

B1 (Official Form 1)(4/10)

United States Bankruptcy Court Southern District of Florida				Voluntary Petition	
Name of Debtor (if individual, enter Last, First, Middle): Sun King Apartments, Inc.			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) 65-0358944			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): 13315 N.E. 6th Ave. (OFFICE) Miami, FL <div style="text-align: right;">ZIP Code 33161</div>			Street Address of Joint Debtor (No. and Street, City, and State): <div style="text-align: right;">ZIP Code</div>		
County of Residence or of the Principal Place of Business: Miami-Dade			County of Residence or of the Principal Place of Business:		
Mailing Address of Debtor (if different from street address): <div style="text-align: right;">ZIP Code</div>			Mailing Address of Joint Debtor (if different from street address): <div style="text-align: right;">ZIP Code</div>		
Location of Principal Assets of Business Debtor (if different from street address above): 15400 NE 6th Avenue & 12401 NE 16th St North Miami, FL 33161					
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 checked="" type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101 (51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input type="checkbox"/> Other <hr/> 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).		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 <hr/> 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 \$2,343,300 (<i>amount subject to adjustment on 4/01/13 and every three years thereafter</i>). 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).		
Statistical/Administrative Information <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
Estimated Number of Creditors <div style="display: flex; justify-content: space-between;"> <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 </div>					
Estimated Assets <div style="display: flex; justify-content: space-between;"> <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 </div>					
Estimated Liabilities <div style="display: flex; justify-content: space-between;"> <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 </div>					

Voluntary Petition

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

Name of Debtor(s):

Sun King Apartments, Inc.**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:

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 delivered to the debtor the notice required by 11 U.S.C. §342(b).

X

Signature of Attorney for Debtor(s)

(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 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):

Sun King Apartments, Inc.**Signatures****Signature(s) of Debtor(s) (Individual/Joint)**

I declare under penalty of perjury that the information provided in this petition is true and correct.

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

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

X _____
Signature of Debtor

X _____
Signature of Joint Debtor

Telephone Number (If not represented by attorney)

Date

Signature of Attorney*

X /s/ Michael L. Schuster _____
Signature of Attorney for Debtor(s)

Michael L. Schuster 57119

Printed Name of Attorney for Debtor(s)

Genovese Joblove & Battista, P.A.

Firm Name

**100 S.E. Second Street
Suite 4400
Miami, FL 33134**

Address

305-349-2300 Fax: 305-349-2310

Telephone Number

March 25, 2011

Date

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

Signature of Debtor (Corporation/Partnership)

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

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

X /s/ Shlomo Chelminsky _____
Signature of Authorized Individual

Shlomo Chelminsky

Printed Name of Authorized Individual

President

Title of Authorized Individual

March 25, 2011

Date

Signature of a Foreign Representative

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

(Check only one box.)

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

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

X _____
Signature of Foreign Representative

Printed Name of Foreign Representative

Date

Signature of Non-Attorney Bankruptcy Petition Preparer

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

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

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

Address

X _____
Date

Signature of Bankruptcy Petition Preparer or officer, principal, responsible person, or partner whose Social Security number is provided above.

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

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

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

**UNANIMOUS WRITTEN CONSENT OF THE BOARD OF DIRECTORS OF
SUN KING APARTMENTS, INC.**

March 25, 2011

Pursuant to Section 607.0821 of the Florida Business Corporation Act, the undersigned, being all of the members of the Board of Directors of Sun King Apartments, Inc., a Florida corporation (the "Corporation"), hereby consent to the adoption of the following resolutions to the same extent and to have the same force and effect as if adopted of the formal meeting of the Corporation's Board of Directors.

WHEREAS, the Board of Directors of the Corporation has determined that it is desirable, fair, reasonable and in the best interest of the Corporation and the Corporation's creditors, stockholders and other interested parties for the Corporation to file a petition seeking relief under the provisions of Chapter 11 of Title 11, United States Code (the "Bankruptcy Code").

NOW, THEREFORE, BE IT

RESOLVED that the Corporation, through Shlomo Chelminsky and Dalia Chelminsky (each an "Authorized Officer" and together the "Authorized Officers"), or any one of them, is hereby authorized and directed to cause to be filed on behalf of the Corporation a voluntary petition for relief under the Bankruptcy Code in the United States Bankruptcy Court for the Southern District of Florida (the "Bankruptcy Court"), which filing be and the same is hereby approved (the "Chapter 11 Proceedings"); and it is

FURTHER RESOLVED that the Authorized Officers, or any one of them, are hereby authorized and directed, in the name of the Corporation and on its behalf, to seek such orders from the Bankruptcy Court, including without limitation, orders regarding the operation of the business and the financing thereof, as any of them may deem necessary or advisable during the pendency of the Chapter 11 Proceedings, including taking any and all action necessary to comply with the duties and obligations of the Corporation under and related to the Bankruptcy Code, and in connection therewith, to execute and file with the Bankruptcy Court such motions, applications, pleadings, certifications, affidavits or other materials, including a disclosure

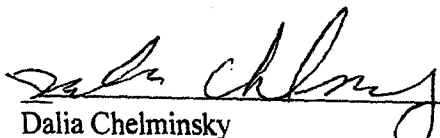
statement and plan of reorganization, as any Authorized Officer may deem necessary or advisable and to retain all assistance from legal counsel, accountants, consultants and other professionals, and to take any and all actions, as they, or any one of them, deem necessary or advisable with respect to the Chapter 11 Proceedings; and it is

FURTHER RESOLVED that the Corporation, through its Authorized Officers, is authorized and directed (i) to retain on behalf of the Corporation the law firm of Genovese Joblove & Battista, P.A. as general bankruptcy counsel to render legal services to and to represent the Corporation in connection with the Chapter 11 Proceedings and any other matters in connection therewith, including without limitation, in the preparation and prosecution of the Chapter 11 Proceedings and all proceedings related thereto; and (ii) to retain on behalf of the Corporation such other professionals that the officers, or any one of them, deem necessary or advisable to represent or assist the Corporation as is necessary in connection with the Chapter 11 Proceedings; and it is

FURTHER RESOLVED, that the Authorized Officers of the Corporation are hereby authorized, empowered and directed to do all things and to take all actions which such officers may deem necessary or advisable to accomplish the purposes and intent of the foregoing resolutions; and it is

FURTHER RESOLVED that any and all actions previously taken by any director, officer, employee or agent of the Corporation regarding or related to the Corporation's reorganization or the subject matter of any and all of the foregoing resolutions are hereby ratified, confirmed and approved in all respects.


Shlomo Chelminsky
President & Director


Dalia Chelminsky
Director

**United States Bankruptcy Court
Southern District of Florida**

In re **Sun King Apartments, Inc.**

Debtor(s)

Case No.

Chapter

11

VERIFICATION OF CREDITOR MATRIX

I, the President of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: **March 25, 2011**

/s/ Shlomo Chelminsky

Shlomo Chelminsky/President

Signer/Title

AT & T
PO BOX 105262
ATLANTA, GA 30348-5262

BANCO POPULAR
1221 BRICKELL AVENUE SUITE 120
MIAMI, FL 33131

BUG OFF EXTERMINATORS
1064 NW 54th STREET
FORT LAUDERDALE, FL 33309-2817

CHRISTOPHER APPLIANCES
FLATIRON CAPITAL DEPT. 2195
DENVER, CO 80271-2195

CITY OF NORTH MIAMI UTILITY DIVISION
P.O. BOX 31489
TAMPA, FL 33631-3489

COMMERCIAL LAUNDRIES
8510 NW 56TH STREET
MIAMI, FL 33166

FPL
FPL GENERAL MAIL FACILITY
MIAMI, FL 33188-0001

GlassRatner Advisory & Capital Group, LL
3391 PEACHTREE ROAD, Suite 110
ATLANTA, GA 30626

Hon. Eric H. Holden Jr. Att'y Gen.
950 Pennsylvania Ave Nw Room 4400
Washington, DC 20530

Internal Revenue Service
PO Box 7346
Philadelphia, PA 19101-7346

Internal Revenue Service Special Procedu
7850 Sw 6th Ct
Plantation, FL 33324

MIAMI-DADE COUNTY TAX COLLECTOR
140 West Flagler Street Suite 1407
Miami, FL 33130

Mirabito Gas
1801 S. Perimeter Road Suite 130
FT LAUDERDALE, FL 33309

Safelink Elevator Communication
12973 SW 112th St # 219
Miami, FL 33186

Southern Waste Systems
PO Box 863583
Orlando, FL 32886-3583

State Of Florida Department Of Revenue
Po Box 6668
Tallahassee, FL 32314

TARGET MANAGEMENT, LLC
13315 N.E. 6TH AVENUE, APT. 1/OFFICE
NORTH MIAMI, FL 33161

TECO GAS
PO BOX 31017
TAMPA, FL 33631-3017

United States Trustee - Miami
51 SW 1st Ave # 1204
Miami, FL 33130

US Attorneys' Office
2110 First Street, Suite 3-137
Ft Myers, FL 33901

Waste Management
PO Box 105453
Atlanta, GA 30348-5453

XL INSURANCE
21255 NETWORK PLACE
CHICAGO, IL 60673-1212

B4 (Official Form 4) (12/07)

United States Bankruptcy Court
Southern District of Florida

In re **Sun King Apartments, Inc.**

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>
AT & T PO BOX 105262 ATLANTA, GA 30348-5262	AT & T PO BOX 105262 ATLANTA, GA 30348-5262			54.88
BUG OFF EXTERMINATORS 1064 NW 54th STREET FORT LAUDERDALE, FL 33309-2817	BUG OFF EXTERMINATORS 1064 NW 54th STREET FORT LAUDERDALE, FL 33309-2817			205.00
CHRISTOPHER APPLIANCES FLATIRON CAPITAL DEPT. 2195 DENVER, CO 80271-2195	CHRISTOPHER APPLIANCES FLATIRON CAPITAL DEPT. 2195 DENVER, CO 80271-2195			1,175.00
CITY OF NORTH MIAMI UTILITY DIVISION P.O. BOX 31489 TAMPA, FL 33631-3489	CITY OF NORTH MIAMI UTILITY DIVISION P.O. BOX 31489 TAMPA, FL 33631-3489			15,960.39
COMMERCIAL LAUNDRIES 8510 NW 56TH STREET MIAMI, FL 33166	COMMERCIAL LAUNDRIES 8510 NW 56TH STREET MIAMI, FL 33166			111.28
GlassRatner Advisory & Capital Group, LL 3391 PEACHTREE ROAD, Suite 110 ATLANTA, GA 30626	GlassRatner Advisory & Capital Group, LL 3391 PEACHTREE ROAD, Suite 110 ATLANTA, GA 30626			418.21
Mirabito Gas 1801 S. Perimeter Road Suite 130 FT LAUDERDALE, FL 33309	Mirabito Gas 1801 S. Perimeter Road Suite 130 FT LAUDERDALE, FL 33309			931.31
Safelink Elevator Communication 12973 SW 112th St # 219 Miami, FL 33186	Safelink Elevator Communication 12973 SW 112th St # 219 Miami, FL 33186			144.99
Southern Waste Systems PO Box 863583 Orlando, FL 32886-3583	Southern Waste Systems PO Box 863583 Orlando, FL 32886-3583			365.92

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

In re **Sun King Apartments, Inc.**

Case No. _____

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>
TECO GAS PO BOX 31017 TAMPA, FL 33631-3017	TECO GAS PO BOX 31017 TAMPA, FL 33631-3017			515.28
Waste Management PO Box 105453 Atlanta, GA 30348-5453	Waste Management PO Box 105453 Atlanta, GA 30348-5453			667.87
XL INSURANCE 21255 NETWORK PLACE CHICAGO, IL 60673-1212	XL INSURANCE 21255 NETWORK PLACE CHICAGO, IL 60673-1212			14,138.95

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

I, the President 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 **March 25, 2011**

Signature **/s/ Shlomo Chelminsky**
Shlomo Chelminsky
President

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.