

United States Bankruptcy Court District of Maine						Voluntary Petition				
Name of Debtor (if individual, enter Last, First, Middle): <b>EJR Properties Management, 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): <b>Montebello Ristorante</b>				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>20-0367555</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. & Street, City, and State): <b>c/o Vincenzo Raggiani 30 Milk Street Portland, Maine</b>				Street Address of Joint Debtor (No. & Street, City, and State):						
ZIP CODE <b>04101</b>				ZIP CODE						
County of Residence or of the Principal Place of Business: <b>Cumberland</b>				County of Residence or of the Principal Place of Business:						
Mailing Address of Debtor (if different from street address):				Mailing Address of Joint Debtor (if different from street address):						
ZIP CODE				ZIP CODE						
Location of Principal Assets of Business Debtor (if different from street address above): <b>1227 Roosevelt Trail Raymond, ME</b>										
ZIP CODE <b>04071</b>										
<b>Type of Debtor</b> (Form of Organization) (Check <b>one</b> 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 <b>one</b> 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 type="checkbox"/> Other  _____ <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>Chapter of Bankruptcy Code Under Which the Petition is Filed</b> (Check <b>one</b> 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>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 house- hold 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>  <b>Check one box:</b> <input checked="" type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). <input type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D).  <b>Check if:</b> <input checked="" type="checkbox"/> Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,190,000. ----- <b>Check all applicable boxes</b> <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).						
<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.										<b>THIS SPACE IS FOR COURT USE ONLY</b>
Estimated Number of Creditors <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 1- 50- 100- 200- 1,000- 5,001- 10,001- 25,001- 50,001- Over 49 99 199 999 5,000 10,000 25,000 50,000 100,000 100,000										
Estimated Assets <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> \$0 to \$50,001 to \$100,001 to \$500,001 to \$1,000,001 to \$10,000,001 to \$50,000,001 to \$100,000,001 to \$500,000,001 to \$1 billion More than \$1 \$50,000 \$100,000 \$500,000 \$1 million \$10 million \$50 million \$100 million \$500 million \$1 billion billion										
Estimated Liabilities <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> \$0 to \$50,001 to \$100,001 to \$500,001 to \$1,000,001 to \$10,000,001 to \$50,000,001 to \$100,000,001 to \$500,000,001 to \$1 billion More than \$1 \$50,000 \$100,000 \$500,000 \$1 million \$10 million \$50 million \$100 million \$500 million \$1 billion billion										

<b>Voluntary Petition</b> <i>(This page must be completed and filed in every case)</i>		Name of Debtor(s): <b>EJR Properties Management, LLC</b>	
<b>All Prior Bankruptcy Cases Filed Within Last 8 Years</b> (If more than two, attach additional sheet.)			
Location Where Filed: <b>NONE</b>	Case Number:	Date Filed:	
Location Where Filed:	Case Number:	Date Filed:	
<b>Pending Bankruptcy Case Filed by any Spouse, Partner or Affiliate of this Debtor</b> (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 have delivered to the debtor the notice required by 11 U.S.C. § 342(b).</p> <p><b>X Not Applicable</b></p> <div style="display: flex; justify-content: space-between;"> <div>Signature of Attorney for Debtor(s)</div> <div>Date</div> </div>	
<p style="text-align: center;"><b>Exhibit C</b></p> <p>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?</p> <p><input type="checkbox"/> Yes, and Exhibit C is attached and made a part of this petition.</p> <p><input checked="" type="checkbox"/> No</p>			
<p style="text-align: center;"><b>Exhibit D</b></p> <p>(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)</p> <p><input type="checkbox"/> Exhibit D completed and signed by the debtor is attached and made a part of this petition.</p> <p>If this is a joint petition:</p> <p><input type="checkbox"/> Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.</p>			
<p style="text-align: center;"><b>Information Regarding the Debtor - Venue</b>          (Check any applicable box)</p> <p><input checked="" type="checkbox"/> 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.</p> <p><input type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.</p> <p><input type="checkbox"/> 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.</p>			
<p style="text-align: center;"><b>Certification by a Debtor Who Resides as a Tenant of Residential Property</b>          (Check all applicable boxes.)</p> <p><input type="checkbox"/> Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following).</p> <div style="margin-left: 400px;"> <div style="border-bottom: 1px solid black; width: 300px; margin-bottom: 5px;"></div>         (Name of landlord that obtained judgment)       </div> <div style="margin-left: 400px;"> <div style="border-bottom: 1px solid black; width: 300px; margin-bottom: 5px;"></div>         (Address of landlord)       </div> <p><input type="checkbox"/> 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</p> <p><input type="checkbox"/> 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.</p> <p><input type="checkbox"/> Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).</p>			

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

Name of Debtor(s):

**EJR Properties Management, 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 Not Applicable**

Signature of Debtor

**X Not Applicable**

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 § 1515 of title 11 are attached.

☐ 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**

(Signature of Foreign Representative)

(Printed Name of Foreign Representative)

Date

**Signature of Attorney****X s/ Andrew J. Kull**

Signature of Attorney for Debtor(s)

**Andrew J. Kull Bar No.**

Printed Name of Attorney for Debtor(s) / Bar No.

**COPE AND COPE**

Firm Name

**ONE UNION STREET P. O. BOX 1398**

Address

**PORTLAND, ME 04104****207-772-7491****207-772-7428**

Telephone Number

**7/10/2008**

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 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.

**Not Applicable**

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 Not Applicable**

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

**X s/ Vincenzo Raggiani**

Signature of Authorized Individual

**Vincenzo Raggiani**

Printed Name of Authorized Individual

**Member**

Title of Authorized Individual

**7/10/2008**

Date

United States Bankruptcy Court  
District of Maine

In re EJR Properties Management, LLC, Case No. \_\_\_\_\_  
Debtor Chapter 11

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(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>
Bank of America One City Center Portland, ME 04101			CONTINGENT UNLIQUIDATED DISPUTED	\$19,500.00
Vincenzo Raggiani 30 Milk Street Portland, ME 04101				\$24,000.00
Central Maine Power Company 83 Edison Drive Augusta, ME 04336				\$4,722.00
Raymond Laundry 1233 Roosevelt Trl # 14 Raymond, ME 04071				\$947.00
A. J. Kennedy's 116 Pleasant Hill Road Scarborough, ME 04074				\$702.00

In re EJR Properties Management, LLC, Case No. \_\_\_\_\_

Debtor Chapter 11

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(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>

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

I, Vincenzo Raggiani, 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: 7/10/2008

Signature: s/ Vincenzo Raggiani

Vincenzo Raggiani ,Member

(Print Name and Title)

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.

ACTION BY CONSENT OF  
THE MEMBER OF  
**EJR PROPERTIES MANAGEMENT, LLC**

Action taken by written consent of the sole member in lieu of special or general meeting.

Pursuant to the Laws of the State of Maine, the undersigned, being the sole member and owner of the above-named Limited Liability Company, hereby consents to the taking of, and hereby takes, the following action, such action being stated in the form of votes and to have the same effect as if such votes were unanimously adopted at a regular or special meeting of the member(s) of the above-named Company duly called and held on the date hereof with proper notice and without objection, to wit:

VOTED: That the Company be and hereby is authorized to commence a bankruptcy proceeding under Chapter 11 of Title 11, United States Code in the United States Bankruptcy Court on behalf of the Corporation; and it is

VOTED: That the Member, Vincenzo Raggiani, be and hereby is, authorized and directed to execute and deliver all documents necessary to accomplish and prosecute said bankruptcy filing and to appear in all such bankruptcy proceedings on behalf of the Company, and to otherwise do and perform any and all acts and deeds and to execute and deliver all necessary documents on behalf of the Company in connection with said bankruptcy proceedings; and it is

VOTED: That the President is authorized to file said bankruptcy proceeding at such time as is in the best interests of the Company, based upon his discretion and the advice of the corporate principals and corporate counsel, and it is

VOTED: that the Company, be and hereby is, authorized and directed to employ COPE AND COPE, P.A. on a general retainer for bankruptcy related services and to pay a retainer and fees to the law firm of COPE and COPE, P.A., to represent the Corporation in said bankruptcy proceedings.

Dated: July 9, 2008

/s/ Vincenzo Raggiani

Vincenzo Raggiani

Member

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF MAINE**

\*\*\*\*\*

**In Re:**

**EJR PROPERTIES MANAGEMENT, LLC**

**Chapter 11  
Case No. 08-**

**Debtor**

\*\*\*\*\*

**CERTIFICATION PURSUANT TO BANKRUPTCY RULES 1007 and 7007.1**

There is no corporation or other entity which directly or indirectly owns any of the corporation's equity interests.

Dated: July 9, 2008

EJR PROPERTIES MANAGEMENT, LLC

/s/ Vincenzo Raggiani

Vincenzo Raggiani  
Member

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF MAINE**

\*\*\*\*\*

**In Re:**

**EJR PROPERTIES MANAGEMENT, LLC**

**Chapter 11  
Case No. 08-**

**Debtor**

\*\*\*\*\*

**CERTIFICATION PURSUANT TO TITLE 11 § 1116, UNITED STATES CODE**

I declare under penalty of perjury that no balance sheet, statement of operations, or cash-flow statement has been prepared other than the documents appended hereto and that no federal tax return has ever been filed.

Dated: July 9, 2008

EJR PROPERTIES MANAGEMENT, LLC

/s/ Vincenzo Raggiani

Vincenzo Raggiani

Member



# Monte Bello Ristorante

## Balance Sheet

As of December 31, 2007

Dec 31, 07

### ASSETS

#### Current Assets

Accounts Receivable	
Accounts Receivable	1,433.00
Total Accounts Receivable	1,433.00
Other Current Assets	
Inventory	39.29
Total Other Current Assets	39.29

Total Current Assets 1,472.29

#### Fixed Assets

Fixed Assets	
Building Improvements	14,439.04
Vehicles	8,000.00
Furniture & Fixtures	56,993.17
Equipment & Machinery	59,384.97
Accumulated Depreciation	-89,222.35
Total Fixed Assets	49,594.83

Total Fixed Assets 49,594.83

**TOTAL ASSETS** **51,067.12**

### LIABILITIES & EQUITY

#### Liabilities

##### Current Liabilities

Accounts Payable	
Idine	8,521.23
Accounts Payable	17,500.77
Total Accounts Payable	26,022.00

##### Other Current Liabilities

Maine Revenue Service	43,104.00
Bob Mason Loan	27,046.00
Line of credit TD Bank North	-3,000.00
Federal 941 Taxes Due	26,560.37
Gift certificates	3,332.13

##### Payroll Liabilities

FUI	-253.66
adp-futa	63.52
adp-suta	174.16
adp employer- ss/med	2,425.76
adp-fed	-63.52
adp-state	-174.16
adp employee-ss/med	-2,425.76
Payroll Liabilities - Other	104,434.55

Total Payroll Liabilities 104,180.89

Tips in / Out 231.47

Total Other Current Liabilities 201,454.86

Total Current Liabilities 227,476.86

#### Long Term Liabilities

Td Bank North-Equipment Loan	15,823.21
TD Bank North-Loan	397,765.58

Total Long Term Liabilities 413,588.79

**Total Liabilities** **641,065.65**

**Monte Bello Ristorante**  
**Balance Sheet**  
**As of December 31, 2007**

	Dec 31, 07
Equity	
Owners Equity	119,992.35
Owners Draw	-231,894.17
Opening Bal Equity	-381,761.29
Retained Earnings	-27,389.59
Net Income	-68,945.83
Total Equity	-589,998.53
TOTAL LIABILITIES & EQUITY	<u>51,067.12</u>

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF MAINE**

**EJR Properties Management, LLC**

Debtor

Case #:

Chapter:

**11**

**CERTIFICATION OF CREDITOR MATRIX**

I hereby certify that the attached matrix, consisting of 2 pages, includes the names and addresses of all creditors listed on the debtor's schedules.

**/s/ Andrew J. Kull**

Attorney for Debtor, or Debtor if pro se

Dated: **7/10/2008**

A. J. Kennedy's  
116 Pleasant Hill Road  
Scarborough, ME 04074

Bank of America  
One City Center  
Portland, ME 04101

Central Maine Power Company  
83 Edison Drive  
Augusta, ME 04336

Inner Space Services, Inc.  
c/o David Perkins, Esq.  
P.O. BOX 449  
Portland, ME 04112

Internal Revenue Service  
68 Sewell Street  
Room 313 - Bankruptcy  
Augusta, ME 04330

Maine Department of Labor  
Tax Section  
47 State House Station  
Augusta, ME 04333

Maine Revenue Services  
Enforcement Division  
24 State House Station  
Augusta, ME 04333-0024

Raymond Laundry  
1233 Roosevelt Trl # 14  
Raymond, ME 04071

Town of Raymond  
401 Webbs Mills Road  
Raymond, ME 04071

US Foodservice  
Centennial Industrial Park  
One Technology Drive  
Peabody, MA 01960

Vincenzo Raggiani  
30 Milk Street  
Portland, ME 04101