

Fill in this information to identify your case:

United States Bankruptcy Court for the:

CENTRAL DISTRICT OF CALIFORNIA

Case number (if known) Chapter 11

Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

04/20

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 the case number (if known). For more information, a separate document, Instructions for Bankruptcy Forms for Non-Individuals, is available.

1. Debtor's name Coldwater Development LLC

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

3. Debtor's federal Employer Identification Number (EIN) 37-1620924

4. Debtor's address Principal place of business Mailing address, if different from principal place of business 11301 W. Olympic Blvd. #537 Los Angeles, CA 90064 Los Angeles County APN 4387 021 018 and APN 4387 021 019 (Vacant lands) Beverly Hills, CA 90210

5. Debtor's website (URL)

6. Type of debtor Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP)) Partnership (excluding LLP) Other. Specify:

Debtor Coldwater Development LLC Case number (if known) \_\_\_\_\_  
Name

**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(53A))
- 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. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor.  
See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

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

Check one:

- Chapter 7
- Chapter 9
- Chapter 11. Check all that apply:

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

- The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,725,625. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, **and it chooses to proceed under Subchapter V of Chapter 11.** If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any 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 Lydda Lud, LLC Relationship \_\_\_\_\_ Affiliate \_\_\_\_\_

Debtor Coldwater Development LLC Case number (if known) \_\_\_\_\_  
Name

District Central District of California, Los Angeles Division When \_\_\_\_\_ Case number, if known TBD

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Debtor Coldwater Development LLC Case number (if known) \_\_\_\_\_  
Name

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 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 checked="" 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 type="checkbox"/> \$1,000,001 - \$10 million	<input type="checkbox"/> \$500,000,001 - \$1 billion
<input type="checkbox"/> \$50,001 - \$100,000	<input checked="" 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 Coldwater Development LLC  
Name

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

**Request for Relief, Declaration, and Signatures**

**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**

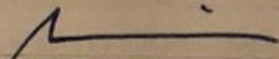
The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

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 01/15/2021  
MM / DD / YYYY

X   
Signature of authorized representative of debtor  
Title Member

**Mohamed Hadid**  
Printed name

**18. Signature of attorney**

X   
Signature of attorney for debtor

Date 01/15/2021  
MM / DD / YYYY

**Aram Ordubegian**  
Printed name

**Arent Fox LLP**  
Firm name

**555 West Fifth Street, 48th Floor**  
**Los Angeles, CA 90013-1065**  
Number, Street, City, State & ZIP Code

Contact phone 213.629.7400

Email address Aram.Ordubegian@arentfox.com

**185142 CA**  
Bar number and State

**JOINT WRITTEN CONSENT OF THE SOLE MEMBER AND MANAGER OF  
COLDWATER DEVELOPMENT LLC**

**Dated: January 15, 2021**

**Commencement of a Bankruptcy Case**

The undersigned, constituting the sole member and manager (the “Member”) of Coldwater Development LLC, a California limited liability company (the “Company”), does hereby take the following actions on behalf of the Company by written consent:

**WHEREAS**, the Member has reviewed the liabilities and liquidity of the Company and fully considered the strategic alternatives available to the Company and the impact of the decisions authorized herein on the Company’s business;

**WHEREAS**, the Member is authorized to determine, based upon the Company’s condition, subsequent events, and advice of counsel, whether it is desirable and in the best interests of the Company, its creditors, the Member, and any other party in interest, to file a petition for relief under chapter 11 of title 11 of the United States Code (the “Bankruptcy Code”).

**WHEREAS**, the Member may determine, based upon the Company’s condition, subsequent events, and advice of counsel, whether filing a petition under chapter 11 of the Bankruptcy Code best serves the best interests of the Company, its creditors, the Member, and other parties in interest.

**NOW, THEREFORE, BE IT RESOLVED**, that the Member hereby resolves to take the following actions:

**FURTHER RESOLVED**, that the Member finds that filing a petition on behalf of the Company under chapter 11 of the Bankruptcy Code is fair and reasonable and in the best interests of the Company, its creditors, the Member, and other parties in interest.

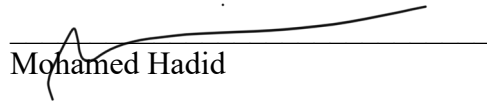
**FURTHER RESOLVED**, that a petition under chapter 11 of the Bankruptcy Code is to be filed by the Company with the United States Bankruptcy Court for the Central District of California (the “Bankruptcy Court”), and such petition is hereby approved and adopted in all respects, and the Member is hereby authorized and directed, on behalf of and in the name of the Company, to execute and verify such a petition and to cause the petition to be filed with the Bankruptcy Court.

**FURTHER RESOLVED**, that in connection with commencing, sustaining, or successfully terminating a proceeding under chapter 11 of the Bankruptcy Code, the Member is hereby authorized to negotiate, execute, deliver, perform and file any and all additional documents, schedules, statements, lists, papers, agreements, certificates and/or instruments (or any amendments or modifications thereto) and to take any and all other actions that the Member deems necessary, proper, or advisable, including, without limitation, retaining legal counsel.

*[Signature Page to Follow]*

**IN WITNESS WHEREOF**, the undersigned has executed the foregoing written consent of the sole member of the Company as of the date first written above.

**SOLE MEMBER AND MANAGER**

  
Mohamed Hadid

[Signature Page to Written Consent of the Sole Member and Manager of Coldwater Development LLC]

Fill in this information to identify the case:

Debtor name **Coldwater Development LLC**

United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA**

Case number (if known)

Check if this is an amended filing

Official Form 202

**Declaration Under Penalty of Perjury for Non-Individual Debtors**

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud 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.**

**Declaration and signature**

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

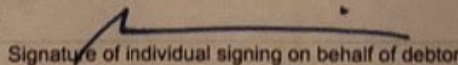
- Schedule A/B: Assets-Real and Personal Property* (Official Form 206A/B)
- Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- Schedule H: Codebtors* (Official Form 206H)
- Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- Amended Schedule*
- Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- Other document that requires a declaration \_\_\_\_\_

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

Executed on

1/15/21

x



Signature of individual signing on behalf of debtor

**Mohamed Hadid**

Printed name

**Member**

Position or relationship to debtor



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

Debtor name Coldwater Development LLC

United States Bankruptcy Court for the: CENTRAL DISTRICT OF CALIFORNIA

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 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
Bel Air Project LLC 9454 Wilshire Blvd. #320 Beverly Hills, CA 90212		Loan				\$429,147.00
Construction Enterprise & Services 11301 W. Olympic Blvd. #537 Los Angeles, CA 90064		Loan				\$1,458,698.00
Land Phases Inc. 5158 Cochran St. Simi Valley, CA 93063		Services Rendered				\$11,250.00
Larry A. Rothstein 2945 Townsgate Rd., Suite 200 Westlake Village, CA 91361		Services Rendered				\$4,851.00
Law Offices of Adulaziz, Grossbart and Rudman 6454 Coldwater Canyon Ave. North Hollywood, CA 91606		Services Rendered				\$305.67
LC Engineering Group, Inc. 889 Pierce Court, Suite 101 Thousand Oaks, CA 91360		Services Rendered				\$110,874.71

Debtor **Coldwater Development LLC**  
Name

Case number (if known)

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,	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
Los Angeles County Tax Collector P.O. Box 54018 Los Angeles, CA 90054		Property Tax				\$162,409.35
Los Angeles County Tax Collector P.O. Box 54018 Los Angeles, CA 90054		Property Tax				\$69,151.10
Los Angeles County Tax Collector P.O. Box 54018 Los Angeles, CA 90054		Property Tax				\$40,710.00
Los Angeles County Tax Collector P.O. Box 54018 Los Angeles, CA 90054		Property Tax				\$17,163.96
Los Angeles Department of Water and Power P.O. Box 51111 Los Angeles, CA 90051		Utility				\$589.20
Permits Unlimited 4340 Caleta Rd. Agoura Hills, CA 91301		Services Rendered				\$15,596.14
Shahbaz Law Group 15760 Ventura Blvd., Ste. 850 Encino, CA 91436		Services Rendered				\$104,270.15
State of California Department of Industrial Relations 6150 Van Nuys Blvd # 105 Van Nuys, CA 91401		Taxes				Unknown
Tree Lane LLC 11301 W. Olympic Blvd. #537 Los Angeles, CA 90064		Loan				\$50,000.00
Treetop Development LLC 11301 W. Olympic Blvd. #537 Los Angeles, CA 90064		Loan				\$138,525.00

**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/B that was filed with any such prior proceeding(s).)

901 Strada, LLC  
Case no.: 2:19-bk-23962-BB  
Date filed: 11/27/2019  
Debtor dismissed: 12/17/2019  
Date terminated: 01/29/2020

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/B that was filed with any such prior proceeding(s).)

None

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/B that was filed with any such prior proceeding(s).)

None

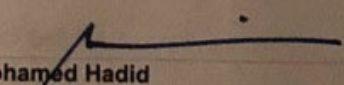
4. (If petitioner is an individual) A petition under the Bankruptcy Reform Act of 1978, including amendments thereof, has been filed by or against the debtor within the last 180 days: (Set forth the complete number and title of each such prior proceeding, date filed, nature of proceeding, the Bankruptcy 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/B that was filed with any such prior proceeding(s).)

None

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

Executed at Los Angeles, California.

Date: 1/15/21

  
Mohamed Hadid  
Signature of Debtor 1

Signature of Debtor 2

Attorney or Party Name, Address, Telephone & FAX Nos.,  
State Bar No. & Email Address  
Aram Ordubegian  
555 West Fifth Street, 48th Floor  
Los Angeles, CA 90013-1065  
213.629.7400 Fax: 213.629.7401  
California State Bar Number: 185142 CA  
Aram.Ordubegian@arentfox.com

FOR COURT USE ONLY

- Debtor(s) appearing without an attorney
- Attorney for Debtor

**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA**

In re:

**Coldwater Development LLC**

CASE NO.:

CHAPTER: 11

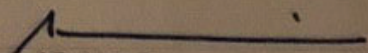
**VERIFICATION OF MASTER  
MAILING LIST OF CREDITORS**

[LBR 1007-1(a)]

Debtor(s).

Pursuant to LBR 1007-1(a), the Debtor, or the Debtor's attorney if applicable, certifies under penalty of perjury that the master mailing list of creditors filed in this bankruptcy case, consisting of 2 sheet(s) is complete, correct, and consistent with the Debtor's schedules and I/we assume all responsibility for errors and omissions.

Date: 1/15/21

  
Signature of Debtor 1

Date: \_\_\_\_\_

Signature of Debtor 2 (joint debtor) (if applicable)

Date: \_\_\_\_\_

Signature of Attorney for Debtor (if applicable)

Coldwater Development LLC  
11301 W. Olympic Blvd. #537  
Los Angeles, CA 90064

Aram Ordubegian  
Arent Fox LLP  
555 West Fifth Street, 48th Floor  
Los Angeles, CA 90013-1065

Bel Air Project LLC  
9454 Wilshire Blvd. #320  
Beverly Hills, CA 90212

Construction Enterprise & Services  
11301 W. Olympic Blvd. #537  
Los Angeles, CA 90064

Give Back LLC  
P.O. Box 11480  
Beverly Hills, CA 90213

Land Phases Inc.  
5158 Cochran St.  
Simi Valley, CA 93063

Larry A. Rothstein  
2945 Townsgate Rd., Suite 200  
Westlake Village, CA 91361

Law Offices of Adulaziz, Grossbart  
and Rudman  
6454 Coldwater Canyon Ave.  
North Hollywood, CA 91606

LC Engineering Group, Inc.  
889 Pierce Court, Suite 101  
Thousand Oaks, CA 91360

Los Angeles County Tax Collector  
P.O. Box 54018  
Los Angeles, CA 90054

Los Angeles Department of Water  
and Power  
P.O. Box 51111  
Los Angeles, CA 90051

Permits Unlimited  
4340 Caleta Rd.  
Agoura Hills, CA 91301

Shahbaz Law Group  
15760 Ventura Blvd., Ste. 850  
Encino, CA 91436

State of California Department of  
Industrial Relations  
6150 Van Nuys Blvd # 105  
Van Nuys, CA 91401

Tree Lane LLC  
11301 W. Olympic Blvd. #537  
Los Angeles, CA 90064

Treetop Development LLC  
11301 W. Olympic Blvd. #537  
Los Angeles, CA 90064