

**OCEANSIDE MILE LLC dba SEABONAY BEACH RESORT**

**October 16, 2013**

**AUTHORIZATION TO FILE CHAPTER 11 PETITION**

The undersigned, being the sole Managing Member of OCEANSIDE MILE LLC dba SEABONAY BEACH RESORT, a Florida limited liability company (the "Company"), does hereby approve, adopt and ratify the following:

**WHEREAS**, Fab Rock LLC ("Fab") is the is the Managing Member of the Company and, therefore, authorized to make this Resolution;

**WHEREAS**, Fab has determined that the Company, as currently organized, is unable to meet its current financial and other obligations due to the maturity of its senior secured loan; and

**WHEREAS**, Fab has determined that it is in the best interests of the Company to seek protection from its creditors under Chapter 11 of the Federal Bankruptcy Code of the United States of America.

**WHEREAS**, the corporate offices of the Company are located at 1546 E. 14th St. Los Angeles, California, Fab has determined that it is in the best interests of the Company to file Chapter 11 in Los Angeles, California.

**IT IS THEREFORE RESOLVED**, that Fab, as the Managing Member of the Company, hereby authorizes and directs Arturo Rubinstein ("Rubinstein") to do any and all acts reasonably necessary for the filing and administration of a petition under Chapter 11 of the Federal Bankruptcy Law of the United States including, without limitation, the retention of counsel and other professionals to assist the Company in the preparation and filing of the necessary petition, schedules and related documents and, to sign the petition and all other related documents on behalf of the Company related to the filing of the petition, and to attend the proceedings commenced in connection therewith;

**RESOLVED FURTHER**, Fab, as the Managing Member of the Company, hereby authorizes Rubinstein to verify said petition, schedules and related documents on behalf

of the Company, sign, execute any and all pleadings, documents and declarations, and to represent the Company in all proceedings related thereto.

**GENERAL RESOLUTION**

Resolved, that Arturo Rubinstein is hereby authorized, directed and empowered and directed to execute, and to do and perform, in the name and on behalf of the Company, such acts and to prepare, execute, acknowledge, verify, file, deliver and cause to be published such certificates, agreements, notices, reports, applications, instruments and documents, under the corporate seal of the Company or otherwise, as he may deem necessary or desirable in his discretion to carry into effect the foregoing resolutions, such member's performance of any such actions to constitute conclusive evidence of such determination.

The execution of this consent shall constitute a written waiver of any notice required by the Operating Agreement for Oceanside Mile LLC, dba Seabonay Beach Resort, a Florida limited liability company, the Company's Articles or Bylaws.

Signature by facsimile transmission will have the same force and effect as if this consent had been originally signed by the Managing Member, Arturo Rubenstein.

This consent shall be filed in the minute book of the Company, and shall become a part of the records of the Company.

OCEANSIDE MILE LLC

By: Fab Rock LLC  
It's Managing Member

by           /s/ Arturo Rubinstein            
ARTURO RUBINSTEIN  
Its Managing Member

Attorney or Party Name, Address, Telephone & FAX Nos., and State Bar No. & Email Address <b>Sandford L. Frey</b> 633 W. Fifth Street, 51st Floor Los Angeles, CA 90071 (213) 614-1944 Fax: (213) 614-1961 California State Bar Number: 117058  <input checked="" type="checkbox"/> Attorney for:	FOR COURT USE ONLY
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</b>	
In re: <b>Oceanside Mile LLC dba Seabonay Beach Resort</b> Debtor(s),  Plaintiff(s),    Defendant(s).	CASE NO.: 2:13-bk-35286-BR ADVERSARY NO.: CHAPTER: 11  <div style="text-align: center;"> <b>CORPORATE OWNERSHIP STATEMENT PURSUANT TO FRBP 1007(a)(1) and 7007.1, and LBR 1007-4</b> </div>  <div style="text-align: center;">[No hearing]</div>

*Pursuant to FRBP 1007(a)(1) and 7007.1, and LBR 1007-4, any corporation, other than a governmental unit, that is a debtor in a voluntary case or a party to an adversary proceeding or a contested matter shall file this Statement identifying all its parent corporations and listing any publicly held company, other than a governmental unit, that directly or indirectly own 10% or more of any class of the corporation's equity interest, or state that there are no entities to report. This Corporate Ownership Statement must be filed with the initial pleading filed by a corporate entity in a case or adversary proceeding. A supplemental statement must promptly be filed upon any change in circumstances that renders this Corporate Ownership Statement inaccurate.*

I, Sandford L. Frey, the undersigned in the above-captioned case, hereby declare  
 (Print Name of Attorney or Declarant)  
 under penalty of perjury under the laws of the United States of America that the following is true and correct:

**[Check the appropriate boxes and, if applicable, provide the required information.]**

1. I have personal knowledge of the matters set forth in this Statement because:
- I am the president or other officer or an authorized agent of the Debtor corporation
  - I am a party to an adversary proceeding
  - I am a party to a contested matter
  - I am the attorney for the Debtor corporation
- 2.a.  The following entities, other than the debtor or a governmental unit, directly or indirectly own 10% or more of any class of the corporation's(s') equity interests:  
*[For additional names, attach an addendum to this form.]*
- b.  There are no entities that directly or indirectly own 10% or more of any class of the corporation's equity interest.

**November 12, 2013**

Date

By: /s/ Sandford L. Frey

Signature of Debtor, or attorney for Debtor

Name: Sandford L. Frey

Printed name of Debtor, or attorney for Debtor

**United States Bankruptcy Court  
Central District of California**

In re Oceanside Mile LLC dba Seabonay Beach Resort  
Debtor

Case No. 2:13-bk-35286-BR

Chapter 11

**LIST OF EQUITY SECURITY HOLDERS**

Following is the list of the Debtor's equity security holders which is prepared in accordance with Rule 1007(a)(3) for filing in this chapter 11 case.

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
<b>Bridge to the Future LLC</b>		<b>8.25%</b>	
<b>Fab Rock, LLC</b>		<b>50.5%</b>	
<b>Mayo Group</b>		<b>33%</b>	
<b>Orit Marmon</b>		<b>8.25%</b>	

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

I, ~~the~~ <sup>the</sup> Arturo Rubinstein, ~~is~~ <sup>the</sup> managing member of the ~~corporation named as~~ <sup>Fab Rock, LLC, the managing member of</sup> the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date November 12, 2013

Signature /s/ Fab Rock Investments, its managing member  
**Fab Rock Investments, its managing member**  
**Arturo Rubinstein, its 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.*

**STATEMENT OF RELATED CASES  
INFORMATION REQUIRED BY LBR 1015-2  
UNITED STATES BANKRUPTCY COURT, CENTRAL DISTRICT OF CALIFORNIA**

1. A petition under the Bankruptcy Act of 1898 or the Bankruptcy Reform Act of 1978 has previously been filed by or against the debtor, his/her spouse, his or her current or former domestic partner, an affiliate of the debtor, any copartnership or joint venture of which debtor is or formerly was a general or limited partner, or member, or any corporation of which the debtor is a director, officer, or person in control, as follows: (Set forth the complete number and title of each such of prior proceeding, date filed, nature thereof, the Bankruptcy Judge and court to whom assigned, whether still pending and, if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A that was filed with any such prior proceeding(s).)

None

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2. (If petitioner is a partnership or joint venture) A petition under the Bankruptcy Act of 1898 or the Bankruptcy Reform Act of 1978 has previously been filed by or against the debtor or an affiliate of the debtor, or a general partner in the debtor, a relative of the general partner, general partner of, or person in control of the debtor, partnership in which the debtor is a general partner, general partner of the debtor, or person in control of the debtor as follows: (Set forth the complete number and title of each such prior proceeding, date filed, nature of the proceeding, the Bankruptcy Judge and court to whom assigned, whether still pending and, if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A that was filed with any such prior proceeding(s).)

None

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3. (If petitioner is a corporation) A petition under the Bankruptcy Act of 1898 or the Bankruptcy Reform Act of 1978 has previously been filed by or against the debtor, or any of its affiliates or subsidiaries, a director of the debtor, an officer of the debtor, a person in control of the debtor, a partnership in which the debtor is general partner, a general partner of the debtor, a relative of the general partner, director, officer, or person in control of the debtor, or any persons, firms or corporations owning 20% or more of its voting stock as follows: (Set forth the complete number and title of each such prior proceeding, date filed, nature of proceeding, the Bankruptcy Judge and court to whom assigned, whether still pending, and if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A that was filed with any such prior proceeding(s).)

None

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4. (If petitioner is an individual) A petition under the Bankruptcy Reform Act of 1978, including amendments thereof, has been filed by or against the debtor within the last 180 days: (Set forth the complete number and title of each such prior proceeding, date filed, nature of proceeding, the Bankruptcy Judge and court to whom assigned, whether still pending, and if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A that was filed with any such prior proceeding(s).)

None

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I declare, under penalty of perjury, that the foregoing is true and correct.

Executed at Los Angeles, California.

/s/ Fab Rock Investments, its managing member

Date: November 12, 2013

Fab Rock Investments, its managing member  
Signature of Debtor

\_\_\_\_\_  
Signature of Joint Debtor

**United States Bankruptcy Court  
Central District of California**

In re Oceanside Mile LLC dba Seabonay Beach Resort  
Debtor

Case No. 2:13-bk-35286-BR

Chapter 11

**SUMMARY OF SCHEDULES**

Indicate as to each schedule whether that schedule is attached and state the number of pages in each. Report the totals from Schedules A, B, D, E, F, I, and J in the boxes provided. Add the amounts from Schedules A and B to determine the total amount of the debtor's assets. Add the amounts of all claims from Schedules D, E, and F to determine the total amount of the debtor's liabilities. Individual debtors must also complete the "Statistical Summary of Certain Liabilities and Related Data" if they file a case under chapter 7, 11, or 13.

NAME OF SCHEDULE	ATTACHED (YES/NO)	NO. OF SHEETS	ASSETS	LIABILITIES	OTHER
A - Real Property	Yes	1	13,000,000.00		
B - Personal Property	Yes	3	148,100.00		
C - Property Claimed as Exempt	No	0			
D - Creditors Holding Secured Claims	Yes	1		8,150,000.00	
E - Creditors Holding Unsecured Priority Claims (Total of Claims on Schedule E)	Yes	2		89,680.00	
F - Creditors Holding Unsecured Nonpriority Claims	Yes	3		127,617.00	
G - Executory Contracts and Unexpired Leases	Yes	1			
H - Codebtors	Yes	1			
I - Current Income of Individual Debtor(s)	No	0			N/A
J - Current Expenditures of Individual Debtor(s)	No	0			N/A
Total Number of Sheets of ALL Schedules		12			
			Total Assets	13,148,100.00	
				Total Liabilities	8,367,297.00

**United States Bankruptcy Court  
Central District of California**

In re Oceanside Mile LLC dba Seabonay Beach Resort  
Debtor

Case No. 2:13-bk-35286-BR

Chapter 11

**STATISTICAL SUMMARY OF CERTAIN LIABILITIES AND RELATED DATA (28 U.S.C. § 159)**

If you are an individual debtor whose debts are primarily consumer debts, as defined in § 101(8) of the Bankruptcy Code (11 U.S.C. § 101(8)), filing a case under chapter 7, 11 or 13, you must report all information requested below.

Check this box if you are an individual debtor whose debts are NOT primarily consumer debts. You are not required to report any information here.

**This information is for statistical purposes only under 28 U.S.C. § 159.**

**Summarize the following types of liabilities, as reported in the Schedules, and total them.**

Type of Liability	Amount
Domestic Support Obligations (from Schedule E)	
Taxes and Certain Other Debts Owed to Governmental Units (from Schedule E)	
Claims for Death or Personal Injury While Debtor Was Intoxicated (from Schedule E) (whether disputed or undisputed)	
Student Loan Obligations (from Schedule F)	
Domestic Support, Separation Agreement, and Divorce Decree Obligations Not Reported on Schedule E	
Obligations to Pension or Profit-Sharing, and Other Similar Obligations (from Schedule F)	
TOTAL	

**State the following:**

Average Income (from Schedule I, Line 16)	
Average Expenses (from Schedule J, Line 18)	
Current Monthly Income (from Form 22A Line 12; OR, Form 22B Line 11; OR, Form 22C Line 20 )	

**State the following:**

1. Total from Schedule D, "UNSECURED PORTION, IF ANY" column		
2. Total from Schedule E, "AMOUNT ENTITLED TO PRIORITY" column		
3. Total from Schedule E, "AMOUNT NOT ENTITLED TO PRIORITY, IF ANY" column		
4. Total from Schedule F		
5. Total of non-priority unsecured debt (sum of 1, 3, and 4)		



In re Oceanside Mile LLC dba Seabonay Beach Resort  
Debtor

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**SCHEDULE A - REAL PROPERTY**

Except as directed below, list all real property in which the debtor has any legal, equitable, or future interest, including all property owned as a cotenant, community property, or in which the debtor has a life estate. Include any property in which the debtor holds rights and powers exercisable for the debtor's own benefit. If the debtor is married, state whether husband, wife, both, or the marital community own the property by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the debtor holds no interest in real property, write "None" under "Description and Location of Property."

**Do not include interests in executory contracts and unexpired leases on this schedule. List them in Schedule G - Executory Contracts and Unexpired Leases.**

If an entity claims to have a lien or hold a secured interest in any property, state the amount of the secured claim. See Schedule D. If no entity claims to hold a secured interest in the property, write "None" in the column labeled "Amount of Secured Claim." If the debtor is an individual or if a joint petition is filed, state the amount of any exemption claimed in the property only in Schedule C - Property Claimed as Exempt.

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
1159 Hillsboro Mile, Hillsboro Beach, Florida 33062		-	13,000,000.00	8,150,000.00

Sub-Total > **13,000,000.00** (Total of this page)

Total > **13,000,000.00**

(Report also on Summary of Schedules)

0 continuation sheets attached to the Schedule of Real Property

In re Oceanside Mile LLC dba Seabonay Beach Resort

Case No. 2:13-bk-35286-BR

Debtor

**SCHEDULE B - PERSONAL PROPERTY**

Except as directed below, list all personal property of the debtor of whatever kind. If the debtor has no property in one or more of the categories, place an "x" in the appropriate position in the column labeled "None." If additional space is needed in any category, attach a separate sheet properly identified with the case name, case number, and the number of the category. If the debtor is married, state whether husband, wife, both, or the marital community own the property by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the debtor is an individual or a joint petitioner is filed, state the amount of any exemptions claimed only in Schedule C - Property Claimed as Exempt.

**Do not list interests in executory contracts and unexpired leases on this schedule. List them in Schedule G - Executory Contracts and Unexpired Leases.**

If the property is being held for the debtor by someone else, state that person's name and address under "Description and Location of Property." If the property is being held for a minor child, simply 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 and Fed. R. Bankr. P. 1007(m).

Type of Property	N O N E	Description and Location of Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption
1. Cash on hand		<b>Petty Cash</b> Location: 1159 Hillsboro Mile, Hillsboro Beach, FL 33062	-	100.00
2. Checking, savings or other financial accounts, certificates of deposit, or shares in banks, savings and loan, thrift, building and loan, and homestead associations, or credit unions, brokerage houses, or cooperatives.		<b>Checking Account</b> Location: First Citizens Bank, PO Box 27131, Raleigh, NC 27611	-	2,000.00
3. Security deposits with public utilities, telephone companies, landlords, and others.	X			
4. Household goods and furnishings, including audio, video, and computer equipment.	X			
5. Books, pictures and other art objects, antiques, stamp, coin, record, tape, compact disc, and other collections or collectibles.	X			
6. Wearing apparel.	X			
7. Furs and jewelry.	X			
8. Firearms and sports, photographic, and other hobby equipment.	X			
9. Interests in insurance policies. Name insurance company of each policy and itemize surrender or refund value of each.	X			
10. Annuities. Itemize and name each issuer.	X			

Sub-Total > **2,100.00**  
(Total of this page)

2 continuation sheets attached to the Schedule of Personal Property

In re Oceanside Mile LLC dba Seabonay Beach Resort

Case No. 2:13-bk-35286-BR

Debtor

**SCHEDULE B - PERSONAL PROPERTY**  
(Continuation Sheet)

Type of Property	N O N E	Description and Location of Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption
11. Interests in an education IRA as defined in 26 U.S.C. § 530(b)(1) or under a qualified State tuition plan as defined in 26 U.S.C. § 529(b)(1). Give particulars. (File separately the record(s) of any such interest(s). 11 U.S.C. § 521(c).)	X			
12. Interests in IRA, ERISA, Keogh, or other pension or profit sharing plans. Give particulars.	X			
13. Stock and interests in incorporated and unincorporated businesses. Itemize.	X			
14. Interests in partnerships or joint ventures. Itemize.	X			
15. Government and corporate bonds and other negotiable and nonnegotiable instruments.	X			
16. Accounts receivable.		<b>Accounts Receivable</b>	-	<b>Unknown</b>
17. Alimony, maintenance, support, and property settlements to which the debtor is or may be entitled. Give particulars.	X			
18. Other liquidated debts owed to debtor including tax refunds. Give particulars.	X			
19. Equitable or future interests, life estates, and rights or powers exercisable for the benefit of the debtor other than those listed in Schedule A - Real Property.	X			
20. Contingent and noncontingent interests in estate of a decedent, death benefit plan, life insurance policy, or trust.	X			
21. Other contingent and unliquidated claims of every nature, including tax refunds, counterclaims of the debtor, and rights to setoff claims. Give estimated value of each.	X			

Sub-Total > **0.00**  
(Total of this page)

Sheet 1 of 2 continuation sheets attached to the Schedule of Personal Property

In re Oceanside Mile LLC dba Seabonay Beach Resort

Case No. 2:13-bk-35286-BR

Debtor

**SCHEDULE B - PERSONAL PROPERTY**  
(Continuation Sheet)

Type of Property	N O N E	Description and Location of Property	Husband, Wife, Joint, or Community	Current Value of Debtor's Interest in Property, without Deducting any Secured Claim or Exemption
22. Patents, copyrights, and other intellectual property. Give particulars.	X			
23. Licenses, franchises, and other general intangibles. Give particulars.	X			
24. Customer lists or other compilations containing personally identifiable information (as defined in 11 U.S.C. § 101(41A)) provided to the debtor by individuals in connection with obtaining a product or service from the debtor primarily for personal, family, or household purposes.		<b>Customer Lists</b> <b>Location: 1159 Hillsboro Mill, Hillsboro Beach, FL 33062</b>	-	<b>Unknown</b>
25. Automobiles, trucks, trailers, and other vehicles and accessories.	X			
26. Boats, motors, and accessories.	X			
27. Aircraft and accessories.	X			
28. Office equipment, furnishings, and supplies.		<b>Hotel Furnishings and Equipment</b> <b>Location: 1159 Hillsboro Mile, Hillsboro Beach, FL 33062</b>	-	<b>100,000.00</b>
29. Machinery, fixtures, equipment, and supplies used in business.		<b>(Including Food Supplies)</b> <b>Location: 1159 Hillsboro Mile, Hillsboro Beach, FL 33062</b>	-	<b>25,000.00</b>
30. Inventory.		<b>Inventory</b> <b>Location: 1159 Hillsboro Mile, Hillsboro Beach, FL 33062</b>	-	<b>5,000.00</b>
31. Animals.	X			
32. Crops - growing or harvested. Give particulars.	X			
33. Farming equipment and implements.	X			
34. Farm supplies, chemicals, and feed.	X			
35. Other personal property of any kind not already listed. Itemize.		<b>Hotel Deposits</b> <b>Location: 1159 Hillsboro Mile, Hillsboro Beach, FL 33062</b>	-	<b>16,000.00</b>

Sub-Total > **146,000.00**  
(Total of this page)  
Total > **148,100.00**

Sheet 2 of 2 continuation sheets attached to the Schedule of Personal Property

(Report also on Summary of Schedules)

In re **Oceanside Mile LLC dba Seabonay Beach Resort**

Case No. **2:13-bk-35286-BR**

Debtor

**SCHEDULE D - CREDITORS HOLDING SECURED CLAIMS**

State the name, mailing address, including zip code, and last four digits of any account number of all entities holding claims secured by property of the debtor as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. List creditors holding all types of secured interests such as judgment liens, garnishments, statutory liens, mortgages, deeds of trust, and other security interests.

List creditors in alphabetical order to the extent practicable. If a minor child is a creditor, 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 and Fed. R. Bankr. P. 1007(m). If all secured creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor", include the entity on the appropriate schedule of creditors, and complete Schedule H - Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H", "W", "J", or "C" in the column labeled "Husband, Wife, Joint, or Community".

If the claim is contingent, place an "X" in the column labeled "Contingent". If the claim is unliquidated, place an "X" in the column labeled "Unliquidated". If the claim is disputed, place an "X" in the column labeled "Disputed". (You may need to place an "X" in more than one of these three columns.)

Total the columns labeled "Amount of Claim Without Deducting Value of Collateral" and "Unsecured Portion, if Any" in the boxes labeled "Total(s)" on the last sheet of the completed schedule. Report the total from the column labeled "Amount of Claim" also on the Summary of Schedules and, if the debtor is an individual with primarily consumer debts, report the total from the column labeled "Unsecured Portion" on the Statistical Summary of Certain Liabilities and Related Data.

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

CREDITOR'S NAME AND MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B T O R	Husband, Wife, Joint, or Community		C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM WITHOUT DEDUCTING VALUE OF COLLATERAL	UNSECURED PORTION, IF ANY
		H W J C	DATE CLAIM WAS INCURRED, NATURE OF LIEN, AND DESCRIPTION AND VALUE OF PROPERTY SUBJECT TO LIEN					
Account No. xxxxxx6711  First Citizens Bank PO Box 27131 Raleigh, NC 27611-7131			1159 Hillsboro Mile, Hillsboro Beach, Florida 33062				6,150,000.00	0.00
			Value \$ 13,000,000.00					
Account No.  Mayo Group 517 N Foothill Rd Beverly Hills, CA 90210			1159 Hillsboro Mile, Hillsboro Beach, Florida 33062				2,000,000.00	0.00
			Value \$ 13,000,000.00					
Account No.								
			Value \$					
Account No.								
			Value \$					
Subtotal (Total of this page)							8,150,000.00	0.00
Total (Report on Summary of Schedules)							8,150,000.00	0.00

0 continuation sheets attached

In re Oceanside Mile LLC dba Seabonay Beach Resort,

Case No. 2:13-bk-35286-BR

Debtor

## SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS

A complete list of claims entitled to priority, listed separately by type of priority, is to be set forth on the sheets provided. Only holders of unsecured claims entitled to priority should be listed in this schedule. In the boxes provided on the attached sheets, state the name, mailing address, including zip code, and last four digits of the account number, if any, of all entities holding priority claims against the debtor or the property of the debtor, as of the date of the filing of the petition. Use a separate continuation sheet for each type of priority and label each with the type of priority.

The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. If a minor child is a creditor, 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 and Fed. R. Bankr. P. 1007(m).

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H-Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Report the total of claims listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all claims listed on this Schedule E in the box labeled "Total" on the last sheet of the completed schedule. Report this total also on the Summary of Schedules.

Report the total of amounts entitled to priority listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all amounts entitled to priority listed on this Schedule E in the box labeled "Totals" on the last sheet of the completed schedule. Individual debtors with primarily consumer debts report this total also on the Statistical Summary of Certain Liabilities and Related Data.

Report the total of amounts not entitled to priority listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all amounts not entitled to priority listed on this Schedule E in the box labeled "Totals" on the last sheet of the completed schedule. Individual debtors with primarily consumer debts report this total also on the Statistical Summary of Certain Liabilities and Related Data.

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

**TYPES OF PRIORITY CLAIMS** (Check the appropriate box(es) below if claims in that category are listed on the attached sheets)

**Domestic support obligations**

Claims for domestic support that are owed to or recoverable by a spouse, former spouse, or child of the debtor, or the parent, legal guardian, or responsible relative of such a child, or a governmental unit to whom such a domestic support claim has been assigned to the extent provided in 11 U.S.C. § 507(a)(1).

**Extensions of credit in an involuntary case**

Claims arising in the ordinary course of the debtor's business or financial affairs after the commencement of the case but before the earlier of the appointment of a trustee or the order for relief. 11 U.S.C. § 507(a)(3).

**Wages, salaries, and commissions**

Wages, salaries, and commissions, including vacation, severance, and sick leave pay owing to employees and commissions owing to qualifying independent sales representatives up to \$12,475\* per person earned within 180 days immediately preceding the filing of the original petition, or the cessation of business, whichever occurred first, to the extent provided in 11 U.S.C. § 507(a)(4).

**Contributions to employee benefit plans**

Money owed to employee benefit plans for services rendered within 180 days immediately preceding the filing of the original petition, or the cessation of business, whichever occurred first, to the extent provided in 11 U.S.C. § 507(a)(5).

**Certain farmers and fishermen**

Claims of certain farmers and fishermen, up to \$6,150\* per farmer or fisherman, against the debtor, as provided in 11 U.S.C. § 507(a)(6).

**Deposits by individuals**

Claims of individuals up to \$2,775\* for deposits for the purchase, lease, or rental of property or services for personal, family, or household use, that were not delivered or provided. 11 U.S.C. § 507(a)(7).

**Taxes and certain other debts owed to governmental units**

Taxes, customs duties, and penalties owing to federal, state, and local governmental units as set forth in 11 U.S.C. § 507(a)(8).

**Commitments to maintain the capital of an insured depository institution**

Claims based on commitments to the FDIC, RTC, Director of the Office of Thrift Supervision, Comptroller of the Currency, or Board of Governors of the Federal Reserve System, or their predecessors or successors, to maintain the capital of an insured depository institution. 11 U.S.C. § 507(a)(9).

**Claims for death or personal injury while debtor was intoxicated**

Claims for death or personal injury resulting from the operation of a motor vehicle or vessel while the debtor was intoxicated from using alcohol, a drug, or another substance. 11 U.S.C. § 507(a)(10).

\* Amount subject to adjustment on 4/01/16, and every three years thereafter with respect to cases commenced on or after the date of adjustment.

In re Oceanside Mile LLC dba Seabonay Beach Resort  
Debtor

Case No. 2:13-bk-35286-BR

**SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS**  
(Continuation Sheet)

**Taxes and Certain Other Debts  
Owed to Governmental Units**

TYPE OF PRIORITY

CREDITOR'S NAME, AND MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions.)	C O D E B O R R	H W J C	Husband, Wife, Joint, or Community	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM	AMOUNT NOT ENTITLED TO PRIORITY, IF ANY		
								AMOUNT ENTITLED TO PRIORITY		
Account No. <b>xxx0055</b>										
<b>Broward Co Board of Co Commissioner 115 S Andrews Ave Room 119A Fort Lauderdale, FL 33301</b>		-				X		<b>75,000.00</b>		
							<b>75,000.00</b>		<b>0.00</b>	
Account No.										
<b>Broward County Code Enforcement 1 North University Dr Box 302 Plantation, FL 33324</b>		-				X		<b>10,000.00</b>		
							<b>10,000.00</b>		<b>0.00</b>	
Account No.										
<b>IRS Ogden, UT 84201-0039</b>		-				X		<b>4,680.00</b>		
							<b>4,680.00</b>		<b>0.00</b>	
Account No.										
Account No.										
Subtotal (Total of this page)							<b>89,680.00</b>		<b>89,680.00</b>	<b>0.00</b>
Total (Report on Summary of Schedules)							<b>89,680.00</b>		<b>89,680.00</b>	<b>0.00</b>

Sheet 1 of 1 continuation sheets attached to  
Schedule of Creditors Holding Unsecured Priority Claims

In re **Oceanside Mile LLC dba Seabonay Beach Resort**

Case No. **2:13-bk-35286-BR**

Debtor

### SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS

State the name, mailing address, including zip code, and last four digits of any account number, of all entities holding unsecured claims without priority against the debtor or the property of the debtor, as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. If a minor child is a creditor, 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 and Fed. R. Bankr. P. 1007(m). Do not include claims listed in Schedules D and E. If all creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Code Debtor," include the entity on the appropriate schedule of creditors, and complete Schedule H - Code Debtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community."

If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Report the total of all claims listed on this schedule in the box labeled "Total" on the last sheet of the completed schedule. Report this total also on the Summary of Schedules and, if the debtor is an individual with primarily consumer debts, report this total also on the Statistical Summary of Certain Liabilities and Related Data.

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

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E D E B T O R	Husband, Wife, Joint, or Community	C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM
		H W J C				
Account No.  <b>AFS1 LLC</b> <b>4818 Satsuma Ave</b> <b>North Hollywood, CA 91601</b>		<b>Loan</b>				<b>37,000.00</b>
Account No.  <b>AMC Liquidators</b> <b>3705 W Commercial Blvd</b> <b>Fort Lauderdale, FL 33309</b>		<b>Trade</b>				<b>1,000.00</b>
Account No.  <b>Art Connection</b> <b>Ofer Sadik</b> <b>2860 Center Port Cir</b> <b>Pompano Beach, FL 33064</b>		<b>Trade</b>				<b>15,000.00</b>
Account No.  <b>CCTVGUY INC</b> <b>Boaz Vaknin</b> <b>5363 SW 33rd Ave</b> <b>Fort Lauderdale, FL 33312</b>		<b>Trade</b>				<b>2,500.00</b>
Subtotal (Total of this page)						<b>55,500.00</b>

2 continuation sheets attached



In re Oceanside Mile LLC dba Seabonay Beach Resort

Case No. 2:13-bk-35286-BR

Debtor

**SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS**  
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B O R R	Husband, Wife, Joint, or Community		C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM
		H W J C	DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE.				
Account No.  David Neblett 250 S Bayshore Dr Ste 11 Miami, FL 33133	-		Professional Fees				10,000.00
Account No.  Dry Masters Specialist LLC 2838 N State Rd 7 Hollywood, FL 33021	-		Trade				22,000.00
Account No.  Hospitality Staffing Solutions 100 Glenridge Point Parkway Ste 400 Atlanta, GA 30342	-		Trade			X	4,500.00
Account No.  Kaufman Rossin & Co 2699 S Bayshore Dr Miami, FL 33133	-		Accountant				2,617.00
Account No.  Kodsi Law Firm PA Paul D Gottfried Esq 1855 Griffin Rd Suite A-370 Dania Beach, FL 33004	-		Professional Fees				2,000.00
Subtotal (Total of this page)							41,117.00

Sheet no. 1 of 2 sheets attached to Schedule of  
Creditors Holding Unsecured Nonpriority Claims

In re Oceanside Mile LLC dba Seabonay Beach Resort

Case No. 2:13-bk-35286-BR

Debtor

**SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS**  
(Continuation Sheet)

CREDITOR'S NAME, MAILING ADDRESS, INCLUDING ZIP CODE, AND ACCOUNT NUMBER (See instructions above.)	C O D E B O R C O D E	Husband, Wife, Joint, or Community		C O N T I N G E N T	U N L I Q U I D A T E D	D I S P U T E D	AMOUNT OF CLAIM
		H W J C					
Account No.  Moffa Gainor & Sutton PA 100 SE Third Ave Fort Lauderdale, FL 33394							4,000.00
Account No.  Ofer Manor Laundry Service 1083 NW 124th Terrace Sunrise, FL 33323							12,000.00
Account No.  Zevuloni & Associates 10130 NW 47th St Sunrise, FL 33351							15,000.00
Account No.							
Account No.							
Subtotal (Total of this page)							31,000.00
Total (Report on Summary of Schedules)							127,617.00

Sheet no. 2 of 2 sheets attached to Schedule of  
Creditors Holding Unsecured Nonpriority Claims

In re Oceanside Mile LLC dba Seabonay Beach Resort

Case No. 2:13-bk-35286-BR

Debtor

### SCHEDULE G - EXECUTORY CONTRACTS AND UNEXPIRED LEASES

Describe all executory contracts of any nature and all unexpired leases of real or personal property. Include any timeshare interests. State nature of debtor's interest in contract, i.e., "Purchaser", "Agent", etc. State whether debtor is the lessor or lessee of a lease. Provide the names and complete mailing addresses of all other parties to each lease or contract described. If a minor child is a party to one of the leases or contracts, 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 and Fed. R. Bankr. P. 1007(m).

Check this box if debtor has no executory contracts or unexpired leases.

Name and Mailing Address, Including Zip Code, of Other Parties to Lease or Contract	Description of Contract or Lease and Nature of Debtor's Interest. State whether lease is for nonresidential real property. State contract number of any government contract.
<b>Agoda Company Pte Ltd</b> 20 Cecil Street Equity Plaza #14-01 Singapore 049705	<b>International Internet Advertising for Hotel</b>
<b>Hotels.com, LP</b> 10440 North Central Expressway Suite 400 Dallas, TX 75231	<b>Internet Advertising for Hotel</b>
<b>Lando Resorts</b> 5405 Diplomat Circle #106 Orlando, FL 32810	<b>Hotel Advertising (Travel Agent)</b>
<b>Lexyl Travel Technologies LLC</b> 777 S Flagler Dr Ste 800 West Palm Beach, FL 33401	<b>Internet Group Advertising for Hotel</b>
<b>The Official Interstate Guide</b> 1239 East Ridge Road Sevierville, TN 37862	<b>Advertising (Publication) for Hotel</b>
<b>Travel Media Group</b> 901 N Lake Destiny Dr Suite 375 Maitland, FL 32751	<b>Advertising (Publication) for Hotel</b>
<b>Travelscape, LLC dba Expedia Travel</b> 10190 Covington Cross Dr Las Vegas, NV 89144	<b>Internet Advertising for Hotel</b>
<b>VacationSpot S.L.</b> (Ed Nortysur) 113, 38003 Sta Cruz de Terierife SPAIN	<b>Internet Advertising for Hotel</b>

In re Oceanside Mile LLC dba Seabonay Beach Resort,  
Debtor

Case No. 2:13-bk-35286-BR

**SCHEDULE H - CODEBTORS**

Provide the information requested concerning any person or entity, other than a spouse in a joint case, that is also liable on any debts listed by debtor in the schedules of creditors. Include all guarantors and co-signers. If the debtor resides or resided in a community property state, commonwealth, or territory (including Alaska, Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Puerto Rico, Texas, Washington, or Wisconsin) within the eight year period immediately preceding the commencement of the case, identify the name of the debtor's spouse and of any former spouse who resides or resided with the debtor in the community property state, commonwealth, or territory. Include all names used by the nondebtor spouse during the eight years immediately preceding the commencement of this case. If a minor child is a codebtor or a creditor, 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 and Fed. R. Bankr. P. 1007(m).

Check this box if debtor has no codebtors.

NAME AND ADDRESS OF CODEBTOR	NAME AND ADDRESS OF CREDITOR
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0 continuation sheets attached to Schedule of Codebtors

**United States Bankruptcy Court  
Central District of California**

In re Oceanside Mile LLC dba Seabonay Beach Resort  
Debtor(s)

Case No. 2:13-bk-35286-BR  
Chapter 11

**DECLARATION CONCERNING DEBTOR'S SCHEDULES**

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, ~~the~~ Arturo Rubinstein, ~~is~~ <sup>the</sup> ~~managing member of the corporation named~~ <sup>of Fab Rock, LLC, the Managing Member of the</sup> as debtor in this case, declare under penalty of perjury that I have read the foregoing summary and schedules, consisting of 14 sheets, and that they are true and correct to the best of my knowledge, information, and belief.

Date November 12, 2013

Signature /s/ Fab Rock Investments, its managing member  
Fab Rock Investments, its managing member  
Arturo Rubinstein, its 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.*

**United States Bankruptcy Court  
Central District of California**

In re Oceanside Mile LLC dba Seabonay Beach Resort

Debtor(s)

Case No. 2:13-bk-35286-BR

Chapter 11

**STATEMENT OF FINANCIAL AFFAIRS**

This statement is to be completed by every debtor. Spouses filing a joint petition may file a single statement on which the information for both spouses is combined. If the case is filed under chapter 12 or chapter 13, a married debtor must furnish information for both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed. An individual debtor engaged in business as a sole proprietor, partner, family farmer, or self-employed professional, should provide the information requested on this statement concerning all such activities as well as the individual's personal affairs. To indicate payments, transfers and the like to minor children, 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).

Questions 1 - 18 are to be completed by all debtors. Debtors that are or have been in business, as defined below, also must complete Questions 19 - 25. **If the answer to an applicable question is "None," mark the box labeled "None."** If additional space is needed for the answer to any question, use and attach a separate sheet properly identified with the case name, case number (if known), and the number of the question.

*DEFINITIONS*

*"In business."* A debtor is "in business" for the purpose of this form if the debtor is a corporation or partnership. An individual debtor is "in business" for the purpose of this form if the debtor is or has been, within six years immediately preceding the filing of this bankruptcy case, any of the following: an officer, director, managing executive, or owner of 5 percent or more of the voting or equity securities of a corporation; a partner, other than a limited partner, of a partnership; a sole proprietor or self-employed full-time or part-time. An individual debtor also may be "in business" for the purpose of this form if the debtor engages in a trade, business, or other activity, other than as an employee, to supplement income from the debtor's primary employment.

*"Insider."* The term "insider" includes but is not limited to: relatives of the debtor; general partners of the debtor and their relatives; corporations of which the debtor is an officer, director, or person in control; officers, directors, and any persons in control of a corporate debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(2), (31).

**1. Income from employment or operation of business**

None  State the gross amount of income the debtor has received from employment, trade, or profession, or from operation of the debtor's business, including part-time activities either as an employee or in independent trade or business, from the beginning of this calendar year to the date this case was commenced. State also the gross amounts received during the **two years** immediately preceding this calendar year. (A debtor that maintains, or has maintained, financial records on the basis of a fiscal rather than a calendar year may report fiscal year income. Identify the beginning and ending dates of the debtor's fiscal year.) If a joint petition is filed, state income for each spouse separately. (Married debtors filing under chapter 12 or chapter 13 must state income of both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

AMOUNT	SOURCE
<b>\$861,936.00</b>	<b>2011 Tax Returns</b>
<b>\$1,205,358.00</b>	<b>2012 Tax Returns</b>

**2. Income other than from employment or operation of business**

None  State the amount of income received by the debtor other than from employment, trade, profession, or operation of the debtor's business during the **two years** immediately preceding the commencement of this case. Give particulars. If a joint petition is filed, state income for each spouse separately. (Married debtors filing under chapter 12 or chapter 13 must state income for each spouse whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

AMOUNT	SOURCE
--------	--------

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**3. Payments to creditors**

None  **Complete a. or b., as appropriate, and c.**

a. *Individual or joint debtor(s) with primarily consumer debts:* List all payments on loans, installment purchases of goods or services, and other debts to any creditor made within **90 days** immediately preceding the commencement of this case unless the aggregate value of all property that constitutes or is affected by such transfer is less than \$600. Indicate with an asterisk (\*) any payments that were made to a creditor on account of a domestic support obligation or as part of an alternative repayment schedule under a plan by an approved nonprofit budgeting and credit counseling agency. (Married debtors filing under chapter 12 or chapter 13 must include payments by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CREDITOR	DATES OF PAYMENTS	AMOUNT PAID	AMOUNT STILL OWING
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None  b. *Debtor whose debts are not primarily consumer debts:* List each payment or other transfer to any creditor made within **90 days** immediately preceding the commencement of the case unless the aggregate value of all property that constitutes or is affected by such transfer is less than \$6,225\*. If the debtor is an individual, indicate with an asterisk (\*) any payments that were made to a creditor on account of a domestic support obligation or as part of an alternative repayment schedule under a plan by an approved nonprofit budgeting and credit counseling agency. (Married debtors filing under chapter 12 or chapter 13 must include payments and other transfers by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CREDITOR	DATES OF PAYMENTS/ TRANSFERS	AMOUNT PAID OR VALUE OF TRANSFERS	AMOUNT STILL OWING
<b>Please see attached Exhibit A</b>		<b>\$0.00</b>	<b>\$0.00</b>

None  c. *All debtors:* List all payments made within **one year** immediately preceding the commencement of this case to or for the benefit of creditors who are or were insiders. (Married debtors filing under chapter 12 or chapter 13 must include payments by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CREDITOR AND RELATIONSHIP TO DEBTOR	DATE OF PAYMENT	AMOUNT PAID	AMOUNT STILL OWING
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**4. Suits and administrative proceedings, executions, garnishments and attachments**

None  a. List all suits and administrative proceedings to which the debtor is or was a party within **one year** immediately preceding the filing of this bankruptcy case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

CAPTION OF SUIT AND CASE NUMBER	NATURE OF PROCEEDING	COURT OR AGENCY AND LOCATION	STATUS OR DISPOSITION
------------------------------------	-------------------------	---------------------------------	--------------------------

None  b. Describe all property that has been attached, garnished or seized under any legal or equitable process within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF PERSON FOR WHOSE BENEFIT PROPERTY WAS SEIZED	DATE OF SEIZURE	DESCRIPTION AND VALUE OF PROPERTY
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\* Amount subject to adjustment on 4/01/16, and every three years thereafter with respect to cases commenced on or after the date of adjustment.

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**5. Repossessions, foreclosures and returns**

None  List all property that has been repossessed by a creditor, sold at a foreclosure sale, transferred through a deed in lieu of foreclosure or returned to the seller, within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CREDITOR OR SELLER	DATE OF REPOSSESSION, FORECLOSURE SALE, TRANSFER OR RETURN	DESCRIPTION AND VALUE OF PROPERTY
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**6. Assignments and receiverships**

None  a. Describe any assignment of property for the benefit of creditors made within **120 days** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include any assignment by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF ASSIGNEE	DATE OF ASSIGNMENT	TERMS OF ASSIGNMENT OR SETTLEMENT
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None  b. List all property which has been in the hands of a custodian, receiver, or court-appointed official within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CUSTODIAN	NAME AND LOCATION OF COURT CASE TITLE & NUMBER	DATE OF ORDER	DESCRIPTION AND VALUE OF PROPERTY
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**7. Gifts**

None  List all gifts or charitable contributions made within **one year** immediately preceding the commencement of this case except ordinary and usual gifts to family members aggregating less than \$200 in value per individual family member and charitable contributions aggregating less than \$100 per recipient. (Married debtors filing under chapter 12 or chapter 13 must include gifts or contributions by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF PERSON OR ORGANIZATION	RELATIONSHIP TO DEBTOR, IF ANY	DATE OF GIFT	DESCRIPTION AND VALUE OF GIFT
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**8. Losses**

None  List all losses from fire, theft, other casualty or gambling within **one year** immediately preceding the commencement of this case **or since the commencement of this case**. (Married debtors filing under chapter 12 or chapter 13 must include losses by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

DESCRIPTION AND VALUE OF PROPERTY	DESCRIPTION OF CIRCUMSTANCES AND, IF LOSS WAS COVERED IN WHOLE OR IN PART BY INSURANCE, GIVE PARTICULARS	DATE OF LOSS
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**9. Payments related to debt counseling or bankruptcy**

None  List all payments made or property transferred by or on behalf of the debtor to any persons, including attorneys, for consultation concerning debt consolidation, relief under the bankruptcy law or preparation of the petition in bankruptcy within **one year** immediately preceding the commencement of this case.

NAME AND ADDRESS OF PAYEE	DATE OF PAYMENT, NAME OF PAYER IF OTHER THAN DEBTOR	AMOUNT OF MONEY OR DESCRIPTION AND VALUE OF PROPERTY
Creim Macias Koenig & Frey LLP 633 W. Fifth Street, 51st Floor Los Angeles, CA 90071		\$37,000.00



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**10. Other transfers**

- None  a. List all other property, other than property transferred in the ordinary course of the business or financial affairs of the debtor, transferred either absolutely or as security within **two years** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include transfers by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF TRANSFEREE, RELATIONSHIP TO DEBTOR	DATE	DESCRIBE PROPERTY TRANSFERRED AND VALUE RECEIVED
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- None  b. List all property transferred by the debtor within **ten years** immediately preceding the commencement of this case to a self-settled trust or similar device of which the debtor is a beneficiary.

NAME OF TRUST OR OTHER DEVICE	DATE(S) OF TRANSFER(S)	AMOUNT OF MONEY OR DESCRIPTION AND VALUE OF PROPERTY OR DEBTOR'S INTEREST IN PROPERTY
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**11. Closed financial accounts**

- None  List all financial accounts and instruments held in the name of the debtor or for the benefit of the debtor which were closed, sold, or otherwise transferred within **one year** immediately preceding the commencement of this case. Include checking, savings, or other financial accounts, certificates of deposit, or other instruments; shares and share accounts held in banks, credit unions, pension funds, cooperatives, associations, brokerage houses and other financial institutions. (Married debtors filing under chapter 12 or chapter 13 must include information concerning accounts or instruments held by or for either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF INSTITUTION	TYPE OF ACCOUNT, LAST FOUR DIGITS OF ACCOUNT NUMBER, AND AMOUNT OF FINAL BALANCE	AMOUNT AND DATE OF SALE OR CLOSING
---------------------------------	--	---------------------------------------

**12. Safe deposit boxes**

- None  List each safe deposit or other box or depository in which the debtor has or had securities, cash, or other valuables within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include boxes or depositories of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF BANK OR OTHER DEPOSITORY	NAMES AND ADDRESSES OF THOSE WITH ACCESS TO BOX OR DEPOSITORY	DESCRIPTION OF CONTENTS	DATE OF TRANSFER OR SURRENDER, IF ANY
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**13. Setoffs**

- None  List all setoffs made by any creditor, including a bank, against a debt or deposit of the debtor within **90 days** preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

NAME AND ADDRESS OF CREDITOR	DATE OF SETOFF	AMOUNT OF SETOFF
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**14. Property held for another person**

- None  List all property owned by another person that the debtor holds or controls.

NAME AND ADDRESS OF OWNER	DESCRIPTION AND VALUE OF PROPERTY	LOCATION OF PROPERTY
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**15. Prior address of debtor**

None  If the debtor has moved within **three years** immediately preceding the commencement of this case, list all premises which the debtor occupied during that period and vacated prior to the commencement of this case. If a joint petition is filed, report also any separate address of either spouse.

ADDRESS	NAME USED	DATES OF OCCUPANCY
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**16. Spouses and Former Spouses**

None  If the debtor resides or resided in a community property state, commonwealth, or territory (including Alaska, Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Puerto Rico, Texas, Washington, or Wisconsin) within **eight years** immediately preceding the commencement of the case, identify the name of the debtor's spouse and of any former spouse who resides or resided with the debtor in the community property state.

NAME

**17. Environmental Information.**

For the purpose of this question, the following definitions apply:

"Environmental Law" means any federal, state, or local statute or regulation regulating pollution, contamination, releases of hazardous or toxic substances, wastes or material into the air, land, soil, surface water, groundwater, or other medium, including, but not limited to, statutes or regulations regulating the cleanup of these substances, wastes, or material.

"Site" means any location, facility, or property as defined under any Environmental Law, whether or not presently or formerly owned or operated by the debtor, including, but not limited to, disposal sites.

"Hazardous Material" means anything defined as a hazardous waste, hazardous substance, toxic substance, hazardous material, pollutant, or contaminant or similar term under an Environmental Law

None  a. List the name and address of every site for which the debtor has received notice in writing by a governmental unit that it may be liable or potentially liable under or in violation of an Environmental Law. Indicate the governmental unit, the date of the notice, and, if known, the Environmental Law:

SITE NAME AND ADDRESS	NAME AND ADDRESS OF GOVERNMENTAL UNIT	DATE OF NOTICE	ENVIRONMENTAL LAW
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None  b. List the name and address of every site for which the debtor provided notice to a governmental unit of a release of Hazardous Material. Indicate the governmental unit to which the notice was sent and the date of the notice.

SITE NAME AND ADDRESS	NAME AND ADDRESS OF GOVERNMENTAL UNIT	DATE OF NOTICE	ENVIRONMENTAL LAW
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None  c. List all judicial or administrative proceedings, including settlements or orders, under any Environmental Law with respect to which the debtor is or was a party. Indicate the name and address of the governmental unit that is or was a party to the proceeding, and the docket number.

NAME AND ADDRESS OF GOVERNMENTAL UNIT	DOCKET NUMBER	STATUS OR DISPOSITION
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**18. Nature, location and name of business**

None

a. *If the debtor is an individual*, list the names, addresses, taxpayer identification numbers, nature of the businesses, and beginning and ending dates of all businesses in which the debtor was an officer, director, partner, or managing executive of a corporation, partner in a partnership, sole proprietor, or was self-employed in a trade, profession, or other activity either full- or part-time within **six years** immediately preceding the commencement of this case, or in which the debtor owned 5 percent or more of the voting or equity securities within **six years** immediately preceding the commencement of this case.

*If the debtor is a partnership*, list the names, addresses, taxpayer identification numbers, nature of the businesses, and beginning and ending dates of all businesses in which the debtor was a partner or owned 5 percent or more of the voting or equity securities, within **six years** immediately preceding the commencement of this case.

*If the debtor is a corporation*, list the names, addresses, taxpayer identification numbers, nature of the businesses, and beginning and ending dates of all businesses in which the debtor was a partner or owned 5 percent or more of the voting or equity securities within **six years** immediately preceding the commencement of this case.

NAME	LAST FOUR DIGITS OF SOCIAL-SECURITY OR OTHER INDIVIDUAL TAXPAYER-I.D. NO. (ITIN)/ COMPLETE EIN	ADDRESS	NATURE OF BUSINESS	BEGINNING AND ENDING DATES
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None

b. Identify any business listed in response to subdivision a., above, that is "single asset real estate" as defined in 11 U.S.C. § 101.

NAME	ADDRESS
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The following questions are to be completed by every debtor that is a corporation or partnership and by any individual debtor who is or has been, within **six years** immediately preceding the commencement of this case, any of the following: an officer, director, managing executive, or owner of more than 5 percent of the voting or equity securities of a corporation; a partner, other than a limited partner, of a partnership, a sole proprietor, or self-employed in a trade, profession, or other activity, either full- or part-time.

*(An individual or joint debtor should complete this portion of the statement only if the debtor is or has been in business, as defined above, within six years immediately preceding the commencement of this case. A debtor who has not been in business within those six years should go directly to the signature page.)*

**19. Books, records and financial statements**

None

a. List all bookkeepers and accountants who within **two years** immediately preceding the filing of this bankruptcy case kept or supervised the keeping of books of account and records of the debtor.

NAME AND ADDRESS	DATES SERVICES RENDERED
Sharona Yehuda Oceanside Mile LLC 1546 E. 14th Street Los Angeles, CA 90021	2007 to present

None

b. List all firms or individuals who within the **two years** immediately preceding the filing of this bankruptcy case have audited the books of account and records, or prepared a financial statement of the debtor.

NAME	ADDRESS	DATES SERVICES RENDERED
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None

c. List all firms or individuals who at the time of the commencement of this case were in possession of the books of account and records of the debtor. If any of the books of account and records are not available, explain.

NAME	ADDRESS
Sharona Yehuda	Oceanside Mile LLC 1546 E. 14th Street Los Angeles, CA 90021

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- None  d. List all financial institutions, creditors and other parties, including mercantile and trade agencies, to whom a financial statement was issued by the debtor within **two years** immediately preceding the commencement of this case.

NAME AND ADDRESS

DATE ISSUED

**20. Inventories**

- None  a. List the dates of the last two inventories taken of your property, the name of the person who supervised the taking of each inventory, and the dollar amount and basis of each inventory.

DATE OF INVENTORY

INVENTORY SUPERVISOR

DOLLAR AMOUNT OF INVENTORY  
(Specify cost, market or other basis)

- None  b. List the name and address of the person having possession of the records of each of the inventories reported in a., above.

DATE OF INVENTORY

NAME AND ADDRESSES OF CUSTODIAN OF INVENTORY  
RECORDS

**21. Current Partners, Officers, Directors and Shareholders**

- None  a. If the debtor is a partnership, list the nature and percentage of partnership interest of each member of the partnership.

NAME AND ADDRESS

NATURE OF INTEREST

PERCENTAGE OF INTEREST

**Debtor is an LLC, the interests are held by the following entities:**

**Fab Rock 50 %**  
**Mayo Group 33 %**  
**Bridge to the Future LLC 8.25 %**  
**Orit Marmon 8.25 %**

- None  b. If the debtor is a corporation, list all officers and directors of the corporation, and each stockholder who directly or indirectly owns, controls, or holds 5 percent or more of the voting or equity securities of the corporation.

NAME AND ADDRESS

TITLE

NATURE AND PERCENTAGE  
OF STOCK OWNERSHIP

**22. Former partners, officers, directors and shareholders**

- None  a. If the debtor is a partnership, list each member who withdrew from the partnership within **one year** immediately preceding the commencement of this case.

NAME

ADDRESS

DATE OF WITHDRAWAL

- None  b. If the debtor is a corporation, list all officers, or directors whose relationship with the corporation terminated within **one year** immediately preceding the commencement of this case.

NAME AND ADDRESS

TITLE

DATE OF TERMINATION

**23. Withdrawals from a partnership or distributions by a corporation**

- None  If the debtor is a partnership or corporation, list all withdrawals or distributions credited or given to an insider, including compensation in any form, bonuses, loans, stock redemptions, options exercised and any other perquisite during **one year** immediately preceding the commencement of this case.

NAME & ADDRESS  
OF RECIPIENT,  
RELATIONSHIP TO DEBTOR

DATE AND PURPOSE  
OF WITHDRAWAL

AMOUNT OF MONEY  
OR DESCRIPTION AND  
VALUE OF PROPERTY

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**24. Tax Consolidation Group.**

None  If the debtor is a corporation, list the name and federal taxpayer identification number of the parent corporation of any consolidated group for tax purposes of which the debtor has been a member at any time within **six years** immediately preceding the commencement of the case.

NAME OF PARENT CORPORATION

TAXPAYER IDENTIFICATION NUMBER (EIN)

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**25. Pension Funds.**

None  If the debtor is not an individual, list the name and federal taxpayer-identification number of any pension fund to which the debtor, as an employer, has been responsible for contributing at any time within **six years** immediately preceding the commencement of the case.

NAME OF PENSION FUND

TAXPAYER IDENTIFICATION NUMBER (EIN)

\*\*\*\*\*

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

I declare under penalty of perjury that I have read the answers contained in the foregoing statement of financial affairs and any attachments thereto and that they are true and correct to the best of my knowledge, information and belief.

Date November 12, 2013

Signature /s/ Fab Rock Investments, its managing member  
Fab Rock Investments, its managing member  
Arturo Rubinstein, its managing member

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

*Penalty for making a false statement: Fine of up to \$500,000 or imprisonment for up to 5 years, or both. 18 U.S.C. §§ 152 and 3571*

**EXHIBIT "A"**

List of Payments within 90 days of f  
July 19, 2013 thru October 17, 2013

<u>Name and Address of Creditor</u>	<u>Date of payments</u>	<u>Amount Paid</u>
<b>Atlantic Coast Elevator</b> 3907 N. Federal Hwy #220 Pompano Beach FL 33064	8/8/2013, 8/14/2013 9/11/2013	\$300.00, \$300.00 \$300.00
<b>Amerigas</b> 2700 SW 2nd Ave. Ft.Lauderdale FL 33315	8/28/2013, 10/7/2013	\$1151.16, \$580.48
<b>Apartment Guide</b> 3585 Engineering Drive Norcross GA 30092	7/23/2013, 8/28/2013	\$399.00, \$798.00
<b>Atech</b> 1945 West Copans Rd Pompano Beach FL 33064	10/14/2013	\$127.20
<b>Casacade Financial (refinance costs)</b> 1900 NE 3rd St #106 Bend Oregon 97701	7/19/2013	\$795.00
<b>Summit Financial (refinance costs)</b> 10421 S. Jordan Gateway #600 S. Jordan, Utah 84095	9/18/2013, 9/26/2013	\$35,000.00, \$6,000.00
<b>Bentax (accountant)</b> 11022 Santa Monica Blvd 3310 Los angeles, Ca 90025	10/11/2013	\$1,250.00
<b>Booking.com BV</b> 5295 Paysphere Circle Chicago IL 60674	9/9/2013, 10/11/2013	\$323.60, \$22.35
<b>Broward County Tax Collector</b> 115 S. Andrews Ave. Room 119A Fort Lauderdale FL 33301	7/19/2013, 8/19/2013 9/20/2013, 10/17/2013	\$2,423.61, \$2,742.21 \$2,829.39, \$1,111.95
<b>Brothers fire Protection</b> 3781 NE 11 Ave. Pompano Beach FL 33064	9/11/2013	\$650.00
<b>Comcast</b> 141 NW 16th St. Pompano Beach, FL 33064	8/8/2013, 9/11/2013	\$200.50, \$200.50
<b>Century Link</b> 6000 Parkwood Place Dublin OH 43016	8/8/2013, 9/11/2013 10/14/2013	\$31.20, \$18.10 \$46.92
<b>HD Supply</b> PO Box 509058 San Diego, CA 92150	7/19/2013, 8/8/2013 8/20/2013, 8/28/2013 9/11/2013, 10/9/2013 10/14/2013	\$559.2, \$371.34 \$333.72, \$760.24 \$131.36, \$257.36 \$343.44
<b>Ecolab</b> PO Box 100512 Pasadena Ca 91189	8/8/2013	\$89.11
<b>First Citizens Bank (mortgage)</b>	7/30/2013, 8/28/2013	\$26,906.25, \$27,803.13

PO Box 27131 Raleigh NC 27611	9/30/2013	\$27,803.12
<b>Florida Department of Revenue</b> 5050 W. Tennessee St. Tallahassee FL 32399	7/20/2013, 8/20/2013 9/20/2013, 10/17/2013	\$3,249.99, \$3,701.11 \$3,849.39, \$1,505.51
<b>Chase Visa (material)</b>	7/25/2013	\$724.30
<b>AMEX (material)</b> <b>AMEX (office)</b>	9/2/2013, 10/2/2013 9/2/2013	\$131.32, \$750.67 \$760.07
<b>AT &amp; T</b> PO Box 105262 Atlanta GA 105262	7/19/2013, 7/29/2013 8/6/2013, 8/20/2013 10/7/2013	\$189.38, \$691.80 \$706.80, \$174.01 \$686.91
<b>Expedia Inc.</b> 333 108th Ave. NE Bellevue, WA 98004	9/30/2013	\$54.64
<b>David Elimelakh,IT Services (computer)</b> 5328 NE 6th Ave #E13 Oakland Park FL 33334	8/28/2013	\$275.00
<b>Juan Manucado (maintenance)</b> 1159 Hillsboro Mile Hillsboro Beach Fl 33062	7/25/2013, 8/9/2013 8/22/2013, 9/5/2013 9/21,2013, 10/2/2013 10/16/2013	\$1,288.00, \$1,408.00 \$1,616.00, \$1,392.00 \$1,264.00, \$1,132.00 \$1,248.00
<b>Direct TV</b> PO Box 5392 Miami FL 33152	8/8/2013, 8/28/2013 10/14/2013	\$412.14, \$412.14 \$417.14
<b>Better Business Bureau</b> 4411 Beacon Circle Suite 4 West Palm Beach, FL 33407	7/19/2013, 8/22/2013 9/27/2013	\$150.00, \$150.00 \$150.00
<b>Home Depot</b> PO Box 183175 Columbus OH 43218	8/14/2013, 10/14/2013	\$400.00, \$400.00
<b>Coral Pool Service</b> 627 NE 10th Ave. Boynton Beach, FL 33435	8/30/2013	250.00
<b>Florida Power and Light</b>	7/23/2013, 9/26/2013 9/26/2013, 9/30/2013	\$129.22, \$120.11 \$156.31, \$3,509.82
<b>Florida Power and Light</b>	7/26/2013,8/14/2013 8/19/2013, 8/23/2013 8/27/2013, 9/17/2013	\$2999.99, \$2,421.52 \$20.54, \$168.43 3333.76, \$2,622.99
<b>Florida Power and Light</b>	10/16/2013	\$1,911.62
<b>Premium Assignment (Insurance)</b> 3522 Thomasville Rd. #400 Tallahassee FL 32309	7/30/2013, 8/20/2013 9/4/2013, 10/4/2013 10/14/2013	\$6251.76, \$3,005.95 \$6251.76, \$3,005.95 \$ 6,251.76
<b>The official Interstae Guide</b> PO Box 4580 Sevierville TN 37864	8/28/2013, 10/14/2013	\$175.00, \$175.00



<b>Toros Lawn Service</b> 101 NE 27th St. Pompano Beach FL 33064	8/8/2013, 9/11/2013 7/19/2013	\$250.00, \$250.00 250.00
<b>Town of Hillsboro Beach-</b> 1210 Hillsboro Mile Hillsboro Beach	9/16/2013, 8/8/2013	\$1373.64, \$1,170.78
<b>Acondaire Air-</b> 6574 N.State Rd #7 Coconut Creek	7/19/2013, 9/16/2013 7/26/2013, 9/11/2013 10/4/2013	\$150.00, \$233.00 \$425.00, \$525.00 \$800.00
<b>US Foods</b> PO Box 281838 Atlanta GA 30384	7/19/2013, 9/16/2013 7/30/2013, 8/6/2013 8/20/2013, 8/28/2013 8/30/2013, 9/11/2013 9/16/2013, 9/26/2013 10/14/2013	\$288.72, \$54.84 \$274.52, \$354.67 \$345.84, \$351.04 \$472.60, \$396.26 \$54.84, \$294.08 \$372.56
<b>Orkin pest Control</b> 3375 SW 3rd Ave Fort lauderdale FL 33315	8/28/2013	\$250.66
<b>Dahlia Depaz (Market Manager)</b> 7353 Wish Ave Van Nuys CA 91406	7/26/2013, 7/29/2013 8/9/2013, 8/23/2013 9/6/2013, 9/20/2013 10/4/2013, 10/16/2013	\$889.00, \$105.00 \$1120.00, \$1,020.00 \$960.00, \$982.50 \$1020.00, \$1,020.00
<b>State Farm Insurance (auto insurance)</b> 15650 Devonshire St. #101 Granada Hills CA 91344	7/29/2013, 8/1/2013 9/16/2013, 10/14/2013	\$42.23, \$91.78 \$67.00, \$67.00
<b>Travel Media Group</b> PO Box 3828 Norfolk VA 23514	8/8/2013	\$1,208.00
<b>WWS</b> PO Box 669300 Pompano Beach FL 33064	8/8/2013, 8/15/2013 10/7/2013	\$1063.76, \$1,300.43 \$1,252.22
<b>Waste Services of Florida</b> 3101 NW 16th Terrace Pompano Beach FL 33064	8/15/2013, 9/16/2013	\$28.50, \$28.50

Form B203 - Disclosure of Compensation of Attorney for Debtor - (1/88)

1998 USBC, Central District of California

<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</b>	
In re  <b>Oceanside Mile LLC dba Seabonay Beach Resort</b>  Debtor.	Case No.: <b>2:13-bk-35286-BR</b>  <div style="text-align: center;"><b>DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR</b></div>

1. Pursuant to 11 U.S.C. § 329(a) and Bankruptcy Rule 2016(b), I certify that I am the attorney for the above-named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

For legal services, I have agreed to accept .....	\$	<u>37,000.00</u>
Prior to the filing of this statement I have received .....	\$	<u>37,000.00</u>
Balance Due .....	\$	<u>0.00</u>

2. \$ 0.00 of the filing fee has been paid.

3. The source of the compensation paid to me was:

Debtor     Other (specify):

4. The source of compensation to be paid to me is:

Debtor     Other (specify):

5.  I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

I have agreed to share the above-disclosed compensation with a person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation is attached.

6. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

- a. Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
- b. Preparation and filing of any petition, schedules, statement of affairs and plan which may be required;
- c. Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;
- d. Representation of the debtor in adversary proceedings and other contested bankruptcy matters;
- e. [Other provisions as needed]

7. By agreement with the debtor(s), the above-disclosed fee does not include the following services

**CERTIFICATION**

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

November 12, 2013

Date

/s/ Sandford L. Frey

Sandford L. Frey  
Signature of Attorney

Creim Macias Koenig & Frey LLP

Name of Law Firm

633 W. Fifth Street, 51st Floor

Los Angeles, CA 90071

(213) 614-1944 Fax: (213) 614-1961

**MASTER MAILING LIST**  
**Verification Pursuant to Local Bankruptcy Rule 1007-2(d)**

Name Sandford L. Frey  
Address 633 W. Fifth Street, 51st Floor Los Angeles, CA 90071  
Telephone (213) 614-1944 Fax: (213) 614-1961

- Attorney for Debtor(s)  
 Debtor in Pro Per

<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</b>	
List all names including trade names used by Debtor(s) within last 8 years: <b>Oceanside Mile LLC dba Seabonay Beach Resort</b>	Case No.: <b>2:13-bk-35286-BR</b>
	Chapter: <b>11</b>

**VERIFICATION OF CREDITOR MAILING LIST**

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 4 sheet(s) is complete, correct, and consistent with the debtor's schedules pursuant to Local Rule 1007-2(d) and I/we assume all responsibility for errors and omissions.

Date: November 12, 2013

/s/ Fab Rock Investments, its managing member  
Fab Rock Investments, its managing member/Arturo Rubinstein,  
its managing member  
Signer/Title

Date: November 12, 2013

/s/ Sandford L. Frey  
Signature of Attorney  
Sandford L. Frey  
Creim Macias Koenig & Frey LLP  
633 W. Fifth Street, 51st Floor  
Los Angeles, CA 90071  
(213) 614-1944 Fax: (213) 614-1961

Oceanside Mile LLC dba Seabonay Beach  
Resort  
1546 E 14th Street  
Los Angeles, CA 90021

Sandford L. Frey  
Creim Macias Koenig & Frey LLP  
633 W. Fifth Street, 51st Floor  
Los Angeles, CA 90071

Office of the U.S. Trustee  
725 S. Figueroa St, Suite 2600  
Los Angeles, CA 90017

AFS1 LLC  
4818 Satsuma Ave  
North Hollywood, CA 91601

Agoda Company Pte Ltd  
20 Cecil Street  
Equity Plaza #14-01  
Singapore 049705,

AMC Liquidators  
3705 W Commercial Blvd  
Fort Lauderdale, FL 33309

Art Connection  
Ofer Sadik  
2860 Center Port Cir  
Pompano Beach, FL 33064

Broward Co Board of Co Commissioner  
115 S Andrews Ave Room 119A  
Fort Lauderdale, FL 33301

Broward County Code Enforcement  
1 North University Dr Box 302  
Plantation, FL 33324

CCTVGUY INC  
Boaz Vaknin  
5363 SW 33rd Ave  
Fort Lauderdale, FL 33312

David Neblett  
250 S Bayshore Dr Ste 11  
Miami, FL 33133

Dry Masters Specialist LLC  
2838 N State Rd 7  
Hollywood, FL 33021

First Citizens Bank  
PO Box 27131  
Raleigh, NC 27611-7131

Franchise Tax Board  
Attn Bankruptcy  
PO Box 2952  
Sacramento, CA 95812-2952

Hospitality Staffing Solutions  
100 Glenridge Point Parkway Ste 400  
Atlanta, GA 30342

Hotels.com, LP  
10440 North Central Expressway  
Suite 400  
Dallas, TX 75231

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

IRS  
Ogden, UT 84201-0039

Kaufman Rossin & Co  
2699 S Bayshore Dr  
Miami, FL 33133

Kodsi Law Firm PA  
Paul D Gottfried Esq  
1855 Griffin Rd Suite A-370  
Dania Beach, FL 33004

Lando Resorts  
5405 Diplomat Circle #106  
Orlando, FL 32810

Lexyl Travel Technologies LLC  
777 S Flagler Dr Ste 800  
West Palm Beach, FL 33401

Mayo Group  
517 N Foothill Rd  
Beverly Hills, CA 90210

Moffa Gainor & Sutton PA  
100 SE Third Ave  
Fort Lauderdale, FL 33394

Ofer Manor Laundry Service  
1083 NW 124th Terrace  
Sunrise, FL 33323

Securities Exchange Commission  
5670 Wilshire Blvd 11th Fl  
Los Angeles, CA 90036

The Official Interstate Guide  
1239 East Ridge Road  
Sevierville, TN 37862

Travel Media Group  
901 N Lake Destiny Dr  
Suite 375  
Maitland, FL 32751

Travelscape, LLC dba Expedia Travel  
10190 Covington Cross Dr  
Las Vegas, NV 89144

VacationSpot S.L.  
Ed Nortysur 113, 38003  
Sta Cruz de Terierife  
SPAIN,

Zevuloni & Associates  
10130 NW 47th St  
Sunrise, FL 33351