B1 (Official Case) 1/4/10/1952-11 Doc 1 Filed 05/11/11 Entered 05/11/11 18:23:51 Desc Main United States Bankr Documber Page 1 of 11 **Voluntary Petition** Southern District of Iowa Name of Debtor (if individual, enter Last, First, Middle): Name of Joint Debtor (Spouse) (Last, First, Middle): Woodlands Corner, LLC All Other Names used by the Debtor in the last 8 years All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names): (include married, maiden, and trade names): Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN)/Complete EIN(if more Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN)/Complete EIN(if more than than one, state all): 42-1496668 one, state all): Street Address of Debtor (No. & Street, City, and State): Street Address of Joint Debtor (No. & Street, City, and State): 1705 S. 42nd St. Des Moines, IA ZIP CODE ZIP CODE 50265 County of Residence or of the Principal Place of Business: County of Residence or of the Principal Place of Business: Polk Mailing Address of Debtor (if different from street address): Mailing Address of Joint Debtor (if different from street address): Location of Principal Assets of Business Debtor (if different from street address above): **Woodlands Corner** ZIP CODE 50265 West Des Moines, IA Type of Debtor Chapter of Bankruptcy Code Under Which Nature of Business (Form of Organization) (Check one box) the Petition is Filed (Check one box) (Check one box.) ■ Health Care Business ☐ Chapter 15 Petition for Chapter 7 ✓ Single Asset Real Estate as defined in 11 Recognition of a Foreign Individual (includes Joint Debtors) Chapter 9 U.S.C. § 101(51B) See Exhibit D on page 2 of this form. Main Proceeding Railroad Chapter 11 Corporation (includes LLC and LLP) ☐ Chapter 15 Petition for Partnership Chapter 12 Recognition of a Foreign Commodity Broker Nonmain Proceeding Other (If debtor is not one of the above entities, Chapter 13 check this box and state type of entity below.) ☐ Clearing Bank Nature of Debts Other (Check one box) Tax-Exempt Entity Debts are primarily consumer Debts are primarily (Check box, if applicable) debts, defined in 11 U.S.C. business debts. § 101(8) as "incurred by an ■ Debtor is a tax-exempt organization individual primarily for a under Title 26 of the United States personal, family, or house-Code (the Internal Revenue Code.) hold purpose. Chapter 11 Debtors Filing Fee (Check one box) Check one box: ✓ Full Filing Fee attached Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D). 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 Check if: unable to pay fee except in installments. Rule 1006(b) See Official Form 3A. 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). ☐ Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B. Check all applicable boxes 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). Statistical/Administrative Information THIS SPACE IS FOR COURT USE ONLY ☐ Debtor estimates that funds will be available for distribution to unsecured creditors. Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors. Estimated Number of Creditors $\mathbf{\Lambda}$ 50-100-200-1.000-5 001-10 001-25 001-50,001-Over 49 5,000 10,000 100,000 99 25,000 50.000 100,000 Estimated Assets \Box Ŋ \Box \Box \$50,001 to \$50,000,001 \$100,000,001 \$0 to \$100,001 to \$500,001 to \$1,000,001 \$10,000,001 \$500,000,001 More than \$1 \$50,000 \$100,000 to \$100 to \$500 \$500,000 \$1 to \$10 to \$50 to \$1 billion billion million million million million million Estimated Liabilities ⊿ \$50,000,001 \$100,000,001 \$500,001 to \$1,000,001 \$10,000,001 \$0 to \$50,001 to \$100,001 to \$500,000,001 More than \$1 to \$50 to \$100 \$1 to \$10 to \$500 \$50,000 \$100,000 \$500,000 billion to \$1 billion million million million million million

31 (Official Care) 14/10/1952-11 Doc 1 Filed 05/11/		Desc Mary B1, Page		
Voluntary Petition Document (This page must be completed and filed in every case)	Nage 2 of s 1.1			
(This page must be completed and field in every ease)	Woodlands Corner, LLC			
All Prior Bankruptcy Cases Filed Within La	ast 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 of	, ,	· · · · · · · · · · · · · · · · · · ·		
Name of Debtor:	Case Number:	Date Filed:		
Westwood Plaza, LC District:	11-1070-lmj11 Relationship:	Judge:		
SD Iowa	common ownership	The Hon. Lee Jackwig		
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 B (To be completed if debtor is whose debts are primarily con I, the attorney for the petitioner named in the foregoi have informed the petitioner that [he or she] may pro 12, or 13 of title 11, United States Code, and have e available under each such chapter. I further certify the debtor the notice required by 11 U.S.C. § 342(b).	sumer debts) ng petition, declare that I ceed under chapter 7, 11, xplained the relief		
Exhibit A is attached and made a part of this petition.	X Not Applicable Signature of Attorney for Debtor(s)	Date		
Fv	hibit C			
Does the debtor own or have possession of any property that poses or is alleged to pose a Yes, and Exhibit C is attached and made a part of this petition. No	threat of imminent and identifiable harm to public heal	th or safety?		
Ext	hibit D			
(To be completed by every individual debtor. If a joint petition is filed, each spouse mus	st complete and attach a separate Exhibit D.)			
Exhibit D completed and signed by the debtor is attached and made a part of t	this petition			
Balliot B completed and signed by the decical is attached and made a part of t	mis 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.			
	rding the Debtor - Venue y 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 pa	artner, 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.				
	des as a Tenant of Residential Property pplicable boxes.)			
Landlord has a judgment against the debtor for possession of debtor	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 entire monetary default that gave rise to the judgment for possession	circumstances under which the debtor would be permitte	ed to cure the		
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 certi	Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(1)).			

B1 (Official Oggs) 14/10/1952-11 Doc 1 Filed 05/11/Voluntary Petition Document	11 Entered 05/11/11 18:23:51 Desc Many B1, Page Page 3.0f(s):1	
(This page must be completed and filed in every case)	Woodlands Corner, LLC	
	Woodianus Corner, ELEC	
Sign	atures	
Signature(s) of Debtor(s) (Individual/Joint)	Signature of a Foreign Representative	
I declare under penalty of perjury that the information provided in this petition is true	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	and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.	
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	(Check only one box.)	
chapter, and choose to proceed under chapter 7.	☐ I request relief in accordance with chapter 15 of Title 11, United States Code.	
[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).	Certified Copies of the documents required by § 1515 of title 11 are attached.	
I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.	Pursuant to 11 U.S.C. § 1511, I request relief in accordance with the Chapter of title 11 specified in the petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.	
X Not Applicable	X Not Applicable	
Signature of Debtor	(Signature of Foreign Representative)	
X Not Applicable		
Signature of Joint Debtor	(Printed Name of Foreign Representative)	
Telephone Number (If not represented by attorney)		
rerepnone number (if not represented by attorney)	Date	
Date		
Signature of Attorney	Signature of Non-Attorney Petition Preparer	
X /s/ Jerrold Wanek Signature of Attorney for Debtor(s)	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	
Jerrold Wanek Bar No. IS9998937	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	
Printed Name of Attorney for Debtor(s) / Bar No.	by bankruptcy petition preparers, I have given the debtor notice of the maximum amount	
Garten & Wanek	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.	
Firm Name	·	
835 Insurance Exchange Building 505 FIfth Ave.		
Address	Not Applicable Printed Name and title, if any, of Bankruptcy Petition Preparer	
Des Moines, IA 50309-2317	Timed Name and tide, it any, or banktupely reductive reparet	
(515) 243-1249 (515) 244-4471		
Telephone Number	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	
5/11/2011	the bankruptcy petition preparer.) (Required by 11 U.S.C. § 110.)	
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.	Address	
	V Not Applicable	
Signature of Debtor (Corporation/Partnership)	X Not Applicable	
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	Date	
debtor.	Signature of bankruptcy petition preparer or officer, principal, responsible person, or	
The debtor requests the relief in accordance with the chapter of title 11, United States	partner whose Social-Security number is provided above.	
Code, specified in this petition. X /s/ Arun Kalra	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.	
Signature of Authorized Individual	If more than one person prepared this document, attach to the appropriate official form for each person.	
Arun Kalra Printed Name of Authorized Individual		
Manager/Member	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	
Title of Authorized Individual	both. 11 U.S.C. § 110; 18 U.S.C. § 156.	
5/11/2011		
Date		

B1 (Official (Ogged))(4/10/1952-11 Doc 1 Filed 05/11/11 Entered 05/11/11 18:23:51 Desc (Warm B1, Page 4 Document Page 4 of 11

PENDING BANKRUPTCY CASE FILED BY ANY SPOUSE, PARTNER, OR AFFILIATE OF THE DEBTOR

Name of Debtor	Case Number	Date
Arun and Gurmeet Kalra	11-851-lmj7	
District	Relationship	Judge

oc 1 Filed 05/11/11 Entered 05/11/11 18:23:51 Desc Main Document Page 5 of 11 UNITED STATES BANKRUPTCY COURT Case 11-01952-11 Doc 1

Southern District of Iowa

In re:	Woodlands Corner, LLC		_, Cas	e No.	
		Debtor	Cha	pter	11
	Exhi	bit "A" to Volu	ıntary Petition		
1.	If any of debtor's securities are registered number is .	under section 12 of the Secur	ities and Exchange Act of 193	4, the	SEC file
2.	The following financial data is the latest a	vailable information and refers	to debtor's condition on .		
a.	Total assets		\$		1,350,000.00
b.	Total debts (including debts listed in 2.c.,	below)	\$		1,404,844.11
					Approximate number of holders
c.	Debt securities held by more than 500 ho	olders.			
;	secured unsecured	subordinated			
d.	Number of shares of preferred stock	_		_	
e.	Number of shares of common stock	_	2	_	2
	Comments, if any:				
3.	Brief description of debtor's business:				
	Single Asset Real Estate				

List the name of any person who directly or indirectly owns, controls, or holds, with power to vote, 5% or more of the voting securities of debtor: 4.

Case 11-01952-11 Doc 1 Filed 05/11/11 Entered 05/11/11 18:23:51 Desc Main Document Page 6 of 11

Form B1, Exhibit C (9/01)

UNITED STATES BANKRUPTCY COURT Southern District of Iowa

Exhibit "C"

[If, to the best of the debtor's knowledge, the debtor owns or has possession of property
that poses or is alleged to pose a threat of imminent and identifiable harm to the public health or
safety, attach this Exhibit "C" to the petition.]

that poses or is alleged to pose a threat of imminent and identifiable safety, attach this Exhibit "C" to the petition.]	
n re:	Case No.:
Woodlands Corner, LLC Debtor(s)	Chapter: 11
Exhibit "C" to Voluntary Pe	etition
Identify and briefly describe all real or personal property the debtor that, to the best of the debtor's knowledge, poses or is all mminent and identifiable harm to the public health or safety (attach	eged to pose a threat of
2. With respect to each parcel of real property or item of pequestion 1, describe the nature and location of the dangerous conditor otherwise, that poses or is alleged to pose a threat of imminent aroublic health or safety (attach additional sheets if necessary):	ion, whether environmental
N/A	

Case 11-01952-11 Doc 1 Filed 05/11/11 Entered 05/11/11 18:23:51 Desc Main Document Page 7 of 11

United States Bankruptcy Court

Southern District of Iowa

In re:		Case No.	
Woodlands Corner, LLC		Chapter	11
STATEMENT REGARDING AUTHO	ORITY T	O SIGN AND FILE P	ETITION
I, Arun Kalra, declare under penalty of perjury that I am the Nathat on 07/23/2010 the following resolution was duly adopted by the			;, a lowa Corporation and
"Whereas, it is in the best interest of this Corporation to file a Bankruptcy Court pursuant to Chapter 11 of Title 11 of the United			
Be It Therefore Resolved, that Arun Kalra , Manager/Member call documents necessary to perfect the filing of a Chapter 11 volu			
Be It Further Resolved, that Arun Kalra , Manager/Member of to bankruptcy proceedings on behalf of the Corporation, and to other all necessary documents on behalf of the Corporation in connecting	erwise do ar	d perform all acts and deeds	
Be It Further Resolved, that Arun Kalra, Manager/Member of Wanek, attorney and the law firm of Garten & Wanek to represent t			
Executed on: 5/11/2011	Signed:	<i>ls/</i> Arun Kalra Arun Kalra	

Case 11-01952-11 Doc 1 Filed 05/11/11 Entered 05/11/11 18:23:51 Desc Main Document Page 8 of 11

B4 (Official Form 4) (12/07)

MIdAmerican Energy

PO Box 8020 Davenport, IA 52808

United States Bankruptcy Court Southern District of Iowa

In re woodlands Corner, LLC	n re woodlands Corner, LLC			, Case No		
	Debtor	·	Chapter	_11		
LIST OF CREI	DITORS HOLDING 20	LARGES	NU T	NSECURED	CLAIMS	
(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, gov- ernment contract, etc.)		Indicate if claim is contingent, unliquidated, disputed or subject to setoff	Amount of claim [if secured also state value of security]	
Rama Kalra 46929 Seneca Ridge Drive Sterling, VA 20163					\$120,000.	00
City of Clive 1900 NW 114th St. Clive, IA 50325					\$526.	.15
TPC Services 2022 44th Street Des Moines, IA 50310					\$309.	.41
Trugreen 301 SW Oralabor Road Ankeny, IA 50023					\$250.	.00

Waste Management \$158.75
PO Box 756
Des Moines, IA 50313

\$250.00

Case 11-01952-11 Doc 1 Filed 05/11/11 Entered 05/11/11 18:23:51 Desc Main Document Page 9 of 11

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

In re Woodlands Corner, LLC		,	, Case No	
		Debtor	Chapter	11

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(1)

Name of creditor and complete mailing address including zip code (2)

Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted

(3)

Nature of claim (trade debt, bank loan, government contract, etc.) (4)

Indicate if claim is contingent, unliquidated, disputed or subject to setoff (5)

Amount of claim [if secured also state value of security]

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

I, Arun Kalra, Manager/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 i
is true and correct to the best of my information and belief.	

Date: 5/11/2011	Signature:	<u>/s/</u> Arun Kalra
		Arun Kalra ,Manager/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.

13220 California Street Omaha, NE 68154

City of Clive 1900 NW 114th St. Clive, IA 50325

MIdAmerican Energy PO Box 8020 Davenport, IA 52808

Polk County Treasurer 111 Court Ave. Des Moines, IA 50309

Rama Kalra 46929 Seneca Ridge Drive Sterling, VA 20163

Thomas Burke 317 6th Ave., Suite 1200 Des Moines, IA 50309

TPC Services 2022 44th Street Des Moines, IA 50310

Trugreen 301 SW Oralabor Road Ankeny, IA 50023

Waste Management PO Box 756 Des Moines, IA 50313 Case 11-01952-11 Doc 1 Filed 05/11/11 Entered 05/11/11 18:23:51 Desc Main Document Page 11 of 11

UNITED STATES BANKRUPTCY COURT SOUTHERN DISTRICT OF IOWA

In re:	Woodlands Corner, LLC	Case No.
	Debtor	- Chapter <u>11</u>

VERIFICATION OF CREDITOR MATRIX

The above named debtor(s), or debtor's attorney if applicable, do hereby certify under penalty of perjury that the attached Master Mailing List of creditors, consisting of 1 sheet(s) is complete, correct and consistent with the debtor's schedules pursuant to Local Bankruptcy Rules and I/we assume all responsibility for errors and omissions.

Dated: 5/11/2011 Signed: /s/ Arun Kalra Arun Kalra

Signed: /s/ Jerrold Wanek

Jerrold Wanek

Attorney for Debtor(s)

Bar no.: **IS9998937**

Garten & Wanek

835 Insurance Exchange Building

505 Flfth Ave.

Des Moines, IA 50309-2317

Telephone No.: (515) 243-1249
Fax No.: (515) 244-4471

E-mail address: wanek@dwx.com