

B1 (Official Form 1)(04/13)

<b>United States Bankruptcy Court Central District of California</b>		<b>Voluntary Petition</b>
Name of Debtor (if individual, enter Last, First, Middle): <b>ARI-RC 25, 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)/Complete EIN (if more than one, state all) <b>36-4766420</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>1122-69th Street Darion, IL</b> <div style="text-align: right; font-size: small;">ZIP Code <b>60561</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>DuPage</b>		County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address): <b>Vantage Point Consulting c/o Alan Sparks 15849 N. 71st St., #100 Scottsdale, AZ</b> <div style="text-align: right; font-size: small;">ZIP Code <b>85254</b></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):		<b>1525 &amp; 1535 Rancho Conejo Blvd. Thousand Oaks, CA 91230</b>
<b>Type of Debtor</b> (Form of Organization) (Check one box) <input type="checkbox"/> Individual (includes Joint Debtors) <i>See Exhibit D on page 2 of this form.</i> <input checked="" type="checkbox"/> Corporation (includes LLC and LLP) <input type="checkbox"/> Partnership <input type="checkbox"/> Other (If debtor is not one of the above entities, check this box and state type of entity below.)	<b>Nature of Business</b> (Check one box) <input type="checkbox"/> Health Care Business <input checked="" type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101 (51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input type="checkbox"/> Other	<b>Chapter of Bankruptcy Code Under Which the Petition is Filed</b> (Check one box) <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
<b>Chapter 15 Debtors</b> Country of debtor's center of main interests:  Each country in which a foreign proceeding by, regarding, or against debtor is pending:	<b>Tax-Exempt Entity</b> (Check box, if applicable) <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).	<b>Nature of Debts</b> (Check one box) <input type="checkbox"/> Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose." <input checked="" type="checkbox"/> Debts are primarily business debts.
<b>Filing Fee</b> (Check one box) <input checked="" type="checkbox"/> Full Filing Fee attached <input type="checkbox"/> Filing Fee to be paid in installments (applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form 3A. <input type="checkbox"/> Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.		<b>Chapter 11 Debtors</b> Check one box: <input type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). <input checked="" type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D). Check if: <input type="checkbox"/> Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,490,925 (amount subject to adjustment on 4/01/16 and every three years thereafter). Check all applicable boxes: <input type="checkbox"/> A plan is being filed with this petition. <input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
<b>Statistical/Administrative Information</b> <input checked="" type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.		THIS SPACE IS FOR COURT USE ONLY
<b>Estimated Number of Creditors</b> <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		
<b>Estimated Assets</b> <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input type="checkbox"/> \$1,000,001 to \$10 million <input checked="" type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion		
<b>Estimated Liabilities</b> <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input type="checkbox"/> \$1,000,001 to \$10 million <input checked="" type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion		

<b>Voluntary Petition</b> <i>(This page must be completed and filed in every case)</i>		Name of Debtor(s): <b>ARI-RC 25, LLC</b>	
<b>All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet)</b>			
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 (If more than one, attach additional sheet)</b>			
Name of Debtor: <b>See Attachment</b>	Case Number:	Date Filed:	
District:	Relationship:	Judge:	
<p style="text-align:center;"><b>Exhibit A</b></p> <p>(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)</p> <p><input type="checkbox"/> Exhibit A is attached and made a part of this petition.</p>	<p style="text-align:center;"><b>Exhibit B</b></p> <p>(To be completed if debtor is an individual whose debts are primarily consumer debts.)</p> <p>I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by 11 U.S.C. §342(b).</p> <p><b>X</b> _____ Signature of Attorney for Debtor(s) (Date)</p>		
<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 checked="" 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 with 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):  
**ARI-RC 25, LLC**

**Signatures**

**Signature(s) of Debtor(s) (Individual/Joint)**

I declare under penalty of perjury that the information provided in this petition is true and correct.  
[If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7. [If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. §342(b).

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

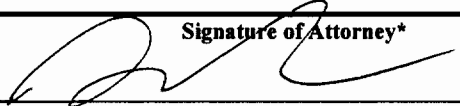
X \_\_\_\_\_  
Signature of Debtor

X \_\_\_\_\_  
Signature of Joint Debtor

\_\_\_\_\_  
Telephone Number (If not represented by attorney)

\_\_\_\_\_  
Date

**Signature of Attorney\***

X   
Signature of Attorney for Debtor(s)

**Daniel H. Reiss 150573**  
Printed Name of Attorney for Debtor(s)

**Levene, Neale, Bender, Yoo & Brill LLP**  
Firm Name  
**10250 Constellation Blvd.**  
**Suite 1700**  
**Los Angeles, CA 90067**

\_\_\_\_\_  
Address

**(310) 229-1234**  
Telephone Number

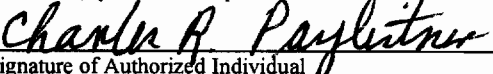
8/1/13 **150573**  
Date

\*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.

**Signature of Debtor (Corporation/Partnership)**

I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X   
Signature of Authorized Individual

**Charles R. Payleitner**  
Printed Name of Authorized Individual

**Trustee**  
Title of Authorized Individual

JULY 29, 13  
Date

**Signature of a Foreign Representative**

I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.

(Check only one box.)

I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. §1515 are attached.

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

X \_\_\_\_\_  
Signature of Foreign Representative

\_\_\_\_\_  
Printed Name of Foreign Representative

\_\_\_\_\_  
Date

**Signature of Non-Attorney Bankruptcy Petition Preparer**

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.

\_\_\_\_\_  
Printed Name and title, if any, of Bankruptcy Petition Preparer

\_\_\_\_\_  
Social-Security number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. § 110.)

\_\_\_\_\_  
Address

X \_\_\_\_\_

\_\_\_\_\_  
Date

Signature of bankruptcy petition preparer or officer, principal, responsible person, or partner whose Social Security number is provided above.

Names and Social-Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual:

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

*A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. §110; 18 U.S.C. §156.*

In re **ARI-RC 25, LLC**

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

Debtor

**Form 1. Voluntary Petition**  
**Pending Bankruptcy Cases Filed Attachment**

<u>Name of Debtor / District</u>	<u>Case No. / Relationship</u>	<u>Date Filed / Judge</u>
ARI-RC 12, LLC CENTRAL DISTRICT OF CALIFORNIA	1:13-bk-14669-AA Affiliate	07/15/13 Alan M. Ahart
ARI-RC 14, LLC CENTRAL DISTRICT OF CALIFORNIA	1:13-bk-14692-AA Affiliate	07/15/13 Alan M. Ahart
ARI-RC 21, LLC CENTRAL DISTRICT OF CALIFORNIA	1:13-bk-14694-AA Affiliate	07/15/13 Alan M. Ahart
ARI-RC 23, LLC CENTRAL DISTRICT OF CALIFORNIA	1:13-bk-14695-AA Affiliate	07/15/13 Alan M. Ahart
ARI-RC 6, LLC CENTRAL DISTRICT OF CALIFORNIA	1:13-BK-14678-AA Affiliate	07/15/13 Alan M. Ahart

B4 (Official Form 4) (12/07)

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

In re ARI-RC 25, LLC

Debtor(s)

Case No.

Chapter 11

**LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS**

Following is the list of the debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11 [or chapter 9] case. The list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor among the holders of the 20 largest unsecured claims. If a minor child is one of the creditors holding the 20 largest unsecured claims, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See 11 U.S.C. § 112; Fed. R. Bankr. P. 1007(m).

(1) <i>Name of creditor and complete mailing address including zip code</i>	(2) <i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	(3) <i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	(4) <i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	(5) <i>Amount of claim [if secured, also state value of security]</i>
<b>Patriot Air Systems 5251 Verdugo Way, Suite H Camarillo, CA 93012</b>	<b>Patriot Air Systems 5251 Verdugo Way, Suite H Camarillo, CA 93012</b>			<b>13,600.00</b>
<b>SOUTHERN CAL EDISON P.O. Box 6109-Credit Covina, CA 91722</b>	<b>SOUTHERN CAL EDISON P.O. Box 6109-Credit Covina, CA 91722</b>			<b>10,073.00</b>
<b>JEMM INVESTMENTS 3636 Nobel Drive, #350 San Diego, CA 92122</b>	<b>JEMM INVESTMENTS 3636 Nobel Drive, #350 San Diego, CA 92122</b>			<b>10,000.00 (0.00 secured)</b>
<b>CALIFORNIA AMERICAN WATER P.O. Box 578 Alton, IL 62002</b>	<b>CALIFORNIA AMERICAN WATER P.O. Box 578 Alton, IL 62002</b>			<b>7,000.00</b>
<b>TNP PROPERTY MANAGER, LLC 1900 Main Street, Ste. 700 Irvine, CA 92614</b>	<b>TNP PROPERTY MANAGER, LLC 1900 Main Street, Ste. 700 Irvine, CA 92614</b>			<b>4,977.00</b>
<b>Empire Building Services 1570 E. Edinger Avenue Santa Ana, CA 92705</b>	<b>Empire Building Services 1570 E. Edinger Avenue Santa Ana, CA 92705</b>			<b>4,928.00</b>
<b>SUPPORT SERVICES OF AMERICA, INC. 12440 Firestone Blvd., Ste. 312 Norwalk, CA 90650</b>	<b>SUPPORT SERVICES OF AMERICA, INC. 12440 Firestone Blvd., Ste. 312 Norwalk, CA 90650</b>			<b>4,720.00</b>
<b>CAM Services 5664 Selamrairie Drive Culver City, CA 90230</b>	<b>CAM Services 5664 Selamrairie Drive Culver City, CA 90230</b>			<b>4,704.00</b>
<b>CITY OF THOUSAND OAKS WATER 2100 E. Thousand Oaks Boulevard Thousand Oaks, CA 91362</b>	<b>CITY OF THOUSAND OAKS WATER 2100 E. Thousand Oaks Boulevard Thousand Oaks, CA 91362</b>			<b>1,955.00</b>
<b>Red Hawk Fire &amp; Security 2705 Media Center Drive Los Angeles, CA 90065</b>	<b>Red Hawk Fire &amp; Security 2705 Media Center Drive Los Angeles, CA 90065</b>			<b>680.00</b>

B4 (Official Form 4) (12/07) - Cont.  
In re **ARI-RC 25, 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>
<b>Inland Pacific Roofing 346 Hervey Avenue Upland, CA 91786</b>	<b>Inland Pacific Roofing 346 Hervey Avenue Upland, CA 91786</b>			<b>650.00</b>
<b>Lighting Technology Services 2801 Catherine Way Santa Ana, CA 92705</b>	<b>Lighting Technology Services 2801 Catherine Way Santa Ana, CA 92705</b>			<b>581.00</b>
<b>ARCADIA PROPERTY SERVICES INC. 11730 Hallwood Drive El Monte, CA 91732</b>	<b>ARCADIA PROPERTY SERVICES INC. 11730 Hallwood Drive El Monte, CA 91732</b>			<b>524.00</b>
<b>Amtech Elevator Services 3041 Roswell Street Los Angeles, CA 90065</b>	<b>Amtech Elevator Services 3041 Roswell Street Los Angeles, CA 90065</b>			<b>500.00</b>
<b>WASTE MANAGEMENT-GI INDUSTRIES 5701 S. Eastern Avenue, #300 City of Commerce, CA 90040</b>	<b>WASTE MANAGEMENT-GI INDUSTRIES 5701 S. Eastern Avenue, #300 City of Commerce, CA 90040</b>			<b>389.00</b>
<b>Skyline Pest Control 60 Maxwell Irvine, CA 92618</b>	<b>Skyline Pest Control 60 Maxwell Irvine, CA 92618</b>			<b>255.00</b>
<b>MR. PLANT P.O. Box 7157 Moreno Valley, CA 92553</b>	<b>MR. PLANT P.O. Box 7157 Moreno Valley, CA 92553</b>			<b>195.00</b>
<b>Protection One P.O. Box 219044 Kansas City, MO 64121</b>	<b>Protection One P.O. Box 219044 Kansas City, MO 64121</b>			<b>85.00</b>
<b>VERIZON CALIFORNIA P.O. Box 920041 Dallas, TX 75392</b>	<b>VERIZON CALIFORNIA P.O. Box 920041 Dallas, TX 75392</b>			<b>80.00</b>
<b>AT &amp; T P.O. Box 5025 Carol Stream, IL 60197</b>	<b>AT &amp; T P.O. Box 5025 Carol Stream, IL 60197</b>			<b>20.00</b>

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

In re ARI-RC 25, LLC

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

Debtor(s)

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

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

I, the Trustee 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

July 29, 13

Signature

Charles R. Payleitner  
Charles R. Payleitner  
Trustee

*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 ARI-RC 25, 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>Charles Payleitner Revocable Trust</b> 1122-69th Street Darien, IL 60561			100%

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

I, the Trustee 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 July 29, '13

Signature Charles R. Payleitner  
**Charles R. Payleitner**  
Trustee

*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 LBR 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).)

**See attached.**

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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**

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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).)

**See attached.**

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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**

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

Executed at \_\_\_\_\_, California.

Date:       JULY 29, 13      

  
\_\_\_\_\_  
Charles R. Payleitner  
Signature of Debtor

\_\_\_\_\_  
Signature of Joint Debtor

Attachment for Statement of Related Cases  
Information Required by LBR 1015-2  
United States Bankruptcy Court, Central District of California

Response to items 1 and 3:

The following voluntary chapter 11 cases were filed on July 15, 2013, in the Central District of California, San Fernando Valley Division. All cases are pending before the Honorable Alan Ahart, United States Bankruptcy Judge. These debtors are affiliates of the Debtor and each other by way of tenant in common ownership of the improved real property located at 1525 & 1535 Conejo Ranch Blvd, Thousand Oaks, CA (which will appear on bankruptcy schedule "A" when filed).

ARI-RC 6, LLC	Case No. 1:13-bk-14678-AA
ARI-RC 12, LLC	Case No. 1:13-bk-14697-AA
ARI-RC 14, LLC	Case No. 1:13-bk-14692-AA
ARI-RC 21, LLC	Case No. 1:13-bk-14694-AA
ARI-RC 23, LLC	Case No. 1:13-bk-14695-AA

Verification of Creditor Mailing List - (Rev. 10/05)

2005 USBC, Central District of California

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

Name Daniel H. Reiss 150573

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

Telephone (310) 229-1234

- 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>ARI-RC 25, LLC</b>	Case No.: <hr/> Chapter:        11

**VERIFICATION OF CREDITOR MAILING LIST**

The above named debtor(s), or debtor's attorney if applicable, do hereby certify under penalty of perjury that the attached Master Mailing List of creditors, consisting of 4 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: JULY 29, 13

*Charles R. Payleitner*

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Charles R. Payleitner/Trustee  
Signer/Title

Date: \_\_\_\_\_

---

Signature of Attorney  
**Daniel H. Reiss 150573**  
**Levene, Neale, Bender, Yoo & Brill LLP**  
**10250 Constellation Blvd.**  
**Suite 1700**  
**Los Angeles, CA 90067**  
**(310) 229-1234**

ARI-RC 25, LLC  
Vantage Point Consulting  
c/o Alan Sparks  
15849 N. 71st St., #100  
Scottsdale, AZ 85254

Daniel H. Reiss  
Levene, Neale, Bender, Yoo & Brill LLP  
10250 Constellation Blvd.  
Suite 1700  
Los Angeles, CA 90067

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

Amgen USA Inc.  
One Amgen Center Drive  
Newbury Park, CA 91320

Amtech Elevator Services  
3041 Roswell Street  
Los Angeles, CA 90065

ARCADIA PROPERTY SERVICES INC.  
11730 Hallwood Drive  
El Monte, CA 91732

AT & T  
P.O. Box 5025  
Carol Stream, IL 60197

CALIFORNIA AMERICAN WATER  
P.O. Box 578  
Alton, IL 62002

California American Water  
P.O. Box 7150  
Pasadena, CA 91109

CAM Services  
5664 Selamraine Drive  
Culver City, CA 90230

Ceres, Inc.

CITY OF THOUSAND OAKS WATER  
2100 E. Thousand Oaks Boulevard  
Thousand Oaks, CA 91362

COUNTY OF VENTURA-TAX COLLECTORS OFFICE  
800 S. Victoria Venue  
Ventura, CA 93009

Empire Building Services  
1570 E. Edinger Avenue  
Santa Ana, CA 92705

ENCORE FIRE EXTINGUISHER SERVICE, INC.  
1320 East 16th Street  
Los Angeles, CA 90021

Inland Pacific Roofing  
346 Hervey Avenue  
Upland, CA 91786

JEMM INVESTMENTS  
3636 Nobel Drive, #350  
San Diego, CA 92122

Lighting Technology Services  
2801 Catherine Way  
Santa Ana, CA 92705

MR. PLANT  
P.O. Box 7157  
Moreno Valley, CA 92553

Patriot Air Systems  
5251 Verdugo Way, Suite H  
Camarillo, CA 93012

Protection One  
P.O. Box 219044  
Kansas City, MO 64121

Red Hawk Fire & Security  
2705 Media Center Drive  
Los Angeles, CA 90065

Skyline Pest Control  
60 Maxwell  
Irvine, CA 92618

SOUTHERN CAL EDISON  
P.O. Box 6109-Credit  
Covina, CA 91722

Southern California Edison  
P.O. Box 300  
Rosemead, CA 91772

SUPPORT SERVICES OF AMERICA, INC.  
12440 Firestone Blvd., Ste. 312  
Norwalk, CA 90650

TNP PROPERTY MANAGER, LLC  
1900 Main Street, Ste. 700  
Irvine, CA 92614

VERIZON CALIFORNIA  
P.O. Box 920041  
Dallas, TX 75392

WASTE MANAGEMENT-GI INDUSTRIES  
5701 S. Eastern Avenue, #300  
City of Commerce, CA 90040

WELLS FARGO BANK, N.A.  
8480 Stagecoach Circle  
Fredrick, MD 21701

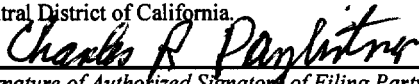
Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number <b>Daniel H. Reiss</b> <b>Levene, Neale, Bender, Yoo &amp; Brill LLP</b> <b>10250 Constellation Blvd.</b> <b>Suite 1700</b> <b>Los Angeles, CA 90067</b> <b>(310) 229-1234</b> <b>150573</b> <input type="checkbox"/> Attorney for Debtor	FOR COURT USE ONLY
<b>UNITED STATES BANKRUPTCY COURT</b> <b>CENTRAL DISTRICT OF CALIFORNIA</b>	
In re: <b>ARI-RC 25, LLC</b> Debtor(s).	CASE NO.: CHAPTER: <b>11</b> ADV. NO.:

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

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

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

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

  
 \_\_\_\_\_  
 Signature of Authorized Signatory of Filing Party

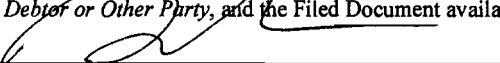
\_\_\_\_\_  
 Date

**Charles R. Payleitner**  
 \_\_\_\_\_  
 Printed Name of Authorized Signatory of Filing Party

**Trustee**  
 \_\_\_\_\_  
 Title of Authorizing Signatory of Filing Party

**PART II - DECLARATION OF ATTORNEY FOR FILING PARTY**

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

  
 \_\_\_\_\_  
 Signature of Attorney for Filing Party

\_\_\_\_\_  
 Date

**Daniel H. Reiss 150573**  
 \_\_\_\_\_  
 Printed Name of Attorney for Filing Party



**CONSENT AND AGREEMENT OF THE SOLE MEMBER OF ARI-RC  
25, LLC TO COMMENCEMENT OF CHAPTER 11 BANKRUPTCY  
PROCEEDING**

The undersigned, Charles R. Payleitner Revocable Trust Agreement dated July 17, 1995, as amended on September 30, 2005, Sole Member (hereinafter, the "Member"), being the sole member and owning 100% of the membership interest in ARI-RC 25, LLC, a Delaware limited liability company (the "Company"), hereby declares, consents and agrees as follows:

WHEREAS, the Member has reviewed the Company's financial situation, its prospects, its assets and liabilities and the interests of the Company's creditors; and

WHEREAS, the Company is in extreme financial distress and needs to seek the protection of the Bankruptcy Court for the protection of its assets and the reorganization of its debts; and

WHEREAS, it appears to the Member that it is in the best interest of the Company, and the Company's creditors, to commence a case under Chapter 11 of Title 11, United States Code (the "Bankruptcy Code");

NOW, THEREFORE, the Member finds and determines it to be in the best interest of the Company and its creditors for it to commence a case (the "Bankruptcy Case") under Chapter 11 of the Bankruptcy Code to protect its assets and effect financial reorganization, and hereby authorizes Company to file a petition to commence the Bankruptcy Case on or after June 21, 2013.

FURTHER, the Member consents and agrees that the Steering Committee of Tenant-in-Common owners of the property located at 1525 & 1535 Rancho Conejo Blvd., Thousand Oaks, CA 91320, established pursuant to the Workout Funding Agreement, dated March 21, 2013 (the "Steering Committee"), shall be and hereby is empowered and directed, without further action, to direct the Bankruptcy Case.

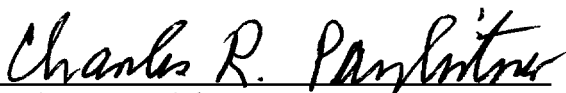
FURTHER, the Member consents and agrees that Breakwater Equity Partners, LLC, shall be and hereby is empowered and directed, without further action, to consult with the Steering Committee to direct the Bankruptcy Case.

FURTHER, the Member consents and agrees that Alan Sparks of Vantage Point Consulting, LLC, shall be the "Chief Restructuring Officer" for the Company, and, along with Member, shall be designated and authorized to act as a "Responsible Individual" and "Authorized Agent" for the Company as may be required by Federal Rule of Bankruptcy Procedure 9001(5) and Local Rules of the United States Bankruptcy Court for the Central

District of California, and to cause to be prepared, signed and filed and prosecuted on behalf of the Company, a petition for relief under Chapter 11 of the Bankruptcy Code, to take all actions necessary or appropriate to successfully prosecute a Chapter 11 case, including, without limitation, use of cash collateral and/or obtaining of post-petition financing, filings and responding to motions and/or adversary proceedings, the proposing of a Plan of Reorganization and Disclosure Statement describing such Plan, the settlement of disputes and compromises of controversies, sale pursuant to 11 U.S.C. § 363, the employment of professionals pursuant to 11 U.S.C. §§ 327 and 328 as necessary or appropriate during the Bankruptcy Case, and the using of Company assets through bankruptcy procedure, and to appear, testify, and otherwise act on Company's behalf, and to prepare, sign, file, and/or execute all agreements, instruments, and documents, and to do all things, as shall be necessary and appropriated in his best judgment to effect the foregoing.

FURTHER. the Member ratifies the retention of the law firm of Levene, Neale, Bender, Yoo & Brill L.L.P. pursuant to the terms of the Retainer Agreement for Legal Services in Chapter 11 Proceedings dated as of May 17, 2013, to commence and prosecute said Chapter 11 case on behalf of the Company, and to do all things, and to prepare, sign and file all papers and documents necessary or proper therein.

Dated this 26<sup>TH</sup> day of JULY, 2013



Charles R. Payleitner, Trustee

Charles R. Payleitner Revocable Trust Agreement dated July 17, 1995, as amended on September 30, 2005, Sole Member

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