Elec
PO Box 25111
Santa Ana, CA 92799-5111

Waste Management
PO Box 78251
Phoenix AZ 85062-8251

Mobile Mini Inc
PO Box 79149
Phoenix AZ 85062-9149

So Coast Water Dist
PO Box 51401
Los Angeles, CA 90051-5701