BI (Official Form ASE) 8:11-bk-13373-RK	Doc 1 Filed 03	_	ntered 03/10/11 15:43:0	05 Desc			
United States Ba	nkrilliav Court nen	GINA	Of 13 VOLUNTAR	Y PETITION			
Name of Debtor (if individual, enter Last, First, Middl Aegis-El Monte Realty, L.P.	e):	Name of Join	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.I (if more than one, state all): 20-0748629	O. (ITIN)/Complete EIN		its of Soc. Sec. or Individual-Taxpayer one, state all):	r I.D. (ITIN)/Complete EIN			
Street Address of Debtor (No. and Street, City, and Sta 2331 West Lincoln Avenue	ite):	Street Addre	ss of Joint Debtor (No. and Street, City	, and State):			
Anaheim, California				an gone			
County of Residence or of the Principal Place of Busin	ZIP CODE 92801	County of Re	esidence or of the Principal Place of Bu	ZIP CODE ssiness:			
Orange County Mailing Address of Debtor (if different from street address)	dress):	Mailing Add	ress of Joint Debtor (if different from	street address):			
Location of Principal Assets of Business Debtor (if dif	ZIP CODE	(4):	<u> </u>	ZIP CODE			
Location of Principal Assets of Business Debtor (ii di	referr from street address abov	·····		ZIP CODE			
Type of Debtor (Form of Organization) (Check one box)	Nature of Bus (Check one b		Chapter of Bankruptcy the Petition is Filed				
 ☐ Individual (includes Joint Debtors) See Exhibit D on page 2 of this form. ☐ Corporation (includes LLC and LLP) ☑ Partnership ☐ Other (If debtor is not one of the above entities, 	page 2 of this form. ludes LLC and LLP) Railroad Stockbroker is not one of the above entities,		☐ Chapter 9 Rec ☑ Chapter 11 Ma ☐ Chapter 12 ☐ Ch ☐ Chapter 13 Rec	apter 15 Petition for cognition of a Foreign in Proceeding apter 15 Petition for cognition of a Foreign nmain Proceeding			
check this box and state type of entity below.)	Clearing Bank Cother Real Estate Development	opment	Nature of (Check on				
	Tax-Exempt I (Check box, if app Debtor is a tax-exem under Title 26 of the Code (the Internal Re	Entity blicable.) pt organization United States	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."	Debts are primarily business debts.			
Filing Fee (Check one b	ox.)	Check one l	Chapter 11 Debtor	s			
✓ Full Filing Fee attached.		☑ Debtor	Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D).				
Filing Fee to be paid in installments (applicable signed application for the court's consideration of unable to pay fee except in installments. Rule 10 Filing Fee waiver requested (applicable to chapter)	pertifying that the debtor is 006(b). See Official Form 3A. er 7 individuals only). Must	Check if: Debtor insider	Check if: Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,343,300 (amount subject to adjustment on 4/01/13 and every three years thereafter).				
attach signed application for the court's consider	ation. See Official Form 3B.	A plan					
Statistical/Administrative Information				THIS SPACE IS FOR			
Debtor estimates that funds will be available Debtor estimates that, after any exempt prodistribution to unsecured creditors.			id, there will be no funds available for	4			
Estimated Number of Creditors	1,000- 5,001- 5,000 10,000	10,001-	25,001- 50,001- Ove 50,000 100,000 100.				
Estimated Assets	\$1,000,001 \$10,000,001 to \$10 to \$50 million	\$50,000,001 to \$100		e than FCALIFORNIA			
Estimated Liabilities	\$1,000,001 \$10,000,001 to \$10 to \$50 million million	\$50,000,001 to \$100		e than illion			

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| B1 (Official Form 1) (4/10) | Main Document | Page 2 of 13 |
| Voluntary Petition | Name of Debtor(s): | Aegis-El Monte Realty, L.P.

Well-matery Potition Main Document	Page 2 of 13 Name of Debtor(s)					
Voluntary Petition (This page must be completed and filed in every case.)	Aegis-El Monte Realty, L.P.					
All Prior Bankruptcy Cases Filed Within Last 8 Y		.)				
Location Where Filed:	Case Number:	Date Filed:				
Location Where Filed:	Case Number:	Date Filed:				
Pending Bankruptcy Case Filed by any Spouse, Partner, or Affil	liate of this Debtor (If more than one, attach a	dditional sheet.)				
Name of Debtor:	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.)	I, the attorney for the petitioner named in have informed the petitioner that [he or she] or 13 of title 11, United States Code, and have each such chapter. I further certify that 1 h required by 11 U.S.C. § 342(b).	or is an individual consumer debts.) the foregoing petition, declare that 1 may proceed under chapter 7, 11, 12, we explained the relief available under				
Exhibit A is attached and made a part of this petition.	X Signature of Attorney for Debtor(s)	(Date)				
	organical of thioring for Debici(3)					
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 pu	blic health or safety?				
Yes, and Exhibit C is attached and made a part of this petition.						
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.					
Teshin in a joint matition:						
If this is a joint petition:						
Exhibit D also completed and signed by the joint debtor is attached and made a pa	art of this petition.					
Information Regarding (Check any appli Debtor has been domiciled or has had a residence, principal place o preceding the date of this petition or for a longer part of such 180 days	icable box.) f business, or principal assets in this District	for 180 days immediately				
There is a bankruptcy case concerning debtor's affiliate, general partners						
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	r's residence. (If box checked, complete the fo	ollowing.)				
	(Name of landlord that obtained judgment)					
	(Address of landlord)					
Debtor claims that under applicable nonbankruptcy law, there are c entire monetary default that gave rise to the judgment for possessio	ircumstances under which the debtor would be n, after the judgment for possession was entere	permitted to cure the ed, and				
Debtor has included with this petition the deposit with the court of of the petition.	any rent that would become due during the 30-	day period after the filing				
Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(1)).						

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B1 (Official Form) 1 (4/10) Page 3

Voluntary Petition (This page must be completed and filed in every case.)	Name of Debror(s): Aegis-El Monte Realty, L.P.			
(ms page must be completed and filed in every case.) Signa	<u> </u>			
Signature(s) of Debtor(s) (Individual/Joint)	Signature of a Foreign Representative			
I declare under penalty of perjury that the information provided in this petition is true and correct. [If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12 or 13 of title 11, United 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,	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			
specified in this petition.	order granting recognition of the foreign main proceeding is attached.			
X Signature of Debtor	X (Signature of Foreign Representative)			
X Signature of Joint Debtor	(Printed Name of Foreign Representative)			
Telephone Number (if not represented by attorney) Date	Date			
Signature of Attorney*	Signature of Non-Attorney Bankruptcy Petition Preparer			
Signature of Antomes for Debtor(s) Catanzarite Printed Name of Attorney for Debtor(s) Catanzarite Law Corporation Firm Name 2331 West Lincoln Avenue Anaheim, CA 92801 Address Tel: (714) 520-5544/Fax: (714) 520-0680 Telephone Number 03/09/201 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.	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.)			
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.	Address X			
The debtor requests the relief accordance with the chapter of title 11, United States Code, specified in this perion.	Date			
X Senature Anthorzed Individual Kepneth J. Catanzante Printed Name of Authorized Individual President of General Partner Title of Authorized Individual 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.			

UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA

Debtor: Aegis-El Monte Realty, L.P.	Case No. (if known):
	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 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) Name of creditor and complete mailing address including zip code	(2) Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted	(3) Nature of claim (trade debt. bank loan, government contract, etc.)	(4) Indicate if claim is contingent, unliquidated, disputed or subject to setoff	(5) Amount of claim [if secured also state value of security]
(1) Urban Environs 1345 Fountain Place Redlands, CA 92373	Tel: (909) 798-4446 Urban Environs 1345 Fountain Place Redlands, CA 92373	Trade Debt		\$2,950.00
(2) Tuttle Engineering 1445 W. Redlands Blvd., Suite A Redlands, CA 92373	Tel: (909) 798-6785 Tuttle Engineering 1445 W. Redlands Blvd., Ste A Redlands, CA 92373	Trade Debt		\$7,831.19
(3) Drafting & Design 158 W. Orange Street Covina, CA 91723-2011	Tel: (626) 915-2303 Drafting & Design 158 W. Orange Street Covina, CA 91723-2011	Trade Debt		\$ 24,635.00
(4) Sake Consulting Engineers, Inc. 400 S. Ramona Avenue, Suite 202 Corona, CA 92879-1442	Tel: (951) 279-4041 Sake Consulting Engineers, Inc. 400 S. Ramona Avenue, Ste 202 Corona, CA 92879-1442	Trade Debt		\$ 6,000.00
(5) ATC Consulting Engineers 1245 Webb Circle Corona, CA 92879	Tel: (951) 808-8833 ATC Consulting Engineers 1245 Webb Circle Corona, CA 92879	Trade Debt		\$4,480.00

UNITED STATES BANKRUPTCY COURT - CENTRAL DISTRICT OF CALIFORNIA

Page 2

Debtor: Aegis-El Monte Realty, L.P.	Case No. (if known):
	Chapter 11

(1) Name of creditor and complete mailing address including zip code	(2) Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted	(3) Nature of claim (trade debt, bank loan, government contract, etc.)	(4) Indicate if claim is contingent, unliquidated, disputed or subject to setoff	(5) Amount of claim [if secured also state value of security]
(6) Soil Exploration 7535 Jurupa Avenue, Unit C Riverside, CA 92504	Tel: 951) 688-7200 Soil Exploration 7535 Jurupa Avenue, Unit C Riverside, CA 92504	Trade Debt		\$1,800.00

I declare under penalty of perjury that I have read the foregoing list and that it is true and correct to the best of myinformation and belief.

Date: March 9, 2011

Kepteth J. Caranzartte, President of Aegis Financial Group Inc. General Partner of Debtor Aegis-El Monte Realt, L.P. Case 8:11-bk-13373-RK Doc 1 Filed 03/10/11 Entered 03/10/11 15:43:05 Desc Main Document Page 6 of 13

Party Name, Address and Telephone Number (CA State Bar No. If Applicable)

Kenneth J. Catanzarite (SBN 113750)
CATANZARITE LAW CORPORATION
2331 West Lincoln Avenue
Anaheim, CA 92801
Tel: (714) 520-5544
Fax: (714) 520-0680
Email: kcatanzarite@catanzarite.com

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA

In re: Aegis-El Monte Realty, L.P.

CHAPTER 11

CASE NUMBER

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

Debtor.

Attach additional sheets as necessary and indicate so in each section

 Specify the address(es) of the principal office(s) of the Debtor currently on file with the California Secretary of State (from Form LP1, LP5, or GP1):
 2331 West Lincoln Avenue

2331 West Lincoln Avenue Anaheim, CA 92801

Specify the address of the principal office(s) of the Debtor listed on the Debtor's most recent federal tax return:
 2331 West Lincoln Avenue
 Anaheim, CA 92801

3. Disclose the current business address(es) for the general partner(s) and all officers of the general partner(s):

Aegis Financial Group, Inc. 2331 West Lincoln Avenue Anaheim, CA 92801

Kenneth J. Catanzarite is President, Secretary and Treasurer of the General Partner, Aegis Financial Group, Inc.

4. Disclose the current business address(es) where the Debtor's books and records are located:

2331 West Lincoln Avenue Anaheim, CA 92801 (No Hearing Required)

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Venue Disclosure Form for Partnerships Filing Chapter 11 - Page 2

VEN-P

	Venue Disclosure For	m for Partnerships Filing Chapter 11	- Page 2	A [14-L
In re	Aegis-El Monte Realty, L.P.		CHAPTER 11	
		Debtor.	CASE NUMBER	
5.	List the address(es) where the majority of the forth on the Debtor's most recent balance shaped and the control of the control		ased on a book valu	e determination as set
	A.P.N. 0175-192-01 (Vacant land located n Redlands, County of San Bernardino, Califo		Street and Kincaid	Street in the City of
	A.P.N. 0164-052-07 (Vacant land being a s Colton, County of San Bernardino, Californ		ton Terrace Citrus T	ract in the City of
6.	Disclose any different address(es) to those the reasons for the change in address(es):	listed above within six months	s prior to the filing of	this petition and state
	None.			
7.	State the name and address of the individu Debtor and to the General Partner of the del		the relationship of	such individual to the
	Kenneth J. Catanzarite, as President of Aegand Attorney for Debtor 2331 West Lincoln Avenue Anaheim, CA 92801	, , , , ,	neral Partner of the I	Debtor
8.	Total number of attached pages of supporting	ng documentation: 0		
9.	I declare under penalty of perjury under the la	ws of the United States of Ame	erica, that the forego	ing is true and correct.
Exec	uted on the 10th day of March	, 2011 , at Ar	nheim	, California.
			1	
Aegis	s Financial Group, Inc.			
Туре	Name of General Partner		re of Declarant	· •
		Pres	ident	
		Title of I	Declarant (if any)	

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B 203 (12/94)

United States Bankruptcy Court

		Central	District Of	California	_
ln	re Aegis-El	Monte Realty	y, L.P.		
				Case No.	
De	ebtor			Chapter11	_
	DISCLO	SURE OF COM	PENSATION OF	ATTORNEY FOR	R DEBTOR
1.	named debtor(s) a bankruptcy, or agr	nd that compensation	n paid to me within on e, for services rendere		
	For legal services	Thave agreed to acco	ent		\$_30,000.00
					0.00
	Balance Due				\$ 30,000.00
2.	The source of the	compensation paid to	o me was:		
	☐ Debtor	Othe	r (specify)		
3.	The source of com	pensation to be paid	to me is:		
	☑ Debtor	Othe	r (specify)		
4.		ed to share the above associates of my law		ation with any other pe	erson unless they are
	members or as		rm. A copy of the ag	n with a other person o preement, together with	or persons who are not n a list of the names of
5.	In return for the at case, including:	pove-disclosed fee, I	have agreed to rende	er legal service for all as	spects of the bankruptcy
	•	debtor's financial sit n in bankruptcy;	uation, and renderin	g advice to the debtor i	in determining whether
	b. Preparation an	d filing of any petitio	n, schedules, statem	ents of affairs and plan	which may be required
	c. Representation hearings thereo		meeting of creditors	and confirmation heari	ing, and any adjourned

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DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR (Continued)

d.	Representation of th	ie debtor in	adversary	proceedings and	other	contested	bankrupto	cy matters;
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e.	[Other provisions	as nee	eded]							
	Preparation	and	filing	ofOpposition	to	Motion	for	Relief	from	Creditor

6. By agreement with the debtor(s), the above-disclosed fee does not include the following services:

CERTIFICATION

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankrungtcy proceedings.

March 10, 2011

Date

Signature of Attorney

Catanzarite Zaw Corporation

Name of law firm

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Main Document

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Verification of Creditor Mailing List - (Rev. 12/03)

2003 USBC, Central District of California

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

Name Kenneth J. Catanzarite (SBN 113750), Catanzarite Law	Corporation
Address 2331 West Lincoln Avenue, Anaheim, CA 92801	
Telephone (714) 520-5544/ Fax: (714) 520-0680	
Attorney for Debtor(s) Debtor in Pro Per	
0	BANKRUPTCY COURT RICT OF CALIFORNIA
List all names including trade names used by Debtor(s) v 6 years):	within last Case No.:
Acgis-El Monte Realty, L.P.	Chapter: 11
VERIFICATION OF C	CREDITOR MAILING LIST
The above named debtor(s), or debtor's attorney if applic Master Mailing List of creditors, consisting of 3 sheet pursuant to Local Rule 1007-2(d) and I/we assume all res	cable, do hereby certify under penalty of perjury that the attached (s) is complete, correct, and consistent with the debtor's schedules ponsibility for errors and omissions.
	Debtor, Accis-El Monte Realty, L.P. By Kennetl J. Catanzarite, President of General Partner Aegis Financial Group, Inc.
Attorney (if applicable)	Joint Debtor

Aegis El-Monte Realty LP 2331 West Lincoln Avenue Anaheim, CA 92801

Kenneth J Catanzarite Esq Catanzarite Law Corporation 2331 West Lincoln Avenue Anaheim, CA 92801

United States Trustee 411 West Fourth Street Suite 9041 Santa Ana, CA 92701-4593 Urban Environs 1345 Fountain Place Redlands, CA 92373

Tuttle Engineering 1445 W Redlands Blvd Suite A Redlands, CA 92373

Drafting & Design 158 W Orange Street Covina, CA 91723-2011

Sake Consulting Engineers Inc 400 S Ramona Avenue Suite 202 Corona, CA 92879

Soil Exploration Co Inc 7535 Jurupa Avenue Unit C Riverside, CA 92504

San Bernardino County Tax Collector 172 West Third Street First Floor San Bernardino, CA 92415-0360

William M. Nassar Client Trust Acct Attn Brown White & Newhouse LLP 300 East State Street Suite 668 Redlands, CA 92373-5235 Ozel Developing Inc. 12200 Amargosa Road Victorville, CA 92392

Abraham Tekin 12200 Amargosa Road Victorville, CA 92392

Gateway Legal Group PC 4295A Jurupa Street Suite 114 Ontario, CA 91761

Faiz Chowdhury Attn Gateway Legal Group PC 4295A Jurupa Street Suite 114 Ontario, CA 91761