

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

**Voluntary Petition**

Name of Debtor (if individual, enter Last, First, Middle): <b>Nazareth Place, LLC</b>	Name of Joint Debtor (Spouse) (Last, First, Middle):
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names):	All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):
Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all) <b>55-0903881</b>	Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all)
Street Address of Debtor (No. and Street, City, and State): <b>800 S. B St., #100 San Mateo, CA</b> ZIP Code <b>94401</b>	Street Address of Joint Debtor (No. and Street, City, and State):  ZIP Code
County of Residence or of the Principal Place of Business: <b>San Mateo</b>	County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address):  ZIP Code	Mailing Address of Joint Debtor (if different from street address):  ZIP Code
Location of Principal Assets of Business Debtor (if different from street address above): <b>324 Catalpa St. San Mateo, CA 94401</b>	

<b>Type of Debtor</b> (Form of Organization) (Check one box) <input type="checkbox"/> Individual (includes Joint Debtors) <i>See Exhibit D on page 2 of this form.</i> <input checked="" type="checkbox"/> Corporation (includes LLC and LLP) <input type="checkbox"/> Partnership <input type="checkbox"/> Other (If debtor is not one of the above entities, check this box and state type of entity below.)	<b>Nature of Business</b> (Check one box) <input type="checkbox"/> Health Care Business <input 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	<b>Chapter of Bankruptcy Code Under Which the Petition is Filed</b> (Check one box) <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input checked="" type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13 <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Main Proceeding <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding
<b>Chapter 15 Debtors</b> Country of debtor's center of main interests:  Each country in which a foreign proceeding by, regarding, or against debtor is pending:	<b>Tax-Exempt Entity</b> (Check box, if applicable) <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).	<b>Nature of Debts</b> (Check one box) <input type="checkbox"/> Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose." <input checked="" type="checkbox"/> Debts are primarily business debts.

<b>Filing Fee</b> (Check one box) <input checked="" type="checkbox"/> Full Filing Fee attached <input type="checkbox"/> Filing Fee to be paid in installments (applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form 3A. <input type="checkbox"/> Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.	<b>Chapter 11 Debtors</b> Check one box: <input type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). <input checked="" type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D). Check if: <input type="checkbox"/> Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,343,300 (amount subject to adjustment on 4/01/13 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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<b>Statistical/Administrative Information</b> <input checked="" type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.	THIS SPACE IS FOR COURT USE ONLY
<b>Estimated Number of Creditors</b> <input checked="" type="checkbox"/> 1-49 <input type="checkbox"/> 50-99 <input type="checkbox"/> 100-199 <input type="checkbox"/> 200-999 <input type="checkbox"/> 1,000-5,000 <input type="checkbox"/> 5,001-10,000 <input type="checkbox"/> 10,001-25,000 <input type="checkbox"/> 25,001-50,000 <input type="checkbox"/> 50,001-100,000 <input type="checkbox"/> OVER 100,000	
<b>Estimated Assets</b> <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input checked="" type="checkbox"/> \$1,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion	
<b>Estimated Liabilities</b> <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input checked="" type="checkbox"/> \$1,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion	

<b>Voluntary Petition</b> <i>(This page must be completed and filed in every case)</i>	Name of Debtor(s): <b>Nazareth Place, LLC</b>
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**All Prior Bankruptcy Cases Filed Within Last 8 Years** (If more than two, attach additional sheet)

Location Where Filed: <b>- None -</b>	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: <b>- None -</b>	Case Number:	Date Filed:
District:	Relationship:	Judge:

<p style="text-align: center;"><b>Exhibit A</b></p> <p>(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)</p> <p><input type="checkbox"/> Exhibit A is attached and made a part of this petition.</p>	<p style="text-align: center;"><b>Exhibit B</b></p> <p>(To be completed if debtor is an individual whose debts are primarily consumer debts.)</p> <p>I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by 11 U.S.C. §342(b).</p> <p><b>X</b> _____ Signature of Attorney for Debtor(s) (Date)</p>
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**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 in this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.

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):  
**Nazareth Place, 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/ James F Beiden  
Signature of Attorney for Debtor(s)

James F Beiden 111304  
Printed Name of Attorney for Debtor(s)

Law Offices of James F. Beiden  
Firm Name

840 Hinckley Road #245  
Burlingame, CA 94010

\_\_\_\_\_  
Address

Email: attyjfb@yahoo.com

(650)697-6100 Fax: (650)697-1101

\_\_\_\_\_  
Telephone Number

February 21, 2013

\_\_\_\_\_  
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/ Mounir Kardosh  
Signature of Authorized Individual

Mounir Kardosh  
Printed Name of Authorized Individual

Managing Member  
Title of Authorized Individual

February 21, 2013

\_\_\_\_\_  
Date

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

In re Nazareth Place, LLC

Debtor(s)

Case No.

Chapter

11

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

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

(1)	(2)	(3)	(4)	(5)
<i>Name of creditor and complete mailing address including zip code</i>	<i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	<i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	<i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	<i>Amount of claim [if secured, also state value of security]</i>
<b>Alvarado Gutter &amp; Flashing 2951 Calvin Ave. #3 Redwood City, CA 94063</b>	<b>Alvarado Gutter &amp; Flashing 2951 Calvin Ave. #3 Redwood City, CA 94063</b>	possible indemnity claim	Contingent Unliquidated Disputed	Unknown
<b>Bigham Taylor Roofing Corporation, Inc. c/o Selman Breitman 33 New Montgomery, 6th fl. San Francisco, CA 94105</b>	<b>Bigham Taylor Roofing Corporation, Inc. c/o Selman Breitman 33 New Montgomery, 6th fl. San Francisco, CA 94105</b>	possible indemnity claim	Contingent Unliquidated Disputed	Unknown
<b>Cintas Fire Protection c/o Low Ball &amp; Lynch 505 Montgomery St., 7th Fl. San Francisco, CA 94111</b>	<b>Cintas Fire Protection c/o Low Ball &amp; Lynch 505 Montgomery St., 7th Fl. San Francisco, CA 94111</b>	possible indemnity claim	Contingent Unliquidated Disputed	Unknown
<b>DB Glass and Shower Door 812 Sweeney Ave. Redwood City, CA 94063</b>	<b>DB Glass and Shower Door 812 Sweeney Ave. Redwood City, CA 94063</b>	possible indemnity claim	Contingent Unliquidated Disputed	Unknown
<b>DY Construction Co. 75 Tucker Ave. San Francisco, CA 94134</b>	<b>DY Construction Co. 75 Tucker Ave. San Francisco, CA 94134</b>	possible indemnity claim	Contingent Unliquidated Disputed	Unknown
<b>ELM Construction &amp; Elm Construction Inc. 900 E. Hamilton Ave. #100 Campbell, CA 95008</b>	<b>ELM Construction &amp; Elm Construction Inc. 900 E. Hamilton Ave. #100 Campbell, CA 95008</b>	possible indemnity claim	Contingent Unliquidated Disputed	Unknown
<b>Hong Bo Hardware Supply 32209 Almaden Blvd. Union City, CA 94587</b>	<b>Hong Bo Hardware Supply 32209 Almaden Blvd. Union City, CA 94587</b>	possible indemnity claim	Contingent Unliquidated Disputed	Unknown
<b>Nazareth Enterprises, Inc. 800 S. B St. #100 San Mateo, CA 94401</b>	<b>Nazareth Enterprises, Inc. 800 S. B St. #100 San Mateo, CA 94401</b>	loans for operating losses, 2005-present		236,000.00
<b>Nazareth Place Owners Association, Inc. 324 Catalpa St. San Mateo, CA 94401</b>	<b>Nazareth Place Owners Association, Inc. 324 Catalpa St. San Mateo, CA 94401</b>	construction defect claims	Disputed	3,283,735.00
<b>Pellegrine Construction c/o Law Office of Michael G. Ackerman 2391 The Alameda #100 San Jose, CA 95150</b>	<b>Pellegrine Construction c/o Law Office of Michael G. Ackerman 2391 The Alameda #100 San Jose, CA 95150</b>	possible indemnity claimant	Contingent Unliquidated Disputed	Unknown

Debtor(s) \_\_\_\_\_

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

(Continuation Sheet)

(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>
Plus Electric Construction 158 Broad St. San Francisco, CA 94112	Plus Electric Construction 158 Broad St. San Francisco, CA 94112	possible indemnity claim	Contingent Unliquidated Disputed	Unknown
San Jose Awning Company, Inc. c/o Santana and Hart 71 Stevenson St. #700 San Francisco, CA 94105	San Jose Awning Company, Inc. c/o Santana and Hart 71 Stevenson St. #700 San Francisco, CA 94105	possible indemnity claim	Contingent Unliquidated Disputed	Unknown
Spectrum Painting and Decorating 355 Joaquin Ave. San Leandro, CA 94577	Spectrum Painting and Decorating 355 Joaquin Ave. San Leandro, CA 94577	possible indemnity claim	Contingent Unliquidated Disputed	Unknown
Technibuilders Iron, Inc. c/o Roy S. Larson, agent for service 3120 Middle Ranch Road Pebble Beach, CA 93953	Technibuilders Iron, Inc. c/o Roy S. Larson, agent for service 3120 Middle Ranch Road Pebble Beach, CA 93953	possible indemnity claim	Contingent Unliquidated Disputed	Unknown
various current tenants	various current tenants	tenant deposits		9,500.00

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

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

Date February 21, 2013

Signature /s/ Mounir Kardosh  
**Mounir Kardosh**  
**Managing Member**

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

Alvarado Gutter & Flashing  
2951 Calvin Ave. #3  
Redwood City, CA 94063

Bigham Taylor Roofing Corporation, Inc.  
c/o Selman Breitman  
33 New Montgomery, 6th fl.  
San Francisco, CA 94105

Borel Private Bank & Trust Co.  
160 Bovet Road  
San Mateo, CA 94402

Cintas Fire Protection  
c/o Low Ball & Lynch  
505 Montgomery St., 7th Fl.  
San Francisco, CA 94111

DB Glass and Shower Door  
812 Sweeney Ave.  
Redwood City, CA 94063

DY Construction Co.  
75 Tucker Ave.  
San Francisco, CA 94134

ELM Construction & Elm Construction Inc.  
900 E. Hamilton Ave. #100  
Campbell, CA 95008

Flynn/Williams LLP  
1010 B. St. #200  
San Rafael, CA 94901

Hong Bo Hardware Supply  
32209 Almaden Blvd.  
Union City, CA 94587

Mounir Kardosh  
800 S. B St. #100  
San Mateo, CA 94401

Nazareth Enterprises, Inc.  
800 S. B St. #100  
San Mateo, CA 94401

Nazareth Place Owners Association, Inc.  
324 Catalpa St.  
San Mateo, CA 94401

Pellegrine Construction  
c/o Law Office of Michael G. Ackerman  
2391 The Alameda #100  
San Jose, CA 95150

Plus Electric Construction  
158 Broad St.  
San Francisco, CA 94112

San Jose Awning Company, Inc.  
c/o Santana and Hart  
71 Stevenson St. #700  
San Francisco, CA 94105

San Mateo County Tax Collector  
555 County Center, 1st Fl.  
Redwood City, CA 94063

Spectrum Painting and Decorating  
355 Joaquin Ave.  
San Leandro, CA 94577

Technibuilders Iron, Inc.  
c/o Roy S. Larson, agent for service  
3120 Middle Ranch Road  
Pebble Beach, CA 93953

various current tenants



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

In re Nazareth Place, LLC

Debtor(s)

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

11

**CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)**

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for Nazareth Place, LLC in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

■ None [*Check if applicable*]

**February 21, 2013**

Date

**/s/ James F Beiden**

**James F Beiden 111304**

Signature of Attorney or Litigant  
Counsel for **Nazareth Place, LLC**

**Law Offices of James F. Beiden**

**840 Hinckley Road #245**

**Burlingame, CA 94010**

**(650)697-6100 Fax:(650)697-1101**

**attyjfb@yahoo.com**