

United States Bankruptcy Co District of Nevada					Court				Voluntary Petition		
Name of Debtor (if individual, enter Last, First, Middle): Mayan Properties, LLC					Name	of Joint De	ebtor (Spouse) (Last, First	, Middle):		
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names):								used by the J maiden, and		in the last 8 years):	
Last four dig (if more than one 27-34799	, state all)	Sec. or Indi	vidual-Taxpa	yer I.D. (ITIN) No./0	Complete E	IN Last f	our digits o than one, state	f Soc. Sec. or	Individual-	Taxpayer I.D. (ITIN) No./Complete EIN
Street Address of Debtor (No. and Street, City, and State): 16000 Ventura Blvd., Ste 600 Encino, CA ZIP Code						Address of	Joint Debtor	(No. and St	reet, City, and State): ZIP Code		
						91436		County of Residence or of the Principal Place of Business:			
County of Residence or of the Principal Place of Business: Los Angeles							Count	y of Reside	ence or of the	Principal Pl	ace of Business:
Mailing Address of Debtor (if different from street address):					Mailii	ng Address	of Joint Debt	or (if differe	nt from street address):		
					Г	ZIP Code	:				ZIP Code
Location of Principal Assets of Business Debtor (if different from street address above):											
Type of Debtor (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 Nature of Business (Check one box) Health Care Business Single Asset Real Estate as de in 11 U.S.C. § 101 (51B) Railroad Stockbroker Commodity Broker					☐ Chapt ☐ Chapt ☐ Chapt ☐ Chapt ☐ Chapt	the I er 7 er 9 er 11 er 12	Petition is Fi ☐ C of ☐ C	ptcy Code Under Which iled (Check one box) hapter 15 Petition for Recognition a Foreign Main Proceeding hapter 15 Petition for Recognition a Foreign Nonmain Proceeding			
☐ Other (If debtor is not one of the above entities, check this box and state type of entity below.) ☐ Clearing Bank ☐ Other ☐ Tax-Exem (Check box, ii ☐ Debtor is a tax-ex under Title 26 of Code (the Internal)				, if applicable exempt orgother the Unite	e) ganization d States	defined	are primarily co d in 11 U.S.C. § red by an indivi onal, family, or	(Check ensumer debts, 101(8) as dual primarily	business debts.		
Filing Fee (Check one box) Check one					one box:	1	Chap	ter 11 Debt	ors		
☐ 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. ☐ Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.					Debtor is not if: Debtor's agg are less than all applicabl A plan is bei Acceptances	a small busi regate nonco \$2,343,300 (e boxes: ng filed with of the plan w	ntingent liquida amount subject this petition.	defined in 11 United debts (exo	C. § 101(51D). U.S.C. § 101(51D). cluding debts owed to insiders or affiliates) t on 4/01/13 and every three years thereafter).		
☐ Debtor es	Statistical/Administrative Information ☐ Debtor estimates that funds will be available for distribution to unsecured credito ☐ Debtor estimates that, after any exempt property is excluded and administrative e						es paid,		THIS	S SPACE IS FOR COURT USE ONLY	
Estimated No			200-	on to uns 1,000- 5,000	5,001- 10,000	10,001- 25,000	25,001- 50,000	50,001- 100,000	OVER 100,000		
Estimated As	ssets \$50,001 to \$100,000	\$100,001 to \$500,000	\$500,001 to \$1	\$1,000,001 to \$10 million	\$10,000,001 to \$50 million	\$50,000,001 to \$100 million	\$100,000,001 to \$500 million	\$500,000,001 to \$1 billion			
Estimated Li \$0 to \$50,000	abilities	\$100,001 to \$500,000	\$500,001 to \$1	\$1,000,001 to \$10	\$10,000,001 to \$50 million	\$50,000,001 to \$100 million	\$100,000,001 to \$500 million	\$500,000,001 to \$1 billion			

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B1 (Official Form 1)(4/10)						
Voluntary	Voluntary Petition Name of Debtor(s): Mayan Properties, LLC					
(This page must be completed and filed in every case)						
All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet)						
	Where Filed: - None -					
Location Where Filed:						
Per	nding Bankruptcy Case Filed by any Spouse, Partner, or	Affiliate of this Debtor (If more than	one, attach additional sheet)			
Name of Debto	or:	Case Number:	Date Filed:			
District:		Relationship:	Judge:			
forms 10K ar pursuant to S and is reques	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)					
	Tub	L ibit 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 Reside (Check all app		ty			
	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, the entire monetary default that gave rise to the judgment if					
	Debtor has included in this petition the deposit with the coafter the filing of the petition.	• •	-			

B1 (Official Form 1)(4/10)

Voluntary Petition

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

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.

 \mathbf{X}

Signature of Debtor

X

Signature of Joint Debtor

Telephone Number (If not represented by attorney)

Date

Signature of Attorney*

X /s/ Matthew Q. Callister, Esq.

Signature of Attorney for Debtor(s)

Matthew Q. Callister, Esq. 001396

Printed Name of Attorney for Debtor(s)

C. Andrew Wariner, Esq.

Firm Name

823 Las Vegas Blvd., South Suite 500 Las Vegas, NV 89101

Address

Email: awariner@lvbklaw.com (702) 953-0404 Fax: (702) 989-5388

Telephone Number

December 9, 2010

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.

\mathbf{X} /s/ John Dolmayan

Signature of Authorized Individual

John Dolmayan

Printed Name of Authorized Individual

Managing Member

Title of Authorized Individual

December 9, 2010

Date

Name of Debtor(s):

Mayan Properties, LLC

Signatures

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.

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 bankrutpcy 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.)

v	_		

Date

Address

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.

B4 (Official Form 4) (12/07)

United States Bankruptcy Court District of Nevada

In re	Mayan Properties, LLC		Case No.	
		Debtor(s)	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)
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, government contract, etc.)	Indicate if claim is contingent, unliquidated, disputed, or subject to setoff	Amount of claim [if secured, also state value of security]
Bank of America	Bank of America	8410 Eldora	Disputed	145,612.43
PO Box 30480 Los Angeles, CA 90030-0480	PO Box 30480 Los Angeles, CA 90030-0480	Avenue, #1071, Las Vegas, Nevada 89117		(0.00 secured)
Bank of America PO Box 30480	Bank of America PO Box 30480	1908 Desert Falls Court, Unit 101,	Disputed	145,608.49
Los Angeles, CA 90030-0480	Los Angeles, CA 90030-0480	Las Vegas, Nevada		(0.00 secured)
Bank of America PO Box 60875	Bank of America PO Box 60875	8410 Eldora Avenue, #2081, Las	Disputed	144,076.51
Los Angeles, CA 90060-0875	Los Angeles, CA 90060-0875	Vegas, Nevada 89117		(0.00 secured)
Bank of America PO Box 30480	Bank of America PO Box 30480	8410 Eldora Avenue, #2034, Las	Disputed	137,479.81
Los Angeles, CA 90030-0480	Los Angeles, CA 90030-0480	Vegas, Nevada 89117		(0.00 secured)
Bank of America	Bank of America	8410 Eldora	Disputed	137,479.81
PO Box 30480	PO Box 30480	Avenue, #2020, Las		
Los Angeles, CA 90030-0480	Los Angeles, CA 90030-0480	Vegas, Nevada 89117		(0.00 secured)
Bank of America PO Box 30480	Bank of America PO Box 30480	8140 Eldora Avenue, #1042, Las	Disputed	135,543.32
Los Angeles, CA 90030-0480	Los Angeles, CA 90030-0480	Vegas, Nevada 89117		(0.00 secured)
Green Point Mortgage PO Box 79363	Green Point Mortgage PO Box 79363	8410 Eldora Avenue, #2016, Las	Disputed	131,800.00
City of Industry, CA 91716-9363	City of Industry, CA 91716-9363	Vegas, Nevada 89117		(0.00 secured)
			1	

B4 (Offi	cial Form 4) (12/07) - Cont.		
In re	Mayan Properties, LLC	Case No.	
	Debtor(s)		

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(Continuation Sheet)

(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, government contract, etc.)	Indicate if claim is contingent, unliquidated, disputed, or subject to setoff	Amount of claim [if secured, also state value of security]
	DECLADATION LINDED DES			

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	December 9, 2010	Signature	/s/ John Dolmayan
			John Dolmayan
			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.

Mayan Properties, LLC 16000 Ventura Blvd., Ste 600 Encino, CA 91436

Matthew Q. Callister, Esq. C. Andrew Wariner, Esq. 823 Las Vegas Blvd., South Suite 500 Las Vegas, NV 89101

Bank of America Acct No xxxxxx7418 PO Box 60875 Los Angeles, CA 90060-0875

Bank of America Acct No xxxxxx8646 PO Box 30480 Los Angeles, CA 90030-0480

DEPT OF EMPLOYMENT, TRAINING & REHAB EMPLOYMENT SECURITY DIVISION 500 EAST THIRD STREET CARSON CITY, NV 89713

Green Point Mortgage Acct No xxxxxx8094 PO Box 79363 City of Industry, CA 91716-9363

INTERNAL REVENUE SERVICE P.O. BOX 21126 DPN 781 PHILADELPHIA, PA 19114

NEVADA DEPT OF TAXATION BANKRUPTCY SECTION 555 E. WASHINGTON AVENUE, #1300 LAS VEGAS, NV 89101

STATE OF NV DEPT OF MOTOR VEHICLES ATTN: LEGAL DIVISION 555 WRIGHT WAY CARSON CITY, NV 89711

UNITED STATES TRUSTEE 300 LAS VEGAS BLVD SOUTH #4300 LAS VEGAS, NV 89101