

B1 (Official Form 1)(12/11)

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

**Voluntary Petition**

Name of Debtor (if individual, enter Last, First, Middle): <b>Beverly Hills Hospitality Group, LLC</b>	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) <b>26-0364142</b>	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): <b>25325 Dana Point Harbor Drive Dana Point, CA</b> <div style="text-align: right; font-size: small;">ZIP Code <b>92629</b></div>	Street Address of Joint Debtor (No. and Street, City, and State): <div style="text-align: right; font-size: small;">ZIP Code</div>
County of Residence or of the Principal Place of Business: <b>Orange</b>	County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address): <div style="text-align: right; font-size: small;">ZIP Code</div>	Mailing Address of Joint Debtor (if different from street address): <div style="text-align: right; font-size: small;">ZIP Code</div>

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

<p><b>Type of Debtor</b> (Form of Organization) (Check one box)</p> <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.)	<p><b>Nature of Business</b> (Check one box)</p> <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	<p><b>Chapter of Bankruptcy Code Under Which the Petition is Filed</b> (Check one box)</p> <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
<p><b>Chapter 15 Debtors</b></p> <p>Country of debtor's center of main interests:</p> <p>Each country in which a foreign proceeding by, regarding, or against debtor is pending:</p>	<p><b>Tax-Exempt Entity</b> (Check box, if applicable)</p> <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).	<p><b>Nature of Debts</b> (Check one box)</p> <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.

<p><b>Filing Fee</b> (Check one box)</p> <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.	<p><b>Chapter 11 Debtors</b></p> <p>Check one box:</p> <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). <p>Check if:</p> <input type="checkbox"/> 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). <p>Check all applicable boxes:</p> <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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<p><b>Statistical/Administrative Information</b> *** Michael Jay Berger 100291 ***</p> <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.	<p>THIS SPACE IS FOR COURT USE ONLY</p>										
<p><b>Estimated Number of Creditors</b></p> <table style="width:100%; text-align: center; font-size: small;"> <tr> <td><input checked="" type="checkbox"/> 1-49</td> <td><input 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 checked="" type="checkbox"/> 1-49	<input 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 checked="" type="checkbox"/> 1-49	<input 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		
<p><b>Estimated Assets</b></p> <table style="width:100%; text-align: center; font-size: small;"> <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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<p><b>Estimated Liabilities</b></p> <table style="width:100%; text-align: center; font-size: small;"> <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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<b>Voluntary Petition</b> <i>(This page must be completed and filed in every case)</i>		Name of Debtor(s): <b>Beverly Hills Hospitality Group, LLC</b>	
<b>All Prior Bankruptcy Cases Filed Within Last 8 Years</b> (If more than two, attach additional sheet)			
Location Where Filed: <b>- None -</b>		Case Number:	Date Filed:
Location Where Filed:		Case Number:	Date Filed:
<b>Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor</b> (If more than one, attach additional sheet)			
Name of Debtor: <b>- None -</b>		Case Number:	Date Filed:
District:		Relationship:	Judge:
<b>Exhibit A</b>		<b>Exhibit B</b>	
(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.)		(To be completed if debtor is an individual whose debts are primarily consumer debts.)	
<input type="checkbox"/> Exhibit A is attached and made a part of this petition.		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).	
		<b>X</b> _____ Signature of Attorney for Debtor(s) (Date)	
<b>Exhibit C</b>			
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?			
<input type="checkbox"/> Yes, and Exhibit C is attached and made a part of this petition.			
<input checked="" type="checkbox"/> No.			
<b>Exhibit D</b>			
(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)			
<input type="checkbox"/> Exhibit D completed and signed by the debtor is attached and made a part of this petition.			
If this is a joint petition:			
<input type="checkbox"/> Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.			
<b>Information Regarding the Debtor - Venue</b>			
(Check any applicable box)			
<input checked="" type="checkbox"/> 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.			
<input type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.			
<input type="checkbox"/> 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.			
<b>Certification by a Debtor Who Resides as a Tenant of Residential Property</b>			
(Check all applicable boxes)			
<input type="checkbox"/> 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)			
<input type="checkbox"/> 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			
<input type="checkbox"/> 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.			
<input type="checkbox"/> 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):  
**Beverly Hills Hospitality 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 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 Attorney\***

**X** /s/ Michael Jay Berger  
Signature of Attorney for Debtor(s)

Michael Jay Berger 100291  
Printed Name of Attorney for Debtor(s)

Law Offices of Michael Jay Berger  
Firm Name

9454 Wilshire Boulevard  
6th Floor  
Beverly Hills, CA 90212-2929

\_\_\_\_\_  
Address

(310) 271-6223 Fax: (310) 271-9805  
Telephone Number

March 5, 2012                      100291  
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 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** /s/ Gal Lipkin  
Signature of Authorized Individual

Gal Lipkin  
Printed Name of Authorized Individual

Managing Member  
Title of Authorized Individual

March 5, 2012  
Date

B4 (Official Form 4) (12/07)

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

In re Beverly Hills Hospitality 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)	(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>
<b>Adriana Reyes 618 Calle Campana San Clemente, CA 92673</b>	<b>Adriana Reyes 618 Calle Campana San Clemente, CA 92673</b>	<b>Payroll for 2/16/2012-2/29/2012</b>		<b>738.44</b>
<b>Alicia Aquino 8402 Sterling Way Unit B Westminster, CA 92683</b>	<b>Alicia Aquino 8402 Sterling Way Unit B Westminster, CA 92683</b>	<b>Payroll for 2/16/2012-2/29/2012</b>		<b>974.70</b>
<b>Alicia Ozuna 33938 Alcazar Drive Unit A Dana Point, CA 92629</b>	<b>Alicia Ozuna 33938 Alcazar Drive Unit A Dana Point, CA 92629</b>	<b>Payroll for 2/16/2012-2/29/2012</b>		<b>835.60</b>
<b>Bank of America -CMSG Attn: Client Support NC1-026-06-01 900 W Trade Street, Ste 650 Charlotte, NC 28255</b>	<b>Bank of America -CMSG Attn: Client Support NC1-026-06-01 Charlotte, NC 28255</b>	<b>Cross Collateralized Between Commercial Property-Hotel 25325 Dana Point Harbor Drive Dana Point CA 92629 &amp; 34293 Pacific Coast Hwy Dana Point</b>		<b>6,675,000.00  (5,427,767.00 secured)</b>
<b>City of Dana Point 33282 Golden Lantern □□ Dana Point, CA 92629</b>	<b>City of Dana Point 33282 Golden Lantern □□ Dana Point, CA 92629</b>	<b>Development fee</b>		<b>20,000.00</b>
<b>Commtrak 17493 Nassau Commons Lewes, DE 19958</b>	<b>Commtrak 17493 Nassau Commons Lewes, DE 19958</b>	<b>Commission for travel</b>		<b>1,609.13</b>
<b>Demetrio Escobar 1916 Wallace Avenue Costa Mesa, CA 92627</b>	<b>Demetrio Escobar 1916 Wallace Avenue Costa Mesa, CA 92627</b>	<b>Payroll for 2/16/2012-2/29/2012</b>		<b>861.75</b>
<b>Developing Consulting Group LLC 25 Campanilla San Clemente, CA 92673</b>	<b>Developing Consulting Group LLC 25 Campanilla San Clemente, CA 92673</b>	<b>Development Services</b>		<b>7,000.00</b>
<b>Hunsaker &amp; Associates 3 Hughes Irvine, CA 92618</b>	<b>Hunsaker &amp; Associates 3 Hughes Irvine, CA 92618</b>	<b>Planning, Engineering and Surveying Service</b>		<b>38,145.12</b>

B4 (Official Form 4) (12/07) - Cont.

In re Beverly Hills Hospitality 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>
Jaime B. Laurent 7225 Crescent Park West Suite 466 Los Angeles, CA 90094	Jaime B. Laurent 7225 Crescent Park West Suite 466 Los Angeles, CA 90094	Attorney Fees		2,160.00
Kathy Gateley 3 Coffeeberry Aliso Viejo, CA 92656	Kathy Gateley 3 Coffeeberry Aliso Viejo, CA 92656	Bookkeeping Services		3,675.00
Kinecta Fed Cu 1440 Rosecrans Ave Manhattan Beach, CA 90266	Kinecta Fed Cu 1440 Rosecrans Ave Manhattan Beach, CA 90266	Commercial Property-Fast Food Restaurant 34297 Pacific Coast Highway Dana Point, CA 92629		1,325,000.00 (1,909,770.00 secured) (1,000,000.00 senior lien)
Louanne Quiroz 54 Barones Lane Laguna Niguel, CA 92677	Louanne Quiroz 54 Barones Lane Laguna Niguel, CA 92677	Payroll for 2/16/2012-2/29/2012		761.00
Mariam Tamas 26468 B Paseo Del Mar Dana Point, CA 92629	Mariam Tamas 26468 B Paseo Del Mar Dana Point, CA 92629	Payroll for 2/16/2012-2/29/2012		780.36
Mohammed Razzak 26468 B Paseo Del Mar Dana Point, CA 92629	Mohammed Razzak 26468 B Paseo Del Mar Dana Point, CA 92629	Payroll for 2/16/2012-2/29/2012		1,525.00
Orange County Treasurer POB 1438 Santa Ana, CA 92702	Orange County Treasurer POB 1438 Santa Ana, CA 92702	Taxes for 25325 Dana Point Harbor Drive Dana Point, CA 92629		29,835.25
Orange County Treasurer POB 1438 Santa Ana, CA 92702	Orange County Treasurer POB 1438 Santa Ana, CA 92702	Taxes for 34297 Pacific Coast Highway Dana Point, CA 92629		10,153.47
Orange County Treasurer POB 1438 Santa Ana, CA 92702	Orange County Treasurer POB 1438 Santa Ana, CA 92702	Taxes for 34293 Pacific Coast Highway Dana Poin, California 92629		4,984.51
Pacific Lodging Supply 10140 Norwalk Blvd., Santa Fe Springs, CA 90670	Pacific Lodging Supply 10140 Norwalk Blvd., Santa Fe Springs, CA 90670	Supplies for Hotel - Linens, toiletries, cleaning supplies		902.08
Silvia Pioquinto-Vaza 25972 Via Del Ray San Juan Capistrano, CA 92675	Silvia Pioquinto-Vaza 25972 Via Del Ray San Juan Capistrano, CA 92675	Payroll for 2/16/2012-2/29/2012		842.45

B4 (Official Form 4) (12/07) - Cont.

In re Beverly Hills Hospitality Group, 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 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 March 5, 2012

Signature /s/ Gal Lipkin  
**Gal Lipkin**  
**Managing Member**

*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 Beverly Hills Hospitality 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
<b>Gal Lipkin</b> 2301 Pontius Avenue Los Angeles, CA 90064	<b>Managing Member</b>	<b>17.42%</b>	<b>Managing Member</b>
<b>Michael Draz</b> 215 N. Wetherly Drive Beverly Hills, CA 90211	<b>Chief Executive Officer</b>	<b>35.13%</b>	<b>Chief Executive Officer</b>
<b>Peter Newton</b> 264 S. La Cienega Blvd., Suite 1196 Beverly Hills, CA 90211	<b>Member</b>	<b>47.45%</b>	<b>Member</b>

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

I, the Managing Member 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 March 5, 2012

Signature /s/ Gal Lipkin  
**Gal Lipkin**  
**Managing Member**

*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.

**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, his or her current or former domestic partner, 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 Beverly Hills, California.

/s/ Gal Lipkin

Dated March 5, 2012

Gal Lipkin

Debtor

\_\_\_\_\_  
*Joint Debtor*



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

In re **Beverly Hills Hospitality Group, LLC**,  
Debtor

Case No. \_\_\_\_\_

Chapter **11**

**SUMMARY OF SCHEDULES**

Indicate as to each schedule whether that schedule is attached and state the number of pages in each. Report the totals from Schedules A, B, D, E, F, I, and J in the boxes provided. Add the amounts from Schedules A and B to determine the total amount of the debtor's assets. Add the amounts of all claims from Schedules D, E, and F to determine the total amount of the debtor's liabilities. Individual debtors must also complete the "Statistical Summary of Certain Liabilities and Related Data" if they file a case under chapter 7, 11, or 13.

NAME OF SCHEDULE	ATTACHED (YES/NO)	NO. OF SHEETS	ASSETS	LIABILITIES	OTHER
A - Real Property	<b>Yes</b>	<b>1</b>	<b>8,249,537.00</b>		
B - Personal Property	<b>Yes</b>	<b>5</b>	<b>306,451.03</b>		
C - Property Claimed as Exempt	<b>No</b>	<b>0</b>			
D - Creditors Holding Secured Claims	<b>Yes</b>	<b>1</b>		<b>9,000,000.00</b>	
E - Creditors Holding Unsecured Priority Claims (Total of Claims on Schedule E)	<b>Yes</b>	<b>5</b>		<b>55,358.96</b>	
F - Creditors Holding Unsecured Nonpriority Claims	<b>Yes</b>	<b>3</b>		<b>74,375.06</b>	
G - Executory Contracts and Unexpired Leases	<b>Yes</b>	<b>1</b>			
H - Codebtors	<b>Yes</b>	<b>2</b>			
I - Current Income of Individual Debtor(s)	<b>No</b>	<b>0</b>			<b>N/A</b>
J - Current Expenditures of Individual Debtor(s)	<b>No</b>	<b>0</b>			<b>N/A</b>
Total Number of Sheets of ALL Schedules		<b>18</b>			
		Total Assets	<b>8,555,988.03</b>		
			Total Liabilities	<b>9,129,734.02</b>	

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

In re **Beverly Hills Hospitality Group, LLC**,  
Debtor

Case No. \_\_\_\_\_

Chapter 11

**STATISTICAL SUMMARY OF CERTAIN LIABILITIES AND RELATED DATA (28 U.S.C. § 159)**

If you are an individual debtor whose debts are primarily consumer debts, as defined in § 101(8) of the Bankruptcy Code (11 U.S.C. § 101(8)), filing a case under chapter 7, 11 or 13, you must report all information requested below.

Check this box if you are an individual debtor whose debts are NOT primarily consumer debts. You are not required to report any information here.

**This information is for statistical purposes only under 28 U.S.C. § 159.**

**Summarize the following types of liabilities, as reported in the Schedules, and total them.**

Type of Liability	Amount
Domestic Support Obligations (from Schedule E)	
Taxes and Certain Other Debts Owed to Governmental Units (from Schedule E)	
Claims for Death or Personal Injury While Debtor Was Intoxicated (from Schedule E) (whether disputed or undisputed)	
Student Loan Obligations (from Schedule F)	
Domestic Support, Separation Agreement, and Divorce Decree Obligations Not Reported on Schedule E	
Obligations to Pension or Profit-Sharing, and Other Similar Obligations (from Schedule F)	
TOTAL	

**State the following:**

Average Income (from Schedule I, Line 16)	
Average Expenses (from Schedule J, Line 18)	
Current Monthly Income (from Form 22A Line 12; OR, Form 22B Line 11; OR, Form 22C Line 20 )	

**State the following:**

1. Total from Schedule D, "UNSECURED PORTION, IF ANY" column		
2. Total from Schedule E, "AMOUNT ENTITLED TO PRIORITY" column		
3. Total from Schedule E, "AMOUNT NOT ENTITLED TO PRIORITY, IF ANY" column		
4. Total from Schedule F		
5. Total of non-priority unsecured debt (sum of 1, 3, and 4)		

In re Beverly Hills Hospitality Group, LLC

Case No. \_\_\_\_\_

Debtor

**SCHEDULE A - REAL PROPERTY**

Except as directed below, list all real property in which the debtor has any legal, equitable, or future interest, including all property owned as a cotenant, community property, or in which the debtor has a life estate. Include any property in which the debtor holds rights and powers exercisable for the debtor's own benefit. If the debtor is married, state whether husband, wife, both, or the marital community own the property by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the debtor holds no interest in real property, write "None" under "Description and Location of Property."

**Do not include interests in executory contracts and unexpired leases on this schedule. List them in Schedule G - Executory Contracts and Unexpired Leases.**

If an entity claims to have a lien or hold a secured interest in any property, state the amount of the secured claim. See Schedule D. If no entity claims to hold a secured interest in the property, write "None" in the column labeled "Amount of Secured Claim." If the debtor is an individual or if a joint petition is filed, state the amount of any exemption claimed in the property only in Schedule C - Property Claimed as Exempt.

Description and Location of Property	Nature of Debtor's Interest in Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption	Amount of Secured Claim
Commercial Property-Hotel 25325 Dana Point Harbor Drive Dana Point CA 92629 <b>*Note* Loan is cross collateralized with Commercial Property-Liquor Store 34293 Pacific Coast Highway, Dana Point, CA 92629</b>	100% fee simple	-	5,427,767.00	6,675,000.00
Commercial Property-Fast Food Restaurant 34297 Pacific Coast Highway Dana Point, CA 92629	100% fee simple	-	1,909,770.00	2,325,000.00
Commercial Property-Liquor Store 34293 Pacific Coast Highway Dana Point, California 92629 <b>*Note* Loan is cross collateralized with Commercial Property-Hotel 25325 Pacific Coast Highway, Dana Point, CA 92629</b>	100% fee simple	-	912,000.00	0.00

Sub-Total > **8,249,537.00** (Total of this page)

Total > **8,249,537.00**

(Report also on Summary of Schedules)

0 continuation sheets attached to the Schedule of Real Property

In re Beverly Hills Hospitality Group, LLC

Case No. \_\_\_\_\_

Debtor

**SCHEDULE B - PERSONAL PROPERTY**

Except as directed below, list all personal property of the debtor of whatever kind. If the debtor has no property in one or more of the categories, place an "x" in the appropriate position in the column labeled "None." If additional space is needed in any category, attach a separate sheet properly identified with the case name, case number, and the number of the category. If the debtor is married, state whether husband, wife, both, or the marital community own the property by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the debtor is an individual or a joint petitioner is filed, state the amount of any exemptions claimed only in Schedule C - Property Claimed as Exempt.

**Do not list interests in executory contracts and unexpired leases on this schedule. List them in Schedule G - Executory Contracts and Unexpired Leases.**

If the property is being held for the debtor by someone else, state that person's name and address under "Description and Location of Property."

If the property is being held for a minor child, simply state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. § 112 and Fed. R. Bankr. P. 1007(m).

Type of Property	N O N E	Description and Location of Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption
1. Cash on hand		<b>Cash on Hand</b>	-	<b>200.00</b>
2. Checking, savings or other financial accounts, certificates of deposit, or shares in banks, savings and loan, thrift, building and loan, and homestead associations, or credit unions, brokerage houses, or cooperatives.		<b>Checking Account Number 4583 First Bank 9145 Wilshire Boulevard Beverly Hills, CA 90210</b>	-	<b>648.12</b>
		<b>Checking Account Number 4596 First Bank 9145 Wilshire Boulevard Beverly Hills, CA 90210</b>	-	<b>14,173.71</b>
		<b>Checking Account Number 4635 First Bank 9145 Wilshire Boulevard Beverly Hills, CA 90210</b>	-	<b>304.24</b>
3. Security deposits with public utilities, telephone companies, landlords, and others.	<b>X</b>			
4. Household goods and furnishings, including audio, video, and computer equipment.	<b>X</b>			
5. Books, pictures and other art objects, antiques, stamp, coin, record, tape, compact disc, and other collections or collectibles.		<b>Miscellaneous Pictures and Miscellaneous Artwork on Hotel Premises</b>	-	<b>5,000.00</b>
6. Wearing apparel.	<b>X</b>			
7. Furs and jewelry.	<b>X</b>			
8. Firearms and sports, photographic, and other hobby equipment.	<b>X</b>			
9. Interests in insurance policies. Name insurance company of each policy and itemize surrender or refund value of each.	<b>X</b>			
			Sub-Total >	<b>20,326.07</b>
			(Total of this page)	

3 continuation sheets attached to the Schedule of Personal Property

In re Beverly Hills Hospitality Group, LLC

Case No. \_\_\_\_\_

Debtor

**SCHEDULE B - PERSONAL PROPERTY**

(Continuation Sheet)

Type of Property	N O N E	Description and Location of Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption
10. Annuities. Itemize and name each issuer.	X			
11. Interests in an education IRA as defined in 26 U.S.C. § 530(b)(1) or under a qualified State tuition plan as defined in 26 U.S.C. § 529(b)(1). Give particulars. (File separately the record(s) of any such interest(s). 11 U.S.C. § 521(c).)	X			
12. Interests in IRA, ERISA, Keogh, or other pension or profit sharing plans. Give particulars.	X			
13. Stock and interests in incorporated and unincorporated businesses. Itemize.	X			
14. Interests in partnerships or joint ventures. Itemize.	X			
15. Government and corporate bonds and other negotiable and nonnegotiable instruments.	X			
16. Accounts receivable.		<b>Accounts Receivable owed from www.expedia.com</b>	-	<b>20,000.00</b>
17. Alimony, maintenance, support, and property settlements to which the debtor is or may be entitled. Give particulars.	X			
18. Other liquidated debts owed to debtor including tax refunds. Give particulars.	X			
19. Equitable or future interests, life estates, and rights or powers exercisable for the benefit of the debtor other than those listed in Schedule A - Real Property.	X			
20. Contingent and noncontingent interests in estate of a decedent, death benefit plan, life insurance policy, or trust.	X			

Sub-Total > **20,000.00**  
(Total of this page)

Sheet 1 of 3 continuation sheets attached to the Schedule of Personal Property

In re Beverly Hills Hospitality Group, LLC

Case No. \_\_\_\_\_

Debtor

**SCHEDULE B - PERSONAL PROPERTY**  
(Continuation Sheet)

Type of Property	N O N E	Description and Location of Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption
21. Other contingent and unliquidated claims of every nature, including tax refunds, counterclaims of the debtor, and rights to setoff claims. Give estimated value of each.	<b>X</b>			
22. Patents, copyrights, and other intellectual property. Give particulars.	<b>X</b>			
23. Licenses, franchises, and other general intangibles. Give particulars.	<b>X</b>			
24. Customer lists or other compilations containing personally identifiable information (as defined in 11 U.S.C. § 101(41A)) provided to the debtor by individuals in connection with obtaining a product or service from the debtor primarily for personal, family, or household purposes.	<b>X</b>			
25. Automobiles, trucks, trailers, and other vehicles and accessories.	<b>X</b>			
26. Boats, motors, and accessories.	<b>X</b>			
27. Aircraft and accessories.	<b>X</b>			
28. Office equipment, furnishings, and supplies.	<b>X</b>			
29. Machinery, fixtures, equipment, and supplies used in business.		<b>See Attached List of Inventory Location: 25325 Dana Point Harbor Drive, Dana Point CA 92629</b>	-	<b>266,124.96</b>
30. Inventory.	<b>X</b>			
31. Animals.	<b>X</b>			
32. Crops - growing or harvested. Give particulars.	<b>X</b>			
33. Farming equipment and implements.	<b>X</b>			
34. Farm supplies, chemicals, and feed.	<b>X</b>			

Sub-Total > **266,124.96**  
(Total of this page)

Sheet 2 of 3 continuation sheets attached to the Schedule of Personal Property

B6B (Official Form 6B) (12/07) - Cont.

In re Beverly Hills Hospitality Group, LLC, Case No. \_\_\_\_\_  
Debtor

**SCHEDULE B - PERSONAL PROPERTY**  
(Continuation Sheet)

Type of Property	N O N E	Description and Location of Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption
35. Other personal property of any kind not already listed. Itemize.	<b>X</b>			

Sub-Total >	<b>0.00</b>
(Total of this page)	
Total >	<b>306,451.03</b>

(Report also on Summary of Schedules)

Sheet 3 of 3 continuation sheets attached  
to the Schedule of Personal Property

<u>Location on</u>	<u>Property</u>	<u>Description</u>	<u>Value</u>
Room Furniture	Bed, Dresser, Side Table, 2 Chairs, TV	\$ 4,500.00	\$ 207,000.00
	46 Rooms x \$,4000		
Kitchen	Refrigerator, Table		\$ 2,000.00
	Micro Wave		\$ 500.00
	Supplies - Cups, plates, food, utensils		\$ 1,000.00
Lobby	2 Couches, coffee table, 2 chairs, 2 tables for breakfast, side table, desk for computer, computer		\$ 3,000.00
Office	5 Computers, Printer, 2 Safes, 3 Desks, 3 File Cabinets, Book Shelf, 2 Desk Chairs		\$ 10,000.00
Supplies	Towels - Bath - 1 Doz	\$ 31.19	\$ 623.87
	Towels - Wash Cloth - 1 Doz	\$ 4.84	\$ 96.76
	Towels - Hand - 1 Doz	\$ 15.03	\$ 300.62
	Linen - 1 Doz	\$ 150.80	\$ 3,015.92
	Pillow Case - 1 Doz	\$ 20.42	\$ 408.37
	Bath Matt - 1 Doz	\$ 25.81	\$ 516.12
	Bed Spread	\$ 200.00	\$ 10,000.00
	Coffee Maker	\$ 19.34	\$ 831.67
	Hair Dryer	\$ 19.34	\$ 831.62
	Toilet Paper, Shampoo, Lotion, Coffee, Facial Tissue		\$ 1,000.00
	Vacuum		\$ 2,000.00
	Maintenance Supplies		\$ 5,000.00
	Chairs for breakfast		\$ 1,000.00
Laundry Room	1 Washer & 2 Dryer - Value \$5,000 / ea		\$ 15,000.00
Pool	Furniture		\$ 1,000.00
Front Patio	Furniture		\$ 1,000.00
<b>TOTAL</b>			<u><u>\$ 266,124.96</u></u>



B6D (Official Form 6D) (12/07)

In re Beverly Hills Hospitality Group, LLC

Case No. \_\_\_\_\_

Debtor

### SCHEDULE D - CREDITORS HOLDING SECURED CLAIMS

State the name, mailing address, including zip code, and last four digits of any account number of all entities holding claims secured by property of the debtor as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. List creditors holding all types of secured interests such as judgment liens, garnishments, statutory liens, mortgages, deeds of trust, and other security interests.

List creditors in alphabetical order to the extent practicable. If a minor child is a creditor, the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m). If all secured creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor", include the entity on the appropriate schedule of creditors, and complete Schedule H - Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H", "W", "J", or "C" in the column labeled "Husband, Wife, Joint, or Community".

If the claim is contingent, place an "X" in the column labeled "Contingent". If the claim is unliquidated, place an "X" in the column labeled "Unliquidated". If the claim is disputed, place an "X" in the column labeled "Disputed". (You may need to place an "X" in more than one of these three columns.)

Total the columns labeled "Amount of Claim Without Deducting Value of Collateral" and "Unsecured Portion, if Any" in the boxes labeled "Total(s)" on the last sheet of the completed schedule. Report the total from the column labeled "Amount of Claim" also on the Summary of Schedules and, if the debtor is an individual with primarily consumer debts, report the total from the column labeled "Unsecured Portion" on the Statistical Summary of Certain Liabilities and Related Data.

Check this box if debtor has no creditors holding secured claims to report on this Schedule D.

CREDITOR'S NAME AND MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B T O R H W J C	Husband, Wife, Joint, or Community		C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM WITHOUT DEDUCTING VALUE OF COLLATERAL	UNSECURED PORTION, IF ANY
		DATE CLAIM WAS INCURRED, NATURE OF LIEN, AND DESCRIPTION AND VALUE OF PROPERTY SUBJECT TO LIEN						
Account No. <b>xxxxx1670</b> <b>Bank of America -CMSSG</b> <b>Attn: Client Support</b> <b>NC1-026-06-01</b> <b>900 W Trade Street, Ste 650</b> <b>Charlotte, NC 28255</b>	X	-					<b>6,675,000.00</b>	<b>1,247,233.00</b>
			2007 First Mortgage Cross Collateralized Between Commercial Property-Hotel 25325 Dana Point Harbor Drive Dana Point CA 92629 & 34293 Pacific Coast Hwy Dana Point CA 92629					
			Value \$ <b>5,427,767.00</b>					
Account No. <b>xxxxx1670</b> <b>Bank of America -CMSSG</b> <b>Attn: Client Support</b> <b>NC1-026-06-01</b> <b>900 W Trade Street, Ste 650</b> <b>Charlotte, NC 28255</b>	-						<b>0.00</b>	<b>0.00</b>
			2007 First Mortgage Cross Collateralized Between Commercial Property-Liquor Store 34293 Pacific Coast Highway Dana Point, California 92629 & Hotel- 25325 Dana Point Harbor Drive Dana Point CA 92629					
			Value \$ <b>912,000.00</b>					
Account No. <b>Beverly Hills Hospitality</b> <b>Joan Forsum</b> <b>2948 Calle Grande Vista</b> <b>San Clemente, CA 92672</b>	-						<b>1,000,000.00</b>	<b>0.00</b>
			2008 Second Mortgage Commercial Property-Fast Food Restaurant 34297 Pacific Coast Highway Dana Point, CA 92629					
			Value \$ <b>1,909,770.00</b>					
Account No. <b>xxxxx6420</b> <b>Kinecta Fed Cu</b> <b>1440 Rosecrans Ave</b> <b>Manhattan Beach, CA 90266</b>	X	-					<b>1,325,000.00</b>	<b>415,230.00</b>
			2008 First Mortgage Commercial Property-Fast Food Restaurant 34297 Pacific Coast Highway Dana Point, CA 92629					
			Value \$ <b>1,909,770.00</b>					
Subtotal (Total of this page)							<b>9,000,000.00</b>	<b>1,662,463.00</b>
Total (Report on Summary of Schedules)							<b>9,000,000.00</b>	<b>1,662,463.00</b>

0 continuation sheets attached

In re Beverly Hills Hospitality Group, LLC

Case No. \_\_\_\_\_

Debtor

## SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS

A complete list of claims entitled to priority, listed separately by type of priority, is to be set forth on the sheets provided. Only holders of unsecured claims entitled to priority should be listed in this schedule. In the boxes provided on the attached sheets, state the name, mailing address, including zip code, and last four digits of the account number, if any, of all entities holding priority claims against the debtor or the property of the debtor, as of the date of the filing of the petition. Use a separate continuation sheet for each type of priority and label each with the type of priority.

The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. If a minor child is a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. § 112 and Fed. R. Bankr. P. 1007(m).

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H-Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Report the total of claims listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all claims listed on this Schedule E in the box labeled "Total" on the last sheet of the completed schedule. Report this total also on the Summary of Schedules.

Report the total of amounts entitled to priority listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all amounts entitled to priority listed on this Schedule E in the box labeled "Totals" on the last sheet of the completed schedule. Individual debtors with primarily consumer debts report this total also on the Statistical Summary of Certain Liabilities and Related Data.

Report the total of amounts not entitled to priority listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all amounts not entitled to priority listed on this Schedule E in the box labeled "Totals" on the last sheet of the completed schedule. Individual debtors with primarily consumer debts report this total also on the Statistical Summary of Certain Liabilities and Related Data.

Check this box if debtor has no creditors holding unsecured priority claims to report on this Schedule E.

**TYPES OF PRIORITY CLAIMS** (Check the appropriate box(es) below if claims in that category are listed on the attached sheets)

**Domestic support obligations**

Claims for domestic support that are owed to or recoverable by a spouse, former spouse, or child of the debtor, or the parent, legal guardian, or responsible relative of such a child, or a governmental unit to whom such a domestic support claim has been assigned to the extent provided in 11 U.S.C. § 507(a)(1).

**Extensions of credit in an involuntary case**

Claims arising in the ordinary course of the debtor's business or financial affairs after the commencement of the case but before the earlier of the appointment of a trustee or the order for relief. 11 U.S.C. § 507(a)(3).

**Wages, salaries, and commissions**

Wages, salaries, and commissions, including vacation, severance, and sick leave pay owing to employees and commissions owing to qualifying independent sales representatives up to \$11,725\* per person earned within 180 days immediately preceding the filing of the original petition, or the cessation of business, whichever occurred first, to the extent provided in 11 U.S.C. § 507(a)(4).

**Contributions to employee benefit plans**

Money owed to employee benefit plans for services rendered within 180 days immediately preceding the filing of the original petition, or the cessation of business, whichever occurred first, to the extent provided in 11 U.S.C. § 507(a)(5).

**Certain farmers and fishermen**

Claims of certain farmers and fishermen, up to \$5,775\* per farmer or fisherman, against the debtor, as provided in 11 U.S.C. § 507(a)(6).

**Deposits by individuals**

Claims of individuals up to \$2,600\* for deposits for the purchase, lease, or rental of property or services for personal, family, or household use, that were not delivered or provided. 11 U.S.C. § 507(a)(7).

**Taxes and certain other debts owed to governmental units**

Taxes, customs duties, and penalties owing to federal, state, and local governmental units as set forth in 11 U.S.C. § 507(a)(8).

**Commitments to maintain the capital of an insured depository institution**

Claims based on commitments to the FDIC, RTC, Director of the Office of Thrift Supervision, Comptroller of the Currency, or Board of Governors of the Federal Reserve System, or their predecessors or successors, to maintain the capital of an insured depository institution. 11 U.S.C. § 507(a)(9).

**Claims for death or personal injury while debtor was intoxicated**

Claims for death or personal injury resulting from the operation of a motor vehicle or vessel while the debtor was intoxicated from using alcohol, a drug, or another substance. 11 U.S.C. § 507(a)(10).

\* Amount subject to adjustment on 4/01/13, and every three years thereafter with respect to cases commenced on or after the date of adjustment.

B6E (Official Form 6E) (4/10) - Cont.

In re Beverly Hills Hospitality Group, LLC,  
Debtor

Case No. \_\_\_\_\_

**SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS**  
(Continuation Sheet)

**Wages, salaries, and commissions**

TYPE OF PRIORITY

CREDITOR'S NAME, AND MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions.)	C O D E B O R	H W J C	Husband, Wife, Joint, or Community	D A T E C L A I M W A S I N C U R R E D A N D C O N S I D E R A T I O N F O R C L A I M	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM	AMOUNT NOT ENTITLED TO PRIORITY, IF ANY
									AMOUNT ENTITLED TO PRIORITY
Account No. <b>Beverly Hills Hospitality</b>  <b>Adriana Reyes</b> <b>618 Calle Campana</b> <b>San Clemente, CA 92673</b>				<b>Payroll for 2/16/2012-2/29/2012</b>				<b>738.44</b>	<b>0.00</b>
								<b>738.44</b>	<b>738.44</b>
Account No. <b>Bevelry Hills Hospitality</b>  <b>Alicia Aquino</b> <b>8402 Sterling Way Unit B</b> <b>Westminster, CA 92683</b>				<b>2/2012</b> <b>Payroll for 2/16/2012-2/29/2012</b>				<b>974.70</b>	<b>0.00</b>
								<b>974.70</b>	<b>974.70</b>
Account No. <b>Beverly Hills Hospitality</b>  <b>Alicia Ozuna</b> <b>33938 Alcazar Drive Unit A</b> <b>Dana Point, CA 92629</b>				<b>Payroll for 2/16/2012-2/29/2012</b>				<b>835.60</b>	<b>0.00</b>
								<b>835.60</b>	<b>835.60</b>
Account No. <b>Beverly Hills Hospitality</b>  <b>Claudia Garcia</b> <b>30942 Paseo Camale</b> <b>San Juan Capistrano, CA 92675</b>				<b>Payroll for 2/16/2012-2/29/2012</b>				<b>460.96</b>	<b>0.00</b>
								<b>460.96</b>	<b>460.96</b>
Account No. <b>Beverly Hills Hospitality</b>  <b>Demetrio Escobar</b> <b>1916 Wallace Avenue</b> <b>Costa Mesa, CA 92627</b>				<b>Payroll for 2/16/2012-2/29/2012</b>				<b>861.75</b>	<b>0.00</b>
								<b>861.75</b>	<b>861.75</b>
Subtotal								<b>3,871.45</b>	<b>0.00</b>
(Total of this page)								<b>3,871.45</b>	<b>3,871.45</b>

Sheet 1 of 4 continuation sheets attached to  
Schedule of Creditors Holding Unsecured Priority Claims

B6E (Official Form 6E) (4/10) - Cont.

In re Beverly Hills Hospitality Group, LLC, Debtor

Case No. \_\_\_\_\_

**SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS**  
(Continuation Sheet)

**Wages, salaries, and commissions**

TYPE OF PRIORITY

CREDITOR'S NAME, AND MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions.)	C O D E B O R	H W J C	Husband, Wife, Joint, or Community  DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM	AMOUNT NOT ENTITLED TO PRIORITY, IF ANY
								AMOUNT ENTITLED TO PRIORITY
Account No. <b>Beverly Hills Hospitality</b>  <b>Katelyn Souter</b> <b>10740 Via Jacara</b> <b>San Clemente, CA 92673</b>		-	Payroll for 2/16/2012-2/29/2012				519.75	0.00
							<b>519.75</b>	<b>519.75</b>
Account No. <b>Beverly Hills Hospitality</b>  <b>Louanne Quiroz</b> <b>54 Barones Lane</b> <b>Laguna Niguel, CA 92677</b>		-	Payroll for 2/16/2012-2/29/2012				761.00	0.00
							<b>761.00</b>	<b>761.00</b>
Account No. <b>Beverly Hills Hospitality</b>  <b>Mariam Tamas</b> <b>26468 B Paseo Del Mar</b> <b>Dana Point, CA 92629</b>		-	Payroll for 2/16/2012-2/29/2012				780.36	0.00
							<b>780.36</b>	<b>780.36</b>
Account No. <b>Beverly Hills Hospitality</b>  <b>Mohammed Razzak</b> <b>26468 B Paseo Del Mar</b> <b>Dana Point, CA 92629</b>		-	Payroll for 2/16/2012-2/29/2012				1,525.00	0.00
							<b>1,525.00</b>	<b>1,525.00</b>
Account No. <b>Beverly Hills Hospitality</b>  <b>Sabrina Banda</b> <b>24497 Mozck Dr</b> <b>Laguna Niguel, CA 92677</b>		-	Payroll for 2/16/2012-2/29/2012				724.37	0.00
							<b>724.37</b>	<b>724.37</b>
Subtotal							<b>4,310.48</b>	<b>0.00</b>
(Total of this page)							<b>4,310.48</b>	<b>4,310.48</b>

Sheet 2 of 4 continuation sheets attached to  
Schedule of Creditors Holding Unsecured Priority Claims

B6E (Official Form 6E) (4/10) - Cont.

In re Beverly Hills Hospitality Group, LLC,  
Debtor

Case No. \_\_\_\_\_

**SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS**  
(Continuation Sheet)

**Wages, salaries, and commissions**

TYPE OF PRIORITY

CREDITOR'S NAME, AND MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions.)	C O D E B O R	H W J C	Husband, Wife, Joint, or Community  DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM	AMOUNT NOT ENTITLED TO PRIORITY, IF ANY
								AMOUNT ENTITLED TO PRIORITY
Account No. <b>Beverly Hills Hospitality</b>  <b>Salvador Jimenez</b> <b>1430 S Broadway</b> <b>Santa Ana, CA 92707</b>			<b>Payroll for 2/16/2012-2/29/2012</b>					<b>0.00</b>
		-					<b>636.64</b>	<b>636.64</b>
Account No. <b>Beverly Hills Hospitality</b>  <b>Samira Abascal</b> <b>24821 Spada Lane</b> <b>Mission Viejo, CA 92691</b>			<b>02/2012</b> <b>Payroll for 2/16/2012-2/29/2012</b>					<b>0.00</b>
		-					<b>724.71</b>	<b>724.71</b>
Account No. <b>Beverly Hills Hospitality</b>  <b>Silvia Pioquinto-Vaza</b> <b>25972 Via Del Ray</b> <b>San Juan Capistrano, CA 92675</b>			<b>Payroll for 2/16/2012-2/29/2012</b>					<b>0.00</b>
		-					<b>842.45</b>	<b>842.45</b>
Account No.								
Account No.								
Subtotal								<b>0.00</b>
(Total of this page)							<b>2,203.80</b>	<b>2,203.80</b>

Sheet **3** of **4** continuation sheets attached to  
Schedule of Creditors Holding Unsecured Priority Claims

B6E (Official Form 6E) (4/10) - Cont.

In re Beverly Hills Hospitality Group, LLC

Case No. \_\_\_\_\_

Debtor

**SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS**  
(Continuation Sheet)

**Taxes and Certain Other Debts Owed to Governmental Units**

TYPE OF PRIORITY

CREDITOR'S NAME, AND MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions.)	C O D E B T O R H W J C	Husband, Wife, Joint, or Community DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM	AMOUNT NOT ENTITLED TO PRIORITY, IF ANY
							AMOUNT ENTITLED TO PRIORITY
Account No. <b>xxxx6608</b> Orange County Treasurer POB 1438 Santa Ana, CA 92702	-	2/2012 Taxes for 25325 Dana Point Harbor Drive Dana Point, CA 92629				29,835.25	0.00 29,835.25
Account No. <b>xxxx6621</b> Orange County Treasurer POB 1438 Santa Ana, CA 92702	-	2/2012 Taxes for 34297 Pacific Coast Highway Dana Point, CA 92629				10,153.47	0.00 10,153.47
Account No. <b>xxxx6622</b> Orange County Treasurer POB 1438 Santa Ana, CA 92702	-	2/2012 Taxes for 34293 Pacific Coast Highway Dana Poin, California 92629				4,984.51	0.00 4,984.51
Account No.							
Account No.							
Subtotal (Total of this page)						<b>44,973.23</b>	<b>0.00</b> <b>44,973.23</b>
Total (Report on Summary of Schedules)						<b>55,358.96</b>	<b>0.00</b> <b>55,358.96</b>

Sheet 4 of 4 continuation sheets attached to  
Schedule of Creditors Holding Unsecured Priority Claims

B6F (Official Form 6F) (12/07)

In re **Beverly Hills Hospitality Group, LLC**

Case No. \_\_\_\_\_

Debtor

### SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS

State the name, mailing address, including zip code, and last four digits of any account number, of all entities holding unsecured claims without priority against the debtor or the property of the debtor, as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. If a minor child is a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m). Do not include claims listed in Schedules D and E. If all creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H - Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community."

If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Report the total of all claims listed on this schedule in the box labeled "Total" on the last sheet of the completed schedule. Report this total also on the Summary of Schedules and, if the debtor is an individual with primarily consumer debts, report this total also on the Statistical Summary of Certain Liabilities and Related Data.

Check this box if debtor has no creditors holding unsecured claims to report on this Schedule F.

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B T O R	Husband, Wife, Joint, or Community		C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM
		H W J C	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.				
Account No. <b>xxx4570</b>  <b>Bay Alarm</b> <b>PO Box 7137</b> <b>San Francisco, CA 94120</b>		-					<b>296.66</b>
Account No. <b>Beverly Hills Hospitality</b>  <b>City of Dana Point</b> <b>33282 Golden Lantern</b> □ □ <b>Dana Point, CA 92629</b>		-					<b>20,000.00</b>
Account No. <b>Beverly Hills Hospitality</b>  <b>Commtrak</b> <b>17493 Nassau Commons</b> <b>Lewes, DE 19958</b>		-					<b>1,609.13</b>
Account No. <b>Beverly Hills Hospitality</b>  <b>Developing Consulting Group LLC</b> <b>25 Campanilla</b> <b>San Clemente, CA 92673</b>		-					<b>7,000.00</b>
Subtotal (Total of this page)							<b>28,905.79</b>

2 continuation sheets attached

B6F (Official Form 6F) (12/07) - Cont.

In re Beverly Hills Hospitality Group, LLC Case No. \_\_\_\_\_  
Debtor

**SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS**  
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E D E B T O R	Husband, Wife, Joint, or Community	D A T E C L A I M W A S I N C U R R E D A N D C O N S I D E R A T I O N F O R C L A I M. I F C L A I M I S S U B J E C T T O S E T O F F, S O S T A T E.	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	A M O U N T O F C L A I M	
		H W J C						
Account No. <b>3506</b>  <b>Hunsaker &amp; Associates</b> <b>3 Hughes</b> <b>Irvine, CA 92618</b>	-		<b>7/2010-12/2011</b> <b>Planning, Engineering and Surveying Service</b>				<b>38,145.12</b>	
Account No. <b>Beverly Hills Hospitality</b>  <b>Jaime B. Laurent</b> <b>7225 Crescent Park West Suite 466</b> <b>Los Angeles, CA 90094</b>	-		<b>2/2012</b> <b>Attorney Fees</b>				<b>2,160.00</b>	
Account No. <b>Beverly Hills Hospitality</b>  <b>Kathy Gateley</b> <b>3 Coffeerry</b> <b>Aliso Viejo, CA 92656</b>	-		<b>2/2012</b> <b>Bookkeeping Services</b>				<b>3,675.00</b>	
Account No. <b>xx-xxxx-xxxxxxxx-xx-xR-CJC</b>  <b>Kinecta Fed Cu c/o</b> <b>Hopp Law Firm LLC - Donna La Porte</b> <b>18101 Von Karman, 3rd Floor</b> <b>Irvine, CA 92612</b>	X -		<b>2/2012</b> <b>Lawsuit</b>	X	X	X	<b>Unknown</b>	
Account No. <b>xxxxx5453</b>  <b>Orkin Commercial Services</b> <b>12710 Magnolia</b> <b>Riverside, CA 92503</b>	-		<b>Pest Services</b>				<b>106.00</b>	
Sheet no. <u>1</u> of <u>2</u> sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims							Subtotal (Total of this page)	<b>44,086.12</b>



B6F (Official Form 6F) (12/07) - Cont.

In re Beverly Hills Hospitality Group, LLC, Case No. \_\_\_\_\_  
Debtor

**SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS**  
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B T O R	Husband, Wife, Joint, or Community	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM	
		H W J C					DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.
Account No. <b>Beverly Hills Hospitality</b>  <b>Pacific Lodging Supply</b> 10140 Norwalk Blvd., Santa Fe Springs, CA 90670		-	<b>2/2012</b> <b>Supplies for Hotel - Linens, toiletries, cleaning supplies</b>			<b>902.08</b>	
Account No. <b>xxxxx9983</b>  <b>Sprint</b> PO Box 4181 Carol Stream, IL 60197		-	<b>7/2010</b> <b>Phone Service</b>			<b>169.03</b>	
Account No. <b>Beverly Hills Hospitality</b>  <b>Universal Reprographics, Inc.</b> 2706 Wilshire Blvd. Los Angeles, CA 90057		-	<b>9/2011</b> <b>Printing for Michael Draz on Printing</b>			<b>312.04</b>	
Account No.							
Account No.							
Sheet no. <u>2</u> of <u>2</u> sheets attached to Schedule of Creditors Holding Unsecured Nonpriority Claims						Subtotal (Total of this page)	<b>1,383.15</b>
						Total (Report on Summary of Schedules)	<b>74,375.06</b>

B6G (Official Form 6G) (12/07)

In re Beverly Hills Hospitality Group, LLC,

Case No. \_\_\_\_\_

Debtor

### SCHEDULE G - EXECUTORY CONTRACTS AND UNEXPIRED LEASES

Describe all executory contracts of any nature and all unexpired leases of real or personal property. Include any timeshare interests. State nature of debtor's interest in contract, i.e., "Purchaser", "Agent", etc. State whether debtor is the lessor or lessee of a lease. Provide the names and complete mailing addresses of all other parties to each lease or contract described. If a minor child is a party to one of the leases or contracts, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

Check this box if debtor has no executory contracts or unexpired leases.

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Name and Mailing Address, Including Zip Code,  
of Other Parties to Lease or Contract

Description of Contract or Lease and Nature of Debtor's Interest.  
State whether lease is for nonresidential real property.  
State contract number of any government contract.

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\_\_\_\_\_ continuation sheets attached to Schedule of Executory Contracts and Unexpired Leases

In re Beverly Hills Hospitality Group, LLC

Case No. \_\_\_\_\_

Debtor

**SCHEDULE H - CODEBTORS**

Provide the information requested concerning any person or entity, other than a spouse in a joint case, that is also liable on any debts listed by debtor in the schedules of creditors. Include all guarantors and co-signers. If the debtor resides or resided in a community property state, commonwealth, or territory (including Alaska, Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Puerto Rico, Texas, Washington, or Wisconsin) within the eight year period immediately preceding the commencement of the case, identify the name of the debtor's spouse and of any former spouse who resides or resided with the debtor in the community property state, commonwealth, or territory. Include all names used by the nondebtor spouse during the eight years immediately preceding the commencement of this case. If a minor child is a codebtor or a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

Check this box if debtor has no codebtors.

NAME AND ADDRESS OF CODEBTOR	NAME AND ADDRESS OF CREDITOR
Gal Lipkin 2301 Pontius Avenue Los Angeles, CA 90064	Bank of America -CMSG Attn: Client Support NC1-026-06-01 900 W Trade Street, Ste 650 Charlotte, NC 28255
Gal Lipkin 2301 Pontius Avenue Los Angeles, CA 90064	Kinecta Fed Cu c/o Hopp Law Firm LLC - Donna La Porte 18101 Von Karman, 3rd Floor Irvine, CA 92612
Gal Lipkin 2301 Pontius Avenue Los Angeles, CA 90064	Kinecta Fed Cu 1440 Rosecrans Ave Manhattan Beach, CA 90266
Joan Forsum 2948 Calle Grande Vista San Clemente, CA 92672	Kinecta Fed Cu c/o Hopp Law Firm LLC - Donna La Porte 18101 Von Karman, 3rd Floor Irvine, CA 92612
Michael Draz 215 N. Wetherly Drive Beverly Hills, CA 90211	Bank of America -CMSG Attn: Client Support NC1-026-06-01 900 W Trade Street, Ste 650 Charlotte, NC 28255
Michael Draz 215 N. Wetherly Drive Beverly Hills, CA 90211	Kinecta Fed Cu c/o Hopp Law Firm LLC - Donna La Porte 18101 Von Karman, 3rd Floor Irvine, CA 92612
Michael Draz 215 N. Wetherly Drive Beverly Hills, CA 90211	Kinecta Fed Cu 1440 Rosecrans Ave Manhattan Beach, CA 90266
Peter Newton 264 S. La Cienega Blvd., Suite 1196 Beverly Hills, CA 90211	Bank of America -CMSG Attn: Client Support NC1-026-06-01 900 W Trade Street, Ste 650 Charlotte, NC 28255
Peter Newton 264 S. La Cienega Blvd., Suite 1196 Beverly Hills, CA 90211	Kinecta Fed Cu c/o Hopp Law Firm LLC - Donna La Porte 18101 Von Karman, 3rd Floor Irvine, CA 92612

In re Beverly Hills Hospitality Group, LLC,  
Debtor

Case No. \_\_\_\_\_

**SCHEDULE H - CODEBTORS**  
(Continuation Sheet)

NAME AND ADDRESS OF CODEBTOR	NAME AND ADDRESS OF CREDITOR
<b>Peter Newton</b> <b>264 S. La Cienega Blvd., Suite 1196</b> <b>Beverly Hills, CA 90211</b>	<b>Kinecta Fed Cu</b> <b>1440 Rosecrans Ave</b> <b>Manhattan Beach, CA 90266</b>

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

In re **Beverly Hills Hospitality Group, LLC**

Debtor(s)

Case No. \_\_\_\_\_

Chapter

**11**

**DECLARATION CONCERNING DEBTOR'S SCHEDULES**

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the Managing Member of the corporation named as debtor in this case, declare under penalty of perjury that I have read the foregoing summary and schedules, consisting of 20 sheets, and that they are true and correct to the best of my knowledge, information, and belief.

Date **March 5, 2012**

Signature **/s/ Gal Lipkin**

**Gal Lipkin**

**Managing Member**

*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.

B7 (Official Form 7) (04/10)

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

In re **Beverly Hills Hospitality Group, LLC**

Debtor(s)

Case No.

Chapter **11**

**STATEMENT OF FINANCIAL AFFAIRS**

This statement is to be completed by every debtor. Spouses filing a joint petition may file a single statement on which the information for both spouses is combined. If the case is filed under chapter 12 or chapter 13, a married debtor must furnish information for both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed. An individual debtor engaged in business as a sole proprietor, partner, family farmer, or self-employed professional, should provide the information requested on this statement concerning all such activities as well as the individual's personal affairs. To indicate payments, transfers and the like to minor children, 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).

Questions 1 - 18 are to be completed by all debtors. Debtors that are or have been in business, as defined below, also must complete Questions 19 - 25. **If the answer to an applicable question is "None," mark the box labeled "None."** If additional space is needed for the answer to any question, use and attach a separate sheet properly identified with the case name, case number (if known), and the number of the question.

*DEFINITIONS*

*"In business."* A debtor is "in business" for the purpose of this form if the debtor is a corporation or partnership. An individual debtor is "in business" for the purpose of this form if the debtor is or has been, within six years immediately preceding the filing of this bankruptcy case, any of the following: an officer, director, managing executive, or owner of 5 percent or more of the voting or equity securities of a corporation; a partner, other than a limited partner, of a partnership; a sole proprietor or self-employed full-time or part-time. An individual debtor also may be "in business" for the purpose of this form if the debtor engages in a trade, business, or other activity, other than as an employee, to supplement income from the debtor's primary employment.

*"Insider."* The term "insider" includes but is not limited to: relatives of the debtor; general partners of the debtor and their relatives; corporations of which the debtor is an officer, director, or person in control; officers, directors, and any owner of 5 percent or more of the voting or equity securities of a corporate debtor and their relatives; affiliates of the debtor and insiders of such affiliates; any managing agent of the debtor. 11 U.S.C. § 101.

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**1. Income from employment or operation of business**

None

State the gross amount of income the debtor has received from employment, trade, or profession, or from operation of the debtor's business, including part-time activities either as an employee or in independent trade or business, from the beginning of this calendar year to the date this case was commenced. State also the gross amounts received during the **two years** immediately preceding this calendar year. (A debtor that maintains, or has maintained, financial records on the basis of a fiscal rather than a calendar year may report fiscal year income. Identify the beginning and ending dates of the debtor's fiscal year.) If a joint petition is filed, state income for each spouse separately. (Married debtors filing under chapter 12 or chapter 13 must state income of both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

AMOUNT	SOURCE
<b>\$75,000.00</b>	<b>2012 YTD Debtor's Business Income</b>
<b>\$865,000.00</b>	<b>2011 Debtor's Business Income</b>
<b>\$697,000.00</b>	<b>2010: Debtor's Business Income</b>

**2. Income other than from employment or operation of business**

None  State the amount of income received by the debtor other than from employment, trade, profession, or operation of the debtor's business during the **two years** immediately preceding the commencement of this case. Give particulars. If a joint petition is filed, state income for each spouse separately. (Married debtors filing under chapter 12 or chapter 13 must state income for each spouse whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

AMOUNT	SOURCE
\$19,000.00	2012 YTD Debtor's Income from Jack in the Box Franchise
\$114,000.00	2011 Debtor's Income from Jack In the Box Franchise
\$114,000.00	2010 Debtor's Income from Jack In the Box Franchise

**3. Payments to creditors**

None  Complete a. or b., as appropriate, and c.

a. *Individual or joint debtor(s) with primarily consumer debts.* List all payments on loans, installment purchases of goods or services, and other debts to any creditor made within **90 days** immediately preceding the commencement of this case unless the aggregate value of all property that constitutes or is affected by such transfer is less than \$600. Indicate with an (\*) any payments that were made to a creditor on account of a domestic support obligation or as part of an alternative repayment schedule under a plan by an approved nonprofit budgeting and credit counseling agency. (Married debtors filing under chapter 12 or chapter 13 must include payments by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CREDITOR	DATES OF PAYMENTS	AMOUNT PAID	AMOUNT STILL OWING
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None  b. *Debtor whose debts are not primarily consumer debts:* List each payment or other transfer to any creditor made within **90 days** immediately preceding the commencement of the case unless the aggregate value of all property that constitutes or is affected by such transfer is less than \$5,850\*. If the debtor is an individual, indicate with an asterisk (\*) any payments that were made to a creditor on account of a domestic support obligation or as part of an alternative repayment schedule under a plan by an approved nonprofit budgeting and credit counseling agency. (Married debtors filing under chapter 12 or chapter 13 must include payments and other transfers by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CREDITOR	DATES OF PAYMENTS/ TRANSFERS	AMOUNT PAID OR VALUE OF TRANSFERS	AMOUNT STILL OWING
City of Dana Point Development Fee 33282 Golden Lantern Dana Point, CA 92629	1/31/2012	\$50,000.00	\$20,000.00
City of Dana Point- Occupancy Tax 33282 Golden Lantern Dana Point, CA 92629	1/15/2012 1/31/2012	\$8,829.73	\$0.00
Developing Consulting Group LLC 25 Campanilla San Clemente, CA 92673	12/16/2011 2/07/2012	\$6,000.00	\$7,000.00
Doheny Beach Resort 215 n. Wetherly Drive Beverly Hills, CA 90211	1/10/2012	\$10,000.00	\$0.00
Employers Compensation 10375 Professional Circle Reno, NV 89521-4802	12/1/2011 12/30/2011	\$5,875.20	\$0.00
Joan Forsum 2948 Calle Grande Vista San Clemente, CA 92672	12/02/2011 12/22/2011 01/10/2012	\$15,625.02	\$1,000,000.00

\* Amount subject to adjustment on 4/01/13, and every three years thereafter with respect to cases commenced on or after the date of adjustment.

NAME AND ADDRESS OF CREDITOR	DATES OF PAYMENTS/ TRANSFERS	AMOUNT PAID OR VALUE OF TRANSFERS	AMOUNT STILL OWING
Orange County Treasurer POB 1438 Santa Ana, CA 92702	12/02/2011	\$44,973.23	\$29,835.25
South Coast Water District PO Box 51401 Los Angeles, CA 90051	12/15/2011 1/19/2012 2/15/2012	\$6,181.06	\$0.00

None  c. All debtors: List all payments made within **one year** immediately preceding the commencement of this case to or for the benefit of creditors who are or were insiders. (Married debtors filing under chapter 12 or chapter 13 must include payments by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CREDITOR AND RELATIONSHIP TO DEBTOR	DATE OF PAYMENT	AMOUNT PAID	AMOUNT STILL OWING
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**4. Suits and administrative proceedings, executions, garnishments and attachments**

None  a. List all suits and administrative proceedings to which the debtor is or was a party within **one year** immediately preceding the filing of this bankruptcy case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

CAPTION OF SUIT AND CASE NUMBER	NATURE OF PROCEEDING	COURT OR AGENCY AND LOCATION	STATUS OR DISPOSITION
Kinecta Federal Credit Union v. Beverly Hills Hospitality, et al. Case No. 30-2012-00544652-CU-OR-CJC	Civil	Orange County Superior Court, Central 700 Civic Center Drive West Santa Ana, California 93701	Pending

None  b. Describe all property that has been attached, garnished or seized under any legal or equitable process within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF PERSON FOR WHOSE BENEFIT PROPERTY WAS SEIZED	DATE OF SEIZURE	DESCRIPTION AND VALUE OF PROPERTY
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**5. Repossessions, foreclosures and returns**

None  List all property that has been repossessed by a creditor, sold at a foreclosure sale, transferred through a deed in lieu of foreclosure or returned to the seller, within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CREDITOR OR SELLER	DATE OF REPOSSESSION, FORECLOSURE SALE, TRANSFER OR RETURN	DESCRIPTION AND VALUE OF PROPERTY
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**6. Assignments and receiverships**

None  a. Describe any assignment of property for the benefit of creditors made within **120 days** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include any assignment by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF ASSIGNEE	DATE OF ASSIGNMENT	TERMS OF ASSIGNMENT OR SETTLEMENT
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None  b. List all property which has been in the hands of a custodian, receiver, or court-appointed official within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CUSTODIAN	NAME AND LOCATION OF COURT CASE TITLE & NUMBER	DATE OF ORDER	DESCRIPTION AND VALUE OF PROPERTY
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**7. Gifts**

None  List all gifts or charitable contributions made within **one year** immediately preceding the commencement of this case except ordinary and usual gifts to family members aggregating less than \$200 in value per individual family member and charitable contributions aggregating less than \$100 per recipient. (Married debtors filing under chapter 12 or chapter 13 must include gifts or contributions by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF PERSON OR ORGANIZATION	RELATIONSHIP TO DEBTOR, IF ANY	DATE OF GIFT	DESCRIPTION AND VALUE OF GIFT
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**8. Losses**

None  List all losses from fire, theft, other casualty or gambling within **one year** immediately preceding the commencement of this case **or since the commencement of this case**. (Married debtors filing under chapter 12 or chapter 13 must include losses by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

DESCRIPTION AND VALUE OF PROPERTY	DESCRIPTION OF CIRCUMSTANCES AND, IF LOSS WAS COVERED IN WHOLE OR IN PART BY INSURANCE, GIVE PARTICULARS	DATE OF LOSS
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**9. Payments related to debt counseling or bankruptcy**

None  List all payments made or property transferred by or on behalf of the debtor to any persons, including attorneys, for consultation concerning debt consolidation, relief under the bankruptcy law or preparation of the petition in bankruptcy within **one year** immediately preceding the commencement of this case.

NAME AND ADDRESS OF PAYEE	DATE OF PAYMENT, NAME OF PAYOR IF OTHER THAN DEBTOR	AMOUNT OF MONEY OR DESCRIPTION AND VALUE OF PROPERTY
Law Offices of Michael Jay Berger 9454 Wilshire Boulevard 6th Floor Beverly Hills, CA 90212-2929	2/14/2012	\$20,000.00

**10. Other transfers**

None  a. List all other property, other than property transferred in the ordinary course of the business or financial affairs of the debtor, transferred either absolutely or as security within **two years** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include transfers by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF TRANSFEREE, RELATIONSHIP TO DEBTOR	DATE	DESCRIBE PROPERTY TRANSFERRED AND VALUE RECEIVED
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None  b. List all property transferred by the debtor within **ten years** immediately preceding the commencement of this case to a self-settled trust or similar device of which the debtor is a beneficiary.

NAME OF TRUST OR OTHER DEVICE	DATE(S) OF TRANSFER(S)	AMOUNT OF MONEY OR DESCRIPTION AND VALUE OF PROPERTY OR DEBTOR'S INTEREST IN PROPERTY
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**11. Closed financial accounts**

None  List all financial accounts and instruments held in the name of the debtor or for the benefit of the debtor which were closed, sold, or otherwise transferred within **one year** immediately preceding the commencement of this case. Include checking, savings, or other financial accounts, certificates of deposit, or other instruments; shares and share accounts held in banks, credit unions, pension funds, cooperatives, associations, brokerage houses and other financial institutions. (Married debtors filing under chapter 12 or chapter 13 must include information concerning accounts or instruments held by or for either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF INSTITUTION	TYPE OF ACCOUNT, LAST FOUR DIGITS OF ACCOUNT NUMBER, AND AMOUNT OF FINAL BALANCE	AMOUNT AND DATE OF SALE OR CLOSING
Bank of America Beverly Hills, CA 90212	Three Checking Accounts	3/28/2011 \$1,300.00

**12. Safe deposit boxes**

None  List each safe deposit or other box or depository in which the debtor has or had securities, cash, or other valuables within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include boxes or depositories of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF BANK OR OTHER DEPOSITORY	NAMES AND ADDRESSES OF THOSE WITH ACCESS TO BOX OR DEPOSITORY	DESCRIPTION OF CONTENTS	DATE OF TRANSFER OR SURRENDER, IF ANY
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**13. Setoffs**

None  List all setoffs made by any creditor, including a bank, against a debt or deposit of the debtor within **90 days** preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CREDITOR	DATE OF SETOFF	AMOUNT OF SETOFF
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**14. Property held for another person**

None  List all property owned by another person that the debtor holds or controls.

NAME AND ADDRESS OF OWNER	DESCRIPTION AND VALUE OF PROPERTY	LOCATION OF PROPERTY
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**15. Prior address of debtor**

None  If the debtor has moved within **three years** immediately preceding the commencement of this case, list all premises which the debtor occupied during that period and vacated prior to the commencement of this case. If a joint petition is filed, report also any separate address of either spouse.

ADDRESS	NAME USED	DATES OF OCCUPANCY
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**16. Spouses and Former Spouses**

None  If the debtor resides or resided in a community property state, commonwealth, or territory (including Alaska, Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Puerto Rico, Texas, Washington, or Wisconsin) within **eight years** immediately preceding the commencement of the case, identify the name of the debtor's spouse and of any former spouse who resides or resided with the debtor in the community property state.

NAME

**17. Environmental Information.**

For the purpose of this question, the following definitions apply:

"Environmental Law" means any federal, state, or local statute or regulation regulating pollution, contamination, releases of hazardous or toxic substances, wastes or material into the air, land, soil, surface water, groundwater, or other medium, including, but not limited to, statutes or regulations regulating the cleanup of these substances, wastes, or material.

"Site" means any location, facility, or property as defined under any Environmental Law, whether or not presently or formerly owned or operated by the debtor, including, but not limited to, disposal sites.

"Hazardous Material" means anything defined as a hazardous waste, hazardous substance, toxic substance, hazardous material, pollutant, or contaminant or similar term under an Environmental Law

None  a. List the name and address of every site for which the debtor has received notice in writing by a governmental unit that it may be liable or potentially liable under or in violation of an Environmental Law. Indicate the governmental unit, the date of the notice, and, if known, the Environmental Law:

SITE NAME AND ADDRESS	NAME AND ADDRESS OF GOVERNMENTAL UNIT	DATE OF NOTICE	ENVIRONMENTAL LAW
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None  b. List the name and address of every site for which the debtor provided notice to a governmental unit of a release of Hazardous Material. Indicate the governmental unit to which the notice was sent and the date of the notice.

SITE NAME AND ADDRESS	NAME AND ADDRESS OF GOVERNMENTAL UNIT	DATE OF NOTICE	ENVIRONMENTAL LAW
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None  c. List all judicial or administrative proceedings, including settlements or orders, under any Environmental Law with respect to which the debtor is or was a party. Indicate the name and address of the governmental unit that is or was a party to the proceeding, and the docket number.

NAME AND ADDRESS OF GOVERNMENTAL UNIT	DOCKET NUMBER	STATUS OR DISPOSITION
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**18 . Nature, location and name of business**

None  a. *If the debtor is an individual*, list the names, addresses, taxpayer identification numbers, nature of the businesses, and beginning and ending dates of all businesses in which the debtor was an officer, director, partner, or managing executive of a corporation, partner in a partnership, sole proprietor, or was self-employed in a trade, profession, or other activity either full- or part-time within **six years** immediately preceding the commencement of this case, or in which the debtor owned 5 percent or more of the voting or equity securities within **six years** immediately preceding the commencement of this case.

*If the debtor is a partnership*, list the names, addresses, taxpayer identification numbers, nature of the businesses, and beginning and ending dates of all businesses in which the debtor was a partner or owned 5 percent or more of the voting or equity securities, within **six years** immediately preceding the commencement of this case.

*If the debtor is a corporation*, list the names, addresses, taxpayer identification numbers, nature of the businesses, and beginning and ending dates of all businesses in which the debtor was a partner or owned 5 percent or more of the voting or equity securities within **six years** immediately preceding the commencement of this case.

NAME	LAST FOUR DIGITS OF SOCIAL-SECURITY OR OTHER INDIVIDUAL TAXPAYER-I.D. NO. (ITIN)/ COMPLETE EIN	ADDRESS	NATURE OF BUSINESS	BEGINNING AND ENDING DATES
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None  b. Identify any business listed in response to subdivision a., above, that is "single asset real estate" as defined in 11 U.S.C. § 101.

NAME	ADDRESS
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The following questions are to be completed by every debtor that is a corporation or partnership and by any individual debtor who is or has been, within **six years** immediately preceding the commencement of this case, any of the following: an officer, director, managing executive, or owner of more than 5 percent of the voting or equity securities of a corporation; a partner, other than a limited partner, of a partnership, a sole proprietor, or self-employed in a trade, profession, or other activity, either full- or part-time.

(An individual or joint debtor should complete this portion of the statement **only** if the debtor is or has been in business, as defined above, within six years immediately preceding the commencement of this case. A debtor who has not been in business within those six years should go directly to the signature page.)

**19. Books, records and financial statements**

None  a. List all bookkeepers and accountants who within **two years** immediately preceding the filing of this bankruptcy case kept or supervised the keeping of books of account and records of the debtor.

NAME AND ADDRESS

**Kathy Gateley**  
**3 Coffeeberry**  
**Aliso Viejo, CA 92656**

DATES SERVICES RENDERED

**11/2008 to Present**  
**General Bookkeeping and Accounting Services**

**NA Business Advisors and CPA Inc.**

**8383 Wilshire Boulevard Ste 450**  
**Beverly Hills, CA 90211**

**2008 - Present**  
**Tax Preparation Services**

None  b. List all firms or individuals who within the **two years** immediately preceding the filing of this bankruptcy case have audited the books of account and records, or prepared a financial statement of the debtor.

NAME

**Kathy Gateley**

ADDRESS

**3 Coffeeberry**  
**Aliso Viejo, CA 92656**

DATES SERVICES RENDERED

**2008 - Present Date**  
**Preparation of Financial Statements**

None  c. List all firms or individuals who at the time of the commencement of this case were in possession of the books of account and records of the debtor. If any of the books of account and records are not available, explain.

NAME

**Kathy Gateley**  
**2008- Present**

ADDRESS

**3 Coffeeberry**  
**Aliso Viejo, CA 92656**

None  d. List all financial institutions, creditors and other parties, including mercantile and trade agencies, to whom a financial statement was issued by the debtor within **two years** immediately preceding the commencement of this case.

NAME AND ADDRESS

DATE ISSUED

**20. Inventories**

None  a. List the dates of the last two inventories taken of your property, the name of the person who supervised the taking of each inventory, and the dollar amount and basis of each inventory.

DATE OF INVENTORY

**12/31/2011**

INVENTORY SUPERVISOR

**Mohamed Razzak**

DOLLAR AMOUNT OF INVENTORY

(Specify cost, market or other basis)  
**\$266,124.96**

None  b. List the name and address of the person having possession of the records of each of the two inventories reported in a., above.

DATE OF INVENTORY

**12/31/2011**

NAME AND ADDRESSES OF CUSTODIAN OF INVENTORY RECORDS

**Dana Point Harbor Inn**  
**25325 Dana Point Harbor Drive**  
**Dana Point, CA 92629**

**21 . Current Partners, Officers, Directors and Shareholders**

None  a. If the debtor is a partnership, list the nature and percentage of partnership interest of each member of the partnership.

NAME AND ADDRESS NATURE OF INTEREST PERCENTAGE OF INTEREST

None  b. If the debtor is a corporation, list all officers and directors of the corporation, and each stockholder who directly or indirectly owns, controls, or holds 5 percent or more of the voting or equity securities of the corporation.

NAME AND ADDRESS	TITLE	NATURE AND PERCENTAGE OF STOCK OWNERSHIP
<b>Gal Lipkin</b> 2301 Pontius Avenue Los Angeles, CA 90064	<b>Managing Member</b>	<b>Managing Member</b> 17.42%
<b>Michael Draz</b> 215 N. Wetherly Drive Beverly Hills, CA 90211	<b>Chief Executive Officer</b>	<b>Chief Executive Officer</b> 35.13%
<b>Peter Newton</b> 264 S. La Cienega Blvd., Suite 1196 Beverly Hills, CA 90211	<b>Member</b>	<b>Member</b> 47.45%

**22 . Former partners, officers, directors and shareholders**

None  a. If the debtor is a partnership, list each member who withdrew from the partnership within **one year** immediately preceding the commencement of this case.

NAME ADDRESS DATE OF WITHDRAWAL

None  b. If the debtor is a corporation, list all officers, or directors whose relationship with the corporation terminated within **one year** immediately preceding the commencement of this case.

NAME AND ADDRESS TITLE DATE OF TERMINATION

**23 . Withdrawals from a partnership or distributions by a corporation**

None  If the debtor is a partnership or corporation, list all withdrawals or distributions credited or given to an insider, including compensation in any form, bonuses, loans, stock redemptions, options exercised and any other perquisite during **one year** immediately preceding the commencement of this case.

NAME & ADDRESS OF RECIPIENT, RELATIONSHIP TO DEBTOR	DATE AND PURPOSE OF WITHDRAWAL	AMOUNT OF MONEY OR DESCRIPTION AND VALUE OF PROPERTY
<b>Michael Draz</b> 215 N. Wetherly Drive Beverly Hills, CA 90211 Chief Executive Officer	<b>02/2011-09/2011</b> Distribution per Contract as Managing Member	<b>\$66,666.88</b>
<b>Michael Draz</b> 215 N. Wetherly Drive Beverly Hills, CA 90211 Chief Executive Officer	<b>03/2011 - 02/2012</b> Reimbursement for office supplies, phone, travel & gas	<b>\$7,992.26</b>

**24. Tax Consolidation Group.**

None  If the debtor is a corporation, list the name and federal taxpayer identification number of the parent corporation of any consolidated group for tax purposes of which the debtor has been a member at any time within **six years** immediately preceding the commencement of the case.

NAME OF PARENT CORPORATION TAXPAYER IDENTIFICATION NUMBER (EIN)

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**25. Pension Funds.**

None  If the debtor is not an individual, list the name and federal taxpayer-identification number of any pension fund to which the debtor, as an employer, has been responsible for contributing at any time within **six years** immediately preceding the commencement of the case.

NAME OF PENSION FUND

TAXPAYER IDENTIFICATION NUMBER (EIN)

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

I declare under penalty of perjury that I have read the answers contained in the foregoing statement of financial affairs and any attachments thereto and that they are true and correct to the best of my knowledge, information and belief.

Date March 5, 2012

Signature /s/ Gal Lipkin  
**Gal Lipkin**  
**Managing Member**

[An individual signing on behalf of a partnership or corporation must indicate position or relationship to debtor.]

*Penalty for making a false statement: Fine of up to \$500,000 or imprisonment for up to 5 years, or both. 18 U.S.C. §§ 152 and 3571*

Form B203 - Disclosure of Compensation of Attorney for Debtor - (1/88)

1998 USBC, Central District of California

<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</b>	
In re  <b>Beverly Hills Hospitality Group, LLC</b>   Debtor.	Case No.:   <p style="text-align: center;"><b>DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR</b></p>

1. Pursuant to 11 U.S.C. § 329(a) and Bankruptcy Rule 2016(b), I certify that I am the attorney for the above-named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

For legal services, I have agreed to accept .....	\$	<u>20,000.00</u>
Prior to the filing of this statement I have received .....	\$	<u>20,000.00</u>
Balance Due .....	\$	<u>0.00</u>

2. The source of the compensation paid to me was:

Debtor     Other (specify):

3. The source of compensation to be paid to me is:

Debtor     Other (specify):

4.  I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

I have agreed to share the above-disclosed compensation with a person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation is attached.

5. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

- a. Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
- b. Preparation and filing of any petition, schedules, statement of affairs and plan which may be required;
- c. Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;
- d. [Other provisions as needed]

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

**Representation of the debtors in any dischargeability actions, judicial lien avoidances, relief from stay actions or any other adversary proceeding.**

**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 bankruptcy proceeding.

March 5, 2012  
Date

/s/ Michael Jay Berger  
**Michael Jay Berger 100291**  
*Signature of Attorney*  
Law Offices of Michael Jay Berger  
*Name of Law Firm*  
**9454 Wilshire Boulevard**  
**6th Floor**  
**Beverly Hills, CA 90212-2929**  
**(310) 271-6223 Fax: (310) 271-9805**



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

Name Michael Jay Berger 100291

Address 9454 Wilshire Boulevard 6th Floor Beverly Hills, CA 90212-2929

Telephone (310) 271-6223 Fax: (310) 271-9805

- Attorney for Debtor(s)  
 Debtor in Pro Per

<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</b>	
List all names including trade names used by Debtor(s) within last 8 years: <b>Beverly Hills Hospitality Group, LLC</b>	Case No.:
	Chapter: <b>11</b>

**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 3 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: March 5, 2012

/s/ Gal Lipkin  
Gal Lipkin/Managing Member  
Signer/Title

Date: March 5, 2012

/s/ Michael Jay Berger  
Signature of Attorney  
Michael Jay Berger 100291  
Law Offices of Michael Jay Berger  
9454 Wilshire Boulevard  
6th Floor  
Beverly Hills, CA 90212-2929  
(310) 271-6223 Fax: (310) 271-9805

Beverly Hills Hospitality Group, LLC  
25325 Dana Point Harbor Drive  
Dana Point, CA 92629

Michael Jay Berger  
Law Offices of Michael Jay Berger  
9454 Wilshire Boulevard  
6th Floor  
Beverly Hills, CA 90212-2929

Bank of America -CMSG  
Attn: Client Support  
NC1-026-06-01  
900 W Trade Street, Ste 650  
Charlotte, NC 28255

Bay Alarm  
PO Box 7137  
San Francisco, CA 94120

City of Dana Point  
33282 Golden Lantern□□  
Dana Point, CA 92629

Commtrak  
17493 Nassau Commons  
Lewes, DE 19958

Developing Consulting Group LLC  
25 Campanilla  
San Clemente, CA 92673

Gal Lipkin  
2301 Pontius Avenue  
Los Angeles, CA 90064

Hunsaker & Associates  
3 Hughes  
Irvine, CA 92618

Jaime B. Laurent  
7225 Crescent Park West Suite 466  
Los Angeles, CA 90094

Joan Forsum  
2948 Calle Grande Vista  
San Clemente, CA 92672

Kathy Gateley  
3 Coffeeberry  
Aliso Viejo, CA 92656

Kinecta Fed Cu  
1440 Rosecrans Ave  
Manhattan Beach, CA 90266

Kinecta Fed Cu c/o  
Hopp Law Firm LLC - Donna La Porte  
18101 Von Karman, 3rd Floor  
Irvine, CA 92612

Michael Draz  
215 N. Wetherly Drive  
Beverly Hills, CA 90211

Orange County Treasurer  
POB 1438  
Santa Ana, CA 92702

Orkin Commercial Services  
12710 Magnolia  
Riverside, CA 92503

Pacific Lodging Supply  
10140 Norwalk Blvd.,  
Santa Fe Springs, CA 90670

Peter Newton  
264 S. La Cienega Blvd., Suite 1196  
Beverly Hills, CA 90211

Sprint  
PO Box 4181  
Carol Stream, IL 60197

Universal Reprographics, Inc.  
2706 Wilshire Blvd.  
Los Angeles, CA 90057

Attorney or Party Name, Address, Telephone & FAX Number, and California State Bar Number  <b>Michael Jay Berger</b> <b>9454 Wilshire Boulevard</b> <b>6th Floor</b> <b>Beverly Hills, CA 90212-2929</b> <b>(310) 271-6223 Fax: (310) 271-9805</b> California State Bar Number: <b>100291</b>  <i>Attorney for Debtor</i>	FOR COURT USE ONLY
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</b>	
In re:  <b>Beverly Hills Hospitality Group, LLC</b>     Debtor(s), Plaintiff(s), Defendant(s).	CASE NO.: ADV. NO.: CHAPTER: <b>11</b>

**Corporate Ownership Statement Pursuant to  
FRBP 1007(a)(1) and 7007.1, and LBR 1007-4**

*Pursuant to FRBP 1007(a)(1) and 7007.1, and LBR 1007-4, 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, Michael Jay Berger 100291, 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:  
*[For additional names, attach an addendum to this form.]*
- b.  There are no entities that directly or indirectly own 10% or more of any class of the corporation's equity interest.

/s/ Michael Jay Berger  
Signature of Attorney or Declarant

March 5, 2012  
Date

Michael Jay Berger 100291  
Printed Name of Attorney or Declarant