Case 2:17-bk-11464-RK Doc 1 Filed 02/07/17 Entered 02/07/17 14:40:09 Desc Main Document Page 1 of 10

	<u> </u>	Mair	n Document Page	e 1 of 10	•
Fill	in this information to ident	tify your case:			
Uni	ited States Bankruptcy Court	for the:			
CE	NTRAL DISTRICT OF CALIF	FORNIA			
	se number (if known)		Chapter 11	•	
			Shaper 11	<u> </u>	☐ Check if this an amended filing
~	T				
	<u>ficial Form 201</u> oluntary Petiti	on for Non-Inc	dividuals Filin	g for Bank	ruptcy 4/16
lf m	ore space is needed, attach		m. On the top of any addition	onal pages, write the	debtor's name and case number (if know
1.	Debtor's name	2319 Penmar, LLC		•	
2.	All other names debtor used in the last 8 years				
	Include any assumed names, trade names and doing business as names				
3.	Debtor's federal Employer Identification Number (EIN)	47-3476291			
4.	Debtor's address	Principal place of busines	ss	Mailing addres	es, if different from principal place of
		1027 South Rainbow B Las Vegas, NV 89145		2319 Penmar Venice, CA 9	0291
		Number, Street, City, State	& ZIP Code	P.O. Box, Numb	ber, Street, City, State & ZIP Code
		Clark County		Location of pri	incipal assets, if different from principal ess
		oouni,			Avenue Venice, CA 90291 , City, State & ZIP Code
5.	Debtor's website (URL)				
6.	Type of debtor	■ Corporation (including L	imited Liability Company (LLC	C) and Limited Liability	Partnership (LLP))
		☐ Partnership (excluding L			
		☐ Other. Specify:			

Case 2:17-bk-11464-RK Doc 1 Filed 02/07/17 Entered 02/07/17 14:40:09 Desc Debtor Page 2 of 10 mber (if known) 2319 Penmar, LLC Main Document Describe debtor's business A. Check one: ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A)) ☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B)) Railroad (as defined in 11 U.S.C. § 101(44)) ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A)) ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6)) ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3)) None of the above B. Check all that apply ☐ Tax-exempt entity (as described in 26 U.S.C. §501) ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3) ☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11)) C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See http://www.uscourts.gov/four-digit-national-association-naics-codes. 8. Under which chapter of the Check one: Bankruptcy Code is the ☐ Chapter 7 debtor filing? ☐ Chapter 9 Chapter 11. Check all that apply: Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,566,050 (amount subject to adjustment on 4/01/19 and every 3 years after that). The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B). A plan is being filed with this petition. Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b). The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11 (Official Form 201A) with this form. П The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2. ☐ Chapter 12 Were prior bankruptcy No. cases filed by or against ☐ Yes. the debtor within the last 8 years? If more than 2 cases, attach a District When Case number separate list. District When Case number 10. Are any bankruptcy cases ■ No

Official Form 201

pending or being filed by a business partner or an

affiliate of the debtor? List all cases. If more than 1, attach a separate list ☐ Yes.

Debtor

District

When

Relationship

Case number, if known

11. Why is the case filed in this district? Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immer preceding the date of this petition or for a longer part of such 180 days than in any other district. A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district. A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district. No	Why is the case filed in this district? Check all that apply: Debtor has had its demicile, 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. A bankruptcy case oncerning debtor's affiliate, general partner, or partnership is pending in this district. A bankruptcy case oncerning debtor's affiliate, general partner, or partnership is pending in this district. A bankruptcy case oncerning debtor's affiliate, general partner, or partnership is pending in this district. A bankruptcy case oncerning debtor's affiliate, general partner, or partnership is pending in this district. A bankruptcy case oncerning debtor's affiliate, general partner, or partnership is pending in this district. A bankruptcy case oncerning debtor's affiliate, general partner, or partnership is pending in this district. A bankruptcy case oncerning debtor's affiliate, general partner, or partnership is pending in this district. A bankruptcy case oncerning debtor's affiliate, general partner, or partnership is pending in this district. A bankruptcy case oncerning debtor's affiliate, general partner, or partnership is pending in this district. A bankruptcy case oncerning debtor's affiliate, general partner, or partnership is pending in this district. A bankruptcy case oncerning debtor's affiliate, general partner, or partnership is pending in this district. A bankruptcy case oncerning debtor's affiliate, general partner, or partnership is pending in this district. A bankruptcy case oncerning debtor's affiliate, general partner, or partnership is pending in this district. A bankruptcy case oncerning debtor's affiliate, general partner, or partnership is pending in this district. A bankruptcy case oncerning debtor's affiliate, general partner, or partnership is pending in this district. A bankruptcy case oncerning debtor's affiliate, general partner, or partne	Debt	LOTO I CIMILAT, LLO	Mair	<u> Document</u>	Page 3 Of 19 Oumber (if known	···					
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□ \$50,001 - \$100,000 □ \$10,000,001 - \$50 million □ \$1,000,000,001 - \$10 million □ \$10,000,000,001 - \$50 million □ \$10,000,001 - \$50 million □ \$500,000,001 - \$10 million □ \$500,000,001 - \$10 million □ \$500,000,001 - \$10 million □ \$10,000,001 - \$10 million □ \$10,000,000 - \$10 million □ \$10,000,000 - \$10 million □ \$10,000,000,001 - \$50 million	□ \$50,001 - \$100,000 □ \$10,000,001 - \$50 million □ \$1,000,000,001 - \$10 billion □ \$100,001 - \$500,000 □ \$50,000,001 - \$100 million □ \$10,000,000,001 - \$50 billion □ \$500,001 - \$1 million □ \$10,000,001 - \$500 million □ \$500,000,001 - \$10 billion □ \$50,001 - \$100,000 □ \$10,000,001 - \$10 million □ \$500,000,001 - \$10 billion □ \$50,001 - \$100,000 □ \$10,000,001 - \$50 million □ \$1,000,000,001 - \$10 billion □ \$100,001 - \$500,000 □ \$50,000,001 - \$100 million □ \$10,000,000,001 - \$50 billion	15.	Estimated Assets	□ \$0 - \$50,000		\$1 000 001 - \$10 million	□ \$500,000,001 - \$1 billion					
□ \$500,001 - \$1 million □ \$100,000,001 - \$500 million □ More than \$50 billion 16. Estimated liabilities □ \$0 - \$50,000 □ \$1,000,001 - \$10 million □ \$1,000,000,001 - \$10 billion □ \$1,000,000,001 - \$10 billion □ \$1,000,000,001 - \$10 billion □ \$100,000,001 - \$10 billion □ \$100,000,001 - \$10 billion □ \$100,000,000,001 - \$500,000 □ \$50,000,001 - \$100 million □ \$10,000,000,001 - \$500	□ \$500,001 - \$1 million □ \$100,000,001 - \$500 million □ More than \$50 billion Estimated liabilities □ \$0 - \$50,000 □ \$1,000,001 - \$10 million □ \$500,000,001 - \$10 billion □ \$10,000,001 - \$50 million □ \$1,000,000,001 - \$10 billion □ \$10,000,001 - \$10 million □ \$10,000,000,001 - \$10 billion □ \$10,000,000 - \$50 million □ \$10,000,000,001 - \$50 billion			□ \$50,001 - \$100,000			☐ \$1,000,000,001 - \$10 billion					
16. Estimated liabilities	Estimated liabilities \$\begin{array}{cccccccccccccccccccccccccccccccccccc			□ \$100,001 - \$500,000	. [□ \$50,000,001 - \$100 million	☐ \$10,000,000,001 - \$50 billion					
□ \$50,001 - \$100,000 □ \$10,000,001 - \$10 million □ \$10,000,001 - \$50 million □ \$10,000,000,001 - \$10 million □ \$10,000,000,000 - \$10 million □ \$10,000,000 - \$10 million □	\$50,001 - \$100,000 \$50,001 - \$100,000 \$10,000,001 - \$50 million \$10,000,001 - \$50 million \$10,000,001 - \$50 million \$10,000,000,001 - \$50 billion			□ \$500,001 - \$1 million		□ \$100,000,001 - \$500 million	☐ More than \$50 billion					
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□ \$100,001 - \$500,000 □ \$50,000,001 - \$100 million □ \$10,000,000,001 - \$50	□ \$100,001 - \$500,000 □ \$50,000,001 - \$100 million □ \$10,000,000,001 - \$50 billion			_			_ ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' ' '					
□ + +- ++ +++ ++++++++++++++++++++++	T (1 AFOLY)			□ \$100,001 - \$500,000			□ \$10,000,000,001 - \$50 billion					
				☐ \$500,001 - \$1 million			☐ More than \$50 billion					

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	Case 2:17-b	k-11464-RK Doc 1 Filed 02	2/07/17 Entered 02/	/07/17 14:40:09 Desc
Debtor	2319 Penmar, LLC	Main Documen	t Page 4 6f ^{se} 10 ^{mber (}	if known)
	Name			
	Poguest for Police D	eclaration, and Signatures		
5 100 B take	Request for Relief, D	eciaration, and Signatures	,	
WARNI	NG Bankruptcy fraud is imprisonment for u	s a serious crime. Making a false statement in p to 20 years, or both. 18 U.\$.C. §§ 152, 134	connection with a bankruptcy cal, 1519, and 3571.	ase can result in fines up to \$500,000 or
of a	laration and signature authorized	The debtor requests relief in accordance wit	h the chapter of title 11, United	States Code, specified in this petition.
repi	resentative of debtor	I have been authorized to file this petition or	behalf of the debtor.	
		I have examined the information in this petit	ion and have a reasonable belie	of that the information is trued and correct.
		I declare under penalty of perjury that the fo	regoing is true and correct.	
		Executed on February 7, 2017		
		MM / DD / YYYY		
	X	/ /s/ Josef Guttmann	Josef	Guttmann
	^	Signature of authorized representative of de	btor Printed	d name
		Title Managing Member		
		managing member		
	1			
18. Sia:	nature of attorney	/s/ Moses S. Bardavid	Date	February 7, 2017
	,	Signature of attorney for debtor		MM / DD / YYYY
		Moses S. Bardavid		
		Printed name		
		Law Offices of Moses S. Baradvid		

Bar number and State

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Maji	n Document	Page 5 of 10	17 14.40.00 BC0C
	O STATES BANKE RAL DISTRICT O		. :
Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Moses S. Bardavid Law Offices of Moses S. Baradvid 16133 Ventura Boulevard 7th Floor Encino, CA 91436 (818) 377-7454 Fax: (818) 377-7455 200296		CASE NO.: CHAPTER: 11 ADVERSARY NO.: (if applicable)	
mbardavid@hotmail.com Attorney for:			
In re: 2319 Penmar, LLC	Debtor(s).	(CORPORA	FILING DECLARATION FION/PARTNERSHIP) BR 1002-1(f)
Petition, statement of affairs, schedules or lists Amendments to the petition, statement of affairs, Other (specify):	schedules or lists	Date Filed: Date Filed: Date Filed:	February 7, 2017
document is being filed (Filing Party) to sign and to file, of Document); (2) I have read and understand the Filed Document followed by my name, on the signature lines for the Filing Paraking of such declarations, requests, statements, verification signature on such signature lines; (5) I have actually signed a and provided the executed printed copy of the Filed Document Party's attorney to file the electronic version of the Filed Document California.	nt; (3) the information arty in the Filed Docu ns and certifications t true and correct printe t to the Filing Party's	provided in the Filed Documer ment serves as my signature of my me and by the Filing Party and copy of the Filed Document attorney; and (6) I, on behalf of	nt is true, correct and complete; (4) the "/s/," n behalf of the Filing Party and denotes the to the same extent and effect as my actual in such places on behalf of the Filing Party f the Filing Party, have authorized the Filing
February 7, 2017			
Date:	Jos	nature (handwitten) of authorizer of Guttmann ted name of authorized signators.	
		naging Member of authorized signatory of Fil	ing Party
I, the undersigned Attorney for the Filing Party, declare Attorney for the Filing Party in the Filed Document serves as certifications to the same extent and effect as my actual sig Declaration of Authorized Signatory of Debtor or Other Part United States Bankruptcy Court for the Central District of Clocations that are indicated by "/s/," followed by my name, ar are indicated by "/s/," followed by the name of the Filing Par maintain the executed originals of this Declaration and the File (5) I shall make the executed originals of this Declaration and	rILING PARTY under penalty of perjumy signature and denomature on such signative of this Declaration California; (3) I have and have obtained the sity's authorized signatorialed Document for a period of the penalty o	ary that: (1) the "/s/," followed tes the making of such declaration lines; (2) an authorized situation before I electronically submictually signed a true and corregnature of the authorized signature, on the true and correct principle of five years after the clo	I by my name, on the signature lines for the tions, requests, statements, verifications and gnatory of the Filing Party signed Part 1 - tted the Filed Document for filing with the ect hard copy of the Filed Document in the atory of the Filing Party in the locations that need copy of the Filed Document; (4) I shall sing of the case in which they are filed; and
February 7, 2017			
Date:	Signature (hand	lwritten) of attorney for Filing	Party
	Moses S. Bar Printed Name of	david of attorney for Filing Party	

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United States Bankruptcy Court Central District of California

In re	2319 Penmar, LLC		Case No.	
		Debtor(s)	Chapter	11

STATEMENT REGARDING AUTHORITY TO SIGN AND FILE PETITION

I, Josef Guttmann, declare under penalty of perjury that I am the Managing Member of 2319 Penmar, LLC, and that the following is a true and correct copy of the resolutions adopted by the Members of said limited liability companyt at a special meeting duly called and held on the 7th day of February, 2017_.

"Whereas, it is in the best interest of this companyto file a voluntary petition in the United States Bankruptcy Court pursuant to Chapter 11 of Title 11 of the United States Code;

Be It Therefore Resolved, that Josef Guttmann, Managing Member of this Company, is authorized and directed to execute and deliver all documents necessary to perfect the filing of a chapter 11 voluntary bankruptcy case on behalf of the corporation; and

Be It Further Resolved, that Josef Guttmann, Managing Member of this Company is authorized and directed to appear in all bankruptcy proceedings on behalf of the corporation, and to otherwise do and perform all acts and deeds and to execute and deliver all necessary documents on behalf of the corporation in connection with such bankruptcy case, and

Be It Further Resolved, that Josef Guttmann, Managing Member of this Company is authorized and directed to employ Moses S. Bardavid, attorney and the law firm of Law Offices of Moses S. Baradvid to represent the corporation in such bankruptcy case."

Date	February 7, 2017	Signed		
			Josef Guttmann	

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Resolution of Board of Directors

of 2319 Penmar, LLC

Whereas, it is in the best interest of this corporation to file a voluntary petition in the United States Bankruptcy Court pursuant to Chapter 11 of Title 11 of the United States Code;

Be It Therefore Resolved, that Josef Guttmann, Managing Member of this Corporation, is authorized and directed to execute and deliver all documents necessary to perfect the filing of a chapter 11 voluntary bankruptcy case on behalf of the corporation; and

Be It Further Resolved, that Josef Guttmann, Managing Member of this Corporation is authorized and directed to appear in all bankruptcy proceedings on behalf of the corporation, and to otherwise do and perform all acts and deeds and to execute and deliver all necessary documents on behalf of the corporation in connection with such bankruptcy case, and

Be It Further Resolved, that Josef Guttmann, Managing Member of this Corporation is authorized and directed to employ Moses S. Bardavid, attorney and the law firm of Law Offices of Moses S. Baradvid to represent the corporation in such bankruptcy case.

Date February 7, 2017

Signed

Date February 7, 2017

Signed

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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

No		whether still pending and, if n n Schedule A that was filed with		If none, so indicate. Also, list any real property (s).)
2. No	Act of 197 debtor, a debtor is complete and court	78 has previously been filed by relative of the general partner, of a general partner, general partner, number and title of each such	or against the debtor or an general partner of, or personer of the debtor, or person prior proceeding, date filed ill pending and, if not, the o	ankruptcy Act of 1898 or the Bankruptcy Reform affiliate of the debtor, or a general partner in the in control of the debtor, partnership in which the in control of the debtor as follows: (Set forth the nature of the proceeding, the Bankruptcy Judge disposition thereof. If none, so indicate. Also, list prior proceeding(s).)
3.	of the deb of the deb or corpora such prior still pendir	been filed by or against the de otor, a person in control of the o otor, a relative of the general parations owning 20% or more of proceeding, date filed, nature	ebtor, or any of its affiliates lebtor, a partnership in whic riner, director, officer, or pe its voting stock as follows: of proceeding, the Bankrup ereof. If none, so indicate.	1898 or the Bankruptcy Reform Act of 1978 has or subsidiaries, a director of the debtor, an officer that the debtor is general partner, a general partner son in control of the debtor, or any persons, firms (Set forth the complete number and title of each otcy Judge and court to whom assigned, whether Also, list any real property included in Schedule A
4. No	been filed proceedin pending,	by or against the debtor within g, date filed, nature of proce	the last 180 days: (Set forth eding, the Bankruptcy Jud ed. If none, so indicate. A	n Act of 1978, including amendments thereof, has in the complete number and title of each such prior dge and court to whom assigned, whether still so, list any real property included in Schedule A
l de	eclare, und	er penalty of perjury, that the fo	regoing is true and correct.	
E	ecuted at	Encino	, California.	/s/ Josef Guttmann
Da	ate:	February 7, 2017		Josef Guttmann Signature of Debtor
				Signature of Joint Debtor

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Fill in this inform	nation to identify the case				
Debtor name	2319 Penmar, LLC		-		
United States B	ankruptcy Court for the:	CENTRAL	DISTRICT OF		Check if this is an
		CALIFORN	IA	_	
Case number (if	known):				amended filing

Official Form 204

Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and
Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
10000 Control (1000)		and government contracts)	Barrer .	Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
ARI Design and Construction, Inc. 5648 Columbus Ave. Van Nuys, CA 91410		General Contractor				\$185,000.00
Ron Shashua 18631 Topham Street Reseda, CA 91335		Unsecured Loan				\$55,000.00
Yoram Kesten 18631 Topham St. Reseda, CA 91335		Unsecured Loan				\$90,000.00

2319 Penmar, LLC 2319 Penmar Avenue Venice, CA 90291

Moses S. Bardavid Law Offices of Moses S. Baradvid 16133 Ventura Boulevard 7th Floor Encino, CA 91436

ARI Design and Construction, Inc. 5648 Columbus Ave. Van Nuys, CA 91410

HPS Ventures c/o Crystal Cove Advisors RE, Inc. 1101 Dove Street, #120 Newport Beach, CA 92660

Ron Shashua 18631 Topham Street Reseda, CA 91335

The Penmar Irrevocable RET c/o WSC Synergy Investments LTD 6709 La Tiera Blvd., #380 Los Angeles, CA 90045

Yoram Kesten 18631 Topham St. Reseda, CA 91335