

B1 (Official Form 1)(12/11)

**United States Bankruptcy Court
Northern District of Georgia**

Voluntary Petition

Name of Debtor (if individual, enter Last, First, Middle): 431 W. Ponce De Leon, LLC	Name of Joint Debtor (Spouse) (Last, First, Middle):
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names):	All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):
Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all) 58-2456098	Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all)
Street Address of Debtor (No. and Street, City, and State): 340 E. Paces Ferry Road Atlanta, GA ZIP Code 30305	Street Address of Joint Debtor (No. and Street, City, and State): ZIP Code
County of Residence or of the Principal Place of Business: Fulton	County of Residence or of the Principal Place of Business:
Mailing Address of Debtor (if different from street address): ZIP Code	Mailing Address of Joint Debtor (if different from street address): ZIP Code
Location of Principal Assets of Business Debtor (if different from street address above): 419 and 431 West Ponce De Leon Ave Decatur, GA 30030	

Type of Debtor (Form of Organization) (Check one box) <input type="checkbox"/> Individual (includes Joint Debtors) <i>See Exhibit D on page 2 of this form.</i> <input checked="" type="checkbox"/> Corporation (includes LLC and LLP) <input type="checkbox"/> Partnership <input type="checkbox"/> Other (If debtor is not one of the above entities, check this box and state type of entity below.)	Nature of Business (Check one box) <input type="checkbox"/> Health Care Business <input checked="" type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101 (51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input type="checkbox"/> Other	Chapter of Bankruptcy Code Under Which the Petition is Filed (Check one box) <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input checked="" type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13 <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Main Proceeding <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding
Chapter 15 Debtors Country of debtor's center of main interests: Each country in which a foreign proceeding by, regarding, or against debtor is pending:	Tax-Exempt Entity (Check box, if applicable) <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).	Nature of Debts (Check one box) <input type="checkbox"/> Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose." <input checked="" type="checkbox"/> Debts are primarily business debts.

Filing Fee (Check one box) <input checked="" type="checkbox"/> Full Filing Fee attached <input type="checkbox"/> Filing Fee to be paid in installments (applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form 3A. <input type="checkbox"/> Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.	Chapter 11 Debtors Check one box: <input type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). <input checked="" type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D). Check if: <input type="checkbox"/> Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,343,300 (amount subject to adjustment on 4/01/13 and every three years thereafter). Check all applicable boxes: <input type="checkbox"/> A plan is being filed with this petition. <input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
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Statistical/Administrative Information <input checked="" type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.	THIS SPACE IS FOR COURT USE ONLY
Estimated Number of Creditors <input checked="" type="checkbox"/> 1-49 <input type="checkbox"/> 50-99 <input type="checkbox"/> 100-199 <input type="checkbox"/> 200-999 <input type="checkbox"/> 1,000-5,000 <input type="checkbox"/> 5,001-10,000 <input type="checkbox"/> 10,001-25,000 <input type="checkbox"/> 25,001-50,000 <input type="checkbox"/> 50,001-100,000 <input type="checkbox"/> OVER 100,000	
Estimated Assets <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input checked="" type="checkbox"/> \$1,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion	
Estimated Liabilities <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input checked="" type="checkbox"/> \$1,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion	

<p>Voluntary Petition</p> <p><i>(This page must be completed and filed in every case)</i></p>	<p>Name of Debtor(s): 431 W. Ponce De Leon, LLC</p>
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All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet)

Location Where Filed: - None -	Case Number:	Date Filed:
Location Where Filed:	Case Number:	Date Filed:

Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor (If more than one, attach additional sheet)

Name of Debtor: - None -	Case Number:	Date Filed:
District:	Relationship:	Judge:

<p style="text-align: center;">Exhibit A</p> <p>(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)</p> <p><input type="checkbox"/> Exhibit A is attached and made a part of this petition.</p>	<p style="text-align: center;">Exhibit B</p> <p>(To be completed if debtor is an individual whose debts are primarily consumer debts.)</p> <p>I, the attorney for the petitioner named in the foregoing petition, declare that I 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 under each such chapter. I further certify that I delivered to the debtor the notice required by 11 U.S.C. §342(b).</p> <p>X _____ Signature of Attorney for Debtor(s) (Date)</p>
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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 in 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)).

Voluntary Petition

(This page must be completed and filed in every case)

Name of Debtor(s):
431 W. Ponce De Leon, LLC

Signatures

Signature(s) of Debtor(s) (Individual/Joint)

I declare under penalty of perjury that the information provided in this petition 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.

X _____
Signature of Debtor

X _____
Signature of Joint Debtor

Telephone Number (If not represented by attorney)

Date

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 Foreign Representative

Printed Name of Foreign Representative

Date

Signature of Attorney*

X /s/ Ward Stone, Jr.
Signature of Attorney for Debtor(s)

Ward Stone, Jr. 684630
Printed Name of Attorney for Debtor(s)

Stone & Baxter, LLP
Firm Name

577 Mulberry Street
Suite 800
Macon, GA 31201
Address

478-750-9898 Fax: 478-750-9899
Telephone Number

February 19, 2013
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.

Signature of Non-Attorney Bankruptcy Petition Preparer

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), 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.)

Address

X _____
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:

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.

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.

X /s/ George W. Rohrig
Signature of Authorized Individual

George W. Rohrig
Printed Name of Authorized Individual

Managing Member
Title of Authorized Individual

February 19, 2013
Date

B4 (Official Form 4) (12/07)

**United States Bankruptcy Court
Northern District of Georgia**

In re 431 W. Ponce De Leon, LLC

Debtor(s)

Case No.

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)
<i>Name of creditor and complete mailing address including zip code</i>	<i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	<i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	<i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	<i>Amount of claim [if secured, also state value of security]</i>
Auelios Walton Champs Janitorial 7198 Bowie Drive Lithonia, GA 30038	Auelios Walton Champs Janitorial 7198 Bowie Drive Lithonia, GA 30038			600.00
Batdorf & Bronson Coffee Roasters 419 W. Ponce de Leon Ave Unit 230-20 Decatur, GA 30030	Batdorf & Bronson Coffee Roasters 419 W. Ponce de Leon Ave Unit 230-20 Decatur, GA 30030	Security Deposit		5,000.00
Coldwell Banker Attn: Norma Palus 1370 Highland Ave Atlanta, GA 30306	Coldwell Banker Attn: Norma Palus 1370 Highland Ave Atlanta, GA 30306			298.09
Decatur Hot Yoga 431 W. Ponce de Leon Ave Suites 8, 9 and 10 Decatur, GA 30030	Decatur Hot Yoga 431 W. Ponce de Leon Ave Suites 8, 9 and 10 Decatur, GA 30030	Security Deposit		5,118.75
Dekalb County Treasury PO Box 1027 Decatur, GA 30031	Dekalb County Treasury PO Box 1027 Decatur, GA 30031			656.41
E Sam Jones Distributor PO Box 536794 Atlanta, GA 30353-6794	E Sam Jones Distributor PO Box 536794 Atlanta, GA 30353-6794			122.75
Feather Baby 431 W. Ponce de Leon Ave Suite 2 Decatur, GA 30030	Feather Baby 431 W. Ponce de Leon Ave Suite 2 Decatur, GA 30030	Security Deposit		1,800.00
Fleet Street Sports/Clay Scar. 431 W. Ponce de Leon Suite 1 Decatur, GA 30030	Fleet Street Sports/Clay Scar. 431 W. Ponce de Leon Suite 1 Decatur, GA 30030	Security Deposit		5,000.00
GA Commercial Realty Advisors,LLC 880 Marietta Hwy Suite 630 Roswell, GA 30075	GA Commercial Realty Advisors,LLC 880 Marietta Hwy Suite 630 Roswell, GA 30075			125.00

B4 (Official Form 4) (12/07) - Cont.

In re **431 W. Ponce De Leon, LLC**

Case No. _____

Debtor(s) _____

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(Continuation Sheet)

(1)	(2)	(3)	(4)	(5)
<i>Name of creditor and complete mailing address including zip code</i>	<i>Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted</i>	<i>Nature of claim (trade debt, bank loan, government contract, etc.)</i>	<i>Indicate if claim is contingent, unliquidated, disputed, or subject to setoff</i>	<i>Amount of claim [if secured, also state value of security]</i>
Georgia Power 96 Annex Atlanta, GA 30396	Georgia Power 96 Annex Atlanta, GA 30396	Utilities		274.85
Heely-Brown Company, Inc. 1280 Chattahoochee Ave Atlanta, GA 30318	Heely-Brown Company, Inc. 1280 Chattahoochee Ave Atlanta, GA 30318			894.78
Home Depot Dept 32-2500587690 PO Box 9055 Des Moines, IA 50368-9055	Home Depot Dept 32-2500587690 PO Box 9055 Des Moines, IA 50368-9055			6.25
Pratt Industries Visy Recycling, Inc. PO Box 933949 Atlanta, GA 31193-3949	Pratt Industries Visy Recycling, Inc. PO Box 933949 Atlanta, GA 31193-3949			0.39
Republic Services #800 PO Box 9001099 Louisville, KY 40290-1099	Republic Services #800 PO Box 9001099 Louisville, KY 40290-1099			175.00
Scana Energy PO Box 100157 Columbia, SC 29202-3157	Scana Energy PO Box 100157 Columbia, SC 29202-3157			44.05
Stability Engineering/Pierre Coiron 431 W. Ponce de Leon Ave Suite 4 Decatur, GA 30030	Stability Engineering/Pierre Coiron 431 W. Ponce de Leon Ave Suite 4 Decatur, GA 30030	Security Deposit		2,000.00
Total Fitness Control/Gartrel 431 W. Ponce de Leon Ave Suites 5 and 6 Decatur, GA 30030	Total Fitness Control/Gartrel 431 W. Ponce de Leon Ave Suites 5 and 6 Decatur, GA 30030	Security Deposit		2,653.00
Tuscan Sun/Sandi Stephens 431 W. Ponce de Leon Ave Suite 7 Decatur, GA 30030	Tuscan Sun/Sandi Stephens 431 W. Ponce de Leon Ave Suite 7 Decatur, GA 30030	Security Deposit		1,000.00
Twist and Scoot 431 W. Ponce de Leon Ave Suite 3 Decatur, GA 30030	Twist and Scoot 431 W. Ponce de Leon Ave Suite 3 Decatur, GA 30030	Security Deposit		5,000.00
Windstream Communications PO Box 9001950 Louisville, KY 40290-1950	Windstream Communications PO Box 9001950 Louisville, KY 40290-1950			65.33

B4 (Official Form 4) (12/07) - Cont.

In re 431 W. Ponce De Leon, LLC
Debtor(s)

Case No. _____

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS
(Continuation Sheet)

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

I, the Managing Member 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 February 19, 2013

Signature /s/ George W. Rohrig
George W. Rohrig
Managing Member

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.

Auelios Walton Champs Janitorial
7198 Bowie Drive
Lithonia, GA 30038

Batdorf & Bronson Coffee Roasters
419 W. Ponce de Leon Ave
Unit 230-20
Decatur, GA 30030

Cartel Properties, Inc.
340 E. Paces Ferry Rd
Atlanta, GA 30305

Cartel Properties-CM
340 E. Paces Ferry Rd
Atlanta, GA 30305

Coldwell Banker
Attn: Norma Palus
1370 Highland Ave
Atlanta, GA 30306

Decatur Hot Yoga
431 W. Ponce de Leon Ave
Suites 8, 9 and 10
Decatur, GA 30030

Dekalb County Treasury
PO Box 1027
Decatur, GA 30031

E Sam Jones Distributor
PO Box 536794
Atlanta, GA 30353-6794

Feather Baby
431 W. Ponce de Leon Ave
Suite 2
Decatur, GA 30030

Fleet Street Sports/Clay Scar.
431 W. Ponce de Leon
Suite 1
Decatur, GA 30030

Frank DeBorde - Morris Manning Martin
1600 Atlanta Financial Ctr
3343 Peachtree Rd, NE
Atlanta, GA 30326

GA Commercial Realty Advisors, LLC
880 Marietta Hwy
Suite 630
Roswell, GA 30075

Georgia Power
96 Annex
Atlanta, GA 30396

Heely-Brown Company, Inc.
1280 Chattahoochee Ave
Atlanta, GA 30318

Home Depot
Dept 32-2500587690
PO Box 9055
Des Moines, IA 50368-9055

Pratt Industries
Visy Recycling, Inc.
PO Box 933949
Atlanta, GA 31193-3949

Quantum Servicing Corp./Rialto
Attn: LeTonya Martin
6302 E. MLK Blvd, Ste 300
Tampa, FL 33619

Republic Services #800
PO Box 9001099
Louisville, KY 40290-1099

Rohrig Investments, LP
340 E. Paces Ferry Rd
Atlanta, GA 30305

Scana Energy
PO Box 100157
Columbia, SC 29202-3157

Stability Engineering/Pierre Coiron
431 W. Ponce de Leon Ave
Suite 4
Decatur, GA 30030

Total Fitness Control/Gartrel
431 W. Ponce de Leon Ave
Suites 5 and 6
Decatur, GA 30030

Total Fitness Control/Gartrell White
431 W. Ponce de Leon Ave
Suites 5 & 6
Decatur, GA 30030

Tuscan Sun/Sandi Stephens
431 W. Ponce de Leon Ave
Suite 7
Decatur, GA 30030

Twist and Scoot
431 W. Ponce de Leon Ave
Suite 3
Decatur, GA 30030

Windstream Communications
PO Box 9001950
Louisville, KY 40290-1950

**United States Bankruptcy Court
Northern District of Georgia**

In re 431 W. Ponce De Leon, LLC

Debtor(s)

Case No.
Chapter

11

CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for 431 W. Ponce De Leon, LLC in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

**Rohrig Investments, LP
340 E. Paces Ferry Rd
Atlanta, GA 30305**

None [*Check if applicable*]

February 19, 2013

Date

/s/ Ward Stone, Jr.

Ward Stone, Jr. 684630

Signature of Attorney or Litigant

Counsel for 431 W. Ponce De Leon, LLC

Stone & Baxter, LLP

577 Mulberry Street

Suite 800

Macon, GA 31201

478-750-9898 Fax:478-750-9899