

B1 (Official Form 1)(04/13)

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

Voluntary Petition

Name of Debtor (if individual, enter Last, First, Middle): Encino Center LLC	Name of Joint Debtor (Spouse) (Last, First, Middle):
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names):	All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):
Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN)/Complete EIN (if more than one, state all) 42-1673882	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): 19528 Ventura Blvd # 586 Tarzana, CA <div style="text-align: right; margin-top: 5px;"> ZIP Code 91356 </div>	Street Address of Joint Debtor (No. and Street, City, and State): <div style="text-align: right; margin-top: 5px;"> ZIP Code </div>
County of Residence or of the Principal Place of Business: Los Angeles	County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address): <div style="text-align: right; margin-top: 5px;"> ZIP Code </div>	Mailing Address of Joint Debtor (if different from street address): <div style="text-align: right; margin-top: 5px;"> ZIP Code </div>

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

Type of Debtor (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.)	Nature of Business (Check one box) <input type="checkbox"/> Health Care Business <input type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101 (51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input checked="" type="checkbox"/> Other	Chapter of Bankruptcy Code Under Which the Petition is Filed (Check one box) <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
Chapter 15 Debtors Country of debtor's center of main interests: Each country in which a foreign proceeding by, regarding, or against debtor is pending:	Tax-Exempt Entity (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).	Nature of Debts (Check one box) <input type="checkbox"/> Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose." <input checked="" type="checkbox"/> Debts are primarily business debts.

Filing Fee (Check one box) <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.	Chapter 11 Debtors 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).
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Statistical/Administrative Information

Debtor estimates that funds will be available for distribution to unsecured creditors.
 Debtor estimates that, after any exempt property is excluded and administrative expenses paid,
 there will be no funds available for distribution to unsecured creditors.

Estimated Number of Creditors

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1-49	50-99	100-199	200-999	1,000-5,000	5,001-10,000	10,001-25,000	25,001-50,000	50,001-100,000	OVER 100,000

Estimated Assets

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$0 to \$50,000	\$50,001 to \$100,000	\$100,001 to \$500,000	\$500,001 to \$1 million	\$1,000,001 to \$10 million	\$10,000,001 to \$50 million	\$50,000,001 to \$100 million	\$100,000,001 to \$500 million	\$500,000,001 to \$1 billion	More than \$1 billion

Estimated Liabilities

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$0 to \$50,000	\$50,001 to \$100,000	\$100,001 to \$500,000	\$500,001 to \$1 million	\$1,000,001 to \$10 million	\$10,000,001 to \$50 million	\$50,000,001 to \$100 million	\$100,000,001 to \$500 million	\$500,000,001 to \$1 billion	More than \$1 billion

THIS SPACE IS FOR COURT USE ONLY

Voluntary Petition <i>(This page must be completed and filed in every case)</i>		Name of Debtor(s): Encino Center LLC	
All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet)			
Location Where Filed: - None -	Case Number:	Date Filed:	
Location Where Filed:	Case Number:	Date Filed:	
Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor (If more than one, attach additional sheet)			
Name of Debtor: - None -	Case Number:	Date Filed:	
District:	Relationship:	Judge:	
<p style="text-align:center;">Exhibit A</p> <p>(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)</p> <p><input type="checkbox"/> Exhibit A is attached and made a part of this petition.</p>	<p style="text-align:center;">Exhibit B</p> <p>(To be completed if debtor is an individual whose debts are primarily consumer debts.)</p> <p>I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by 11 U.S.C. §342(b).</p> <p>X _____ Signature of Attorney for Debtor(s) (Date)</p>		
Exhibit C			
Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?			
<input type="checkbox"/> Yes, and Exhibit C is attached and made a part of this petition. <input checked="" type="checkbox"/> No.			
Exhibit D			
(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)			
<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.			
Information Regarding the Debtor - Venue (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.			
Certification by a Debtor Who Resides as a Tenant of Residential Property (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):
Encino Center 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/ Sanford L. Frey _____
Signature of Attorney for Debtor(s)

Sanford L. Frey 117058 _____
Printed Name of Attorney for Debtor(s)

Creim Macias Koenig & Frey LLP _____
Firm Name
633 W. Fifth Street, 51st Floor
Los Angeles, CA 90071

Address

(213) 614-1944 Fax: (213) 614-1961 _____
Telephone Number

August 26, 2014 **117058** _____
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/ Steven Berman _____
Signature of Authorized Individual

Steven Berman _____
Printed Name of Authorized Individual

Its Manager _____
Title of Authorized Individual

August 26, 2014 _____
Date

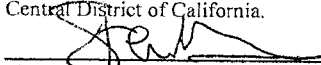
Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Sandford L. Frey Creim Macias Koenig & Frey LLP 633 W. Fifth Street, 51st Floor Los Angeles, CA 90071 (213) 614-1944 Fax: (213) 614-1961 117058 <input checked="" type="checkbox"/> Attorney for Debtor and Debtor in Possession	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: Encino Center LLC Debtor(s).	CASE NO.: CHAPTER: 11 ADV. NO.:

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

<input checked="" type="checkbox"/>	Petition, statement of affairs, schedules or lists	Date Filed: <u>8/26/2014</u>
<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

August 25, 2014

 Date

Steven Berman


 Printed Name of Authorized Signatory of Filing Party

Its Manager

 Title of Authorized Signatory of Filing Party

PART II - DECLARATION OF ATTORNEY FOR FILING PARTY

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



 Signature of Attorney for Filing Party

August 25, 2014

 Date

Sandford L. Frey

 Printed Name of Attorney for Filing Party

ENCINO CENTER, LLC

**ACTION BY WRITTEN CONSENT OF THE
MANAGER AND VOTING MEMBERSHIP INTERESTS**

August 21, 2014

AUTHORIZATION TO FILE CHAPTER 11 PETITION

The undersigned being the voting members and constituting the unanimous voting membership interests of Encino Center, LLC ("Company"), do hereby approve, adopt and ratify the following:

WHEREAS, Steven Berman is the manager of the Company ("Manager").

WHEREAS, on February 14, 2013, Steven Berman filed an individual chapter 7 bankruptcy proceeding, which is pending in the United States Bankruptcy Court for the Central District of California, as case number 13-bk-13781-ER ("Berman Bankruptcy Case").

WHEREAS, David M. Goodrich has been duly appointed as the Chapter 7 trustee ("Berman Trustee") in the Berman Bankruptcy Case.

WHEREAS, the Manager and voting members of the Company have determined that the Company as currently organized is requires a chapter 11 reorganization in order to preserve the value of the assets.

WHEREAS, the Manager and voting members of the Company have determined that it is in the best interests of the Company to seek protection from its creditors under Chapter 11 of the Federal Bankruptcy Code in order to preserve the value of the assets.

WHEREAS, the Berman Trustee has notified the Company in writing the he does not and will not object to the Chapter 11 filing by the Company.

IT IS THEREFORE RESOLVED, that Manager of the Company is hereby authorized and directed to do any and all acts reasonably necessary for the filing and administration of a petition pursuant to Chapter 11 of the Federal Bankruptcy Code of the United States, including, without limitation, the retention of counsel and other professionals to assist the Company in the preparation and filing of the necessary petition, schedules and related documents and to attend the proceedings commenced in connection therewith;

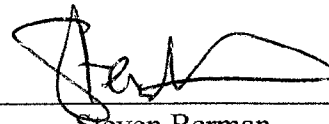
RESOLVED FURTHER, that Manager is hereby authorized on behalf of the Company to verify said petition, schedules and related documents, and to represent the Company in all proceedings related thereto, and assist counsel and other professionals retained by the Company with the preparation and filing of the necessary petition, schedules and related documents and to attend the proceedings commenced in connection therewith.

THEREFORE, the Manger of the Company is hereby authorized, directed and empowered to execute, to do and to perform, in the name and on behalf of the Company, such acts and to prepare, execute, acknowledge, verify, file, deliver and cause to be published such certificates, agreements, notices, reports, applications, instruments and documents, under the corporate seal of the Company or otherwise, as he may deem necessary or desirable in his discretion to carry into effect the foregoing resolutions, the Manager's performance of any such actions to constitute conclusive evidence of a determination of necessity by him.

The execution of this consent shall constitute a written waiver of any notice required by the Limited Liability Company Operating Agreement and by applicable provisions of the California Corporations Code.

Signature by facsimile transmission will have the same force and effect as if this consent had been originally signed by the Manager and voting members.

This consent shall be filed in the minute book of the Company and shall become a part of the records of the Company.



Steven Berman
It's Manager and Member

Land & Equity Holdings Ltd.



By: BRIAN BERMAN
It's Voting Member

B4 (Official Form 4) (12/07)

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

In re Encino Center 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>
City of Los Angeles Office of Finance 1828 Sawtelle Blvd Los Angeles, CA 90025	City of Los Angeles Office of Finance 1828 Sawtelle Blvd Los Angeles, CA 90025	Business Tax		3,000.00
EICHEL INC Real Estate Analysis Norman Eichel 6850 Canby Ave Ste 101 Reseda, CA 91335	EICHEL INC Real Estate Analysis Norman Eichel 6850 Canby Ave Ste 101 Reseda, CA 91335			1,000.00
ICI Drywall Gene Bershtak 16938 Citronia St Northridge, CA 91343	ICI Drywall Gene Bershtak 16938 Citronia St Northridge, CA 91343			5,000.00
Lake Advisors Inc Edward Larios 300 South Lake Ave Pasadena, CA 91106	Lake Advisors Inc Edward Larios 300 South Lake Ave Pasadena, CA 91106			5,000.00
Law Offices of Joanne Knauss 22817 Ventura Blvd Ste 434 Woodland Hills, CA 91364	Law Offices of Joanne Knauss 22817 Ventura Blvd Ste 434 Woodland Hills, CA 91364			10,000.00
Law Offices of L Dominic Chacon 2341 S Azusa Ave West Covina, CA 91792	Law Offices of L Dominic Chacon 2341 S Azusa Ave West Covina, CA 91792			2,500.00
Los Angeles DWP 111 N Hope St Los Angeles, CA 90012	Los Angeles DWP 111 N Hope St Los Angeles, CA 90012			1,200.00
New Global Financial Jorge Ruiz 35 N Raymond Ave Ste 208 Pasadena, CA 91103	New Global Financial Jorge Ruiz 35 N Raymond Ave Ste 208 Pasadena, CA 91103			12,000.00
Roger Bardeles 9248 Myron St Pico Rivera, CA 90660	Roger Bardeles 9248 Myron St Pico Rivera, CA 90660			15,000.00 (0.00 secured)

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

In re Encino Center 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>
Tony Mendoza 9120 Thurber Ln Bakersfield, CA 93311	Tony Mendoza 9120 Thurber Ln Bakersfield, CA 93311			6,000.00
TSA - Telephone Systems Associates Alan Fishstein PO Box 57391 Sherman Oaks, CA 91413	TSA - Telephone Systems Associates Alan Fishstein PO Box 57391 Sherman Oaks, CA 91413			11,356.00

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

I, the Its Manager of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing list and that it is true and correct to the best of my information and belief.

Date August 26, 2014

Signature /s/ Steven Berman
Steven Berman
Its Manager

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

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

In re Encino Center 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
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None

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the Its Manager of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date August 26, 2014

Signature /s/ Steven Berman
Steven Berman
Its Manager

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

**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).)

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).)

See attached Rider.

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 Los Angeles, California.

/s/ Steven Berman

Date: August 26, 2014

Steven Berman
Signature of Debtor

Signature of Joint Debtor

RIDER TO PETITION RE RELATED CASES/VOTING MEMBERSHIP INTERESTS

Article I, Section 1.26 of the Limited Liability Operating Agreement (“LLC Agreement”) for the Debtor, Encino Center LLC (“Debtor”) states in pertinent part that “the Initial Members’ ‘Percentage Interest’ shall be in the following percentages: Steven and Michele Berman, husband and wife – Twenty Four (24%) percent [and] Land & Equity Holdings Ltd – Seventy Six (76%) percent.”

The Debtor appears to be a manager-managed limited liability company pursuant to the LLC Agreement. Article 6, Section 6.1 of the LLC Agreement provides that Steven Berman is the “Manager” of the Debtor. Steven Berman filed an individual chapter 7 petition in the Central District of California, Los Angeles Division, which was assigned case number 13-13781-ER, and is currently pending (“Berman Individual Bankruptcy Case”). David Goodrich is the duly appointed chapter 7 trustee (“Berman Trustee”) in the Berman Individual Bankruptcy Case.

Although the Debtor’s chapter 11 case does not appear to fall within the definition of a “Related Case” within the meaning of Local Bankruptcy Rules of the United States Bankruptcy Court for the Central District of California (“LBR”) 1015-1(a), the Debtor makes the following disclosures out of an abundance of caution.

In or around the year 2009, Michele Berman and Steven Berman appear to have been parties to a divorce proceeding, pursuant to which they entered into a Marital Settlement Agreement and order thereon (collectively the “MSA”). Pursuant to the MSA, Michele Berman and Steven Berman have each purported to transfer their undivided 24% membership interest in the LLC as follows: 16½% to Steven Berman and 7½% to Michele Berman.

The Economic Interest in the Debtor now appears to be held 76% by Land & Equity Holdings Ltd, 16½% by Steven Berman and 7½% by Michele Berman as a result of the MSA. However, with respect to transfers of membership interests, Article 8, Section 8.1.2 of the LLC Agreement specifically provides as follows:

No transfer, hypothecation, encumbrance or assignment (“Transfer”) of a Member’s Interest, or any part thereof, in the LLC will be valid **without the consent of a Majority in Interest of the Members**, other than the Member proposing to dispose of its Interest. [Emphasis added].

Article I, Section 1.18 of the LLC Agreement defines *Majority in Interest of the Members* as follows:

“Majority in Interest of the Members,” unless otherwise provided in the Agreement, means more than fifty percent (50%) of the interest in the Members in the current profits of the LLC.

A review of the Debtor’s books and records, fails to disclose a limited liability company document or instrument that memorializes a properly noticed meeting or otherwise, whereby Land & Equity Holdings Ltd consented to the purported Transfer of the undivided 24% Membership interest to Michele Berman and Steven Berman, individually.

Furthermore, Article 8, Section 8.1.3 of the LLC Agreement provides in applicable part as follows:

VOID TRANSFERS. Any Transfer of an Interest which does not satisfy the requirement of Section 8.1.2 shall only effect a Transfer of an **Economic Interest**, and the transferring Member shall continue to be obligated under each and every provision of this Agreement. [Emphasis added].

Article 1, Section 1.12 of the Agreement defines *Economic Interest* as follows:

“Economic Interest” means a Person’s right to share in the Net Profits, Net Loss or similar item of, and to receive distributions from, the LLC, **but does not include any other rights of a Member including, without limitation, the right to vote or to participate in the management of the LLC . . .** [Emphasis added].

Accordingly, it would appear that Michele Berman and Steven Berman have each purported to transfer to the other some portion of the Membership interest in the Debtor without obtaining the required consent. Therefore, based on the foregoing and other provisions, the purported transfer/assignment of the undivided 24% interest under the MSA to Michele Berman and Steven Berman, individually, appears to have terminated their voting rights, thereby leaving Land & Equity Holdings Ltd as the sole remaining voting member.

The foregoing conclusion appears similarly supported by California Corporations Code §17705.02(a)(3), which provides in pertinent part as follows:

(a) With respect to a transfer, in whole or in part, of a transferable interest, all of the following apply:

....

(3) Subject to Section 11705.04, a transfer does not entitle the transferee to do any of the following:

(A) Participate in the management or conduct of the activities of a limited liability company.

Regardless, out of an abundance of caution, Steven Berman has executed the Debtor’s resolution authorizing the chapter 11 filing. In addition, the Debtor has obtained confirmation from the Berman Trustee that he does not object to the chapter 11 filing as memorialized in the Debtor’s resolution respecting the filing of chapter 11.

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

Name Sandford L. Frey
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- Attorney for Debtor(s)
 Debtor in Pro Per

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

VERIFICATION OF CREDITOR MAILING LIST

The above named debtor(s), or debtor's attorney if applicable, do hereby certify under penalty of perjury that the attached Master Mailing List of creditors, consisting of 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: August 26, 2014

/s/ Steven Berman
Steven Berman/Its Manager
Signer/Title

Date: August 26, 2014

/s/ Sandford L. Frey
Signature of Attorney
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