

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 Armaos Property Holdings, 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) 06-1113955

4. Debtor's address Principal place of business Mailing address, if different from principal place of business

360 Route 12
Groton, CT 06340

Number, Street, City, State & ZIP Code

P.O. Box, Number, Street, City, State & ZIP Code

New London
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 (excluding LLP)

☐ Other. Specify:

Debtor **Armaos Property Holdings, 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	Olympic Hotel Corporation	Relationship	Affiliate
District	Connecticut	When	_____
		Case number, if known	_____

Debtor **Armaos Property Holdings, 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

☒ 1-49

☐ 50-99

☐ 100-199

☐ 200-999

☐ 1,000-5,000

☐ 5001-10,000

☐ 10,001-25,000

☐ 25,001-50,000

☐ 50,001-100,000

☐ More than 100,000

15. Estimated Assets

☐ \$0 - \$50,000

☐ \$50,001 - \$100,000

☐ \$100,001 - \$500,000

☐ \$500,001 - \$1 million

☒ \$1,000,001 - \$10 million

☐ \$10,000,001 - \$50 million

☐ \$50,000,001 - \$100 million

☐ \$100,000,001 - \$500 million

☐ \$500,000,001 - \$1 billion

☐ \$1,000,000,001 - \$10 billion

☐ \$10,000,000,001 - \$50 billion

☐ More than \$50 billion

16. Estimated liabilities

☐ \$0 - \$50,000

☐ \$50,001 - \$100,000

☐ \$100,001 - \$500,000

☐ \$500,001 - \$1 million

☒ \$1,000,001 - \$10 million

☐ \$10,000,001 - \$50 million

☐ \$50,000,001 - \$100 million

☐ \$100,000,001 - \$500 million

☐ \$500,000,001 - \$1 billion

☐ \$1,000,000,001 - \$10 billion

☐ \$10,000,000,001 - \$50 billion

☐ More than \$50 billion

Debtor **Armaos Property Holdings, 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 **January 30, 2019**
MM / DD / YYYY

X /s/ Michael C. Armaos
Signature of authorized representative of debtor

Title **Manager**

Michael C. Armaos
Printed name

18. Signature of attorney

X /s/ James Berman
Signature of attorney for debtor

Date **January 30, 2019**
MM / DD / YYYY

James Berman ct06027
Printed name

Zeisler & Zeisler, P.C.
Firm name

10 Middle Street, 15th Floor
P.O. Box 1220
Bridgeport, CT 06604
Number, Street, City, State & ZIP Code

Contact phone **(203) 368-4234**

Email address **info@zeislaw.com**

ct06027 CT
Bar number and State

ARMAOS PROPERTY HOLDINGS, LLC

UNANIMOUS WRITTEN CONSENT OF ALL THE MEMBERS

The undersigned, being all of the members of Armaos Property Holdings, LLC, a Connecticut limited liability company (the "Company"), hereby consent to the following action on behalf of the Company and by signing this Consent hereby certify that each is duly authorized to execute this Consent on behalf of the Company and each hereby waives any requirement for notice of a meeting of the Board of Managers.

RESOLVED, that the Company (i) file a voluntary petition for reorganization pursuant to Chapter 11 of Title 11, United States Code (the "Bankruptcy Code"), (ii) if the circumstance arises prior to filing such a petition making necessary or convenient (a) consent to the entry of an order for relief in an involuntarily commenced Chapter 11 case, or (b) consent to the entry of an order for relief and convert an involuntarily commenced Chapter 7 case to a case under Chapter 11 and (iii) perform any and all such acts as are reasonable, advisable, expedient, convenient, proper or necessary to effect any of the foregoing;

FURTHER RESOLVED, that Michael C. Armaos, the Manager of the Company (each an "Officer"), shall be, and hereby are, authorized and empowered to execute and deliver or cause to be filed, on behalf of the Company, (i) the voluntary petition of the Company pursuant to Chapter 11 of the Bankruptcy Code, (ii) the consent to the entry of an order for relief in an involuntarily commenced Chapter 11 case, (iii) the consent to the entry of an order for relief and conversion of an involuntarily commenced Chapter 7 case to a case under Chapter 11, or (iv) any and all other documents necessary or appropriate in connection therewith in such form or forms as the Officer so acting may approve;

FURTHER RESOLVED, that the Officer shall be, and hereby are, authorized and empowered to execute and deliver for and on behalf of the Company, as Debtor and Debtor in possession, such agreements, instruments and any and all other documents necessary or appropriate to facilitate the use of cash collateral under 11 U.S.C. § 363 or debtor-in-possession financing under 11 U.S.C. § 364 (the "Financing Documents") and that Financing Documents containing such provisions, terms, conditions, covenants, warranties and representations as may be deemed necessary or appropriate by the Officer so acting hereby are approved;

FURTHER RESOLVED, that the law firm of Zeisler & Zeisler, P.C. shall be, and it hereby is, authorized and empowered to represent the Company, as Debtor and Debtor in possession, in connection with any case commenced by or against it under the Bankruptcy Code;

FURTHER RESOLVED, that the Officer shall be, and hereby are, authorized and empowered to retain, on behalf of the Company, attorneys, financial advisors and accountants as the Officer so acting shall deem appropriate in his judgment;

FURTHER RESOLVED, that the Officer shall be, and hereby are, authorized and empowered to take or cause to be taken any and all such further action, to execute and deliver any and all such further instruments and documents and to pay all such fees and expenses, as the Officer so acting shall deem appropriate in his judgment to fully carry out the intent and accomplish the purposes of the resolutions set forth in this Consent;

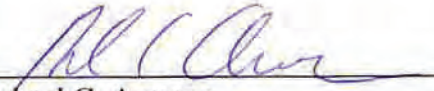
FURTHER RESOLVED, the resolutions set forth in this Consent do not conflict with any order of any court or bylaw or regulation of the Company nor have such resolutions been in any way altered, amended or repealed and are in full force and effect, unrevoked and unrescinded as of this date;

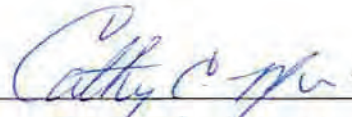
FURTHER RESOLVED, that all of the acts and transactions of any one or more of the members of the Board of Managers of the Company, which have been taken, caused to have been taken or made prior to the effective date of this Consent in connection with the matters set forth in this Consent, are hereby ratified, confirmed and approved; and

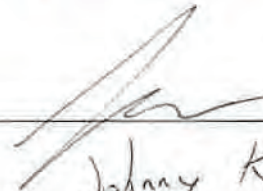
FURTHER RESOLVED, that this Consent may be executed in counterparts, and the signature page hereto may be delivered by facsimile or electronic transmission, each of which shall be deemed an original and all of which, taken together, shall constitute one and the same instrument.

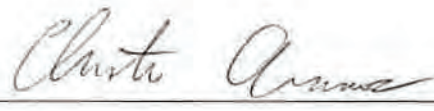
[Signature page follows.]

IN WITNESS WHEREOF, the undersigned, being the all of the managers of the Company, have caused this instrument to be signed as of the ____ day of January, 2019.


Michael C. Armaos


Cathy C. Morin


Johnny K. Armaos


Christie C. Armaos

Fill in this information to identify the case:

Debtor name **Armaos Property Holdings, 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
Rapid Advance Attn: Pres., GP., or Mng. Mbr. 4500 East West Highway 6th Floor Bethesda, MD 20814						\$200,000.00
Baymont Franchise Attn: Pres., GP., or Mng. Mbr. 22 Sylvan Way Parsippany, NJ 07054						\$123,430.00
AAFCPA Attn: Pres., GP., or Mng. Mbr. 60 Washington Street Westborough, MA 01581						\$8,585.00
Carpenter Hazelwood, LLP Attn: Pres., GP., or Mng. Mbr. 1400 E Southern Avenue Tempe, AZ 85282						\$1,370.00

**United States Bankruptcy Court
District of Connecticut**

In re **Armaos Property Holdings, LLC**

Debtor(s)

Case No.

Chapter

11

VERIFICATION OF CREDITOR MATRIX

I, the Manager of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: **January 30, 2019**

/s/ Michael C. Armaos

Michael C. Armaos/Manager

Signer/Title

Internal Revenue Service
Centralized Insolvency operation
P.O. Box 7346
Philadelphia, PA 19101-7346

U.S. Department of Justice
Attn: Jeff Sessions, Attorney
950 Pennsylvania Avenue, NW
Washington, DC 20530

US Attorney's Office, New Haven
Attn: Christine Sciarrino, Esq
Assistant US Attorney
57 Church Street, Floor 25
New Haven, CT 06510

Department of Revenue Services
State of Connecticut
P.O. Box 2936
Hartford, CT 06104-2936

AAFCPA
Attn: Pres., GP., or Mng. Mbr.
60 Washington Street
Westborough, MA 01581

Access Point Financial
Attn: Pres., GP., or Mng. Mbr.
1 Ravinia Drive
Suite 900
Atlanta, GA 30346

Baymont Franchise
Attn: Pres., GP., or Mng. Mbr.
22 Sylvan Way
Parsippany, NJ 07054

Carpenter Hazelwood, LLP
Attn: Pres., GP., or Mng. Mbr.
1400 E Southern Avenue
Tempe, AZ 85282

Cathy C. Morin
67 Leafwood Lane
Unit 245
Groton, CT 06340

Christie C. Armaos
10 Windward Avenue
Ledyard, CT 06339

Johnny K. Armaos
3 Pleasant View
Ledyard, CT 06339

Michael C. Armaos
15 August Meadows
Ledyard, CT 06339

Olympic Hotel Corporation
360 Route 12
Groton, CT 06340

Rapid Advance
Attn: Pres., GP., or Mng. Mbr.
4500 East West Highway
6th Floor
Bethesda, MD 20814

Town of Groton- Property Tax
Attn: Pres., GP., or Mng. Mbr.
45 Fort Hill Road
Groton, CT 06340

Town of Groton- Sewage
Attn: Pres., GP., or Mng. Mbr.
45 Fort Hill Road
Groton, CT 06340