B1 (Official Form 1)(04/13)						T		
United	States Bank District of De		Court				Voluntary	Petition
Name of Debtor (if individual, enter Last, First Ferris Properties, Inc.	, Middle):		Name	of Joint De	ebtor (Spouse)	) (Last, First,	Middle):	
All Other Names used by the Debtor in the last (include married, maiden, and trade names):	8 years				used by the J maiden, and		n the last 8 years	
Last four digits of Soc. Sec. or Individual-Taxportif more than one, state all) 51-0392341	ayer I.D. (ITIN)/Con	mplete EIN		our digits o		Individual-T	axpayer I.D. (ITIN) No	o./Complete EIN
Street Address of Debtor (No. and Street, City, 818 S. Broom Street Wilmington, DE	and State):	ZIP Code	Street	Address of	Joint Debtor	(No. and Str	eet, City, and State):	ZIP Code
Country of Decidence on of the Dringing Dioce	f Dusings	19805	Count	v of Docide	nna ar of tha	Dringing Dig	ice of Business:	Zii Code
County of Residence or of the Principal Place o  New Castle	i business:		Count	y of Keside	ence of of the	rinicipai ria	ice of Busiliess.	
Mailing Address of Debtor (if different from str	eet address):		Mailir	g Address	of Joint Debto	or (if differer	nt from street address):	
	г	ZIP Code						ZIP Code
Location of Principal Assets of Business Debtor	[							
(if different from street address above):								
Type of Debtor (Form of Organization) (Check one box)		e of Business					tcy Code Under Whice led (Check one box)	e <b>h</b>
<ul> <li>□ Individual (includes Joint Debtors)         See Exhibit D on page 2 of this form.</li> <li>■ Corporation (includes LLC and LLP)</li> <li>□ Partnership</li> <li>□ Other (If debtor is not one of the above entities, check this box and state type of entity below)</li> </ul>	☐ Health Care B ☐ Single Asset F in 11 U.S.C. § ☐ Railroad ☐ Stockbroker ☐ Commodity B ☐ Clearing Bank	Susiness Real Estate as of 101 (51B) Froker	defined	☐ Chapt ☐ Chapt ☐ Chapt ☐ Chapt ☐ Chapt	er 7 er 9 er 11 er 12	☐ Ch of ☐ Ch	napter 15 Petition for R a Foreign Main Procee napter 15 Petition for R a Foreign Nonmain Pro	eding ecognition
Chapter 15 Debtors	Other Toy-Fy	empt Entity					of Debts	
Country of debtor's center of main interests:  Each country in which a foreign proceeding by, regarding, or against debtor is pending:	(Check be ☐ Debtor is a tax-e under Title 26 o	ox, if applicable)	le) Debts are primarily consumer debts, defined in 11 U S C § 101(8) as business debts  "incurred by an individual primarily for					
Filing Fee (Check one both Full Filing Fee attached	x)		btor is a sr		debtor as defin			
☐ Filing Fee to be paid in installments (applicable to attach signed application for the court's considerat debtor is unable to pay fee except in installments Form 3A	ion certifying that the	Check if:	: ebtor's agg	regate nonco	ntingent liquida	nted debts (exc	luding debts owed to inside on 4/01/16 and every three	
Filing Fee waiver requested (applicable to chapter attach signed application for the court's considerat		fust ☐ A and B ☐ Ac	ceptances	ng filed with of the plan w	this petition were solicited pros C § 1126(b)	epetition from	one or more classes of cre	editors,
Statistical/Administrative Information  Debtor estimates that funds will be available	o for distribution to a		litomo			THIS	SPACE IS FOR COURT	USE ONLY
Debtor estimates that, after any exempt prop there will be no funds available for distribut	erty is excluded and	d administrativ		es paid,				
Estimated Number of Creditors  □ □ □ □  1- 50- 100- 200- 49 99 199 999	1,000- 5,000 5,001- 10,000	10,001-	□ 25,001-	50,001-	OVER			
Estimated Assets  Storo S50,001 to S500,001 to S500,000 to \$1 million	5,000 10,000  \$1,000,001 \$10,000,00 to \$10 to \$50 million million	1 \$50,000,001 S to \$100 s	50,000 \$100,000,001 to \$500 million	100,000 \$500,000,001 to \$1 billion				
Estimated Liabilities	\$1,000,001 \$10,000,00 to \$10 to \$50	1 \$50,000,001 S	\$100,000,001 to \$500	\$500,000,001 to \$1 billion				

Case 14-10491-MFW Doc 1 Filed 03/06/14 Page 2 of 11

**B1** (Official Form 1)(04/13) Page 2 Name of Debtor(s): Voluntary Petition Ferris Properties, Inc. (This page must be completed and filed in every case) All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet) Case Number: Location Date Filed: Where Filed: - None -Date Filed: Location Case Number: Where Filed: Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor (If more than one, attach additional sheet) Name of Debtor: Case Number: Date Filed: Lexell, LLC 14-3/06/14 District: Relationship: Judge: Delaware Affiliate Exhibit B Exhibit A (To be completed if debtor is an individual whose debts are primarily consumer debts) (To be completed if debtor is required to file periodic reports (e.g., I, the attorney for the petitioner named in the foregoing petition, declare that I forms 10K and 10Q) with the Securities and Exchange Commission have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 under each such chapter. I further certify that I delivered to the debtor the notice and is requesting relief under chapter 11.) required by 11 U.S.C. §342(b). ☐ Exhibit A is attached and made a part of this petition. Signature of Attorney for Debtor(s) (Date) Exhibit C Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety? Yes, and Exhibit C is attached and made a part of this petition. No. Exhibit D (To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.) ☐ Exhibit D completed and signed by the debtor is attached and made a part of this petition. If this is a joint petition: ☐ Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition. Information Regarding the Debtor - Venue (Check any applicable box) Debtor has been domiciled or has had a residence, 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. There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District. Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District. Certification by a Debtor Who Resides as a Tenant of Residential Property (Check all applicable boxes) Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.) (Name of landlord that obtained judgment) (Address of landlord) Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and Debtor has included with this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition. Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).

31 (	Official Form 1)(04/13)		Page 3
V	oluntary Petition		me of Debtor(s):
(Th	nis page must be completed and filed in every case)		Ferris Properties, Inc.
	Sign	atur	res
X	Signature(s) of Debtor(s) (Individual/Joint)  I declare under penalty of perjury that the information provided in thispetition is true and correct.  [If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.  [If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. §342(b).  I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.	1 i f	Signature of a Foreign Representative  I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.  (Check only one box.)  I request relief in accordance with chapter 15 of title 11. United States Code. Certified copies of the documents required by 11 U.S.C. §1515 are attached.  Pursuant to 11 U.S.C. §1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.
X	Signature of Joint Debtor  Telephone Number (If not represented by attorney)		Printed Name of Foreign Representative  Date  Signature of Non-Attorney Bankruptcy Petition Preparer
	Date Signature of Attorney*		I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b),
X			and the notices and information required under 11 U.S.C. §§ 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.  Printed Name and title, if any, of Bankruptcy Petition Preparer  Social-Security number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.)(Required by 11 U.S.C. § 110.)
	Date  *In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.	X	
X	Signature of Debtor (Corporation/Partnership)  I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.  The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition  Signature of Authorized Individual		Date Signature of bankruptcy petition preparer or officer, principal, responsible person, or partner whose Social Security number is provided above.  Names and Social-Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual:
	Printed Name of Authorized Individual President Title of Authorized Individual  Date		If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.  A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. §110; 18 U.S.C. §156.

# RESOLUTION AUTHORIZING FILING OF CHAPTER 11 BANKRUPTCY PETITION FOR RELIEF

I, Christina Krause, being the President and majority stockholder (the "Officer") of Ferris Properties, Inc. (the "Corporation") do hereby adopt the below enumerated resolutions:

WHEREAS, the Officer has considered the financial aspects of the Corporation; and WHEREAS, the Officer for the Corporation to file a voluntary petition (the "Bankruptcy Proceeding") under the provisions of chapter 11 of title 11 of the United States Code, as amended (the "Bankruptcy Code"); and

WHEREAS, the Officer has reviewed and considered the Corporation's options and the recommendations of professionals and advisors to the Corporation as to the terms of the proposed restructuring or liquidation to be implemented during the court of the Bankruptcy Proceeding.

### NOW, THEREFORE, IT IS HEREBY RESOLVED:

- 1. It is desirable and in the best interests of the Corporation, its creditors and other interested parties, that a voluntary petition be filed by the Corporation under the provisions of chapter 11 of the Bankruptcy Code, with said petition to be filed in the United States Bankruptcy Court for the District of Delaware.
- 2. The Officer is directed, authorized and empowered to execute and file on behalf of the Corporation all petitions, schedules, lists, affidavits, motions and other papers or documents, and to take any and all action which it deems necessary or proper to obtain such relief, if, in the judgment of the Corporation, the Corporation is adequately prepared prior to such filings.
- 3. The Officer is directed, authorized and empowered to employ on behalf of the Corporation, O'Kelly Ernst & Bielli, LLC, a law firm with experience and expertise in the areas

of workouts, non-bankruptcy reorganizations and bankruptcy reorganizations in similar situations to that of the Corporation.

- 4. The Officer is directed, authorized and empowered on behalf of the Corporation, to take or cause to be taken any and all such other and further action, and to execute, acknowledge, deliver and file any and all such instruments as each in his discretion, may deem necessary or advisable to carry out the purpose and intent of the foregoing resolutions.
- 5. All of the acts and transactions of the Officer that relate to matters contemplated by the foregoing resolutions that have been undertaken in the name and on behalf of the Corporation prior to the effective date of these resolutions, are hereby in all respects approved, confirmed and ratified.

Facsimile or electronic mail submissions of the signatures provided for below may be relied upon and shall have the same force and effect as the original of such signature.

This consent to action is effective as of the date below.

IN WITNESS WHEREOF, the undersigned in her capacity as Officer of the Corporation has executed this written consent as of the day written below.

FERRIS PROPERTIES, INC.

By:

Christina Krause,

President, Ferris Properties, Inc.

Dated: February 28, 2014

## United States Bankruptcy Court District of Delaware

	District of Delaware		
re Ferris Properties, Inc.		Case No	
	Debtor	, Chapter	11
LIST OF	F EQUITY SECURITY nolders which is prepared in according		3) for filing in this chapter 1
Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
Christina Krause 818 S. Broom Street Wilmington, DE 19805	Common	90%	
Michael Ferris 408 Quincy Road Middletown, DE 19709	Common	10%	
DECLARATION UNDER PENALTY Of the Corporation nate   I, the President of the corporation nate   foregoing List of Equity Security Holders Date   March 6, 2014	amed as the debtor in this case, and that it is true and correct to Signature 1	declare under penalty of to the best of my inform s/ Christina Krause	f perjury that I have read
	Р	hristina Krause resident	
Penalty for making a false statement or conce	ealing property: Fine of up to \$ 18 U.S.C \\$ 152 and 35		it for up to 5 years or both

<sup>0</sup> continuation sheets attached to List of Equity Security Holders

**B4** (Official Form 4) (12/07)

#### United States Bankruptcy Court District of Delaware

In re	Ferris Properties, Inc.			
		Debtor(s)	Chapter	11

#### LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Following is the list of the debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11 [or chapter 9] case. The list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor among the holders of the 20 largest unsecured claims. If a minor child is one of the creditors holding the 20 largest unsecured claims, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See 11 U.S.C. § 112; Fed. R. Bankr. P. 1007(m).

(1)	(2)	(3)	(4)	(5)
Name of creditor and complete mailing address including zip code	Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted	Nature of claim (trade debt, bank loan, government contract, etc.)	Indicate if claim is contingent, unliquidated, disputed, or subject to setoff	Amount of claim [if secured, also state value of security]
Advanta	Advanta	Credit Card		27,004.81
PO Box 31032	PO Box 31032			
Tampa, FL 33631	Tampa, FL 33631			
America's Servicing	America's Servicing Company	Promissory Note		Unknown
Company	P.O. Box 10335	(secured by		
P.O. Box 10335	Des Moines, IA 50306	property owned by		
Des Moines, IA 50306		Lexell, LLC)		
Artesian	Artesian	Utility		559.31
PO Box 15004	PO Box 15004			
Wilmington, DE 19850	Wilmington, DE 19850	O   1		C4 000 F7
Bank of America	Bank of America	Credit Card		61,020.57
PO Box 982238	PO Box 982238			
El Paso, TX 79998	El Paso, TX 79998	0 11 0 1		7.500.00
Barclays Bank Business Card Services	Barclays Bank Business Card Services	Credit Card		7,500.00
PO Box 23066	PO Box 23066			
Columbus, GA 31902 Chase	Columbus, GA 31902 Chase	Credit Card		27 645 20
PO Box 15298	PO Box 15298	Credit Card		37,645.28
Wilmington, DE 19850	Wilmington, DE 19850			
Chase	Chase	Promissory Note		Unknown
PO Box 24696	PO Box 24696	(secured by		Olikilowii
Columbus, OH 43224	Columbus, OH 43224	property owned by		
Columbus, Off 43224	Columbus, Off 43224	Lexell, LLC)		
City of Wilmington	City of Wilmington	Municipal fees		Unknown
Louis L. Redding	Louis L. Redding City/County Building	mamorpar 1000		O I I I I I I I I I I I I I I I I I I I
City/County Building	800 N. French St.			
800 N. French St.	Wilmington, DE 19801			
Wilmington, DE 19801				
Claire Kantar	Claire Kantar	Loan		110,000.00
PO Box 7855	PO Box 7855			,
Wilmington, DE 19803	Wilmington, DE 19803			
CMI	CMI	Trade Debt	Disputed	816.81
c/o Andrew J. McClure, Esq.	c/o Andrew J. McClure, Esq.			
PO Box 28851	PO Box 28851			
Philadelphia, PA 19151	Philadelphia, PA 19151			

B4 (Offi	cial Form 4) (12/07) - Cont.		
In re	Ferris Properties, Inc.	Case No.	
	Debtor(s)		

### LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(Continuation Sheet)

(4)	(2)	(2)	(4)	(5)
(1)	(2)	(3)	(4)	(5)
Name of creditor and complete	Name, telephone number and complete	Nature of claim (trade	Indicate if claim is	Amount of claim
mailing address including zip	mailing address, including zip code, of	debt, bank loan,	contingent,	[if secured, also
code	employee, agent, or department of creditor	government contract,	unliquidated,	state value of
coue	familiar with claim who may be contacted	etc.)	disputed, or	security]
	Jamiliar with claim who may be contacted	eic.)	subject to setoff	security
Delaware Division of	Delaware Division of Revenue		Unliquidated	Unknown
Revenue			Uniiquidated	Unknown
	c/o Bankruptcy Administrator			
c/o Bankruptcy	820 N. French St, 8th Floor			
Administrator	Wilmington, DE 19801			
820 N. French St, 8th Floor				
Wilmington, DE 19801		<del> </del>		
Fulton Bank	Fulton Bank	Promissory Note		Unknown
118 West Market Street	118 West Market Street	(secured by		
West Chester, PA 19382	West Chester, PA 19382	property owned by		
		Lexell, LLC)		
Getty Images	Getty Images	Trade Debt	Disputed	1,760.00
c/o McCormack Intellectual	c/o McCormack Intellectual Property			
Property Law	Law			
617 Lee Street	617 Lee Street			
Seattle, WA 98109	Seattle, WA 98109			
Greentree	Greentree	<b>Promissory Note</b>		Unknown
PO Box 6172	PO Box 6172	(secured by		
Rapid City, SD 57709	Rapid City, SD 57709	property owned by		
		Lexell, LLC)		
Hillside Heating & Cooling	Hillside Heating & Cooling	Oil delivery		5,109.93
40 Brookhill Drive	40 Brookhill Drive			
Newark, DE 19702	Newark, DE 19702			
HSBC Bank USA, National	HSBC Bank USA, National	Mortgage (secured		Unknown
Association	Association	by property owned		
c/o Atlantic Law Group, LLC	c/o Atlantic Law Group, LLC	by Lexell, LLC		
913 N. Market Street, Suite	913 N. Market Street, Suite 1011			
1011	Wilmington, DE 19801			
Wilmington, DE 19801				
Internal Revenue Service	Internal Revenue Service		Unliquidated	Unknown
P.O. Box 21125	P.O. Box 21125			
Philadelphia, PA 19114	Philadelphia, PA 19114			
John Post	John Post	Loan		175,000.00
190 Jacoby Run Road	190 Jacoby Run Road			
Mount Bethel, PA 18343	Mount Bethel, PA 18343			
New Castle County	New Castle County	Property Tax		1,507.54
Office of Finance	Office of Finance			
PO Box 430	PO Box 430			
Claymont, DE 19703	Claymont, DE 19703			
United Water	United Water	Utility		712.06
PO Box 6508	PO Box 6508			
Wilmington, DE 19804	Wilmington, DE 19804			

B4 (Offic	cial Form 4) (12/07) - Cont.		
In re	Ferris Properties, Inc.	Case No.	
	Debtor(s)		

#### LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(Continuation Sheet)

## DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF A CORPORATION OR PARTNERSHIP

I, the President of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing list and that it is true and correct to the best of my information and belief.

Date	March 6, 2014	Signature	/s/ Christina Krause
		_	Christina Krause
			President

Penalty for making a false statement or concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both. 18 U.S.C. §§ 152 and 3571.

# **United States Bankruptcy Court**District of Delaware

In re	Ferris Properties, Inc.		Case No.		
	·	Debtor(s)	Chapter	11	
	VERIF	<b>IATRIX</b>			
	resident of the corporation named as the tof my knowledge.	the debtor in this case, hereby verify that the	attached list of	creditors is true and correct to	
ine besi	t of my knowledge.				
Date:	March 6, 2014	/s/ Christina Krause			
Date.		Christina Krause/President Signer/Title			

### United States Bankruptcy Court District of Delaware

In re	Ferris Properties, Inc.		Case No.	
		Debtor(s)	Chapter	11
	CORPORATE	OWNERSHIP STATEMENT (	RULE 7007.1)	
or recu is a (ar	ant to Federal Rule of Bankruptcy Procusal, the undersigned counsel for Fermical corporation(s), other than the debto ass of the corporation's(s') equity interests.	ris Properties, Inc. in the above or or a governmental unit, that dire	captioned action ectly or indirectl	certifies that the following y own(s) 10% or more of
■ Non	ne [Check if applicable]			
March	6, 2014	/s/ David M. Klauder		
Date	· ·	David M. Klauder 5769		
		Signature of Attorney or Litiga Counsel for Ferris Properties		
		O'Kelly Ernst & Bielli, LLC		
		901 N. Market Street 10th Floor		
		Wilmington, DE 19801		
		(302) 778-4000 Fax:(302) 295-28	73	
		dklauder@oeblegal.com		