	United States District of	Bankrup of Maryl:	tcy Court and	t			Volu	ntary F	Petition				
Name of Debtor (if individual, enter Last, First, Middle): Grande Vista, LLC					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): 8412					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. & Street, City, and State): 8409 Clay Drive Fort Washington, MD ZIP CODE 20744					Street Address of Joint Debtor (No. & Street, City, and State):								
County of Residence or of the Prin Prince George's	20744	County of Residence or of the Principal Place of Business:											
Mailing Address of Debtor (if diff 1474 Belmont Street, NW Washington, DC		s):		Mailing Add	lress o	of Joint Debtor (if a	different from street	address):					
W ashington, DC	ZIP	P CODE	20009	1				ZIP COL	ZIP CODE				
Location of Principal Assets of Bus	iness Debtor (if different	t from street ad	dress above):					ZID COL					
Type of Deh	for		Nature of Bus	einese		Chan	ter of Bankruptc	ZIP COE v Code Un					
 (Form of Organiz (Check one be) Individual (includes Joint D See Exhibit D on page 2 of Corporation (includes LLC Partnership Other (If debtor is not one of) 	 (Form of Organization) (Check one box.) Individual (includes Joint Debtors) See Exhibit D on page 2 of this form. Corporation (includes LLC and LLP) Partnership Other (If debtor is not one of the above entities, 					-	he Petition is File	-					
check this box and state typ	• of entity below.)	Clearing	-		Ī	of Debts ne box)							
	Tax-Exempt E heek box, if app is a tax-exempt fitle 26 of the U the Internal Rev	plicable) t organization Jnited States	ebts are primarily usiness debts.										
Fili	ng Fee (Check one box)	,		Check		hold purpose	Chapter 11 Debt	tors					
 Full Filing Fee attached Filing Fee to be paid in install signed application for the cour unable to pay fee except in ins Filing Fee waiver requested (a attach signed application for t 	 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). Check if: Debtor's aggregate noncontingent liquidated debts (excluding debts owed insiders or affiliates) are less than \$2,343,300 (amount subject to adjustm 4/01/13 and every three years thereafter). Check all applicable boxes A plan is being filed with this petition Acceptances of the plan were solicited prepetition from one or more classe of creditors, in accordance with 11 U.S.C. § 1126(b). 												
 Statistical/Administrative Info □ Debtor estimates that funds w ☑ Debtor estimates that, after ar expenses paid, there will be n 	ill be available for distring exempt property is ex-	cluded and adn	ninistrative	'S.					THIS SPACE IS FOR COURT USE ONLY				
Estimated Number of Creditors 2	200- 999 5,000	5,001-		001- 50,00 000 100,0		Over 100,000							
Estimated Assets C Stopping Stopping Stopping Estimated Lighilities Estimated Lighilities	to \$500,001 to \$1,00 \$1 to \$10 million millio	0 to \$50	to \$100	0,001 \$100,00 to \$500 million	0,001	\$500,000,001 to \$1 billion	More than \$1 billion						
Estimated Liabilities 2 \$0 to \$50,001 to \$100,001 to \$50,000 \$100,000 \$500,000	to \$500,001 to \$1,000 \$1 to \$10 million millio	0 to \$50	0,001 \$50,000 to \$100 million		0,001	\$500,000,001 to \$1 billion	More than \$1 billion						

B1 (Official For	m 1) (4/10) Case 11-16040 Doc 1	Filed 03/24/11 Page 2 of 9	FORM B1, Page 2
Voluntary Peti (This page must	tion be completed and filed in every case)	Name of Debtor(s): Grande Vista, LLC	
	All Prior Bankruptcy Cases Filed Within La	ast 8 Years (If more than two, attach additional sheet.)	_
Location Where Filed:	Greenbelt, Maryland	Case Number: 10-37387	Date Filed: 12/03/2010
Location Where Filed:		Case Number:	Date Filed:
	Pending Bankruptcy Case Filed by any Spouse, Partner o	Pr Affiliate of this Debtor (If more than one, attach ad	lditional sheet)
Name of Debtor: NONE		Case Number:	Date Filed:
District:		Relationship:	Judge:
10Q) with the Secu	Exhibit A debtor is required to file periodic reports (e.g., forms 10K and rities and Exchange Commission pursuant to Section 13 or 15(d) change 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 th debtor the notice required by 11 U.S.C. § 342(b).	sumer debts) ing petition, declare that I seeed under chapter 7, 11, xplained the relief
Exhibit A is a	ttached and made a part of this petition.	X Not Applicable Signature of Attorney for Debtor(s)	Date
	Exi	hibit C	
	n or have possession of any property that poses or is alleged to pose a bit C is attached and made a part of this petition.	threat of imminent and identifiable harm to public heal	th or safety?
	Ext	hibit D	
(To be completed by	y every individual debtor. If a joint petition is filed, each spouse mus	t complete and attach a separate Exhibit D.)	
Exhibit D	completed and signed by the debtor is attached and made a part of t	his petition.	
If this is a joint petit	ion:		
Exhibit D	also completed and signed by the joint debtor is attached and made	a part of this petition.	
_		ding the Debtor - Venue	
I	(Check any Debtor has been domiciled or has had a residence, principal place preceding the date of this petition or for a longer part of such 180		ays immediately
	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 pla has no principal place of business or assets in the United States but this District, or the interests of the parties will be served in regard	t is a defendant in an action or proceeding [in a federal	
		des as a Tenant of Residential Property pplicable boxes.)	
	Landlord has a judgment against the debtor for possession of debto	or'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	-	ed to cure the
	Debtor has included in this petition the deposit with the court of an filing of the petition.	ny rent that would become due during the 30-day period	after the
	Debtor certifies that he/she has served the Landlord with this certified	fication. (11 U.S.C. § 362(l)).	

B1 (Official Form 1) (4/10) Case 11-16040 Doc 1 Voluntary Petition	Filed 03/24/11 Page 3 of 9 FORM B1, Page 3
(This page must be completed and filed in every case)	Name of Debtor(s):
(This page must be completed analytica in every case)	Grande Vista, LLC
Sign	natures
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 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	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.)
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 chapter 15 of Title 11, United States Code. 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)
V Not Applicable	
X Not Applicable Signature of Joint Debtor	(Printed Name of Foreign Representative)
Signature of John Debtor	(rinica ivane of Foreign Representative)
Telephone Number (If not represented by attorney)	
	Date
Date	
Signature of Attorney χ /s/Marvin Liss	Signature of Non-Attorney Petition Preparer
X 75 Infat vill Liss Signature of Attorney for Debtor(s)	I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined
Marvin Liss Bar No. 04063	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
Printed Name of Attorney for Debtor(s) / Bar No.	by bankruptcy petition preparers, I have given the debtor notice of the maximum amount
Marvin Liss, P.C.	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	us required in that seenon. Official Form 15 is attached.
5101 Wisconsin Avenue, N.W. Suite 302	
Address	Not Applicable
Washington, DC 20016	Printed Name and title, if any, of Bankruptcy Petition Preparer
202-237-6300 202-237-0258	Social-Security number (If the bankruptcy petition preparer is not an individual, state
Telephone Number	the Social-Security number of the officer, principal, responsible person or partner of
3/24/2011	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
Signature of Doktor (Cornoration/Destroychin)	X Not Applicable
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.	Date 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 Code, specified in this petition.	partner whose Social-Security number is provided above. Names and Social-Security numbers of all other individuals who prepared or assisted
X /s/ Pual P. Lutov	in preparing this document unless the bankruptey 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.
Pual P. Lutov Printed Name of Authorized Individual	A bankruptcy petition preparer's failure to comply with the provisions of title 11 and
Managing Member	the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 110; 18 U.S.C. § 156.
Title of Authorized Individual	55m 11 0.5.0. y 119, 10 0.5.0. y 199.
3/24/2011	
Date	

Case 11-16040 Doc 1 Filed 03/24/11 Page 4 of 9

B6A (Official Form 6A) (12/07)

In re: Grande Vista, LLC

Case No.

(If known)

Debtor

SCHEDULE A - REAL PROPERTY

DESCRIPTION AND LOCATION OF PROPERTY	NATURE OF DEBTOR'S INTEREST IN PROPERTY	HUSBAND, WIFE, JOINT OR COMMUNITY	CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY, WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION	AMOUNT OF SECURED CLAIM	
Clay drive - 18.75 acres more or less	Fee Owner		\$ 0.00	\$ 0.00	
	Total	۶	\$ 0.00		

(Report also on Summary of Schedules.)

B6D (Official Form 6D) (12/07)

In re Grande Vista, LLC

Case No.

(If known)

SCHEDULE D - CREDITORS HOLDING SECURED CLAIMS

Check this box if debtor has no creditors holding secured claims to report on this Schedule D.

Debtor

CREDITOR'S NAME AND MAILING ADDRESS INCLUDING ZIP CODE AND AN ACCOUNT NUMBER (See Instructions, Above.)		HUSBAND, WIFE, JOINT OR COMMUNITY	DATE CLAIM WAS INCURRED, NATURE OF LIEN, AND DESCRIPTION AND VALUE OF PROPERTY SUBJECT TO LIEN		UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM WITHOUT DEDUCTING VALUE OF COLLATERAL	UNSECURED PORTION, IF ANY	
ACCOUNT NO. Branch Banking & Trust Co. 200 South College Street Suite 750 Charlotte, NC 28202			Mortgage Clay drive - 18.75 acres more or less VALUE \$0.00				0.00	0.00	
David Fontana, Esquire One South Street Suite 2200 Baltimore, MD 21202									

<u>0</u> continuation sheets attached

Subtotal → (Total of this page) \$ 0.00 \$ 0.00 \$ 0.00 \$ 0.00

(Report also on Summary of (If applicable, report Schedules) also on Statistical Summary of Certain Liabilities and Related Data.)

Total → (Use only on last page) In re Grande Vista, LLC

Case No. ___

(If known)

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS

Check this box if debtor has no creditors holding unsecured claims to report on this Schedule F.

Debtor

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)		HUSBAND WIFE, JOINT OR COMMUNITY	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE	CONTINGENT	UNLIQUIDATED	DISPUTED	AMOUNT OF CLAIM
ACCOUNT NO.							0.00
Ben Dyer Associates, Inc. 11721 Woodmore Road Suite 200 Mitchellville, MD 20721							
ACCOUNT NO.							0.00
Gibbs & Haller 1300 Carraway Court Suite 102 Largo, MD 20774							
ACCOUNT NO.							0.00
Jim Jeffery 1069 W. Broad Street Falls Church, VA 22046							
ACCOUNT NO.							0.00
Kevin P. Furnary 9750 Vale Road Vienna, VA 22181							

0 Continuation sheets attached



(Use only on last page of the completed Schedule F.) (Report also on Summary of Schedules and, if applicable on the Statistical Summary of Certain Liabilities and Related Data.) B6 Declaration (Official Form 6 - Declaration) (12/07)

In re Grande Vista, LLC

Debtor

Case No.

(If known)

DECLARATION CONCERNING DEBTOR'S SCHEDULES

DECLARATION UNDER PENALTY OF PERJURY BY INDIVIDUAL DEBTOR

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

| Pual P. Lutov, the Managing Member of the Corporation named as debtor in this case, declare under penalty of

perjury that I have read the foregoing summary and schedules, consisting of <u>4</u> sheets (*Total shown on summary page plus 1*),

and that they are true and correct to the best of my knowledge, information, and belief.

Date <u>3/24/2011</u>

Signature: /s/ Pual P. Lutov

Pual P. Lutov Managing Member

[Print or type name of individual signing on behalf of debtor.]

[An individual signing on behalf of a partnership or corporation must indicate position or relationship to debtor.]

Case 11-16040 Doc 1 Filed 03/24/11 Page 8 of 9

UNITED STATES BANKRUPTCY COURT DISTRICT OF MARYLAND

In re: Grande Vista, LLC

Case No._____ Chapter _**11**_____

Debtor

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: 3/24/2011

Signed: <u>/s/ Pual P. Lutov</u> Pual P. Lutov

/s/Marvin Liss Signed: Marvin Liss Attorney for Debtor(s) Bar no.: 04063 Marvin Liss, P.C. 5101 Wisconsin Avenue, N.W. Suite 302 Washington, DC 20016 Telephone No.: 202-237-6300 Fax No. 202-237-0258 E-mail address: marvin@mlisslaw.com

Case 11-16040 Doc 1 Filed 03/24/11 Page 9 of 9

Ben Dyer Associates, Inc. 11721 Woodmore Road Suite 200 Mitchellville, MD 20721

Branch Banking & Trust Co. 200 South College Street Suite 750 Charlotte, NC 28202

David Fontana, Esquire One South Street Suite 2200 Baltimore, MD 21202

Gibbs & Haller 1300 Carraway Court Suite 102 Largo, MD 20774

Jim Jeffery 1069 W. Broad Street Falls Church, VA 22046

Kevin P. Furnary 9750 Vale Road Vienna, VA 22181