

Fill in this information to identify your case:

United States Bankruptcy Court for the:

DISTRICT OF CONNECTICUT

Case number (if known) Chapter 11

Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

4/16

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 CAAMM Properties, 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) 06-1633759

4. Debtor's address Principal place of business Mailing address, if different from principal place of business 265 Front Street New Haven, CT 06513 New Haven County Location of principal assets, if different from principal place of business

5. Debtor's website (URL)

6. Type of debtor Corporation Partnership Other. Specify:

Debtor **CAAMM Properties, 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(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:

- Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,566,050 (amount subject to adjustment on 4/01/19 and every 3 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 operations, 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 _____
District _____	When _____ Case number, if known _____

Debtor **CAAMM Properties, 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 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 checked="" 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 **CAAMM Properties, 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 **April 22, 2016**  
MM / DD / YYYY

**X /s/ Michael Fraenza**  
Signature of authorized representative of debtor  
  
Title **Member**

**Michael Fraenza**  
Printed name

**18. Signature of attorney**

**X /s/ Carl T. Gulliver**  
Signature of attorney for debtor

Date **April 22, 2016**  
MM / DD / YYYY

**Carl T. Gulliver**  
Printed name

**Coan, Lewendon, Gulliver & Miltenberger, LLC**  
Firm name

**495 Orange Street**  
**New Haven, CT 06511-3809**  
Number, Street, City, State & ZIP Code

Contact phone **203-624-4756** Email address

**ct00944**  
Bar number and State

**Resolution of the Members of CAAMM Properties, LLC**

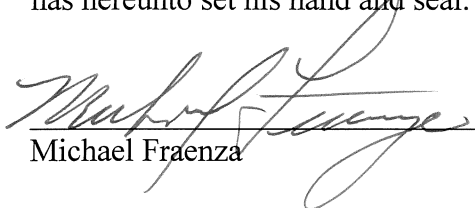
The undersigned, constituting all the Members of CAAMM Properties, LLC, (“the Company”), pursuant to applicable law or agreement hereby waive any otherwise required notice or meeting and agree as follows:

**WHEREAS**, it is in the best interests of the Company and its creditors that it file a voluntary petition in the United States Bankruptcy Court for reorganization pursuant to Chapter 11 of Title 11, United States Code,

**IT IS THEREFORE RESOLVED**, Michael Fraenza, sole member and manager of the Company, is authorized and directed to execute and deliver all documents necessary to perfect the filing of a Chapter 11 voluntary bankruptcy case in the United States Bankruptcy Court on behalf of the Company, and shall prepare and sign any and all other necessary documents, present company records, appear on behalf of the company at any hearings and take whatever other action is required in connection therewith,

**AND IT IS FURTHER RESOLVED**, that the Company, acting through the said Michael Fraenza, be and hereby is, authorized and directed to employ on behalf of the Company, Carl T. Gulliver his law firm, Coan, Lewendon, Gulliver & Miltenberger, LLC, of New Haven, Connecticut, as attorney to represent the Company in said bankruptcy proceedings and to pay said firm its fees at said firm’s normal hourly rates for such matters, and to pay a pre-filing retainer of ~~\$18,283~~, plus the filing fee cost of \$1717, for a total of ~~\$20,000~~.  
18,250 net

**IN WITNESS HEREOF**, the undersigned sole member of CAAMM Properties, LLC, has hereunto set his hand and seal.

  
Michael Fraenza

Date: 4/22/2016

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

Debtor name **CAAMM Properties, LLC**

United States Bankruptcy Court for the: **DISTRICT OF CONNECTICUT**

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
Department of Revenue Services 25 Sigourney Street Hartford, CT 06106						\$0.00
Dey Smith Steele, LLC c/o Winthrop S. Smith, Jr. Esq 9 Depot Street Milford, CT 06460		Attorneys fees and costs				\$130,000.00
First Niagara Bank 195 Church Street New Haven, CT 06510				\$651,772.00	\$0.00	\$651,772.00
Frank Gilbert, Jr. 73 Flax Mill Road Branford, CT 06405			Disputed			\$212.13
GNHWPCA PO Box 150486 New Haven, CT 06511-0486				\$468.00	\$0.00	\$468.00
Greg Bodytko 658 Forest Road Northford, CT 06472						\$300,000.00
Regional Water Authority 95 Sargent Drive New Haven, CT 06511-5966				Unknown	\$0.00	Unknown
Richard Inannucci 51 Middletown Road North Haven, CT 06473				\$350,000.00	\$0.00	\$350,000.00

Debtor **CAAMM Properties, 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
Robert W. Blythe, Esq. Zangari Cohn Cuthbertson PC 59 Elm Street New Haven, CT 06510		Attorneys fees and costs				<b>\$18,043.00</b>
Secor Cassidy & McPartland, PC Donald McPartland, Esq. 41 Church Street PO Box 2818 Waterbury, CT 06723-2818		Attorneys fees and costs				<b>\$1.00</b>
Tax Collector, New Haven 165 Church Street New Haven, CT 06510				<b>\$56,568.00</b>	<b>\$0.00</b>	<b>\$56,568.00</b>

Alfred J. Onorato  
359 Orange Street  
New Haven, CT 06511

Anthony and Isabell Teodosio  
c/o Lenore J. Martorelli  
12 North Fair Street, Apt. 2A  
Guilford, CT 06437

Carmody Torrance Sandak  
PO Box 1950  
New Haven, CT 06509

Department of Revenue Services  
25 Sigourney Street  
Hartford, CT 06106

Dey Smith Steele, LLC  
c/o Winthrop S. Smith, Jr. Esq  
9 Depot Street  
Milford, CT 06460

Fair Haven Clam and Lobster  
c/o Michael Fraenza  
53 Glenwood Road  
North Branford, CT 06471

First Niagara Bank  
195 Church Street  
New Haven, CT 06510

First Niagara Bank  
726 Exchange Street  
STE 900  
Buffalo, NY 14240

Frank Gilbert, Jr.  
73 Flax Mill Road  
Branford, CT 06405

Gesmonde Pietrosimone  
3127 Whitney Avenue  
Hamden, CT 06518



GNHWPCA  
PO Box 150486  
New Haven, CT 06511-0486

GNHWPCA  
260 East Street  
New Haven, CT 06511

Greg Bodytko  
658 Forest Road  
Northford, CT 06472

James Nugent  
Harlow Adams & Friedman, PC  
One New Haven Avenue  
Suite 100  
Milford, CT 06460

Joshua H. Brown  
7 South Main Street  
Branford, CT 06405

Michael Fraenza  
53 Glenwood Road  
North Branford, CT 06471

Regional Water Authority  
95 Sargent Drive  
New Haven, CT 06511-5966

Richard Inannucci  
51 Middletown Road  
North Haven, CT 06473

Robert W. Blythe, Esq.  
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59 Elm Street  
New Haven, CT 06510

Secor Cassidy & McPartland, PC  
Donald McPartland, Esq.  
41 Church Street  
PO Box 2818  
Waterbury, CT 06723-2818

Tax Collector, New Haven  
165 Church Street  
New Haven, CT 06510