

**United States Bankruptcy Court  
CENTRAL DISTRICT OF CALIFORNIA  
LOS ANGELES DIVISION**

**Voluntary Petition**

|   |  |
|---|--|
| Name of Debtor (if individual, enter Last, First, Middle):<br><b>Village Inn, 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>84-1716159</b> | Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN)/Complete EIN (if more than one, state all): |
|--|--|

|   |   |
|---|---|
| Street Address of Debtor (No. and Street, City, and State):<br><b>1665 W. Industrial Park Street<br/>Covina, CA</b> | Street Address of Joint Debtor (No. and Street, City, and State): |
| ZIP CODE<br><b>91722</b>  | ZIP CODE  |

|  |  |
|--|--|
| County of Residence or of the Principal Place of Business:<br><b>Los Angeles</b> | County of Residence or of the Principal Place of Business: |
|--|--|

|   |   |
|---|---|
| Mailing Address of Debtor (if different from street address): | Mailing Address of Joint Debtor (if different from street address): |
| ZIP CODE  | ZIP CODE  |

|  |                          |
|--|--------------------------|
| Location of Principal Assets of Business Debtor (if different from street address above):<br><b>7232 Greenleaf Ave.<br/>Whittier, CA</b> | ZIP CODE<br><b>90602</b> |
|--|--------------------------|

|  |   |   |
|--|---|---|
| <b>Type of Debtor</b><br>(Form of Organization)<br>(Check one box.)<br><br><input type="checkbox"/> Individual (includes Joint Debtors)<br><i>See Exhibit D on page 2 of this form.</i><br><input checked="" type="checkbox"/> Corporation (includes LLC and LLP)<br><input type="checkbox"/> Partnership<br><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><br>(Check one box.)<br><br><input type="checkbox"/> Health Care Business<br><input checked="" type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101(51B)<br><input type="checkbox"/> Railroad<br><input type="checkbox"/> Stockbroker<br><input type="checkbox"/> Commodity Broker<br><input type="checkbox"/> Clearing Bank<br><input type="checkbox"/> Other | <b>Chapter of Bankruptcy Code Under Which the Petition is Filed</b> (Check one box.)<br><br><input type="checkbox"/> Chapter 7<br><input type="checkbox"/> Chapter 9<br><input checked="" type="checkbox"/> Chapter 11<br><input type="checkbox"/> Chapter 12<br><input type="checkbox"/> Chapter 13<br><br><input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Main Proceeding<br><input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding |
|--|---|---|

|   |   |  |
|---|---|--|
| <b>Chapter 15 Debtors</b><br>Country of debtor's center of main interests:<br><br>Each country in which a foreign proceeding by, regarding, or against debtor is pending: | <b>Tax-Exempt Entity</b><br>(Check box, if applicable.)<br><br><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><br>(Check one box.)<br><br><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."<br><input checked="" type="checkbox"/> Debts are primarily business debts. |
|---|---|--|

|  |   |
|--|---|
| <b>Filing Fee</b> (Check one box.)<br><br><input checked="" type="checkbox"/> Full Filing Fee attached.<br><br><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.<br><br><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>Check one box: Chapter 11 Debtors</b><br><br><input type="checkbox"/> Debtor is a small business debtor as defined by 11 U.S.C. § 101(51D).<br><input checked="" type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D).<br><b>Check if:</b><br><input checked="" 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).<br><br><b>Check all applicable boxes:</b><br><input type="checkbox"/> A plan is being filed with this petition.<br><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><br><input checked="" type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors.<br><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 |
| Estimated Number of Creditors<br><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  |                                  |
| Estimated Assets<br><input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input checked="" type="checkbox"/> \$500,001 to \$1 million <input 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      |                                  |
| Estimated Liabilities<br><input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input checked="" 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 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 |                                  |

**Voluntary Petition** Main Document Page 2 of 2  
 (This page must be completed and filed in every case.)

**All Prior Bankruptcy Cases Filed Within Last 8 Years** (If more than two, attach additional sheet.)

|   |                                      |                                 |
|---|--------------------------------------|---------------------------------|
| Location Where Filed:<br><b>Central District California</b> | Case Number:<br><b>2:11-26213-PC</b> | Date Filed:<br><b>4/14/2011</b> |
|---|--------------------------------------|---------------------------------|

|                       |              |             |
|-----------------------|--------------|-------------|
| Location Where Filed: | Case Number: | Date Filed: |
|-----------------------|--------------|-------------|

**Pending Bankruptcy Case Filed by any Spouse, Partner or Affiliate of this Debtor** (If more than one, attach additional sheet.)

|                 |              |             |
|-----------------|--------------|-------------|
| Name of Debtor: | Case Number: | Date Filed: |
|-----------------|--------------|-------------|

|           |               |        |
|-----------|---------------|--------|
| District: | Relationship: | Judge: |
|-----------|---------------|--------|

**Exhibit A**  
 (To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)

Exhibit A is attached and made a part of this petition.

**Exhibit B**  
 (To be completed if debtor is an individual whose debts are primarily consumer debts.)

I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I have delivered to the debtor the notice required by 11 U.S.C. § 342(b).

**X** \_\_\_\_\_  
 Date

**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?

Yes, and Exhibit C is attached and made a part of this petition.  
 No.

**Exhibit D**

(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)

Exhibit D, completed and signed by the debtor, is attached and made a part of this petition.

If this is a joint petition:  
 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.)

Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District.

There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.

Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.

**Certification by a Debtor Who Resides as a Tenant of Residential Property**

(Check all applicable boxes.)

Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.)

\_\_\_\_\_ (Name of landlord that obtained judgment)

\_\_\_\_\_ (Address of landlord)

Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and

Debtor has included 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.

Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).

**Voluntary Petition**

Main Document Page 3 of 4  
Name of Debtor: Village Inn, LLC

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

**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** \_\_\_\_\_

**X** \_\_\_\_\_

\_\_\_\_\_  
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/ David I. Brownstein

**David I. Brownstein** Bar No. **195393**

**Law Office of David I. Brownstein**  
**575 Anton Blvd. #300**  
**Costa Mesa, California 92626**

Phone No. **(949) 486-4404** Fax No. **(949) 861-6045**

\_\_\_\_\_  
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.)

**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.

**Village Inn, LLC**

**X** /s/ Stephen Claro

Signature of Authorized Individual

**Stephen Claro**

Printed Name of Authorized Individual

**President of Managing Member**

Title of Authorized Individual

\_\_\_\_\_  
Date

\_\_\_\_\_  
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.*

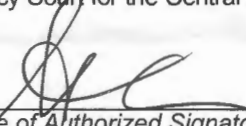
|   |   |                |
|---|---|----------------|
| Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number<br>David I Brownstein (195393)<br>Law Office of David I. Brownstein<br>575 Anton Blvd. #300<br>Costa Mesa, CA 92626<br>(949) 486-4404<br><input checked="" type="checkbox"/> Attorney for: Village Inn, LLC |   | COURT USE ONLY |
| <b>UNITED STATES BANKRUPTCY COURT<br/>CENTRAL DISTRICT OF CALIFORNIA</b>  |   |                |
| In re: Village Inn, LLC<br><br><div style="text-align: right;">Debtor(s).</div>   | CASE NO.:<br><br>CHAPTER: 11<br><br>ADV. NO.: |                |

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

- |   |                              |
|---|------------------------------|
| <input checked="" type="checkbox"/> Petition, statement of affairs, schedules or lists        | Date Filed: <u>7-11-2014</u> |
| <input type="checkbox"/> Amendments to the petition, statement of affairs, schedules or lists | Date Filed: _____            |
| <input type="checkbox"/> Other: _____   | Date Filed: _____            |

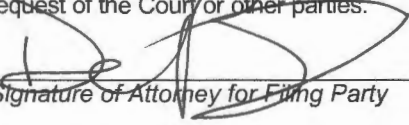
**PART I - DECLARATION OF AUTHORIZED SIGNATORY OF DEBTOR OR OTHER PARTY**

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.

|  |                                     |
|--|-------------------------------------|
| <br>_____<br><i>Signature of Authorized Signatory of Filing Party</i><br>Stephen A. Claro, President of Managing Member<br>_____<br><i>Printed Name of Authorized Signatory of Filing Party</i><br>President of Managing Member<br>_____<br><i>Title of Authorized Signatory of Filing Party</i> | _____<br>7-11-2014<br>_____<br>Date |
|--|-------------------------------------|

**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.

|   |                                     |
|---|-------------------------------------|
| <br>_____<br><i>Signature of Attorney for Filing Party</i><br>David I. Brownstein<br>_____<br><i>Printed Name of Attorney for Filing Party</i> | _____<br>7-11-2014<br>_____<br>Date |
|---|-------------------------------------|

This form is mandatory by Order of the United States Bankruptcy Court for the Central District of California.

UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA  
LOS ANGELES DIVISION

IN RE: Village Inn, LLC

CASE NO

CHAPTER 11

*Debtor(s)*

**EXHIBIT "C" TO VOLUNTARY PETITION**

**1. Identify and briefly describe all real or personal property owned by or in possession of the debtor that, to the best of the debtor's knowledge, poses or is alleged to pose a threat of imminent and identifiable harm to the public health or safety (attach additional sheets if necessary):**

Debtor's real property at 7232 Greenleaf Ave., Whittier, California, has had a State Court imposed Health and Safety Receiver in place and in control of this property since December 2010. Tennants were removed and the property has remained vacant for the past 3 and a half years. The State Court receiver has made virtually no improvements and the need for such continued receivership is in doubt. However, the City of Whittier will likely represent that the property is still an imminent threat or identifiable harm to public health, though this is objected to by the Debtor.

**2. With respect to each parcel of real property or item of personal property identified in question 1, describe the nature and location of the dangerous condition, whether environmental or otherwise, that poses or is alleged to pose a threat of imminent and identifiable harm to the public health or safety (attach additional sheets if necessary):**

The property at 7232 Greenleaf Ave., Whittier California is an abandoned building now undergoing redevelopment, sales and marketing plans, by the receiver. Debtor disputes that any ongoing dangerous conditions currently exist, aside from the building now being an unfinished construction project.

In re **Village Inn, LLC**

Case No. \_\_\_\_\_  
 (if known)

**SCHEDULE A - REAL PROPERTY**

| Description and Location of Property                     | Nature of Debtor's Interest in Property | Current Value of Debtor's Interest in Property, Without Deducting Any Secured Claim or Exemption | Amount Of Secured Claim |
|--|---|--|-------------------------|
| Village Inn<br>7232 Greenleaf Ave.<br>Whittier, CA 90602 | Fee Simple                              | \$650,000.00   | \$470,000.00            |

**Total: \$650,000.00**

(Report also on Summary of Schedules)

IN RE: **Village Inn, LLC**

CASE NO

CHAPTER 11

### DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 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>\$18,000.00</u> |
| Prior to the filing of this statement I have received: | <u>\$18,000.00</u> |
| Balance Due:   | <u>\$0.00</u>      |

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

Debtor                       Other (specify)  
**Stephen Claro, President of Managing Member**

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

Debtor                       Other (specify)  
**Stephen Claro, President of Managing Member**

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 another 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, statements 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;

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

#### CERTIFICATION

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

|             |   |                |
|-------------|---|----------------|
| _____       | <u>/s/ David I. Brownstein</u>              | _____          |
| <i>Date</i> | <i>David I. Brownstein</i>                  | Bar No. 195393 |
|             | Law Office of David I. Brownstein           |                |
|             | 575 Anton Blvd. #300                        |                |
|             | Costa Mesa, California 92626                |                |
|             | Phone: (949) 486-4404 / Fax: (949) 861-6045 |                |

/s/ Stephen Claro  
**Stephen Claro**  
**President of Managing Member**

**UNITED STATES BANKRUPTCY COURT  
 CENTRAL DISTRICT OF CALIFORNIA  
 LOS ANGELES DIVISION**

IN RE: **Village Inn, LLC**

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)   |
|--|---|--|---|---|
| Name of creditor and complete mailing address, including zip code                                      | Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted | Nature of claim (trade debt, bank loan, government contract, etc.) | Indicate if claim is contingent, unliquidated, disputed, or subject to setoff | Amount of claim [if secured also state value of security] |
| Stephen Claro<br>1665 W. Industrial Park Street<br>Covina, CA 91722                                    |   | Money Loaned   |   | <b>\$0.00</b>   |
| State Farm Insurance<br>PO Box 680001<br>Dallas, TX 75368  |   | Insurance claim  | <i>Contingent<br/>Unliquidated<br/>Disputed</i>                               | <b>\$0.00</b>   |
| Miken Construction<br>4684 E. Ontario Mills Parkway<br>Ontario, CA 91764                               |   | Services provided  | <i>Contingent<br/>Unliquidated<br/>Disputed</i>                               | <b>\$0.00</b>   |
| John J. Mooers Construction<br>2456 Buenos Aires Drive<br>Covina, CA 91724                             |   | Services   |   | <b>\$0.00</b>   |
| DDCRFJ Investments, LP<br>c/o Miken Construction<br>4686 E. Ontario Mills Parkway<br>Ontario, CA 91764 |   | Money Loaned   | <i>Contingent<br/>Unliquidated<br/>Disputed</i>                               | <b>\$0.00</b>   |
| City of Whittier<br>c/o Jones & Mayer<br>33777 N. Harbor Blvd.<br>Fullerton, CA 92835                  |   | Fees with respect to real property                                 | <i>Contingent<br/>Unliquidated<br/>Disputed</i>                               | <b>\$0.00</b>   |



**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA  
LOS ANGELES DIVISION**

IN RE: **Village Inn, LLC**

Case No.

Chapter **11**

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

*Continuation Sheet No. 1*

| (1)  | (2)   | (3)  | (4)   | (5)   |
|--|---|--|---|---|
| Name of creditor and complete mailing address, including zip code                | Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted | Nature of claim (trade debt, bank loan, government contract, etc.) | Indicate if claim is contingent, unliquidated, disputed, or subject to setoff | Amount of claim [if secured also state value of security] |
| California Receivership Group<br>100 S. Barrington Ave.<br>Los Angeles, CA 90049 |   | Receivers fees   | <i>Contingent<br/>Unliquidated<br/>Disputed</i>                               | <b>\$0.00</b>   |

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

I, the President of 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: \_\_\_\_\_

Signature: /s/ Stephen Claro  
**Stephen Claro**  
**President of Managing Member**

|   |   |
|---|---|
| Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address<br><br>David I. Brownstein (195393)<br>Law Office of David I. Brownstein<br>575 Anton Blvd. #300<br>Costa Mesa, CA 92626<br>(949) 486-4404 phone<br>david@brownsteinfirm.com | FOR COURT USE ONLY  |
| <input checked="" type="checkbox"/> Attorney for: Debtor  |   |
| <b>UNITED STATES BANKRUPTCY COURT<br/>CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b>   |   |
| In re:<br><br>VILLAGE INN, LLC  | CASE NO.:<br>ADVERSARY NO.:<br>CHAPTER: 11  |
| Debtor(s).  | <b>CORPORATE OWNERSHIP STATEMENT<br/>PURSUANT TO FRBP 1007(a)(1)<br/>and 7007.1, and LBR 1007-4</b> |
| Plaintiff(s),   | [No hearing]  |
| Defendant(s).   | [No hearing]  |

*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, (*Printed name of attorney or declarant*) Stephen Claro, President of Managing Member of LLC, the undersigned in the above-captioned case, hereby declare under penalty of perjury under the laws of the United States 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:

Big SAC, Inc.  
\_\_\_\_\_  
\_\_\_\_\_

[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.

Date: 07/11/2014

By: /s/ Stephen Claro  
Signature of Debtor, or attorney for Debtor

Name: Stephen Claro, President of Managing Member  
Printed name of Debtor, or attorney for Debtor

**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).)

Debtor's petition in Central District before Judge Peter Carroll, Chapter 11 filed 4/14/2011; dismissed 12/5/2012  
Real Property in Schedule A: 7232 Greenleaf Ave., Whittier, CA 90602

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).)

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).)

Debtor's petition in Central District before Judge Peter Carroll, Chapter 11 filed 4/14/2011; dismissed 12/5/2012  
Real Property in Schedule A: 7232 Greenleaf Ave., Whittier, CA 90602

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).)

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

Executed at Covina, California

/s/ Stephen Claro

Signature of Debtor

Date: 07/11/2014

Signature of Joint Debtor

California Receivership Group  
100 S. Barrington Ave.  
Los Angeles, CA 90049

City of Whittier  
c/o Jones & Mayer  
33777 N. Harbor Blvd.  
Fullerton, CA 92835

DDCRFJ Investments, LP  
c/o Miken Construction  
4686 E. Ontario Mills Parkway  
Ontario, CA 91764

Foreclosure Resources, Inc.  
3570 Camino del Rio  
Suite 100  
San Diego, CA 92108

John J. Mooers Construction  
2456 Buenos Aires Drive  
Covina, CA 91724

LA County Tax Collector  
PO Box 54018  
Los Angeles, CA 90054

Miken Construction  
4684 E. Ontario Mills Parkway  
Ontario, CA 91764

Orchard Investment Group, LLC  
1814 W. Alondra Blvd.  
Compton, CA 90220

State Farm Insurance  
PO Box 680001  
Dallas, TX 75368

Stephen Claro  
1665 W. Industrial Park Street  
Covina, CA 91722