

REAL PROPERTY QUESTIONNAIRE  
EASTERN DISTRICT OF CALIFORNIA  
SACRAMENTO DIVISION

***DO NOT FILE THIS QUESTIONNAIRE WITH THE BANKRUPTCY COURT***

In Re:	CHAPTER 11 CASE NUMBER:
Debtor	

Every Chapter 11 debtor is required to provide the United States Trustee with a completed Real Property Questionnaire for each parcel of real property in which it holds a legal or equitable interest. This includes, but is not limited to, property held under ownership, leasehold, land sale or open escrow. *A separate Questionnaire must be filed for each parcel of real property.* Continuation sheets should be attached for each question where additional space is needed.

**SECTION ONE: GENERAL PROPERTY INFORMATION**

A. Address of Property including county and state in which it is located:

B. Legal Description of property (i.e., Lot and Tract Number , including Tax Assessor's I.D. Number):

C. Type of real property (i.e.,single family residence, condominium, apartment bldg; office bldg., commercial, industrial, unimproved):

D. Description of property (i.e., square footage, number of units, number of offices, amenities, condition and/or acreage, if applicable):

E. Type of legal or equitable interest held in the property:

\_\_\_\_\_ Ownership

\_\_\_\_\_ Leasehold

\_\_\_\_\_ Other - (i.e. Land Sale, Open Escrow) *Explain:*

F. Current use of the property:

G. Does any other person/entity other than the Debtor use, lease or occupy any portion of the property? ( ) Yes ( ) No

*(If Yes, state name of such person/entity, their relationship with the Debtor and/or principal of the Debtor, and state the terms of such use, lease or occupancy).*

H. Does the Debtor or another party carry insurance on the property? ( ) Yes ( ) No

*If Yes, please provide the following information:*

Type of Insurance

Name of Insured Party

Name of Insurance Company

I. Itemize the monthly expenses related to this property, excluding debt service/lease payments:

Type of Expense

Monthly Amt.

Total

**SECTION TWO: PROPERTY OWNED BY DEBTOR** [ *Not Applicable* ( ) ]

A. Is the Debtor also the titleholder to the property? ( ) Yes ( ) No

*(If No, provide the name of the titleholder of record)*

B. Percentage interest in the property held by the Debtor:

%

Type of ownership held in the property by the Debtor (i.e. fee simple, tenants in common, joint tenancy, etc.):

C. Date of Debtor's acquisition of the property:

Purchase Price: \$

D. Present Fair Market Value: \$

Source and basis of the fair market value:

E. Name of the Grantor of the property to the titleholder set forth in "A" above:

F. Was title to the property transferred to the Debtor within ninety (90) days prior to the filing of the Chapter 11 Petition?

( ) Yes ( ) No *(If Yes, state the reason for the transfer)*

G. Has the Bankruptcy Petition been recorded in the Office of the Recorder of the county in which this property is located?

( ) Yes ( ) No *(If Yes, state the Date of Recordation and Instrument Number or Book and Page Number)*

H. Voluntary encumbrances of record against the property (e.g., mortgages, stipulated judgments):

	<u>Lender Name</u>	<u>Current Principal Balance</u>	<u>Installment Amount</u>	<u>P &amp; I or Int. Only?</u>	<u>Frequency (Mo/Qtr/Yr)</u>	<u>No. Of Delinquent Payments</u>
1 <sup>st</sup>						
2 <sup>nd</sup>						
3 <sup>rd</sup>						
4 <sup>th</sup>						

I. List involuntary encumbrances of record against the property (tax, mechanics' and other liens, judgments, lis pendens):  
*(State type of lien, amount claimed and date of recordation)*

J. Annual property taxes: \$ \_\_\_\_\_ Amount(s) and due date(s) of any delinquent property tax installment(s): \_\_\_\_\_

K. Has the Debtor made any attempts to sell the property?  Yes  No  
*(If Yes, provide the date, asking price and result of each attempt)*

L. Have any other alternatives been considered as to the disposition of the property (i.e., refinancing, capital infusion, stipulation with lender)?  Yes  No  
*(If Yes, explain)*

**SECTION THREE: PROPERTY LEASED BY DEBTOR AS A LESSEE [ Not Applicable ( ) ]**

A. Name, address and telephone number of the lessor: \_\_\_\_\_ Is the Debtor or any principal of the Debtor affiliated with or related to the lessor?  
 Yes  No *(If Yes, explain the relationship)*

B. Does a written lease exist?  Yes  No *(If Yes, attach a copy of the Lease)*

C. Lease payment amount: \$ \_\_\_\_\_ Per:  Month  Quarter  Year  Other:

D. Number and total dollar amount of delinquent pre-petition lease payments: #. Of Pmts: \_\_\_\_\_ Total \$: \_\_\_\_\_

E. Describe the type of lease (i.e., triple net, minimum plus percentage of sales, gross lease) and state basic lease terms:

**SECTION FOUR: INCOME AND MANAGEMENT OF PROPERTY** [ *Not Applicable* ( ) ]

A. What is the actual gross monthly income being generated from rental or use of the property by 3<sup>rd</sup> parties? \$

B. What is the current occupancy rate?

Square footage presently being leased?

C. If the property were fully leased, state the anticipated gross monthly income \$

D. Is any person and/or entity occupying any portion of the property at a reduced or \$0 rental rate? ( ) Yes ( ) No  
*(If Yes, explain fully)*

E. Is there any person or entity managing the property?: ( ) Yes ( ) No  
*(If Yes, state the name, address and telephone number of the managing person/company)*

F. What are the terms of the management agreement? *(If written, attach a copy of the agreement)*

G. Is the manager of the property related to or affiliated with the Debtor in any way? ( ) Yes ( ) No  
*(If Yes, explain the relationship or affiliation)*

*I declare under penalty of perjury that the answers contained in the foregoing Real Property Questionnaire are true and correct to the best of my knowledge, information and belief. I have full authority to make the above answers on behalf of the Debtor in Possession.*

\_\_\_\_\_  
Signature of Debtor in Possession/Authorized Agent for  
Debtor in Possession

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name and Title (Please Type or Print)