# Case 09-89331 Doc 1 Filed 11/02/09 Entered 11/02/09 18:43:35 Desc Main

Official Form 1 (1/08)		<u>cument</u>	<u>Page 1 of</u>	y			
United States Bankruptcy Court       Voluntary Petition         NORTHERN DISTRICT OF GEORGIA       Voluntary Petition							Petition
Name of Debtor (if individual, enter Last, First, EDGEWATER REALTY, INC., a Corporation	Name of Joint Debtor (Spouse)(Last, First, Middle):						
All Other Names used by the Debtor in the (include married, maiden, and trade names): <b>NONE</b>	last 8 years		All Other Names (include married, m			ne last 8 years	
Last four digits of Soc. Sec. or Indvidual-Taxpaye (if more than one, state all): <b>80-0024850</b>	I.D. (ITIN) No./Complete EI	IN	Last four digits of S (if more than one, state		vidual-Taxpayer I.I	D. (ITIN) No./Comple	te EIN
Street Address of Debtor         (No. & Street, C           1524 Twin Valley Trail	ty, and State):		Street Address of	Joint Debtor	(No. & Street	t, City, and State):	
Lithonia GA		IPCODE 0058					ZIPCODE
County of Residence or of the Principal Place of Business: <b>Rock</b> c	ale		County of Reside Principal Place of	ence or of the f Business:			1
Mailing Address of Debtor (if different from	a street address):		Mailing Address		or (if different	from street address):	
1011 Lake Country Drive Greensboro GA		IPCODE <b>0642</b>					ZIPCODE
Location of Principal Assets of Business D (if different from street address above): SAME	-						ZIPCODE
Type of Debtor (Form of organization)	Nature of B			-		de Under Which	1
(Check one box.)         Individual (includes Joint Debtors)         See Exhibit D on page 2 of this form.         Corporation (includes LLC and LLP)         Partnership         Other (if debtor is not one of the above entities, check this box and state type of entity below         Filing Fee         (Check         Full Filing Fee attached         Filing Fee to be paid in installments (applicable signed application for the court's consideration to pay fee except in installments. Rule 1006(b)         Filing Fee waiver requested (applicable to cha signed application for the court's consideration	e to individuals only). Must att certifying that the debtor is un . See Official Form 3A. oter 7 individuals only). Must a	ate as defined 1B) t Entity plicable.) to organization United States venue Code). tach tach table	in 11 U.S.C individual p or household Check one box: ☐ Debtor is a sma ⊠ Debtor is not a Check if: ☐ Debtor's aggrent to insiders or af Check all applica ☐ A plan is bein ☐ Acceptances of	1 2 3 Nature of  imarily consu . § 101(8) as rimarily for a d purpose" Chap all business as small busines gate nonconti filiates) are le able boxes: g filed with th of the plan we	Ch of Ch of a Debts (Chec umer debts, defin "incurred by an personal, family ter 11 Debtors: a defined in 11 U ss debtor as defir ngent liquidated ess than \$2,190, his petition re solicited prepe	busin V.S.C. § 101(51D). ned in 11 U.S.C. § 1 debts (excluding do 000. 	oceeding r Recognition Proceeding is are primarily ness debts. 101(51D). ebts owed
classes of creditors, in accordance with 11 U.S.C. § 1126(b).         Statistical/Administrative Information         Debtor estimates that funds will be available for distribution to unsecured creditors.						COURT USE ONLY	
<ul> <li>Debtor estimates that this will be dramatic for distribution to unsecured electrons.</li> <li>Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.</li> </ul>							
	.999 1,000- 5,00 5,000 10,0		25,001- 50,000	50,001- 100,000	Over 100,000		
Estimated Assets 50 to \$50,001 to \$100,001 to \$50 \$50,000 \$100,000 \$500,000 to \$ mil	1 to \$10 to \$		to \$500	\$500,000,001 to \$1 billion	More than \$1 billion		
Estimated Liabilities 50 to \$50,001 to \$100,001 to \$50 \$50,000 \$100,000 \$500,000 to \$ mil	1 to \$10 to \$		to \$500	\$500,000,001 to \$1 billion	More than \$1 billion		

Case 09-89331 Doc 1 Filed 11/0 Official Form 1 (1/08) Docum		3:35 Desc Main FORM B1, Page 2
Voluntary Petition	Name of Debtor(s):	
(This page must be completed and filed in every case)	EDGEWATER REALTY, INC., a Corporation	
All Prior Bankruptcy Cases Filed Within Last 8 Ye		sheet)
Location Where Filed:	Case Number:	Date Filed:
NONE		
Location Where Filed:	Case Number:	Date Filed:
Pending Bankruptcy Case Filed by any Spouse, Partner or Affiliate of	this Debtor (If more than one, attac	ch additional sheet)
Name of Debtor:	Case Number:	Date Filed:
NONE		
District:	Relationship:	Judge:
Exhibit A	Exh	ibit B
(To be completed if debtor is required to file periodic reports	(To be completed if de	
(e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities	whose debts are primar I, the attorney for the petitioner named in the fo	
Exchange Act of 1934 and is requesting relief under Chapter 11)	have informed the petitioner that [he or she] ma	• • • •
	or 13 of title 11, United States Code, and have	•••
	each such chapter. I further certify that I have d	1
	required by 11 U.S.C. §342(b).	
Exhibit A is attached and made a part of this petition	X	
	Signature of Attorney for Debtor(s)	11/ 2/2009 Date
	Exhibit C	
Does the debtor own or have possession of any property that poses or is alleg or safety?		rm to public health
Yes, and exhibit C is attached and made a part of this petition.		
	Exhibit D	
(To be completed by every individual debtor. If a joint petition is filed, each		it D.)
Exhibit D completed and signed by the debtor is attached and made p If this is a joint petition:	part of this petition.	
Exhibit D also completed and signed by the joint debtor is attached at	nd made a part of this petition.	
	Regarding the Debtor - Venue	
Debtor has been domiciled or has had a residence, principal place of busi preceding the date of this petition or for a longer part of such 180 days the		ys immediately
There is a bankruptcy case concerning debtor's affiliate, general partner,		
Debtor is a debtor in a foreign proceeding and has its principal place of b		his District or has no
principal place of business or assets in the United States but is a defendar		
the interests of the parties will be served in regard to the relief sought in t	his District.	
-	<b>Resides as a Tenant of Residential Property</b> pplicable boxes.)	
Landlord has a judgment against the debtor for possession of debtor		ing.)
	(Name of landlord that obtained judgme	ent)
Debtor claims that under applicable nonbankruptcy law, there are c		
entire monetary default that gave rise to the judgment for possessio		
Debtor has included with this petition the deposit with the court of a period after the filing of the petition.	any rent that would become due during the 30-day	,

Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(1)).

Case 09-89331 Doc 1 Official Form 1 (1/08)	Filed 11/02/09 Document	Entered 11/02/09 18:43 Page 3 of 9	:35 Desc Main FORM B1, Page 3
Voluntary Petition		Name of Debtor(s):	
(This page must be completed and filed in every case)		EDGEWATER REALTY, INC., a Corporation	
	Signat	2	
Signature(s) of Debtor(s) (Individual/Joi			an Danwagantatina
I declare under penalty of perjury that the information provide petition is true and correct. [If petitioner is an individual whose debts are primarily const and has chosen to file under chapter 7] I am aware that I may under chapter 7, 11, 12, or 13 of title 11, United States Code understand the relief available under each such chapter, and proceed under chapter 7. [If no attorney represents me and no bankruptcy petition prep	led in this I d umer debts pe y proceed in choose to (C parer	Signature of a Foreign leclare under penalty of perjury that the info tition is true and correct, that I am the foreign a foreign proceeding, and that I am authorize heck only one box.) I request relief in accordance with chapter Code. Certified copies of the documents re	ormation provided in this gn representative of a debtor zed to file this petition. 15 of title 11, United States
signs the petition] I have obtained and read the notice require 11 U.S.C. §342(b) I request relief in accordance with the chapter of title 11, Uni Code, specified in this petition.		attached. Pursuant to 11 U.S.C. § 1511, I request re chapter of title 11 specified in this petition granting recognition of the foreign main pr	lief in accordance with the . A certified copy of the order
Signature of Debtor	Δ	(Signature of Foreign Representative)	
X Signature of Joint Debtor Telephone Number (if not represented by attorney)		(Printed name of Foreign Representative) 11/ 2/2009 (Date)	
Date			
Signature of Attorney* X /s/ Stephen J. Sasine Signature of Attorney for Debtor(s) Stephen J. Sasine GBN 626850 Printed Name of Attorney for Debtor(s) STEPHEN J. SASINE Firm Name 5491 Roswell Road Address Suite 200	cor anc anc 11 bar ma acc	Signature of Non-Attorney Ban eclare under penalty of perjury that: (1) I ar parer as defined in 11 U.S.C. § 110; (2) I p nepensation and have provided the debtor wi 1 the notices and information required under I 342(b); and, (3) if rules or guidelines have U.S.C. § 110(h) setting a maximum fee for kruptcy petition preparers, I have given the ximum amount before preparing any docun epting any fee from the debtor, as required is attached.	n a bankruptcy petition repared this document for th a copy of this document 11 U.S.C. §§ 110(b), 110(h), been promulgated pursuant to services chargeable by e debtor notice of the nent for filing for a debtor or
Atlanta GA 30342	Pri	inted Name and title, if any, of Bankruptcy	Petition Preparer
404-256-7623         Telephone Number <u>11/ 2/2009</u> Date         *In a case in which § 707(b)(4)(D) applies, this signature all constitutes a certification that the attorney has no knowledg an inquiry that the information in the schedules is incorrect.	lso	cial-Security number (If the bankruptcy pet lividual, state the Social-Security number o ponsible person or partner of the bankruptc 11 U.S.C. § 110.)	f the officer, principal,
Signature of Debtor (Corporation/Partne I declare under penalty of perjury that the information provid this petition is true and correct, and that I have been authoriz file this petition on behalf of the debtor.	Led in ed to	ate gnature of bankruptcy petition preparer or o	officer, principal, responsible
The debtor requests the relief in accordance with the chapter 11, United States Code, specified in this petition.           X         /s/         Lisa         D         Smith	of title pe Na ass	mes and Social-Security numbers of all oth isted in preparing this document unless the an individual.	ber is provided above. er individuals who prepared or
Signature of Authorized Individual			
Lisa D Smith Printed Name of Authorized Individual			
Printed Name of Authorized Individual          President         Title of Authorized Individual         11/ 2/2009         Date		more than one person prepared this docume nforming to the appropriate official form for bankruptcy petition preparer's failure to c d the Federal Rules of Bankruptcy Procea prisonment or both. 11 U.S.C. § 110; 18 U	r each person. comply with the provisions of title 11 lure may result in fines or
	I		

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## UNITED STATES BANKRUPTCY COURT FOR THE NORTHERN DISTRICT OF GEORGIA ATLANTA DIVISION

In re EDGEWATER REALTY, INC. a Corporation Case No. Chapter 11

/ Debtor

#### STATEMENT REGARDING CORPORATE RESOLUTION

The undersigned Lisa D Smith is President of EDGEWATER REALTY, INC., a corporation. On the following resolution was duly adopted by the of this corporation.

"WHEREAS, it is in the best interests of this corporation to file a voluntary petition in the United States Bankruptcy Court pursuant to Chapter 11 of Title 11 of the United States Code:

"NOW, THEREFORE, BE IT RESOLVED, that Lisa D Smith, President of this corporation, be and hereby 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 corporation; and

"BE IT FURTHER RESOLVED, that Lisa D Smith, President of this corporation, be and hereby is, authorized and directed to appear in all such bankruptcy proceedings on behalf of the corporation, and to otherwise do and perform any and all acts and deeds and to execute and deliver all necessary documents on behalf of the corporation in connection with said bankruptcy proceedings; and

"BE IT FURTHER RESOLVED, that Lisa D Smith, President of this corporation, be and hereby is, authorized and directed to employ Stephen J. Sasine, Attorney and the law firm of STEPHEN J. SASINE, to represent the corporation in said bankruptcy proceedings."

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

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

Date 11/2/2009

Signature

ture <u>/s/ Lisa D Smith</u> Lisa D Smith

President

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		Document		
	UNITEL	J 21AIE2 BA		
	NOR	THERN DISTR	ICT OF GEORGIA	
		ATLANTA	DIVISION	

In re EDGEWATER REALTY, INC.

a Corporation

Case No. Chapter 11

Debtor(s)

#### 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 and Fed. R. Bankr. P. 1007(m).

Name of Creditor and Complete Mailing Address Including	Name, Telephone Number and Complete Mailing Address,	Nature of Claim (Trade Debt,	Indicate if Claim is Contingent,	Amount of Claim (If Secured Also
Zip Code	Including Zip Code, of Employee, Agent, or Department of Creditor Familiar with Claim Who May Be Contacted	Bank Loan, Government Contract, etc.)	Unliquidated, Disputed, or Subject to Setoff	State Value of Security)
1 Greene County Tax Commissione Greene County Gov Campus 1034 Silver Drive Greensboro GA 30642	Phone: rGreene County Tax Commissione: Greene County Gov Campus 1034 Silver Drive Greensboro GA 30642	County real p: rtaxes	roperty	\$ 20,000.00
2 Advanta Bank POB 8088 Philadelphia PA 19101-8088	Phone: Advanta Bank POB 8088 Philadelphia PA 19101-8088	Credit Card P	urchases	\$ 12,521.00
3 Internal Revenue Service 401 W. Peachtree Street Stop 333-D Atlanta GA 30303	Phone: Internal Revenue Service 401 W. Peachtree Street Stop 333-D Atlanta GA 30303	Federal Withho Tax	olding	\$ 4,000.00
4 Shell Card Center POB 689081 Des Moines IA 50368-9081	Phone: Shell Card Center POB 689081 Des Moines IA 50368-9081	Credit Card P	urchases	\$ 3,643.00
5 Masterpiece Publishing Inc. POB 82265 Conyers GA 30094	Phone: Intern. Credit Consultants POB 176 Cantonment FL 32533-0176	Account		\$ 3,375.00

Debtor(s)

### LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

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	(Trade Debt,is ConBank Loan,UnliqueGovernmentDispueContract, etc.)Subjee	e if Claim Amount of Claim tingent, (If Secured Also hidated, State Value of ted, or Security) ect to toff
6 Lowe's POB530970 Atlanta GA 30353-0970	Phone: Lowe's POB530970 Atlanta GA 30353-0970	Credit Card Purchase	es \$ 1,700.00
7 BP Oil POB 9033 Carlsbad CA 92008-9033	Phone: BP 0il POB 9033 Carlsbad CA 92008-9033	Credit Card Purchase	es \$ 1,400.00
8 Greensboro Tire c/o Madison Credit Bureau 164 S Main Street Madison GA 30650-1352	Phone: Greensboro Tire c/o Madison Credit Bureau 164 S Main Street Madison GA 30650-1352	Account	\$ 1,075.00
9 LEAF 1720 A Crete Street Moberly MO 65270	Phone: LEAF 1720 A Crete Street Moberly MO 65270	Account	\$ 671.00
10 Staples Credit Plan POB 689020 Des Moines IA 50368-9020	Phone: Staples Credit Plan POB 689020 Des Moines IA 50368-9020	Credit Card Purchase	es \$ 351.00
11 Wilhoit Gas Company Inc POB 748 Greensboro GA 30642	Phone: Wilhoit Gas Company Inc POB 748 Greensboro GA 30642	Utility Bills	\$ 193.00
12 Bug House Pest Control 1210 Commerce Drive Ste 101 Greensboro GA 30642	Phone: Bug House Pest Control 1210 Commerce Drive Ste 101 Greensboro GA 30642	Account	\$ 139.00

Document Debtor(s)

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

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

I, Lisa D Smith

, President

of the Corporation

named

as debtor in this case, declare under penalty of perjury that I have read the foregoing List of Creditors Holding Twenty Largest Unsecured Claims and that they are true and correct to the best of my knowledge, information and belief.

Date: 11/2/2009

Signature /s/ Lisa D Smith

Name: Lisa D Smith Title: President

Document

# UNITED STATES BANKRUPTCY COURT FOR THE NORTHERN DISTRICT OF GEORGIA **ATLANTA DIVISION**

In re EDGEWATER REALTY, INC. Case No.

Chapter: 11

\_/Debtor(s)

Attorney For Debtor: Stephen J. Sasine

#### LIST OF CREDITORS

				Ī
#	CREDITOR	CLAIM AND SECURITY	C D S U	CLAIM AMOUNT
1	Advanta Bank POB 8088 Philadelphia, PA 19101-8088	Credit Card Purchases		\$ 12,521.00
2	Arlington Capital LLC Attn: Richard Tucker 1960 Satellite Blvd, Ste 3500 Duluth, GA 30097	real estate		\$ 1,000,000.00
3	BP Oil POB 9033 Carlsbad, CA 92008-9033	Credit Card Purchases		\$ 1,400.00
4	Bug House Pest Control 1210 Commerce Drive Ste 101 Greensboro, GA 30642	Account		\$ 139.00
5	First Georgia Bank 1011 Park Place Blvd Greensboro, GA 30642	autos		\$ 30,000.00
6	Greene County Tax Commissioner Greene County Gov Campus 1034 Silver Drive Greensboro, GA 30642	Debts to Government - §507(a)(8) County real property taxes		\$ 20,000.00
7	Greensboro Tire c/o Madison Credit Bureau 164 S Main Street Madison, GA 30650-1352	Account		\$ 1,075.00
8	Internal Revenue Service 401 W. Peachtree Street Stop 333-D Atlanta, GA 30303	Debts to Government - §507(a)(8) Federal Withholding Tax		\$ 4,000.00

# West Group, Rochester, Ny 09-89331 Doc 1 Filed 11/02/09 Entered 11/02/09 18:43:35 Desc Main Document Page 9 of 9 LIST OF CREDITORS

(Continuation Sheet)

		(Continuation Sheet)		
#	CREDITOR	CLAIM AND SECURITY	C D S U	CLAIM AMOUNT
9	LEAF 1720 A Crete Street Moberly, MO 65270	Account		\$ 671.00
10	Lowe's POB530970 Atlanta, GA 30353-0970	Credit Card Purchases		\$ 1,700.00
11	Mark McCullers 1190 Glen Eagle Greensboro, GA 30642	real estate		\$ 175,000.00
12	Masterpiece Publishing Inc. POB 82265 Conyers, GA 30094	Account		\$ 3,375.00
13	Shell Card Center POB 689081 Des Moines, IA 50368-9081	Credit Card Purchases		\$ 3,643.00
14	Staples Credit Plan POB 689020 Des Moines, IA 50368-9020	Credit Card Purchases		\$ 351.00
15	SunTrust Bank Commercial Credit Services PO Box 4418 MC0039 Atlanta, GA 30302	1011 lake Copuinty dreive		\$ 775,000.00
16	Wilhoit Gas Company Inc POB 748 Greensboro, GA 30642	Utility Bills		\$ 193.00