

**Fill in this information to identify your case:**

United States Bankruptcy Court for the:  
 NORTHERN DISTRICT OF TEXAS

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Case number (if known) \_\_\_\_\_ Chapter you are filing under:

Chapter 7  
 Chapter 11  
 Chapter 12  
 Chapter 13

Check if this an amended filing

Official Form 201  
**Voluntary Petition for Non-Individuals Filing for Bankruptcy**

12/15

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name C4 Preformance LLC

2. All other names debtor used in the last 8 years  
 Include any assumed names, trade names and doing business as names

DBA Oasis Beach and Tennis Club

3. Debtor's federal Employer Identification Number (EIN) 27-1099728

4. Debtor's address	Principal place of business	Mailing address, if different from principal place of business
	<u>5757 S. State Highway 205</u> <u>Rockwall, TX 75032</u> Number, Street, City, State & ZIP Code	_____
	<u>Rockwall</u> County	_____
		Location of principal assets, if different from principal place of business
		_____
		Number, Street, City, State & ZIP Code

5. Debtor's website (URL) \_\_\_\_\_

6. Type of debtor

Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

Partnership

Other. Specify: \_\_\_\_\_

Debtor **C4 Preformance LLC**  
Name

Case number (if known)

**7. Describe debtor's business**

A. Check one:

- Health Care Business (as defined in 11 U.S.C. § 101(27A))
- Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- Railroad (as defined in 11 U.S.C. § 101(44))
- Stockbroker (as defined in 11 U.S.C. § 101(53AB))
- Commodity Broker (as defined in 11 U.S.C. § 101(6))
- Clearing Bank (as defined in 11 U.S.C. § 781(3))
- None of the above

B. Check all that apply

- Tax-exempt entity (as described in 26 U.S.C. §501)
- Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- Investment advisor (as defined in 15 U.S.C. §80a-3)

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.  
See <http://www.naics.com/search/>.

**8. Under which chapter of the Bankruptcy Code is the Debtor filing?**

Check one:

- Chapter 7
- Chapter 9

Chapter 11. Check all that apply.

- Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,490,925 (amount subject to adjustment on 4/01/16 and every three years after that).
- The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operation, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- A plan is being filed with this petition.
- Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11 (Official Form 201A) with this form.
- The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

Chapter 12

**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

- No.
- Yes.

If more than 2 cases, attach a separate list.

District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_  
District \_\_\_\_\_ When \_\_\_\_\_ Case number \_\_\_\_\_

**10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?**

- No
- Yes.

List all cases. If more than 1, attach a separate list

Debtor \_\_\_\_\_ Relationship to you \_\_\_\_\_  
District \_\_\_\_\_ When \_\_\_\_\_ Case number, if known \_\_\_\_\_

Debtor **C4 Preformance LLC**  
Name

Case number (if known)

**11. Why is the case filed in this district?**

Check all that apply:

- Debtor has had its domicile, 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.
- A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

**12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?**

No

Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

**Why does the property need immediate attention? (Check all that apply.)**

It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? \_\_\_\_\_

It needs to be physically secured or protected from the weather.

It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

Other \_\_\_\_\_

**Where is the property?**

Number, Street, City, State & ZIP Code

**Is the property insured?**

No

Yes. Insurance agency \_\_\_\_\_

Contact name \_\_\_\_\_

Phone \_\_\_\_\_

**Statistical and administrative information**

**13. Debtor's estimation of available funds**

Check one:

- Funds will be available for distribution to unsecured creditors.
- After any administrative expenses are paid, no funds will be available to unsecured creditors.

**14. Estimated number of creditors**

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> 1-49 | <input type="checkbox"/> 1,000-5,000   | <input type="checkbox"/> 25,001-50,000     |
| <input type="checkbox"/> 50-99           | <input type="checkbox"/> 5001-10,000   | <input type="checkbox"/> 50,001-100,000    |
| <input type="checkbox"/> 100-199         | <input type="checkbox"/> 10,001-25,000 | <input type="checkbox"/> More than 100,000 |
| <input type="checkbox"/> 200-999         |  |  |

**15. Estimated Assets**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> \$0 - \$50,000          | <input checked="" type="checkbox"/> \$1,000,001 - \$10 million | <input type="checkbox"/> \$500,000,001 - \$1 billion     |
| <input type="checkbox"/> \$50,001 - \$100,000    | <input type="checkbox"/> \$10,000,001 - \$50 million           | <input type="checkbox"/> \$1,000,000,001 - \$10 billion  |
| <input type="checkbox"/> \$100,001 - \$500,000   | <input type="checkbox"/> \$50,000,001 - \$100 million          | <input type="checkbox"/> \$10,000,000,001 - \$50 billion |
| <input type="checkbox"/> \$500,001 - \$1 million | <input type="checkbox"/> \$100,000,001 - \$500 million         | <input type="checkbox"/> More than \$50 billion          |

**16. Estimated liabilities**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> \$0 - \$50,000          | <input checked="" type="checkbox"/> \$1,000,001 - \$10 million | <input type="checkbox"/> \$500,000,001 - \$1 billion     |
| <input type="checkbox"/> \$50,001 - \$100,000    | <input type="checkbox"/> \$10,000,001 - \$50 million           | <input type="checkbox"/> \$1,000,000,001 - \$10 billion  |
| <input type="checkbox"/> \$100,001 - \$500,000   | <input type="checkbox"/> \$50,000,001 - \$100 million          | <input type="checkbox"/> \$10,000,000,001 - \$50 billion |
| <input type="checkbox"/> \$500,001 - \$1 million | <input type="checkbox"/> \$100,000,001 - \$500 million         | <input type="checkbox"/> More than \$50 billion          |

Debtor **C4 Preformance LLC**  
Name

Case number (if known)

**Request for Relief, Declaration, and Signature**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature of authorized representative of debtor**

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

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

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

Executed on **February 1, 2016**  
MM / DD / YYYY

**X /s/ Dr. Federico Maese**

Signature of authorized representative of debtor

**Dr. Federico Maese**

Printed name

Title **Managing Member**

**18. Signature of attorney X /s/ Eric A. Liepins**

Signature of attorney for debtor

Date **February 1, 2016**  
MM / DD / YYYY

**Eric A. Liepins**

Printed name

**Eric A. Liepins P.C.**

Firm name

**12770 Coit Road  
Suite 1100  
Dallas, TX 75251**

Number, Street, City, State & ZIP Code

Contact phone **972-991-5591**

Email address **eric@ealpc.com**

**12338110**

Bar number and State

**Fill in this information to identify the case:**

Debtor name **C4 Preformance LLC**  
 United States Bankruptcy Court for the: **NORTHERN DISTRICT OF TEXAS**

Case number (if known): \_\_\_\_\_

Check if this is an amended filing

**Official Form 204**

**Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
ANBTX Insurance Services 12400 Coit Road Suite 1100 Dallas, TX 75251						\$1,844.53
Club Tec 1610 Corporate Court Irving, TX 75038						\$361.56
Costco P.O. Box 34311 Seattle, WA 98124						\$110.00
Employers						\$750.00
George McElroy & Associates 1349 Empire Central Suite 600 Dallas, TX 75247						\$186.55
Global Data Vault 900 Jackson Street Suite 220 Dallas, TX 75202						\$5,521.55
Internal Revenue Service 1100 Commerce St., 5024 DAL Dallas, TX 75242						\$233.90
Land Art of Rockwall 4571 TX 276 Rockwall, TX 75032						\$769.51
Mike Maese 106 Farnham Toronto, OT M4V 1H4						\$25,000.00

Debtor **C4 Preformance LLC**

Case number (if known)

Name

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Munsch Hardt 500 Akard Suite 3800 Dallas, TX 75201						\$1,128.00
Nelson Jones 1017 Long Prairie Road Suite 203 Flower Mound, TX 75022						\$7,049.78
Plan Review Services 512 Keys Road Sunset, TX 76270						\$470.00
Robbins Engineering 315 Drew Lane Rockwall, TX 75032						\$310.00
Rockwall Central Appraisal 841 Justin Rd. Rockwall, TX 75087						\$74,630.56
Slates Harwell, LLP 1700 Pacific Suite 3800 Dallas, TX 75201						\$32,588.74
Texas Air Assurance 1058 Woodridge Road Waxahachie, TX 75165						\$195.00
Texas Pool Professionals 308 E Washington Street Rockwall, TX 75087						\$2,679.03
Texas Workforce Commission 101 E. 15th Street Room 651 Austin, TX 78778-0091						\$19,000.00
Vision 360 5728 Prospect Ave Dallas, TX 75206						\$70,200.00
We Scan 4425 W. Airport Freewat Suite 550 Irving, TX 75062						\$487.14

ANBTX Insurance Services  
12400 Coit Road  
Suite 1100  
Dallas, TX 75251

Club Tec  
1610 Corporate Court  
Irving, TX 75038

Costco  
P.O. Box 34311  
Seattle, WA 98124

DCH Site Management  
c/o Adam Plunk  
6988 Lebanon Road  
Suite 102  
Frisco, TX 75034

Employers

George McElroy & Associates  
1349 Emprire Central  
Suite 600  
Dallas, TX 75247

Global Data Vault  
900 Jackson Street  
Suite 220  
Dallas, TX 75202

Internal Revenue Service  
1100 Commerce St., 5024 DAL  
Dallas, TX 75242

Land Art of Rockwall  
4571 TX 276  
Rockwall, TX 75032

Mike Maese  
106 Farnham  
Toronto, OT M4V 1H4

Munsch Hardt  
500 Akard  
Suite 3800  
Dallas, TX 75201

Nelson Jones  
1017 Long Prairie Road  
Suite 203  
Flower Mound, TX 75022

Plan Review Services  
512 Keys Road  
Sunset, TX 76270

Propel Financial Services  
7990 IH 10W  
Suite 200  
San Antonio, TX 78239

Robbins Engineering  
315 Drew Lane  
Rockwall, TX 75032

Rockwall Central Appraisal  
841 Justin Rd.  
Rockwall, TX 75087

Slates Harwell, LLP  
1700 Pacific  
Suite 3800  
Dallas, TX 75201

Texas Air Assurance  
1058 Woodridge Road  
Waxahachie, TX 75165



Texas Pool Professionals  
308 E Washington Street  
Rockwall, TX 75087

Texas Workforce Commission  
101 E. 15th Street  
Room 651  
Austin, TX 78778-0091

Urban Air  
5757 S State Highway 205  
Rockwall, TX 75032

Vision 360  
5728 Prospect Ave  
Dallas, TX 75206

We Scan  
4425 W. Airport Freewat  
Suite 550  
Irving, TX 75062